

Senate Finance and Public Administration Legislation Committee
ANSWERS TO QUESTIONS ON NOTICE
ADDITIONAL ESTIMATES 2015-16

Finance Portfolio
9 February 2016

Department/Agency: All
Outcome/Program: General
Topic: Building Lease Costs

Senator: Ludwig
Question reference number: F124
Type of question: Written
Date set by the committee for the return of answer: Friday, 1 April 2016

Number of pages: 18

Question:

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. 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:

Department/ Agency	Response
Finance	Refer to <u>Attachment A</u> .
Australian Electoral Commission	Refer to <u>Attachment B</u> .
Commonwealth Superannuation Corporation	Refer to <u>Attachment C</u> .
Future Fund Management Agency	Refer to <u>Attachment D</u> .

Department of Finance

1. The total cost of building leases for the Department of Finance from 14 September 2015 to 9 February 2016 is \$3,624,288 (Exc.GST).
2. Refer to table below:

Building	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 (Exc GST) per annum for 2015-16	f) Why the building is necessary for the operations of the agency / department
John Gorton Building	1-Dec-1998	30-Nov-2008	No – Department consolidating tenancies	Parkes, ACT	\$3,823,354	Essential services delivered by Finance include supporting the delivery of the Australian Government Budget, the ongoing management of the Australian Government’s non-defence domestic property portfolio and key asset sales. Finance is also responsible for the financial framework for Australian Government Agencies. Additionally, Finance provides entitlements advice and support to parliamentarians and their employees, maintains shareholder oversight for Government Business Enterprises (GBEs), provides general insurance services to government agencies and promotes improved risk management. Finance also provides strategic advice, guidance and service provision for the productive application of new and existing information and communication technologies to government operations.
Treasury Building	5-Sep-2001	4-Sep-2016	No – Department consolidating tenancies	Parkes, ACT	\$2,456,150	
Tourism House	1-Jan-2011	30-Sep-2016	No – Department consolidating tenancies	Parkes, ACT	\$1,121,905	
Burns Centre	1-July-2013	28-Feb-2017	At this stage it is not anticipated that this lease will be required beyond the current lease end date	Forrest, ACT	\$1,007,239	
Building 5 Dairy Road	1-Oct-2010	30-Sep-2016	No – Department consolidating tenancies.	Fyshwick, ACT	\$235,615	
GNSB Data Centre Hume	23-Jan-2006	22-Jan-2016	No – tenancy required by others.	Hume, ACT	\$205,652	
Comcar, Building 7 Dairy Road	01-Jan-2009	31-Dec-2018	At this stage it is not anticipated that this lease will be required beyond the current lease end date	Fyshwick, ACT	\$531,604	

3. N/A.
4. Refer to table below:

Building	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)	e) Expected Cost of the lease (Exc GST). Has this cost been allocated into the budget.	f) Why the building is necessary for the operations of the agency / department
One Canberra Avenue	2016	2036	Forrest ACT	* \$342,000,000 - Yes	Essential services delivered by Finance include supporting the delivery of the Australian Government Budget, the ongoing management of the Australian Government’s non-defence domestic property portfolio and key asset sales. Finance is also responsible for the financial framework for Australian Government Agencies. Additionally, Finance provides entitlements advice and support to parliamentarians and their employees, maintains shareholder oversight for Government Business Enterprises (GBEs), provides general insurance services to government agencies and promotes improved risk management. Finance also provides strategic advice, guidance and service provision for the productive application of new and existing information and communication technologies to government operations.
2 Faulding Street	March 2016	2026	Symonston ACT	* \$6,300,000 - Yes	

* Including GST, these figures, are \$376,200,000 and \$6,930,000 respectively.

Note: Leases on John Gorton Building, Treasury Building, Tourism House, GNSB Data Centre Hume and Building 5 Dairy Road will not be renewed and these leases replaced by One Canberra Avenue and 2 Faulding Street.

