

Senate Standing Committee on Environment and Communications

Answers to Senate Estimates Questions on Notice

Additional Estimates Hearings May 2014

Communications Portfolio

NBN Co Limited

Question No: 327

Program No. NBN Co Limited

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. (a-f) The cost of building leases from 25 February 2013 to 31 May 2014 is \$7,368,653.41. For specific details refer table below:

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| Lease Commenced | Lease Expiry | Will the lease be renewed in the future? | State | Address | Town | Cost of the Lease (Expressed as current gross annual rent incl. outgoings and abatements) Ex. GST | Total cost of building leases from 25 Feb to 31 May 14 (Expressed as current gross rent incl. outgoings and abatements for the specified period) Ex. GST | Building Classification (i.e. Why the building is necessary for operations) |
|-----------------|--------------|--|-------|--|-------------------|---|--|---|
| 22/02/2010 | 21/02/2015 | Not known at this time | ACT | Unit 2-3, 16 National Circuit | Canberra | \$ 112,209.48 | \$ 28,052.37 | Office |
| 1/01/2012 | 31/12/2016 | Not known at this time | ACT | Unit 8 - 65 Tennant Street | Fyshwick | \$ 129,045.96 | \$ 32,261.49 | Depot/Office |
| 1/10/2010 | 30/06/2018 | Not known at this time | NSW | 100 Arthur Street | North Sydney | \$ 334,984.32 | \$ 83,746.08 | Office |
| 16/06/2011 | 30/06/2018 | Not known at this time | NSW | 100 Arthur Street | North Sydney | \$ 601,587.84 | \$ 150,396.96 | Office |
| 1/09/2011 | 30/06/2018 | Not known at this time | NSW | 100 Arthur Street | North Sydney | \$ 261,047.76 | \$ 65,261.94 | Office |
| 8/06/2011 | 30/06/2018 | Not known at this time | NSW | 100 Arthur Street | North Sydney | \$ 395,161.44 | \$ 98,790.36 | Office |
| 1/07/2010 | 30/06/2018 | Not known at this time | NSW | 100 Arthur Street | North Sydney | \$ 834,932.28 | \$ 208,733.07 | Office |
| 1/07/2010 | 30/06/2018 | Not known at this time | NSW | 100 Arthur Street | North Sydney | \$ 1,656,407.76 | \$ 414,101.94 | Office |
| 1/03/2011 | 30/06/2018 | Not known at this time | NSW | 100 Arthur Street | North Sydney | \$ 862,074.12 | \$ 215,518.53 | Office |
| 11/01/2012 | 30/06/2018 | Not known at this time | NSW | 100 Arthur Street | North Sydney | \$ 502,070.40 | \$ 125,517.60 | Office |
| 1/12/2012 | 30/10/2017 | Not known at this time | NSW | 50 Miller Street | North Sydney | \$ 963,794.76 | \$ 240,948.69 | Office |
| 1/09/2013 | 30/10/2017 | Not known at this time | NSW | 50 Miller Street | North Sydney | \$ 963,794.76 | \$ 240,948.69 | Office |
| 1/04/2013 | 30/10/2017 | Not known at this time | NSW | 50 Miller Street | North Sydney | \$ 923,733.72 | \$ 230,933.43 | Office |
| 14/06/2011 | 13/06/2016 | Not known at this time | NSW | 423 Pennant Hills Road | Pennant Hills | \$ 1,038,036.33 | \$ 259,509.08 | Depot/Office |
| 20/02/2012 | 19/02/2017 | Not known at this time | NSW | Unit 9- 6 Elbow Street | Coffs Harbour | \$ 88,644.60 | \$ 22,161.15 | Depot/Office |
| 1/04/2012 | 31/03/2017 | Not known at this time | NSW | 67-71 King Street | Warrawong | \$ 83,511.36 | \$ 20,877.84 | Depot/Office |
| 1/11/2013 | 31/10/2018 | Not known at this time | NSW | 8 Kings Road, New Lambton | Newcastle | \$ 176,559.48 | \$ 44,139.87 | Depot/Office |
| 1/01/2012 | 31/12/2016 | Not known at this time | NT | Unit 6, 396 Stuart Highway | Winnellie | \$ 124,041.96 | \$ 31,010.49 | Depot/Office |
| 15/07/2013 | 14/07/2032 | Not known at this time | NT | Site 534 Miller Street - Alice Springs Airport | Alice Springs | \$ 45,000.00 | \$ 11,250.00 | Satellite Earth Station |
| 14/10/2013 | 26/03/2018 | Not known at this time | NT | Unit 8, 396 Stuart Highway | Winnellie | \$ 76,748.66 | \$ 19,187.17 | Depot/Office |
| 1/01/2011 | 28/02/2015 | Not known at this time | QLD | Unit 6 - 508-518 Woolcock Street | Townsville | \$ 60,288.00 | \$ 15,072.00 | Depot/Office |
| 1/06/2011 | 31/05/2016 | Not known at this time | QLD | 38 Southgate Avenue | Cannon Hill | \$ 584,397.36 | \$ 146,099.34 | Depot/Office |
| 1/09/2012 | 31/08/2017 | Not known at this time | QLD | 35-37 Macaree Street | North Rockhampton | \$ 86,736.00 | \$ 21,684.00 | Depot/Office |
| 1/06/2012 | 31/05/2018 | Not known at this time | QLD | 169 Varsity Parade | Varsity Lakes | \$ 654,357.24 | \$ 163,589.31 | Call Centre |
| 1/07/2011 | 30/06/2031 | Not known at this time | QLD | 470 Bradman Road | Acacia Ridge | \$ 1,123,816.08 | \$ 280,954.02 | Aggregation Node |
| 1/03/2012 | 29/02/2032 | Not known at this time | QLD | 605 Zillmere Road | Aspley | \$ 1,240,656.24 | \$ 310,164.06 | Aggregation Node |
| 1/01/2011 | 31/12/2015 | Not known at this time | QLD | 145 Sinnathamby Boulevard | Springfield Lakes | \$ 1,131,200.00 | \$ 282,800.00 | Data Centre |
| 1/10/2013 | 29/03/2014 | Not known at this time | QLD | Pier Point Road | Cairns | \$ 12,999.96 | \$ 3,249.99 | Serviced Office |

