

Senate Standing Committee on Environment and Communications

Answers to Senate Estimates Questions on Notice

Additional Estimates Hearings February 2016

Communications Portfolio

Australian Broadcasting Corporation

Question No: 178(b)

Australian Broadcasting Corporation

Hansard Ref: Written, 19/02/16

Topic: Land costs

Senator Ludwig, Joe 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. How much land (if any) does the Department or agencies or authorities or Government Corporation within each portfolio own or lease?
 - Owned: 139,679 m²
 - Leased: 19,312 m²
 - Total: 158,991 m²

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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)

Location	Owned Or Leased	Land Area (sqm)	Land Value \$M
NEW SOUTH WALES			
Ultimo	Owned	11,320	\$ 56.00
Artarmon	Owned	13,847	\$ 12.25
Broken Hill	Owned	1,634	\$ 0.15
Lismore	Owned	2,219	\$ 0.38
Newcastle	Owned	1,260	\$ 0.69
Orange	Owned	646	\$ 0.14
Port Macquarie	Owned	721	\$ 0.39
Wagga Wagga	Owned	1,300	\$ 0.55
Wollongong	Owned	636	\$ 0.58
NSW Sub-Total	9	33,583	\$ 71.13
AUSTRALIAN CAPITAL TERRITORY			
Dickson	Leased	15,030	\$ 2.76
ACT Sub-Total	1	15,030	\$ 2.76
QUEENSLAND			
Brisbane - South Bank	Leased	4,282	\$ 16.66
Cairns	Owned	612	\$ 0.47
Gold Coast - Mermaid Beach	Owned	809	\$ 1.13
Longreach	Owned	605	\$ 0.09
Mackay	Owned	993	\$ 0.94
Mount Isa	Owned	1,012	\$ 0.20
Rockhampton	Owned	809	\$ 0.40
Townsville	Owned	1,525	\$ 1.07
Longreach - Staff House	Owned	1,214	\$ 0.08
Mount Isa - Staff House	Owned	685	\$ 0.18
QLD Sub-Total	10	12,546	\$ 21.22
NORTHERN TERRITORY			
Darwin	Owned	2,810	\$ 8.15
Alice Springs	Owned	978	\$ 0.25
NT Sub-Total	2	3,788	\$ 8.40

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Question 2 continued

Location	Owned Or Leased	Land Area (sqm)	Land Value \$M
VICTORIA			
Southbank	Owned	3,905	\$ 15.00
Southbank - Sturt St	Owned	3,618	\$ 13.50
Elsternwick - Gordon St	Owned	11,741	\$ 14.00
Elsternwick - Selwyn St	Owned	6,166	\$ 7.20
Ballarat	Owned	584	\$ 0.53
Bendigo	Owned	1,192	\$ 0.42
Sale	Owned	1,772	\$ 0.50
Wodonga	Owned	1,213	\$ 0.35
VIC Sub-Total	8	30,191	\$ 51.50
SOUTH AUSTRALIA			
Collinswood	Owned	21,200	\$ 5.17
Collinswood - CP	Owned	2,470	\$ 1.36
Mount Gambier	Owned	1,016	\$ 0.23
Port Pirie	Owned	2,396	\$ 0.16
SA Sub-Total	4	27,082	\$ 6.92
TASMANIA			
Hobart	Owned	17,020	\$ 6.00
Launceston	Owned	3,928	\$ 0.75
TAS Sub-Total	2	20,948	\$ 6.75
WESTERN AUSTRALIA			
East Perth	Owned	5,595	\$ 7.55
Albany	Owned	546	\$ 0.37
Broome	Owned	1,185	\$ 0.98
Bunbury	Owned	1,034	\$ 0.78
Geraldton	Owned	1,164	\$ 0.79
Karratha	Owned	2,892	\$ 2.31
Wagin	Owned	1,012	\$ 0.05
Broome - Staff House	Owned	800	\$ 0.35
Karratha - Staff House	Owned	795	\$ 0.33
Kununurra - Staff House	Owned	800	\$ 0.20
WA Sub-Total	10	15,823	\$ 13.71
Grand Total			
	46	158,991	\$ 182.39

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Note: Excludes overseas properties, communication facilities and strata properties

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)?

