

## **Senate Standing Committee on Education and Employment**

### **QUESTIONS ON NOTICE Additional Estimates 2015 - 2016**

**Agency – Fair Work Ombudsman**

**Department of Employment Question No. EMSQ16-000625**

**Senator Ludwig provided in writing.**

#### **Question**

##### **FWO - 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.
  - i. 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**

During the period 14 September 2015 to 31 January 2016, the total cost of building leases, including property operating expenses associated with the administration of each of our lease holdings was \$6,111,643.80 ex GST.

The Fair Work Ombudsman leases buildings in order to undertake its functions across Australia, including in capital cities and in regional areas.

A list of each building leased by the Fair Work Ombudsman is below.

REGION	REGION PREMISES	LEASE START	LEASE END	LEASE BEING RENEWED?	RENT COST (p/a)
ACT	Levels 10 – 12, SAP House Cnr Bunda & Akuna Streets Canberra City	1/7/08	30/6/16	N	\$1,668,951
NSW	Area 2GF 25 Tompson Street Wagga Wagga	1/5/15	30/4/17	Y	\$78,802
NSW	Unit 3, Level 1 73 Albany Street Coffs Harbour	1/11/14	31/10/16	Y	\$67,911
NSW	Levels 12, 13 & part 14 175 Liverpool Street Sydney	1/8/15	31/6/24	Y	\$2,999,935
NSW	Unit 2 265 Wharf Road Newcastle	1/6/15	31/5/17	Y	\$116,250
VIC	Ground Floor Cnr Myers & Mundy Streets Bendigo	1/2/16	31/1/21	Y	\$70,000
VIC	Suite 1, Level 1 6 – 8 Grey Street Traralgon	1/10/14	30/9/16	Y	\$74,723
VIC	Levels 4, 5, 6, 7 & 9 414 La Trobe Street Melbourne	21/6/06	30/6/17	Y	\$1,921,900
VIC	Units 5 & 6 184 Merri Street Warrnambool	10/8/14	9/8/16	Y	\$50,899
QLD	Levels 25 400 George Street Brisbane	1/11/14	30/10/19	Y	\$1,107,675
QLD	Suite 1.05 195 Hume Street Toowoomba	1/6/11	31/5/16	N	\$45,363
QLD	Part Level 1 Commonwealth Centre Cnr Grafton & Shield Streets Cairns	5/4/14	4/4/19	Y	\$75,824
QLD	Part Level 3 50 Appel Street Surfers Paradise	1/5/11	30/4/18	Y	\$67,598
SA	38 Sturt Street Mt Gambier	14/7/11	13/7/16	Y	\$98,129
SA	Level 2 & part Level 3 148 Frome Street Adelaide	1/11/12	31/10/17	Y	\$770,865
WA	Unit 6 23 – 25 Casurina Drive Bunbury	1/6/11	31/5/16	Y	\$55,446

WA	Level 9 140 St Georges Terrace Perth	1/12/05	30/4/16	Y	\$390,413
TAS	Shops 7 & 8 Cornwall Square Transit Cnr Cimitiere & St John Streets Launceston	15/11/11	14/11/16	Y	\$41,600
TAS	Level 3 142 Elizabeth Street Hobart	1/4/06	31/3/16	N	\$385,927

Of the 19 leases held by the agency, three will not be renewed. Leases at new locations are being negotiated for the Canberra, Hobart and Toowoomba offices.

A new lease will be entered into for the Perth office within the same building, but on a different floor.

The lease for the Sydney office, which expired on 31 December 2015 was not renewed as the property owner could not provide suitable terms to the Fair Work Ombudsman. A new lease was signed for office space at 175 Liverpool Street, Sydney.

Five Darwin staff are co-located with other government agencies at level 3, Jacana House, 39-41 Woods St, Darwin. There is currently no cost to the Fair Work Ombudsman for this arrangement.

Fair Work Ombudsman occupies 100% of the offices that are leased.