

**Senate Standing Committee on Environment and Communications**

**Answers to Senate Estimates Questions on Notice**

**Supplementary Budget Estimates Hearings November 2014**

**Communications Portfolio**

**NBN Co Limited**

**Question No: 121**

**Program No. NBN Co**

**Hansard Ref: In Writing**

**Topic: Building Lease costs**

**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.
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.
  - e) Has this cost been allocated into the budget?
  - f) 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 cost of building leases from 1 June to 30 November 2014 is \$14,974,058.10 excluding GST.
2. (a - f) Buildings currently leased, as below:

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### Supplementary Budget Estimates Hearings November 2014

#### Communications Portfolio

#### NBN Co Limited

NBN Lease Number	Lease Commencement	Lease Expiry	Will the lease be renewed in the future?	State	Address	Town	Level	Facility Code	Cost of the Lease (Expressed as current annual rent) Ex. GST	Total cost of building leases Ex. GST from 1 June to 30 November 2014	Building Classification (i.e., Why the building is necessary for operations)	NLA sqm
FLM-000292	22/02/2010 0:00	21/02/2015 0:00	Not known at this time	ACT	Unit 2-3, 16 National Circuit	Canberra	LGR	P-2600-16NATIONAL	\$ 112,209.48	\$ 56,104.74	Office	261
FLM-000293	1/01/2012 0:00	31/12/2016 0:00	Not known at this time	ACT	Unit 8 - 65 Tennant Street	Fyshwick	Multiple	P-2609-65TENNANT	\$ 115,904.28	\$ 57,952.14	Depot	376
FLM-000270	1/10/2010 0:00	30/06/2018 0:00	Not known at this time	NSW	100 Arthur Street	North Sydney	LUG	P-2060-100ARTHUR	\$ 341,611.20	\$ 170,805.60	Office	806
FLM-000271	16/06/2011 0:00	30/06/2018 0:00	Not known at this time	NSW	100 Arthur Street	North Sydney	LMZ	P-2060-100ARTHUR	\$ 644,566.20	\$ 322,283.10	Office	1,247
FLM-000272	1/09/2011 0:00	30/06/2018 0:00	Not known at this time	NSW	100 Arthur Street	North Sydney	L01	P-2060-100ARTHUR	\$ 295,927.08	\$ 147,963.54	Office	498
FLM-000273	8/06/2011 0:00	30/06/2018 0:00	Not known at this time	NSW	100 Arthur Street	North Sydney	L09	P-2060-100ARTHUR	\$ 451,977.84	\$ 225,988.92	Office	716
FLM-000274	1/07/2010 0:00	30/06/2018 0:00	Not known at this time	NSW	100 Arthur Street	North Sydney	L10	P-2060-100ARTHUR	\$ 796,899.24	\$ 398,449.62	Office	1,305
FLM-000275	1/07/2010 0:00	30/06/2018 0:00	Not known at this time	NSW	100 Arthur Street	North Sydney	Multiple	P-2060-100ARTHUR	\$ 1,583,136.96	\$ 791,568.48	Office	2,568
FLM-000276	1/03/2011 0:00	30/06/2018 0:00	Not known at this time	NSW	100 Arthur Street	North Sydney	L18	P-2060-100ARTHUR	\$ 957,311.64	\$ 478,655.82	Office	1,371
FLM-000277	11/01/2012 0:00	30/06/2018 0:00	Not known at this time	NSW	100 Arthur Street	North Sydney	L19	P-2060-100ARTHUR	\$ 550,532.64	\$ 275,266.32	Office	951
FLM-000279	1/12/2012 0:00	30/10/2017 0:00	Not known at this time	NSW	50 Miller Street	North Sydney	Multiple	P-2060-50MILLER	\$ 905,159.40	\$ 452,579.70	Office	2,069
FLM-000280	1/09/2013 0:00	30/10/2017 0:00	Not known at this time	NSW	50 Miller Street	North Sydney	Multiple	P-2060-50MILLER	\$ 905,159.40	\$ 452,579.70	Office	2,069
FLM-000282	1/04/2013 0:00	30/10/2017 0:00	Not known at this time	NSW	50 Miller Street	North Sydney	Multiple	P-2060-50MILLER	\$ 867,535.56	\$ 433,767.78	Office	1,983
FLM-000283	14/06/2011 0:00	13/06/2016 0:00	Not known at this time	NSW	423 Pennant Hills Road	Pennant Hills	Multiple	P-2120-423PENNANTHILLS	\$ 1,053,916.53	\$ 526,958.27	Depot	2,796
FLM-000285	20/02/2012 0:00	19/02/2017 0:00	Not known at this time	NSW	Unit 9 - 6 Elbow Street	Coffs Harbour	L01	P-2450-6ELBOW	\$ 88,644.60	\$ 44,322.30	Depot	331
FLM-000286	1/04/2012 0:00	31/03/2017 0:00	Not known at this time	NSW	67-71 King Street	Warrarong	L02	P-2502-67KING	\$ 100,199.40	\$ 50,099.70	Depot	386
FLM-000346	1/11/2013 0:00	31/10/2018 0:00	Not known at this time	NSW	8 Kings Road, New Lambton	Newcastle	n-a	P-2305-8KINGS	\$ 161,559.48	\$ 80,779.74	Depot	694
FLM-000268	1/01/2012 0:00	31/12/2016 0:00	Not known at this time	NT	Unit 6, 396 Stuart Highway	Winnellie	LGR	P-0820-396STUART-U06	\$ 101,428.92	\$ 50,714.46	Depot	403
FLM-000269	15/07/2013 0:00	14/07/2032 0:00	Not known at this time	NT	Site 534 Miller Street - Alice Springs Airport	Alice Springs	n-a	P-0860-SITES34MILLER	\$ 45,000.00	\$ 22,500.00	RFAT	400
FLM-000348	14/10/2013 0:00	26/03/2018 0:00	Not known at this time	NT	Unit 8, 396 Stuart Highway	Winnellie	L01	P-0820-396STUART-U08	\$ 65,033.28	\$ 32,516.64	Depot	248
FLM-000309	1/01/2011 0:00	28/02/2015 0:00	Not known at this time	QLD	Unit 6 - 508-518 Woolcock Street	Townsville	Multiple	P-4814-508WOOLCOCK	\$ 53,772.00	\$ 26,886.00	Depot	326

