

RTI Release

DEVELOPMENT OPTIONS

OPTIONS:

This section sets out the range of options available for the future management of this asset.

1.1 Hold

This option involves the continued use of the asset in its current form by QAS for its own purposes, essentially do nothing.

Advantages

- None considered

Disadvantages

- Worsening operational problems and costs
- Additional refurbishment costs and upgrading of facilities
- Wasting capital asset
- No space for regional office

1.2 Refurbish Old Station

Refurbish Old Station. This option looks at the possibility of refurbishing the old station for continuing use by QAS. Funding for refurbishment could come from the sale of the Anderson Street site.

Advantages

- premises upgraded
- proceeds from sale of Anderson Street site to fund refurbishment.

Disadvantages

- cost
- inconvenience
- operational effectiveness reduced/increased?
- no space available for regional office
- worsening access/egress problems to the site.
- increasing liability (wasting asset)
- likely over-capitalisation of property
- inability to cope with future operational requirements.
- possible shortfall in funding for refurbishment would need to be met.

40-

AS Cost Saving Option
for QAS.

132,000 p/a
rent on
existing

+ 132,000
for
still

RTI REVIEW

1.3 Downsize New Station

Reposition

This option allows for QAS to look at the planning of the new station in an effort to reduce overall construction costs.

Advantages

- reduce cost
- opportunity to redesign station
- possible future expansion

Disadvantages

- reduced facilities
- operational constraints
- costs/benefit to existing facility
- relocation of regional office may not be possible

1.4 Sell Anderson Street Site

RESERVE LAND →

This option involves the sale of Anderson Street and possibly directing proceeds of sale to fund refurbishment of old station under Option 1.2.

Advantages

- Surplus funds
- Cost of refurbishment option may be covered.

Disadvantages

- will need to find a new location for new station and regional office.

1.5 Develop new station/sell old station

RTI REQUEST
Move from Hospital
Accessibility Change

This option involves the construction of a new station and regional office on the Anderson Street site and on completion disposal of the existing station.

Advantages

- New station and regional office
- Straight forward processes involved.

Proximity to Airport.

- *Proximity to Hospital*

*QAS Capital Works
Arguments*

Disadvantages

- possible difficulties in funding by Treasury
- sale of old station may not cover construction cost
- any shortfall in funding will need to be addressed
- tender process is still required

A valuation of both properties has been completed in order to determine any surplus/shortfall in this option.

Assuming a construction cost totalling \$2.5 million and a vacant possession value of \$1.95 million for the old station, then a construction cost shortfall of \$550,000 is anticipated

*on QAS
Capital Works
Arguments*

Funding for this shortfall would need to be arranged with Treasury or alternatively with the preferred tenderer.

1.6 Construction of New Station/Leaseback and Sell Old Station

This option involves construction of the new station in Anderson Street on a sale/leaseback basis with the option to buy back the station at the end of the lease period. In addition sale of the old station can be made on completion providing additional capital funds for future investment.

It is considered that there is no real advantage due to cashflow implications and the buy back option at the end of the lease period which would may be acceptable to either Treasury or QAS.

1.7 Construction of new station in exchange for old station

This option involves construction of the new station in Anderson Street in exchange for the old station on completion. Based on estimated construction costs and valuations this would mean a construction shortfall of \$550,000 approximately. This shortfall

MARK
RTI REQUEST

could be amortised over say a ten year period at 10% which equates to \$89,510 per annum and may be regarded as additional rental.

Advantages

- new station and regional office
- straight forward
- all costs are upfront
- surplus capital from sale of old station can be used to cover most costs.
- construction cost shortfall can be funded in variety of ways

SHORTFALL

Variant Possession Cost
Presented

Disadvantages

- cashflow implications
- economic feasibility of option cannot be fully judged until exposed to the market
- timing
- further involvement of architects, engineers, quantity surveyors and valuers will be required, with associated fees
- tender process is still required
- cost of purchase -vs- leasing might be prohibitive.
- alternative site may not be suitable for operations.

