

Wanda Kropp

From: John Bastin-Byrne
Sent: Friday, 22 July 2022 10:20 AM
To: Julie Hassangray; David Brazel
Cc: Kim Coetzee
Subject: RE: Settlement / Handover

Hi All

There is no key for rear pad lock . The rear door code was written on the back of the key plate (cy1452). The engine room doors will need the power turned on and turned to manual mode then operate up and down buttons etc .(you may have to open front door of the roller door box to manualise doors)

Thanks
John Bastin-Byrne
[Acting Inspector Petrie Command](#)
[Queensland Fire and Emergency](#)
[Services](#)
[P. 38977849](#)

Contrary to the public interest

E. john.bastin-byrne@qfes.qld.gov.au

From: Julie Hassangray <Julie.Hassangray@qfes.qld.gov.au>
Sent: Friday, 22 July 2022 10:04 AM
To: John Bastin-Byrne <John.Bastin-Byrne@qfes.qld.gov.au>; David Brazel <David.Brazel@qfes.qld.gov.au>
Cc: Kim Coetzee <Kim.Coetzee@qfes.qld.gov.au>
Subject: FW: Settlement / Handover

Good morning Gentlemen.

The Purchaser collected the keys this morning for Sandgate.

Are you able to assist with the below/attached queries?

Kind Regards,

Julie Hassan Gray

Principal Property Officer, Property Services
Asset Services Directorate

Queensland Fire and Emergency Services

E Julie.Hassangray@qfes.qld.gov.au | A 125 Kedron Park Road, Kedron

Ph [Contrary to the public interest](#) | P GPO Box 1425, Brisbane QLD 4001

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QFES acknowledges and recognises Traditional owners as custodians of the lands where we work together with the communities of Queensland. We pay our respects to Aboriginal and Torres Strait Islander ancestors of these lands, their spirits and their legacy.

From: **Contrary to the public interest** <Contrary.to.the.public.interest@bne.catholic.net.au>
Sent: Friday, 22 July 2022 9:44 AM
To: Julie Hassangray <Julie.Hassangray@qfes.qld.gov.au>
Cc: Kim Coetzee <Kim.Coetzee@qfes.qld.gov.au>
Subject: RE: Settlement / Handover

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Thanks for arranging this morning Kim, sorry I got a better run in traffic and was earlier than I expected also.

For the record, attached a photo of keys I collected.

Couple of questions:

1. Padlock for rear shed? (see photo)
2. Pin code for rear door? (see photo)
3. Any help with the auto doors would be appreciated, even if it is just an old staff member who will remember how they are operated.

Cheers

Contrary to the public interest

Archdiocese of Brisbane

Contrary to the public interest

Wanda Kropp

From: Kim Coetzee
Sent: Thursday, 11 August 2022 10:44 AM
To: Julie Hassangray
Cc: Laura Shobbrook
Subject: RE: GLR - 124 Brighton Rd Sandgate

Hi Julie,

I have removed 124 Brighton Road, Sandgate from the GLR.

I had to make the settlement date today's date as it had not been recorded as surplus.

Regards

Kim Coetzee

A/Senior Project Officer, Property Services

[Asset Services Directorate](#)

[Queensland Fire and Emergency Services](#)

T (07) 3635 3620

M Contrary to the public interest | A 125 Kedron Park Road, Kedron

P Mail Cluster 3.4, GPO Box 1425, Brisbane QLD 4001



QFES acknowledges and recognises Traditional owners as custodians of the lands where we work together with the communities of Queensland. We pay our respects to Aboriginal and Torres Strait Islander ancestors of these lands, their spirits and their legacy.

From: Julie Hassangray <Julie.Hassangray@qfes.qld.gov.au>
Sent: Monday, 8 August 2022 8:20 AM
To: Kim Coetzee <Kim.Coetzee@qfes.qld.gov.au>
Cc: Laura Shobbrook <Laura.Shobbrook@qfes.qld.gov.au>
Subject: GLR - 124 Brighton Rd Sandgate

Good morning Kim,

Can you please remove Sandgate from the GLR and let me know when it is done.

Kind Regards,

Julie Hassan Gray

A/Executive Manager, Property Services

Asset Services Directorate

[Queensland Fire and Emergency Services](#)

E Julie.Hassangray@qfes.qld.gov.au | A 125 Kedron Park Road, Kedron

P Contrary to the public interest | P GPO Box 1425, Brisbane QLD 4001

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QFES acknowledges and recognises Traditional owners as custodians of the lands where we work together with the communities of Queensland. We pay our respects to Aboriginal and Torres Strait Islander ancestors of these lands, their spirits and their legacy.

QFES RTI FINAL RELEASE

Requested by: N/A

**MINISTER FOR POLICE AND CORRECTIVE SERVICES AND
MINISTER FOR FIRE AND EMERGENCY SERVICES**

Submission for Approval

Briefing Note for Information

CRITICAL <input type="checkbox"/>	URGENT <input type="checkbox"/>	GENERAL <input checked="" type="checkbox"/>
MINISTER'S DUE DATE N/A	MINISTER'S APPROVAL REQUIRED BY N/A	

SUBJECT: APPROVAL TO DIVEST THE FORMER SANDGATE FIRE AND RESCUE STATION AT MARKET VALUE

RECOMMENDATION:

That the Minister:

- notes the content of this briefing note; and
- notes that government election commitment (GEC 1049) has been delivered.

<p>NOTED / SUPPORTED</p>  <p>Greg Leach Commissioner</p> <p>14 / 01 / 2022</p> <p>COMMISSIONER'S COMMENTS</p>	<p>NOTED / APPROVED / NOT APPROVED</p>  <p>The Honourable Mark Ryan MP Minister for Police and Corrective Services and Minister for Fire and Emergency Services and</p> <p>18 / 01 / 2022</p> <p>MINISTER'S COMMENTS:</p>
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MINISTERIAL BRIEFING NOTE

SUBJECT: APPROVAL TO DIVEST THE FORMER SANDGATE FIRE AND RESCUE STATION AT MARKET VALUE

PURPOSE:

1. To update the Minister regarding:
 - a. the withdrawal of All About Living's (AAL) interest in acquiring the former Sandgate Fire and Rescue Station property at nil cost; and
 - b. the preferred divestment option by Queensland Fire and Emergency Services (QFES) to dispose of the surplus property at market value.

BACKGROUND:

2. In September 2017, the Honourable Stirling Hinchcliffe MP, Member for Sandgate announced as a government election commitment (GEC 1049), that the former Sandgate Fire and Rescue Station property (the Property) '*will be granted to the community, not sold off for profit*'.
3. A two stage Expression of Interest (EOI) process was undertaken and proposals were assessed by an evaluation committee (comprising of officers from the former Public Safety Business Agency, QFES and the former Department of Communities, Disability Services and Seniors).
4. The Public Trustee of Queensland (Public Trustee) was engaged to provide legal advice and ensure that the EOI process was fair, open and transparent.
5. On 3 December 2020, the Minister approved the recommendations of the evaluation committee.
6. On 23 December 2020, a Grant Agreement was executed between QFES and the successful proponent, AAL, and subsequently a covenant was registered on the title.
7. The 2017 GEC 1049 was recorded by QFES and approved by the Department of the Premier and Cabinet as being delivered on 23 December 2020.
8. On 8 July 2021, AAL received development approval from Brisbane City Council (BCC) to repurpose the former station for health care services purposes.
9. On 18 October 2021, QFES Property Services received email correspondence from the Chief Executive Officer, AAL advising the withdrawal of their interest in acquiring the property.
10. On 19 October 2021, QFES instructed the Public Trustee to draft a notice to terminate the grant agreement between QFES and AAL.
11. On 20 October 2021, the notice was issued by QFES and receipt of the letter was acknowledged by AAL on that same day.

ISSUES:

12. The Property has been vacant since mid-2020, following the construction of the replacement Bracken Ridge Fire and Rescue Station. Since then, QFES has been liable for various holding costs, including the maintenance and outgoings for the Property.
13. Over the past 18 months, in addition to the holding cost, QFES has incurred significant costs associated with the tender and engagement of the Public Trustee, with their on-going involvement.
14. In consultation with the Public Trustee and QFES Property Services, the following options have been taken into consideration by QFES:
 - Option A: To grant the property at nil cost to the second merit listed proponent (Catholic Archdiocese of Brisbane), requiring QFES to maintain ownership for up to another 12 months and enter into a new Grant Agreement.
 - Option B: To convene a new EOI tender process, requiring QFES to maintain ownership for up to another 18 months.

