



Australian Government

Department of Defence
Defence Improvement Division

SRA 26/2003

1 September 2003

Mr Brenton Holmes
Secretary
Senate Legislation Committee on Foreign Affairs,
Defence and Trade
Parliament House
CANBERRA ACT 2600

Dear Mr Holmes

I write to provide you with a full response to question on notice W18 arising from the 2003-04 budget estimates hearing in June. Interim responses to parts a) and b) of the question were provided to you in my letter of 31 July 2003 (attached).

Senator Evans placed a similar question relating to property sales on the Senate Notice Paper (No. 1670) on 28 July 2003. The response to that question, which will be tabled next week, is the same as Defence's response to parts a) and b) of W18.

The attached response has been approved by the Minister for Defence.

Yours sincerely

Original signed

Tony Corcoran
Director Statutory Reporting and Accountability

Property Sales (General)

QUESTION W18 (INTERIM ANSWER)

SENATOR: Evans

HANSARD: Written question

- a) What are the total receipts from property sales in 2002–03?
- b) Please provide a full list of all property sold for 2001–02 and 2002–03. Please include in these lists the location (town/suburb, state/territory, postcode), size of the property, nature of the property (vacant land, facilities etc), sale price and purchaser of the land. The information should be in an identical format to the information provided in response to question W10 from Senate Estimates in February 2002 (which included sale price).
- c) Please provide a list of all properties to be disposed of during the 2003–04 financial year. The 2003–04 list should include a description of the current use of each of these properties be provided (such as vacant land, empty building, currently being used by Defence (if so, what for), currently being leased)? Also indicate which properties will be leased back following sale.

RESPONSE

- a) The total proceeds from the sale of property in 2002–03 are currently being reconciled for end of year financial reports. A response will be provided to the committee as soon as it is available.
- b) Refer to response to Senate Notice Paper question 1438 for 2001–02. The details of the sale of property in 2002–03 are currently being reconciled for end of year financial reports. A response will be provided to the committee as soon as it is available.
- c) Details of the 2003–04 property disposal program have not been disclosed by the Government. However, general details of the forward disposal program were provided in response to Parliamentary Question on Notice 136 (Hansard 14 May 2002). The Budget Papers indicate that \$199.9m from Defence property sales will be returned to the Government.

Property Sales (General)

QUESTION W18 (FINAL ANSWER)

SENATOR: Evans

HANSARD: Written question

SENATE QUESTION ON NOTICE No. 1670

Senator Evans asked the Minister for Defence, upon notice, on 28 July 2003:

Can a list be provided of all the Defence property sold during the 2002-03 financial year, indicating for each property: (a) the date of sale; (b) the property name and/or address; (c) the type of property (vacant/buildings); (d) the size of the property; (e) the type of sale (auction, request for proposal, advertised price); and (f) the sale price.

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

Defence sold property worth some \$616.12 million in 2002–03, inclusive of Goods and Services Tax. Following is a spreadsheet providing details of 2002–03 sales. Noting that the title transfer for some properties has not yet occurred, some details are commercial-in-confidence.