1.8 Construction of new station on an alternative site in exchange for the existing station and Anderson Street

By selling both properties an estimated \$2,500,000 could be realised. Acquisition of a cheaper alternative site coupled with lower construction costs could make this option cost neutral or at worst equal to a cost shortfall in option 1.7.

The advantages and disadvantages are considered to the same as those under option 1.7.

Loss of Site Near Hospital

RTI REQUEST

1.9 Sell both properties and purchase an existing property suitable for refurbishment

Advantages

- market awareness of availability of site and QAS requirement.
- frees up capital
- possibility of rapid sale of existing assets
- opportunity to buy new asset in a relatively depressed market (ie buyers market) resulting in significant savings on asset acquisition.

Disadvantages

- cost of refurbishment of a new property might be prohibitive
- numerous "unknowns" that cannot be readily identified
- lack of suitable locations and buildings
- financial feasibilities need to be undertaken
- funding arrangements will need to be addressed

2.0 Sell both properties and lease an alternative suitable premises

Advantages

- leasing good accommodation in a depressed industrial market.
- fitout costs could be born by lessor
- wider range of suitable alternative locations and buildings

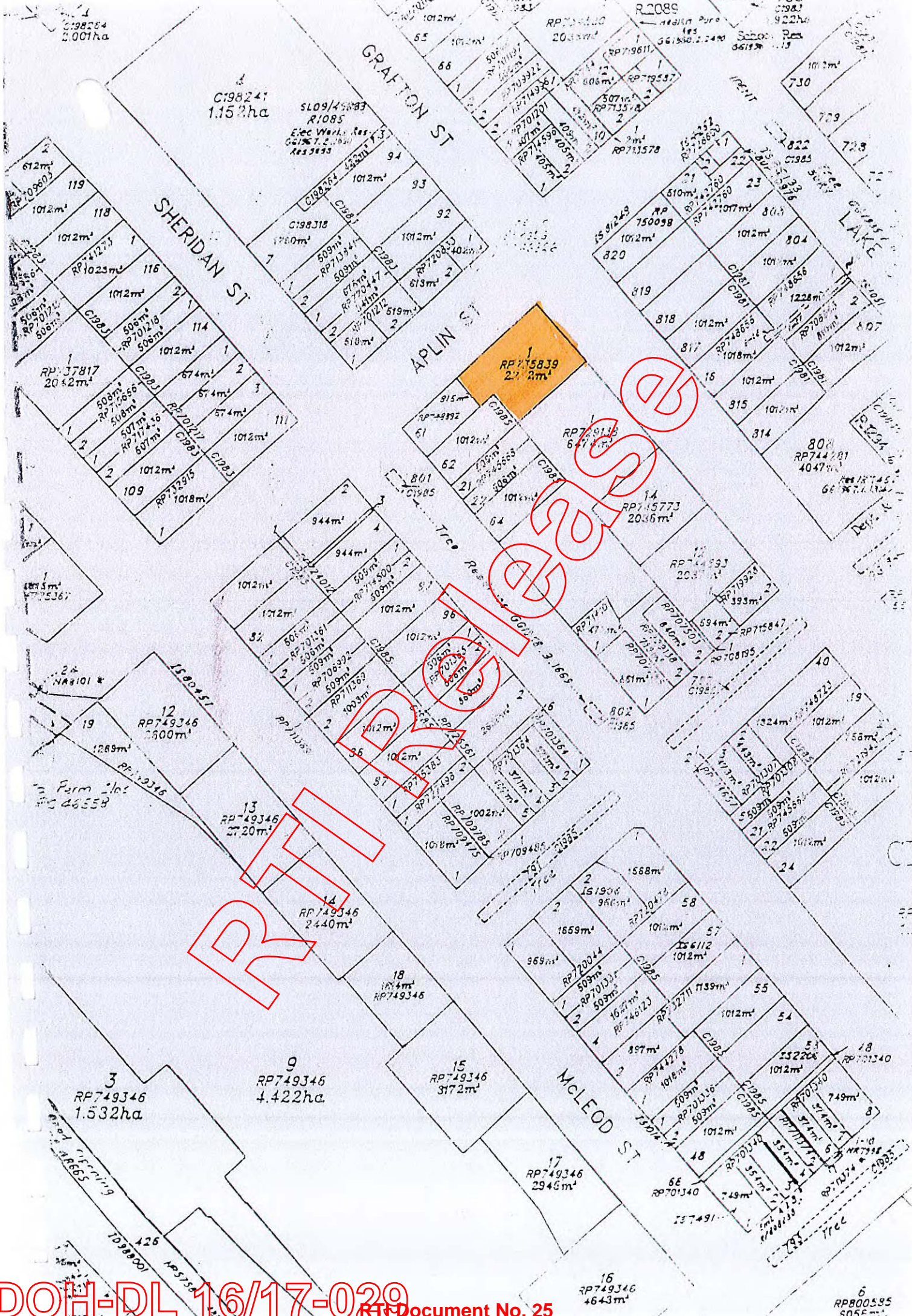
Disadvantages

- cost of leasing
- attitude to ownership -vs- leasing by QAS or Treasury
- lack of acceptable locations and suitable buildings
- cash flow problems
- timing
- operational restrictions

RTI REVIEW

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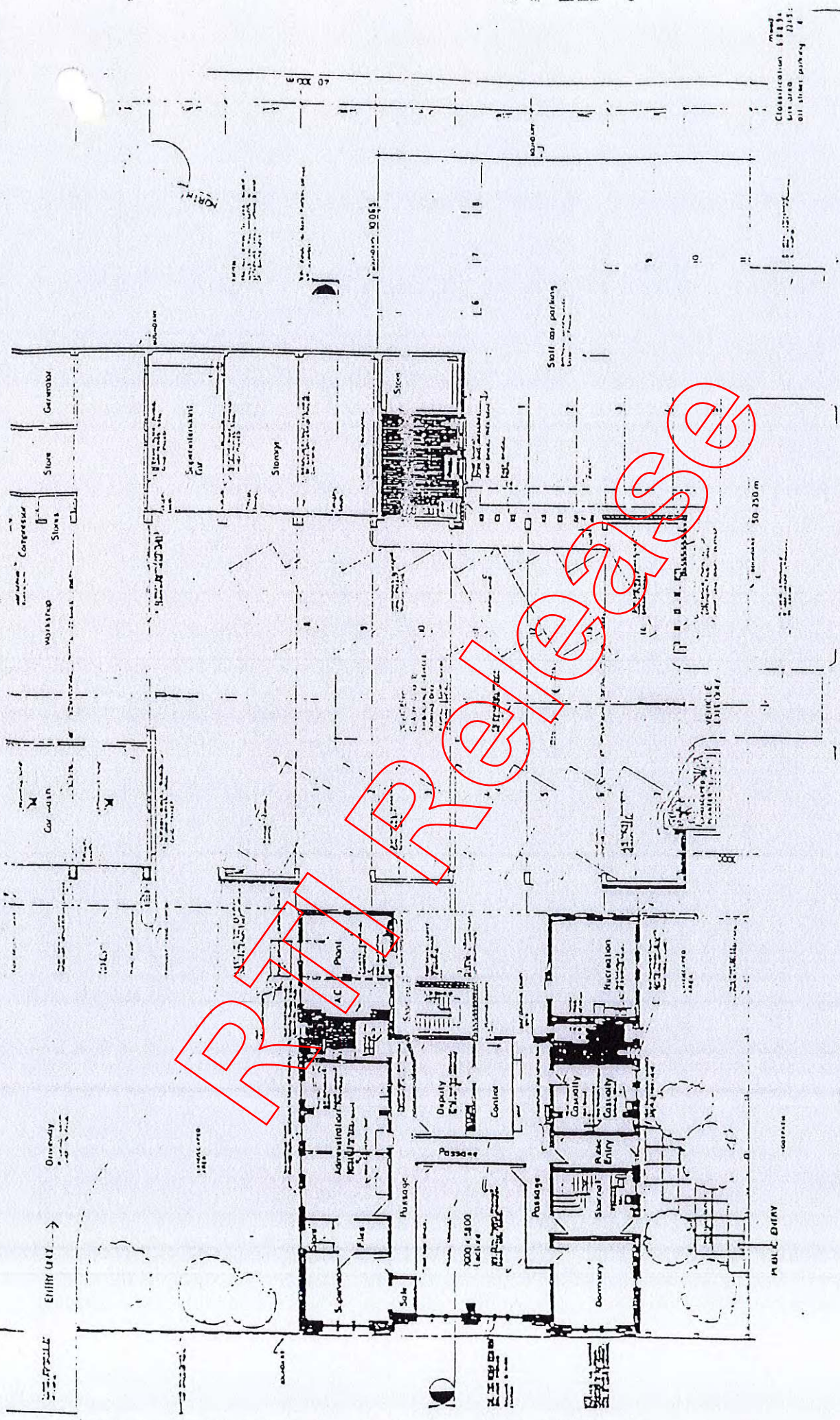
LOCATION MAP



