

Senate Economics Legislation Committee

ANSWERS TO QUESTIONS ON NOTICE

Treasury Portfolio

Additional Estimates

2015 - 2016

Department/Agency: Australian Taxation Office

Question: AET 3560-3564

Topic: Building Lease Costs

Reference: written - 19 February 2016

Senator: Ludwig, Joe

Question:

Since the change of Prime Minister on 14 September, 2015:

3560. What has been the total cost of building leases for the agency / department?

3561. 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.

3562. 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.

3563. 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.
1. Has this cost been allocated into the budget?
- e) Why the building is necessary for the operations of the agency / department.

3564. 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:

3560. The total cost of building leases for the ATO from 14 September 2015 – 31 January 2016 was \$76,155,899 (ex GST). This includes rent, storage, car parking and base building outgoings.

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3561 & 3564. Current ATO leases are listed in the table below.

3561 (a) Lease Start Date	3561 (b) Lease End Date	3561 (c) Lease Renewal Yes/No, Why	3561 (d) Building Location	3564 (a) Occupancy Rate¹	3564 (b) If rate less than 100%, details on the remainder of building use.
17/11/2009	16/11/2024	Decision to be made closer to lease end	140 Elizabeth Street, Brisbane QLD	81.79%	Specific initiatives and Tax Time functions. Staged sub-lease to Department of Human Services, completed by 2017.
21/05/2013	20/05/2028	Decision to be made closer to lease end	55 Elizabeth Street, Brisbane QLD	84.10%	Specific initiatives and Tax Time functions.
01/03/2014	28/02/2020	Decision to be made closer to lease end	Gympie Street, Chermside QLD	64.43%	Specific initiatives and Tax Time functions.
01/01/2012	31/12/2020	Decision to be made closer to lease end	Macgregor Street, Upper Mount Gravatt QLD	72.78%	Specific initiatives and Tax Time functions. Co-location with AUSTRAC
01/03/2015	28/02/2020	Decision to be made closer to lease end	Stanley Street, Townsville QLD	89.17%	Specific initiatives and Tax Time functions. Sub-lease to DHS Co-location with National Disability Insurance Agency
01/03/2007	28/02/2017	No - subleased	Casselden Place, Melbourne VIC	N/A	Subleased to Victorian Government, no ATO presence.
05/05/2012	04/05/2027	Decision to be made closer to lease end	747 Collins St, Melbourne VIC	84.80%	Specific initiatives and Tax Time functions. Sublease L2 to Department of Foreign Affairs & Trade.
1/04/2015	31/03/2030	Decision to be made closer to lease end	913 Whitehorse Road, Box Hill VIC	68.30%	Specific initiatives and Tax Time functions.
06/02/2013	05/02/2020	Decision to be made closer to lease end	Gladstone Street, Moonee Ponds VIC	80.00%	Specific initiatives and Tax Time functions.
1/10/2015	30/09/2030	Decision to be made closer to lease end	19 George St, Dandenong VIC	76.16%	Specific initiatives and Tax Time functions.
28/06/2011	27/06/2021	Decision to be made closer to lease end	12-14 Little Ryrie Street, Geelong VIC	91.58%	Specific initiatives and Tax Time functions. Co-location with National Disability Insurance Agency

¹ Occupancy rates are based on reported February 2016 work point usage against site capacities

