

Senate Standing Committee on Environment and Communications

Answers to Senate Estimates Questions on Notice

Additional Estimates Hearings February 2014

Communications Portfolio

Australian Communications and Media Authority

Question No: 46

Program No. Australian Communications and Media Authority (ACMA)

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 September 7, 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 September 7, 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.

Answer:

1. Building lease costs since 7 September 2013 to date is \$2.638M.
 - a. Sydney 1 March 2011.
 - Canberra 1 September 2013
 - Melbourne 1 January 2014
 - Brisbane 1 December 2005
 - Parramatta 1 March 2008.

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- b. The lease agreements for each office ends as follows:
- | | |
|------------|-------------------|
| Sydney | 28 February 2021 |
| Canberra | 1 September 2023 |
| Melbourne | 1 January 2026. |
| Brisbane | 30 November 2014 |
| Parramatta | 28 February 2016. |
- c. Lease renewals forecast for renewal are:
- | | |
|------------|-------------------|
| Sydney | Yes |
| Canberra | Yes |
| Melbourne | Yes |
| Brisbane | Yes |
| Parramatta | Decision pending. |
- d. The ACMA has buildings located at the following locations
- Sydney, Pyrmont, NSW
Canberra, Belconnen, ACT.
Melbourne CBD, VIC
Brisbane CBD, QLD.
Parramatta, NSW.
- e. The cost of each lease per annum is:
- | | |
|------------|----------|
| Sydney | \$1.814M |
| Melbourne | \$2,427M |
| Canberra | \$2.072M |
| Brisbane | \$0.141M |
| Parramatta | \$0.055M |
- f. Each building is required by the ACMA to ensure functions of the office can be provided to government and the community.
2. The ACMA did not renew one lease in Melbourne.
- a. 1 May 2004
- b. 31 December 2013.
- c. Due to the relocation of the Melbourne office.
- d. Melbourne CBD, VIC.
- e. \$28.892M
- f. Each building is required by the ACMA to ensure functions of the office can be provided to government and the community.
3. The Brisbane office lease or new location will be considered within the next 12 months.
- a. The new lease will be effective from 1 December 2014.
- b. The lease is period is yet to be negotiated.
- c. Brisbane, QLD.
- d. The estimated cost will be in the order of \$0.141m per annum.
- e. Yes.
- f. Each building is required by the ACMA to ensure functions of the office can be provided to Government and the community.
4. The occupancy rate for each of the ACMA'S offices are:
- | | |
|-----------|--------|
| a. Sydney | 78.97% |
| Canberra | 79.62% |
| Melbourne | 90.87% |

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Brisbane	52.63%
Parramatta	70.00%.

- b. The ACMA utilises the remaining leased space to provide specific monitoring and testing services. A small amount of space is provided to ensure a flexible and agile work environment can be quickly adaptable to meet changing needs of the agency and a further small space provided for churn.