

Department/ Agency: Australian Taxation Office

Question: BET 1999-2003

Topic: Building Lease Costs

Reference: Written - 12 June 2014

Senator: Ludwig

Question:

1999. What has been the total cost of building leases for the agency / department since Additional Estimates in February, 2014?
2000. Please provide a detailed list of each building that is currently leased. Please detail by:
- Date the lease agreement is active from.
 - Date the lease agreement ends.
 - Is the lease expected to be renewed? If not, why not?
 - Location of the building (City and state).
 - Cost of the lease.
 - Why the building is necessary for the operations of the agency / department.
2001. Please provide a detailed list of each building that had a lease that was not renewed since Additional Estimates in 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.
2002. 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.
2003. For each building owned or leased by the department:
- What is the current occupancy rate for the building?
 - If the rate is less than 100%, detail what the remaining being used for.

Answer:

1999. The ATO's total cost for all building leases for the period 26 February 2014 – 31 May 2014 was \$66,170,219 (GST exclusive).

2000. and 2003.

2000 a.	2000 b.	2000 c.	2000 d.	2000 e.	2003 a.	2003 b.
Lease start date	Lease end date	Lease renewal		Total Cost per annum (GST exclusive) (\$)	Occupancy Rate % ¹	If rate is less than 100 per cent, what remaining is being used for
		Yes/No, why	Location			
26/11/2007	25/11/2022	Decision to be made closer to lease end	Genge Street, Canberra ACT	19,534,095	82.8	Subleasing part of building to the Department of Veteran's Affairs (DVA)
26/05/2007	25/05/2022	Decision to be made closer to lease end	Narellan Street, Canberra ACT	10,959,035	80.9	Some staff to move from Genge St to Narellan as part of DVA sublease
09/11/2014	07/11/2016	Decision to be made closer to lease end	Ethos House, 28-36 Ainslie Avenue, Canberra ACT	205,068	N/A	Possible co-location with DHS
05/05/2013	31/05/2017	Decision to be made closer to lease end	9-11 Huddart Court, Mitchell ACT	211,903	N/A	Storage site
02/11/2007	31/10/2022	Decision to be made closer to lease end	Latitude East, 52 Goulburn Street, Sydney NSW	15,337,930	89.0	Vacant space expected to be utilised due to site closure in metro region.
01/07/2004	15/02/2015	No - not financially	12-22 Woniora Road,	7,960,478	71.4	Site is being closed

¹ As per The Australian Government Property Data collection (PRODAC) audit in September 2013, sites less than 500m² are not included in PRODAC

Senate Economics Legislation Committee
ANSWERS TO QUESTIONS ON NOTICE
Treasury Portfolio
 Budget Estimates 2014
 3 June to 5 June 2014

2000 a.	2000 b.	2000 c.	2000 d.	2000 e.	2003 a.	2003 b.
Lease start date	Lease end date	Lease renewal		Total Cost per annum (GST exclusive) (\$)	Occupancy Rate % ¹	If rate is less than 100 per cent, what remaining is being used for
		Yes/No, why	Location			
		viable or sustainable	Hurstville NSW			
01/03/2007	28/02/2017	Yes – negotiating renewal currently	2-12 Macquarie Street, Parramatta NSW	15,333,425	73.4	Vacant space expected to be utilised due to site closure in metro region. Level 18 will be surrendered to landlord reducing available Work Points by 156.
08/12/2011	07/12/2016	Request for proposal out to market	121-123 Henry Street, Penrith NSW	5,844,432	82.3	ATO has gone out to market requesting reduced space requirements.
21/04/2007	20/04/2017	Expression of Interest out to market	266 King Street, Newcastle NSW	6,368,229	74.5	ATO has gone out to tender with reduced space requirements.
01/10/2013	30/09/2028	Decision to be made closer to lease end	45-53 Kembla Street, Wollongong NSW	2,448,733	N/A Building wasn't included in PRODA C	Vacant space expected to be utilised due to site closure in metro region. Possibility of other government agency to co-locate.
11/06/2007	10/06/2016	Decision to be made closer to lease end	NAB House, 2 Lang Street, Sydney NSW	483,048	72.7	We seek to reduce lease holdings/have other government agencies co-locate where possible

Senate Economics Legislation Committee
ANSWERS TO QUESTIONS ON NOTICE
Treasury Portfolio
 Budget Estimates 2014
 3 June to 5 June 2014

