

Senate Standing Committee on Environment and Communications

Answers to Senate Estimates Questions on Notice

Additional Estimates Hearings February 2014

Communications Portfolio

NBN Co Limited

Question No: 129

Program No. NBN Co Limited

Hansard Ref: In Writing

Topic: Building Lease Costs

Senator Ludwig asked:

What has been the total cost of building leases for the Agency / Department since 7 September 2013?

1. Please provide a detailed list of each building that is currently leased. Please detail by:
 - a. Date the lease agreement is active from.
 - b. Date the lease agreement ends.
 - c. Is the lease expected to be renewed? If not, why not?
 - d. Location of the building (City and state).
 - e. Cost of the lease.
 - f. Why the building is necessary for the operations of the Agency / Department.
2. Please provide a detailed list of each building that had a lease that was not renewed since 7 September 2013. Please detail by:
 - a. Date from which the lease agreement was active.
 - b. Date the lease agreement ended.
 - c. Why was the lease not renewed?
 - d. Location of the building (City and state).
 - e. Cost of the lease.
 - f. Why the building was necessary for the operations of the Agency / Department.
3. Please provide a detailed list of each building that is expected to be leased in the next 12 months. Please detail by:
 - a. Date the lease agreement is expected to become active.
 - b. Date the lease agreement is expected to end.
 - c. Expected location of the building (City and state).
 - d. Expected cost of the lease.
 - e. Has this cost been allocated into the budget?
 - f. Why the building is necessary for the operations of the Agency / Department.
4. For each building owned or leased by the Department:
 - a. What is the current occupancy rate for the building?
 - b. If the rate is less than 100%, detail what the remaining being used for.

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Answer:

