

Senate Standing Committee on Environment and Communications
Answers to Senate Estimates Questions on Notice
Budget Estimates Hearings May 2014
Communications Portfolio
Australian Broadcasting Corporation

Question No: 60

Program No.: Australian Broadcasting Corporation

Hansard Ref: In Writing

Topic: Building Lease Costs

Senator Ludwig asked:

What has been the total cost of building leases for the Department/Agency since 25 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 Department/Agency.
2. Please provide a detailed list of each building that had a lease that was not renewed since 25 February 2014. 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 Department/Agency.
3. 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. Has this cost been allocated into the budget?
 - e. Why the building is necessary for the operations of the Department/Agency.
4. 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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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.

Lease Start Date	Lease End Date	Lease Renewed	Location	Cost of Lease*	Operational requirement
NEW SOUTH WALES					
01-Jul-13	30-Jun-16	Y	Bega	6,736	Regional Radio Studio
01-Dec-13	30-Nov-14	Y	Coffs Harbour	4,962	Regional Radio Studio
05-Nov-08	31-Jul-14	N Note 1	Gosford	7,763	Regional Radio Studio
Monthly arrangement		Y	Muswellbrook	2,684	Regional Radio Studio
01-Mar-13	28-Feb-18	Y	Nowra	5,814	Regional Radio Studio
15-Jul-13	14-Jul-14	Y	Parramatta	4,000	News Bureau
Monthly arrangement		Y	Sydney Opera House	3,340	Recording Booth/Studio
01-Oct-12	30-Sep-17	Y	Tamworth	6,924	Regional Radio Studio
NSW Sub-Total (Leased)			8	42,224	
AUSTRALIAN CAPITAL TERRITORY					
01-Jan-10	31-Dec-14	Y	Canberra - Parl. House	38,721	Media room/Studio
ACT Sub-Total (Leased)			1	38,721	
QUEENSLAND					
01-Sep-13	31-Aug-14	Y	Brisbane - Parl. House	1,123	Media Room
01-Mar-13	28-Feb-16	Y	Bundaberg	9,104	Regional Radio Studio
Monthly arrangement		Y	Gladstone	2,283	Regional Radio Studio
29-Jul-13	28-Feb-15	Y	Ipswich	1,458	News Bureau
01-Jan-14	31-Dec-14	Y	Mermaid Beach	5,608	Office
QLD Sub-Total (Leased)			5	18,453	
NORTHERN TERRITORY					
Monthly arrangement		N Note 2	Darwin - 16 Bennett St	26,218	Office Accommodation
01-Dec-11	30-Nov-14	Y	Darwin - Woolner	4,941	OB Van accommodation
01-Jul-13	30-Jun-16	Y	Darwin - Parl. House	846	Media Room
01-Apr-14	31-Mar-15	Y	Katherine	1,567	Regional Radio Studio
NT Sub-Total (Leased)			4	33,573	

* Cost of lease is base rental only and is the cost incurred from 25 Feb 2014 – 30 Apr 2014

Note 1 Landlord has issued a notice to vacate by 31 July 2014

Note 2 Staff occupying the premises will be relocated and the leased premises will no longer be required

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Question 1 (Continued)

Lease Start Date	Lease End Date	Lease Renewed	Location	Cost of Lease*	Operational requirement
			VICTORIA		
15-Jul-13	14-Jul-14	Y	Geelong	2,520	News Bureau
01-Jan-12	31-Dec-17	Y	Horsham	2,491	Regional Radio Studio
01-Sep-11	31-Aug-16	Y	Mildura	4,951	Regional Radio Studio
Monthly arrangement		Y	Morwell	2,253	Regional Radio Studio
01-Mar-05	28-Feb-15	Y	Shepparton	5,451	Regional Radio Studio
VIC Sub-Total (Leased)			5	17,667	
			SOUTH AUSTRALIA		
01-Sep-12	31-Aug-15	Y	Port Augusta	2,539	Regional Radio Studio
01-Jan-05	31-Dec-14	Y	Port Lincoln	7,453	Regional Radio Studio
01-Jan-12	31-Dec-16	Y	Renmark	5,754	Regional Radio Studio
SA Sub-Total (Leased)			3	15,746	
			TASMANIA		
01-Aug-09	31-Jul-14	Y	Burnie	4,988	Regional Radio Studio
TAS Sub-Total (Leased)			1	4,988	
			WESTERN AUSTRALIA		
01-Feb-14	31-Jan-15	Y	Esperance	5,451	Regional Radio Studio
01-Jul-13	30-Jun-18	Y	Kalgoorlie	12,831	Regional Radio Studio
22-Dec-13	21-Dec-14	Y	Karratha - Staff House	13,836	Staff residence
01-Nov-11	31-Oct-14	Y	Kununurra	5,195	Regional Radio Studio
WA Sub-Total (Leased)			4	37,312	
Grand Total			31		

