

Senate Finance and Public Administration Legislation Committee
ANSWERS TO QUESTIONS ON NOTICE
SUPPLEMENTARY BUDGET ESTIMATES 2014-15

Finance Portfolio

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

Senator: Ludwig

Question reference number: F43

Type of question: Written

Date set by the committee for the return of answer: Wednesday, 31 December 2014

Number of pages: 21

Question:

Since Budget Estimates in May 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:

Department/ Agency	Response		
Finance	Refer to <u>Attachment A</u> .		
Australian Electoral Commission	<div>1. \$4,808,532.11.</div> <div>2. See <u>Attachment B</u>.</div> <div>3. See <u>Attachment C</u>.</div> <div>4.<div>a) February 2015.</div><div>b) January 2018.</div><div>c) Glenroy, VIC.</div><div>d) \$40,000 p.a.<div>i) Budget allocated.</div></div><div>e) Divisional office to perform administrative functions of electoral administration.</div></div> <div>5. The AEC measures occupational density in accordance with the Commonwealth Property Management Guidelines (CPMGs). To that end occupational density is only measured for sites which have 500m2 or more of office space.<div>a) – b):</div></div>		
	Location	What is the current occupancy rate for the building?	If the rate is less than 100%, detail what the remaining is being used for.
	West Block Offices, Queen Victoria Terrace, Parkes, ACT	73.8%	The remaining space is used to accommodate additional staffing influx during election year activity.
	86 Collins Street, Hobart TAS	65.2%	The remaining space is used to accommodate additional staffing influx during election year activity.
	1 King William Street, Adelaide SA	88.6%	The remaining space is used to accommodate additional staffing influx during election year activity.
	2 Lonsdale Street, Melbourne VIC	87.2%	The remaining space is used to accommodate additional staffing influx during election year activity.
	484-488 Queen Street Brisbane QLD	63.8%	The remaining space is used to accommodate additional staffing influx during election year activity.

Department/ Agency	Response		
	59 Goulburn Street, Sydney NSW	75.4%	The remaining space is used to accommodate additional staffing influx during election year activity.
	200 St Georges Terrace, Perth WA	55.2%	The remaining space is used to accommodate additional staffing influx during election year activity.
	18 Smith Street, Parramatta NSW	48.6%	The remaining space is used to accommodate additional staffing influx during election year activity.
ComSuper	<ol style="list-style-type: none"> 1. Total payments made under the lease for the period 1 June to 31 October 2014 was \$918,357. 2. ComSuper only has a single lease agreement for office accommodation <ol style="list-style-type: none"> a) The commencement of the lease was 1 January 2013. b) The lease has a ten year term and finalises on 31 December 2022. c) Yes. d) The is for Unit 3 Cameron Offices, 56 Chandler Street Belconnen, ACT. e) Current lease payments are at \$183,671 per month. f) Lease of office accommodation. 3. <ol style="list-style-type: none"> a) Nil. b) – f). N/A. 4. <ol style="list-style-type: none"> a) Nil. b) – f). N/A. 5. <ol style="list-style-type: none"> a) The building is wholly occupied by ComSuper with occupancy rate currently at 86.5%. b) Empty work points are required to allow for flexibility and churn space. 		
Commonwealth Superannuation Corporation	<ol style="list-style-type: none"> 1. For the period 28 May to 31 October 2014 the total costs for building leases were \$563,475. 2. Please see the details in the <u>Attachment D</u>. 3. No building had a lease that that was due for renewal. 4. No building is expected to be leased in the next 12 months. 5. The current occupancy rate is 100%. 		
Future Fund Management Agency	For the period 28 May to 31 October 2014: <ol style="list-style-type: none"> 1. Market sensitive information. 2. Tenancy at 120 Collins Street. <ol style="list-style-type: none"> a) 1/9/06. 		

Department/ Agency	Response
	<p> b) 18/9/16. c) Market sensitive information. d) Melbourne Victoria. e) Market sensitive information. f) Majority of Agency staff are based in Melbourne. </p> <p> 3. None. a) – f) Nil. </p> <p> 4. Sydney premises. a) Currently being negotiated. b) Currently being negotiated. c) Sydney New South Wales. d) Currently being negotiated. e) i) Yes. f) Required for staff working out of Sydney and meeting space for Agency staff and Board members. </p> <p> 5. Melbourne. a) 96%. b) Spare capacity for expected future growth. </p>

ATTACHMENT A – Department of Finance

1. The total cost of building leases to the Department of Finance from 30 May 2014 to 31 October 2014 is \$4,039,753. (Exclusive of GST).

