Pages 1 through 2 redacted for the following reasons:

Access Refused - Cabinet Matter - Sch.3(2)(1)(b)
Jason Humphreys

Following from the briefing this evening with the Premier and Treasurer, Graeme asked me to send through some further material, being:

- Slide from a presentation indicating local participation for 1WS, as reported through State Development. The Map colours the postcodes (with the shading indicating values) where sub-contractors to the 1WS Builder are located.

Please contact me if you need anything further.

Regards

Paul Krautz
Project Delivery Director
Commercial Group I Queensland Treasury
Level 6, Executive Building, 100 George Street
P: 3035 1860 I E: paul.krautz@treasury.qld.gov.au

Queensland Government

Only an individual or entity who is intended to be a recipient of this e-mail may access or use the information contained in this e-mail or any of its attachments. Opinions contained in this e-mail or any of its attachments do not necessarily reflect the opinions of Queensland Treasury. The contents of this e-mail and any attachments are confidential and may be legally privileged and the subject of copyright. If you have received this e-mail in error, please notify Queensland Treasury immediately and erase all copies of the e-mail and the attachments. Queensland Treasury uses virus scanning software. However, it is not liable for viruses present in this e-mail or in any attachment.

RTI Document No.3
Status
Charter for Local Industry Content

SEQ 90%
Regional Qld 1%
Rest of Australia 9%
I assume you are fine with this?

MAW

Begin forwarded message:

From: Ashley Newcomb <Ashley.Newcomb@treasury.qld.gov.au>
Date: 11 June 2015 12:43:48 pm AEST
To: OUT-CLLO <QUT-CLLO@treasury.qld.gov.au>
Cc: Paul Krautz <Paul.Krautz@treasury.qld.gov.au>, Emily Griffiths <Emily.Griffiths@treasury.qld.gov.au>, Graeme Garrett <Graeme.Garrett@treasury.qld.gov.au>, Rosemary Holley <Rosemary.Holley@treasury.qld.gov.au>
Subject: confidential - 1WS - proposed visit by Acting Premier (the Deputy Premier) sometime AM Tue 16 June 2015

Dear CLLO

Subject to the concurrence of the Treasurer’s office, we would like to contact the Deputy Premier’s staff to start organising the logistics of this proposed site visit for personal protective equipment, etc.

We have hard hats, vests and safety glasses but will need to know if the DP or her staff have their own steel cap shoes. They may not wish to use the visitor ones on site (there are approx. 10 pairs, varying sizes).

It is understood that media will be attending. It is preferable that they bring their own steel cap shoes too.

There is also a brief site “sign in” induction process (for workplace health and safety) and we can attend to this when we know who is coming.

Can you please advise a suggested contact with the DP’s office through the Treasurer’s office?

Regards

Ashley Newcomb
Commercial Group
Queensland Treasury
Level 6, 100 George Street
Phone: 07 3035 1480
Mobile: Contrary to Public Interest
Email: ashley.newcomb@treasury.qld.gov.au
From: Ashley Newcomb  
Sent: Thursday, 11 June 2015 9:13 AM  
To: Michelle Fitzgerald  
Cc: Gavin Grahaee; Paul Krautz; Emily Griffiths  
Subject: 1WS - proposed visit by Acting Premier (the Deputy Premier) sometime AM Tue 16 June 2015

Hi Michelle,

We have been advised that the Acting Premier (the Deputy Premier) would like to visit the site sometime AM Tue 16 June 2015. We will come back to you with a time. It is understood that media will also be in attendance (Gavin – Paul will call you to discuss as you may need to alert Adrian Pozzo as you consider appropriate).

Could you please liaise with Brookfield as necessary.

Regards

Ashley Newcomb  
Commercial Group  
Queensland Treasury  
Level 6, 100 George Street  
Phone: 07 3035 1480  
Mobile:  Contrary to Public Interest  
Email: ashley.newcomb@treasury.qld.gov.au  
Web: www.treasury.qld.gov.au
Hi Jason

Graeme said you had some questions about the basis for the $60M savings per annum quoted by the previous government.

Please see the attached extract from Estimates hansard in 2013.

In 2013, the then Treasurer noted that the calculation was based on an overall area saving on the amount of office space that the government was to use in the Brisbane CBD. The target was to reduce the size of the government (owned and leased) office space from approx. 400,000 to 300,000 square metres.

The 100,000 square metre space saving was estimated by the then Minister for Housing and Public Works (who administers the office portfolio Statewide for govt agencies) to save $60M per annum adopting a gross rent equivalent of $600 per square metre per annum.

In summary, the basis for the $60M saving estimate was the more efficient use of office space across the government Brisbane CBD office portfolio (that was assisted by 1WS).

Please let me know if you have any other questions.