3561 (a) Lease Start Date	3561 (b) Lease End Date	3561 (c) Lease Renewal Yes/No, Why	3561 (d) Building Location	3564 (a) Occupancy Rate¹	3564 (b) If rate less than 100%, details on the remainder of building use.
01/10/2013	30/09/2016	Under review	26 Randor St, Campbellfield, VIC	N/A	Storage Site
1/03/2014	31/12/2024	Decision to be made closer to lease end	45 Francis Street, Northbridge WA	80.81%	Specific initiatives and Tax Time functions. Co-location with Department of Infrastructure & Regional Development.
01/11/2012	31/10/2027	Decision to be made closer to lease end	12-26 Franklin St, Adelaide SA	74.39%	Specific initiatives and Tax Time functions. Co-location with Department of Industry Co-location with The Department of Prime Minister & Cabinet
05/09/2007	04/09/2022	Decision to be made closer to lease end	200 Collins Street, Hobart TAS	74.75%	Specific initiatives and Tax Time functions.
01/04/2013	31/03/2017	Decision to be made closer to lease end	49-51 Cattley Street, Burnie TAS	72.58%	Specific initiatives and Tax Time functions.
15/10/2003	14/04/2016	No – decision made to close site.	24 Mitchell Street, Darwin NT	13.46%	Site to close April 2016. Co-location with Office of National Rail Safety Regulator
26/11/2007	25/11/2022	Decision to be made closer to lease end	Genge Street, Canberra ACT	85.10%	Specific initiatives and Tax Time functions. Subleasing part of building to Department of Veterans Affairs
26/05/2007	25/05/2022	Decision to be made closer to lease end	Narellan Street, Canberra ACT	77.07%	Specific initiatives and Tax Time functions.
05/05/2013	31/05/2017	Decision to be made closer to lease end	9-11 Huddart Court, Mitchell ACT	N/A	Storage site
1/12/2015	30/11/2025	Decision to be made closer to lease end	4 National Circuit, Barton, ACT	N/A	Sub-leased to Australian Crime Commission, no ATO presence.
02/11/2007	31/10/2022	Decision to be made closer to lease end	52 Goulburn Street, Sydney NSW	88.68%	Specific initiatives and Tax Time functions.
01/03/2014	30/06/2023	Decision to be made closer to lease end	2-12 Macquarie St, Parramatta NSW	81.75%	Specific initiatives and Tax Time functions.
08/12/2011	07/12/2016	Yes, lease will be renewed 1/9/16 with a reduced foot print	121-123 Henry Street, Penrith NSW	90.51%	Specific initiatives and Tax Time functions.

3561 (a) Lease Start Date	3561 (b) Lease End Date	3561 (c) Lease Renewal Yes/No, Why	3561 (d) Building Location	3564 (a) Occupancy Rate¹	3564 (b) If rate less than 100%, details on the remainder of building use.
21/04/2007	20/04/2017	Yes, lease will be renewed 1/4/16 with a reduced foot pr.	266 King Street, Newcastle NSW	86.07%	Specific initiatives and Tax Time functions.
01/10/2013	30/09/2028	Decision to be made closer to lease end	45-53 Kembla St, Wollongong NSW	91.92%	Specific initiatives and Tax Time functions. Co-location with Department of Infrastructure & Regional Development.
01/10/2012	30/09/2027	Decision to be made closer to lease end	520 Smollett Street, Albury NSW	95.83%	Specific initiatives and Tax Time functions.

3561. (e) Commercially sensitive information. Details of the outcome of this process, including total value of contracts signed are published on the Australian Government Tender System (AusTender) website and are available for public viewing.

3561. (f) ATO functions are carried across the network of sites, the sites are used to administer taxation and superannuation systems.

3562. Buildings where lease has not been renewed between 14 September 2015 – 31 January 2016.

3562 (a) Lease Start Date	3562 (b) Original Lease End Date	3562 (c) Why lease not renewed	3562 (d) Location of building	3562 (e) Lease Cost 14/9/15 – 31/01/16 ² ex GST (\$)	3562 (f) Why building was necessary
11/06/2007	10/06/2016	Shopfront relocated to Sydney myGov site hosted by DHS. Lease surrendered 31/10/15.	NAB House, 2 Lang Street, Sydney NSW	\$111,570	Used as ATO public access shopfront.
01/01/2011	31/12/2015	New building completed	14-16 Mason Street, Dandenong VIC	\$1,244,250	ATO site used to administer taxation and superannuation systems.

3563. Leases expected in the next 12 months are listed below.

3563 (a) Expected Lease Start Date	3563 (b) Expected Lease End Date	3563 (c) Expected location of building	3563 (d) Expected Lease Cost	Has cost been allocated into the budget?	3563 (e) Why is building necessary
01/04/2016	31/03/2025	266 King Street, Newcastle NSW	Commercially sensitive information. Details of the outcome of this process, including total value of contracts signed will be published on the Australian Government Tender System (AusTender) website and available for public viewing, once the process is completed.	Yes	ATO site used to administer taxation and superannuation systems
1/09/2016	31/08/2026	121-123 Henry Street, Penrith NSW		Yes	ATO site used to administer taxation and superannuation systems
1/10/2016	30/09/2019	26 Randor St, Campbellfield, VIC		Yes	Storage Site
1/9/2016	30/11/2025	4 National Circuit, Barton, ACT		No – cost recovery through sub-lease.	Sub-lease to Australian Crime Commission (additional NLA)

3564. Details on occupancy rates are included in the table above (for question 3561).

² Lease cost is for the period 14/9/15 – 31/1/16 and includes office rent, storage, car bays, and building outgoings, (Ex GST).