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- Option C: To divest the property at market value by means of an in-priority offer to the second merit listed proponent.
 - Option D: To divest the property at market value. Initially this includes listing the property as surplus on the Government Land Register for a period of 30 days to allow other government agencies, including BCC, to express interest in acquiring the property at market value. If no interest is sought, the property can be placed on the open market for sale.
15. Options A and B will notably incur additional costs to QFES, including legal fees, property holding and maintenance costs.
 16. Options C and D will allow for the prompt divestment of the property and the reinvestment of the funds into the QFES Forward Capital Program. A current market valuation undertaken by Australis in December 2021 identifies that the property is valued at approximately \$973,500 (incl. GST).
 17. If Option C was supported, under the Queensland Government Land Transaction Policy (QGLTP), an updated valuation would be sought by both parties (QFES and the second merit listed proponent) to ensure a fair and transparent transaction.
 18. It is noted that in addition to the tender process undertaken to date, the second merit listed proponent, being the Catholic Archdiocese of Brisbane, has recently re-confirmed with QFES their interest in acquiring the site at market value.
 19. It is further noted that, in accordance with the QGLTP, the proposed transaction at market value can proceed as an in-priority disposal as 'special reasons exist that would be in the best interest of the community (eg. sale to a community group to enable the provision of necessary services to the community)'.
QFES
 20. It should be noted that due to the site characteristics, the issues identified (including access restrictions and limited on-site parking options) limited their planned future use of the site; are considered to be reasonable and it is likely that another proponent may face similar challenges.
 21. QFES considers the sale of the surplus property at market value to be a responsible approach to reduce debt and achieve sensible savings which can be reinvested into the QFES Forward Capital Program.
 22. Option C is recommended and is considered in the public benefit in consideration of:
 - a. the process undertaken to date, which identified a second merit listed proponent, with a demonstrated need for the property to enable the provision and expansion of necessary services to the local community
 - b. the ability for the second merit listed proponent to expand current services to the community as an adjacent land owner
 - c. the continued holding costs and ongoing risks and liabilities to the agency of holding the surplus property
 - d. the contingent costs of re-tendering the property or listing the property for sale through a local real estate agent
 - e. the ability for QFES to divest the property and redirect the funds to the redevelopment of fire and rescue stations across Queensland that are due for replacement

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RECOMMENDATIONS

23. That the Minister:
- notes the content of this briefing note; and
 - notes that GEC 1049 has been delivered.

Approved via email

ADAM STEVENSON
ACTING DEPUTY COMMISSIONER
CHIEF STRATEGY OFFICER
STRATEGY AND CORPORATE SERVICES DIVISION
TELEPHONE: (07) 3635 3239
DATE: 10 / 01 / 2022

DC SCS comment: "advice to me from QFES Assets is that the second merit candidate is quite keen to purchase the property".

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QFES RTI FINAL RELEASE



ARCHDIOCESE OF BRISBANE

ARCHDIOCESAN SERVICES

Memorandum

APPROVAL OF PROPERTY PURCHASE

TO: MOST REV MARK COLERIDGE
Archbishop of Brisbane

FROM: PATRICK LANE-MULLINS
Director Property & Building

DATE: 29 JUNE 2022

PAR-22-P04

Initiating Parish/Agency:	SANDGATE BRIGHTON PARISH
Name of Project:	PURCHASE - 124 BRIGHTON ROAD, SANDGATE QLD 4017
Estimated Price:	\$660,000

In accordance with the Parish Decree 004/2017 on Acts of Extraordinary Administration the above project being less than \$1M, is submitted for the Archbishop's permission to proceed with the project.

Background to Submission

The ADS Property & Building (P&B) Team assisted the Sandgate Brighton Parish in tendering for a former fire station property located immediately north of Parish land and the Sacred Heart Primary School at Sandgate in September 2020.

At the time, Queensland Fire and Emergency Services (QFES) offered the land via the public tender (through the Public Trustee), for the benefit of local community groups. The Parish were unsuccessful in winning the tender, which was won by "All About Living", a home care provider for the aged and disabled. It was their intention to renovate the existing building and use it as office premises. They pursued and obtained a DA to use the property in this regard.

After 12 months, it transpired that through a change of board and management, "All About Living" did not complete the Transfer Deed, and did not settle on the property.

QFES approached ADS P&B in late 2021 notifying them of this, and intimated that as we were a participant in the tender and effectively an adjoining owner, it was permissible under Queensland State land transaction policy to sell us the land at "Market Value".

Valuation Summary

After expressing an interest, an approach was agreed where valuations were sought by each party to agree a sale price.

The following valuations were undertaken:

Party	Valuer	Valuation
Archdiocese/Parish	HTW	\$530,000
QFES	Australis	\$789,000

We note that the HTW valuation included a caveat on title restricting the use, which would be removed in any proposed transaction.

QFES therefore offered us to purchase the property at an approximate midpoint of \$660,000, which based on the range of valuation advice is considered good value.

The Property – 124 Brighton Road, Sandgate

Contract / Property Analysis	
Purchase Price	\$660,000
Property Type	Former Fire Station originally constructed 1970's. Provides basic office accommodation.
Land Area	986m ²
Building Area	262m ²
Tenant	Currently vacant aside from signage lease returning \$2,800 per annum
Current Development Approval	Medical Use approved subject to conditions
Subject To	Archbishop Approval – 30 days from date of contract. Settlement 14 days post approval.

The Parish, due to its proximity, consider this a strategic acquisition, which in the short term they would likely do works required by the existing DA only and do a minor refurbishment of the existing building so it could be leased to a medical or other community user. The Parish are unlikely to occupy the building themselves in the short term. In the medium to longer term other more intensive community uses would be explored including potentially specialist disability accommodation, aged care, more intensive or an extension to education and early childhood uses.

Refurbishment

The Parish will likely undertake refurbishment works in the short term to enact the development approval for medical use which is currently in place. The majority of the anticipated cost centres on the creation of a platform of the rear of the property to provide adequate room for additional car parking, some asbestos removal and general internal refurbishment.

The costs of these refurbishments are anticipated to be in the order of \$150,000 to \$185,000.

Short Term Use and Occupancy

As noted above the property will be leased to third party groups via a market campaign, first exhausting demand from internal Archdiocese and other related Catholic agencies.

The rental is assessed after refurbishment, to be in the order of \$50,000-\$70,000 p.a. gross.

Funding

The property acquisition will be 100% funded through ADF loan and account for transaction costs, with a facility for the anticipated refurbishment costs to also be funded.

Once leased, rental income is more than sufficient to service debt (principal and interest) on the loan in a reasonable period (approximately 20 years).

The Parish would like to reserve the right to divest of the property, if for any reason following best endeavours, the ability for the Parish to service the loan becomes a financial burden.

Summary

It is my recommendation to proceed with the purchase of this property given:

- the property is located in a strategic location to existing Parish properties;
- the purchase price is supported by valuation advice; and
- the Parish has short and long term strategies to derive an income from the property to support their missional activities.

Recommendation

It is recommended that that Archbishop provide approval to Father Joseph Kanatt, Parish Priest of the Sandgate Brighton Parish for the purchase of 124 Brighton Road, Sandgate QLD 4017 at a price of no greater than \$660,000.

Contrary to the public interest

PATRICK LANE-MULLINS
Director Property & Building

APPROVED/DECLINED:	<i>Approved</i> Contrary to the public interest
SIGNED:	MOST REV MARK COLERIDGE Archbishop of Brisbane
DATE:	<i>30/6/22</i>

Wanda Kropp

From: Dan Collins <Dan.Collins@talbotsayer.com.au>
Sent: Tuesday, 10 May 2022 4:38 PM
To: Jessica Tjong
Cc: Winnie Law; Julie Hassangray; Nicholas Travasino
Subject: RE: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124 BRIGHTON ROAD, SANDGATE QLD 4017 (PT ref: 2200644)

CAUTION: This email originated from outside of Queensland Fire & Emergency Services. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Jessica, thanks for your email.

We'll review, take instructions and revert asap.

Thanks
Dan

DAN COLLINS PRINCIPAL



P +61 7 3160 2910 **M** +61 415 913 198
E dan.collins@talbotsayer.com.au

GPO Box 799, Brisbane QLD 4001
Level 27, Riverside Centre
123 Eagle Street, Brisbane QLD 4000

talbotsayer.com.au

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From: Jessica Tjong <Jessica.Tjong@pt.qld.gov.au>
Sent: Tuesday, 10 May 2022 4:27 PM
To: Dan Collins <Dan.Collins@talbotsayer.com.au>
Cc: Winnie Law <Winnie.Law@pt.qld.gov.au>; Julie.Hassangray@qfes.qld.gov.au
Subject: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124 BRIGHTON ROAD, SANDGATE QLD 4017 (PT ref: 2200644)

Dear Colleagues,

I act for the seller and understand that you act for the buyer for the above matter.

Please see **attached** contract for your consideration.

If the attached Contract is in order, please arrange for your client to execute and return to me.

We note that there is no binding contract until the contract is signed by all parties.

Should you wish to discuss this matter, please feel free to contact me.