# Senate Standing Committee on Environment and Communications

## Answers to Senate Estimates Questions on Notice

### Supplementary Budget Estimates Hearings November 2014

#### Communications Portfolio

#### NBN Co Limited

NBN Lease Number	Lease Commencement	Lease Expiry	Will the lease be renewed in the future?	State	Address	Town	Level	Facility Code	Cost of the Lease (Expressed as current annual rent) Ex. GST	Total cost of building leases Ex. GST from 1 June to 30 November 2014	Building Classification (i.e., Why the building is necessary for operations)	NLA sqm
FLM-000310	1/06/2011 0:00	31/05/2016 0:00	Not known at this time	QLD	44 Southgate Avenue	Cannon Hill	Multiple	P-4170-44SOUTHGATE	\$ 725,706.00	\$ 362,853.00	Depot	1,870
FLM-000311	1/09/2012 0:00	31/08/2017 0:00	Not known at this time	QLD	35-37 Macaree Street	North Rockhampton	LGR	P-4701-35-37MACAREE	\$ 90,205.77	\$ 45,102.89	Depot	300
FLM-000313	1/06/2012 0:00	31/05/2018 0:00	Not known at this time	QLD	169 Varsity Parade	Varsity Lakes	LGR	P-4227-169VARSITY	\$ 557,513.88	\$ 278,756.94	Call Centre	1,500
FLM-000315	1/07/2011 0:00	30/06/2031 0:00	Not known at this time	QLD	470 Bradman Road	Acacia Ridge	n-a	P-4110-470BRADMAN	\$ 936,460.08	\$ 468,230.04	Aggregation Node	17,300
FLM-000316	1/03/2012 0:00	29/02/2032 0:00	Not known at this time	QLD	605 Zillmere Road	Aspley	n-a	P-4034-605ZILLMERE	\$ 1,159,217.40	\$ 579,608.70	Aggregation Node	12,600
FLM-000318	1/01/2011 0:00	31/12/2015 0:00	Not known at this time	QLD	145 Sinnathamby Boulevard	Springfield Lakes	L03	P-4300-145SINNATHAMBY	\$ 1,333,564.80	\$ 666,782.40	Data Centre	196
FLM-000319	30/09/2014 0:00	1/10/2015 0:00	Not known at this time	QLD	Pier Point Road	Cairns	n-a	P-4870-PIERPOINT	\$ 12,999.96	\$ 6,499.98	Serviced Office	10
FLM-000321	16/11/2011 0:00	15/11/2016 0:00	Not known at this time	SA	33 Richmond Road	Keswick	L02	P-5035-33RICHMOND	\$ 433,483.08	\$ 216,741.54	Depot	1,190
FLM-000322	18/03/2013 0:00	15/11/2016 0:00	Not known at this time	SA	33 Richmond Road	Keswick	L02-5TH	P-5035-33RICHMOND	\$ 339,471.36	\$ 169,735.68	Depot	960
FLM-000323	7/08/2011 0:00	6/08/2031 0:00	Not known at this time	SA	8-12 George Street	Green Fields	n-a	P-5107-8-12GEORGE	\$ 362,250.00	\$ 181,125.00	Aggregation Node	10,500
FLM-000338	1/08/2012 0:00	31/07/2017 0:00	Not known at this time	TAS	54-60 Victoria Street	Hobart	L01	P-7000-54VICTORIA	\$ 75,348.00	\$ 37,674.00	Office	315
FLM-000339	1/08/2012 0:00	31/07/2017 0:00	Not known at this time	TAS	54-60 Victoria Street	Hobart	L02	P-7000-54VICTORIA	\$ 78,361.92	\$ 39,180.96	Office	315
FLM-000344	29/06/2013 0:00	29/06/2019 0:00	Not known at this time	TAS	113 Cimitiere Street	Launceston	L01	P-7250-113CIMITIERE	\$ 76,353.04	\$ 38,176.52	Depot	370