2. See 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) Cost of lease per annum for 2013-14	f) Why the building is necessary for the operations of the agency / department
John Gorton Building	1-Dec-1998	30-Nov-2008	Yes.	Parkes, ACT	\$3,823,354	To house resources necessary for the delivery of the full range of functions performed by the department.
Treasury Building	5-Sep-2001	4-Sep-2016		Parkes, ACT	\$2,461,469	
Tourism House	1-Jan-2011	30-Sep-2016		Parkes, ACT	\$1,086,706	
Burns Centre	1-July-2013	28-Feb-2017		Forrest, ACT	\$970,832	
Minter Ellison Building	22-June-2009	21-June-2014	No. Surplus to requirement.	Forrest, ACT	\$841,155	
Building 5 Dairy Road	1-Oct-2010	30-Sep-2015	Yes.	Fyshwick, ACT	\$209,697	
GNSB Data Centre Hume	23-Jan-2006	22-Jan-2016		Fyshwick, ACT	\$191,990	
COMCAR, Building 7 Dairy Road	01-Jan-2009	31-Dec-2018	Yes.	Fyshwick, ACT	\$209,697	
Brisbane Commonwealth Parliamentary Offices	01-Mar-2006	29-Feb-2016		Brisbane, QLD	\$90,318	
Sydney Commonwealth	01-Jul-2012	28-Feb-2025		Sydney, NSW	\$203,417	

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) Cost of lease per annum for 2013-14	f) Why the building is necessary for the operations of the agency / department
Parliamentary Offices						
Melbourne Commonwealth Parliamentary Offices	01-June-2001	29-Feb-2016		Melbourne, VIC	\$51,850	
Adelaide Commonwealth Parliamentary Offices	01-June-2004	31-Oct-2014		Adelaide, SA	\$62,940	
Perth Commonwealth Parliamentary Offices	01-Jan-2014	31-Dec-2023		Perth, WA	\$22,702	
Hobart Commonwealth Parliamentary Offices	10-Jun-2011	09- June -2021		Hobart, TAS	\$38,369	
Darwin Commonwealth Parliamentary Offices	1-Feb-2012	31-Jan-2017		Darwin, NT	\$11,830	

3. Please provide a detailed list of each building that had a lease that was not renewed since Additional Estimates in February, 2014. Please detail by:

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 lease per annum for 2013-14 (Exc GST)	f) Why the building is necessary for the operations of the agency / department
Minter Ellison Building	22-June-2009	21-June-2014	The Department no longer requires this space.	Forrest, ACT	\$841,155	N/A

4. Please provide a detailed list of each building that is expected to be leased in the next 12 months.

- a) 1 July 2015.
- b) 30 June 2035.
- c) Canberra, ACT.
- d) \$195 million. Yes.
- e) Refer to Question 2 (f) above.

5. For each building owned or leased by the department:

- a) Finance occupies 100% of tenancies which it leases.
- b) N/A.

ATTACHMENT B – AEC

2. a) – f)

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)	Why the building is necessary for the operations of the agency / department.
Hume, ACT	01/04/13	31/03/15	Yes	\$140,000	To enable the bulk storage of electoral materials and equipment.
Canberra, ACT	01/12/11	30/11/14	No. This office was consolidated to fit into existing office accommodation.	\$210,696	Divisional office to perform administrative functions of electoral administration.
Parkes, ACT	11/09/12	10/09/15	Yes	\$279,610	To deliver electoral education services.
Parkes, ACT	01/09/13	31/08/18	Unknown at this point in time. Will be subject to agency review and market testing.	\$1,745,111	National office of agency delivering administrative functions of electoral administration.
Albury, NSW	01/12/12	30/11/15	Yes	\$39,140	Divisional office to perform administrative functions of electoral administration.
Armidale, NSW	03/12/11	02/12/14	Yes	\$33,409	Divisional office to perform administrative functions of electoral administration.
Campbelltown, NSW	01/09/13	31/08/15	Yes	\$64,762	Divisional office to perform administrative functions of electoral administration.
Charlestown, NSW	28/02/12	27/02/22	Yes	\$104,158	Divisional office to perform administrative functions of electoral administration.

