

Senate Standing Committee on Education and Employment

**QUESTIONS ON NOTICE
Budget Estimates 2014-2015**

Agency - Fair Work Ombudsman

Department of Employment Question No. EM0231_15

Senator Ludwig provided in writing.

Question

FWO - Building lease costs

"What has been the total cost of building leases for the agency / department since Additional Estimates in 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 agency / department. 2. 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: 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. 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. e. Has this cost been allocated into the budget? f. Why the building is necessary for the operations of the agency / department. 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. "

Answer

During the period 1 March 2014 to 31 May 2014, the total cost of building leases, including property operating expenses associated with the administration of each of our lease holdings was \$4,310,290.

The Fair Work Ombudsman leases buildings to undertake its functions across Australia, including the capital cities and regional areas.

A list of each building leased by the Fair Work Ombudsman is below:

REGION	PREMISES	LEASE START	LEASE END	LEASE BEING RENEWED? Y/N	LEASE COST (p/a)
ACT	Levels 10 – 12 SAP House Cnr Bunda & Akuna Streets Canberra City	1/7/08	30/6/16	Y	\$1,533,125
NSW	Area 2GF 25 Tompson Street Wagga Wagga	1/5/13	30/4/15	Y	\$77,580
NSW	Unit 3, Level 1 73 Albany Street Coffs Harbour	1/11/11	31/10/14	Y	\$67,710
NSW	Levels 4, 5, 12, 13 & 15 255 Elizabeth Street Sydney	1/1/06	31/12/15	Y	\$5,951,540
NSW	Unit 2 265 Wharf Road Newcastle	1/6/13	31/5/15	Y	\$121,645
VIC	Ground Floor Cnr Myers & Mundy Streets Bendigo	1/2/06	31/1/16	Y	\$56,020
VIC	Suite 1, Level 1 6 – 8 Grey Street Traralgon	1/10/11	30/9/14	Y	\$76,050
VIC	Levels 4, 5, 6, 7 & 9 414 La Trobe Street Melbourne	21/6/06	30/6/17	Y	\$1,979,280
VIC	Units 5 & 6 184 Merri Street Warrnambool	10/8/12	9/8/14	Y	\$47,285
QLD	Levels 15 – 17 200 Mary Street Brisbane	15/11/04	14/11/14	N	\$1,693,810
QLD	Suite 1.05 195 Hume Street Toowoomba	1/6/11	31/5/16	Y	\$44,355
QLD	Part Level 1 Commonwealth Centre Cnr Grafton & Shield Streets Cairns	5/4/14	4/4/19	Y	\$74,700
QLD	Part Level 3 50 Appel Street Surfers Paradise	1/5/11	30/4/16	Y	\$67,070
QLD	Level 25 400 George Street Brisbane	1/5/14	30/9/19	Y	\$1,089,670

SA	38 Sturt Street Mt Gambier	14/7/11	13/7/16	Y	\$91,600
SA	Level 2 & part Level 3 148 Frome Street Adelaide	1/11/12	31/10/17	Y	\$733,680
WA	Unit 6 23 – 25 Casurina Drive Bunbury	1/6/11	31/5/16	Y	\$53,570
WA	Levels 9 – 10 140 St Georges Terrace Perth	1/12/05	30/11/15	Y	\$811,850
TAS	Shops 7 & 8 Cornwall Square Transit Cnr Cimitiere & St John Streets Launceston	15/11/11	14/11/16	Y	\$43,220
TAS	Level 3 142 Elizabeth Street Hobart	1/4/06	31/3/16	Y	\$381,500
NT	Level 5 47 Mitchell Street Darwin	1/2/06	31/1/16	N	\$410,780

Of the 21 leases held by the agency, two will not be renewed. A new lease has been finalised at 400 George Street, Brisbane which commenced 1 May 2014.

Five Darwin staff are co-located with other government agencies at level 3, Jacana House, 39-41 Woods St, Darwin. There is currently no cost to the Fair Work Ombudsman for this arrangement.

All our lease holdings have an occupancy rate of 100% with the exception of Darwin which is now unoccupied. The Fair Work Ombudsman is sub-leasing a portion of the lease to the Department of Industry.