

Senate Standing Committee on Education and Employment

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

Agency – Fair Work Commission

Department of Employment Question No. EM0981_15

Senator Ludwig provided in writing.

Question

FWC - 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

- 1-2. The Fair Work Commission occupies premises in each capital city in order to fulfil its functions as the national workplace relations tribunal. Accommodation is used for hearings, conferences and office accommodation. The table below sets out the lease arrangements for the Fair Work Commission.:

City	Landlord	Status	Start date Lease	Date Lease Expires	Total 1 July to 31 October (ex GST)
Melbourne	Private	Active	1/06/2005	30/06/2018	
Sydney	Private	Active	1/07/2012	30/06/2022	
Adelaide	Private	Active	1/07/2008	31/12/2020	
Perth	Private	Active	1/12/2013	30/11/2022	
Darwin	Private	Active	1/01/2011	01/01/2016	
Canberra	Private	Active	1/06/2013	31/05/2018	
Hobart	Commonwealth Law Courts	Active	Yearly MOU		
Brisbane	Private	Active	4/04/2012	3/04/2017	
Total					4.2 Million
NOTE: - Lease cost above have not been straight lined over life of lease, nor lease incentive amortised. - Cost excludes GST - Costs include building outgoings which for some buildings include Security. Securities for tribunals are more expensive than Commercial office buildings due to the large amount of public areas such as hearing rooms, and public conference rooms, and nature of dispute resolution. .					

3. Not applicable.
4. Not applicable.
5. The Commission does not own or lease any entire buildings.