

Economics Legislation Committee
ANSWERS TO QUESTIONS ON NOTICE
Industry Portfolio
Additional Budget Estimates Hearing 2013-14
27 February 2013

AGENCY/DEPARTMENT: DEPARTMENT OF INDUSTRY

TOPIC: Land costs

REFERENCE: Written Question – Senator Ludwig

QUESTION No.: AI-69

1. How much land (if any) does the Department or agencies or authorities or Government corporation within each portfolio own or lease?
2. Please list by each individual land holding, the size of the piece of land, the location of that piece of land and the latest valuation of that piece of land, where that land is owned or leased by the Department, or agency or authority or Government Corporation within that portfolio? *(In regards to this question please ignore land upon which Australian Defence force bases are located. Non Defence Force base land is to be included)*
3. List the current assets, items or purse (buildings, facilities or other) on the land identified above.
 - a. What is the current occupancy level and occupant of the items identified in (3)?
 - b. What is the value of the items identified in (3)?
 - c. What contractual or other arrangements are in place for the items identified in (3)?
4. How many buildings (if any) does the Department or agencies or authorities or Government Corporation within each portfolio own or lease?
5. Please list by each building owned, its name, the size of the building in terms of square metres, the location of that of that building and the latest valuation of that building, where that building is owned by the Department, or agency or authority or Government corporation within that portfolio? *(In regards to this question please ignore buildings that are situated on Australian Defence force bases. Non Defence Force base buildings are to be included).*
6. In regards to any building identified in Q4, please also detail, the occupancy rate as expressed as a percentage of the building size. If occupancy is identified as less than 100%, for what is the remaining space used?

ANSWER

DEPARTMENT OF INDUSTRY

1. Nil.
2. Not applicable.
3. Not applicable.
4. Please refer to the response to AI-78.
5. Please refer to the response to AI-78.
6. Please refer to the response to AI-78.

AUSTRALIAN INSTITUTE OF MARINE SCIENCE (AIMS)

1. AIMS owned land - 488m². AIMS leased land - 207.6 ha.

2.

Location	Size	Valuation	Type
37580 Bruce Highway Stuart 4811	488m ²	\$75,000 (July 2010)	Owned
1526 Cape Cleveland Road Townsville 4810,	207.4 ha	\$340,000 (October 2012)	Leased
7 Sandspit Drive Townsville Port 4810	1597m ²	Unknown	Leased
23 Ellengowan Drive, Brinkin Darwin NT 0810,	5825m ²	Unknown	Leased

3.

Location	Assets	Occupancy	Value	Arrangement
37580 Bruce Highway Stuart 4811	Nil	Unoccupied	Not applicable	Leased to Paradise Outdoor Advertising
1526 Cape Cleveland Road Townsville 4810,	Buildings	80%	\$180 million	Leased from DERM until 2024
7 Sandspit Drive Townsville Port 4810	Buildings	No applicable	Unknown. Construction cost was \$7,358	Leased from Port of Townsville
23 Ellengowan Drive, Brinkin Darwin NT 0810	Building	80%	\$11 million	Leased from Australian National University-

4. Buildings owned – 12 100% owned by AIMS and 1 that is 75% owned by AIMS.

Location	Building	(m ²)	Valuation
1526 Cape Cleveland Road Townsville 4810	North and South wing	13485m ²	\$66,579,633 (valuation of whole complex as at 31 March 2012).
	Workshop	1600m ²	
	Marine Operations	548m ²	

Location	Building	(m ²)	Valuation
	Seawater Precinct	1596m ² ,	
	Seasim	3300m ²	
	Canteen	430m ²	
	Solvent storage	77m ²	
	Chiller Plant	497m ²	
	Accommodation houses and units	1159m ²	
7 Sandspit Drive Townsville Port 4810	Amenities Building	64m ²	No valuation available
	Storage shed	62m ²	
23 Ellengowan Drive, Brinkin Darwin NT 0810	ATRF Darwin facility	1311m ²	No valuation available

5. Cape Ferguson site- Main building complex including North & South wing 81%, Workshops 100%, Marine Operations 100%, Seawater Precinct 79%, Seasim 82%.

