

Senate Community Affairs Committee
ANSWERS TO ESTIMATES QUESTIONS ON NOTICE
Social Services Portfolio
2014-15 Budget Estimates Hearings

Outcome Number: Cross Outcome - Across Programs

Question No: 849

Topic: Building Lease Costs

Hansard Page: Written

Senator Ludwig asked:

What has been the total cost of building leases for the agency / department since Additional Estimates in February, 2014?

1. 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.

Answer:

Department of Social Services

See **Attachment A**.

Aged Care Commissioner

Response included in Departmental response at **Attachment A**.

Australian Aged Care Quality Agency

See **Attachment B**.

Australian Institute of Family Studies

- a. 1 March 2007
- b. 28 February 2017
- c. This answer is Commercial in Confidence.
- d. Level 20 and half of Level 19, 485 La Trobe Street, Melbourne, VIC 3000
- e. Since February Additional Estimates, the cost of the lease was \$102,979.53 (ex GST).
- f. The building is necessary for the operations of the Australian Institute of Family Studies.

National Disability Insurance Agency

The total cost of building leases (including car parks) for the National Disability Insurance Agency (NDIA) from 1 February to 30 June 2014 was \$2,084,445.23. More information on the NDIA's leases is at **Attachment C**.

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Social Security Appeals Tribunal

The total cost of building leases for the Social Security Appeals Tribunal since 1 February 2014 is approximately \$1.125million.

The table below provides details of these leases in response to parts a), b), d) and e) of this question.

c) Lease renewals are subject to decisions made for the new amalgamated tribunal.

f) The SSAT leases premises to house its registries and National Office.

CITY	STATE	ADDRESS	LEVEL	LEASE START DATE	LEASE EXPIRY	TOTAL COST P.A.
Adelaide	S.A.	45 Grenfell St	12	1/08/2005	31/07/2015	\$201,128.88
Brisbane	QLD	215 Adelaide St	26	1/01/2012	31/12/2021	\$561,764.40
Hobart	TAS	188 Collins St	8	10/06/2004	9/06/2014	\$111,980.00
Melbourne	VIC	565 Bourke St	11	1/01/2007	31/12/2016	\$369,920.01
Melbourne	VIC	500 Collins St	24	1/07/2007	30/06/2017	\$415,173.12
Sydney	N.S.W.	580 George St	20	1/03/2006	28/02/2016	\$491,038.10
Sydney	N.S.W.	580 George St	20	1/03/2006	28/02/2016	\$40,262.88
Sydney	N.S.W.	580 George St	20	1/07/2010	28/02/2016	\$46,565.16
Sydney	N.S.W.	580 George St	20	1/02/2012	29/02/2016	\$259,623.00
Perth	W.A.	9 St Georges	3	1/01/2006	31/12/2015	\$172,439.23

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Department of Social Services as at 1 July 2014

Attachment A

Location	Lease Start Date	Lease End Date	Lease to be renewed?	If not, why not?	Lease Rental and Car Park Cost – 1/3/14-30/6/14	Why the building is necessary for the operations of the Department
Tuggeranong Office Park, Corner Athllon Drive and Soward Way, Greenway ACT 2900	01-Jul-2008	05-Dec-2016	Commercial in Confidence	Commercial in Confidence	\$6,910,875.04	National Office
32 Corinna Street Phillip 2606	07-Jul-2012	06-Jul-2017	Commercial in Confidence	Commercial in Confidence	\$199,417.60	National Office
Guilfoyle House Greenway ACT 2900	01-Mar-2010	30-Sep-2014	Commercial in Confidence	Commercial in Confidence	\$236,925.24	National Office
1 Holwell Street, Greenway ACT 2900	01-Mar-2008	28-Feb-2018	Commercial in Confidence	Commercial in Confidence	\$574,229.92	National Office
Aviation House, 16 Furzer Street Phillip ACT 2606	14-Dec-2006	13-Nov-2016	Commercial in Confidence	Commercial in Confidence	\$456,832.44	Sub-leased to NDIA until 30 June 2014.
1 Monaro Street Queanbeyan NSW 2620	01-Jan-2010	31-Dec-2013	Commercial in Confidence	Current occupants only required in the short-term pending relocation to alternative premises	\$51,169.84	Currently used by PM&C

