



23 February 2004

Mr Alistair Sands  
Secretary  
Senate Finance & Public Administration Committee  
Parliament House  
CANBERRA ACT 2600



Dear Mr Sands

**ESTIMATES HEARING, MONDAY 16 FEBRUARY 2004**

I refer to Mr Winder's letter of 20 February concerning his response to the Estimates hearing on 16 February.

As Mr Winder observed, we understood that the suggestion made by Senator Brandis at the Committee hearing of 29 May 2003 was intended as a possible 'new argument' to use in seeking reconsideration of the rental arrangements in relation to our tenancy of Centenary House. We did not interpret the suggestion as a request for the Office to incur a cost to obtain a separate 'independent' valuation of the building per se.

Nevertheless, given the latest interest expressed in having a valuation, we have now obtained a copy of the financial statements and reports relating to John Curtin House Limited from the Australian Securities and Investments Commission which shows an independent real estate valuation of Centenary House at a current market value of \$31,194,188 as at 30 June 2003. A copy of the relevant page of the financial statements is attached for the Committee's information.

Yours sincerely

P.J. Barrett

Encl.

**JOHN CURTIN HOUSE LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2003  
(continued)**

	2003	2002
	\$	\$
<b>8 Property plant and equipment</b>		
<i>Land and buildings</i>		
Leasehold land and buildings		
- at independent valuation - June 2003	<u>35,204,687</u>	<u>35,805,403</u>
	<u>35,204,687</u>	<u>35,805,403</u>
Freehold land and buildings		
- at independent valuation - June 2003	<u>360,000</u>	<u>320,000</u>
	<u>360,000</u>	<u>320,000</u>
<b>Total land and buildings</b>	<u><b>35,564,687</b></u>	<u><b>36,125,403</b></u>
<i>Plant and equipment</i>		
- at deemed cost	153,698	167,309
- at cost	532,893	215,640
Less: accumulated depreciation	<u>(197,108)</u>	<u>(150,472)</u>
<b>Total plant and equipment</b>	<u><b>488,822</b></u>	<u><b>232,974</b></u>
<i>Motor vehicles</i>		
Motor vehicles at cost	87,115	63,842
Less: accumulated depreciation	<u>(18,322)</u>	<u>(3,977)</u>
	<u>68,793</u>	<u>59,865</u>
<b>Total property, plant and equipment</b>	<u><b>36,122,302</b></u>	<u><b>36,418,243</b></u>

**Leasehold land and buildings includes:**

\* Centenary House, was independantly valued at a current market value of \$31,194,188 as at 30 June 2003 by Mr S Flannery, Associate of the Australian Property Institute (Number 3082) and registered as a practicing real estate valuer in NSW; and

\* John Curtin House, was independantly valued at a current market value of \$9,102,069 as at 30 June 2003 by Mr S Flannery, Associate of the Australian Property Institute (Number 3082) and registered as a practicing real estate valuer in NSW. John Curtin House Limited's share (45.75%) is valued at \$4,164,196 and includes the improvements to the building.

**Freehold land and buildings includes:**

\* Freehold land and building at independent valuation includes Unit 5 and 6, 63 Salamanca Place Hobart Tasmania, which was originally purchased on 25 July 1997 for \$350,000 and subsequently refurbished. The property's valuation as at 30 June 2003 of \$360,000 was performed by Mr A Pitt Certified Practising Valuer, Associate of the Australian Property Institute and registered as a practicing real estate valuer in Tasmania.