

Senate Economics Legislation Committee

ANSWERS TO QUESTIONS ON NOTICE

Treasury Portfolio

Supplementary Budget Estimates

2015 - 2016

Department/Agency: ATO

Question: SBT 1832-1836

Topic: Building Leasing Costs

Reference: written - 30 October 2015

Senator: Wong, Penny

Question:

Since 1 January 2015:

1832. What has been the total cost of building leases for the agency / department?
1833. 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.
1834. 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.
1835. 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 agency / department.
1836. For each building owned or leased by the department/agency:
- 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:

1832. The total cost of building leases for the ATO from 1 January – 31 Oct 2015 was \$155,887,600.36 (GST exclusive). This includes rent, storage, car parking, and base building outgoings.

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1833. Current ATO leases are shown in the table below.

1833 (a) Lease start date	1833 (b) Lease end date	1833 (c) Lease renewal Yes/No, why	1833 (d) Building Location	1833 (e) Lease Cost 1/1/15-31/10/15 (\$) (GST exclusive)	1836 (a) Occupancy Rate %¹	1836 (b) If rate is less than 100%, what remaining is being used for
26/11/2007	25/11/2022	Decision to be made closer to lease end	Genge Street, Canberra ACT	Commercially sensitive information.	66.3%	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		89.2%	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
02/11/2007	31/10/2022	Decision to be made closer to lease end	52 Goulburn Street, Sydney NSW		89.8%	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		82.6%	Specific initiatives and Tax Time functions.
08/12/2011	07/12/2016	Yes, lease will be renewed with a reduced foot print	121-123 Henry Street, Penrith NSW		86.5%	Specific initiatives and Tax Time functions.
21/04/2007	20/04/2017	Yes, lease will be renewed with a reduced foot print.	266 King Street, Newcastle NSW		96.5%	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		87.3%	Specific initiatives and Tax Time functions. Co-location with Department of Infrastructure and Regional Development.
01/10/2012	30/09/2027	Decision to be made closer to lease end	520 Smollett Street, Albury NSW		89.5%	Specific initiatives and Tax Time functions.

¹ The occupancy rate indicates the % of occupied ATO office in the last Australian Government Property Data Collection (PRODAC) survey. The balance is vacant space some of which is utilised for specific initiatives and Tax Time functions.

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1833 (a) Lease start date	1833 (b) Lease end date	1833 (c) Lease renewal Yes/No, why	1833 (d) Building Location	1833 (e) Lease Cost 1/1/15-31/10/15 (\$) (GST exclusive)	1836 (a) Occupancy Rate %¹	1836 (b) If rate is less than 100%, what remaining is being used for
17/11/2009	16/11/2024	Decision to be made closer to lease end	140 Elizabeth Street, Brisbane QLD	Commercially sensitive information.	89.2%	Specific initiatives and Tax Time functions. Staged sub-lease to Department of Human Services to be completed by 2017.
21/05/2013	20/05/2028	Decision to be made closer to lease end	55 Elizabeth Street, Brisbane QLD		90.9%	Specific initiatives and Tax Time functions.
01/03/2014	28/02/2020	Decision to be made closer to lease end	Gympie Street, Chermside QLD		69.7%	Specific initiatives and Tax Time functions.
01/01/2012	31/12/2020	Decision to be made closer to lease end	28 Macgregor Street, Upper Mount Gravatt QLD		75.3%	Specific initiatives and Tax Time functions. Co-location with Australian Transaction Reports and Analysis Centre (AUSTRAC).
01/03/2015	28/02/2020	Decision to be made closer to lease end	Stanley Street, Townsville QLD		82.3%	Specific initiatives and Tax Time functions.
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		80.8%	Specific initiatives and Tax Time functions. Sublease level 2 to Department of Foreign Affairs and Trade.
1/04/2015	31/03/2030	Decision to be made closer to lease end	913 Whitehorse Road, Box Hill VIC		68.9%	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		79.1%	Specific initiatives and Tax Time functions.
01/01/2011	31/12/2015	No, new building completed	14-16 Mason Street, Dandenong VIC		69.9%	Former building, staff relocated, site closed.
1/10/2015	30/09/2030	Decision to be made closer to lease end	19 George St, Dandenong VIC		N/A	New building, occupied post PRODAC survey.
28/06/2011	27/06/2021	Decision to be made closer to lease end	12-14 Little Ryrie Street, Geelong VIC		92%	Specific initiatives and Tax Time functions. Co-location with National Disability Insurance Agency.

