

**Senate Community Affairs Committee**  
**ANSWERS TO ESTIMATES QUESTIONS ON NOTICE**  
**SOCIAL SERVICES PORTFOLIO**  
**2014-15 Supplementary Estimates Hearings**

**Outcome Number:** Cross Outcome - Across Programs

**Question No:** 79

**Topic:** Building Lease Costs

**Hansard Page:** Written

**Senator Ludwig** asked:

Since Budget Estimates in June, 2014:

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.

**Answer:**

**Department of Social Services**

1. The cost of rent and outgoings from 1 July 2014 to 30 September 2014 was \$12,218,524.01 (excluding GST).
2. See **Attachment A**

**NOTE: Aged Care Commissioner/Aged Care Pricing Commissioner**

Response included in DSS response

**Australian Aged Care Quality Agency**

1. The cost of rent and outgoings from 1 June 2014 to 31 August 2014 was \$ 416,026 (excluding GST).
2. See **Attachment B**

**Australian Institute of Family Studies**

1. Cost of the lease was \$68,653 GST exclusive for the period 30 June 2014 to 31 August 2014.
  - a. 1 March 2007
  - b. 28 February 2017
  - c. Yes
  - d. Level 20 and half of Level 19, 485 La Trobe Street, Melbourne, VIC 3000
  - e. \$68,653 GST exclusive for the period 30 June 2014 to 31 August 2014.
  - f. Office of Australian Institute of Family Studies

**National Disability Insurance Agency**

1. Since Budget Estimates in June 2014, the total cost of building leases for the National Disability Insurance Agency from 1 June 2014 to 31 August 2014 was \$893,383 (excluding GST).
2. See **Attachment C**

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**Department of Social Services as at 30 September 2014**

**Attachment A**

<b>Location</b>	<b>Lease Start Date</b>	<b>Lease End Date</b>	<b>Lease to be renewed?</b>	<b>If not, why not?</b>	<b>Lease Rental and Car Park Cost – 1/7/14-30/9/14 (ex GST)</b>	<b>Why the building is necessary for the operations of the Department</b>
Tuggeranong Office Park, Corner Athllon Drive and Soward Way, Greenway ACT 2900	1-Jul-2008	5-Dec-2016	No	New building to be constructed	\$5,183,156.28	Currently required to accommodate National Office staff
32 Corinna Street Phillip 2606	7-Jul-2012	6-Jul-2017	No	Not required, staff to be accommodated in other facilities	\$174,596.07	Currently required to accommodate National Office staff
Guilfoyle House Greenway ACT 2900	1-Mar-2010	30-Sep-2014	No	Not required Lease expired 30 Sep 2014 and handed back	\$177,693.93	
1 Holwell Street, Greenway ACT 2900	1-Mar-2008	28-Feb-2018	Not yet decided but unlikely	Staff will be accommodated in new building	\$430,672.44	Currently required to accommodate National Office staff
Aviation House, 16 Furzer Street Phillip ACT 2606	14-Dec-2006	13-Nov-2016	No	Not required	\$342,624.33	This lease was obtained to accommodate NDIA, which vacated the premises on 8 July 2014. Space on the ground floor is now sub-leased to CASA..
Sirius Building, 23 Furzer Street, Phillip ACT 2606	1-Jul-2014 (MoU with Dept of Health)	30-Jun-2020	Not yet decided	Subject to Health being able to make space available	\$2,000,670.33	Currently required to accommodate National Office staff

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1 Monaro Street Queanbeyan NSW 2620	1-Jan-2010	31-Dec-2013	No	PM&C currently occupy and have advised the lease is only required in the short-term pending relocation to alternative premises	\$38,377.38	Currently on holdover and occupied by PM&C until 5 December 2014. The tenancy will then be relinquished.
260 Elizabeth Street Sydney NSW 2000	1-Jul-2014	31-May-2020	Not yet decided		\$710,525.76	Part of NSW State Office (includes storage)
280 Elizabeth Street Sydney NSW 2000	1-Apr-2007	31-Mar-2017	Not yet decided		\$322,469.49	Part of NSW State Office (includes storage)
300 Elizabeth Street Sydney NSW 2000	1-Apr-2007	31-Mar-2017	No	Not required	\$156,714.87	Sub-leased to NDIA and IBA with some space occupied by the Aged Care Pricing Commissioner
Rutherglen Community Centre, Cnr Popenetta and Anderson Avenue, Blackett NSW 2770	1-Jul-2010	30-Jun-2014	Yes		\$1,367.01	On holdover. Accommodation for staff working on Longitudinal Study of Indigenous Children
100 Creek Street, Brisbane Qld 4000	1-Jan-2008	31-Dec-2016	Not yet decided		\$684,822.81	QLD State Office