Kind regards,

Jessica Tjong
Lawyer - Corporate Legal Services

for the

Official Solicitor

to The Public Trustee of Queensland

Level 2, 410 Ann Street, Brisbane QLD 4000 | GPO Box 1449, Brisbane QLD 4001

t: 07 3564 2230 | f: | e: jessica.tjong@pt.qld.gov.au | www.pt.qld.gov.au/about/the-official-solicitor

QFES RTI FINAL RELEASE

Wanda Kropp

From: Nicholas Travasino <Nicholas.Travasino@talbotsayer.com.au>
Sent: Thursday, 7 July 2022 9:14 AM
To: Jessica Tjong
Cc: Winnie Law; Julie Hassangray; Dan Collins; **Contrary to the public interest**
Subject: RE: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124 BRIGHTON ROAD, SANDGATE QLD 4017 (PT ref: 2200644)

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Hi Jessica

We have been instructed to give notice in accordance with special condition 3 of the Contract our client has now obtained Archbishop Approval and special condition 3.1 is now satisfied. The contract is now unconditional in this regard.

We calculate the settlement date as **Thursday, 21 July 2022**. Let us know if you disagree with this calculation.

Kind regards,
Nick

NICHOLAS TRAVASINO ASSOCIATE



TALBOTSAYER

P +61 7 3160 2908 **M** +61 456 269 389
E nicholas.travasino@talbotsayer.com.au

GPO Box 799, Brisbane QLD 4001
Level 27, Riverside Centre
123 Eagle Street, Brisbane QLD 4000

talbotsayer.com.au

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From: Jessica Tjong <Jessica.Tjong@pt.qld.gov.au>
Sent: Wednesday, 6 July 2022 3:04 PM
To: Nicholas Travasino <Nicholas.Travasino@talbotsayer.com.au>
Cc: Winnie Law <Winnie.Law@pt.qld.gov.au>; Julie.Hassangray@qfes.qld.gov.au; Dan Collins <Dan.Collins@talbotsayer.com.au>; **Contrary to the public interest** @talbotsayer.com.au
Subject: RE: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124 BRIGHTON ROAD, SANDGATE QLD 4017 (PT ref: 2200644)

Hi Nick,

The transfer was signed by Adam Green, Executive Director.

Kind regards,

Jessica Tjong
Lawyer - Corporate Legal Services

for the

Official Solicitor

to The Public Trustee of Queensland

Level 2, 410 Ann Street, Brisbane QLD 4000 | GPO Box 1449, Brisbane QLD 4001
t: 07 3564 2230 | f: | e: jessica.tjong@pt.qld.gov.au | www.pt.qld.gov.au/about/the-official-solicitor

From: Nicholas Trivasino <Nicholas.Trivasino@talbotsayer.com.au>

Sent: Wednesday, 6 July 2022 1:35 PM

To: Jessica Tjong <Jessica.Tjong@pt.qld.gov.au>

Cc: Winnie Law <Winnie.Law@pt.qld.gov.au>; Julie.Hassangray@qfes.qld.gov.au; Dan Collins <Dan.Collins@talbotsayer.com.au>; **Contrary to the public interest** @talbotsayer.com.au>

Subject: RE: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124 BRIGHTON ROAD, SANDGATE QLD 4017 (PT ref: 2200644)

Hi Jessica

We confirm receipt of the original signed transfer documents.

May you please confirm the full name and position of the person who executed the transfer documents?

Kind regards,

Nick

NICHOLAS TRAVASINO ASSOCIATE



P +61 7 3160 2908 M +61 456 269 389

E nicholas.trivasino@talbotsayer.com.au

GPO Box 799, Brisbane QLD 4001
Level 27, Riverside Centre
123 Eagle Street, Brisbane QLD 4000

talbotsayer.com.au

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From: Jessica Tjong <Jessica.Tjong@pt.qld.gov.au>

Sent: Monday, 4 July 2022 2:00 PM

To: Nicholas Trivasino <Nicholas.Trivasino@talbotsayer.com.au>

Cc: Winnie Law <Winnie.Law@pt.qld.gov.au>; Julie.Hassangray@qfes.qld.gov.au; Dan Collins <Dan.Collins@talbotsayer.com.au>; **Contrary to the public interest** @talbotsayer.com.au>

Subject: RE: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124 BRIGHTON ROAD, SANDGATE QLD 4017 (PT ref: 2200644)

Dear Colleagues,

The transfer Form 1 and Form 24 will be sent to your postal address, GPO Box 799 Brisbane QLD 4001 in today's mail.

Kind regards,

Jessica Tjong
Lawyer - Corporate Legal Services

for the

Official Solicitor

to The Public Trustee of Queensland

Level 2, 410 Ann Street, Brisbane QLD 4000 | GPO Box 1449, Brisbane QLD 4001
t: 07 3564 2230 | f: | e: jessica.tjong@pt.qld.gov.au | www.pt.qld.gov.au/about/the-official-solicitor



From: Nicholas Travasino <Nicholas.Travasino@talbotsayer.com.au>

Sent: Monday, 4 July 2022 10:06 AM

To: Jessica Tjong <Jessica.Tjong@pt.qld.gov.au>

Cc: Winnie Law <Winnie.Law@pt.qld.gov.au>; Julie.Hassangray@qfes.qld.gov.au; Dan Collins <Dan.Collins@talbotsayer.com.au>; **Contrary to the public interest** <@talbotsayer.com.au>

Subject: RE: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124 BRIGHTON ROAD, SANDGATE QLD 4017 (PT ref: 2200644)

Hi Jessica

Can you please provide an update on the status of execution of the transfers and confirm when you expect to be in a position to provide the originals to our office?

Please note that given the charitable institution transfer duty exemption applies to our client, the transfers need to be manually submitted to the Queensland Revenue Office for stamping. To minimise the risk of any delays, please send the signed transfers through to us as soon as possible.

Kind regards,
Nick

NICHOLAS TRAVASINO ASSOCIATE



P +61 7 3160 2908 **M** +61 456 269 389

E nicholas.travasino@talbotsayer.com.au

GPO Box 799, Brisbane QLD 4001
Level 27, Riverside Centre
123 Eagle Street, Brisbane QLD 4000

talbotsayer.com.au

Liability limited by a scheme approved under professional standards legislation

From: Nicholas Travasino

Sent: Thursday, 23 June 2022 6:36 PM

To: Jessica Tjong Jessica.Tjong@pt.qld.gov.au

Cc: Winnie Law Winnie.Law@pt.qld.gov.au; Julie.Hassangray@qfes.qld.gov.au; Dan Collins

Dan.Collins@talbotsayer.com.au; **Contrary to the public interest** [@talbotsayer.com.au](mailto:Contrary.to.the.public.interest@talbotsayer.com.au)

Subject: RE: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124 BRIGHTON ROAD, SANDGATE QLD 4017 (PT ref: 2200644)

Hi Jessica

Please refer to the **attached** correspondence.

I have sent the transfers in Word. Can you please ensure the your client's appropriate signing block is included within the transfer documents before arranging execution?

Kind regards,
Nick

NICHOLAS TRAVASINO ASSOCIATE



P +61 7 3160 2908 **M** +61 456 269 389
E nicholas.travasino@talbotsayer.com.au

GPO Box 799, Brisbane QLD 4001
Level 27, Riverside Centre
123 Eagle Street, Brisbane QLD 4000

talbotsayer.com.au

Liability limited by a scheme approved under
professional standards legislation

From: Jessica Tjong <Jessica.Tjong@pt.qld.gov.au>

Sent: Tuesday, 21 June 2022 9:56 AM

To: Nicholas Travasino <Nicholas.Travasino@talbotsayer.com.au>

Cc: Winnie Law <Winnie.Law@pt.qld.gov.au>; Julie.Hassangray@qfes.qld.gov.au; Dan Collins <Dan.Collins@talbotsayer.com.au>

Subject: RE: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124 BRIGHTON ROAD, SANDGATE QLD 4017 (PT ref: 2200644)

Dear Colleagues,

I confirm that the release of the registered Covenant No. 720644967 has been registered with Titles Queensland and **attach** RCS for your records. Therefore, special condition 4 of the contract is satisfied.

Kind regards,

Jessica Tjong
Lawyer - Corporate Legal Services

for the

Official Solicitor

to The Public Trustee of Queensland

Level 2, 410 Ann Street, Brisbane QLD 4000 | GPO Box 1449, Brisbane QLD 4001
t: 07 3564 2230 | f: | e: jessica.tjong@pt.qld.gov.au | www.pt.qld.gov.au/about/the-official-solicitor

Our Brisbane office has moved

The Brisbane office is now located at 410 Ann Street.

410
Ann
Street

From: Jessica Tjong

Sent: Wednesday, 8 June 2022 2:19 PM

To: 'Nicholas Travasino' <Nicholas.Travasino@talbotsayer.com.au>

Cc: Winnie Law <Winnie.Law@pt.qld.gov.au>; 'Julie.Hassangray@qfes.qld.gov.au' <Julie.Hassangray@qfes.qld.gov.au>; 'Dan Collins' <Dan.Collins@talbotsayer.com.au>

Subject: RE: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124 BRIGHTON ROAD, SANDGATE QLD 4017 (PT ref: 2200644)

Dear Colleagues,

Please see **attached** contract and receipt for you records.