5. a) Refer to table below:

Building	Building occupant status	Occupancy rate of leased area
John Gorton Building	Multi-tenanted	100%
Treasury Building	Multi-tenanted	100%
Tourism House	Multi-tenanted	100%
Burns Centre	Sole Tenant	100%
Building 5 Dairy Road	Sole Tenant	100%
GNSB Data Centre Hume	Multi-tenanted	100%
COMCAR Building, 7 Dairy Road	Multi-tenanted	100%

b) N/A.

Australian Electoral Commission

1. The total cost of the agency's building leases from 14 September 2015 to 31 January 2016 is \$5,065,702.50 (GST excl).
2. See table below:

Location (d)	Date the lease agreement is active from (a)	Date the lease agreement ends (b)	Is the lease expected to be renewed? If not, why not? (c)	Cost of the lease (e) per annum	Why the building is necessary for the operations of the agency / department. (f)
Hume ACT	1/04/2015	31/03/2017	To be determined	\$144,200.00	To enable the bulk storage of electoral materials and equipment.
Canberra ACT	1/05/2015	31/12/2017	To be determined	\$2,902,735.00	National office of agency delivering administrative functions of electoral administration.
Parkes ACT	11/09/2015	10/09/2018	To be determined	\$265,546.00	To deliver electoral education services.
East Maitland NSW	1/04/2012	31/03/2015	Yes	\$84,435.00	Divisional office to perform administrative functions of electoral administration.
Kempsey NSW	1/05/2015	30/04/2016	Yes	\$36,857.00	Divisional office to perform administrative functions of electoral administration.
Manly NSW	1/05/2014	30/04/2015	Yes	\$78,970.00	Divisional office to perform administrative functions of electoral administration.
Miranda NSW	1/06/2010	31/05/2015	Yes	\$91,443.00	Divisional office to perform administrative functions of electoral administration.
Hurstville NSW	1/05/2014	30/04/2016	Yes	\$43,084.00	Divisional office to perform administrative functions of electoral administration.
Chatswood NSW	1/05/2014	30/04/2016	Yes	\$235,748.00	Divisional office to perform administrative functions of electoral administration.
Grafton NSW	18/05/2013	17/05/2016	Yes	\$51,218.00	Divisional office to perform administrative functions of electoral administration.

Location (d)	Date the lease agreement is active from (a)	Date the lease agreement ends (b)	Is the lease expected to be renewed? If not, why not? (c)	Cost of the lease (e) per annum	Why the building is necessary for the operations of the agency / department. (f)
Tweed Heads NSW	1/07/2013	30/06/2016	Yes	\$49,026.00	Divisional office to perform administrative functions of electoral administration.
Goulburn NSW	1/09/2014	31/08/2016	Yes	\$57,215.00	Divisional office to perform administrative functions of electoral administration.
Alexandria NSW	1/09/2014	31/08/2016	Yes	\$231,464.00	To enable the bulk storage of electoral materials and equipment.
Rockdale NSW	1/10/2014	30/09/2016	Yes	\$47,649.00	Divisional office to perform administrative functions of electoral administration.
Narrandera NSW	27/11/2013	26/11/2016	Yes	\$32,223.00	Divisional office to perform administrative functions of electoral administration.
Orange NSW	1/03/2013	29/02/2016	Yes	\$38,624.00	Divisional office to perform administrative functions of electoral administration.
Gosford NSW	1/06/2014	31/05/2017	To be determined	\$43,220.00	Divisional office to perform administrative functions of electoral administration.
Dubbo NSW	1/07/2014	30/06/2017	To be determined	\$28,520.00	Divisional office to perform administrative functions of electoral administration.
Mona Vale NSW	1/07/2014	30/06/2017	To be determined	\$65,389.00	Divisional office to perform administrative functions of electoral administration.
Queanbeyan NSW	19/08/2015	18/08/2017	To be determined	\$37,950.00	Divisional office to perform administrative functions of electoral administration.
Campbelltown NSW	1/09/2015	31/08/2017	To be determined	\$66,168.00	Divisional office to perform administrative functions of electoral administration.
Albury NSW	1/12/2015	30/11/2017	To be determined	\$41,524.00	Divisional office to perform administrative functions of electoral administration.