Regards

Ashley Newcomb
Commercial Group
Queensland Treasury
Level 6, 100 George Street
Phone: 07 3035 1480
Mobile: Contrary to Public Interest
Email: ashley.newcomb@treasury.qld.gov.au
Web: www.treasury.qld.gov.au
software. However, it is not liable for viruses present in this e-mail or in any attachment.
Mr NICHOLLS: I think you will find that the number that was in the independent Commission of Audit report in relation to the size of the Public Service—and I think they indicated that, relative to the size of government, the size of the Public Service was 18,500 larger than it needed to be. I think that number was a generally understood number for across government in terms of those services. I do not think there was anything particularly startling about that. I think that number was understood across government. I think, in terms of the decisions made by Public Works as to their accommodation, Public Works is responsible for government accommodation and for providing those numbers. If you want to ask the minister responsible for Public Works, I am sure he will be able to give you an answer as to where it came from.

Mr PITT: Treasurer, tonight you have talked again about the $60 million savings that you suggest will be forthcoming. Will you release all the modelling that justifies your claim of $60 million per year savings from selling government office buildings and relocating to 1 William Street?

Mr NICHOLLS: We went through quite a number of issues in relation to the $60 million annual savings. Can I say that the 1 William Street project as a project is a cracker of a project. It is up and running. It is employing 1,000 people a year. It is utilising private funds to provide employment and work here in Brisbane. It is turning what has been a dusty old eyesore into a building that will provide a home, and a suitable home, for our Public Service for decades to come. It will enable us to consolidate and provide services from one location and, as a result of being able to accommodate our Public Service in that building, we will be able to reduce our rental footprint very substantially. We have made significant progress in achieving the space reduction. At a higher level, about 100,000 square metres less space at a commercial rate of rental at $600 a square metre, which is the going rate, equates to about $60 million. So 100,000 square metres, $600—

Mr PITT: I am asking: is there modelling available and will you release it?

Mr NICHOLLS: Sorry?

Mr PITT: Is there modelling available that justifies this claim, because we have heard it spoken about? I would like to find out if modelling does exist, that it has been undertaken. If it does exist, will you release it?

Mr NICHOLLS: The work was undertaken by Projects Queensland around it all. In terms of a number of the details, they are necessarily commercial-in-confidence but the simple maths of the savings—

Mr PITT: With respect, commercial-in-confidence—

Mr NICHOLLS: I can tell you, here is the modelling: 100,000 square metres of let-able area no longer required by government; $600 per square metre; 100,000 by $600 is $60 million. That is the modelling.

Mr PITT: That is the modelling?

Mr NICHOLLS: That is how it is done.

Mr PITT: So it is back-of-the-envelope stuff and there was no actual work done?

Mr NICHOLLS: There is no need to make a program—

Mr PITT: I am asking a general question here, Treasurer. I am not trying to be smart. Why will you not release the modelling?

Mr NICHOLLS: There is undoubtedly a need on the part of the member to see something where there is nothing. There is quite simply a calculation that says we require 100,000 square metres less space as a result of the efficiencies we get out of 1 William Street. At $600 a square metre, which is the current commercial rate of rent, that is $60 million. On top of that there are the debt savings as a result of the QIC transaction, so we no longer need the buildings that we are moving out of over a period with QIC of $130 million over the forward forecasts and we are getting efficiencies as a result of not being stuck in old buildings with old spaces. A worker in a current building requires 18 square metres; in a new building they require just over 10 square metres. That is the way of modern buildings being developed. If you go down to 111 Eagle Street, if you go down to the HQ building towards the end of Fortitude Valley opposite the Fortitude Valley Police Station, you will see how new buildings are configured and how efficiencies are gained.

Mr PITT: Treasurer, this relates to lease terms for office buildings. In answer to non-government question on notice No. 5, it appears that you have either been unable to or refused to provide the information requested. However, in the right to information documents received by the Opposition yesterday, the lease terms for office buildings are included and the average lease costs of
Ok good, this confirms that the $13M figure Curtis used is a fair comparison – it’s the net rent impact across all Govt CBD office spaces.

L

This is the only story I could find that attempts to explain the $60 million figure:

It says:
The state engaged an independent expert to provide a comparative market analysis of lease costs and was advised the rates represent value for money.

However, sources close to government said that if public servants stayed in current buildings there would be further rental cost savings than 1 William Street – as much as 30 per cent. One building at 30 Makerston Street, where the government has 4500 sq m of space, has a current rent of $450 per square metre – $200 less than the new William Street tower.

Queensland Treasurer Tim Nicholls insisted the project would deliver significant overall cost savings. “Efficiencies achieved in the design and fit-out of 1 William Street will mean the government will be able to reduce its footprint in inner-city office space by approximately 100,000 sq m,” he said.

“This will result in a rent saving of approximately $60 million per year based on current commercial rates.”
Hi Martin

Please note that 8am for the site visit has been ok’d by Cbus Property and is being organised by Brookfield Multiplex.