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1833 (a) Lease start date	1833 (b) Lease end date	1833 (c) Lease renewal Yes/No, why	1833 (d) Building Location	1833 (e) Lease Cost 1/1/15-31/10/15 (\$) (GST exclusive)	1836 (a) Occupancy Rate %¹	1836 (b) If rate is less than 100%, what remaining is being used for
01/10/2013	30/09/2016	Under review	26 Randor St, Campbellfield, VIC	Commercially sensitive information.	N/A	Storage site.
1/03/2014	31/12/2024	Decision to be made closer to lease end	45 Francis Street, Northbridge WA		68.4%	Specific initiatives and Tax Time functions. Co-location with Department of Infrastructure and Regional Development.
01/11/2012	31/10/2027	Decision to be made closer to lease end	12-26 Franklin St, Adelaide SA		77.2%	Specific initiatives and Tax Time functions. Co-location with Department of Industry
05/09/2007	04/09/2022	Decision to be made closer to lease end	200 Collins Street, Hobart TAS		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		69.4%	Specific initiatives and Tax Time functions.
15/10/2003	14/04/2016	No – decision made to close site.	24 Mitchell Street, Darwin NT		15.4%	Co-location with Office of National Rail Safety Regulator.
6/11/2007	7/11/2015	No – Shopfront co-located with DHS.	28-36 Ainslie Avenue-Canberra Ethos House, ACT	157,788.33	Site closed	Lease surrendered 30/04/15.
1/07/2004	15/02/2015	No – decision made to close site	12-22 Woniora Road Hurstville, NSW	327,142.93	Site closed	
1/07/2007	30/06/2015	No, new building completed	990 Whitehorse Road, Box Hill, VIC	2,314,426.65	Site closed	
7/08/2013	31/07/2015	No – decision made to close site	72 Nerang Street, Southport QLD	133,708.40	Site closed	
11/06/2007	10/06/2016	No – Shopfront co-located with DHS	NAB House, 2 Lang Street, Sydney NSW	386,006.48	Site closed	Lease surrendered 31/10/15.

¹ The occupancy rate indicates the % of occupied ATO office in the last PRODAC survey. The balance is vacant space some of which is utilised for specific initiatives and Tax Time functions.

1833. f) ATO functions are carried across the network of sites, the sites are used to administer taxation and superannuation systems.

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1834. Buildings where lease has not been renewed since 1 January 2015 are listed below.

1834 (a) Lease start date	1834 (b) Lease end date	1834 (c) Why lease not renewed	1834 (d) Location of building	1834 (e) Lease Cost 1/1/15- 31/10/15² (\$) (GST exclusive)	1834 (f) Why building was necessary
11/06/2007	10/06/2016	Shopfront relocated to Sydney <i>myGov</i> site hosted by DHS. Lease surrendered 31/10/15.	NAB House, 2 Lang Street, Sydney NSW	386,006.48	Used as ATO public access shopfront.
01/08/2013	31/07/2015	Decision taken to close site.	72 Nerang Street, Southport QLD	133,708.40	ATO site used to administer taxation and superannuation systems.
6/11/2007	7/11/2015	Shopfront co-located with DHS	28-36 Ainslie Avenue-Canberra Ethos House, ACT	157,788.33	Used as ATO public access shopfront
1/7/2004	15/2/2015	Decision taken to close site.	12-22 Woniara Road Hurstville, NSW	327,142.93	ATO site used to administer taxation and superannuation systems.
1/07/2007	30/06/2015	New building completed	990 Whitehorse Road, Box Hill, VIC	2,314,426.65	ATO site used to administer taxation and superannuation systems.

² Lease cost is for the period 1/01/15 – 31/10/15 and includes office rent, storage, car bays, and building outgoings, (GST exclusive).

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1835. Leases expected in the next 12 months are listed below.

1835 (a) Expected lease start date	1835 (b) Expected lease end date	1835 (c) Expected location of building	1835 (d) Expected Lease Cost for 2016-17 FY (\$) (GST exclusive)	(d) Has cost been allocated into the budget?	1835 (e) Why building was necessary
1/09/2016	31/08/2026	121-123 Henry Street, Penrith NSW	Commercially sensitive information.	Yes	ATO site used to administer taxation and superannuation systems.
1/10/2016	30/09/2019	26 Randor St, Campbellfield, VIC		Yes	Storage site.
1/12/2015	30/11/2025	4 National Circuit, Barton, ACT		Yes	Sub-lease to Australian Crime Commission.

1836. Details on occupancy rates are included in the table above at response to question 1833.