Defence property sold in 2002–2003

Settle- ment date	Property location	Addres s	State	Post code E	Descriptio n	Area (ha)	Sale price (including GST)	Purchaser	Type of sale
1-Jul-02	Townsville	Cnr Duckworth & Dalrymple Sts	Qld	4810	Vacant Land (Lots 1 & 3)	5.79	\$400,000.00	Australia Post	Priority Sale
1-Jul-02	Edinburgh	West Ave	SA	5111	Lot 10 & 11	12.73	\$1,607,881.00	Department of Maunufacturing and Trade—SA	Priority Sale
13-Sep-02	Edinburgh	West Ave	SA	5111	Lot 112	2.81	\$339,888.00	Department of Maunufacturing and Trade—SA	Priority Sale
18-Sep-02	Edinburgh	West Ave	SA	5111	Lot 117	2.39	\$185,055.00	Department of Maunufacturing and Trade—SA	Priority Sale
23-Sep-02	Edinburgh	West Ave	SA	5111	Lot 114	2.02	\$147,898.00	Department of Maunufacturing and Trade—SA	Priority Sale
15-Nov-02	Cootamundra	Lot 22 Parker Street	NSW	2590	Training Depot	0.55	\$48,950.00	James & Kerry Girdler	Auction
19-Dec-02	Edinburgh	West Ave	SA	5111	Lot 128	1.69	\$123,297.00	Department of Maunufacturing and Trade—SA	Priority Sale
14-Jan-03	Gungahlin	Barton Hwy	ACT	2912	Vacant Land (part RAAF transmitter station)	0.50	\$16,500.00	ACT Govt—Dept Urban Services	Priority Sale
17-Jan-03	Bullsbrook	21 North Ave	WA	6084	Vacant Land	0.73	\$39,000.00	S M Snow & J G Schiewe	Private Treaty
21-Jan-03	Rockbank	Leakes Rd	VIC	3335	Vacant Land (core property)	749.00		C in C	Tender
21-Feb-03	Clarence	Newnes Forest Road	NSW	2790	Former fuel storage depot 'Newnes Junction'	5.10	\$27,500.00	Lithgow City Council	Priority Sale
26-Feb-03	Sale	Cnr Raymond & York Sts	Vic	3850	Punt Lane Training Depot	0.11	\$198,000.00	Wellington Shire Council	Priority Sale
28-Feb-03	Brighton	Midland Highway	Tas	7030	Barracks	61.70	\$150,040.00	Touma International	Private Treaty
17-Mar-03	Bullsbrook	28 Brearley St	WA	6084	Vacant Land	0.12	\$57,000.00	D. Clifford & MM Rees	Private Treaty
26-Mar-03	Moorebank	Moorebank Ave	NSW	2170	DNSDC	82.90	\$209,143,000.00	Westpac Funds Management Pty Ltd	Tender
02-Apr-03	Holsworthy	Heathcote Road	NSW	2173	Former Playing fields (Kokoda Ovals)	14.09	\$20,130,000.00	Mirvac Homes (NSW) Pty Ltd	Tender
16-Apr-03	Dubbo	Palmer St	NSW	2830	Former RAAF Stores Depot	38.60	\$4,650,000.00	SPV 2 Pty Ltd	Tender
28-Apr-03	Acacia Ridge	79–116 Brookbe	Qld	4110	Former Comms	87.85	\$4,000,000.00	Stockland Development Pty	Tender