FLM-000349	15/09/2010 0:00	15/09/2015 0:00	Not known at this time	NSW	400 Harris Street	Ultimo	L07	P-2007-400HARRIS	\$ 2,297,281.56	\$ 1,148,640.78	Data Centre	372
FLM-000297	1/04/2012 0:00	31/12/2017 0:00	Not known at this time	VIC	360 Elizabeth Street	Melbourne	L39	P-3000-360ELIZABETH	\$ 809,119.92	\$ 404,559.96	Office	1,556
FLM-000298	1/01/2010 0:00	31/12/2017 0:00	Not known at this time	VIC	360 Elizabeth Street	Melbourne	Multiple	P-3000-360ELIZABETH	\$ 1,472,879.52	\$ 736,439.76	Office	3,112
FLM-000299	14/02/2011 0:00	31/12/2017 0:00	Not known at this time	VIC	360 Elizabeth Street	Melbourne	L45	P-3000-360ELIZABETH	\$ 708,177.96	\$ 354,088.98	Office	1,493
FLM-000300	1/06/2010 0:00	31/05/2020 0:00	Not known at this time	VIC	1010 La Trobe Street, Docklands	Melbourne	Multiple	P-3008-1010LATROBE	\$ 1,447,571.00	\$ 723,785.50	National Operations Testing Facility	4,462
FLM-000303	15/12/2011 0:00	14/12/2016 0:00	Not known at this time	VIC	380 Docklands Drive - Docklands	Melbourne	LGR	P-3008-380DOCKLANDS	\$ 45,387.00	\$ 22,693.50	Office	123
FLM-000304	1/12/2011 0:00	14/12/2016 0:00	Not known at this time	VIC	380 Docklands Drive - Docklands	Melbourne	L04	P-3008-380DOCKLANDS	\$ 801,368.88	\$ 400,684.44	Depot	2,007
FLM-000305	1/10/2011 0:00	30/09/2015 0:00	Not known at this time	VIC	960 Stud Road	Rowville	LGR	P-3178-960STUD	\$ 385,641.00	\$ 192,820.50	Warehouse	4,486
FLM-000307	1/08/2011 0:00	31/07/2021 0:00	Not known at this time	VIC	60 Terracotta Drive	Nunawading	n-a	P-3131-60TERRACOTTA	\$ 650,148.60	\$ 325,074.30	TAND	12,400
FLM-000308	1/09/2013 0:00	30/08/2018 0:00	Not known at this time	VIC	655 Collins Street - Docklands	Melbourne	Multiple	P-3008-655COLLINS	\$ 3,094,092.00	\$ 1,547,046.00	Office	6,681
FLM-000347	6/02/2014 0:00	5/09/2014 0:00	Lease not renewed as this office was no longer needed.	VIC	Unit 2, 21 Glenville Road	Melton	n-a	P-3337-21GLENVILLE-U02	\$ 28,000.00	\$ 7,000.00	Temporary construction office	290
FLM-000326	1/10/2011 0:00	30/09/2016 0:00	Not known at this time	WA	1-9 Tanunda Drive	Rivervale	Multiple	P-6103-1-9TANUNDA	\$ 640,350.48	\$ 320,175.24	Depot	1,558
FLM-000330	1/11/2011 0:00	31/10/2031 0:00	Not known at this time	WA	29-47 Charles Street	Bentley	n-a	P-6102-29CHARLES	\$ 698,439.00	\$ 349,219.50	TAND	18,000
FLM-000331	1/09/2011 0:00	31/08/2031 0:00	Not known at this time	WA	5 Prosperity Avenue	Wangara	n-a	P-6065-5PROSPERITY	\$ 432,399.94	\$ 216,199.97	TAND	7,100
FLM-000332	1/09/2012 0:00	31/08/2017 0:00	Not known at this time	WA	4 Pollard Street	Geraldton	LGR	P-6530-4POLLARD	\$ 72,838.92	\$ 36,419.46	Depot	216