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Location	Lease Start Date	Lease End Date	Lease to be renewed?	If not, why not?	Lease Rental and Car Park Cost – 1/3/14-30/6/14	Why the building is necessary for the operations of the Department
260 Elizabeth Street Sydney NSW 2000	1-Jun-2010	31-May-2020	Commercial in Confidence	Commercial in Confidence	Nil to DSS. Lease assigned from Department of Health from 1 July 2014. Costs to 30 June 2014 paid by Department of Health.	NSW State Office
280 Elizabeth Street Sydney NSW 2000	01-Apr-2007	31-Mar-2017	Commercial in Confidence	Commercial in Confidence	\$462,863.02 (including storage rent)	NSW State Office
300 Elizabeth Street Sydney NSW 2000	01-Apr-2007	31-Mar-2017	Commercial in Confidence	Commercial in Confidence	\$207,186.65	Sub-leased to NDIA and IBA
Rutherglen Community Centre, Cnr Popenetta and Anderson Avenue, Blackett NSW 2770	01-Jul-2010	30-Jun-2014	Commercial in Confidence	Commercial in Confidence	\$1822.68	Accommodation for staff working on Longitudinal Study of Indigenous Children
100 Creek Street, Brisbane NT 4000	01-Jan-2008	31-Dec-2016	Commercial in Confidence	Commercial in Confidence	\$913,097.08	QLD State Office
235-259 Stanley Street Townsville Qld 4810	01-Jun-2013	31-May-2014	Commercial in Confidence	Commercial in Confidence	\$128,326.95	Accommodates DSS staff. Part of the tenancy is sub-leased to PM&C staff under MOU.
City Central, 11-29 Waymouth Street, Adelaide SA 5001 (L18)	01-Mar-2007	28-Feb-2017	Commercial in Confidence	Commercial in Confidence	\$264,622.68	SA State Office

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Location	Lease Start Date	Lease End Date	Lease to be renewed?	If not, why not?	Lease Rental and Car Park Cost – 1/3/14-30/6/14	Why the building is necessary for the operations of the Department
City Central, 11-29 Waymouth Street, Adelaide SA 5001 (L13-14)	1-Feb-2001	31-Jan-2017	Commercial in Confidence	Commercial in Confidence	Nil to DSS. Lease assigned from Department of Health from 1 July 2014. Costs to 30 June 2014 paid by Department of Health.	SA State Office
199 Collins Street Hobart Tasmania 7001	01-Apr-2010	31-Mar-2020	Commercial in Confidence	Not currently required by DSS.	\$82,941.15	Sub-leased to Departments of PM&C and Health
100 Melville Street, Hobart, Tasmania 7001	1-Mar-2010	28-Feb-2020	Commercial in Confidence	Commercial in Confidence	Nil to DSS. Lease assigned from Department of Health from 1 July 2014. Costs to 30 June 2014 paid by Department of Health.	Tas State Office

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Levels 7,8 and 9, 595 Collins Street, Melbourne VIC 3000	1-Mar-2007	28-Feb-2017	Commercial in Confidence	Commercial in Confidence	Nil to DSS. Lease assigned from Department of Health from 1 July 2014. Costs to 30 June 2014 paid by Department of Health.	Vic State Office
Part Level 4, 12-20 Flinders Lane, Melbourne	01-Apr-2008	03- Mar-2014	Commercial in Confidence	Commercial in Confidence	Nil to DSS. Lease assigned from Department of Health from 1 July 2014. Costs to 30 June 2014 paid by Department of Health.	Aged Care Commissioner

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15-17 William Street Perth WA 6000	01-Dec-2011	30-Nov-2021	Commercial in Confidence	Commercial in Confidence	Nil to DSS. Lease assigned from Department of Health from 1 July 2014. Costs to 30 June 2014 paid by Department of Health.	WA State Office
Canberra Data Centre Hume ACT 2620	01-Nov-2011	31-Oct-2021	Commercial in Confidence	Commercial in Confidence	\$379,394.12	Data centre

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Australian Aged Care Quality Agency as at 1 July 2014