I note the following critical dates:

Condition	Due Date
Contract Date	07/06/2022
Deposit due date	07/06/2022
Special Condition 3 – Archbishop Approval	07/07/2022
Special Condition 4 – Removal of Covenant no. 720644967	07/07/2022
Special Condition 5 – Signage rights	Settlement Date
Settlement Date	14 days after the later of: 1) satisfaction of special condition 3; or 2) satisfaction of special condition 4.

Please let me know if you do not agree with the above dates. Should you wish to discuss this matter, please feel free to contact me.

Kind regards,

Jessica Tjong
Lawyer - Corporate Legal Services

for the

Official Solicitor

to The Public Trustee of Queensland

Level 2, 410 Ann Street, Brisbane QLD 4000 | GPO Box 1449, Brisbane QLD 4001
t: 07 3564 2230 | f: | e: jessica.tjong@pt.qld.gov.au | www.pt.qld.gov.au/about/the-official-solicitor

Our Brisbane office has moved

The Brisbane office is now located at 410 Ann Street.



From: Jessica Tjong

Sent: Wednesday, 1 June 2022 1:33 PM

To: 'Nicholas Travasino' <Nicholas.Travasino@talbotsayer.com.au>

Cc: Winnie Law <Winnie.Law@pt.qld.gov.au>; Julie.Hassangray@qfes.qld.gov.au; Dan Collins <Dan.Collins@talbotsayer.com.au>

Subject: RE: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124 BRIGHTON ROAD, SANDGATE QLD 4017 (PT ref: 2200644)

Hi Nicholas,

I expect to receive the signed contract from my client by early next week. I will forward you a copy once I receive the same.

Kind regards,

Jessica Tjong
Lawyer - Corporate Legal Services

for the

Official Solicitor

to The Public Trustee of Queensland

Level 2, 410 Ann Street, Brisbane QLD 4000 | GPO Box 1449, Brisbane QLD 4001
t: 07 3564 2230 | f: | e: jessica.tjong@pt.qld.gov.au | www.pt.qld.gov.au/about/the-official-solicitor



From: Nicholas Travasino <Nicholas.Travasino@talbotsayer.com.au>

Sent: Wednesday, 1 June 2022 11:04 AM

To: Jessica Tjong <Jessica.Tjong@pt.qld.gov.au>; Dan Collins <Dan.Collins@talbotsayer.com.au>

Cc: Winnie Law <Winnie.Law@pt.qld.gov.au>; Julie.Hassangray@qfes.qld.gov.au

Subject: RE: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124 BRIGHTON ROAD, SANDGATE QLD 4017 (PT ref: 2200644)

Hi Jessica

May you please provide an update on when we can expect to receive the counter-signed contract?

Kind regards,
Nick

NICHOLAS TRAVASINO ASSOCIATE



P +61 7 3160 2908 **M** +61 456 269 389

E nicholas.travasino@talbotsayer.com.au

GPO Box 799, Brisbane QLD 4001
Level 27, Riverside Centre
123 Eagle Street, Brisbane QLD 4000

talbotsayer.com.au

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professional standards legislation

From: Nicholas Travasino

Sent: Friday, 27 May 2022 2:51 PM

To: Jessica Tjong <Jessica.Tjong@pt.qld.gov.au>; Dan Collins <Dan.Collins@talbotsayer.com.au>

Cc: Winnie Law <Winnie.Law@pt.qld.gov.au>; Julie.Hassangray@qfes.qld.gov.au

Subject: RE: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124 BRIGHTON ROAD, SANDGATE QLD 4017 (PT ref: 2200644)

Hi Jessica

Please find **attached** both the contract signed by my client and the deposit remittance.

We look forward to receiving the counter-signed and dated contract.

Kind regards,

NICHOLAS TRAVASINO ASSOCIATE



P +61 7 3160 2908 **M** +61 456 269 389

E nicholas.travasino@talbotsayer.com.au

GPO Box 799, Brisbane QLD 4001
Level 27, Riverside Centre
123 Eagle Street, Brisbane QLD 4000

talbotsayer.com.au

Liability limited by a scheme approved under
professional standards legislation

From: Jessica Tjong <Jessica.Tjong@pt.qld.gov.au>

Sent: Thursday, 26 May 2022 10:04 AM

To: Dan Collins <Dan.Collins@talbotsayer.com.au>

Cc: Winnie Law <Winnie.Law@pt.qld.gov.au>; Julie.Hassangray@qfes.qld.gov.au; Nicholas Travasino <Nicholas.Travasino@talbotsayer.com.au>

Subject: RE: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124 BRIGHTON ROAD, SANDGATE QLD 4017 (PT ref: 2200644)

Dear Dan,

Please see **attached** special conditions with my track change for your consideration.

The change should satisfy your request below and look forward to receiving the signed contract by your client by tomorrow (27 May 2022).

I reserve my client's rights and note that there is no binding contract until signed by all parties.

Kind regards,

Jessica Tjong
Lawyer - Corporate Legal Services

for the

Official Solicitor
to The Public Trustee of Queensland

Level 2, 410 Ann Street, Brisbane QLD 4000 | GPO Box 1449, Brisbane QLD 4001
t: 07 3564 2230 | f: | e: jessica.tjong@pt.qld.gov.au | www.pt.qld.gov.au/about/the-official-solicitor



From: Dan Collins <Dan.Collins@talbotsayer.com.au>

Sent: Wednesday, 25 May 2022 3:51 PM

To: Jessica Tjong <Jessica.Tjong@pt.qld.gov.au>

Cc: Winnie Law <Winnie.Law@pt.qld.gov.au>; Julie.Hassangray@qfes.qld.gov.au; Nicholas Travasino <Nicholas.Travasino@talbotsayer.com.au>

Subject: RE: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124 BRIGHTON ROAD, SANDGATE QLD 4017 (PT ref: 2200644)

Hi Jessica, have you been able to obtain instructions on the below email?

Regards

DAN COLLINS PRINCIPAL



P +61 7 3160 2910 M +61 415 913 198

E dan.collins@talbotsayer.com.au

GPO Box 799, Brisbane QLD 4001
Level 27, Riverside Centre
123 Eagle Street, Brisbane QLD 4000

talbotsayer.com.au

Liability limited by a scheme approved under

From: Dan Collins
Sent: Monday, 23 May 2022 4:21 PM
To: Jessica Tjong <Jessica.Tjong@pt.qld.gov.au>
Cc: Winnie Law <Winnie.Law@pt.qld.gov.au>; Julie.Hassangray@qfes.qld.gov.au; Nicholas Trivasino <Nicholas.Trivasino@talbotsayer.com.au>
Subject: RE: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124 BRIGHTON ROAD, SANDGATE QLD 4017 (PT ref: 2200644)

Hi Jessica

Thanks for your email.

Would it be possible for special condition 5.6 to include the statement made below – i.e. if your client waives the condition “*vacant position will be given and the Property will not be subject to the licence*”?

My client was after some comfort that the seller didn’t waive the condition without also ensuring the licensee’s rights would come to an end, otherwise there might be potential claims from the licensee against your client and also against my client (as future landowner).

Regards

DAN COLLINS PRINCIPAL



P +61 7 3160 2910 **M** +61 415 913 198
E dan.collins@talbotsayer.com.au

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Level 27, Riverside Centre
123 Eagle Street, Brisbane QLD 4000

talbotsayer.com.au

Liability limited by a scheme approved under professional standards legislation

From: Jessica Tjong <Jessica.Tjong@pt.qld.gov.au>
Sent: Monday, 23 May 2022 3:08 PM
To: Dan Collins <Dan.Collins@talbotsayer.com.au>
Cc: Winnie Law <Winnie.Law@pt.qld.gov.au>; Julie.Hassangray@qfes.qld.gov.au; Nicholas Trivasino <Nicholas.Trivasino@talbotsayer.com.au>
Subject: RE: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124 BRIGHTON ROAD, SANDGATE QLD 4017 (PT ref: 2200644)

Dear Dan,

Please see **attach** Annexure A for your consideration.

I have accepted the amendment to the licence rate be a per year rate under special condition 5.2.

However, my client does not agree to include the indemnity clause under special condition 5.6. If my client waives condition, vacant position will be given and will not be subject to the licence.

Please seek your client's instructions and revert to us.

I reserve my client's rights and note that there is no binding contract until signed by all parties.