2000 a.	2000 b.	2000 c.	2000 d.	2000 e.	2003 a.	2003 b.
Lease start date	Lease end date	Lease renewal		Total Cost per annum (GST exclusive) (\$)	Occupancy Rate % ¹	If rate is less than 100 per cent, what remaining is being used for
		Yes/No, why	Location			
						as opportunities arise.
01/10/2012	30/09/2027	Decision to be made closer to lease end	520 Smollett Street, Albury NSW	4,527,961	94.7	We seek to reduce lease holdings/have other government agencies co-locate where possible as opportunities arise.
01/12/2012	30/11/2015	No – decision made to cease Regional Tax Assistance Program presence.	16 King Street, Grafton NSW	85,096	N/A	Site closing
01/12/2012	30/12/2014	No – decision made to cease Regional Tax Assistance Program presence	Cnr Kite & Lord Place, Orange NSW	85,871	N/A	Site closing
01/12/2011	30/12/2014	No – decision made to cease Regional Tax Assistance Program presence	75-77 Lord Street, Port Macquarie NSW	99,441	N/A	Site closing
23/11/2013	22/11/2014	No – AVO closing as Gov Agency	Unit 4, 38 Boorowa Street, Young NSW	8,750	N/A	Site closing
01/08/2012	31/07/2015	No – AVO closing	Suite 4B 11 Bundaroo	17,020	N/A	Site closing

Senate Economics Legislation Committee
ANSWERS TO QUESTIONS ON NOTICE
Treasury Portfolio
 Budget Estimates 2014
 3 June to 5 June 2014

2000 a.	2000 b.	2000 c.	2000 d.	2000 e.	2003 a.	2003 b.
Lease start date	Lease end date	Lease renewal		Total Cost per annum (GST exclusive) (\$)	Occupancy Rate % ¹	If rate is less than 100 per cent, what remaining is being used for
		Yes/No, why	Location			
		as Gov Agency	Street, Bowral NSW			
11/07/2007	30/06/2014	No – AVO closing as Gov Agency	66-70 Coleman Street, Wagga Wagga NSW	7,812	N/A	Site closing
01/01/2012	31/12/2014	No – AVO closing as Gov Agency	164 Molesworth Street, Lismore NSW	10,419	N/A	Site closing
11/11/2013 – 30/6/2014	Ongoing co-location arrangement with DHS under MOU 11.006 Reviewed annually	Reviewed annually	Cnr Underwood and Collins Sts Corrimal (co-location with DHS)	23,500	N/A	N/A
1/7/2013 – 30/6/2014	Ongoing co-location arrangement with DHS under MOU 11.006 Reviewed annually	Reviewed annually	75 Railway Street, Rockdale NSW (co-location with DHS)	50,900	N/A	N/A
1/7/2013 – 30/6/2014	Ongoing co-location arrangement with DHS under MOU 11.006 Reviewed annually	Reviewed annually	56-64 Archer Street, Chatswood NSW (co-location with DHS)	Nil	N/A	N/A

Senate Economics Legislation Committee
ANSWERS TO QUESTIONS ON NOTICE
Treasury Portfolio
 Budget Estimates 2014
 3 June to 5 June 2014

2000 a.	2000 b.	2000 c.	2000 d.	2000 e.	2003 a.	2003 b.
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		Yes/No, why	Location			
1/7/2013 – 30/6/2014 Ongoing co-location arrangement with DHS under MOU 11.006 Reviewed annually		Reviewed annually	598 High Street, Penrith NSW (co-location with DHS)	Nil	N/A	N/A
1/7/2013 – 30/6/2014 Ongoing co-location arrangement with DHS under MOU 11.006 Reviewed annually		Reviewed annually	430 Wilson Street, Albury NSW (Co-location with DHS)	39,200	N/A	N/A
01/03/2007	28/02/2014	No, staff relocated to 55 Elizabeth St	Terrica Place, 140 Creek Street, Brisbane QLD	0	100.0	N/A
17/11/2009	16/11/2024	Decision to be made closer to lease end	140 Elizabeth Street, Brisbane QLD	6,361,907	86.0	Possibility of other govt agency to co-locate.
17/11/2009	16/11/2014	No, DHS - MyGov collocation	140 Elizabeth Street, Brisbane QLD (Access Site)	184,180.		
21/05/2013	20/05/2028	Decision to be made closer to lease end	55 Elizabeth Street, Brisbane QLD	13,406,905	82.6	We seek to reduce lease holdings/have other government agencies co-locate where possible as opportunities arise.