SITE PLAN

RTI Release

RELEASABLE



Classification 5833
Site area 2153
all street parking 4

A P L I N S T.

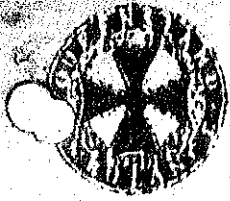
FLOOR PLAN

ALTERATIONS & ADDITIONS TO
OATH PREMISES - CHP
ADDRESS: 10000 100th Street, Carleton Place, Ontario

B.T. LYNN, F.R.A.I.A., ARCHITECT.
120 HARRISON STREET
CARLETON PLACE, ONTARIO
PHONE: 467-1111
TELEPHONE: 467-1111
P.O. BOX 4087

SKETCH PLAN

Scale: 1/100
Date: 1/18/67
Sheet: 1/1



Queensland Ambulance Service

FACSIMILE MESSAGE

To: Fax Number: 07 22 15440

Date: 17-7-91

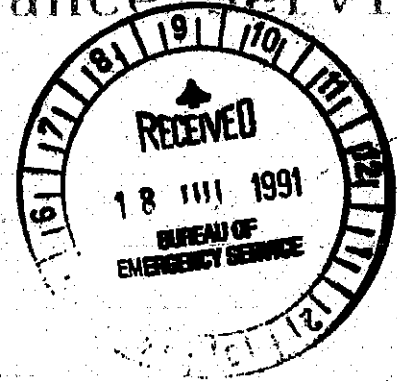
From: MR HERNIMANSEN

BUREAU OF EMERGENCY SERVICES

REKORING SUIT S. LEE

FAX NUMBER (070) 111 100 2

NUMBER OF PAGES: 10 TO FOLLOW



RTI Release

HTV VALUERS

Heron Todd White Valuers Pty Ltd

INSURANCE VALUATION SUMMARY AMBULANCE STATIONS AND RESIDENCE

PURPOSE:

We have been instructed by Mr Reynolds of Cairns Ambulance to assess the Insurable Value on a Replacement and Reinstatement Basis of the ambulance stations and residence.

The value assessed assumes total destruction with provision for demolition, removal of debris, professional fees, reinstatement with new materials and a factor to cover cost increases over the insurance and rebuilding period.

Rental for alternative accommodation, loss of furniture and furnishings, plant and equipment and trading stock is not included.

REPLACEMENT INSURANCE VALUE

135 GRAFTON STREET, CAIRNS	\$980,000
1-3 STANTON STREET, SMITHFIELD	\$615,000
32 HARTILL STREET, EDMONTON	\$215,000
1 WINDSOR CLOSE, EDMONTON BRIMSMEAD	\$150,000
12-14 HELEN STREET, COOKTOWN	\$ 90,000

B. McFarlane

BRUCE MCFARLANE AVLE (VAL), -DIP.TRP
REGISTERED VALUER

Gold Coast
Manager, Lloyd Parsons
14 Carrara Bl., Benowa, Qld 4217
P.O. Box 5689,
Gold Coast Mail Centre 4217
Ausdoc DX 42167 BUNDALL
Facsimile: (075) 973 202
Telephone: (075) 973 200

Sydney (02) 261 5677
Parramatta (02) 635 0888
Melbourne City (03) 654 8388
Melbourne (03) 838 0033
Brisbane (07) 229 6122
Adelaide (08) 212 5050
Gold Coast (075) 973 200

Cairns (070) 51 7533
Townsville (077) 72 2722
Mackay (079) 57 7348
Rockhampton (079) 27 4055
Gladstone (079) 72 3833
Sunshine Coast (074) 44 7277

135 GRAFTON STREET, CAIRNS

DATE 15 March 1991

PREPARED FOR Replacement insurance valuation for Queensland Ambulance Services Board.

