

Senate Standing Committee on Environment and Communications

Answers to Senate Estimates Questions on Notice

Additional Estimates Hearings February 2014

Communications Portfolio

NBN Co Limited

Question No: 126

Program No. NBN Co Limited

Hansard Ref: Written

Topic: Land Costs

Senator Ludwig asked:

1. How much land (if any) does the Department or agencies or authorities or Government Corporation within each portfolio own or lease?
2. Please list by each individual land holding, the size of the piece of land, the location of that piece of land and the latest valuation of that piece of land, where that land is owned or leased by the Department, or agency or authority or Government Corporation within that portfolio? *(In regards to this question please ignore land upon which Australian Defence force bases are located. Non Defence Force base land is to be included)*
3. List the current assets, items or purse (buildings, facilities or other) on the land identified above.
 - a. What is the current occupancy level and occupant of the items identified in (3)?
 - b. What is the value of the items identified in (3)?
 - c. What contractual or other arrangements are in place for the items identified in (3)?
4. How many buildings (if any) does the Department or agencies or authorities or Government Corporation within each portfolio own or lease?
5. Please list by each building owned, its name, the size of the building in terms of square metres, the location of that of that building and the latest valuation of that building, where that building is owned by the Department, or agency or authority or Government Corporation within that portfolio? *(In regards to this question please ignore buildings that are situated on Australian Defence force bases. Non Defence Force base buildings are to be included).*
6. In regards to any building identified in Q4, please also detail, the occupancy rate as expressed as a percentage of the building size. If occupancy is identified as less than 100%, for what is the remaining space used?

Answer:

1. Total land owned and leased – 981,897.46 square metres
2. See table below:

| NLA sqm | State | Classification | Owned or Leased | Latest valuation | Valuation or Purchase Price |
|------------|-------|-------------------------|-----------------|------------------|-----------------------------|
| 9,000.00 | NSW | Aggregation Node | Owned | \$ 3,058,839.00 | Purchase Price |
| 8,501.00 | NSW | Aggregation Node | Owned | \$ 2,351,289.55 | Purchase Price |
| 325,400.00 | NSW | Satellite Earth Station | Owned | \$ 300,000.00 | Valuation |
| 70,200.00 | NSW | Satellite Earth Station | Owned | \$ 150,000.00 | Valuation |
| 50,000.00 | NSW | Satellite Earth Station | Owned | \$ 150,000.00 | Valuation |
| 30,000.00 | QLD | Satellite Earth Station | Owned | \$ 900,000.00 | Valuation |
| | SA | Aggregation Node | Owned | \$ | Purchase Price |

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| 8,910.00 | | | | 2,379,955.00 | |
| 51,491.00 | SA | Satellite Earth Station | Owned | \$ 358,940.00 | Valuation |
| 17,600.00 | TAS | Satellite Earth Station | Owned | \$ 306,000.00 | Valuation |
| 2,700.00 | VIC | Aggregation Node | Owned | \$ 5,196,450.00 | Purchase Price |
| 108,349.00 | WA | Satellite Earth Station | Owned | \$ 785,000.00 | Valuation |
| 100,000.00 | WA | Satellite Earth Station | Owned | \$ 30,000.00 | Valuation |
| 10,000.00 | WA | Satellite Earth Station | Owned | \$ 450,000.00 | Valuation |
| - | TAS | Shelter | Owned | \$ 17,137.00 | Purchase Price |
| - | TAS | Shelter | Owned | \$ 15,411.00 | Purchase Price |
| 260.70 | ACT | Office | Subleased | N/A | N/A |
| 374.89 | ACT | Depot/Office | Subleased | N/A | N/A |
| 9,465.63 | NSW | Office | Leased | N/A | N/A |
| 6,230.51 | NSW | Office | Subleased | N/A | N/A |
| 2,795.89 | NSW | Depot/Office | Leased | N/A | N/A |
| 333.63 | NSW | Depot/Office | Leased | N/A | N/A |
| 385.18 | NSW | Depot/Office | Leased | N/A | N/A |
| 694.00 | NSW | Depot/Office | Leased | N/A | N/A |
| 401.45 | NT | Depot/Office | Leased | N/A | N/A |
| 400.00 | NT | Satellite Earth Station | Subleased | N/A | N/A |
| 246.54 | NT | Depot/Office | Leased | N/A | N/A |
| 321.44 | QLD | Depot/Office | Leased | N/A | N/A |
| 1,862.46 | QLD | Depot/Office | Leased | N/A | N/A |
| 293.63 | QLD | Depot/Office | Leased | N/A | N/A |
| 1,499.36 | QLD | Call Centre | Leased | N/A | N/A |
| 17,300.00 | QLD | Aggregation Node | Leased | N/A | N/A |
| 12,600.00 | QLD | Aggregation Node | Leased | N/A | N/A |
| 196.00 | QLD | Data Centre | Leased | N/A | N/A |
| 10.00 | QLD | Serviced Office | Leased | N/A | N/A |
| 10.00 | QLD | Serviced Office | Leased | N/A | N/A |
| 2,150.00 | SA | Depot/Office | Leased | N/A | N/A |
| 10,500.00 | SA | Aggregation Node | Leased | N/A | N/A |
| 629.03 | TAS | Office | Leased | N/A | N/A |
| 369.81 | TAS | Depot/Office | Subleased | N/A | N/A |
| 6,183.48 | VIC | Office | Leased | N/A | N/A |

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| 4,377.16 | VIC | National Operations Test Facility | Leased | N/A | N/A |
| 2,120.49 | VIC | Depot/Office | Leased | N/A | N/A |
| 4,458.32 | VIC | Warehouse | Leased | N/A | N/A |
| 12,400.00 | VIC | Aggregation Node | Leased | N/A | N/A |
| 6,738.77 | VIC | Office | Leased | N/A | N/A |
| 400.00 | VIC | Office | Leased | N/A | N/A |
| 1,558.88 | WA | Depot/Office | Leased | N/A | N/A |
| 4,910.25 | WA | Aggregation Node | Leased | N/A | N/A |
| 7,100.00 | WA | Aggregation Node | Leased | N/A | N/A |
| 218.96 | WA | Depot/Office | Leased | N/A | N/A |
| 69,950.00 | WA | Satellite Earth Station | Leased | N/A | N/A |

3. NBN Co leases and owns premises and buildings on the land identified above
 - a. Occupancy level is 100% - All buildings currently owned or leased by NBN Co are solely occupied by NBN Co.
 - b. This information is unknown at this time.
 - c. Leases and maintenance contracts.
4. Buildings Owned – 15, Buildings leased – 36
5. Refer table above.
6. Occupancy level is 100% - All buildings currently owned or leased by NBN Co are solely occupied by NBN Co.