

Senate Standing Committee on Environment and Communications

Answers to Senate Estimates Questions on Notice

Budget Estimates Hearings May 2014

Communications Portfolio

Australian Communications and Media Authority

Question No: 140

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 Department/Agency since 25 February 2014?

- 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 Department/Agency.
- 2) Please provide a detailed list of each building that had a lease that was not renewed since 25 February 2014. 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 Department/Agency.
- 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. Has this cost been allocated into the budget?
 - e. Why the building is necessary for the operations of the Department/Agency.
- 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 25 February 2014 to date is \$0.709 million.
 - a. Sydney 1 March 2011
 Canberra 1 September 2013
 Melbourne 1 January 2014
 Brisbane 1 December 2005
 Parramatta 1 March 2008
 - b. The lease agreements for each office ends as follows:

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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	Decision pending
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	\$1.850 million
Melbourne	\$1.742 million
Canberra	\$1.947 million
Brisbane	\$0.176 million
Parramatta	\$0.074 million

f. Each building is required by the ACMA to ensure functions of the office can be provided to government and the community.

2. No building leases have been renewed since 25 February 2014.

3. The Brisbane office lease or new location will be considered over the next five 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 \$0.164 million per annum. Yes.

e. 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	73.85 per cent
Canberra	76.15 per cent
Melbourne	89.96 per cent
Brisbane	44.44 per cent
Parramatta	70.00 per cent

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- 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 adapted to meet changing needs of the agency, and a further small space provided for churn.