REAL PROPERTY DESCRIPTION Lot 1 on Registered Plan No. 35839
County of Nares Parish of **

LAND AREA 2,242 square metres

VG VALUE \$2,000,000 as at 31 March 1990

SERVICES Water, sewerage, electricity, telephone sealed roads and footpaths.

LOCAL AUTHORITY Cairns City Council

ZONING "Main Business and Shopping"

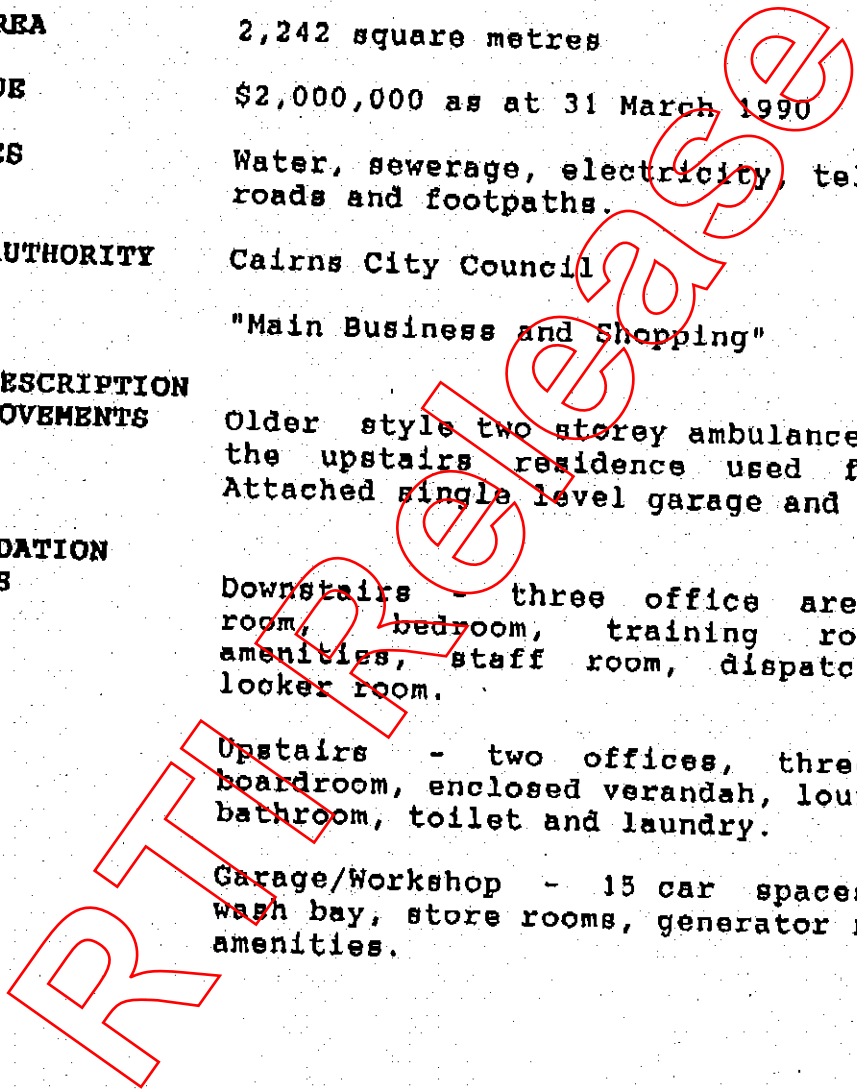
BRIEF DESCRIPTION OF IMPROVEMENTS Older style two storey ambulance centre with the upstairs residence used for training. Attached single level garage and workshop.