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235-259 Stanley Street Townsville Qld 4810	1-Jun-2013	31-May-2015	Not yet decided		\$72,295.59	Required to accommodate DSS staff. Part of the tenancy is sub-leased to PM&C under MOU.
39 Woods Street, Darwin NT 0800	1-Jul-2014	4-Sep-2024	Not yet decided		\$181,137.99	Required to accommodate DSS staff. Part of the tenancy is sub-leased to Department of Health under MOU.
City Central, 11-29 Waymouth Street, Adelaide SA 5001 (L18)	1-Mar-2007	28-Feb-2017	Not yet decided		\$198,467.01	Part of SA State Office. Part of the tenancy is sub-leased to PM&C under MOU.
City Central, 11-29 Waymouth Street, Adelaide SA 5001 (L13-14)	1-Jul-2014	31-Jan-2017	Not yet decided		\$309,250.20	Part of SA State Office. Part of the tenancy is sub-leased to Department of Health under MOU.
199 Collins Street Hobart TAS 7001	1-Apr-2010	31-Mar-2020	No	Will not be required by DSS	\$62,736.24	Sub-leased to Departments of PM&C and Health. DSS does not occupy any space in this tenancy.
100 Melville Street, Hobart, TAS 7001	1-Jul-2014	28-Feb-2020	Not yet decided		\$81,469.80	Tasmania State Office

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Levels 7,8 and 9, 595 Collins Street, Melbourne VIC 3000	1-Jul-2014	28-Feb-2017	Not yet decided		\$390,736.23	Vic State Office
Part Level 4, 12-20 Flinders Lane, Melbourne VIC 3000	1-Apr-2008	31-Mar-2014	No	Moved to accommodation vacated by Dept of Health	\$36,276.87	Occupied by Aged Care Commissioner on holdover until September 2014, when relocated to 90 Collins Street.
Part Level 18, 90 Collins Street, Melbourne, VIC 3000	1-Sep-2014	30-Sep-2017	Not yet decided		\$21,670.88	Accommodation for Aged Care Commissioner
15-17 William Street Perth WA 6000	1-Jul-2014	30-Nov-2021	Not yet decided		\$356,246.97	WA State Office
Canberra Data Centre Hume ACT 2620	1-Nov-2011	31-Oct-2021	Not yet decided		\$284,545.59	Data centre

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**Information on Australia Aged Care Quality Agency Leases - 1 June to 31 August 2014**

**Attachment B**

<b>Location</b>	<b>Lease Start date</b>	<b>Lease End Date</b>	<b>Lease to be renewed</b>	<b>If not, why not</b>	<b>Cost of lease (excludes outgoings and GST)</b>	<b>Why the building is necessary for the operations of the agency</b>
Levels 7 & 9, 111 Phillip Street, PARRAMATTA, NSW	1/04/2014	30/04/2018	Yes	N/A	\$168,381	Required for Head office and NSW State Operations
Level 1, 260 Maitland Road, MAYFIELD, NSW	10/06/2014	9/06/2016	Yes	N/A	\$5,931	Required for NSW Regional Operations
Levels 2 & 5, 991 Whitehorse Road, BOX HILL, VIC	1/02/2012	31/01/2015	No	Not Required	\$71,572	Required for Victoria State Operations
60-62 Brougham Street, GEELONG, VIC	1/07/2014	30/06/2016	Yes	N/A	\$6,735	Required for Victoria State Operations
527 Gregory Terrace, BOWEN HILLS, QLD	1/10/2014	30/09/2020	Yes	N/A	\$66,660	Required for Queensland State Operations
355 Scarborough Beach Road, OSBORNE PARK, WA	1/02/2014	31/01/2020	Yes	N/A	\$48,253	Required for Western Australia State Operations
26 Flinders Street, ADELAIDE, SA	1/08/2011	31/07/2015	Yes	N/A	\$45,201	Required for South Australia State Operations
18 Elizabeth Street, HOBART, TAS	1/05/2014	30/04/2019	Yes	N/A	\$3,292	Required for Tasmania Regional Operations