Kind regards,

Jessica Tjong
Lawyer - Corporate Legal Services

for the

Official Solicitor

to The Public Trustee of Queensland

Level 2, 410 Ann Street, Brisbane QLD 4000 | GPO Box 1449, Brisbane QLD 4001
t: 07 3564 2230 | f: | e: jessica.tjong@pt.qld.gov.au | www.pt.qld.gov.au/about/the-official-solicitor

From: Dan Collins <Dan.Collins@talbotsayer.com.au>

Sent: Thursday, 19 May 2022 11:58 AM

To: Jessica Tjong <Jessica.Tjong@pt.qld.gov.au>

Cc: Winnie Law <Winnie.Law@pt.qld.gov.au>; Julie.Hassangray@qfes.qld.gov.au; Nicholas Travasino <Nicholas.Travasino@talbotsayer.com.au>

Subject: RE: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124 BRIGHTON ROAD, SANDGATE QLD 4017 (PT ref: 2200644)

Hi Jessica

Just touching base to see if you have been able to obtain instructions on the below request?

Thanks

Dan

DAN COLLINS PRINCIPAL



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E dan.collins@talbotsayer.com.au

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Level 27, Riverside Centre
123 Eagle Street, Brisbane QLD 4000

talbotsayer.com.au

Liability limited by a scheme approved under professional standards legislation

From: Dan Collins

Sent: Tuesday, 17 May 2022 2:22 PM

To: Jessica Tjong <Jessica.Tjong@pt.qld.gov.au>

Cc: Winnie Law <Winnie.Law@pt.qld.gov.au>; Julie.Hassangray@qfes.qld.gov.au; Nicholas Travasino <Nicholas.Travasino@talbotsayer.com.au>

Subject: RE: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124 BRIGHTON ROAD, SANDGATE QLD 4017 (PT ref: 2200644)

Hi Jessica

As part of my client's sign off, they have identified an error at special condition 5.2 in that the licence rate inserted refers to a per month rate, however we understand it to be a per year rate.

Further, the waiver in special condition 5.6 would only apply if QFES negotiates with JCDecaux to move their signage licence to another location, otherwise JCDecaux is likely to have a claim against QFES for not securing a replacement licence agreement with the new landowner (or a claim for not moving them to a suitable alternate location). Accordingly, we have inserted an additional special condition 5.6(c) to confirm, for the avoidance of doubt, that if QFES waive special condition 5 it is because JCDecaux will have no further interest in the property.

Would you kindly review the proposed marked up amendments and advise if those are acceptable to QFES.

Thanks
Dan

DAN COLLINS PRINCIPAL



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E dan.collins@talbotsayer.com.au

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123 Eagle Street, Brisbane QLD 4000

talbotsayer.com.au

Liability limited by a scheme approved under professional standards legislation

From: Jessica Tjong <Jessica.Tjong@pt.qld.gov.au>
Sent: Friday, 13 May 2022 1:42 PM
To: Dan Collins <Dan.Collins@talbotsayer.com.au>
Cc: Winnie Law <Winnie.Law@pt.qld.gov.au>; Julie.Hassangray@qfes.qld.gov.au; Nicholas Travasino <Nicholas.Travasino@talbotsayer.com.au>
Subject: RE: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124 BRIGHTON ROAD, SANDGATE QLD 4017 (PT ref: 2200644)

Dear Dan,

Thank you for your email.

My client accepts the amendments, please organise for your client to execute.

Kind regards,

Jessica Tjong
Lawyer - Corporate Legal Services

for the

Official Solicitor
to The Public Trustee of Queensland

Level 2, 410 Ann Street, Brisbane QLD 4000 | GPO Box 1449, Brisbane QLD 4001
t: 07 3564 2230 | f: | e: jessica.tjong@pt.qld.gov.au | www.pt.qld.gov.au/about/the-official-solicitor

From: Dan Collins <Dan.Collins@talbotsayer.com.au>

Sent: Thursday, 12 May 2022 6:02 PM

To: Jessica Tjong <Jessica.Tjong@pt.qld.gov.au>

Cc: Winnie Law <Winnie.Law@pt.qld.gov.au>; Julie.Hassangray@qfes.qld.gov.au; Nicholas Travasino <Nicholas.Travasino@talbotsayer.com.au>

Subject: RE: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124 BRIGHTON ROAD, SANDGATE QLD 4017 (PT ref: 2200644)

Hi Jessica

I have accepted your marked up amendments to the special conditions then made some minor tweaks in mark up to the **attached** version, namely:

1. Update to spelling of JCDecaux; and
2. Some changes to special condition 5 as we are yet to receive the replacement licence agreement from JCDecaux, and given there are specific QFES provisions that will need to be removed, our client can not be obligated to commit to an agreement it is yet to see the full contents of. Our client will still have an obligation to provide a copy of the replacement agreement at settlement, if an agreement on one can be reached.

Let me know if you have any issue with those updates, otherwise we can create a clean version of the contract and submit to our client for signing.

Regards

Dan

DAN COLLINS PRINCIPAL



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123 Eagle Street, Brisbane QLD 4000

talbotsayer.com.au

Liability limited by a scheme approved under professional standards legislation

From: Jessica Tjong <Jessica.Tjong@pt.qld.gov.au>

Sent: Thursday, 12 May 2022 4:25 PM

To: Dan Collins <Dan.Collins@talbotsayer.com.au>

Cc: Winnie Law <Winnie.Law@pt.qld.gov.au>; Julie.Hassangray@qfes.qld.gov.au; Nicholas Travasino <Nicholas.Travasino@talbotsayer.com.au>

Subject: RE: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124 BRIGHTON ROAD, SANDGATE QLD 4017 (PT ref: 2200644)

Dear Dan,

I have marked up my amendments and corrected the cross-referencing in the **attached** special conditions.

If the Contract is in order, please arrange for your client to execute and return to me.

We reserve our client's rights and note that there is no binding contract until signed by all parties.

Should you wish to discuss this matter, please feel free to contact me.

Kind regards,

Jessica Tjong
Lawyer - Corporate Legal Services

for the

Official Solicitor
to The Public Trustee of Queensland

Level 2, 410 Ann Street, Brisbane QLD 4000 | GPO Box 1449, Brisbane QLD 4001
t: 07 3564 2230 | f: | e: jessica.tjong@pt.qld.gov.au | www.pt.qld.gov.au/about/the-official-solicitor

From: Dan Collins <Dan.Collins@talbotsayer.com.au>

Sent: Thursday, 12 May 2022 10:46 AM

To: Jessica Tjong <Jessica.Tjong@pt.qld.gov.au>

Cc: Winnie Law <Winnie.Law@pt.qld.gov.au>; Julie.Hassangray@qfes.qld.gov.au; Nicholas Travasino <Nicholas.Travasino@talbotsayer.com.au>

Subject: RE: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124 BRIGHTON ROAD, SANDGATE QLD 4017 (PT ref: 2200644)

Hi Jessica

Thanks again for sending through the draft contract documents.

My client has no objections in principle to the terms of the contract, however would like to request the following:

1. Removal of the covenant under special condition 4 should be a condition in favour of the buyer only. If the removal has not occurred within the 30 day timeframe proposed, we request the termination right be held only by the buyer (and not by both parties). The expectation is that the seller will continue to do all things necessary to remove the covenant.

We picked up some minor cross-referencing errors throughout the special conditions. We are happy to tidy those up for you if you can supply us Word versions of the documents. We can also mark up the above proposed amendment to special condition 4 at the same time.

Would you kindly seek instructions?

Regards

Dan

DAN COLLINS PRINCIPAL



P +61 7 3160 2910 M +61 415 913 198

E dan.collins@talbotsayer.com.au

GPO Box 799, Brisbane QLD 4001
Level 27, Riverside Centre
123 Eagle Street, Brisbane QLD 4000

From: Jessica Tjong <Jessica.Tjong@pt.qld.gov.au>
Sent: Tuesday, 10 May 2022 4:27 PM
To: Dan Collins <Dan.Collins@talbotsayer.com.au>
Cc: Winnie Law <Winnie.Law@pt.qld.gov.au>; Julie.Hassangray@qfes.qld.gov.au
Subject: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124
BRIGHTON ROAD, SANDGATE QLD 4017 (PT ref: 2200644)

Dear Colleagues,

I act for the seller and understand that you act for the buyer for the above matter.

Please see **attached** contract for your consideration.

If the attached Contract is in order, please arrange for your client to execute and return to me.

We note that there is no binding contract until the contract is signed by all parties.

Should you wish to discuss this matter, please feel free to contact me.

Kind regards,

Jessica Tjong
Lawyer - Corporate Legal Services

for the

Official Solicitor
to The Public Trustee of Queensland

Level 2, 410 Ann Street, Brisbane QLD 4000 | GPO Box 1449, Brisbane QLD 4001
t: 07 3564 2230 | f: | e: jessica.tjong@pt.qld.gov.au | www.pt.qld.gov.au/about/the-official-solicitor

Wanda Kropp

From: Dan Collins <Dan.Collins@talbotsayer.com.au>
Sent: Monday, 23 May 2022 4:21 PM
To: Jessica Tjong
Cc: Winnie Law; Julie Hassangray; Nicholas Travasino
Subject: RE: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124 BRIGHTON ROAD, SANDGATE QLD 4017 (PT ref: 2200644)

CAUTION: This email originated from outside of Queensland Fire & Emergency Services. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Jessica

Thanks for your email.