Location	Asset on land identified above	ABC Occupancy Level	Occupant	Buildings & Improvements Value \$M
NEW SOUTH WALES				
Ultimo	Radio/TV Studio/Orch/Offices	100%	Staff/Tenants	\$ 228.61
Artarmon	Sound Stage/Offices etc	100%	Staff/Tenants	\$ 12.68
Broken Hill	Regional Radio Studio	100%	Staff	\$ 0.58
Lismore	Regional Radio Studio	100%	Staff	\$ 0.91
Newcastle	Regional Radio Studio	100%	Staff	\$ 0.94
Orange	Regional Radio Studio	100%	Staff	\$ 0.44
Port Macquarie	Regional Radio Studio	100%	Staff	\$ 0.71
Wagga Wagga	Regional Radio Studio	100%	Staff	\$ 0.80
Wollongong	Regional Radio Studio	100%	Staff	\$ 2.62
NSW Sub-Total				\$ 248.29
AUSTRALIAN CAPITAL TERRITORY				
Dickson ¹	Radio/TV Studio/Offices	100%	Staff	\$ 6.93
ACT Sub-Total				\$ 6.93
QUEENSLAND				
Brisbane - South Bank ²	Radio/TV Studio/Orch/Offices	100%	Staff/Tenants	\$ 79.70
Cairns	Regional Radio Studio	100%	Staff	\$ 0.59
Gold Coast - Mermaid Beach	Regional Radio Studio	100%	Staff	\$ 0.34
Longreach	Regional Radio Studio	100%	Staff	\$ 0.34
Mackay	Regional Radio Studio	100%	Staff	\$ 3.79
Mount Isa	Regional Radio Studio	100%	Staff	\$ 0.22
Rockhampton	Regional Radio Studio	100%	Staff	\$ 0.88
Townsville	Regional Radio Studio	100%	Staff	\$ 1.47
Mount Isa - Staff House	Staff residence	100%	Staff	\$ 0.49
Longreach - Staff House	Staff residence	100%	Staff	\$ 0.20
QLD Sub-Total				\$ 88.02
NORTHERN TERRITORY				
Darwin	Radio/TV Studio/Offices	100%	Staff	\$ 3.29
Alice Springs	Regional Radio Studio	100%	Staff	\$ 0.84
NT Sub-Total				\$ 4.13

(c) Contractual agreements:

1) Crown Land lease ending 30/11/2078

2) South Bank Corporation Land lease ending 09/01/2134

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Question 3 continued

Location	Asset on land identified above	ABC Occupancy Level	Occupant	Buildings & Improvements Value \$M
VICTORIA				
Southbank	Radio/TV/Orch/Offices	100%	Staff/Tenants	\$ 21.07
Southbank - Sturt St	Construction Site	0%	Under Construction	\$ -
Elsternwick - Gordon St	TV Studio / Offices	100%	Staff	\$ 0.11
Elsternwick - Selwyn St	Office / Warehouse	100%	Staff	\$ 1.87
Ballarat	Regional Radio Studio	100%	Staff	\$ 0.68
Bendigo	Regional Radio Studio	100%	Staff	\$ 0.29
Sale	Regional Radio Studio	100%	Staff	\$ 0.86
Wodonga	Regional Radio Studio	100%	Staff	\$ 0.29
VIC Sub-Total				\$ 25.17
SOUTH AUSTRALIA				
Collinswood	Radio/TV Studio/Offices	100%	Staff/Tenants	\$ 12.71
Collinswood - CP	Carparking	0%	Carpark	\$ 0.03
Mt Gambier	Regional Radio Studio	100%	Staff	\$ 0.75
Port Pirie	Regional Radio Studio	100%	Staff	\$ 0.47
SA Sub-Total				\$ 13.96

