

Senate Standing Committee on Education and Employment

**QUESTIONS ON NOTICE
Supplementary Budget Estimates 2014-2015**

Agency - Comcare

Department of Employment Question No. EM0978_15

Senator Ludwig provided in writing.

Question

Comcare - Building Lease Costs

"Since Budget Estimates in June, 2014: 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? e. 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. What has been the total cost of building leases for the agency / department?*

The total cost of building leases for Comcare since Budget Estimates in June 2014 is \$2,012,840 GST exclusive.

- 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.*

A detailed list of each building that is currently leased is in the table one below.

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.

None

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? e. Why the building is necessary for the operations of the agency / department.

Office Location	Date the lease agreement is expected to become active.	Date the lease agreement ends	Cost of the lease per annum GST exclusive	Has this cost been allocated into the budget?	Why the building is necessary for the operations of the agency
Level 5, 89 St Georges Terrace, Perth, WA	12 February 2015	11 February 2017	\$156,060.00	Yes	Allows for the delivery of Work Health and Safety Regulation

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.

The current occupancy rate is in the table one below.

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	\$3,970,045	Allows for the delivery of Work Health and Safety Regulation and Workers Compensation Administration	82%	Future business operations.
61-79 Lysaght St, Mitchell, Canberra, ACT	1 November 2005	31 October 2015	No, Comcare will no longer require this building following expiry of lease.	\$287,353	Hard copy file storage and warehouse facilities	0%	Comcare intends to vacate the building once the lease has expired.
Level 30, 477 Pitt Street, Sydney, NSW	1 October 2011	30 September 2016	Yes	\$269,894	Allows for the delivery of Work Health and Safety Regulation	89%	Future business operations.
Ground floor, 1/47 Bolton Street, Newcastle, NSW	1 June 2012	30 May 2016	Yes	\$73,831	Allows for the delivery of Work Health and Safety Regulation	50%	Future business operations.

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 13, 410 Queen Street, Brisbane, QLD	4 September 2012	30 September 2016	Yes	\$238,644	Allows for the delivery of Work Health & Safety Regulation & Workers Compensation Administration	75%	Future business operations.
Level 11, 1 King William Street, Adelaide, SA	1 May 2012	30 April 2016	Yes	\$149,804	Allows for the delivery of Work Health & Safety Regulation & Workers Compensation Administration	69%	Future business operations.
Level 6-7 , 535 Bourke Street, Melbourne, VIC	5 December 2008	4 December 2015	Yes	\$835,844	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 2008	11 February 2015	Yes, depending on the outcome of lease renewal negotiations	\$236,061	Allows for the delivery of Work Health and Safety Regulation	81%	Future business operations.