1. The cost of building leases from 1 September 2013 to 28 February 2014 is \$15,305,224.04

a-f. see table below

Lease Commenced	Lease Expiry	Will the lease be renewed in the future?	State	Address	Town	Cost of the Lease (Expressed as current gross annual rent incl. outgoings) Ex. GST	Total cost of building leases from 1 Sept 13 to 28 Feb 14 (Expressed as current gross rent incl. outgoings for the specified period) Ex. GST	Building Classification (i.e. Why the building is necessary for operations)
22/02/2010	21/02/2015	Not known at this time	ACT	Unit 2-3, 16 National Circuit	Canberra	\$ 109,167.72	\$ 54,583.86	Office
1/01/2012	31/12/2016	Not known at this time	ACT	Unit 8 - 65 Tennant Street	Fyshwick	\$ 143,803.20	\$ 71,901.60	Depot/Office
1/10/2010	30/06/2018	Not known at this time	NSW	100 Arthur Street	North Sydney	\$ 334,984.32	\$ 167,492.16	Office
16/06/2011	30/06/2018	Not known at this time	NSW	100 Arthur Street	North Sydney	\$ 596,096.88	\$ 298,048.44	Office
1/09/2011	30/06/2018	Not known at this time	NSW	100 Arthur Street	North Sydney	\$ 261,047.76	\$ 130,523.88	Office
8/06/2011	30/06/2018	Not known at this time	NSW	100 Arthur Street	North Sydney	\$ 391,566.96	\$ 195,783.48	Office
1/07/2010	30/06/2018	Not known at this time	NSW	100 Arthur Street	North Sydney	\$ 834,932.28	\$ 417,466.14	Office
1/07/2010	30/06/2018	Not known at this time	NSW	100 Arthur Street	North Sydney	\$ 1,532,797.92	\$ 766,398.96	Office
1/03/2011	30/06/2018	Not known at this time	NSW	100 Arthur Street	North Sydney	\$ 796,609.80	\$ 398,304.90	Office
11/01/2012	30/06/2018	Not known at this time	NSW	100 Arthur Street	North Sydney	\$ 475,366.80	\$ 237,683.40	Office
1/12/2012	30/10/2017	Not known at this time	NSW	50 Miller Street	North Sydney	\$ 961,634.88	\$ 480,817.44	Office
1/09/2013	30/10/2017	Not known at this time	NSW	50 Miller Street	North Sydney	\$ 961,634.88	\$ 480,817.44	Office
1/04/2013	30/10/2017	Not known at this time	NSW	50 Miller Street	North Sydney	\$ 923,733.72	\$ 461,866.86	Office
14/06/2011	13/06/2016	Not known at this time	NSW	423 Pennant Hills Road	Pennant Hills	\$ 997,501.08	\$ 498,750.54	Depot/Office
20/02/2012	19/02/2017	Not known at this time	NSW	Unit 9- 6 Elbow Street	Coffs Harbour	\$ 97,500.00	\$ 48,750.00	Depot/Office
1/04/2012	31/03/2017	Not known at this time	NSW	67-71 King Street	Warrawong	\$ 83,511.36	\$ 41,755.68	Depot/Office
1/11/2013	31/10/2018	Not known at this time	NSW	8 Kings Road, New Lambton	Newcastle	\$ 176,842.83	NIL	Depot/Office
1/01/2012	31/12/2016	Not known at this time	NT	Unit 6, 396 Stuart Highway	Winnellie	\$ 101,428.92	\$ 50,714.46	Depot/Office
15/07/2013	14/07/2032	Not known at this time	NT	Site 534 Miller Street - Alice Springs Airport	Alice Springs	\$ 45,000.00	\$ 22,500.00	Satellite Earth Station
14/10/2013	26/03/2018	Not known at this time	NT	Unit 8, 396 Stuart Highway	Winnellie	\$ 76,688.64	NIL	Depot/Office
1/01/2011	28/02/2015	Not known at this time	QLD	Unit 6 - 508-518 Woolcock Street	Townsville	\$ 60,288.00	\$ 30,144.00	Depot/Office
1/06/2011	31/05/2016	Not known at this time	QLD	38 Southgate Avenue	Cannon Hill	\$ 584,397.36	\$ 292,198.68	Depot/Office
1/09/2012	31/08/2017	Not known at this time	QLD	35-37 Macaree Street	North Rockhampton	\$ 86,736.00	\$ 43,368.00	Depot/Office
1/06/2012	31/05/2018	Not known at this time	QLD	169 Varsity Parade	Varsity Lakes	\$ 654,357.24	\$ 327,178.62	Call Centre
1/07/2011	30/06/2031	Not known at this time	QLD	470 Bradman Road	Acacia Ridge	\$ 1,123,816.08	\$ 561,908.04	Aggregation Node
1/03/2012	29/02/2032	Not known at this time	QLD	605 Zillmere Road	Aspley	\$ 1,210,764.84	\$ 605,382.42	Aggregation Node
1/01/2011	31/12/2015	Not known at this time	QLD	145 Sinnathamby Boulevard	Springfield Lakes	\$ 1,131,200.00	\$ 565,600.00	Data Centre
1/10/2013	29/03/2014	Not known at this time	QLD	Pier Point Road	Cairns	\$ 6,499.98	\$ 5,416.65	Serviced Office
30/09/2013	31/03/2014	Not known at this time	QLD	1 Ungerer Street	Mackay	\$ 3,691.98	\$ 3,076.65	Serviced Office
16/11/2011	15/11/2016	Not known at this time	SA	33 Richmond Road	Keswick	\$ 511,533.36	\$ 255,766.68	Depot/Office