ACCOMMODATION INCLUDES

Downstairs - three office areas, casualty room, bedroom, training room, female amenities, staff room, dispatch area and locker room.

Upstairs - two offices, three bedrooms, boardroom, enclosed verandah, lounge, kitchen, bathroom, toilet and laundry.

Garage/Workshop - 15 car spaces, workshop, wash bay, store rooms, generator room and male amenities.



**GENERAL
CONSTRUCTION
DETAILS**

Ambulance Centre - concrete ground level floor
 - timber upper level floor
 - double brick walls
 - plaster and plasterboard linings
 - suspended ceiling downstairs
 - wallboard ceiling upstairs
 - colorbond custom orb roof.

Garage/Workshop - concrete slab floor
 - concrete masonry block walls
 - brick facing
 - steel portal frame
 - concrete masonry block linings
 - sarking/insulation ceiling
 - colorbond metal deck roof
 - 5 x roller doors
 - 1 x lift up door to workshop

FITTINGS

Average quality

Allotment improvements include:

- brick and cyclone fencing, concrete driveway, bitumen carpark, signs and flag-pole, garden.

Age: Ambulance Centre - 70 years old with more recent refurbishment.

Garage/Workshop - 9 years old.

CONDITION

Reasonably well maintained.

**APPROXIMATE
GROSS FLOOR AREA**

Ambulance Centre - up 267 square metres
 - down 322 square metres

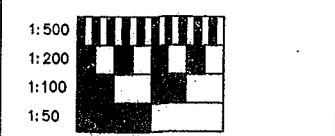
Garage/Workshop - 886 square metres

**REPLACEMENT
INSURANCE
VALUATION**

Ambulance Centre and Garage/Workshop \$980,000

HENKUN TOLDS WHITE

SCALE LEGEND



* EACH HORIZONTAL SEGMENT EQUALS 1M



* EACH HORIZONTAL SEGMENT EQUALS MEASUREMENT NOTED ABOVE

NOTE !

* DO NOT SCALE THIS DRAWING

Legend

- BLK CONC BLOCK
- CFT CERAMIC FLOOR TILES
- CWT CERAMIC WALL TILES 150x150
- FBK FACE BRICKWORK
- FC FIBRE CEMENT SHEETING
- HMR HIGH MOISTURE RESISTANT
- LP LAMINATED PLASTIC
- LTP LAMINATED TOILET PARTITION
- MF MELAMINE FINISH
- MR MIRROR IN ALUM FRAME
- MRS METAL ROOF SHEETING
- MWS METAL WALL SHEETING
- PD PANEL LIFT DOOR
- S SINK 'CLARK' 2000 SERIES 2003F
- TAP AS FOR VB
- SH SHOWER
- TRH TOILET ROLL HOLDER
- UB UNIVERSAL BEAM
- VB VANITY BASIN 'CAROMA'
- CAMELOT WITH ECONOMIXER
- WC WATER CLOSET 'CAROMA' PACIFIC

DATE SUBJECT AUTHORIZED

AMENDMENTS
PRELIMINARY

ARCHITECTURAL PRACTICE
ARCHITECTURE: LANDSCAPE: INTERIOR DESIGN
BRISBANE TOWNSVILLE ROCKHAMPTON TOOWOOMBA

DRAWN P JOHNSON DATE

SENIOR ARCHITECT DATE

PRINCIPAL ARCHITECT DATE

CHIEF ARCHITECT DATE

BUILD PROJECT SERVICES
A Division of the Queensland Government Administrative Services Department