Please advise the group to meet at the Brookfield Multiplex office before 8am, ground level, 80 George St (Parliament House end - behind the Deck on George café). We will be there from 7.45am to start giving out PPE gear. We also confirm that that the site visit needs to be completed by 8.45am for the Treasurer.

As discussed, please find below notes re PPPs, etc, for the Treasurer for the site visit and possibly background info for the Cbus Property meeting at 4.30 today. If you would like this in a different format, please let me know.

Public Private Partnerships (PPP)

- This Government continues to investigate opportunities that represent value for money for Queenslanders.
- One such opportunity is private sector investment in the State’s infrastructure needs.
- Delivery models, such as a Public, Private, Partnership (PPP), have the potential to allocate risk appropriately, increase innovation and deliver acceptable outcomes for both Government and the private sector investor.
- PPPs are typically structured so the private sector party who builds the infrastructure is also the party responsible for its availability, condition and performance on a whole-of-life basis.
- The asset built by the PPP model is then transferred back to Government ownership at the end of the contract period.
- It is important to note that PPPs are not free for the Government but have the potential to deliver infrastructure needs with the assistance of the private sector.

Establishment of Cbus Property presence in South East Queensland

- Cbus Property is a wholly owned subsidiary of Cbus, the industry superannuation fund for the construction, building & allied industries, with funds under management currently exceeding $30.0 billion. As part of the portfolio, Cbus is a significant investor in the property industry throughout Australia and has in excess of 800,000 members nationally.
- 1WS is Cbus Property’s first development in South East Queensland representing an investment of $800m and its commitment continues to grow with recent purchases of 443 Queen Street and 185 Wharf Street, Spring Hill. These developments build on its parent company Cbus investments in Queensland to a total of $2b including such infrastructure assets as Port of Brisbane and Brisbane Airport Corporation.
- Cbus Property are encouraged by the recently released directions paper “Delivering an Infrastructure Plan for Queensland” believing it will contribute to building confidence with ongoing corporate and private investment in the State.

Construction – supplier contracts

- Overall the builder, Brookfield Multiplex is working with more than 100 subcontractors and suppliers during construction.
- As at end January 2015 the ‘Local Industry Policy – Project Progress Report’ summarised the project 1WS contracts including base build and integrated fitout:
Contracts by source of manufacture:
- South East Queensland 61%
- Rest of Australia & New Zealand 11%
- Imported 28%

Contracts by source of supply:
- South East Queensland over $220M
- Rest of Australia & New Zealand over $23M

Note: next report is due July 2015.

Background
- State entered Project Deed with Cbus Property (as Developer) on 21 December 2012 for the Developer to construct a 75,000sqm net lettable area multi-storey office tower and for the State to commit to entering into a sub-lease for a term of 15 years at completion of the building.
- The land is leased to Cbus Property (or their successors in title) for a period of 99 years for $1 per annum. The land and improvements are then returned to the State in good order for no additional cost to the State.

The delivery method of the base build is referred to as an ‘integrated fitout’ which means that the fitout will be complete within the same time frame as the building.

Please call should you need anything further. Also, any last minute A/H changes, our mobiles are:

Paul Krautz
Ashley Newcomb
Emily Griffiths

Regards
Emily

Emily Griffiths
Transition and Communications Coordinator (1 William St)
Commercial Group
Queensland Treasury
Level 6, 100 George Street, Brisbane
Phone: 3035 1439
Email: emily.griffiths@treasury.qld.gov.au
Web: www.treasurer.qld.gov.au

From: Emily Griffiths
Sent: Monday, 15 June 2015 11:44 AM
To: Martin.Philip
Cc: Graeme Garrett; Paul Krautz; Ashley Newcomb
Subject: 1WS messaging

Hi Martin

FYI it will be around 2pm today that we will have the background info to you for the site visit tomorrow. The developer Cbus Property is assisting us in pulling together some information and they are working towards a deadline of 2pm.
Also, Cbus Property have notified us that their CEO Adrian Pozzo will be onsite in the morning and will be part of the team escorting the group on the site visit.

Kind regards
Emily

Emily Griffiths
Transition and Communications Coordinator (1 William St)
Commercial Group
Queensland Treasury
Level 6, 100 George Street, Brisbane
Phone: 3035 1439
Email: emily.griffiths@treasury.qld.gov.au
Web: www.treasury.qld.gov.au

Queensland Government

====================================================================================================

Only an individual or entity who is intended to be a recipient of this e-mail may access or use the information contained in this e-mail or any of its attachments. Opinions contained in this e-mail or any of its attachments do not necessarily reflect the opinions of Queensland Treasury. The contents of this e-mail and any attachments are confidential and may be legally privileged and the subject of copyright. If you have received this e-mail in error, please notify Queensland Treasury immediately and erase all copies of the e-mail and the attachments. Queensland Treasury uses virus scanning software. However, it is not liable for viruses present in this e-mail or in any attachment.