Chatswood, NSW	01/05/14	30/04/16	Yes	\$226,681	Divisional office to perform administrative functions of electoral administration.
Dubbo, NSW	01/07/14	30/06/17	Yes	\$25,771	Divisional office to perform administrative functions of electoral administration.
East Maitland, NSW	01/04/12	31/03/15	Yes	\$84,434	Divisional office to perform administrative functions of electoral administration.
Fairfield, NSW	01/07/12	30/06/17	No. This lease is a vacant site as a result of being collocated to a larger site. The lease is currently being marketed for a new tenant.	\$114,179	This lease is a vacant site as a result of being collocated to a larger site. The lease is currently being marketed for a new tenant.
Gosford, NSW	01/06/14	31/05/17	Yes	\$41,367	Divisional office to perform administrative functions of electoral administration.
Goulburn, NSW	01/06/14	31/05/16	Yes	\$52,035	Divisional office to perform administrative functions of electoral administration.
Grafton, NSW	18/05/13	17/05/16	Yes	\$50,406	Divisional office to perform administrative functions of electoral administration.
Hurstville, NSW	01/05/14	30/04/16	Yes	\$43,084	Divisional office to perform administrative functions of electoral administration.

Kempsey, NSW	01/05/14	30/04/15	Yes	\$31,349	Divisional office to perform administrative functions of electoral administration.
Manly, NSW	01/09/12	30/04/15	Yes	\$74,500	Divisional office to perform administrative functions of electoral administration.
Miranda, NSW	01/06/10	31/05/15	Yes	\$91,443	Divisional office to perform administrative functions of electoral administration.
Mona Vale, NSW	01/07/14	30/06/17	Yes	\$61,635	Divisional office to perform administrative functions of electoral administration.
Narrandera, NSW	27/11/13	26/11/15	Yes	\$30,472	Divisional office to perform administrative functions of electoral administration.
Haymarket, NSW	01/03/12	28/02/22	Yes	\$812,152	State Office and co-located divisional offices performing administrative functions of electoral administration.
Alexandria, NSW	01/09/14	31/08/16	Yes	\$265,712	To enable the bulk storage of electoral materials and equipment.
Orange, NSW	01/03/13	28/02/16	Yes	\$53,421	Divisional office to perform administrative functions of electoral administration.
Parramatta, NSW	01/12/12	30/11/22	Yes	\$341,429	Divisional office to perform administrative functions of electoral administration.

Penrith, NSW	14/02/12	13/02/22	Yes	\$142,238	Divisional office to perform administrative functions of electoral administration.
Queanbeyan, NSW	19/08/12	18/08/15	Yes	\$36,808	Divisional office to perform administrative functions of electoral administration.
Rockdale, NSW	01/10/14	30/09/16	Yes	\$42,403	Divisional office to perform administrative functions of electoral administration.
Taree, NSW	08/10/12	07/10/15	Yes	\$41,842	Divisional office to perform administrative functions of electoral administration.
Tweed Heads, NSW	01/07/13	30/06/16	Yes	\$47,685	Divisional office to perform administrative functions of electoral administration.
Wollongong, NSW	01/07/12	30/06/22	Yes	\$103,272	Divisional office to perform administrative functions of electoral administration.
Wyong, NSW	01/06/10	31/05/15	Yes	\$41,139	Divisional office to perform administrative functions of electoral administration.
Darwin, NT	01/06/09	31/05/14	Yes	\$186,047	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.

Beenleigh, QLD	13/02/13	12/02/16	Yes	\$89,271	Divisional office to perform administrative functions of electoral administration.
Bundaberg, QLD	01/05/13	30/04/16	Yes	\$26,715	Divisional office to perform administrative functions of electoral administration.
Cairns, QLD	01/03/14	28/02/17	Yes	\$54,713	Divisional office to perform administrative functions of electoral administration.
Dalby, QLD	01/07/13	30/06/16	Yes	\$51,490	Divisional office to perform administrative functions of electoral administration.
Gladstone, QLD	01/05/12	30/04/15	Yes	\$49,566	Divisional office to perform administrative functions of electoral administration.
Mackay, QLD	01/03/13	28/02/16	Yes	\$53,568	Divisional office to perform administrative functions of electoral administration.
Maroochydore, QLD	01/05/11	30/04/16	Yes	\$108,975	Divisional office to perform administrative functions of electoral administration.
Maryborough, QLD	01/03/14	28/02/19	Yes	\$29,182	Divisional office to perform administrative functions of electoral administration.
Mount Isa, QLD	01/07/12	30/06/15	Yes	\$59,248	Divisional office to perform administrative functions of electoral administration.

