

prospectus //

Own part of Bundaberg's
best medical precinct





AN INVITATION TO INVEST IN BUNDABERG'S LEADING HEALTH PRECINCT

Since 1946 the Friendly Society Private Hospital (known fondly as the Friendlies) has always looked for ways to grow and develop its facilities and services in line with community needs.

We have been blessed with strong growth resulting in continued development and the ongoing expansion of healthcare services and specialties. This has undoubtedly delivered better health outcomes for patients within the Bundaberg and Wide Bay communities.

We are excited to introduce our latest expansion project, due to be completed in 2014. The uniquely designed medical consulting suites facility is being purpose built to meet growing community healthcare needs, both now and into the future. This in turn provides opportunities for your practice and for your career.

Now is the right time for you to invest in Bundaberg's largest and leading healthcare precinct. At the Friendly Society Private Hospital we pride ourselves on being forward thinking, innovative and continuously pursuing services for the ever growing community and their healthcare needs. To this end we are driving business growth within the medical sector, the size and scope of this upcoming development provides unique opportunities within the region's healthcare industry that you now have the chance to be a part of.

With an unmatched record and reputation in the community it is with great pleasure that we invite you to partner with us as we grow to meet the healthcare demands of our community.

We are here to support your investment decisions and look forward to building partnerships of the future. I look forward to speaking with you further about this opportunity.



"...purpose built to meet growing community healthcare needs, both now and into the future."

ALAN COOPER

CEO of Bundaberg Friendly Society Medical Institute Ltd,
Friendly Society Private Hospital and Friendly Society Pharmacy.

THE RIGHT CHOICE TO GROW YOUR BUSINESS.

THE RIGHT TIME

THE RIGHT AREA

THE RIGHT SUPPORT

THE RIGHT VALUES



YOUR OPPORTUNITY

Are you a Specialist or GP looking to:

- Grow your existing practice?
- Establish your practice?
- Establish primary or secondary consulting rooms with convenient access to hospital facilities and services?

You have the opportunity to work with:

- The largest private facility in the region with a comprehensive range of services and state of the art technology
- A healthcare provider with 65 years experience and a reputation for excellence
- The newest \$30m healthcare development in the region, including leading cardiac services
- Outstanding medical, nursing & allied health professionals based at the Friendlies

We offer:

- Medical consulting suites for purchase, the size and fitout is at your own choosing to meet your needs
- Hospital services which are complementary to your patient outcomes
- Increased access to private hospital beds
- A location that provides easy access for your patients to utilise your services and those located within the Friendlies precinct



THE RIGHT TIME

Now is the right time to invest in Bundaberg's leading healthcare precinct. We are accepting expressions of interest and offer you the opportunity to:

- Purchase strata title medical suites, located in Crofton Street and adjacent to the Friendly Society Private Hospital
- Customise the fit-out to suit your practice and built to your expectations
- Be a part of the Friendlies monster plan that spans over the next 10-20 years
- Own medical consulting suites that play an integral part of the future of the Friendly Society Private Hospital
- Align your practice with the Friendly Society Private Hospital; the premier health facility in the Wide Bay Region that will continue to grow with the view to becoming the centre of healthcare excellence within the region



MEDICAL CONSULTING SUITES DEVELOPMENT

We are building a whole new specialist consulting facility adjacent to the Friendly Society Private Hospital on Crofton Street in Bundaberg. This facility will create space for up to 30 specialist suites for specialists, GP's and Medical Professionals to run their own independent practices from their very own suites. This facility provides the benefit of easy access to the hospital's services and facilities and the option to consult and treat within arms reach of Bundaberg and the Wide Bay's leading medical precinct.

We are offering a range of purchase options and suite size options are variable depending on your needs.