====================================================================================================
From: Angela MacDonagh
Sent: Monday, 15 June 2015 12:52 PM
To: Jason Humphreys
Cc: Matt Collins; Chris Taylor; Martin Philip; Susan McGrady; Lachlan Smith; Tim Linley
Subject: Re: 1 William Street

Regards

Angela MacDonagh
Chief of Staff
Office of the Premier

Sent from my iPhone

On 15 Jun 2015, at 12:48 pm, Jason Humphreys <Jason.Humphreys@ministerial.qld.gov.au> wrote:

Pls see below advice from Ipswich Electorate Office (provided to Chris Fardon our Caucus Liaison Officer)
Jennifer was contacted this morning by her constituent, P, who requested to ensure that the government was aware that the timbers (most if not all) and the contractors are from Queensland, that the work is, for many of the contractors, the biggest order they have had all year, and they are not necessarily making huge profit margins off the orders. Further, they take great pride in their work and there are many benefits to timber panelling over gyprock, etc.

Says that there will be many local (Ipswich) workers adversely affected if the orders are cancelled.

Jennifer has asked me to pass this feedback on to the Treasurer.

Karen Newton JP (Qual)
A/Electorate Officer
Jennifer Howard MP
Ph: 07 3447 2100
Fax 07 3447 2109
From: Angela MacDonagh
Sent: Monday, 15 June 2015 12:52 PM
To: Jason Humphreys
Cc: Matt Collins; Chris Taylor; Martin Philip; Susan McGrady; Lachlan Smith; Tim Linley
Subject: Re: 1 William Street
Attachments: image003.png

Regards
Angela MacDonagh
Chief of Staff
Office of the Premier

Sent from my iPhone

On 15 Jun 2015, at 12:48 pm, Jason Humphreys <Jason.Humphreys@ministerial.qld.gov.au> wrote:

Pls see below advice from Ipswich Electorate Office (provided to Chris Fardon our Caucus Liaison Officer)

Jason Humphreys
Chief of Staff
Office of the Hon. Curtis Pitt MP
Treasurer
Minister for Employment and Industrial Relations
Minister for Aboriginal and Torres Strait Islander Partnerships
P 07 3719 7206 | Email: Jason.humphreys@ministerial.qld.gov.au
Executive Building 100 George Street Brisbane QLD 4000
GPO Box 611 Brisbane QLD 4001

From: Ipswich Electorate Office [mailto:ipswich@parliament.qld.gov.au]
Sent: Monday, 15 June 2015 10:17 AM
To: Chris Fardon
Subject: 1 William Street

Hi Chris,

Jennifer was contacted this morning by her constituent, called in response to the TV news item last night (14 June 2015) regarding 1 William Street and the “palatial” timber floors, etc... wanted to ensure that the government was aware that the timbers (most if not all) and the contractors are from Queensland, that the work is, for many of the contractors, the biggest order they have had all year, and they are not necessarily making huge profit margins off the orders. Further, they take great pride in their work and there are many benefits to timber panelling over gyprock, etc.

says that there will be many local (Ipswich) workers adversely affected if the orders are cancelled.
Jennifer has asked me to pass this feedback on to the Treasurer.

Karen Newton JP (Qual)
A/Electorate Officer
Jennifer Howard MP

Ph: 07 3447 2100
Fax 07 3447 2109
Pis see below advice from Ipswich Electorate Office (provided to Chris Fardon our Caucus Liaison Officer)

Hi Chris,

Jennifer was contacted this morning by her constituent, called in response to the TV news item last night (14 June 2015) regarding 1 William Street and the "palatial" timber floors, etc. She wanted to ensure that the government was aware that the timbers (most if not all) and the contractors are from Queensland, that the work is, for many of the contractors, the biggest order they have had all year, and they are not necessarily making huge profit margins off the orders. Further, they take great pride in their work and there are many benefits to timber panelling over gyprock, etc.

She says that there will be many local (Ipswich) workers adversely affected if the orders are cancelled.

Jennifer has asked me to pass this feedback on to the Treasurer.

Karen Newton JP (Qual)
A/Electorate Officer
Jennifer Howard MP
Ph: 07 3447 2100
Fax 07 3447 2109
Hi Martin

FYI it will be around 2pm today that we will have the background info to you for the site visit tomorrow. The developer Cbus Property is assisting us in pulling together some information and they are working towards a deadline of 2pm.

Also, Cbus Property have notified us that their CEO Adrian Pozzo will be onsite in the morning and will be part of the team escorting the group on the site visit.

