

Senate Standing Committee on Education and Employment

**QUESTIONS ON NOTICE
Additional Estimates 2013-2014**

Agency - Comcare

Department of Employment Question No. EM0368_14

Senator Ludwig provided in writing.

Question

Comcare - Building Lease Costs

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. 2. Has this cost been allocated into the budget? v. 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.

Answer

1. *What has been the total cost of building leases for the agency / department since September 7, 2013?*

The total cost of building leases for Comcare since 7 September 2013 is \$2,847,904.

- 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.*

A detailed list of each building that is currently leased is in the table below.

- 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.*

Comcare has no buildings where the lease was not renewed since 7 September 2013.

- 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. 2. Has this cost been allocated into the budget? v. Why the building is necessary for the operations of the agency / department.*

Comcare has one building that is expected to be leased in the next 12 months. The lease agreement is expected to be active in February 2015. The lease agreement is expected to end in February 2020. The expected location of the building is in Perth, Western Australia. The expected cost of the lease is approximately \$250 000 per annum. No, this cost has not been allocated into the budget.

- 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.*

A detailed list of the occupancy rate for each building that is currently leased is in the table below.

Office Location	Date the lease agreement is active from	Date the lease agreement ends	Is the lease expected to be renewed? If not, why not?	Cost of the lease per annum	Why the building is necessary for the operations of the agency	Occupancy rate for the building	If the rate is less than 100%, detail what the remaining being used for.
Level 3- 5, 121 Marcus Clarke Street, Canberra, ACT	1 July 2012	30 June 2022	Yes	\$3,835,792	Allows for the delivery of Work Health and Safety Regulation and Workers Compensation Administration	99%	Future business operations and recruitment activity.
61-79 Lysaght St, Mitchell, ACT	1 November 2005	31 October 2015	No, Comcare will no longer require this building following expiry of lease.	\$276,300	Hard copy file storage and warehouse facilities	50%	Comcare intends to vacate the building once the lease has expired.
Level 30, 477 Pitt Street, Sydney, NSW	1 October 2011	30 September 2016	Yes	\$259,513	Allows for the delivery of Work Health and Safety Regulation	100%	Future business operations and recruitment activity.
Ground floor, 1/47 Bolton Street, Newcastle, NSW	1 June 2012	30 May 2016	Yes	\$72,449	Allows for the delivery of Work Health and Safety Regulation	71%	Future business operations and recruitment activity.
Level 13, 410 Queen Street, Brisbane, QLD	4 September 2012	30 September 2016	Yes	\$223,059	Allows for the delivery of Work Health & Safety Regulation & Workers Compensation Administration	83%	Future business operations and recruitment activity.
Level 11, 1 King William Street,	1 May 2012	30 April 2016	Yes	\$144,043	Allows for the delivery of Work Health & Safety	69%	Future business operations and

Adelaide, SA					Regulation & Workers Compensation Administration		recruitment activity.
Level 6-7 , 535 Bourke Street, Melbourne, VIC	5 December 2008	4 December 2015	Yes	\$867,631	Allows for the delivery of Work Health & Safety Regulation & Workers Compensation Administration	89%	Future business operations and recruitment activity.
Level 5, 89 St Georges Terrace, Perth, WA	11 February 2008	11 February 2015	Yes, depending on the outcome of lease renewal negotiations	\$236,031	Allows for the delivery of Work Health and Safety Regulation	76%	Future business operations and recruitment activity.