Would it be possible for special condition 5.6 to include the statement made below – i.e. if your client waives the condition “*vacant position will be given and the Property will not be subject to the licence*”?

My client was after some comfort that the seller didn’t waive the condition without also ensuring the licensee’s rights would come to an end, otherwise there might be potential claims from the licensee against your client and also against my client (as future landowner).

Regards

DAN COLLINS PRINCIPAL



P +61 7 3160 2910 **M** +61 415 913 198

E dan.collins@talbotsayer.com.au

GPO Box 799, Brisbane QLD 4001
Level 27, Riverside Centre
123 Eagle Street, Brisbane QLD 4000

talbotsayer.com.au

Liability limited by a scheme approved under professional standards legislation

From: Jessica Tjong <Jessica.Tjong@pt.qld.gov.au>
Sent: Monday, 23 May 2022 3:08 PM
To: Dan Collins <Dan.Collins@talbotsayer.com.au>
Cc: Winnie Law <Winnie.Law@pt.qld.gov.au>; Julie.Hassangray@qfes.qld.gov.au; Nicholas Travasino <Nicholas.Travasino@talbotsayer.com.au>
Subject: RE: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124 BRIGHTON ROAD, SANDGATE QLD 4017 (PT ref: 2200644)

Dear Dan,

Please see **attach** Annexure A for your consideration.

I have accepted the amendment to the licence rate be a per year rate under special condition 5.2.

However, my client does not agree to include the indemnity clause under special condition 5.6. If my client waives condition, vacant position will be given and will not be subject to the licence.

Please seek your client's instructions and revert to us.

I reserve my client's rights and note that there is no binding contract until signed by all parties.

Kind regards,

Jessica Tjong
Lawyer - Corporate Legal Services

for the

Official Solicitor

to The Public Trustee of Queensland

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t: 07 3564 2230 | f: | e: jessica.tjong@pt.qld.gov.au | www.pt.qld.gov.au/about/the-official-solicitor

From: Dan Collins <Dan.Collins@talbotsayer.com.au>

Sent: Thursday, 19 May 2022 11:58 AM

To: Jessica Tjong <Jessica.Tjong@pt.qld.gov.au>

Cc: Winnie Law <Winnie.Law@pt.qld.gov.au>; Julie.Hassangray@qfes.qld.gov.au; Nicholas Travasino <Nicholas.Travasino@talbotsayer.com.au>

Subject: RE: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124 BRIGHTON ROAD, SANDGATE QLD 4017 (PT ref: 2200644)

Hi Jessica

Just touching base to see if you have been able to obtain instructions on the below request?

Thanks

Dan

DAN COLLINS PRINCIPAL



P +61 7 3160 2910 **M** +61 415 913 198

E dan.collins@talbotsayer.com.au

GPO Box 799, Brisbane QLD 4001
Level 27, Riverside Centre
123 Eagle Street, Brisbane QLD 4000

talbotsayer.com.au

Liability limited by a scheme approved under professional standards legislation

From: Dan Collins

Sent: Tuesday, 17 May 2022 2:22 PM

To: Jessica Tjong <Jessica.Tjong@pt.qld.gov.au>

Cc: Winnie Law <Winnie.Law@pt.qld.gov.au>; Julie.Hassangray@qfes.qld.gov.au; Nicholas Travasino <Nicholas.Travasino@talbotsayer.com.au>

Subject: RE: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124 BRIGHTON ROAD, SANDGATE QLD 4017 (PT ref: 2200644)

Hi Jessica

As part of my client's sign off, they have identified an error at special condition 5.2 in that the licence rate inserted refers to a per month rate, however we understand it to be a per year rate.

Further, the waiver in special condition 5.6 would only apply if QFES negotiates with JCDecaux to move their signage licence to another location, otherwise JCDecaux is likely to have a claim against QFES for not securing a replacement licence agreement with the new landowner (or a claim for not moving them to a suitable alternate location). Accordingly, we have inserted an additional special condition 5.6(c) to confirm, for the avoidance of doubt, that if QFES waive special condition 5 it is because JCDecaux will have no further interest in the property.

Would you kindly review the proposed marked up amendments and advise if those are acceptable to QFES.

Thanks
Dan

DAN COLLINS PRINCIPAL



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123 Eagle Street, Brisbane QLD 4000

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Liability limited by a scheme approved under professional standards legislation

From: Jessica Tjong <Jessica.Tjong@pt.qld.gov.au>

Sent: Friday, 13 May 2022 1:42 PM

To: Dan Collins <Dan.Collins@talbotsayer.com.au>

Cc: Winnie Law <Winnie.Law@pt.qld.gov.au>; Julie.Hassangray@qfes.qld.gov.au; Nicholas Travasino <Nicholas.Travasino@talbotsayer.com.au>

Subject: RE: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124 BRIGHTON ROAD, SANDGATE QLD 4017 (PT ref: 2200644)

Dear Dan,

Thank you for your email.

My client accepts the amendments, please organise for your client to execute.

Kind regards,

Jessica Tjong
Lawyer - Corporate Legal Services

for the

Official Solicitor

to The Public Trustee of Queensland

Level 2, 410 Ann Street, Brisbane QLD 4000 | GPO Box 1449, Brisbane QLD 4001
t: 07 3564 2230 | f: | e: jessica.tjong@pt.qld.gov.au | www.pt.qld.gov.au/about/the-official-solicitor

From: Dan Collins <Dan.Collins@talbotsayer.com.au>

Sent: Thursday, 12 May 2022 6:02 PM

To: Jessica Tjong <Jessica.Tjong@pt.qld.gov.au>

Cc: Winnie Law <Winnie.Law@pt.qld.gov.au>; Julie.Hassangray@qfes.qld.gov.au; Nicholas Travasino <Nicholas.Travasino@talbotsayer.com.au>

Subject: RE: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124 BRIGHTON ROAD, SANDGATE QLD 4017 (PT ref: 2200644)

Hi Jessica

I have accepted your marked up amendments to the special conditions then made some minor tweaks in mark up to the **attached** version, namely:

1. Update to spelling of JCDecaux; and
2. Some changes to special condition 5 as we are yet to receive the replacement licence agreement from JCDecaux, and given there are specific QFES provisions that will need to be removed, our client can not be obligated to commit to an agreement it is yet to see the full contents of. Our client will still have an obligation to provide a copy of the replacement agreement at settlement, if an agreement on one can be reached.

Let me know if you have any issue with those updates, otherwise we can create a clean version of the contract and submit to our client for signing.

Regards

Dan

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From: Jessica Tjong <Jessica.Tjong@pt.qld.gov.au>

Sent: Thursday, 12 May 2022 4:25 PM

To: Dan Collins <Dan.Collins@talbotsayer.com.au>

Cc: Winnie Law <Winnie.Law@pt.qld.gov.au>; Julie.Hassangray@qfes.qld.gov.au; Nicholas Travasino <Nicholas.Travasino@talbotsayer.com.au>

Subject: RE: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124 BRIGHTON ROAD, SANDGATE QLD 4017 (PT ref: 2200644)

Dear Dan,

I have marked up my amendments and corrected the cross-referencing in the **attached** special conditions.

If the Contract is in order, please arrange for your client to execute and return to me.

We reserve our client's rights and note that there is no binding contract until signed by all parties.

Should you wish to discuss this matter, please feel free to contact me.

Kind regards,

Jessica Tjong
Lawyer - Corporate Legal Services

for the

Official Solicitor

to The Public Trustee of Queensland

Level 2, 410 Ann Street, Brisbane QLD 4000 | GPO Box 1449, Brisbane QLD 4001
t: 07 3564 2230 | f: | e: jessica.tjong@pt.qld.gov.au | www.pt.qld.gov.au/about/the-official-solicitor

From: Dan Collins <Dan.Collins@talbotsayer.com.au>

Sent: Thursday, 12 May 2022 10:46 AM

To: Jessica Tjong <Jessica.Tjong@pt.qld.gov.au>

Cc: Winnie Law <Winnie.Law@pt.qld.gov.au>; Julie.Hassangray@qfes.qld.gov.au; Nicholas Travasino <Nicholas.Travasino@talbotsayer.com.au>

Subject: RE: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124 BRIGHTON ROAD, SANDGATE QLD 4017 (PT ref: 2200644)

Hi Jessica

Thanks again for sending through the draft contract documents.

My client has no objections in principle to the terms of the contract, however would like to request the following:

1. Removal of the covenant under special condition 4 should be a condition in favour of the buyer only. If the removal has not occurred within the 30 day timeframe proposed, we request the termination right be held only by the buyer (and not by both parties). The expectation is that the seller will continue to do all things necessary to remove the covenant.

We picked up some minor cross-referencing errors throughout the special conditions. We are happy to tidy those up for you if you can supply us Word versions of the documents. We can also mark up the above proposed amendment to special condition 4 at the same time.