Kind regards

Emily

Emily Griffiths
Transition and Communications Coordinator (1 William St)
Commercial Group
Queensland Treasury
Level 6, 100 George Street, Brisbane
Phone: 3035 1439
Email: emily.griffiths@treasury.qld.gov.au
Web: www.treasurv.qld.gov.au
Pages 23 through 48 redacted for the following reasons:

Access Refused - Cabinet Matter - Sch.3(2)(1)(a)&(b)
Access Refused - Cabinet Matter - Sch.3(2)(1)(b)
Lachlan Smith
Principal Advisor
Office of the Hon Curtis Pitt MP
Ph: Contrary to Public Interest

Sent from my iPhone, please excuse brevity.
Hi Peter,

Thanks,

Lachlan

Sch. 3(2)(1)(b)
Lachlan Smith

From: Peter Nibbs  
Sent: Thursday, 14 May 2015 10:43 AM  
To: Lachlan Smith  
Cc: Jason Humphreys; John Crawford  
Subject: RE: 1WS

Lachlan...

Yes – that’s right.

There is a diary entry for 6pm next Tuesday for 30 minutes for a

This was arranged through our diary secretary, so am assuming it has been run past other offices as well.

Let us know if there are any issues and we can get the diary whisperers to liaise.

Peter

From: Lachlan Smith  
Sent: Thursday, 14 May 2015 9:19 AM  
To: Peter Nibbs  
Cc: Jason Humphreys; John Crawford  
Subject: IWS

CABINET-IN-CONFIDENCE

Hi Peter,

Thanks,

Lachlan

Lachlan Smith
Principal Advisor
Office of the Hon. Curtis Pitt MP
Treasurer
Minister for Employment and Industrial Relations
Minister for Aboriginal and Torres Strait Islander Partnerships
P 07 3719 7221  
E lachlan.smith@ministerial.qld.gov.au  
Executive Building 100 George Street Brisbane QLD 4000  
GPO Box 611 Brisbane QLD 4001

Queensland Government
Hi Peter
Any specific aspects of 1WS or just a general briefing session?
Thanks

John Crawford
Contrary to Public Interest

From: Peter Nibbs
Sent: Thursday, 14 May 2015 10:43 AM
To: Lachlan Smith
Cc: Jason Humphreys; John Crawford
Subject: RE: 1WS

Lachlan...

Yes – that’s right.

There is a diary entry for 6pm next Tuesday for 30 minutes for a

This was arranged through our diary secretary, so am assuming it has been run past other offices as well.

Let us know if there are any issues and we can get the diary whisperers to liaise.

Peter

From: Lachlan Smith
Sent: Thursday, 14 May 2015 9:19 AM
To: Peter Nibbs
Cc: Jason Humphreys; John Crawford
Subject: 1WS

CABINET-IN-CONFIDENCE

Hi Peter,

Thanks,

Lachlan
Mostly a general briefing but including things like:

Sch. 3(2)(1)(b)

Peter

Hi Peter
Any specific aspects of 1WS or just a general briefing session?
Thanks

John Crawford
Contrary to Public Interest

Lachlan...
Yes – that’s right.

There is a diary entry for 6pm next Tuesday for 30 minutes for a

Sch. 3(2)(1)(b)

This was arranged through our diary secretary, so am assuming it has been run past other offices as well.

Let us know if there are any issues and we can get the diary whisperers to liaise.

Peter
Hi Peter,

Thanks,

Lachlan

Sch. 3(2)(1)(b)
Lachlan Smith

From: Jason Humphreys
Sent: Thursday, 14 May 2015 8:46 PM
To: Lachlan Smith
Subject: Fwd: 1WS
Attachments: image003.png

Is this in CP & your diary? Who from Treasury's going?

Regards

Jason Humphreys
Chief of Staff
Office of the Hon. Curtis Pitt MP Treasurer
Phone: (07) 3719 7206
Mobile: Contrary to Public Interest

Begin forwarded message:

From: Peter Nibbs <Peter.Nibbs@ministerial.qld.gov.au>
Date: 14 May 2015 11:42:45 am AEST
To: John Crawford <John.Crawford@ministerial.qld.gov.au>
Cc: Jason Humphreys <Jason.Humphreys@ministerial.qld.gov.au>, Lachlan Smith <Lachlan.Smith@ministerial.qld.gov.au>
Subject: RE: 1WS

John...

Mostly a general briefing but including things like:

Sch. 3(2)(1)(b)

Peter

From: John Crawford
Sent: Thursday, 14 May 2015 11:02 AM
To: Peter Nibbs
Cc: Jason Humphreys; Lachlan Smith
Subject: RE: 1WS

Hi Peter
Any specific aspects of 1WS or just a general briefing session?
Thanks

John Crawford
From: Peter Nibbs
Sent: Thursday, 14 May 2015 10:43 AM
To: Lachlan Smith
Cc: Jason Humphreys; John Crawford
Subject: RE: 1WS

Lachlan...

Yes – that’s right.

There is a diary entry for 6pm next Tuesday for 30 minutes for a
Sch. 3(2)(1)(b)

This was arranged through our diary secretary, so am assuming it has been run past other offices as well.

Let us know if there are any issues and we can get the diary whisperers to liaise.