The development has been designed by leading Brisbane Architectural Firm Philips Smith Conwell (PSC). PSC also designed the recent Stage 5 development at the Friendly Society Private Hospital and have approached this development with the view to creating a high end finish that is suitable for a medical consulting suite and a private practice setting. The materials and finishes complement and pick up on themes present in the existing hospital to create the appearance that the complex is part of the same precinct.

The fit-out and interior design of the suites is at the discretion of the purchasers. Some examples of the types of configurations achievable are shown overleaf:

Individual Suites For Sale

- First class, exclusive medical suites and associated parking
- A range of purchase options are available
- Choose the space you need for your practice
- Design and select your final fit-out and finishes

Make the best choice for your business

Align your practice with our outstanding reputation, one that is recognised by our community. We are proud of our reputation for excellence and the provision of total quality care that has been built over the past 65 years and stems from our foundations as a values based organisation that creates a mission and culture to attract the right sort of people.

THE RIGHT VALUES

The Characteristics We Value:

- | | | |
|------------|---------------|-------------------|
| • Respect | • Courtesy | • Equality |
| • Honesty | • Diligence | • Friendly |
| • Wisdom | • Fair – Just | • Reliable |
| • Teamwork | • Compassion | • Professionalism |

THE SITE PLAN (STCA)

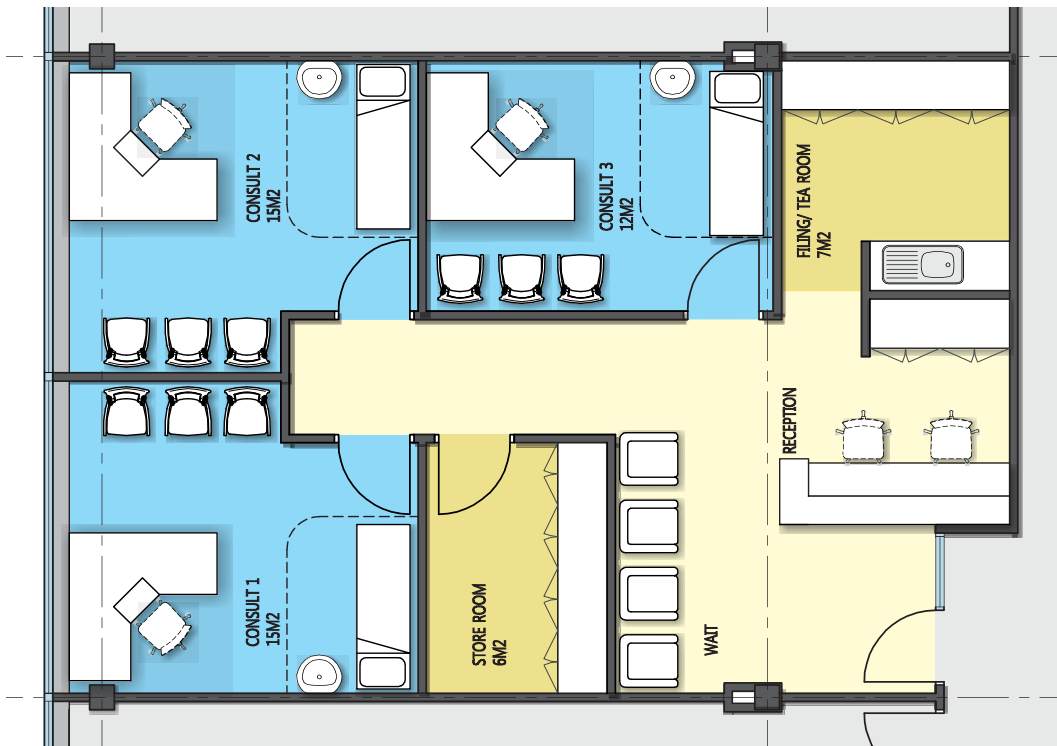


TYPICAL FLOOR PLAN (STCA)