Would you kindly seek instructions?

Regards
Dan

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GPO Box 799, Brisbane QLD 4001
Level 27, Riverside Centre
123 Eagle Street, Brisbane QLD 4000

talbotsayer.com.au

Liability limited by a scheme approved under
professional standards legislation

From: Jessica Tjong <Jessica.Tjong@pt.qld.gov.au>
Sent: Tuesday, 10 May 2022 4:27 PM
To: Dan Collins <Dan.Collins@talbotsayer.com.au>
Cc: Winnie Law <Winnie.Law@pt.qld.gov.au>; Julie.Hassangray@qfes.qld.gov.au
Subject: QFES sale to The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane of 124 BRIGHTON ROAD, SANDGATE QLD 4017 (PT ref: 2200644)

Dear Colleagues,

I act for the seller and understand that you act for the buyer for the above matter.

Please see **attached** contract for your consideration.

If the attached Contract is in order, please arrange for your client to execute and return to me.

We note that there is no binding contract until the contract is signed by all parties.

Should you wish to discuss this matter, please feel free to contact me.

Kind regards,

Jessica Tjong
Lawyer - Corporate Legal Services

for the

Official Solicitor

to The Public Trustee of Queensland

Level 2, 410 Ann Street, Brisbane QLD 4000 | GPO Box 1449, Brisbane QLD 4001
t: 07 3564 2230 | f: | e: jessica.tjong@pt.qld.gov.au | www.pt.qld.gov.au/about/the-official-solicitor

Wanda Kropp

From: Julie Hassangray
Sent: Wednesday, 30 March 2022 10:05 AM
To: Contrary to the public interest
Cc: Contrary to the public interest @jcdecaux.com; Contrary to the public interest
Subject: FW: Former Sandgate Fire Station - Brighton Road, Sandgate

Hello Contrary to,

As discussed, I have cc'd JCDecaux contacts regarding the billboard.

Please liaise with regarding any queries etc.

Kind Regards,

Julie Hassan Gray

Principal Property Officer, Property Services
Asset Services Directorate

Queensland Fire and Emergency Services

E Julie.Hassangray@qfes.qld.gov.au | A 125 Kedron Park Road, Kedron

Ph Contrary to the public interest | P GPO Box 1425, Brisbane QLD 4001

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QFES acknowledges and recognises Traditional owners as custodians of the lands where we work together with the communities of Queensland. We pay our respects to Aboriginal and Torres Strait Islander ancestors of these lands, their spirits and their legacy.

From: Charis Lunney <charis.lunney@qfes.qld.gov.au>
Sent: Wednesday, 30 March 2022 9:48 AM
To: Contrary to the public interest @jcdecaux.com>; Contrary to the public interest @jcdecaux.com>;
Contrary to the public interest @jcdecaux.com>
Cc: Julie Hassangray <Julie.Hassangray@qfes.qld.gov.au>
Subject: Former Sandgate Fire Station - Brighton Road, Sandgate

Good Morning,

As you would be aware, the former Sandgate fire station located on Brighton Road, Sandgate has been earmarked for disposal.

JCDecaux currently have a billboard asset located on this site.

Queensland Fire and Emergency Services has commenced discussions with a potential purchaser and under Clause 24 of our Licence Agreement with you, we are required to make effort to negotiate the transfer of the current licence to the third-party purchaser.

Can you please advise who is best suited to discuss this matter with, in your team?

I look forward to hearing from you.

Kind Regards,

Charis Lunney

Senior Property Officer, Property Services (Monday – Thursday)

[Asset Services Directorate](#)

Queensland Fire and Emergency Services

Ph 3635 3850 | M [Redacted]

A 125 Kedron Park Road, Kedron

P GPO Box 1425, Brisbane QLD 4001

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Wanda Kropp

From: Julie Hassangray
Sent: Wednesday, 30 March 2022 10:07 AM
To: Contrary to the public interest
Subject: Sandgate - Billboard Licence terms

Hello Contrary to the public interest,

As discussed, please find below some key points relating to the sale of the site at 124 Brighton road, Sandgate for which QFES and JCDecaux have a licence agreement for a Billboard asset:

Clause 24 – Third Parties

- If QFES propose to sell land which is an approved site to a third party, QFES must
 - o Advise the third party of the arrangements under this Agreement, and
 - o Use its best endeavours to obtain the third parties agreement to retain the sign on similar terms to this agreement.
- QFES agrees to take reasonable steps to allow the company (in this case, JCD) to negotiate with that third party, including the provision of the third party's contact details to the Company.
- If the third party is unwilling to retain the sign, the company agrees to remove the sign at its own cost and will not claim compensation from QFES but without limiting the application of Clause 22 where the third party will not allow retention of the sign.

Clause 22 – Sale of QFES stations

- If during the term, QFES sells a property, QFES may require the company to remove any sign on a date specified by QFES (sale date). But not sooner than 3 months after giving the sale notice. Prior to issuing a sale notice, QFES must comply with **Clause 24** (above). If the transferee and the company agree to retention on the same terms as this Agreement for the relevant approved site and sign (or on other terms acceptable to the company) then this Clause 22 will not apply.
- QFES will, provide the Company with a minimum of 12 months notice, of any possible station sale (I am of the understanding that the previous team – TEM – provided this notice). This notice will be informal through the QFES regular site updates. This informal notice does not negate QFES's responsibility to provide the Company with a formal Sale notice as detailed above.

Restricted content:

- QFES reserves the right to require removal or reject any Display exhibited or intended to be exhibited where such material is, in the reasonable opinion of QFES, Restricted Content.
- Restricted content means:
 - o Advertising alcohol and tobacco products.
 - o Advertising political parties or political candidates.
 - o Of a religious nature.
 - o Of an overtly sexual or racial nature, including express sexual references in words.
 - o Offends community standards as referred against the Code of Ethics of the Outdoor Media Associate and codes administered by the Advertising Standards Bureau.
 - o That is false, misleading or deceptive, and
 - o That may violate the laws of the State of Queensland.

Kind Regards,

Julie Hassan Gray

Principal Property Officer, Property Services
Asset Services Directorate

Queensland Fire and Emergency Services

E Julie.Hassangray@qfes.qld.gov.au | A 125 Kedron Park Road, Kedron



QFES acknowledges and recognises Traditional owners as custodians of the lands where we work together with the communities of Queensland. We pay our respects to Aboriginal and Torres Strait Islander ancestors of these lands, their spirits and their legacy.

QFES RTI FINAL RELEASE

Wanda Kropp

From: Julie Hassangray
Sent: Wednesday, 30 March 2022 12:10 PM
To: Potter, Damian
Cc: **Contrary to the public interest**
Subject: RE: Former Sandgate Fire Station - Brighton Road, Sandgate

Thank you **Contrary to the public interest**.

Contrary to the public interest has been cc'd in on the email trail.

Further details below:-



Contrary to the public interest

Contrary to the public interest [w brisbanecatholic.org.au](http://brisbanecatholic.org.au)
a 229 Elizabeth Street Brisbane **p** GPO Box 282 Brisbane QLD 4001

ARCHDIOCESAN SERVICES
Property & Building



Please let me know if you require anything further in regards to QFES obligations under the Licence Agreement.

Kind Regards,

Julie Hassan Gray

Principal Property Officer, Property Services
Asset Services Directorate

Queensland Fire and Emergency Services

E Julie.Hassangray@qfes.qld.gov.au | **A** 125 Kedron Park Road, Kedron

Ph **Contrary to the public interest** | **P** GPO Box 1425, Brisbane QLD 4001

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From: **Contrary to the public interest** <Contrary to the public interest@jcdecaux.com>
Sent: Wednesday, 30 March 2022 12:01 PM
To: Julie Hassangray <Julie.Hassangray@qfes.qld.gov.au>
Cc: **Contrary to the public interest** <Contrary to the public interest@jcdecaux.com>; **Contrary to the public interest** <Contrary to the public interest@jcdecaux.com>; **Contrary to the public interest** <Contrary to the public interest@bne.catholic.net.au>
Subject: Re: Former Sandgate Fire Station - Brighton Road, Sandgate

CAUTION: This email originated from outside of Queensland Fire & Emergency Services. Do not click links or open attachments unless you recognise the sender and know the content is safe.

The contact details of the purchaser

On 30 Mar 2022, at 12:00 pm, Julie Hassangray <Julie.Hassangray@qfes.qld.gov.au> wrote:

This email has been received from an external source – please review carefully before clicking on any links or opening attachments.

Hello [redacted],

I have done that.

I am taking “reasonable steps to allow the Company to negotiate with that third party...”.

Is there anything you require from QFES in this regard.

Kind Regards,

Julie Hassan Gray

Principal Property Officer, Property Services

Asset Services Directorate

Queensland Fire and Emergency Services

E Julie.Hassangray@qfes.qld.gov.au | A 125 Kedron Park Road, Kedron

Ph [redacted] | P GPO Box 1425, Brisbane QLD 4001

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We pay our respects to Aboriginal and Torres Strait Islander ancestors of these lands, their spirits and their legacy.