Location (d)	Date the lease agreement is active from (a)	Date the lease agreement ends (b)	Is the lease expected to be renewed? If not, why not? (c)	Cost of the lease (e) per annum	Why the building is necessary for the operations of the agency / department. (f)
Armidale NSW	3/12/2011	2/12/2017	To be determined	\$34,350.00	Divisional office to perform administrative functions of electoral administration.
Wyong NSW	1/06/2015	31/05/2018	To be determined	\$41,962.00	Divisional office to perform administrative functions of electoral administration.
Taree NSW	8/10/2015	7/10/2021	To be determined	\$43,693.00	Divisional office to perform administrative functions of electoral administration.
Penrith NSW	14/02/2012	13/02/2022	To be determined	\$144,670.00	Divisional office to perform administrative functions of electoral administration.
Charlestown NSW	28/02/2012	27/02/2022	To be determined	\$105,944.00	Divisional office to perform administrative functions of electoral administration.
Haymarket NSW	1/03/2012	28/02/2022	To be determined	\$626,540.00	Divisional office to perform administrative functions of electoral administration.
Wollongong NSW	1/07/2012	30/06/2022	To be determined	\$120,286.00	Divisional office to perform administrative functions of electoral administration.
Parramatta NSW	1/12/2012	30/11/2022	To be determined	\$287,815.00	Divisional office to perform administrative functions of electoral administration.
Darwin NT	1/08/2014	31/07/2016	Yes	\$214,641.00	State Office and co-located divisional offices performing administrative functions of electoral administration. This lease is in holdover whilst negotiations for a new term are being undertaken.
Mackay QLD	1/03/2013	28/02/2016	Yes	\$54,643.00	Divisional office to perform administrative functions of electoral administration.
North Ipswich QLD	2/03/2016	1/03/2019	To be determined	\$136,668.00	Divisional office to perform administrative functions of electoral administration.

Location (d)	Date the lease agreement is active from (a)	Date the lease agreement ends (b)	Is the lease expected to be renewed? If not, why not? (c)	Cost of the lease (e) per annum	Why the building is necessary for the operations of the agency / department. (f)
Bundaberg QLD	1/05/2013	30/04/2016	Yes	\$27,615.00	Divisional office to perform administrative functions of electoral administration.
Maroochydore QLD	1/05/2011	30/04/2016	Yes	\$97,846.00	Divisional office to perform administrative functions of electoral administration.
Dalby QLD	1/07/2013	30/06/2016	Yes	\$53,034.00	Divisional office to perform administrative functions of electoral administration.
Cairns QLD	1/03/2014	28/02/2017	To be determined	\$55,811.00	Divisional office to perform administrative functions of electoral administration.
Toowoomba QLD	21/07/2014	20/07/2017	To be determined	\$47,870.00	Divisional office to perform administrative functions of electoral administration.
Rockhampton QLD	1/12/2015	30/11/2017	To be determined	\$26,655.00	Divisional office to perform administrative functions of electoral administration.
Gladstone QLD	1/05/2015	2/12/2017	To be determined	\$51,748.00	Divisional office to perform administrative functions of electoral administration.
Beenleigh QLD	13/02/2016	12/02/2018	To be determined	\$98,421.00	Divisional office to perform administrative functions of electoral administration.
Mount Isa QLD	1/07/2015	30/06/2018	To be determined	\$62,310.00	Divisional office to perform administrative functions of electoral administration.
Townsville QLD	16/11/2015	15/11/2018	To be determined	\$33,275.00	Divisional office to perform administrative functions of electoral administration.
Maryborough QLD	1/03/2014	28/02/2019	To be determined	\$25,143.00	Divisional office to perform administrative functions of electoral administration.
Brisbane QLD	1/06/2011	31/05/2021	To be determined	\$653,623.00	State Office and co-located divisional offices performing administrative functions of electoral administration.