TASMANIA				
Hobart	Radio/TV Studio/Offices	100%	Staff/Tenants	\$ 5.97
Launceston	Regional Radio Studio	100%	Staff	\$ 0.47
TAS Sub-Total				\$ 6.44
WESTERN AUSTRALIA				
Perth	Radio/TV Studio/Offices	100%	Staff/Tenants	\$ 26.07
Albany	Regional Radio Studio	100%	Staff	\$ 1.37
Broome	Regional Radio Studio	100%	Staff	\$ 3.36
Bunbury	Regional Radio Studio	100%	Staff	\$ 0.57
Geraldton	Regional Radio Studio	100%	Staff	\$ 0.28
Karratha	Regional Radio Studio	100%	Staff	\$ 0.94
Wagin ¹	Regional Radio Studio	0%	Vacant	\$ 0.09
Broome - Staff House	Staff residence	100%	Staff	\$ 0.21
Karratha - Staff House	Staff residence	100%	Staff	\$ 0.24
Kununurra - Staff House	Staff residence	0%	Vacant	\$ 0.26
WA Sub-Total				\$ 33.39
Grand Total				\$ 426.33

Notes:

1. Wagin – studio closed and now pending sale
2. Kununurra Staff House – vacant pending sale

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4. How many buildings (if any) does the Department or agencies or authorities or Government Corporation within each portfolio own or lease?
- Owned: 50
 - Leased: 26
 - Total: 76
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).

Location	Building Area (sqm)	Total NLA (sqm)	Buildings & Improvements Value \$M as at 31/12/2015
NEW SOUTH WALES			
Ultimo	75,791	48,923	\$ 228.61
Artarmon	9,000	5,478	\$ 12.68
Broken Hill	340	306	\$ 0.58
Dubbo	200	180	\$ 0.75
Lismore	404	335	\$ 0.91
Newcastle	788	603	\$ 0.94
Orange	209	188	\$ 0.44
Port Macquarie	284	256	\$ 0.71
Wagga Wagga	330	297	\$ 0.80
Wollongong	920	610	\$ 2.62
NSW Sub-Total (Owned)	88,266	57,176	\$ 249.04
AUSTRALIAN CAPITAL TERRITORY			
Dickson	4,065	3,825	\$ 6.93
ACT Sub-Total (Owned)	4,065	3,825	\$ 6.93

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Location	Building Area (sqm)	Total NLA (sqm)	Buildings & Improvements Value \$M as at 31/12/2015
QUEENSLAND			
Brisbane - South Bank	14,825	9,978	\$ 79.70
Cairns	313	282	\$ 0.59
Longreach	295	243	\$ 0.34
Mackay	478	329	\$ 3.79
Maroochydore	481	373	\$ 1.70
Gold Coast - Mermaid Beach	308	280	\$ 0.34
Mount Isa	408	283	\$ 0.22
Rockhampton	750	700	\$ 0.88
Toowoomba	481	311	\$ 0.63
Townsville	1,181	624	\$ 1.47
Longreach - Staff House	237	237	\$ 0.20
Mount Isa - Staff House	150	150	\$ 0.49
QLD Sub-Total (Owned)	19,907	13,790	\$ 90.35
NORTHERN TERRITORY			
Darwin	2,476	1,881	\$ 3.29
Alice Springs	376	322	\$ 0.84
NT Sub-Total (Owned)	2,852	2,203	\$ 4.13
VICTORIA			
Southbank	13,590	11,367	\$ 21.07
Southbank - Sturt St	-	-	\$ -
Elsternwick - Gordon St	14,040	11,828	\$ 0.11
Elsternwick - Selwyn St	5,829	5,246	\$ 1.87
Ballarat	624	522	\$ 0.68
Bendigo	218	194	\$ 0.29
Sale	413	404	\$ 0.86
Warrnambool	220	220	\$ 0.78
Wodonga	220	200	\$ 0.29
VIC Sub-Total (Owned)	35,154	29,981	\$ 25.95