These occupancy rates are based on office space available in each building and not on a square meter rate. AIMS is a scientific research facility that is comprised of laboratories, climate controlled stores, controlled environment rooms for marine research, a seawater processing and reticulation system. Spare office space is required for visiting scientists and university students undertaking collaborative research work with AIMS.

AIMS' vessel berthing facility is used to house the AIMS vessels the *RV Cape Ferguson* and *RV Solander*. The facility also contains a lock up storage shed for field equipment and amenities requirements for the ship's crew whilst in port.

AIMS also holds tenancy space of 586m² at the Indian Ocean Institute at the University of Western Australia Crawley Campus.

AUSTRALIAN NUCLEAR SCIENCE AND TECHNOLOGY ORGANISATION (ANSTO)

1. ANSTO owned land – 516 hectares.
- 2.

Location	Owned	Valuation (as 30 June 2012)
New Illawarra Road, Lucas Heights NSW 2234	516 hectares	\$97.2 million

3. There are 109 buildings and facilities at ANSTO's Lucas Heights campus, many of these are used in the production of lifesaving nuclear medicines and research into areas of national priority including health and materials science. Listing each of these 109 buildings and related questions would be a significant, time consuming task and an unreasonable diversion of resources.

4. Apart from the buildings located at its Lucas Heights campus referred to in the response to Question 3, ANSTO also owns one building at Camperdown, Sydney known as The Camperdown Cyclotron Facility. This building is used for biomedical imaging and is helping researchers study diseases involving the brain.
5. Listing each building, its name, size and valuation would be a significant, time consuming task and an unreasonable diversion of resources.
6. Generally, ANSTO buildings are fully occupied. Listing the occupancy rate of all 110 buildings would be a significant, time consuming task and an unreasonable diversion of resources.

AUSTRALIAN SKILLS QUALITY AUTHORITY (ASQA)

1. Nil.
2. Not applicable.
3. Not applicable.
4. ASQA leases the following premises:

Brisbane	Level 7 & 8, 215 Adelaide Street
Perth	Level 11, 250 George Street
Sydney	Level 10, 255 Elizabeth Street
Hobart	Level 11, 188 Collins Street
Canberra	Level 3, 64 Northbourne Ave
Adelaide	Level 5, 115 Grenfell Street
Melbourne	Level 6, 595 Collins Street

N.b. ASQA also has a sub-tenancy at Level 2, 39 - 41 Woods St, Darwin.

5. Not applicable.
6. Not applicable.

COMMONWEALTH SCIENTIFIC AND INDUSTRIAL RESEARCH ORGANISATION (CSIRO)

1. CSIRO owned land = 40,869,937m². CSIRO leased land = 3,852,341,665m²
2. Table below includes all land owned and leased by CSIRO – as at 24 March 2014:

Location	Owned	Leased	Valuation* – as at 30 June 2011 unless otherwise indicated
ACT: Campbell	-	4.01 Ha	N/A
ACT: Black Mountain	37.385 Ha	-	\$39,000,000
ACT: Crace	-	35.57 Ha	N/A
ACT: Ginninderra	-	701.612 Ha	\$10,400,000
ACT: Yarralumla	-	12.85 Ha	N/A