Location (d)	Date the lease agreement is active from (a)	Date the lease agreement ends (b)	Is the lease expected to be renewed? If not, why not? (c)	Cost of the lease (e) per annum	Why the building is necessary for the operations of the agency / department. (f)
North Lakes QLD	14/11/2011	13/11/2021	To be determined	\$116,946.00	Divisional office to perform administrative functions of electoral administration.
Robina QLD	29/04/2013	28/04/2023	To be determined	\$115,461.00	Divisional office to perform administrative functions of electoral administration.
Port Augusta SA	1/10/2015	30/09/2017	To be determined	\$39,094.00	Divisional office to perform administrative functions of electoral administration.
Mount Gambier SA	1/12/2015	30/11/2017	To be determined	\$25,680.00	Divisional office to perform administrative functions of electoral administration.
Adelaide SA	1/03/2012	28/02/2022	To be determined	\$478,878.00	State Office and co-located divisional offices performing administrative functions of electoral administration.
Beverley SA	1/06/2012	31/05/2022	To be determined	\$52,768.00	To enable the bulk storage of electoral materials and equipment.
Montrose TAS	10/03/2014	9/03/2017	To be determined	\$8,000.00	To enable the bulk storage of electoral materials and equipment.
Burnie TAS	1/04/2013	31/03/2016	Yes	\$44,092.00	Divisional office to perform administrative functions of electoral administration.
Hobart TAS	11/04/2015	10/04/2017	Yes	\$193,050.00	State Office and co-located divisional offices performing administrative functions of electoral administration.
Launceston TAS	1/05/2011	30/04/2017	To be determined	\$104,755.00	Divisional office to perform administrative functions of electoral administration.
Frankston VIC	1/03/2014	28/02/2017	To be determined	\$55,308.00	Divisional office to perform administrative functions of electoral administration.

Location (d)	Date the lease agreement is active from (a)	Date the lease agreement ends (b)	Is the lease expected to be renewed? If not, why not? (c)	Cost of the lease (e) per annum	Why the building is necessary for the operations of the agency / department. (f)
Glenroy VIC	1/12/2013	30/11/2014	Yes	\$25,704.00	Divisional office to perform administrative functions of electoral administration.
Warragul VIC	1/09/2015	31/08/2018	To be determined	\$45,536.00	Divisional office to perform administrative functions of electoral administration.
Cranbourne VIC	1/12/2015	30/11/2017	To be determined	\$45,172.00	Divisional office to perform administrative functions of electoral administration.
Moonee Ponds VIC	1/03/2016	28/02/2018	To be determined	\$54,119.00	Divisional office to perform administrative functions of electoral administration.
Braybrook VIC	1/03/2016	28/02/2017	To be determined	\$45,000.00	Divisional office to perform administrative functions of electoral administration.
Cheltenham VIC	1/03/2016	28/02/2018	To be determined	\$38,965.00	Divisional office to perform administrative functions of electoral administration.
Thornbury VIC	11/04/2013	10/04/2016	Yes	\$33,222.00	Divisional office to perform administrative functions of electoral administration.
Warnambool VIC	15/05/2013	14/05/2016	Yes	\$40,620.00	Divisional office to perform administrative functions of electoral administration.
Nobel Park VIC	15/08/2011	14/08/2016	Yes	\$75,306.00	To enable the bulk storage of electoral materials and equipment.
Colac VIC	1/09/2014	31/08/2016	Yes	\$36,400.00	Divisional office to perform administrative functions of electoral administration.
Sandringham VIC	1/09/2013	31/08/2016	Yes	\$59,671.00	Divisional office to perform administrative functions of electoral administration.
Mulgrave VIC	30/09/2013	29/09/2016	Yes	\$40,991.00	Divisional office to perform administrative functions of electoral administration.