Senate Economics Legislation Committee
ANSWERS TO QUESTIONS ON NOTICE
Treasury Portfolio
 Budget Estimates 2014
 3 June to 5 June 2014

2000 a.	2000 b.	2000 c.	2000 d.	2000 e.	2003 a.	2003 b.
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		Yes/No, why	Location			
01/03/2014	28/02/2020	Decision to be made closer to lease end	Bldg2 Gympie/Banfield Streets, Chermside QLD	5,764,678	80.8	Building 2 undergoing refurbishment, Building 1 housing staff during this time.
01/07/2011	30/06/2014	No, collocating in Bldg2	Bldg1 Banfield Street, Chermside QLD	561,057	98.2	
01/01/2012	31/12/2020	Decision to be made closer to lease end	28 Macgregor Street, Upper Mount Gravatt QLD	4,570,743 (Actual cost after rent incentive)	80.2	Possibility of other govt agency to co-locate.
01/03/2015	28/02/2020	Decision to be made closer to lease end	235-259 Stanley Street, Townsville QLD	2,805,753	64.4	Surrendering L7 (2015). Possibility of other govt agency to co-locate.
16/08/2014	31/12/2014	No – decision made to cease Regional Tax Assistance Program presence	88 Abbott Street, Cairns QLD	102,864	N/A	Site closing
01/08/2013	31/07/2015	No –not financially viable or sustainable	72 Nerang Street, Southport QLD	277,170	96.2	Site closing

Senate Economics Legislation Committee
ANSWERS TO QUESTIONS ON NOTICE
Treasury Portfolio
 Budget Estimates 2014
 3 June to 5 June 2014

2000 a.	2000 b.	2000 c.	2000 d.	2000 e.	2003 a.	2003 b.
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		Yes/No, why	Location			
01/12/2012	31/12/2014	No – decision made to cease Regional Tax Assistance Program presence	17 Macalister Street, Mackay QLD	98,293	N/A	Site closing
01/06/2013	31/12/2014	No – decision made to cease Regional Tax Assistance Program presence	34 East Street, Rockhampton QLD	56,961	N/A	Site closing
01/12/2012	31/12/2014	No – decision made to cease Regional Tax Assistance Program presence	Bell Street Mall, 10 Russel Street, Toowoomba QLD	65,530	N/A	Site closing
1/7/2013 – 30/6/2014 Ongoing co-location arrangement with DHS under MOU 11.006 Reviewed annually		Reviewed annually	95 Brisbane Road, Biggera Waters QLD (co-location with DHS)	34,200	N/A	N/A
01/03/2007	28/02/2017	No - subleased	Casselden Place, Melbourne VIC	5,592,272 (Actual cost after rent incentive)	100.0	N/A

Senate Economics Legislation Committee
ANSWERS TO QUESTIONS ON NOTICE
Treasury Portfolio
 Budget Estimates 2014
 3 June to 5 June 2014

2000 a.	2000 b.	2000 c.	2000 d.	2000 e.	2003 a.	2003 b.
Lease start date	Lease end date	Lease renewal		Total Cost per annum (GST exclusive) (\$)	Occupancy Rate % ¹	If rate is less than 100 per cent, what remaining is being used for
		Yes/No, why	Location			
05/05/2012	04/05/2027	Decision to be made closer to lease end	747 Collins St, Melbourne VIC	19,589,660	82.0	Subleasing L2
01/12/2007	30/06/2015	No, new building being constructed	990 Whitehorse Road, Box Hill VIC	5,381,534	87.6	Replacement building under construction.
06/02/2013	05/02/2020	Decision to be made closer to lease end	6-20 Gladstone Street, Moonee Ponds VIC	8,060,139	92.8	We seek to reduce lease holdings/have other government agencies co-locate where possible as opportunities arise.
01/01/2011	31/12/2015	No, new building being constructed	14-16 Mason Street, Dandenong VIC	3,518,475	87.7	We seek to reduce lease holdings/have other government agencies co-locate where possible as opportunities arise.
28/06/2011	27/06/2021	Decision to be made closer to lease end	12-14 Little Ryrie Street, Geelong VIC	1,433,386	89.6	We seek to reduce lease holdings/have other government agencies co-locate where possible as opportunities arise.
01/12/2012	30/12/2014	No – decision made to cease Regional Tax Assistance Program presence	101 High Street, Bendigo VIC	66,571	N/A	Site closing

Senate Economics Legislation Committee
ANSWERS TO QUESTIONS ON NOTICE
Treasury Portfolio
 Budget Estimates 2014
 3 June to 5 June 2014

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		Yes/No, why	Location			
01/12/2011	31/12/2014	No – decision made to cease Regional Tax Assistance Program presence	66 Foster Street, Sale VIC	68,533	N/A	Site closing
01/10/2013	30/09/2016	Decision to be made closer to lease end	26 Randor St, Campbellfield, VIC	154,165	N/A	Storage site
1/7/2013 – 30/6/2014 Ongoing co-location arrangement with DHS under MOU 11.006 Reviewed annually		Reviewed annually	12-14 Little Ryrie Street, Geelong VIC (co-location with DHS)	37,200	N/A	N/A
1/7/2013 – 30/6/2014 Ongoing co-location arrangement with DHS under MOU 11.006 Reviewed annually		Reviewed annually	68 Reid Promenade, Joondalup WA (co-location with DHS)	Nil	N/A	N/A
16/05/2007	15/05/2017	Yes – negotiating renewal currently	Cnr William/45 Francis Street, Northbridge WA	12,259,477	76.4	Possibility of other govt agency to co-locate.
01/11/2012	31/10/2027	Decision to be made closer to lease end	12-26 Franklin St, Adelaide SA	17,112,818	87.6	Possibility of other govt agency to co-locate.