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|------------|------------|------------------------|-----|---------------------------------|--------------|-----------------|---------------|--------------------------------------|
| 16/11/2011 | 15/11/2016 | Not known at this time | SA | 33 Richmond Road | Keswick | \$ 497,393.28 | \$ 124,348.32 | Depot/Office |
| 18/03/2013 | 15/11/2016 | Not known at this time | SA | 33 Richmond Road | Keswick | \$ 393,342.72 | \$ 98,335.68 | Depot/Office |
| 7/08/2011 | 6/08/2031 | Not known at this time | SA | 8-12 George Street | Green Fields | \$ 379,166.52 | \$ 94,791.63 | Aggregation Node |
| 1/08/2012 | 31/07/2017 | Not known at this time | TAS | 54-60 Victoria Street | Hobart | \$ 75,348.00 | \$ 18,837.00 | Office |
| 1/08/2012 | 31/07/2017 | Not known at this time | TAS | 54-60 Victoria Street | Hobart | \$ 75,348.00 | \$ 18,837.00 | Office |
| 29/06/2013 | 29/06/2019 | Not known at this time | TAS | 113 Cimitiere Street | Launceston | \$ 75,000.00 | \$ 18,750.00 | Depot/Office |
| 1/04/2012 | 31/12/2017 | Not known at this time | VIC | 360 Elizabeth Street | Melbourne | \$ 1,001,127.60 | \$ 250,281.90 | Office |
| 1/01/2010 | 31/12/2017 | Not known at this time | VIC | 360 Elizabeth Street | Melbourne | \$ 1,799,937.12 | \$ 449,984.28 | Office |
| 14/02/2011 | 31/12/2017 | Not known at this time | VIC | 360 Elizabeth Street | Melbourne | \$ 892,668.84 | \$ 223,167.21 | Office |
| 1/06/2010 | 31/05/2020 | Not known at this time | VIC | 1010 La Trobe Street, Docklands | Melbourne | \$ 1,915,457.04 | \$ 478,864.26 | National Operations Testing Facility |
| 15/12/2011 | 14/12/2016 | Not known at this time | VIC | 380 Docklands Drive - Docklands | Melbourne | \$ 56,494.80 | \$ 14,123.70 | Office |
| 1/12/2011 | 14/12/2016 | Not known at this time | VIC | 380 Docklands Drive - Docklands | Melbourne | \$ 834,227.64 | \$ 208,556.91 | Depot/Office |
| 1/10/2011 | 30/09/2015 | Not known at this time | VIC | 960 Stud Road | Rowville | \$ 444,966.00 | \$ 111,241.50 | Warehouse |
| 1/08/2011 | 31/07/2021 | Not known at this time | VIC | 60 Terracotta Drive | Nunawading | \$ 705,291.96 | \$ 176,322.99 | Aggregation Node |
| 1/09/2013 | 30/08/2018 | Not known at this time | VIC | 655 Collins Street - Docklands | Melbourne | \$ 3,041,706.92 | \$ 760,426.73 | Office |
| 6/02/2014 | 5/08/2014 | Not known at this time | VIC | Unit 2, 21 Glenville Road | Melton | \$ 26,181.72 | \$ 6,545.43 | Office |
| 1/10/2011 | 30/09/2016 | Not known at this time | WA | 1-9 Tanunda Drive | Rivervale | \$ 736,697.16 | \$ 184,174.29 | Depot/Office |
| 1/11/2011 | 31/10/2031 | Not known at this time | WA | 29-47 Charles Street | Bentley | \$ 884,803.80 | \$ 221,200.95 | Aggregation Node |
| 1/09/2011 | 31/08/2031 | Not known at this time | WA | 5 Prosperity Avenue | Wangara | \$ 498,777.72 | \$ 124,694.43 | Aggregation Node |
| 1/09/2012 | 31/08/2017 | Not known at this time | WA | 4 Pollard Street | Geraldton | \$ 72,838.92 | \$ 18,209.73 | Depot |

2. (a-f) Buildings not renewed between 25 February 2014 to 31 May 2014:

| Lease Commencement Date | Expiry Date | Reason for not renewing | State | Address | Town | Cost of the lease (Expressed as current annual gross rent incl. outgoings if applicable) Ex. GST | Building Classification (i.e. why was the building necessary for operations) |
|-------------------------|-------------|-------------------------|-------|------------------|--------|--|--|
| 30/09/2013 | 31/03/2014 | No longer required | QLD | 1 Ungerer Street | Mackay | \$ 3,691.98 | Serviced Office |

- At the present time, it is not expected that NBN Co will lease any more premises in the next 12 months.
- Occupancy rate is 100 per cent - all buildings currently owned or leased by NBN Co are solely occupied by NBN Co.