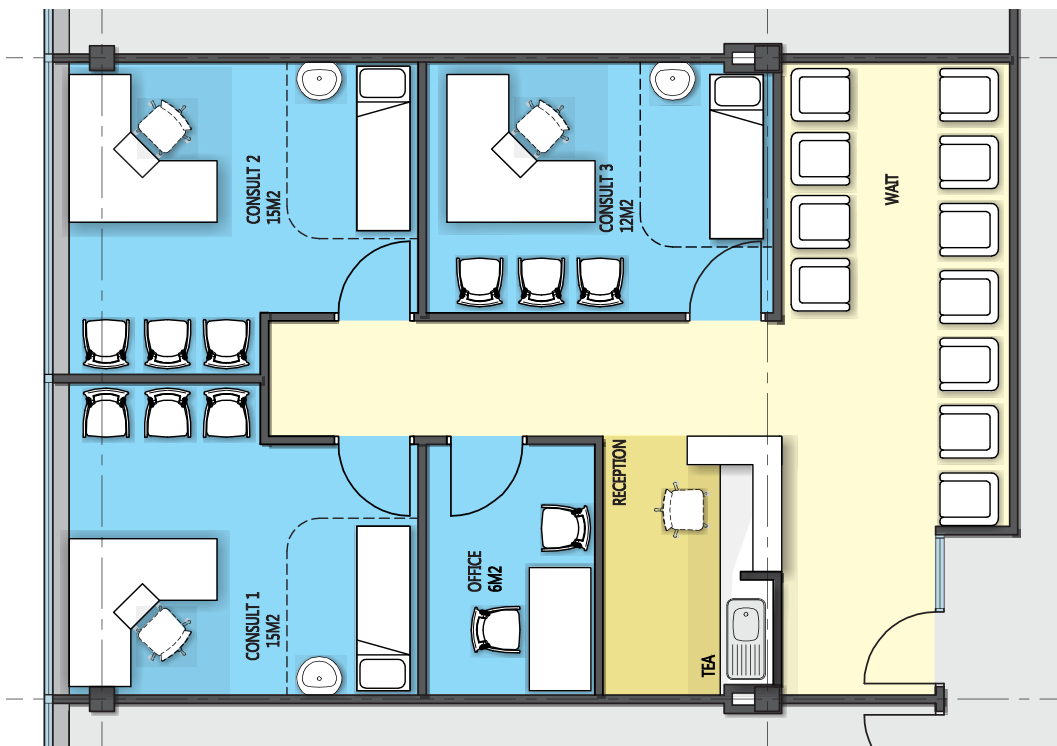
TYPICAL FLOOR PLAN: LEVELS 1,2 & 3
Medical Suite Development
 Crofton Street, Bundaberg

SINGLE TENANCY FLOOR PLAN OPTIONS (STCA)