Location (d)	Date the lease agreement is active from (a)	Date the lease agreement ends (b)	Is the lease expected to be renewed? If not, why not? (c)	Cost of the lease (e) per annum	Why the building is necessary for the operations of the agency / department. (f)
Wangaratta VIC	1/10/2013	30/09/2016	Yes	\$23,880.00	Divisional office to perform administrative functions of electoral administration.
Hastings VIC	1/10/2013	30/09/2016	Yes	\$32,177.00	Divisional office to perform administrative functions of electoral administration.
Boronia VIC	1/10/2014	30/09/2016	Yes	\$30,177.00	Divisional office to perform administrative functions of electoral administration.
Ringwood VIC	1/10/2014	30/09/2016	Yes	\$110,147.00	Divisional office to perform administrative functions of electoral administration.
Bundoora VIC	1/11/2015	31/10/2016	Yes	\$45,540.00	Divisional office to perform administrative functions of electoral administration.
Sale VIC	1/12/2013	30/11/2016	Yes	\$24,997.00	Divisional office to perform administrative functions of electoral administration.
Oakleigh VIC	1/03/2013	28/02/2017	To be determined	\$39,890.00	Divisional office to perform administrative functions of electoral administration.
Werribee VIC	1/04/2014	31/03/2017	To be determined	\$34,585.90	Divisional office to perform administrative functions of electoral administration.
Sunbury VIC	1/06/2014	31/05/2017	To be determined	\$58,421.00	Divisional office to perform administrative functions of electoral administration.
Melbourne VIC	18/07/2011	31/05/2017	To be determined	\$148,280.00	Divisional office to perform administrative functions of electoral administration.
Melbourne VIC	1/06/2007	31/05/2017	To be determined	\$494,040.00	State Office performing administrative functions of electoral administration.
Camberwell VIC	30/06/2013	29/06/2017	To be determined	\$55,178.00	Divisional office to perform administrative functions of electoral administration.

Location (d)	Date the lease agreement is active from (a)	Date the lease agreement ends (b)	Is the lease expected to be renewed? If not, why not? (c)	Cost of the lease (e) per annum	Why the building is necessary for the operations of the agency / department. (f)
Mildura VIC	1/08/2014	31/07/2017	To be determined	\$32,334.00	Divisional office to perform administrative functions of electoral administration.
Wantirna VIC	1/09/2015	31/08/2017	To be determined	\$36,340.00	Divisional office to perform administrative functions of electoral administration.
Shepparton VIC	1/10/2015	30/09/2017	To be determined	\$31,650.00	Divisional office to perform administrative functions of electoral administration.
Geelong VIC	31/10/2014	30/10/2017	To be determined	\$37,080.00	Divisional office to perform administrative functions of electoral administration.
North Ballarat VIC	1/11/2015	31/10/2017	To be determined	\$37,357.00	Divisional office to perform administrative functions of electoral administration.
Heidelberg VIC	1/11/2015	31/10/2017	To be determined	\$48,506.00	Divisional office to perform administrative functions of electoral administration.
Seymour VIC	1/12/2015	30/11/2017	To be determined	\$33,271.00	Divisional office to perform administrative functions of electoral administration.
Bendigo VIC	1/02/2015	31/01/2018	To be determined	\$35,890.00	Divisional office to perform administrative functions of electoral administration.
Bunbury WA	1/03/2011	28/02/2016	Yes	\$35,796.00	Divisional office to perform administrative functions of electoral administration.
Kalgoorlie WA	1/06/2013	31/05/2016	Yes	\$38,005.00	Divisional office to perform administrative functions of electoral administration.
Kingsley WA	1/10/2014	30/09/2017	No. Following the redistribution of electoral boundaries the office was identified as excess to requirements	\$58,500.00	Currently vacant as it is excess to requirements

Location (d)	Date the lease agreement is active from (a)	Date the lease agreement ends (b)	Is the lease expected to be renewed? If not, why not? (c)	Cost of the lease (e) per annum	Why the building is necessary for the operations of the agency / department. (f)
Geraldton WA	1/04/2015	31/03/2018	To be determined	\$41,284.00	Divisional office to perform administrative functions of electoral administration.
Joondalup WA	1/11/2014	31/10/2019	To be determined	\$100,851.00	Divisional office to perform administrative functions of electoral administration.
Welshpool WA	15/07/2012	14/07/2022	To be determined	\$157,685.00	To enable the bulk storage of electoral materials and equipment.
Cockburn WA	1/12/2012	30/11/2022	To be determined	\$156,300.00	Divisional office to perform administrative functions of electoral administration.
Perth WA	25/02/2013	24/02/2023	To be determined	\$801,756.00	State Office and co-located divisional offices performing administrative functions of electoral administration.