North Ipswich, QLD	02/03/13	01/03/16	Yes	\$132,678	Divisional office to perform administrative functions of electoral administration.
North Lakes, QLD	14/11/11	13/11/21	Yes	\$119,980	Divisional office to perform administrative functions of electoral administration.
Brisbane, QLD	01/06/11	31/05/21	Yes	\$756,510	State Office and co-located divisional offices performing administrative functions of electoral administration.
Eagle Farm, QLD	17/11/10	16/11/15	Yes	\$113,153	To enable the bulk storage of electoral materials and equipment.
Robina, QLD	29/04/13	28/04/23	Yes	\$156,060	Divisional office to perform administrative functions of electoral administration
Rockhampton, QLD	01/12/12	30/11/15	Yes	\$31,043	Divisional office to perform administrative functions of electoral administration
Toowoomba, QLD	21/07/14	20/07/17	Yes	\$51,573	Divisional office to perform administrative functions of electoral administration
Townsville, QLD	01/12/12	30/11/14	Yes	\$37,600	Divisional office to perform administrative functions of electoral administration
Mount Gambier, SA	01/12/12	30/11/15	Yes	\$24,000	Divisional office to perform administrative functions of electoral administration

Port Augusta, SA	01/10/12	30/09/15	Yes	\$37,447	Divisional office to perform administrative functions of electoral administration
Adelaide, SA	01/03/12	28/02/22	Yes	\$540,012	State Office and co-located divisional offices performing administrative functions of electoral administration.
Beverley, SA	01/06/12	31/05/22	Yes	\$62,239	To enable the bulk storage of electoral materials and equipment.
Burnie, TAS	01/04/13	31/03/16	Yes	\$43,714	Divisional office to perform administrative functions of electoral administration.
Launceston, TAS	01/05/14	30/04/17	Yes	\$103,857	Divisional office to perform administrative functions of electoral administration.
Hobart, TAS	11/04/10	10/04/15	Yes	\$123,589	State Office and co-located divisional offices performing administrative functions of electoral administration.
Bendigo, VIC	01/02/12	31/01/15	Yes	\$34,901	Divisional office to perform administrative functions of electoral administration
Boronia, VIC	01/10/14	30/09/16	Yes	\$39,605	Divisional office to perform administrative functions of electoral administration
Braybrook, VIC	01/03/14	28/02/15	Yes	\$38,733	Divisional office to perform administrative functions of electoral administration

Bundoora, VIC	30/10/12	29/10/15	Yes	\$42,926	Divisional office to perform administrative functions of electoral administration
Camberwell, VIC	30/06/13	29/06/17	Yes	\$69,116	Divisional office to perform administrative functions of electoral administration
Cheltenham, VIC	01/03/13	28/02/15	Yes	\$47,142	Divisional office to perform administrative functions of electoral administration
Colac, VIC	01/09/14	31/08/16	Yes	\$33,280	Divisional office to perform administrative functions of electoral administration
Cranbourne, VIC	01/11/14	31/10/15	Yes	\$44,286	Divisional office to perform administrative functions of electoral administration
Frankston, VIC	01/03/14	28/02/17	Yes	\$68,355	Divisional office to perform administrative functions of electoral administration
Geelong, VIC	01/07/14	20/11/14	No. Lessor provided a Notice to vacate.	\$47,367	Divisional office to perform administrative functions of electoral administration
Geelong, VIC	31/10/14	30/10/17	Yes	\$38,000	Divisional office to perform administrative functions of electoral administration
Glenroy, VIC	01/12/13	30/11/14	No. Proposed lease conditions not acceptable.	\$24,742	Divisional office to perform administrative functions of electoral administration

Hastings, VIC	01/10/13	30/09/16	Yes	\$31,101	Divisional office to perform administrative functions of electoral administration
Heidelberg, VIC	01/11/14	31/10/15	Yes	\$45,000	Divisional office to perform administrative functions of electoral administration
Melbourne, VIC	18/07/11	31/05/17	Yes	\$176,247	Divisional office to perform administrative functions of electoral administration
Melbourne, VIC	01/06/07	31/05/17	Yes	\$544,651	State Office performing administrative functions of electoral administration.
Mildura, VIC	01/08/14	31/07/17	Yes	\$32,334	Divisional office to perform administrative functions of electoral administration
Moonee Ponds, VIC	01/03/13	28/02/15	Yes	\$51,542	Divisional office to perform administrative functions of electoral administration
Mulgrave, VIC	30/09/13	30/09/16	Yes	\$39,714	Divisional office to perform administrative functions of electoral administration
North Ballarat, VIC	01/11/12	31/10/15	Yes	\$36,625	Divisional office to perform administrative functions of electoral administration
Oakleigh, VIC	01/03/13	28/02/15	Yes	\$51,720	Divisional office to perform administrative functions of electoral administration