Location	Owned	Leased	Valuation* – as at 30 June 2011 unless otherwise indicated
ACT: Tidbinbilla	-	130.5873 Ha	N/A
NSW: Armidale “Chiswick”	1,512.06 Ha	-	\$4,250,000
NSW: Armidale “Arding”	325.273 Ha	-	\$1,154,000
NSW: Lindfield	20.49 Ha	-	\$44,500,000 (30 June 2013)
NSW: Lindfield	836 m ²	-	\$700,000 (30 June 2013)
NSW: Narrabri	1,242.82 Ha	-	\$870,000
NSW: Marsfield	7.315 Ha	-	\$22,000,000
NSW: Parkes	165.955 Ha	-	\$315,000
NSW: North Ryde	-	6.56 Ha	N/A
NSW: Myall Vale	-	162 Ha	N/A
NSW: Mopra	1.471 Ha	-	\$15,000
NSW: Newcastle	5.305 Ha	-	\$8,500,000
NSW: North Ryde – The Village	0.7192 Ha	-	\$5,000,000 (30 June 2013)
NSW: North Ryde – Conservation Zone	0.6 Ha	-	\$150,000
NT: Darwin	21.63 Ha	-	\$5,400,000
NT: Karana	-	145 m ²	N/A
QLD: Atherton	3,6414 Ha	-	\$1,450,000
QLD: Pullenvale	24.5 Ha	-	\$21,000,000
QLD: Gatton	-	27.21 Ha	N/A
QLD: Woodstock	650 Ha	-	\$1,100,000
QLD: Weipa	-	1,501 m ²	N/A
SA: Waite Campus	-	2.67 Ha	N/A
TAS: Hobart	2.92 Ha	-	\$23,000,000
TAS: Sandy Bay	-	1.13 Ha	N/A

Location	Owned	Leased	Valuation* – as at 30 June 2011 unless otherwise indicated
TAS: Droughty Point	-	0.20 Ha	N/A
VIC: Geelong AAHL	35.09 Ha	-	\$21,000,000
VIC: Aspendale	1.87 Ha	-	\$4,700,000
VIC: Clayton (Includes Clayton North and Notting Hill)	15.38 Ha	-	\$53,850,000
VIC: Geelong Belmont	6.37 Ha	-	\$7,300,000 (2013)
VIC: Highett	9.28 Ha	-	\$39,000,000 (30 June 2013)
VIC: Irymple	15.79 Ha	-	\$150,000
VIC: Parkville	0.49 Ha	-	\$12,000,000
VIC: Notting Hill	0.16 Ha	-	Included in Clayton Value
VIC: Clayton North	3.71 Ha	-	Included in Clayton Value
VIC: Werribee “South Road”	-	8.13 Ha	N/A
VIC: Flinders	-	0.03 Ha	N/A
WA: Floreat	10.935 Ha	-	\$32,800,000
WA: Kensington	2.6881 Ha	4.3072 Ha	\$35,000,000
WA: Waterford	-	4.30 Ha	\$3,340,000
WA: Geraldton	-	2,500 m ²	N/A
WA: Murchison	-	346,748 Ha	\$5,000,000
FRANCE: Montpellier	2.5 Ha	-	\$464,046 (30 June 2013)

*latest valuation by independent valuer

3a. CSIRO is unable to provide the occupancy rate for its accommodation as the vast majority of its buildings include specialist space for which there are no benchmarks available. CSIRO reviews the utilisation of its properties on an ongoing basis as an integral part of its Property Investment Plan. Where a property is identified as no longer meeting CSIRO operational needs, CSIRO seeks to divest of that property to fund the ongoing management and improvement of its wider portfolio.

3b and c. Table below lists current buildings, facilities or other property assets located on the land identified in Questions 1 and 2 above – as at 24 March 2014:

Location	Number of Buildings, Facilities or Other property assets	Value – as at 30 June 2013 unless otherwise indicated	What contract or other arrangements are in place?
ACT: Campbell	4	N/A	Lease
ACT: Black Mountain	157	\$133,885,841	-
ACT: Crace	39	N/A	Lease
ACT: Ginninderra	38	\$1,027,241	-
ACT: Yarralumla	31	N/A	Lease
ACT: Tidbinbilla	72	N/A	N/A – Buildings owned by NASA
NSW: Armidale “Chiswick”	56	\$7,398,164	-
NSW: Armidale “Arding”	4	\$149,264	-
NSW: Lindfield	24	\$39,770,718	-
NSW: Lindfield Childcare Block	0	N/A	-
NSW: Narrabri	33	\$2,982,394	-
NSW: Marsfield	33	\$10,328,607	-
NSW: Parkes	32	\$4,166,291	-
NSW: North Ryde	33	N/A	Lease
NSW: Myall Vale	16	\$1,842,374	Lease – land only
NSW: Mopra	2	\$216,621	-
NSW: Newcastle	5	\$29,079,716	-
NSW: North Ryde – The Village	2	\$1,200,000	-
NSW: North Ryde – Conservation Zone	0	N/A	N/A
NT: Darwin	16	\$5,186,759	-
NT: Karana	0	N/A	Lease – land only
QLD: Atherton	12	\$1,574,240	-

Location	Number of Buildings, Facilities or Other property assets	Value – as at 30 June 2013 unless otherwise indicated	What contract or other arrangements are in place?
QLD: Pullenvale	24	\$51,833,386	-
QLD: Gatton	8	\$1,267,871	Lease – land only
QLD: Woodstock	16	\$1,244,239	-
QLD: Weipa	2	\$0	Lease – land only
SA: Waite Campus	34	\$23,305,124	Lease – land only
TAS: Hobart	17	\$29,500,240	-
TAS: Sandy Bay	9	\$2,829,577	Lease – land only
TAS: Droughty Point	1	P&E	Lease – Land only
VIC: Geelong AAHL	17	\$336,467,766	-
VIC: Aspendale	9	\$4,567,069	-
VIC: Clayton (Includes Notting Hill)	48	\$77,924,848	-
VIC: Geelong Belmont	19	\$0	-
VIC: Highett	55	\$031,005.38	-
VIC: Irymple	8	\$211,939	-
VIC: Parkville	7	\$13,784,275	-
VIC: Notting Hill	3	Included in Clayton Value	-
VIC: Clayton North	13	\$17,188,824	-
VIC: Werribee “South Road”	12	\$5,525,917.72	Lease – Land only
VIC: Flinders	0	N/A	N/A
WA: Floreat	51	\$28,945,434	-
WA: Kensington	11	\$71,090,696	Lease – one parcel of land only.
WA: Waterford	15	\$17,246,882	Lease
WA: Geraldton	1	\$3,676,250	Lease – Land only.

Location	Number of Buildings, Facilities or Other property assets	Value – as at 30 June 2013 unless otherwise indicated	What contract or other arrangements are in place?
WA: Murchison	27	\$17,112,685	Lease
FRANCE: Montpellier	6	\$819,040	-

4. Number of CSIRO owned buildings, facilities or other property assets = 737
Number of CSIRO leased buildings, facilities or other property assets = 303
5. Table showing each location with numbers and areas of CSIRO buildings, facilities or other property assets (owned versus leased) plus Value is as follows:

Name and Location	Owned buildings, facilities or other property assets (m²)	Number of Owned buildings, facilities or other property assets	Value –as at 30 June 2013
ACT: Black Mountain	78,263	157	\$133,885,841
ACT: Ginninderra	25,914	38	\$1,027,241
NSW: Armidale “Chiswick”	10,776	56	\$7,398,164
NSW: Armidale “Arding”	546	4	\$149,264
NSW: Lindfield	38,355	24	\$39,770,718
NSW: Narrabri	3,574	33	\$2,982,394
NSW: Marsfield	14,939	33	\$10,328,608
NSW: Parkes	5,181	32	\$4,166,291
NSW: Lucas Heights	2,899		\$3,863,607
NSW: Myall Vale	2,860	16	\$1,842,374
NSW: Mopra	159	2	\$216,621
NSW: Newcastle	9,904	5	\$29,079,716
NSW: North Ryde – The Village	3,137	2	\$1,200,000
NT: Darwin	3,694	16	\$5,186,759
NT: Alice Springs DKP	-	-	\$2,860,455
QLD: Atherton	2,201	12	\$1,574,240
QLD: Pullenvale	20,718	24	\$51,833,386
QLD: Gatton	1,445	8	\$1,267,871
QLD: Woodstock	1,495	16	\$1,244,239
QLD: Weipa	96	2	\$18,669
SA: Waite Campus	16,804	34	\$23,305,124