Peter

From: Lachlan Smith
Sent: Thursday, 14 May 2015 9:19 AM
To: Peter Nibbs
Cc: Jason Humphreys; John Crawford
Subject: IWS

CABINET-IN-CONFIDENCE

Hi Peter,

Sch. 3(2)(1)(b)

Thanks,

Lachlan

Lachlan Smith
Principal Advisor
Office of the Hon. Curtis Pitt MP
Treasurer,
Minister for Employment and Industrial Relations
Minister for Aboriginal and Torres Strait Islander Partnerships
P 07 3719 7221 | E lachlan.smith@ministerial.qld.gov.au
Executive Building 100 George Street Brisbane QLD 4000
GPO Box 611 Brisbane QLD 4001
It's in CPs diary and I'm happy to go. Best person from Treasury is probably Graeme Garrett from PQ.

On 14 May 2015, at 8:46 pm, Jason Humphreys <Jason.Humphreys@ministerial.qld.gov.au> wrote:

L

Is this in CP & your diary? Who from Treasury's going?

Regards

Jason Humphreys
Chief of Staff
Office of the Hon. Curtis Pitt MP Treasurer
Phone: (07) 3719 7206
Mobile: Contrary to Public Interest

Begin forwarded message:

From: Peter Nibbs <Peter.Nibbs@ministerial.qld.gov.au>
Date: 14 May 2015 11:42:45 am AEST
To: John Crawford <John.Crawford@ministerial.qld.gov.au>
Cc: Jason Humphreys <Jason.Humphreys@ministerial.qld.gov.au>, Lachlan Smith <Lachlan.Smith@ministerial.qld.gov.au>
Subject: RE: 1WS

John...

Mostly a general briefing but including things like:

Sch. 3(2)(1)(b)

Peter

From: John Crawford
Sent: Thursday, 14 May 2015 11:02 AM
To: Peter Nibbs
Cc: Jason Humphreys; Lachlan Smith
Subject: RE: 1WS
Hi Peter
Any specific aspects of 1WS or just a general briefing session?
Thanks

John Crawford
Contrary to Public Interest

From: Peter Nibbs
Sent: Thursday, 14 May 2015 10:43 AM
To: Lachlan Smith
Cc: Jason Humphreys; John Crawford
Subject: RE: 1WS

Lachlan...

Yes – that’s right.

There is a diary entry for 6pm next Tuesday for 30 minutes for a
This was arranged through our diary secretary, so am assuming it has been run past
other offices as well.

Let us know if there are any issues and we can get the diary whisperers to liaise.

Peter

From: Lachlan Smith
Sent: Thursday, 14 May 2015 9:19 AM
To: Peter Nibbs
Cc: Jason Humphreys; John Crawford
Subject: 1WS

CABINET-IN-CONFIDENCE

Hi Peter,

Thanks,

Lachlan

Lachlan Smith
Principal Advisor
Office of the Hon. Curtis Pitt MP
Treasurer
Minister for Employment and Industrial Relations
Minister for Aboriginal and Torres Strait Islander Partnerships
RTI Document No.62
For your information.

We’ll get the amendments to you as soon as possible once received. Not sure if there is a view at your end on whether we need to change this to an Sch. 3(2)(1)(b)

Regards
Rosemary

From: Paul Krautz
Sent: Thursday, 14 May 2015 6:42 PM
To: Rosemary Holley
Cc: Ashley Newcomb
Subject: 1WS CabSub

Rosemary

We have just had a meeting with the DG of DHPW, wherein some alterations were requested to the Sub. Some are just typos, but some relate to the heart of the recommendations.

I will call as soon as possible in the morning and send alterations through by mid-morning I hope.

Finally, they are again pushing that the Sub be a Sch. 3(2)(1)(b)

Regards
Paul

Paul Krautz
Project Delivery Director
Projects Queensland I Queensland Treasury
Level 6, Executive Building, 100 George Street
P: 3035 1860 I M: Contrary to Public Int. Inter. paul.krautz@projectsqueensland.qld.gov.au

Queensland Government

*******************************************************************************
******************************************************************************* Only an individual or entity who is intended to be a recipient of this e-mail may access or use the information contained in this e-mail or any of its attachments. Opinions contained in this e-mail or any of its attachments do not necessarily reflect the opinions of Queensland Treasury and Trade. The contents of this e-mail and any attachments are confidential and may be legally privileged and the subject of copyright. If you have received this e-mail in error, please notify Queensland Treasury and Trade immediately and erase all copies of the e-mail and the attachments. Queensland Treasury and Trade uses virus scanning software. However,
it is not liable for viruses present in this e-mail or in any attachment.
From: Ashley Newcomb
Sent: Friday, 15 May 2015 4:36 PM
To: Graeme Garrett
Cc: Paul Krautz; Emily Griffiths
Subject: 1WS - questions about a customer service counter in 1WS and subleasing space to Australian Government agencies

Hi Graeme – please see following and the attached.
Customer service counter in 1WS

- Inclusion of a customer service counter was listed as an option in the original Request for Proposal to the shortlisted proponents in 2012.
- The requirement was removed by the State during the clarifications of the State requirements (State Brief) with the successful developer, Cbus Property, in 2013. This was on the basis that a State government customer service centre (offering driver licencing, registration, business licencing and general govt enquiries) was already located at 33 Charlotte Street.
- There has always been a requirement in the Brief for the State to have a counter in the foyer of 1 William Street for security and assistance, and the State also has a non-exclusive right to 70m2 in the Foyer space for exhibitions and displays.
- A customer service counter could be included in 1 William Street if required, but would require some renegotiation of leasing areas with Cbus Property.