* Cost of lease is base rental only and is the cost incurred from 25 Feb 2014 – 30 Apr 2014

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2. Please provide a detailed list of each building that had a lease that was not renewed since 25 February 2014. Please detail by:
- Date from which the lease agreement was active.
 - Date the lease agreement ended.
 - Why was the lease not renewed?
 - Location of the building (City and state).
 - Cost of the lease.
 - Why the building was necessary for the operations of the agency / department.

Lease Start Date	Lease End Date	Reason for not renewing	Location	Cost of Lease*	Operational requirement
			NSW		
05-Nov-08	31-Jul-14	Lessor issued notice to vacate. Relocating to alternate premises	Gosford	\$ 46,994	Regional Radio Studio
NSW Sub-Total (Leased)			1	\$ 46,994	

* Cost of lease includes base rental cost only and is a per annum cost

3. Please provide a detailed list of each building that is expected to be leased in the next 12 months. Please detail by:
- Date the lease agreement is expected to become active.
 - Date the lease agreement is expected to end.
 - Expected location of the building (City and state).
 - Expected cost of the lease. Has this cost been allocated into the budget?
 - Why the building is necessary for the operations of the agency / department.

Lease Start Date	Lease End Date	Location	Cost of Lease*	Operational requirement
		NEW SOUTH WALES		
18-Jul-14	31-Jul-15	Gosford	30,000	Regional Radio Studio
NSW Sub-Total (Leased)		1	30,000	

* Cost of lease includes base rental cost only and is a per annum cost.

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4. 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 is being used for.

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	100%	
Parramatta	100%	
Sydney Opera House	100%	
Tamworth	100%	
AUSTRALIAN CAPITAL TERRITORY		
Dickson	100%	
Canberra - Parl. House	100%	

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Question 4 (continued)

Location	Occupancy Rate	Remaining use
NORTHERN TERRITORY		
Darwin	100%	
Alice Springs	100%	
Darwin - 16 Bennett St	100%	
Darwin - Woolner	100%	
Darwin - Parl. House	100%	
Katherine	100%	
QUEENSLAND		
Brisbane - South Bank	80%	Retail tenants/SBS/QSO
West End - Ferry Rd	0%	Vacant
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%	
Gladstone	100%	
Ipswich	100%	
Mermaid Beach	100%	
VICTORIA		
Southbank	90%	MSO
Southbank - Sturt St	0%	Construction
Elsternwick - Gordon St	100%	
Elsternwick - Selwyn St	100%	
Ballarat	100%	
Bendigo	100%	
Sale	100%	
Warrnambool	100%	
Wodonga	100%	
Geelong	100%	
Horsham	100%	
Mildura	100%	
Morwell	100%	
Shepparton	100%	

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Location	Occupancy Rate	Remaining use
SOUTH AUSTRALIA		
Collinswood	90%	State Gov. Tenants
Collinswood - CP	0%	Carparking
Mount Gambier	100%	
Port Pirie	100%	
Port Augusta	100%	
Port Lincoln	100%	
Renmark	100%	
TASMANIA		
Hobart	76%	Tenants/vacant
Launceston	100%	
Burnie	100%	
WESTERN AUSTRALIA		
East Perth	90%	Tenants/vacant
Albany	100%	
Broome	100%	
Bunbury	100%	
Geraldton	100%	
Karratha	100%	
Wagin	0%	Vacant
Broome - Staff House	100%	
Karratha - Staff House	100%	
Karratha - Staff House	100%	
Kununurra - Staff House	0%	Vacant
Esperance	100%	
Kalgoorlie	100%	
Kununurra	100%	