

Senate Standing Committee on Education and Employment

QUESTIONS ON NOTICE Additional Estimates 2015 - 2016

Agency - Comcare

Department of Employment Question No. EMSQ16-000401

Senator Ludwig provided in writing.

Question

Comcare - Building Lease costs

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

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 agency / department.
3. 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.
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.
 - e. Has this cost been allocated into the budget?
 - f. Why the building is necessary for the operations of the agency / department.
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. The total cost of building leases for Comcare since 14 September 2015 is \$2,178,580.40 GST exclusive.
2. A detailed list of each building that are currently leased by Comcare is in Table 1, below.

Table 1 – List of buildings currently leased by Comcare

Office Location	Date the lease agreement is active from	Date the lease agreement ends	Is the lease expected to be renewed? If not, why not?	Cost of the lease per annum GST exclusive	Why the building is necessary for the operations of the agency	Occupancy rate for the building	If the rate is less than 100%, detail what the remaining being used for.
Level 3- 5, 121 Marcus Clarke Street, Canberra, ACT	1 July 2012	30 June 2022	Yes	\$3,881,244	Allows for the delivery of Work Health and Safety Regulation and Workers Compensation Administration	84%	Future business operations
Level 30, 477 Pitt Street, Sydney, NSW	1 October 2011	30 September 2016	Yes	\$215,316	Allows for the delivery of Work Health and Safety Regulation	73%	Future business operations
Ground floor, 1/47 Bolton Street, Newcastle, NSW	1 June 2012	31 May 2016	Yes	\$70,041	Allows for the delivery of Work Health and Safety Regulation	71%	Future business operations
Level 13, 410 Queen Street, Brisbane, QLD	4 September 2012	30 September 2016	Yes	\$180,360	Allows for the delivery of Work Health & Safety Regulation & Workers Compensation Administration	71%	Future business operations
Level 11, 1 King William Street, Adelaide, SA	1 May 2012	30 April 2016	No. Lease expires on 30 April 2016	\$125,032	Allows for the delivery of Work Health & Safety Regulation & Workers Compensation Administration	75%	Future business operations
Level 6-7 , 535 Bourke Street, Melbourne, VIC	5 December 2015	4 December 2020	Yes	\$718,942	Allows for the delivery of Work Health & Safety Regulation & Workers Compensation Administration	87%	Future business operations
Level 5, 89 St Georges Terrace, Perth, WA	11 February 2015	10 February 2017	Yes	\$156,060	Allows for the delivery of Work Health and Safety Regulation	81%	Future business operations

3. Details are provided in Table 2, below.

Table 2 – List of buildings where the lease has not been renewed by Comcare

Office Location	Date the lease agreement is active from	Date the lease agreement ends	Why was the lease not renewed?	Cost of the lease per annum GST exclusive	Why the building was necessary for the operations of the agency
61-79 Lysaght St, Mitchell, Canberra, ACT	1 November 2005	31 October 2015	Hard copy files are now stored with an outsourced service provider	\$80,667	Hard copy file storage and warehouse facilities

4. A detailed list of each building is in Table 3, below.

Table 3 – List of buildings that are expected to be leased by Comcare in the next 12 months

Office Location	Date the lease agreement is expected to become active	Date the lease agreement is expected to end	Expected cost of the lease. (per annum)	Has this cost been allocated into the budget?	Why the building is necessary for the operations of the agency / department.
Level 30, 477 Pitt Street, Sydney, NSW	1 October 2016	30 September 2019	Unknown. Expected costs are subject to lease negotiations	Yes	Allows for the delivery of Work Health and Safety Regulation
Ground floor, 1/47 Bolton Street, Newcastle, NSW	1 June 2016	31 May 2018	\$75,000	Yes	Allows for the delivery of Work Health and Safety Regulation
Level 13, 410 Queen Street, Brisbane, QLD	4 September 2016	3 September 2019	\$140,000	Yes	Allows for the delivery of Work Health and Safety Regulation
Level 6, 26 Flinders Street, Adelaide, SA	1 April 2016	31 March 2019	\$99,000	Yes	Allows for the delivery of Work Health and Safety Regulation

5. The current occupancy rate is provided in Table 1, above