Ringwood, VIC	01/10/14	30/09/16	Yes	\$162,987	Divisional office to perform administrative functions of electoral administration
Sale, VIC	01/12/13	30/11/16	Yes	\$25,225	Divisional office to perform administrative functions of electoral administration
Sandringham	01/09/13	31/08/16	Yes	\$57,653	Divisional office to perform administrative functions of electoral administration
Seymour, VIC	01/12/12	30/11/15	Yes	\$31,361	Divisional office to perform administrative functions of electoral administration
Shepparton, VIC	01/10/12	30/09/15	Yes	\$30,072	Divisional office to perform administrative functions of electoral administration
Sunbury, VIC	01/06/14	31/05/17	Yes	\$64,035	Divisional office to perform administrative functions of electoral administration
Thornbury, VIC	11/04/13	10/04/16	Yes	\$32,878	Divisional office to perform administrative functions of electoral administration
Noble Park, VIC	15/08/11	14/08/16	Yes	\$79,896	To enable the bulk storage of electoral materials and equipment.
Wangaratta, VIC	01/10/13	30/09/16	Yes	\$23,184	Divisional office to perform administrative functions of electoral administration

Wantirna, VIC	01/09/12	31/08/15	Yes	\$39,167	Divisional office to perform administrative functions of electoral administration
Warragul, VIC	01/09/12	31/08/15	Yes	\$48,817	Divisional office to perform administrative functions of electoral administration
Warrnambool, VIC	15/05/13	14/05/16	Yes	\$40,199	Divisional office to perform administrative functions of electoral administration
Werribee, VIC	01/04/14	31/03/17	Yes	\$34,228	Divisional office to perform administrative functions of electoral administration
Booragoon, WA	01/09/10	31/08/15	No. This lease is a vacant site as a result of being collocated to a larger site. The lease is being marketed for a lease surrender.	\$71,692	This lease is a vacant site as a result of being co-located to a larger site. The lease is being marketed for a lease surrender.
Bunbury, WA	01/03/11	28/02/16	Yes	\$35,093	Divisional office to perform administrative functions of electoral administration.
Cockburn, WA	01/12/12	30/11/22	Yes	\$216,071	Divisional office to perform administrative functions of electoral administration.
Geraldton, WA	01/04/14	31/03/15	Yes	\$56,522	Divisional office to perform administrative functions of electoral administration.

Joondalup, WA	01/11/10	30/11/14	No. Accommodation not suitable.	\$93,992	Divisional office to perform administrative functions of electoral administration.
Joondalup, WA	01/11/14	31/10/19	Yes	\$126,788	Divisional office to perform administrative functions of electoral administration.
Kalgoorlie, WA	01/06/13	31/05/16	Yes	\$47,680	Divisional office to perform administrative functions of electoral administration.
Kingsley, WA	01/10/14	30/09/17	Yes	\$51,226	Divisional office to perform administrative functions of electoral administration.
Perth, WA	25/02/13	24/02/23	Yes	\$994,333	State Office and co- located divisional offices performing administrative functions of electoral administration.
Welshpool, WA	15/07/12	14/07/22	Yes	\$192,296	To enable the bulk storage of electoral materials and equipment.

ATTACHMENT C – AEC

3. a) – f)

Location	Agreement active from	Date agreement ended	Why was the lease not renewed	Cost of Lease	Why the building was necessary for the operations of the agency / department.
Parramatta, NSW	06/08/11	05/08/14	This site was closed down as the functions were able to be performed from the AEC's Cockburn office as part of a co-location approved by the SMOS.	\$64,476	Divisional office to perform administrative functions of electoral administration.
Cannington, WA	01/07/11	30/06/14	This site was closed down as the functions were able to be performed from the AEC's Cockburn office as part of a co-location approved by the SMOS.	\$58,952	Divisional office to perform administrative functions of electoral administration.
Subiaco, WA	13/07/09	12/07/14	This site was closed down as the functions were able to be performed from the AEC's Cockburn office as part of a co-location approved by the SMOS.	\$118,378	Divisional office to perform administrative functions of electoral administration.

ATTACHMENT D
Commonwealth Superannuation Corporation

Attachment A						
	a) Lease agreement is active from	b) lease agreement ends	c) expected to be renewed	D) location of the building (City and state)	e) cost of the lease (28/05/2014-31/)/	f) why the building is necessary
CSC Canberra lease	1/07/2011	30/06/2019	No	Level 8 121 Marcus Clarke Street, Canberra ACT	211,600	CSC holds three leases for CSC to undertake its daily operations.
CSC Sydney lease	1/01/2008	30/09/2020	No	level 41 2 Park Street, Sydney NSW	333,192	
CSC Financial Planners lease	1/09/2014	30/08/2017	No	Level 6 54 Marcus Clarke Street Canberra ACT	18,682	
					563,475	