### 3. (a-f) Buildings not renewed between 1 June to 30 November 2014, as below:

NBN Lease Number	Lease Commencement	Lease Expiry	Reason for not renewing	State	Address	Town	Level	Facility Code	Cost of the Lease (Expressed as current annual rent) Ex. GST	Total cost of lease Ex. GST from 1 June to 30 November 2014	Building Classification (i.e., Why the building is necessary for operations)	NLA sqm
FLM-000347	6/02/2014 0:00	5/09/2014 0:00	Lease not renewed as this office was no longer needed.	VIC	Unit 2, 21 Glenville Road	Melton	n-a	P-3337-21GLENVILLE-U02	\$ 28,000.00	\$ 7,000.00	Temporary construction office	290

### 4. (a - d) Buildings expected to be leased in the next 12 months. As per table below:

e) These costs do not appear in the Commonwealth Budget as NBN Co is a Government Business Enterprise funded by Government equity injections.

f) As per table below:

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FLM-000354	1/12/2014 0:00	28/02/2015 0:00	NSW	100 Walker Street	North Sydney	L14	P-2060-100WALKER	\$ 200,000.00	Office	approx. 500
FLM-000351	5/02/2015 0:00	4/02/2020 0:00	VIC	360 Elizabeth Street	Melbourne	L44	P-3000-360ELIZABETH	\$ 766,656.00	Office	1,549
FLM-000355	3/12/2014 0:00	31/03/2015 0:00	VIC	360 Elizabeth Street	Melbourne	L09	P-3000-360ELIZABETH	\$ 170,500.00	Office	approx. 300
FLM-000356	5/02/2015 0:00	31/12/2019 0:00	VIC	360 Elizabeth Street	Melbourne	L42	P-3000-360ELIZABETH	\$ 770,220.00	Office	1,556
FLM-000358	1/03/2015 0:00	30/10/2017 0:00	NSW	50 Miller Street	Sydney	L2	P-2060-50MILLER	\$ 284,858.00	Office	1,035

Amount is on a Per Person bases for Dec to Mar. Includes Meeting Room

5. (a – b) Current occupancy rate is 100 per cent. All buildings currently owned or leased by NBN Co are solely occupied by NBN Co.