

Senate Community Affairs Committee
ANSWERS TO ESTIMATES QUESTIONS ON NOTICE
SOCIAL SERVICES PORTFOLIO
2015-16 Additional Estimates Hearings

Outcome Number: Cross Outcome - Across Programmes Question No: SQ16-000084

Topic: Building Lease Costs

Hansard page: Written

Senator Joe Ludwig asked:

Since the change of Prime Minister on 14 September, 2015:

1. What has been the total cost of building leases for the agency / department?
2. 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.
3. Please provide a detailed list of each building that had a lease that was not renewed during the specified period. 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.
4. 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.
 - i. Has this cost been allocated into the budget?
 - e. Why the building is necessary for the operations of the agency / department.
5. 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. The total cost of building leases for the Department of Social Services for the reporting period 1 October 2015 to 1 January 2016 was \$8,860,699 (excluding GST).
2. The detailed list of buildings, with effect 1 January 2016 is included in **Attachment A** (excludes leases that were transferred to Department of Health as a result of Machinery of Government changes from 1 January 2016).
3. Nil.
4. A detailed list of each building that is expected to be leased in the next 12 months is included in **Attachment B**.
5. (a) The occupancy rates for the buildings are included at **Attachment A**.
(b) Included in **Attachment A**.

DSS Building Leases

Attachment A

Leased Buildings	Lease start	Lease end	Is the lease expected to be renewed? If not, why not?	Location (City and state)	Cost of the lease (Rent only October - December 2016 excluding GST)	Why building is necessary for the operations of the Department	Area (square metres)	Total Workpoints	Occupied Workpoints	Occupancy rate	Comment/ What is vacant space being used for
1 Holwell Street, Greenway 2900	1/03/2008	28/02/2018	Unknown	Canberra ACT	\$397,792.68	Accommodates National Office staff	3,105.00	269	224	83.27%	Churn/overflow as required.
Tuggeranong Office Park, Corner Athlton Drive and Soward Way, Greenway 2900	1/07/2008	5/12/2016	Unknown	Canberra ACT	\$5,221,104.37	Accommodates National Office staff	33,045.00	2,288	1,768	77.27%	Assessment Centres.
32 Corinna Street, Phillip 2606	7/07/2010	6/07/2017	Unknown	Canberra ACT	\$157,435.44	It is no longer required.	1,711.00	123	0	0.00%	Vacant space is the result of MOG changes. We are exploring options to better utilise the space. Arrangements underway for PM&C to part occupy.
Aviation House, 16 Furzer Street, Phillip 2606	21/01/2013	13/11/2016	Unknown	Canberra ACT	\$345,495.79	Accommodates National Office staff	2,657.00	178	154	86.52%	Churn/overflow as required. Part occupied by CASA.
Canberra Data Centre, Hume ACT 2620 (data racks only)	1/11/2011	31/10/2021	Unknown	Canberra ACT	\$295,927.41	Houses data facilities	N/A	N/A	N/A	N/A	This tenancy is not occupied by staff - it is a data centre.
Fyshwick Data Centre, Fyshwick ACT 2609 (data racks only)	1/09/2015	3/09/2021	Unknown	Canberra ACT	\$528,457.29	Disaster recovery facility for data	N/A	N/A	N/A	N/A	This tenancy is not occupied by staff - it is a data centre.
280 Elizabeth Street, Sydney 2000	1/04/2007	31/03/2017	Unknown	Sydney NSW	\$333,755.94	NSW State office	2,607.40	144	109	75.69%	Vacant space is the result of MOG changes. We are exploring options to better utilise the space.
300 Elizabeth Street, Sydney 2000	1/04/2007	31/03/2017	Unknown	Sydney NSW	\$162,199.89	The building is not necessary for the operations of the Department	1,300.40	N/A	N/A	N/A	Tenancy is sub-leased to NDIA and IBA.
39 Woods Street (Levels 2 and 3), Darwin 0800	1/07/2015	17/09/2024	Unknown	Darwin NT	\$396,483.46	Tenancy was transferred to DSS following the Childcare MOG in 2015. DSS does not occupy this space.	2804.2	71	41	57.75%	Level 2 of this tenancy has been sub-leased to NT Government. The remaining tenancy is occupied by Departments of Education and Employment under MOU. DSS is seeking to further sub-let vacant workpoints.
100 Creek Street (Levels 1-4), Brisbane 4000	1/01/2008	31/12/2016	Unknown	Brisbane Qld	\$688,694.76	Qld State Office	3,431.00	188	163	86.70%	Churn/overflow as required.
235-259 Stanley Street, Townsville 4810	1/06/2013	31/05/2016	Unknown	Townsville, Qld	\$74,700.72	Townsville Regional Office	729.00	45	35	77.78%	Churn/overflow as required.
City Central, 11-29 Waymouth Street, Adelaide 5001	1/03/2007	28/02/2017	Unknown	Adelaide SA	\$194,632.74	SA State Office	1,610.90	95	53	55.79%	Churn/overflow as required.
199 Collins Street 7001	1/04/2010	31/03/2020	Unknown	Hobart Tas	\$62,651.64	This will become Tas State Office from May/June 2016	620.6	34	N/A	N/A	Tenancy is occupied by PM&C and Dept of Health under MOU. DSS will relocate to this tenancy in May/June 2016.
2 Lonsdale Street, Melbourne 3000	1/01/2016	28/02/2022	Unknown	Melbourne Vic	\$0.00	Vic State Office	2,920.10	155	N/A	N/A	Note that this lease transferred from Department of Health after the reporting period. Tenancy is occupied by Health, PM&C and NDIA under MOU.
Rutherglen Community Centre, Cnr Popendetta and Anderson Avenue, Blackett 2770	1-Sep-09	29-Feb-16	Unknown	Sydney, NSW	\$1,367.01	Accommodate Longitudinal Study of Indigenous Children staff	20.00	1	1	100.00%	N/A

Buildings expected to be leased in the next twelve months

Date lease is expect to become active	Date lease is expected to end	Expected location	Expected cost of lease	Has the cost been allocated into the budget?	Why is the building necessary?
1 January 2017	31 December 2023	Brisbane Queensland	Not yet available	To be funded from existing resources	To replace terminating lease arrangement see Attachment A
1 June 2016	31 May 2021	Townsville Queensland	Not yet available	To be funded from existing resources	To replace terminating lease arrangement see Attachment A
1 July 2016	30 November 2021	Perth WA	Not yet available	To be funded from existing resources	To replace terminating lease arrangement see Attachment A