SINGLE TENANCY FLOOR PLAN OPTION 1
Approx. 87m² - 3 Consulting Rooms

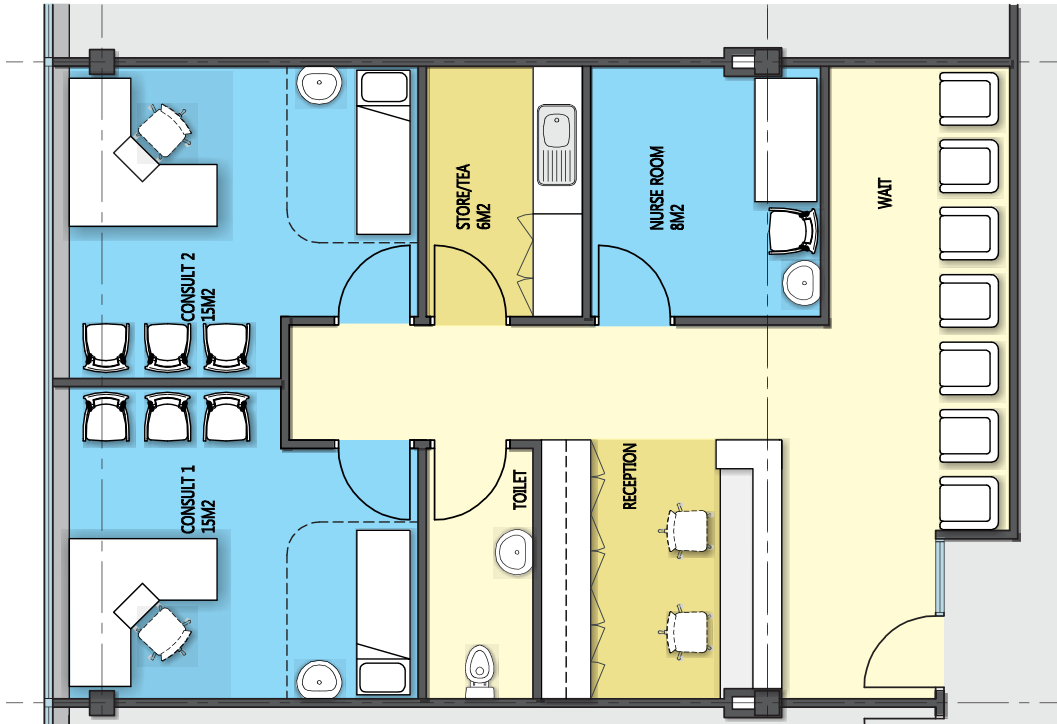
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SINGLE TENANCY FLOOR PLAN OPTION 2
Approx. 87m² - 3 Consulting Rooms

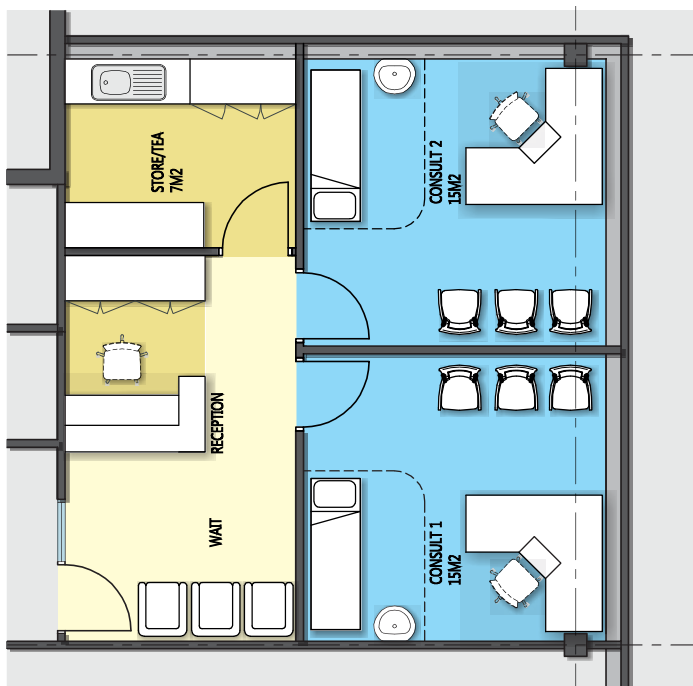
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SINGLE TENANCY FLOOR PLAN OPTIONS (STCA)



