

Senate Standing Committee on Economics

ANSWERS TO QUESTIONS ON NOTICE

Treasury Portfolio

Supplementary Budget Estimates

20-21 November 2013

Question: **SBT 87**

Topic: **ABS Office Locations**

Hansard Page: **page 17-18, 21 November 2013**

Senators BUSHBY and HEFFERNAN asked:

87. CHAIR: These questions you can probably take on notice. How many officers does the ABS have?

Mr Libreri: Senator, we have 2,776 ongoing and 174 no-ongoing employees. That excludes ABS interviewers.

CHAIR: That is interesting information. I am interested in that. I probably did not pronounce it clearly: offices as opposed to officers.

Mr Libreri: Sorry, Senator, we have nine offices.

CHAIR: I thought that would be pretty easy. With this question, you could give details here but it would be a waste of time, so I am happy for it to be taken on notice. On notice, could you say where those offices are, the addresses and the states.

Mr Libreri: That is easy, Senator. We have offices in each capital city.

CHAIR: That is right. Rather than waste the time now going through addresses and things, if we could put it on notice.

Senator HEFFERNAN: They might also include who owns them? And what the rent is?

CHAIR: That is what I was going to ask first.

Mr Libreri: That may be commercial-in-confidence, Senator.

Senator HEFFERNAN: Well, it needs to be a public document because I know one building that the Public Service is renting where the owner is going to pay it back in two years because of the rent.

CHAIR: We will get to that. If you feel it is commercial-in-confidence, I guess that it is an issue; but I will for it to be taken on notice. We have asked for it to be taken on notice where those offices are. When do the leases expire on each office? What is the total cost per square metre for each office? And how many staff and what levels are located at each office? Have any of your offices had new or refurbished fit-outs in the last three years? I do not know whether you can answer that now.

Mr Libreri: In the last three years, we have done minor capital works in a number of offices to reduce their size, but I do not know—

CHAIR: Well take it on notice.

Mr Libreri: I do not think we have had a lease in the last three years. We are in the throes of renegotiating WA at the moment.

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CHAIR: For the details of any works done, could you also provide the cost? In general, how customised are the ABS office fit-outs? Are we talking normal work station or are there additional requirements peculiar to the ABS's requirements.

Mr Libreri: I think we should answer that on notice. There are some peculiar requirements.

CHAIR: If you could detail those that would be appreciated.

Senator HEFFERNAN: Have you included who they rent the offices from?

CHAIR: I did not, but you can ask that if you like.

Senator HEFFERNAN: Can you include that too?

Mr Libreri: Certainly, Senator.

Answer:

87. 1. Table A contains the answers for the following:
- I. Office location and address;
 - II. Owners Name;
 - III. Lease expiry date;
 - IV. Office size and number of levels per office;
 - V. Total cost per metre; and
 - VI. Number of staff per office

Table A

Office	Address	Building Owner	Lease Expiry Date	Size Office (m2)	No of Levels	Cost p/m2	No of Staff
Central Office	ABS House, 45 Benjamin Way, BELCONNEN ACT 2617	Challenger Diversified Property Group	12 March 2017	31,812.7	7	\$456.92	1545
NSW Office	44 Market Street, Levels 7-10, SYDNEY NSW 2000	Dexus Property Group	31 Oct 2021	4,987.00	4	\$508.38	332
VIC Office	485 La Trobe Street, MELBOURNE VIC 3000	Credit Lyonnais Securities Asia (CLSA)	31 May 2016	5,598.8	5.5	\$401.00	308
QLD Office	639 Wickham Street, FORTITUDE	ALTIS Property Partners	31 Aug 2015	4,400.00	3	\$424.25	190

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	VALLEY QLD 4006						
SA Office	ANZ House, Levels 9-11, 11 Waymouth Street, ADELAIDE SA 5000	Commonwealth Custodial Services Ltd	31 Jan 2017	4,580.8 0	3	\$498.83	217
WA Office	Exchange Plaza, 2 The Esplanade, PERTH WA 6000	Perptual Trustee Company Limited	31 July 2014	4,840.0 0	3	\$384.64	206
TAS Office	200 Collins Street, HOBART TAS 7000	Nekon Pty.Ltd	4 Sept 2017	3,222.2 0	1	\$397.87	107
NT Office	Civitas Building, 22 Harry Chan Avenue, DARWIN NT 0800	Liveris, Civitas Joint Venture	6 Sept 2017	1,194.6	2.5	\$432.18	45

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2. Table B contains the information in answer to offices that have had new or refurbished fit-outs in the last three years, cost of and detail of the works completed.

Table B

Office	Address	Type of Works	Description	Total Cost
NSW Office	44 Market Street, Levels 7-10, SYDNEY NSW 2000	New Fit-out	Fit-out of new premises prior to relocation from old premises at lease expiry	\$5.76m
VIC Office	485 La Trobe Street, MELBOURNE VIC 3000	Fit-out Alterations	Replacement of open plan workstations on levels 4 – 7 to increase the workstation density of the office	\$0.71m
QLD Office	639 Wickham Street, FORTITUDE VALLEY QLD 4006	Fit-out Alterations	Replacement of 50% of the open plan workstations located on level 2 of the premises to increase the workstation density of the office	\$0.22m
TAS Office	200 Collins Street, HOBART TAS 7000	Fit-out Alterations	Modify the open plan to fit additional workstations to meet the statistical cycle peaks of the office	\$0.1m
NT Office	Civitas Building, 22 Harry Chan Avenue, DARWIN NT 0800	Fit-out Alterations	Make-good of 50% of level 4 of the premises to enable the surrender of the space to decrease the size of the premises post the 2011 Population Census	\$0.14m