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Location	Building Area (sqm)	Total NLA (sqm)	Buildings & Improvements Value \$M as at 31/12/2015
SOUTH AUSTRALIA			
Collinswood	22,116	19,904	\$ 12.71
Collinswood - CP	-	-	\$ 0.03
Mount Gambier	264	222	\$ 0.75
Port Pirie	408	367	\$ 0.47
SA Sub-Total (Owned)	22,788	20,493	\$ 13.96
TASMANIA			
Hobart	8,429	6,496	\$ 5.97
Launceston	1,076	978	\$ 0.47
TAS Sub-Total (Owned)	9,505	7,474	\$ 6.44
WESTERN AUSTRALIA			
East Perth	12,437	11,340	\$ 26.07
Albany	291	229	\$ 1.37
Broome	620	375	\$ 3.36
Bunbury	366	295	\$ 0.57
Geraldton	296	260	\$ 0.28
Karratha	300	234	\$ 0.94
Wagin	344	280	\$ 0.09
Broome - Staff House	106	106	\$ 0.21
Karratha - Staff House	128	128	\$ 0.24
Kununurra - Staff House	132	132	\$ 0.26
WA Sub-Total (Owned)	15,020	13,379	\$ 33.39
Grand Total	197,557	148,321	\$ 430.19

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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?

Location	Occupancy Rate	Remaining use
NEW SOUTH WALES		
Ultimo	100%	
Artarmon	100%	
Broken Hill	100%	
Dubbo	100%	
Lismore	100%	
Newcastle	100%	
Orange	100%	
Port Macquarie	100%	
Wagga Wagga	100%	
Wollongong	100%	
Bega	100%	
Coffs Harbour	100%	
Gosford	100%	
Muswellbrook	100%	
Nowra ¹	0%	Vacant
Parramatta	100%	
Sydney Opera House	100%	
Tamworth	100%	
AUSTRALIAN CAPITAL TERRITORY		
Canberra - Northbourne	100%	
Canberra - Parl. House	100%	
NORTHERN TERRITORY		
Darwin	100%	
Alice Springs	100%	
Darwin - Parl. House	100%	
Katherine	100%	

Notes:

1. Nowra – property pending lease termination or sublease

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Location	Occupancy Rate	Remaining use
QUEENSLAND		
Brisbane - South Bank	100%	
Cairns	100%	
Longreach	100%	
Mackay	100%	
Maroochydore	100%	
Mermaid Beach	100%	
Mount Isa	100%	
Rockhampton	100%	
Toowoomba	100%	
Townsville	100%	
Longreach - Staff House	100%	
Mount Isa - Staff House	100%	
Brisbane - Parl. House	100%	
Bundaberg	100%	
Ipswich	100%	
Mermaid Beach	100%	
VICTORIA		
Southbank, Including Sturt St ¹	100%	
Elsternwick - Gordon St	100%	
Elsternwick - Selwyn St	100%	
Ballarat	100%	
Bendigo	100%	
Sale	100%	
Warrnambool	100%	
Wodonga	100%	
Geelong	100%	
Horsham	100%	
Mildura	100%	
Shepparton	100%	

Notes

1. Southbank is 100% occupied, Sturt St is currently a construction site

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Location	Occupancy Rate	Remaining use
SOUTH AUSTRALIA		
Collinswood	100%	
Collinswood - CP	0%	Carparking
Mount Gambier	100%	
Port Pirie	100%	
Port Lincoln	100%	
Renmark	100%	
TASMANIA		
Hobart	100%	
Launceston	100%	
Burnie	100%	
WESTERN AUSTRALIA		
East Perth	100%	
Albany	100%	
Broome	100%	
Bunbury	100%	
Geraldton	100%	
Karratha	100%	
Wagin	0%	Vacant - pending sale
Broome - Staff House	100%	
Karratha - Staff House	100%	
Karratha - Staff House	100%	
Kununurra - Staff House	0%	Vacant - pending sale
Esperance	100%	
Kalgoorlie	100%	
Kununurra	100%	

Notes:

1. Wagin – studio closed and now pending sale
2. Kununurra Staff House – vacant pending sale