Subleasing space to the Australian Government

- The previous government direction earmarked up to 15,000m2 of space in 1WS to be subleased to the private sector.
any attachments are confidential and may be legally privileged and the subject of copyright. If you have received this e-mail in error, please notify Queensland Treasury and Trade immediately and erase all copies of the e-mail and the attachments. Queensland Treasury and Trade uses virus scanning software. However, it is not liable for viruses present in this e-mail or in any attachment.

******************************************************************************
******************************************************************************
Pages 68 through 69 redacted for the following reasons:

Access Refused - Contrary to Public Interest
Access by way of a copy to this document is refused - is a published item and is subject to copyright. Access by inspection only.
From: John O'Connell <John.O'Connell@treasury.qld.gov.au>
Sent: Tuesday, 19 May 2015 2:55 PM
To: Jason Humphreys; Lachlan Smith
Cc: Graeme Garrett; Paul Krautz
Subject: FW: Briefing of Premier - 1WS

Jason, Lachlan

I assume you are aware of this briefing. Graeme will attend with Paul.

John

From: Peter Nibbs [mailto:Peter.Nibbs@ministerial.qld.gov.au]
Sent: Tuesday, 19 May 2015 12:21 PM
To: Craig.Wilson@premiers.qld.gov.au; Paul Krautz
Cc: anthony.crack@premiers.qld.gov.au; John O'Connell
Subject: RE: Briefing of Premier - 1WS

Craig...

At this stage, the briefing is still on at 6pm – at Parliament House.

If there are any further updates, will let you know.

Peter

From: Craig Wilson [mailto:Craig.Wilson@premiers.qld.gov.au]
Sent: Tuesday, 19 May 2015 12:11 PM
To: paul.krautz@treasury.qld.gov.au; Peter Nibbs
Cc: Anthony Crack; John O'connell
Subject: RE: Briefing of Premier - 1WS

Paul

I still have not heard a time for this briefing so think it will not occur. My DG has asked if you would forward to me, for him, an appropriate slide deck which he can have at his fingertips.

Thanks
Craig
Hi Paul

Per our chat, glad if you can be ready to provide the Premier with a briefing on 1WS –

Please feel free to sit with me and Anthony Crack beforehand.

Thanks
Craig
of the e-mail and the attachments. Queensland Treasury and Trade uses virus scanning software. However, it is not liable for viruses present in this e-mail or in any attachment.

-----------------------------------------------------------------------------------
-----------------------------------------------------------------------------------
-----------------------------------------------------------------------------------
Begin forwarded message:

From: Pina Carbone <Pina.Carbone@premiers.qld.gov.au>
Date: 3 June 2015 7:51:08 am AEST
To: Graham Marshall <Graham.Marshall@premiers.qld.gov.au>, Bernadette Zerba <Bernadette.Zerba@premiers.qld.gov.au>, Treasury <cllo.support@treasury.qld.gov.au>

This email is intended only for the addressee. Its use is limited to that intended by the author at the time and it is not to be distributed without the author's consent. Unless otherwise stated, the State of Queensland accepts no liability for the contents of this email except where subsequently confirmed in writing. The opinions expressed in this email are those of the author and do not necessarily represent the views of the State of Queensland. This email is confidential and may be subject to a claim of legal privilege. If you have received this email in error, please notify the author and delete this message immediately.
Pages 119 through 274 redacted for the following reasons:
Access Refused - Cabinet Matter - Sch.3(2)(1)(a)&(b)
Access Refused - Cabinet Matter - Sch.3(2)(1)(b)
Lines

Premier's doing presser in 30 mins

9 floors unlettable

We're moving in

Regards

Jason Humphreys
Chief of Staff
Office of the Hon. Curtis Pitt MP Treasurer
Phone: (07) 3719 7206
Mobile: Contrary to Public Interest
Pages 276 through 284 redacted for the following reasons:

Access Refused - Cabinet Matter - Sch.3(2)(1)(a)&(b)
Access Refused - Contempt of Parliament - Sch.3(6)(c)(ii)
Might help if anybody else is standing up on this today.

L
1 William Street fact sheet

Size
• 75,000m² Lease – incl. 15,000m² Sub-Lease.
• 5,400 occupants in total.
• Between 1,250 and 1,800 additional public servants will occupy levels 3-9.