3. One building lease was not renewed.
 - a) 17 November 2010.
 - b) 16 November 2015.
 - c) Better utilisation of existing properties.
 - d) Eagle Farm, Queensland.
 - e) \$116 096 per annum.
 - f) To enable the bulk storage of electoral materials and equipment.

4. To provide the level of data sought would involve an unreasonable diversion of agency resources.

5. See table below. The AEC measures occupational density in accordance with the Commonwealth Property Management Framework. To that end occupational density is only measured for sites which have 500 m² or more of office space. The last measurement was undertaken in September 2015.

Location	Occupancy measured on occupied work points (a)	If the rate is less than 100%, detail what the remaining being used for (b)
Hobart	65.22	The remaining space is used to accommodate additional staffing influx during election year activity
Adelaide	76.71	The remaining space is used to accommodate additional staffing influx during election year activity
Melbourne	91.89	The remaining space is used to accommodate additional staffing influx during election year activity
Brisbane	80.00	The remaining space is used to accommodate additional staffing influx during election year activity
Haymarket	43.48	The remaining space is used to accommodate additional staffing influx during election year activity
Perth	59.70	The remaining space is used to accommodate additional staffing influx during election year activity
Parramatta	48.57	The remaining space is used to accommodate additional staffing influx during election year activity
Canberra	77.20	The remaining space is used to accommodate additional staffing influx during election year activity

Commonwealth Superannuation Corporation

1. The total cost of building leases for the Commonwealth Superannuation Corporation from 14 September 2015 to 9 February 2016 is \$1,593,119.59
2. Refer to table below:

Building	g) Date the lease agreement is active from	h) Date the lease agreement ends	i) Is the lease expected to be renewed? If not, why not?	j) Location of the building (City and state)	k) Cost of the lease (Exc GST) per month	f) Why the building is necessary for the operations of the agency / department
Belconnen Office	1-Jan-2013	31-Dec-2022	No – to facilitate the relocation of all staff currently in the Belconnen and Civic Offices to one site.	Belconnen, ACT	\$197,133.89	Lease of office accommodation to undertake daily operations.
Civic Office for Financial Planners	1-Sep-2014	31-Aug-2017	No – to facilitate the relocation of all staff currently in the Belconnen and Civic Offices to one site.	Canberra, ACT	\$9,691.00	
Civic Office	1-Jul-2011	30-Jun-2019	No – to facilitate the relocation of all staff currently in the Belconnen and Civic Offices to one site.	Canberra, ACT	\$56,761.00	
Sydney Office	1-Jan-2015	30-Sep-2020	Unknown	Sydney, NSW	\$60,545.00	

3. – 4. N/A.

5.

a) Refer to table below:

Building	Occupancy Rate
Belconnen Office	95%
Civic Office -CSC Financial Planners	100%
Civic Office	100%
Sydney Office	100%

b) The Belconnen building has empty work points as we are unable to sublet such a small space.

Future Fund Management Agency input

For the period 14 September 2015 to 9 February 2016:

1. Market sensitive information.
2. Tenancy at 120 Collins Street:
 - a) 1/9/06.
 - b) 30/06/22.
 - c) Market sensitive information.
 - d) Melbourne Victoria.
 - e) Market sensitive information.
 - f) Majority of Agency staff are based in Melbourne.

Tenancy at 100 Market Street:

- a) 1/11/14.
 - b) 29/02/20.
 - c) Market sensitive information.
 - d) Sydney New South Wales.
 - e) Market sensitive information.
 - f) Required for staff working out of Sydney and meeting space for Agency staff and Board members.
3. & 4. Nil.
 5. Melbourne
 - a) 77%.
 - b) Spare capacity for expected future growth.
- Sydney
- a) 57%.
 - b) Spare capacity for expected future growth.