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**Information on National Disability Insurance Agency Leases - 1 June to 31 August 2014**

**Attachment C**

<b>Location</b>	<b>Lease Start date</b>	<b>Lease End Date</b>	<b>Lease to be renewed</b>	<b>If not, why not</b>	<b>Cost of lease (excludes outgoings and GST)</b>	<b>Why the building is necessary for the operations of the agency</b>
212 Northbourne Avenue, Braddon, ACT	01-Jan-2014	31-Dec-2023	Commercial in confidence	Commercial in confidence	\$1,500.00	Public facing site
Hilltop Plaza, Charlestown, NSW	15-Mar-2013	14-Mar-2017	Commercial in confidence	Commercial in confidence	\$176,468.37	Regional Office
300 Elizabeth Street, Sydney, NSW	01-Mar-2014	31-Mar-2017	Commercial in confidence	Commercial in confidence	\$24,217.11	Actuarial Staff
6-8 Auckland Street, Newcastle, NSW	01-Aug-2014	31-Jul-2024	Commercial in confidence	Commercial in confidence	\$Nil	Regional Office
14 Auckland Street, Newcastle, NSW	01-Aug-2014	31-Jul-2024	Commercial in confidence	Commercial in confidence	\$1,900.00	Regional Office
1-9 Paterson Street, Tennant Creek, NT	01-Jul-2014	30-Jun-2017	Commercial in confidence	Commercial in confidence	\$31,518.00	Public facing site
47-49 Elizabeth Way, Elizabeth, SA	01-Apr-2013	31-Mar-2017	Commercial in confidence	Commercial in confidence	\$92,448.21	Regional Office
15-31 Ayliffes Road, St Marys, SA	01-Feb-2013	31-Jan-2017	Commercial in confidence	Commercial in confidence	\$71,945.49	Regional Office
15-31 Ayliffes Road, St Marys, SA	01-Aug-2014	28-Feb-2015	Commercial in confidence	Commercial in confidence	\$24,720.00	Regional Office
Sturt Centre, Murray Bridge, SA	01-Jul-2014	30-Jun-2021	Commercial in confidence	Commercial in confidence	\$37,170.84	Public facing site
111 Macquarie Street, Hobart, Tas	01-Feb-2013	31-Jan-2017	Commercial in confidence	Commercial in confidence	\$56,929.62	Regional Office
11-13 Stewart St, Devonport, Tas	01-Feb-2013	31-May-2017	Commercial in confidence	Commercial in confidence	\$27,232.47	Regional Office
6-18 George Street, Launceston, Tas	02-Jul-2013	31-Mar-2016	Commercial in confidence	Commercial in confidence	\$34,155.00	Regional Office

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168-170 Little Malop Street, Geelong, Vic	01-Feb-2013	31-Jan-2017	Commercial in confidence	Commercial in confidence	\$89,532.75	Regional Office
Suite 6, 170 Little Malop Street, Geelong, Vic	01-Jul-2013	31-Jan-2017	Commercial in confidence	Commercial in confidence	\$9,140.64	Regional Office
43-45 Brougham St, Geelong, Vic	01-Sep-2013	28-Feb-2017	Commercial in confidence	Commercial in confidence	\$111,975.99	Initial Head Office
Suite 2, 170 Little Malop Street, Geelong, Vic	01-Jul-2013	31-Jan-2017	Commercial in confidence	Commercial in confidence	\$12,095.43	Regional Office
13 Connor St, Colac, Vic	01-Jul-2014	30-Jun-2024	Commercial in confidence	Commercial in confidence	\$42,933.34	Regional Office
74-80 Railway Parade, Midlands, WA	01-Nov-2013	31-Oct-2023	Commercial in confidence	Commercial in confidence	\$47,500.00	Public facing site