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18/03/2013	15/11/2016	Not known at this time	SA	33 Richmond Road	Keswick	\$ 404,474.88	\$ 202,237.44	Depot/Office
7/08/2011	6/08/2031	Not known at this time	SA	8-12 George Street	Green Fields	\$ 379,166.52	\$ 189,583.26	Aggregation Node
1/12/2010	30/11/2013	Not known at this time	TAS	39 Murray Street	Hobart	\$ 52,062.48	\$ 13,015.62	Office
1/08/2012	31/07/2017	Not known at this time	TAS	54-60 Victoria Street	Hobart	\$ 75,348.00	\$ 37,674.00	Office
1/08/2012	31/07/2017	Not known at this time	TAS	54-60 Victoria Street	Hobart	\$ 75,348.00	\$ 37,674.00	Office
1/03/2013	30/09/2013	Not known at this time	TAS	45 Cameron Street	Launceston	\$ 58,915.08	\$ 14,728.77	Serviced Office
29/06/2013	29/06/2019	Not known at this time	TAS	113 Cimitiere Street	Launceston	\$ 74,000.00	\$ 37,000.00	Depot/Office
4/01/2013	31/01/2014	Not known at this time	VIC	360 Elizabeth Street	Melbourne	\$ 850,970.16	\$ 283,656.72	Office
24/10/2011	11/12/2013	Not known at this time	VIC	360 Elizabeth Street	Melbourne	\$ 716,823.00	\$ 179,205.75	Office
1/04/2012	31/12/2017	Not known at this time	VIC	360 Elizabeth Street	Melbourne	\$ 1,033,492.44	\$ 516,746.22	Office
1/01/2010	31/12/2017	Not known at this time	VIC	360 Elizabeth Street	Melbourne	\$ 1,856,586.36	\$ 928,293.18	Office
14/02/2011	31/12/2017	Not known at this time	VIC	360 Elizabeth Street	Melbourne	\$ 892,668.84	\$ 446,334.42	Office
1/06/2010	31/05/2020	Not known at this time	VIC	1010 La Trobe Street, Docklands	Melbourne	\$ 1,915,457.04	\$ 957,728.52	National Operations Testing Facility
23/12/2010	19/12/2013	Not known at this time	VIC	535 Bourke Street	Melbourne	\$ 566,914.20	\$ 141,728.55	Office
4/04/2011	19/12/2013	Not known at this time	VIC	535 Bourke Street	Melbourne	\$ 535,498.08	\$ 133,874.52	Office
15/12/2011	14/12/2016	Not known at this time	VIC	380 Docklands Drive - Docklands	Melbourne	\$ 56,494.80	\$ 28,247.40	Office
1/12/2011	14/12/2016	Not known at this time	VIC	380 Docklands Drive - Docklands	Melbourne	\$ 834,227.64	\$ 417,113.82	Depot/Office
1/10/2011	30/09/2015	Not known at this time	VIC	960 Stud Road	Rowville	\$ 475,153.80	\$ 237,576.90	Warehouse
1/08/2011	31/07/2021	Not known at this time	VIC	60 Terracotta Drive	Nunawading	\$ 629,988.96	\$ 314,994.48	Aggregation Node
1/09/2013	30/08/2018	Not known at this time	VIC	655 Collins Street - Docklands	Melbourne	\$ 3,141,706.92	\$ 1,570,853.46	Office
6/02/2014	5/08/2014	Not known at this time	VIC	Unit 2, 21 Glenville Road	Melton	\$ 14,400.00	\$ 2,400.00	Office
1/10/2011	30/09/2016	Not known at this time	WA	1-9 Tanunda Drive	Rivervale	\$ 736,697.04	\$ 368,348.52	Depot/Office
1/11/2011	31/10/2031	Not known at this time	WA	29-47 Charles Street	Bentley	\$ 884,803.80	\$ 442,401.90	Aggregation Node
1/09/2011	31/08/2031	Not known at this time	WA	5 Prosperity Avenue	Wangara	\$ 498,777.72	\$ 249,388.86	Aggregation Node
1/09/2012	31/08/2017	Not known at this time	WA	4 Pollard Street	Geraldton	\$ 70,037.50	\$ 35,018.75	Depot
1/05/2013	30/04/2033	Not known at this time	WA	8895 South Western Highway	Wagerup	\$ 10,400.00	\$ 5,200.00	Satellite Earth Station

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2.

a-f. Buildings not renewed between 7 September 2013 to 28 February 2014

Lease Commence Date	Expiry Date	Reason for not renewing	State	Address	Town	Cost of the lease (Expressed as current annual gross rent incl. outgoings if applicable) Ex. GST	Building Classification (i.e. why was the building necessary for operations)
1/12/2010	30/11/2013	Moved to new location	TAS	39 Murray Street	Hobart	\$ 52,062.48	Office
1/03/2013	30/09/2013	Moved to new location	TAS	45 Cameron Street	Launceston	\$ 58,915.08	Serviced Office
4/01/2013	31/01/2014	Moved to new location	VIC	360 Elizabeth Street	Melbourne	\$ 850,970.16	Office
24/10/2011	11/12/2013	Moved to new location	VIC	360 Elizabeth Street	Melbourne	\$ 716,823.00	Office
23/12/2010	19/12/2013	Moved to new location	VIC	535 Bourke Street	Melbourne	\$ 566,914.20	Office
4/04/2011	19/12/2013	Moved to new location	VIC	535 Bourke Street	Melbourne	\$ 535,498.08	Office

3. NIL - At the present time, it is not expected that NBN Co will lease any more premises in the next 12 months.
4. Occupancy rate is 100% - All buildings currently owned or leased by NBN Co are solely occupied by NBN Co.