Status
• 50% complete.
• Approx. 100 days ahead of schedule.
• Final completion date is 30 November 2016
• Still, if State is deemed to have delayed construction sequence, we are liable for up to $140,000 per day under the contract – another reason why we couldn’t make large scale changes to the building’s configuration

Cost
• $1.14 Billion in operating lease payments over 15 year contract
• State pays $650sqM p.a. – market rate low $500sqM p.a.
• Projected additional net rent impact for the State in having 1WS added to the State’s CBD office space is approximately $13M in 2016-17 alone – the notion that we are somehow saving $60M is simply not true in the washup of this disastrous project.
Options looked at:

- Changing building configuration = between $6M-$12M
- Moving Ministers to 111 George or 33 Charlotte Street = $52M
- Leaving floors 3-9 vacant = up to $200m over 15 years
- Subsidising private sector rents = up to $42M

Option chosen:

- Minimum intervention – cost neutral.
- Any minor reconfiguration costs met by $1M in savings identified on fit-out.
- High-rise levels – all Ministers with DGs
- Mid-rise levels – central agencies – DPC, Treasury, DILGP
- Low-rise levels – one agency – either TMR or Health
Auditor General

Lets look at exactly what the Auditor General said about 1 William Street in his Audit of State Public Sector Entities, tabled in Parliament on 10 December 2013:

His key findings, as stated by the Auditor General, were:

"No business case was developed, which is an expectation under the value for money frameworks"

"Government buildings were sold by the State... which represented an accounting loss on sale of $237 million."

"...the market was not tested to determine if a higher or lower sale price would have been achieved by selling the properties through a competitive sale process"

He went on to say that the sale and leasback of 7 CBD properties without market competition resulted in a transaction that "was not at arm’s length".

Fair value for these properties was independently valued at $764 million.

This is why Building Queensland is important.
Ta mate... Good HIB

Kerryn Manifold
Deputy Director-Government Media Unit
Office of the Hon. Annastacia Palaszczuk MP
Premier of Queensland and Minister for the Arts
Queensland Government
P 07 3719 7023 M Contrary to Public Interest
Executive Building 100 George Street, Brisbane QLD 4000
PO Box 15185 City East QLD 4002

From: Martin Philip
Sent: Tuesday, 16 June 2015 9:14 AM
To: @Premiers Media
Cc: Jason Humphreys; Lachlan Smith; Scott Forbes; Bart Mellish
Subject: HIB - 1WS

Martin Philip
Senior Media Advisor
Office of the Hon. Curtis Pitt MP
Treasurer
Minister for Employment and Industrial Relations
Minister for Aboriginal and Torres Strait Islander Partnerships
Queensland Government
P 07 3719 7212 M Contrary to Public Interest Email: martin.philip@ministerial.qld.gov.au
Executive Building 100 George Street Brisbane QLD 4000
GPO Box 611 Brisbane QLD 4001
Subject: 1WS - fitout update and ICT
Location: level 9
Start: Tue 23/06/2015 2:30 PM
End: Tue 23/06/2015 3:00 PM
Show Time As: Tentative
Recurrence: (none)
Organizer: Ashley Newcomb
Hi Lachlan

Guessing you are flat out after yesterday.

Subject to your availability, we would appreciate catching up with you for 30 mins sometime before 1pm.

If you don’t have 30mins spare we can give you a very compressed 5 min briefing should that assist. We need to give you the head up on a few matters for 1WS.

(Paul has left you a voicemail as well)

Regards

Ashley Newcomb
Commercial Group
Queensland Treasury
Level 6, 100 George Street
Phone: 07 3035 1480
Mobile
Email: ashley.newcomb@treasury.qld.gov.au
Web: www.treasurv.qld.gov.au
Lachlan Smith

From: Paul Krautz <Paul.Krautz@treasury.qld.gov.au>
Sent: Thursday, 25 June 2015 11:33 AM
To: Lachlan Smith
Cc: Ashley Newcomb
Subject: 1WS ICT and Stack

Lachlan

Any chance of 15 minutes with you sometime today or tomorrow to check in on some matters with 1 William Street?

Thanks

Paul

Paul Krautz
Project Delivery Director
Commercial Group I Queensland Treasury
Level 6, Executive Building, 100 George Street
P: 3035 1860 I M: 3035 1861 I E: paul.krautz@treasury.qld.gov.au

Queensland
Government

***************************************************************************** Only an individual or entity who is intended to be a recipient of this e-mail may access or use the information contained in this e-mail or any of its attachments. Opinions contained in this e-mail or any of its attachments do not necessarily reflect the opinions of Queensland Treasury. The contents of this e-mail and any attachments are confidential and may be legally privileged and the subject of copyright. If you have received this e-mail in error, please notify Queensland Treasury immediately and erase all copies of the e-mail and the attachments. Queensland Treasury uses virus scanning software. However, it is not liable for viruses present in this e-mail or in any attachment.
*****************************************************************************