Name and Location	Owned buildings, facilities or other property assets (m²)	Number of Owned buildings, facilities or other property assets	Value –as at 30 June 2013
TAS: Hobart	20,255	17	\$29,500,240
TAS: Sandy Bay	3,285	9	\$2,829,577
VIC: Geelong AAHL	70,788	17	\$336,467,766
VIC: Aspendale	7,588	9	\$4,567,069
VIC: Clayton (Includes Notting Hill)	62,402	48	\$77,924,848
VIC: Geelong Belmont	22,777	19	\$0
VIC: Highett	29,688	55	\$31,005
VIC: Irymple	562	8	\$211,939.17
VIC: Parkville	7,340	7	\$13,784,275
VIC: Notting Hill	792	3	Included in Clayton Value
VIC: Clayton North	1,655	13	\$17,188,824
VIC: Werribee “South Road”	3,604	12	\$4,636,466.24
WA: Floreat	22,531	51	\$28,945,434
WA: Kensington	23,823	11	\$71,090,696
FRANCE: Montpellier	1,674	6	\$819,040

6. CSIRO is unable to provide the occupancy rate for its accommodation as the vast majority of its buildings include specialist space for which there are no benchmarks available. CSIRO reviews the utilisation of its properties on an ongoing basis as an integral part of its Property Investment Plan. Where a property is identified as no longer meeting CSIRO operational needs, CSIRO seeks to divest of that property to fund the ongoing management and improvement of its wider portfolio.

GEOSCIENCE AUSTRALIA

1. Geoscience owned land - 118,430m². Land leased – 1,037,386m².
- 2.

Location	Size	Valuation (as at June 2012)	Type
Schwarz Crescent , Alice Springs, NT	1.05 ha	\$900,000	Owned
Block 62 East Kowen (forest) ACT.	8.729 ha	\$75,000	Owned
Lot 150 RP 607999, Gladstone Qld	440sm	\$20,000	Owned
Off Myers Creek Road, Toolangi, Vic	2.02 ha	\$120,000	Owned

Block 9 Section 107 Symonston ACT	16.03 ha	\$14,950,000 Unimproved Land Value – Rates Assessment	Lease
Lot 9398, Heath Road, Alice Springs, NT	2 ha	Not known	Lease
Lot 5 Yarragadee West Road, Nangetty, Shire of Mingenew, WA	20 ha	Not known	Lease
Australian Satellite Laser Ranging site at Mount Stromlo Observatory, Cotter Road, Weston Creek, ACT	0.1 ha	Not known	Lease
Round Hill Point Tasmania Light House, Bass Highway, Parish of Stowport, Land District of Devon, Tasmania.	1 m2	Not known	Lease
Hand Street, Charters Towers (part of Lot 35 Crown Plan DV276) (Lat: -20.0876 Long:: 146.25), Queensland	39.8 ha	Not known	Lease
Mundaring Weir, Jarrahdale State Forest, WA (Lat: -31.9781, Long: 116.212)	21.75 ha	Not known	Lease
Off Military Road via Gingin, Gngangara- Moore River State Forest	585 m2	Not known	Lease
Wetherall Road, Gngangara WA (31d 47'S 115d 57'E)	4 ha	Not known	Lease

3.

