

Senate Standing Committee on Environment and Communications
Answers to Senate Estimates Questions on Notice
Supplementary Budget Estimates Hearings November 2014
Communications Portfolio
Australian Communications and Media Authority

Question No: 399

Program No. ACMA

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 Department/Agency.
- 3) 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.
- 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. Has this cost been allocated into the budget?
 - e. Why the building is necessary for the operations of the Department/Agency.
- 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. Building lease costs since June 2014 to 31 October 2014 are \$2.454M.
2. Lease details are:
 - a. Lease agreements for each office became active from:

Sydney	1 March 2011
Canberra	1 September 2013

Senate Standing Committee on Environment and Communications

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Supplementary Budget Estimates Hearings November 2014

Communications Portfolio

Australian Communications and Media Authority

Melbourne	1 January 2014
Brisbane	1 December 2005
Parramatta	1 March 2008.

- b. The lease agreements for each office ends as follows:

Sydney	28 February 2021
Canberra	1 September 2023
Melbourne	1 January 2026
Brisbane	30 November 2015
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	\$1.851M
Melbourne	\$1.781M
Canberra	\$2.005M
Brisbane	\$0.176M
Parramatta	\$0.077M

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

3. Not applicable.

4. The Brisbane office lease or new location will be considered over the next 12 months.

- a. The new lease will be effective from 1 December 2015.

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Supplementary Budget Estimates Hearings November 2014

Communications Portfolio

Australian Communications and Media Authority

- b. The lease period is yet to be negotiated.
 - c. Brisbane, QLD.
 - d. The estimated cost will be in the order of \$0.174m 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.
5. The occupancy rate for each of the ACMA'S offices are:
- a.

Sydney	71.2%
Canberra	76.3%
Melbourne	94.7%
Brisbane	44.44%
Parramatta	70.00%.
 - 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 adaptable to meet changing needs of the agency and a further small space provided for churn.