SINGLE TENANCY FLOOR PLAN OPTION 3
Approx. 87m² - 3 Consulting Rooms

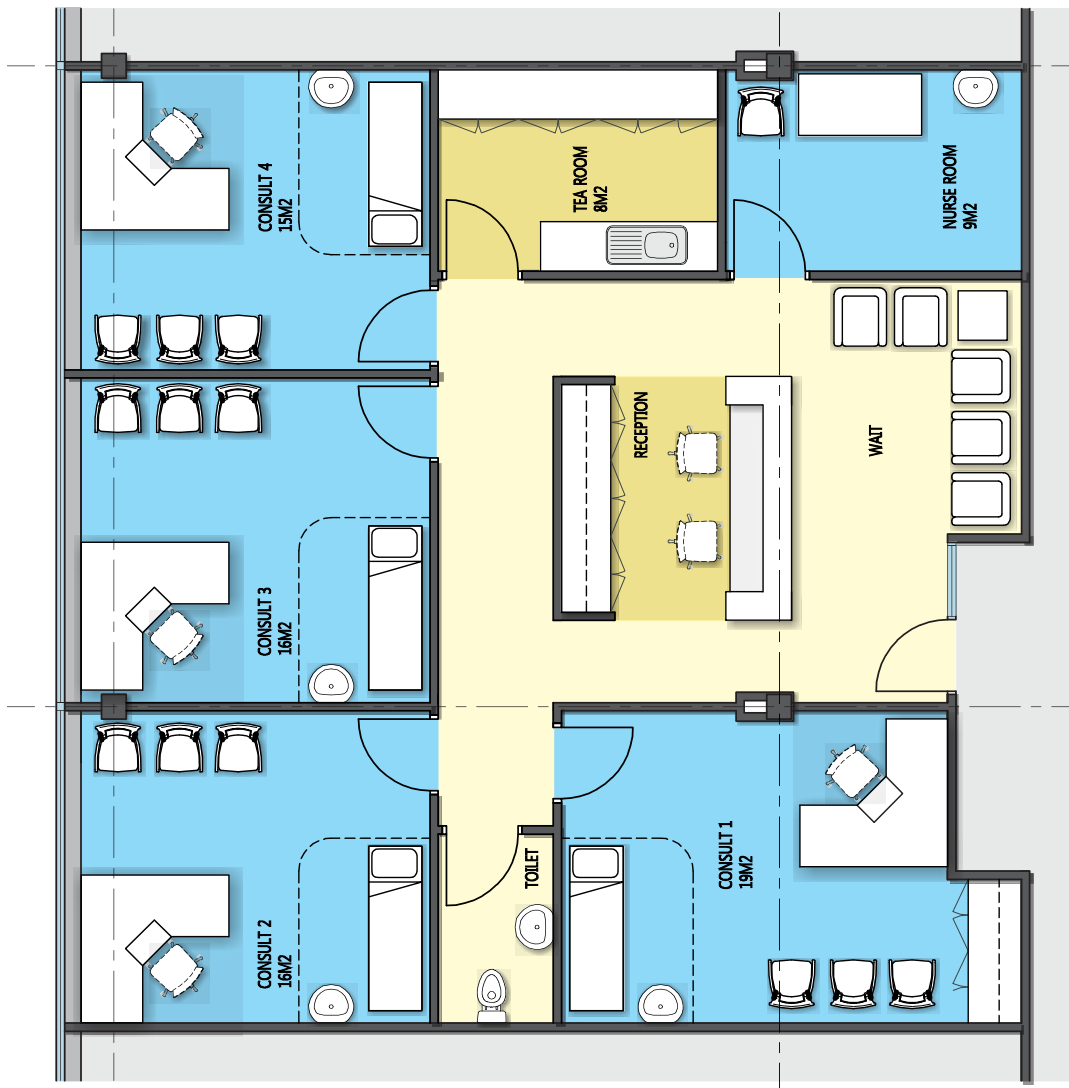
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SMALL TENANCY FLOOR PLAN OPTION 1
Approx. 58m² - 2 Consulting Rooms

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1.5 TENANCY FLOOR PLAN OPTION (STCA)