Location	Assets	Occupancy	Value	Arrangement
Block 62 East Kowen (forest) ACT.	Geophysical and Magnetism recording and calibration huts, seismic vault.	100%	\$121,000	Owned
Off Myers Creek Road, Toolangi, Vic	Seismic Station	100%	\$0 (depreciated)	Owned
Lot 9398, Heath Road, Alice Springs, NT	Building	100%	\$295,000	Owned
	Satellite Tracking Antennas (2)	100%	\$1,300,000	Owned
Lot 5 Yarragadee West Road, Nangetty, Shire of Mingenew, WA	Portable (Observatory) buildings	100%	\$176,000	Owned
		100%	\$52,100	Owned

	Generator Global navigation satellite system tracking equipment	100%	\$152,400	Owned
Australian Satellite Laser Ranging site at Mount Stromlo Observatory, Cotter Road, Weston Creek, ACT	Observatory Building	100%	\$935,519	Owned
	Telescopes, Satellite Laser Ranging receiver and related equipment	100%	\$1,816,300	Owned
Round Hill Point Tasmania Light House, Bass Highway, Parish of Stowport, Land District of Devon, Tasmania.	Global navigation satellite system Pillar	100%	\$7,355	Owned
	Antenna (GRX 1200)		\$4,300	Owned
Hand Street, Charters Towers (part of Lot 35 Crown Plan DV276) (Lat: -20.0876 Long:: 146.25), Queensland	Seismic and geomagnetic equipment only (no buildings, housed in mining tunnel)	100%	\$161,000	Owned
Mundaring Weir, Jarrahdale State Forest, WA (Lat: -31.9781, Long: 116.212)	Seismic Equipment in bunker	100%	\$35,000	Owned
Off Military Road via Gingin, Gnaragara-Moore River State Forest	Magnetic Observatory	100%	\$167,000	Owned
	Goemagnetic monitoring and calibration equipment		\$113,000	Owned

4. Buildings owned – 3. Buildings leased - 1

5.

Building Name	Size m2	Location	Value
Satellite Data Acquisition Facility	380	Lot 9398, Heath Road, Alice Springs, NT	\$295,680
Yarragadee Geodetic Observatory	25	Lot 5 Yarragadee West Road, Nangetty, Shire of Mingenew, WA	\$176,000
Mount Stromlo Satellite Laser Ranging Facility	50	Australian Satellite Laser Ranging site at Mount Stromlo Observatory, Cotter Road, Weston Creek, ACT	\$935,519

6. Buildings owned - 100% occupancy. Buildings Leased - 100% occupancy

IP AUSTRALIA

1. Nil.
2. Not applicable.
3. Not applicable.
4. Buildings owned – 0. Buildings leased - 4.
5. Not applicable.
6.
 1. Discovery House, Phillip ACT 2606 - 100%.
 2. Hume 1, 56 Shepherd Street, Hume ACT 2620 - 60%. IP Australia only has a partial tenancy; the balance is taken by other clients.
 3. Hume 2, 39 Shepherd Street, Hume ACT 2620 - 100%.
 4. MPEC, 658 Church Street, Richmond VIC 3121 - 15.13%. IP Australia only has a partial tenancy; the balance is taken by other clients.

NATIONAL OFFSHORE PETROLEUM SAFETY AND ENVIRONMENTAL AUTHORITY (NOPSEMA)

1. NOPSEMA leased land 2584.40m².
2. NOPSMEA leases properties located at 58 Mounts Bay Road Perth WA 6000 and 493 St Kilda Road Melbourne VIC 3004.
3.
 - a. The NOPSEMA leased area is 100% occupied by NOPSEMA staff.
 - b. Not applicable
 - c. Perth Leased from Clough Projects Pty Ltd 1 July 2011- 1 June 2022 & Melbourne leased from Linfox
4. Two leased properties as per details provided in response to Q1, Q2 and Q3.
5. Not applicable.
6. 100% occupancy for both Perth and Melbourne offices.