

Senate Environment, Communications, Information Technology & the Arts

Legislation Committee

ANSWERS TO QUESTIONS ON NOTICE

Department of the Environment and Heritage

Environment Australia

Additional Estimates 2000-2001, (21/02/01)

Outcome 1 - Environment

Question: 28

Division: Australian World Heritage

Topic: Sydney Harbour Federation Trust

Written question on notice: tabled

Senator Bolkus asked

1. Which Trust properties had valuations conducted?

There were two valuations conducted. The first on 26 October 1999 and the second one on the 31 January 2000. The first was for the built improvements on all Trust properties and the second was for Georges Heights (including but not limited to Markham Close), Middle Head and North Head.

2. Were they valuations of the buildings on the land, the land itself, or both?

The 26 October 1999 valuation was for buildings and improvements only and the January 2000 was for buildings and land.

3. What was the valuation of each property, including buildings and the basis of each valuation?

The October 1999 valuations provided information on square metre areas of buildings and values for Gross Replacement Cost, Accrued Depreciation, Depreciated Replacement Cost and Insurance Value. It entailed an on site assessment of 715 separate built improvements including all buildings, roads and other services. It did not consider land values. The valuations for each property were;

Location	Gross Replacement Cost	Accrued Depreciation	Depreciated Replacement Cost	Insurance Value
Middle Hd/ Georges Hts	\$70,403,925	\$30,086,700	\$40,308,225	\$82,163,200
North Head	\$38,646,900	\$15,792,450	\$22,854,450	\$45,586,650
Woolwich	\$45,840,550	\$15,361,550	\$30,479,000	\$55,735,450
Cockatoo Island	\$176,531,150	\$65,581,150	\$110,950,000	\$211,017,751
Totals	\$331,422,525	\$126,821,850	\$204,591,675	\$392,503,051

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The January 2000 valuations provided information on market and leasehold value of properties. At this stage it would be inappropriate to release this information prior to its consideration by the Trust.

4. Were the valuations recorded in any Trust reports or documentation?

The valuations are recorded in draft reports. The Trust has received the October 1999 valuation but has not yet received the January 2000 valuation.

5. Were the valuations recorded in minutes of Trust meetings?

No.

6. When did the Trust directly inform the Minister or Ministerial staff of the valuations, in particular the valuation of Markham Close?

A copy of a draft report containing the October 1999 valuations amongst other things was forwarded to the Minister on 6th January 2000. With regard to the January 2000 valuations, neither the Minister nor his staff have been advised of their existence.

7. When did the Trust or department indirectly inform the Minister or Ministerial staff of the valuations, in particular the valuation of Markham Close?

Refer to last answer.

8. How was this information conveyed?

Refer to last answer.

9. When was the information conveyed?

Refer to last answer.

10. Who was informed?

Refer to last answer.

11. What was the response to the information from the Minister or his office?

The Minister provided no specific response to the information on valuations.

12. What form of response and when was it received?

Refer to last answer.

13. Can a copy be provided of any correspondence to or from the Ministers office that mentions the valuations of Markham Close or any other Trust land?

The only correspondence that exists is referred to in Question 6. The correspondence covers a range of issues, other than the valuations, that need

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to be considered by the Trust when it is formally constituted. It would be inappropriate to release the correspondence prior to its consideration by the Trust.

Outcome 1 - Environment

Question: 30, 31, 32, 33

Division: Australian World Heritage

Topic: Sydney Harbour Federation Trust

Hansard Page: 37, 38, 40

Senator Bolkus asked:

30 - Can we get those valuations?

Answer:

Please refer to the answer to Question 3 of the tabled questions.

31 - Was it a decision of the Trust that the valuations be sought. Could you provide for me the minutes of the trust meeting?

Do you know the date of the trust meeting? Maybe you would like to take that on notice: the date of the meeting, who was present, who was informed of the decision to seek valuations and when the minister's office was informed.

Answer:

The decision to obtain the October 1999 and January 2000 valuations was taken by the Executive Director in order to facilitate an understanding of the ongoing costs of managing the estate. The Trust was advised of the decision to obtain the October 1999 valuations at its September 1999 meeting. All Trustees were present. The matter of the valuations was not minuted. The decision to obtain the January valuations was also taken by the Executive Director and the Trust has not yet been specifically advised of it. With regard to the remaining questions refer to the answers to questions 3,4,5 and 6 of the tabled questions.

32 - If you can come back to us with a list of all the properties-or can you give it to me now?

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The properties are at Middle Head and Georges Heights, North Head, Cockatoo Island and Woolwich Dock. They are all consolidated (ie. non subdivided) areas of land with the exception of Markham Close at Georges Heights which consists of nineteen (19) separately titled residential blocks.

33 - Senator Hill-Why don't we see if we can get you these valuations and then you can make a considered judgment on what you have got.

Refer to answers to questions on notice.