Senate Economics Legislation Committee
ANSWERS TO QUESTIONS ON NOTICE
Treasury Portfolio
 Budget Estimates 2014
 3 June to 5 June 2014

2000 a.	2000 b.	2000 c.	2000 d.	2000 e.	2003 a.	2003 b.
Lease start date	Lease end date	Lease renewal		Total Cost per annum (GST exclusive) (\$)	Occupancy Rate % ¹	If rate is less than 100 per cent, what remaining is being used for
		Yes/No, why	Location			
01/07/2013	30/06/2014	No – AVO closing as Gov Agency	91 Liverpool Street, Port Lincoln SA	5,471	N/A	N/A
05/09/2007	04/09/2022	Decision to be made closer to lease end	200 Collins Street, Hobart TAS	3,208,242	85.9	We seek to reduce lease holdings/have other government agencies co-locate where possible as opportunities arise.
01/04/2013	31/03/2017	Decision to be made closer to lease end	49-51 Cattley Street, Burnie TAS	287,977	95.2	We seek to reduce lease holdings/have other government agencies co-locate where possible as opportunities arise.
01/06/2011	31/12/2014	No – decision made to cease Regional Tax Assistance Program presence	Hamilton House 45-54 Charles Street, Launceston TAS	152,650	61.3	Site closing
29/11/2005	29/11/2014	Under review – Possible co-location with DHS shopfront	16 Hartley Street, Alice Springs NT	112,601	N/A	N/A

Senate Economics Legislation Committee
ANSWERS TO QUESTIONS ON NOTICE
Treasury Portfolio
 Budget Estimates 2014
 3 June to 5 June 2014

2000 a.	2000 b.	2000 c.	2000 d.	2000 e.	2003 a.	2003 b.
Lease start date	Lease end date	Lease renewal		Total Cost per annum (GST exclusive) (\$)	Occupancy Rate % ¹	If rate is less than 100 per cent, what remaining is being used for
		Yes/No, why	Location			
15/10/2003	14/10/2015	Under review – Possible co-location with the former Department of Education, Employment and Workplace Relations.	24 Mitchell Street, Darwin NT	695,680	53.8	We seek to reduce lease holdings/have other government agencies co-locate where possible as opportunities arise.

f. All buildings are necessary for the operations of the ATO to enable delivery of our taxation and superannuation programs to the community.

2001. Buildings where lease has not been renewed since February 2014

2001 a.	2001 b.	2001 c.	2001 d.	2001 e.
Lease start date	Lease end date	Why lease not renewed	Location of building	Total Cost per annum (GST exclusive) (\$)
01/03/2007	28/02/2014	Staff relocated to new 55 Elizabeth St site	Terrica Place, 140 Creek Street, Brisbane QLD	6,473,353
24/01/2009	23/01/2014	New site built	93-99 Burelli Street, Wollongong, NSW	2,594,787
10/01/2012	09/01/2014	Business no longer required site	62 Woondooma Street, Bundaberg	6,7024

Senate Economics Legislation Committee
ANSWERS TO QUESTIONS ON NOTICE
Treasury Portfolio
 Budget Estimates 2014
 3 June to 5 June 2014

		presence	QLD	
01/10/2007	30/09/2013	Business consolidated national storage requirements	Unit 3, 50 French Street, Eagle Farm, QLD	115,105
17/01/2013	16/01/2014	AVO no longer required site presence	46-48 Lemon Avenue, Mildura, VIC	8,400
1/7/2013 – 31/01/2014 Ongoing co-location arrangement with DHS under MOU 11.006 Service withdrawn		No – services withdrawn	8 Boland Street, Launceston TAS (co-location with DHS)	Nil

f. All buildings are necessary for the operations of the ATO to enable delivery of our taxation and superannuation programs to the community.

2002. Expected leases in next 12 months

a. Expected lease start date	b. Expected lease end date	c. Expected location of building	d. Expected Total Cost (rent, car parking, cleaning, electricity, repairs and maintenance and guarding services) - for period of lease extension (GST exclusive) (\$)	e. Has cost been allocated into the budget?
01/04/2014	31/03/2029	913 Whitehorse Road, Box Hill, Victoria	251,668,778	Yes

f. Building necessary for the operations of the ATO to enable delivery of our taxation and superannuation programs to the community.

Senate Economics Legislation Committee
ANSWERS TO QUESTIONS ON NOTICE
Treasury Portfolio
Budget Estimates 2014
3 June to 5 June 2014

2003.

a. Provided in table listed under response 2000.