

**Senate Economics Legislation Committee**

**ANSWERS TO QUESTIONS ON NOTICE**

**Treasury Portfolio**

Supplementary Budget Estimates

2015 - 2016

**Department/Agency: ACCC**

**Question: SBT 636-640**

**Topic: Building Leasing Costs**

**Reference: written - 30 October 2015**

**Senator: Wong, Penny**

**Question:**

Building Leasing Costs

Since 1 January 2015:

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

637. 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.

638. 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.

639. 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.

640. 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.

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**Answer:**

636. The total cost of building leases from 1 January to 31 October 2015 is \$10,148,536.

637. a) – f) See table below

**Lease Schedule - as at 31 October 2015**

Suburb	Street Address	Lease Start	Lease End	Rent per unit (\$)	Comments
<b>Adelaide SA</b>	13 Grenfell Street	01-May-2008	30-Apr-2018	<b>435.65</b>	ACCC is required to have a presence in each State & Territory.  Lease renewals will be reviewed close to termination and decisions will be based on staffing and other requirements
<b>Brisbane QLD</b>	400 George Street	01-Jan-2010	31-Dec-2019	<b>745.80</b>	
<b>Canberra ACT</b>	23 Marcus Clarke Street,	01-Aug-2007	31-Jul-2022	<b>494.54</b>	
<b>Canberra ACT</b>	Level 7, Nishi Building	19-Dec-2012	30-Sep-2027	<b>576.99</b>	
<b>Darwin NT</b>	9 Cavanagh Street	01-Aug-2015	31-Jul-2020	<b>500.00</b>	
<b>Hobart TAS</b>	Level 2, 70 Collins St	01-Jul-2012	29-Nov-2019	<b>287.63</b>	
<b>Melbourne VIC</b>	Level 35, 36, 37, 38 Melbourne Central, 360 Elizabeth Street	01-Jan-2008	31-Dec-2017	<b>466.07</b>	
<b>Melbourne VIC</b>	Level 34 Melbourne Central, 360 Elizabeth Street	01-Sep-2009	31-Dec-2017	<b>437.43</b>	
<b>Perth WA</b>	Eastpoint Plaza 233 Adelaide Tce	01-Apr-2008	31-Mar-2018	<b>654.30</b>	
<b>Sydney NSW</b>	175 Pitt Street	01-Apr-2011	31-Mar-2021	<b>726.48</b>	
<b>Townsville QLD</b>	Suncorp Building, Level 9, 63 Sturt St	01-Dec-2012	30-Nov-2017	<b>428.31</b>	

Note:

All figures are GST exclusive.

638. Not applicable.

a) – f) Not applicable.

639. Not applicable.

a) – e) Not applicable.

640. a) The occupancy rate for each lease is outlined in the table below and is represented as a percentage of total available workpoints.

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Suburb	State/ Territory	Occupancy rate for lease as at 31 October 2015 (%)
Adelaide	SA	79.6
Brisbane	QLD	81.5
Canberra (MCS)	ACT	80.7
Canberra (Nishi)	ACT	0.0
Darwin	NT	72.7
Hobart	TAS	75.0
Melbourne (L35-38)	VIC	74.8
Melbourne (L34)	VIC	73.3
Perth	WA	61.8
Sydney	NSW	76.2
Townsville	QLD	83.3

Note:

Occupancy rate expressed as percentage of total workpoints.

The ACCC completed a sublease of the entire Canberra Nishi office (1885m<sup>2</sup>), effective 1 July 2015 until to 30 June 2022, with 1x 5 year option to extend.

The ACCC completed a half floor sublease (500.1m<sup>2</sup>) of its Sydney office, effective 1 June 2015 until 30 March 2021 (no option to extend). The sublease area represents 15.9% of the total ACCC lease.

b) The remaining space for each office is currently unoccupied.