Attachment B

Location	Lease start date	Lease end date	Lease to be renewed	If not, why not	Lease rental and car park cost 1st March to 30th June 2014	Why the building is necessary for the operations of the Agency
111 Phillip Street, Parramatta, NSW 2150	01-May-2005	30-Apr-2018	Commercial in Confidence	Commercial in Confidence	\$250,403	Head office and NSW state office for Agency
Level 1, 260 Maitland Road, Mayfield, NSW 2034	10-Jun-2008	09-Jun-2014	Commercial in Confidence	Commercial in Confidence	\$7,908	Office for Newcastle based staff
Level 2, South Tower, 527 Gregory Terrace, Bowen Hills, QLD 4006	20-Sep-2007	19-Sep-2015	Commercial in Confidence	Commercial in Confidence	\$93,288	QLD State office
991 Whitehorse Road, Box Hill, VIC 3128	01-Feb-2005	31-Jan-2015	Commercial in Confidence	Commercial in Confidence	\$72,149	Victorian State office
3/67 Pakington Street, Geelong West, VIC 3218	08-Aug-2008	07-Aug-2014	Commercial in Confidence	Commercial in Confidence	\$6,412	Office for Geelong based staff
Level 3, 18 Elizabeth Street, Hobart, TAS 7000	25-Jun-2007	30-Apr-2019	Commercial in Confidence	Commercial in Confidence	\$4,135	Office for Tasmanian staff
Level 5, 26 Flinders Street, Adelaide, SA 5000	01-Aug-2007	31-Jul-2015	Commercial in Confidence	Commercial in Confidence	\$56,077	SA State office
Building B, 355 Scarborough Beach Road, Osborne Park, WA 6017	09-Dec-2005	31-Jan-2017	Commercial in Confidence	Commercial in Confidence	\$54,508	WA State office
Note: rental cost on this table does not include property outgoings.						

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Information on National Disability Insurance Agency Leases - 1 February 2014 to 30 June 2014

Attachment C

Location	Lease Start Date	Lease End Date	Lease to be renewed?	If not, why not?	Lease Rental	Why the building is necessary for the operations of the Department
43-45 Brougham St, Geelong, VIC	01-Sep-2013	01-Mar-2017	Commercial in Confidence	Commercial in Confidence	\$993,598.10	Initial Head Office
Level 9, 300 Elizabeth St, Sydney, NSW	01-Mar-2014	31-Mar-2017	Commercial in Confidence	Commercial in Confidence	\$24,217.10	Accommodate actuary staff
212 Northbourne Ave, Braddon, ACT	01-Jan-2014	30-Dec-2023	Commercial in Confidence	Commercial in Confidence	\$31,333.33	Public facing site
Shop 1, Hilltop Plaza, Charlestown, NSW	01-Feb-2012	31-Jan-2017	Commercial in Confidence	Commercial in Confidence	\$244,127.66	Regional office
168-170 Little Malop St, Geelong, VIC	01-Feb-2013	31-Jan-2017	Commercial in Confidence	Commercial in Confidence	\$187,050.20	Regional office
15-31 Ayliffes Rd, St Marys, SA	01-Feb-2013	31-Jan-2017	Commercial in Confidence	Commercial in Confidence	\$95,927.32	Regional office
47-49 Elizabeth Way, Elizabeth, SA	01-Apr-2013	31-Mar-2017	Commercial in Confidence	Commercial in Confidence	\$140,432.14	Regional office
78-80 Railway Pde, Midlands, WA	01-Nov-2013	31-Oct-2023	Commercial in Confidence	Commercial in Confidence	\$186,606.74	Public facing site
111 Macquarie St, Hobart, TAS	01-Feb-2013	31-Jan-2017	Commercial in Confidence	Commercial in Confidence	\$76,636.03	Regional office
6-18 George St, Launceston, TAS	01-Apr-2013	01-Apr-2016	Commercial in Confidence	Commercial in Confidence	\$45,818.65	Regional office
11-13 Stewart St, Devonport, TAS	01-Feb-2013	31-May-2017	Commercial in Confidence	Commercial in Confidence	\$43,922.96	Regional office
5 Paterson Street, Tennant Creek, NT	04-Jul-2014	04-Jul-2017	Commercial in Confidence	Commercial in Confidence	\$14,775.00	Public facing site