Defence property sold in 2002–2003

Settle- ment date	Property location	Address	State	Post code E	Description	Area (ha)	Sale price (including GST)	Purchaser	Type of sale
		nt Road, Pallara			Station			Ltd	
15–May– 03	Banyo	Cnr Tufnell and Earnsha w Rds	Qld	4014	Former Stores Depot (Lots 1, 121 to 140, 616)	10.19	\$5,170,000.00	State of Queensland	Priority Sale
16–May– 03	Townsvill e	4 Leichhar dt & 6 Oxley Sts, North Ward	Qld	4810	North Ward Training Depot	0.42	\$1,023,000.00	Townsville Resorts Pty Ltd	Tender
21–May– 03	Coffs Harbour	100 Duke St,	NSW	2450	Training Depot	0.26	\$286,000.00	City of Coffs Harbour	Priority Sale
26–May– 03	Townsvill e	Cnr Duckwor th & Dalrympl e Sts	Qld	4810	Vacant Land (Lots 2 & 4)	3.59	\$4,082,000.00	Lancini Properties Pty Ltd	Tender
30–May– 03	Coogee	88–102 Moverly Road	NSW	2034	Endeavour House	6.74	\$77,777,000.00	Mirvac Funds Limited	Tender
03–Jun– 03	Cairns	14–148 Mann St & Mulgrave Road	Qld	4870	Vacant Land	3.50	\$3,000,000.00	H&S Vision Pty Ltd	Tender
05–Jun– 03	Schofields	Symonds Rd	NSW	2762	Former Airfield	8.23	\$3,700,000.00	Medallist Golf Developments	Priority Sale
12–Jun– 03	Weston Creek	Kirkpatri ck St	ACT	2611	Australian Defence College (Weston Creek Campus - Canberra)	9.01	\$31,693,750.00	Strategic Property Holdings No. 3 Pty Ltd	Tender
16–Jun– 03	Bullsbrook	28 Bowman St (lot 87),	WA	6084	Vacant Land	0.07	\$40,000.00	Mr Barrett & Ms Currell	Private Treaty
17–Jun– 03	Regents Park	Chisholm Road	NSW	2143	Regents Park (Industrial Portion)	24.37	\$40,865,000.00	RP1 Pty Ltd	Tender
17–Jun– 03	Bogan Gate	Beddgere bond Rd	NSW	2876	Fernliegh - part of Bogan Gate Stores Depot	460.00	\$160,000.00	David Lloyd Nock	Priority Sale
18–Jun– 03	Banyo	Cnr Tufnell and Earnsha w Rds	Qld	4014	Former Stores Depot (Lot 13)	20.62	\$9,900,000.00	Grosvenor Freeholds Pty Ltd	Tender
19–Jun– 03	Darwin River	1030 Reedbeds Rd,	NT	800	Former Quarry	127.50	\$167,200.00	NT Power and Water	Priority Sale
20–Jun–	Queensclif	1	Vic	3225	Crows Nest	1.43		C in C	Tender

Defence property sold in 2002–2003

Settle- ment date	Property location	Addres s	State	Post code E	Descriptio n	Area (ha)	Sale price (including GST)	Purchaser	Type of sale
03	f	Flinders St, Queenscl iff			Barracks				
23-Jun- 03	Townsvill e	Duckwor th St	Qld	4810	Vacant Land (Lot 7)	2.45	\$715,000.00	Mactrac Pty Ltd	Private Treaty
25-Jun- 03	Bondi	59-61 O'Brien St	NSW	2026	Lady Gowrie House	0.33	\$11,780,000.00	Trans Dominion Holdings Pty Ltd	Tender
25-Jun- 03	Randwick	Bundock St	NSW	2031	Stage 1A	4.23	\$56,182,500.00	Mirvac Projects Pty Ltd	Tender
26-Jun- 03	Pyrmont	38-42 Pirrama Rd & 5- 6 Jones bay Rd	NSW	2009	REVY	0.93	\$29,000,000.00	REVY Investments	Tender
26-Jun- 03	Nelson Bay	Nelson Bay Rd	NSW	2315	Former Gan Gan Army Training Camp	79.15	\$2,420,000.00	Dubbo Holdings Pty Ltd	Tender
26-Jun- 03	Korumbur ra	150-160 Mine Rd	Vic	3850	Vacant Land	0.89		C in C	Auction
27-Jun- 03	Holsworth y	Cnr Anzac Rd & Mooreba nk Ave	NSW	2173	Yulong Ovals	25.80	\$40,900,000.00	ING Industrial Custodian Pty Ltd	Tender
27-Jun- 03	Melbourne	Somerton Rd	Vic	3225	Former RANAD Somerton Stores Depot	208.00		C in C	Tender
27-Jun- 03	Voyager Point	Sirus Rd	NSW	2213	Former East Hills Barracks	15.74	\$17,250,000.00	Defence Housing Authority	Priority Sale
27-Jun- 03	MacDonal d Park	Cnr Curtis & Andrews Rds	SA	5121	Smithfield Magazine Area	220.00	\$2,449,700.00	Maranello Holdings P/L	Tender
30-Jun- 03	Albury	Victoria St	NSW	2640	Former Army Training Depot	1.41	\$1,760,000.00	RVLH P/L	Tender