

SENATE STANDING COMMITTEE ON LEGAL AND CONSTITUTIONAL AFFAIRS
ATTORNEY-GENERAL'S DEPARTMENT

Group 3

Question No. 251

Senator Ludwig asked the following question at the hearing on 24 February 2014:

- 1) What has been the total cost of building leases for the agency / department since September 7, 2013?
- a. Please provide a detailed list of each building that is currently leased. Please detail by:
 - i. Date the lease agreement is active from.
 - ii. Date the lease agreement ends.
 - iii. Is the lease expected to be renewed? If not, why not?
 - iv. Location of the building (City and state).
 - v. Cost of the lease.
 - vi. Why the building is necessary for the operations of the agency / department.
 - b. Please provide a detailed list of each building that had a lease that was not renewed since September 7, 2013. Please detail by:
 - i. Date from which the lease agreement was active.
 - ii. Date the lease agreement ended.
 - iii. Why was the lease not renewed?
 - iv. Location of the building (City and state).
 - v. Cost of the lease.
 - vi. Why the building was necessary for the operations of the agency / department.
 - c. Please provide a detailed list of each building that is expected to be leased in the next 12 months. Please detail by:
 - i. Date the lease agreement is expected to become active.
 - ii. Date the lease agreement is expected to end.
 - iii. Expected location of the building (City and state).
 - iv. Expected cost of the lease.
 - v. Has this cost been allocated into the budget?
 - vi. Why the building is necessary for the operations of the agency / department.
 - d. For each building owned or leased by the department:
 - i. What is the current occupancy rate for the building?
 - ii. If the rate is less than 100%, detail what the remaining being used for.

The answer to the honourable senator's question is as follows:

- 1a)
- i. See attached table, AFP Domestic Tenancy Schedule – 'Contract Start Date' column.
 - ii. See attached table, AFP Domestic Tenancy Schedule – 'Contract End Date' column.
 - iii. Decisions regarding extension of leases are subject to business and operational requirements at the time.
 - iv. See attached table, AFP Domestic Tenancy Schedule – 'City' and 'State' columns.
 - v. See attached table, AFP Domestic Tenancy Schedule, showing the total rent and operating costs for each lease for the period 1.12.13 to 28.2.14 – 'Rent' and 'Operating Expenditure' columns.
 - vi. These buildings form an integral part of the AFP's property footprint and enhance the AFP's readiness, capability and capacity to carry out organisational responsibilities for law enforcement, investigations and national security.

The AFP leases office and residential accommodation overseas for its International Operations. The AFP is co-located and shares office accommodation at many other points of representation offshore with other Government agencies, in properties which are principally administered by DFAT. Further space is leased to support the activities of the International Deployment Group missions in overseas locations. The AFP has not listed these sites individually.

AFP in providing policing services to the ACT Government uses properties provided, and paid for, by the ACT Government in accordance with clause 4.7 of the Arrangement between the Minister for Home Affairs, Justice, Privacy and Freedom of Information of the Commonwealth and the Australian Capital Territory for the provision of police services to the Australian Capital Territory. These properties have not been included.

b) NIL

c) The following potential agreements are currently under consideration and/or negotiation for lease.

(i) - Estimated agreement or lease start	(ii) - Estimated lease expiry	(iii) - Location (Status)	(iv) - Forecast indicative rent over lease term included in Budget (ex GST)	(v) - Function
Expected lease start June 2015	May 2030	Perth Airport (Heads of Agreement in place and agreement to lease under negotiation)	\$9.5m	Canine Training and Kennelling Facility
Expected lease start June 2015	May 2030	Melbourne Airport (Heads of Agreement in place and agreement to lease under negotiation)	\$8.7m	Canine Training and Kennelling Facility
Expected agreement July 2014 & lease start first Quarter 2016	March 2031	Sydney Airport Region (market offers under consideration/negotiation including on- Airport and off-Airport sites)	\$22.5m	Canine Training and Kennelling Facility
Estimated agreement July 2014 & lease start April 2016	July 2030	Brisbane (market competitive options under consideration for potential 15 year lease to replace existing).	\$37.5m	Regional Headquarters
Estimated agreement July 2014 & lease start June 2017	July 2030	Melbourne (owner proposal for replacement 15 year lease under consideration /negotiation subject to value for money market assessment).	\$70.5m	Regional Headquarters

ii. The ongoing cost of these facilities has been factored into the AFP's budget.

d)

i. The AFP provides its response in accordance with the Australian Property Data Collection (PRODAC) requirements of the Department of Finance and its definition relating to occupancy rate.

All of the buildings of the AFP in Australia are used 100% for AFP operational and support purposes, except for the following:

- Edmund Barton Building, 47 Kings Avenue, Barton ACT
 - 95% occupancy rate.
 - 2,227.3m² subleased to other agency.
- Perth Regional Office, 649 Murray Street, West Perth WA
 - 84% occupancy rate.
 - 631.0m² subleased to other agency.
- Adelaide Canine Facility
 - The facility is shared with Australian Customs and Border Protection Service (ACBPS).

ii. These properties with less than 100% occupancy rate are co-tenanted by other Commonwealth Agencies.

The AFP is also co-located and shares office accommodation at many points of representation offshore with other Commonwealth agencies, in properties which are principally administered by DFAT.