1.5 TENANCY FLOOR PLAN OPTION 1
Approx. 131m² - 4 Consulting Rooms

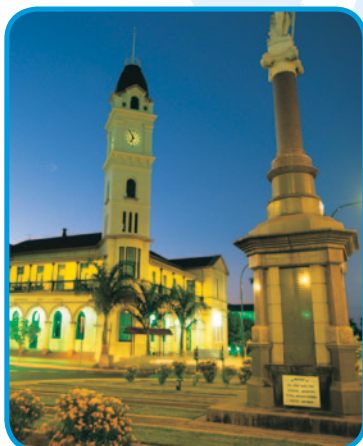
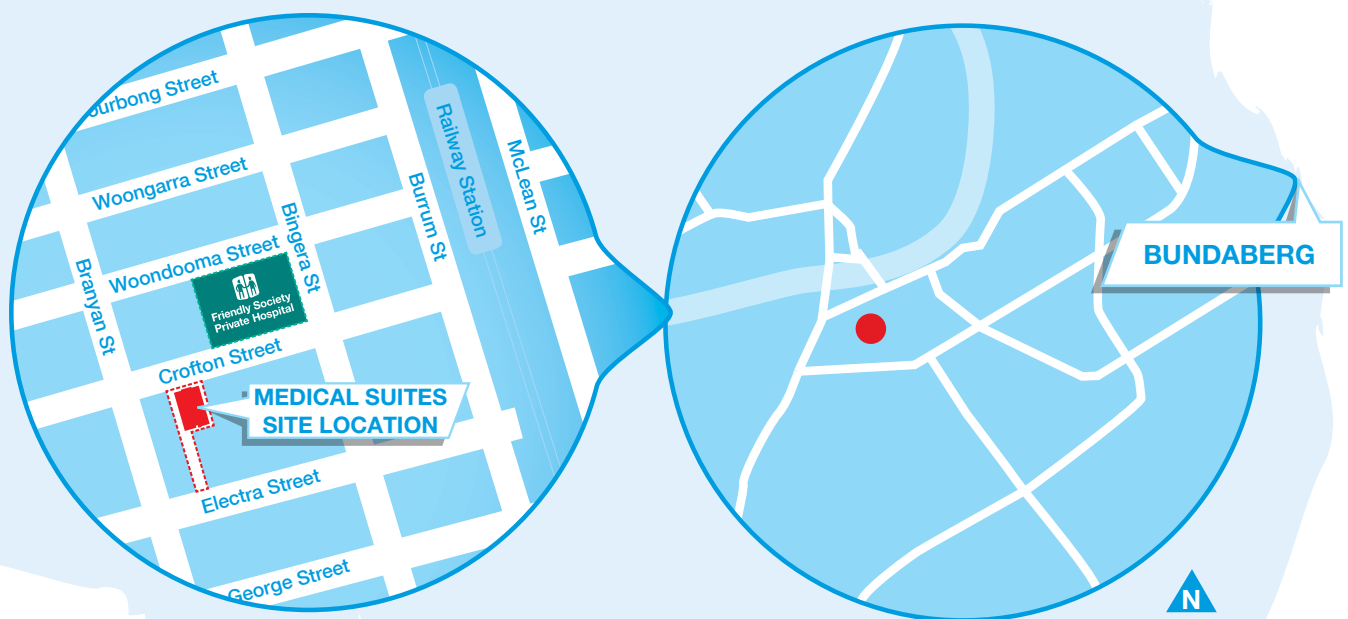
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THE RIGHT AREA

The central Queensland city of Bundaberg and surrounding Wide Bay Burnett region are the perfect location for a private practice. The need for quality medical services is set to surge in line with population ageing, the migration of baby boomers retiring to the region and growth in private health insurance patients.

The City of Bundaberg and the spectacular Coral Coast is located 360km north of Queensland's capital city of Brisbane and enjoys a sub tropical climate. Bundaberg is a bustling provincial capital with beautiful heritage buildings scattered amongst modern, eclectic, dynamic architecture and rests on the banks of the glorious Burnett River. A short 10 minute drive brings you to the beautiful Coral Coast, the seaside village of Bargara and the first point of entry to the Southern Great Barrier Reef.