CAIRNS
AMBULANCE
CENTRE

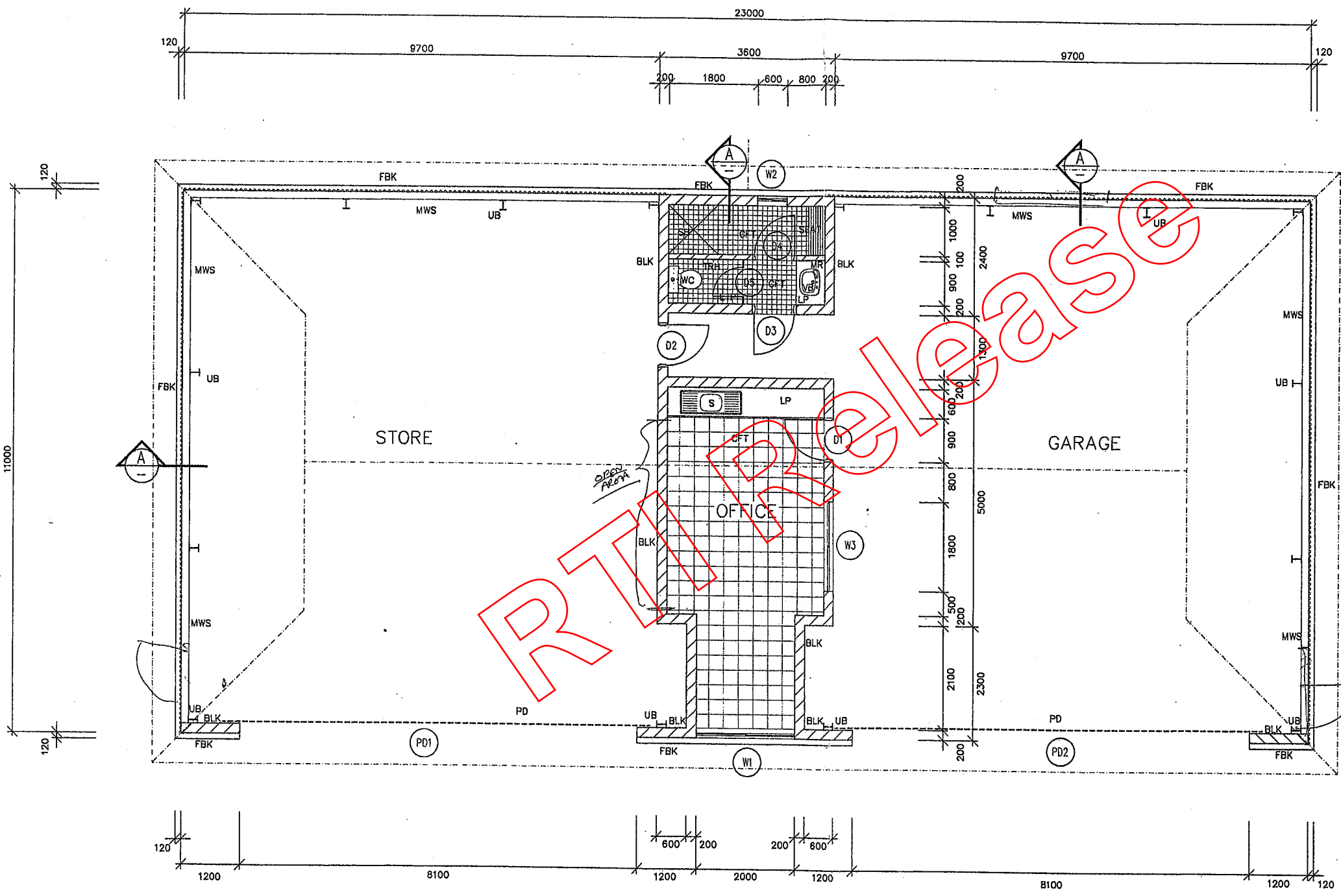
GARAGE/STORE

Plan

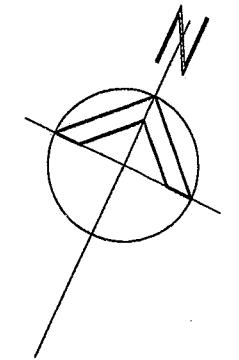
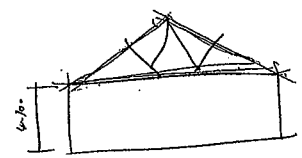
SCALE 1 : 50

SITE No. PROJECT No.

DRAWING No. VERSION/AMENDMENT



FLOOR PLAN



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