From: [redacted] <[\[redacted\]@jcdecaux.com](mailto:[redacted]@jcdecaux.com)>

Sent: Wednesday, 30 March 2022 11:54 AM

To: Julie Hassangray <Julie.Hassangray@qfes.qld.gov.au>

Cc: [redacted] <[\[redacted\]@jcdecaux.com](mailto:[redacted]@jcdecaux.com)>; [redacted] <[\[redacted\]@jcdecaux.com](mailto:[redacted]@jcdecaux.com)>; [redacted] <[\[redacted\]@bne.catholic.net.au](mailto:[redacted]@bne.catholic.net.au)>

Subject: Re: Former Sandgate Fire Station - Brighton Road, Sandgate

CAUTION: This email originated from outside of Queensland Fire & Emergency Services. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Julie

You need to make the purchaser aware of our licence with you.

No need for a meeting.

Thanks

Contrary to the public interest

On 30 Mar 2022, at 11:49 am, Julie Hassangray <Julie.Hassangray@qfes.qld.gov.au> wrote:

This email has been received from an external source – please review carefully before clicking on any links or opening attachments.

Hello [redacted],

I understand what is in the Licence.

Would you like a meeting?

Kind Regards,

Julie Hassan Gray

Principal Property Officer, Property Services
Asset Services Directorate

Queensland Fire and Emergency Services

E Julie.Hassangray@qfes.qld.gov.au | A 125 Kedron Park Road, Kedron

Ph [redacted] | P GPO Box 1425, Brisbane QLD 4001

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From: [redacted] <[\[redacted\]@jcdecaux.com](mailto:[redacted]@jcdecaux.com)>

Sent: Wednesday, 30 March 2022 11:15 AM

To: Julie Hassangray <Julie.Hassangray@qfes.qld.gov.au>; [redacted]

[redacted] <[\[redacted\]@jcdecaux.com](mailto:[redacted]@jcdecaux.com)>; [redacted]

[redacted] <[\[redacted\]@jcdecaux.com](mailto:[redacted]@jcdecaux.com)>

Cc: [redacted] <[\[redacted\]@bne.catholic.net.au](mailto:[redacted]@bne.catholic.net.au)>

Subject: RE: Former Sandgate Fire Station - Brighton Road, Sandgate

CAUTION: This email originated from outside of Queensland Fire & Emergency Services. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Julie

It is your obligation under the agreement.

24. Third Parties

- 24.1 If the QFES proposes to sell land which is an Approved Site to a third party, the QFES must:
- (1) advise the third party of the arrangements under this Agreement; and
 - (2) use its best endeavours to obtain the third parties' agreement to retain the Sign on similar terms to this Agreement.
- 24.2 The QFES agrees to take reasonable steps to allow the Company to negotiate with that third party, including the provision of the third party's contact details to the Company.

Licence Agreement
Page 18

-
- 24.3 If, despite the best endeavours of the QFES, the third party is unwilling to retain the Sign, the Company agrees to remove the Sign at its own cost and will not claim compensation from the QFES but without limiting the application of clause 22 where the third party will not allow retention of the relevant Sign.

Thanks

Contrary to the public interest

Commercial Director – QLD

JCDecaux Australia & New Zealand

Contrary to the public interest

83 Main St, Kangaroo Point QLD 4169

JCDecaux acknowledges the Traditional Owners of the land on which we work, the Turrbal and Jagera People. We pay our respects to Elders past and present.



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From: Julie Hassangray <Julie.Hassangray@qfes.qld.gov.au>
Sent: Wednesday, 30 March 2022 11:02 AM
To: **Contrary to the public interest** <Contrary to the public interest@jcdecaux.com>; **Contrary to the public interest** <Contrary to the public interest@jcdecaux.com>; **Contrary to the public interest** <Contrary to the public interest@jcdecaux.com>
Cc: **Contrary to the public interest** <Contrary to the public interest@bne.catholic.net.au>
Subject: RE: Former Sandgate Fire Station - Brighton Road, Sandgate

This email has been received from an external source – please review carefully before clicking on any link opening attachments.

Hello **Contrary to the public interest**,

Can you please confirm any required information you need in readiness for the disposal of this property from QFES to the Catholic Church.

Kind Regards,

Julie Hassan Gray

Principal Property Officer, Property Services
Asset Services Directorate

Queensland Fire and Emergency Services

E Julie.Hassangray@qfes.qld.gov.au | **A** 125 Kedron Park Road, Kedron

Ph **Contrary to the public interest** | **P** GPO Box 1425, Brisbane QLD 4001

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QFES acknowledges and recognises Traditional owners as custodians of the lands where we work together with the communities of Queensland.

We pay our respects to Aboriginal and Torres Strait Islander ancestors of these lands, their spirits and their legacy.

From: Julie Hassangray
Sent: Wednesday, 30 March 2022 10:05 AM
To: **Contrary to the public interest** <Contrary to the public interest@bne.catholic.net.au>
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Subject: FW: Former Sandgate Fire Station - Brighton Road, Sandgate

Hello **Contrary to**,

As discussed, I have cc'd JCDecaux contacts regarding the billboard.

Please liaise with regarding any queries etc.

Kind Regards,

Julie Hassan Gray

Principal Property Officer, Property Services
Asset Services Directorate

Queensland Fire and Emergency Services

E Julie.Hassangray@qfes.qld.gov.au | A 125 Kedron Park Road, Kedron

Ph [REDACTED] | P GPO Box 1425, Brisbane QLD 4001

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From: Charis Lunney <charis.lunney@qfes.qld.gov.au>

Sent: Wednesday, 30 March 2022 9:48 AM

To: [REDACTED] <charis.lunney@qfes.qld.gov.au>; [REDACTED] <charis.lunney@qfes.qld.gov.au>

[REDACTED] <charis.lunney@qfes.qld.gov.au>; [REDACTED] <charis.lunney@qfes.qld.gov.au>

[REDACTED] <charis.lunney@qfes.qld.gov.au>

Cc: Julie Hassangray <Julie.Hassangray@qfes.qld.gov.au>

Subject: Former Sandgate Fire Station - Brighton Road, Sandgate

Good Morning,

As you would be aware, the former Sandgate fire station located on Brighton Road, Sandgate has been earmarked for disposal.

JCDecaux currently have a billboard asset located on this site.

Queensland Fire and Emergency Services has commenced discussions with a potential purchaser and under Clause 24 of our Licence Agreement with you, we are required to make effort to negotiate the transfer of the current licence to the third-party purchaser.

Can you please advise who is best suited to discuss this matter with, in your team?

I look forward to hearing from you.

Kind Regards,

Charis Lunney

Senior Property Officer, Property Services (Monday – Thursday)

[Asset Services Directorate](#)

Queensland Fire and Emergency Services

Ph 3635 3850 | M [REDACTED]

A 125 Kedron Park Road, Kedron

P GPO Box 1425, Brisbane QLD 4001

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Wanda Kropp

From: Julie Hassangray
Sent: Wednesday, 30 March 2022 11:02 AM
To: **Contrary to the public interest** @jcdecaux.com; **Contrary to the public interest**
Cc: **Contrary to the public interest**
Subject: RE: Former Sandgate Fire Station - Brighton Road, Sandgate

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Kind Regards,

Julie Hassan Gray

Principal Property Officer, Property Services
Asset Services Directorate

Queensland Fire and Emergency Services

E Julie.Hassangray@qfes.qld.gov.au | A 125 Kedron Park Road, Kedron

Ph **Contrary to the public interest** | P GPO Box 1425, Brisbane QLD 4001

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To: **Contrary to the public interest** @bne.catholic.net.au>
Cc: **Contrary to the public interest** @jcdecaux.com>; **Contrary to the public interest** @jcdecaux.com; **Contrary to the public interest** @jcdecaux.com>
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Principal Property Officer, Property Services
Asset Services Directorate

Queensland Fire and Emergency Services

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From: Charis Lunney <charis.lunney@qfes.qld.gov.au>

Sent: Wednesday, 30 March 2022 9:48 AM

To: **Contrary to the public interest** <@jcdecaux.com>; **Contrary to the public interest** <@jcdecaux.com>; **Contrary to the public interest** <@jcdecaux.com>

Cc: Julie Hassangray <Julie.Hassangray@qfes.qld.gov.au>

Subject: Former Sandgate Fire Station - Brighton Road, Sandgate

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Can you please advise who is best suited to discuss this matter with, in your team?

I look forward to hearing from you.

Kind Regards,

Charis Lunney

Senior Property Officer, Property Services (Monday – Thursday)

[Asset Services Directorate](#)

[Queensland Fire and Emergency Services](#)

Ph 3635 3850 | M **Contrary to the public interest**

A 125 Kedron Park Road, Kedron

P GPO Box 1425, Brisbane QLD 4001

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