The Bundaberg region's notable features include equable climate, relaxed and inviting lifestyle, affordable living, modern shopping facilities, plentiful tourism destinations and diverse economic opportunities. Such factors, together with the friendliness of its residents, make this area a superb place to visit or reside in.



THE RIGHT SUPPORT

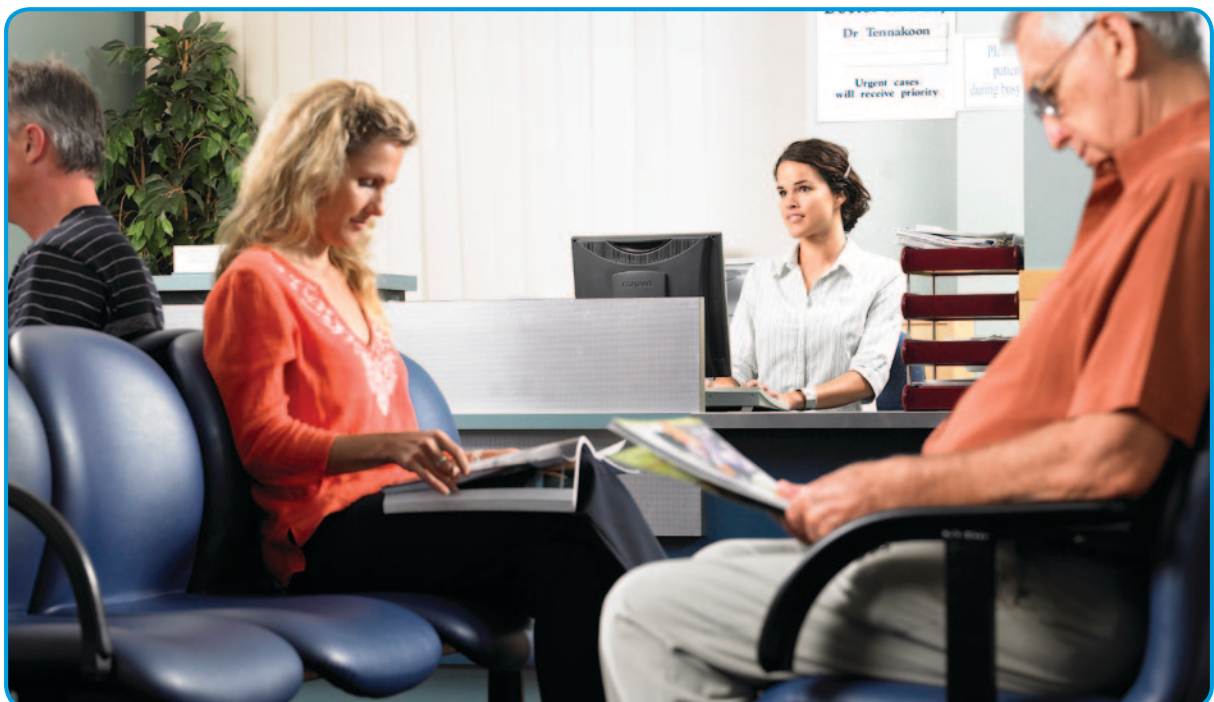
- Comprehensive onsite services including: Diagnostic, Pharmacy, Allied Health, Acute Care, Medical and Surgical, Day Oncology Unit and Afterhours Medical Service
- A comprehensive Intensive Care Unit and the only Cardiac Investigations Unit (public or private) between the Sunshine Coast and Townsville
- State of the art diagnostic, surgical and treatment services

This all adds up to:

- Potential for more referrals
- Better support for your patients
- Greater peace of mind
- Growing business

Make a Difference

Join Bundaberg's Premier Medical Precinct and grow your business in line with the Friendlies.





MAKE A DIFFERENCE



To register an expression of interest, or enquire further about the purchase and suite options please contact:
Mr Tony Arvidsson: Phone 0447 021 582 | **Email** tarvidsson@fsph.org.au