

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: 233(b)

Australian Broadcasting Corporation

Hansard Ref: Written, 19/02/16

Topic: Building lease costs

Senator Ludwig asked:

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.
 - (e) Has this cost been allocated into the budget?
 - (f) 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.

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Answer:

1. The ABC incurred a total of **\$356,183** on lease costs (base rental only) from 1 September 2015 – 31 January 2016
2. Details about the buildings currently leased by the ABC are as follows:

Location	Lease Start Date	Lease End Date	Lease Renewed	Cost of Lease*	Operational requirement
NEW SOUTH WALES					
Bega	01-Jul-13	30-Jun-16	Y	19,608	Regional Radio Studio
Coffs Harbour	01-Dec-14	30-Nov-16	Y	12,679	Regional Radio Studio
Gosford	01-Aug-15	31-Jul-16	Y	13,125	Regional Radio Studio
Muswellbrook	Monthly		Y	6,783	Regional Radio Studio
Nowra	01-Mar-13	28-Feb-18	Y	14,826	Regional Radio Studio
Sydney Opera House	Monthly		Y	6,826	Recording Booth/Studio
Tamworth	01-Oct-12	30-Sep-17	Y	13,848	Regional Radio Studio
Parramatta	15-Jul-15	14-Jul-16	Y	8,240	News Bureau
8 NSW Sub-Total (Leased)				95,935	
AUSTRALIAN CAPITAL TERRITORY					
Canberra - Parl. House	01-Jan-15	31-Dec-19	Y	49,488	Media room/Studio
1 ACT Sub-Total (Leased)				49,488	
QUEENSLAND					
Brisbane - Parl. House	01-Sep-15	31-Aug-16	Y	2,806	Media Room
Bundaberg	01-Mar-13	28-Feb-16	Y	23,218	Regional Radio Studio
Ipswich ¹	29-Jul-13	18-Dec-15	N	2,291	Lease terminated 18/12/15
Ipswich ²	01-Oct-15	30-Sep-17	Y	5,581	News Bureau
Gold Coast - Mermaid Beach	01-Jan-16	31-Dec-16	Y	12,092	Office
5 QLD Sub-Total (Leased)				45,988	
NORTHERN TERRITORY					
Darwin - Parl. House	01-Jul-13	30-Jun-16	Y	1,333	Media Room
Katherine	01-Apr-15	31-Mar-16	Y	2,459	Regional Radio Studio
2 NT Sub-Total (Leased)				3,792	

** cost of lease is base rental only and is the cost incurred from 1 September 2015 – 31 January 2016*

Notes:

1. Ipswich City Square – lease terminated
2. Ipswich – new Ipswich bureau lease commenced 1 October 2015.

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(Question 2 continued)

Location	Lease Start Date	Lease End Date	Lease Renewed	Cost of Lease*	Operational requirement
VICTORIA					
Horsham	01-Jan-12	31-Dec-16	Y	6,768	Regional Radio Studio
Mildura	01-Sep-11	31-Aug-16	Y	12,914	Regional Radio Studio
Shepparton	01-Mar-15	28-Feb-20	Y	14,197	Regional Radio Studio
Geelong	15-Jul-15	14-Jul-16	Y	6,426	News Bureau
4	VIC Sub-Total (Leased)			40,305	
SOUTH AUSTRALIA					
Port Lincoln	01-Jan-15	31-Dec-16	Y	19,191	Regional Radio Studio
Renmark	01-Jan-12	31-Dec-16	Y	14,651	Regional Radio Studio
2	SA Sub-Total (Leased)			33,842	
TASMANIA					
Burnie	Monthly		Y	7,481	Regional Radio Studio
1	TAS Sub-Total (Leased)			7,481	
WESTERN AUSTRALIA					
Karratha - Staff House	22-Dec-15	21-Dec-16	Y	23,862	Staff residence
Esperance	Monthly		Y	13,881	Regional Radio Studio
Kalgoorlie	01-Jul-13	30-Jun-18	Y	28,926	Regional Radio Studio
Kununurra	01-Nov-15	31-Oct-16	Y	12,683	Regional Radio Studio
4	WA Sub-Total (Leased)			79,352	
27	Grand Total			356,183	

* cost of lease is base rental only and is the cost incurred from 1 September 2015 – 31 January 2016

3. The following leased building was not renewed between 14 September 2015 and 31 January 2016:

Location	Lease Start Date	Lease End Date	Reason for not renewing	Cost of Lease*	Operational requirement
Ipswich, QLD	29-Jul-13	18-Dec-15	Relocated to alternate premises	\$ 2,291	News Bureau
1	NT Sub-Total (Leased)			\$ 2,291	

4. The ABC does not expect to lease any new properties in the next 12 month.

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5. Occupancy rates for each of the ABC's owned and leased buildings are as follows:

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%	