

Question on Notice
No. 2329
Asked on 24 November 2010

MS STUCKEY ASKED THE MINISTER FOR PUBLIC WORKS AND INFORMATION AND COMMUNICATION TECHNOLOGY (MR SCHWARTEN) –

QUESTION:

With reference to government owned office buildings in the Brisbane CBD –

- (1) Will the Minister list (a) the buildings (by address), (b) the gross and net floor area of each building, (c) the number of parking spaces in each building, (d) the government agencies which occupy each building, (e) what annual rents are paid by each agency, (f) how much space each agency occupies and (g) the annual operating costs of each building (listed separately)?
- (2) In the event that any government office buildings contain private sector lessees, will the Minister list (a) these lessees and (b) the buildings in which they are located?

ANSWER:

The Accommodation Office of the Department of Public Works is the nominal owner of 17 government office buildings in the Brisbane CBD that are occupied by Queensland Government agencies.

The Honourable Member should note that this response relates only to those office buildings under the control and management of the Department of Public Works.

- (1) The building name, address, together with the gross and net lettable floor areas, number of car parks and operating expenses is provided for each building in **Attachment 1**.

The annual rent paid by each agency and the space they occupy in each building is provided in **Attachment 2**.

- (2) The government office buildings containing private sector lease occupants is provided in **Attachment 3**.

Brisbane CBD office buildings

| Building Name | Address | Building Gross Floor Area (m ²) | Building Net Lettable Area (m ²) | Number of Carparks | Annual Operating Expenses (at 30 June 2010) |
|-------------------------|--|---|--|--------------------|---|
| Railway 1C | 317 Edward Street (Corner Turbot Street) | 4114 | 4058 | 8 | 1 021 474 |
| Executive Building | 100 George Street | 23 294 | 22 737 | 16 | 2 810 176 |
| Mineral House | 41-59 George Street | 29 756 | 29 515 | 122 | 2 961 626 |
| Railway 1D | 317 Edward Street (Corner Turbot Street) | 7860 | 7784 | 9 | 2 294 788 |
| 80 George Street | 40 George Street | 17 775 | 17 490 | 133 | 2 589 409 |
| National Trust House | 99 William Street | 1244 | 1244 | 0 | 84 735 |
| Education House | 54 Mary Street | 23 328 | 23 269 | 200 | 2 345 122 |
| Harris Terrace | George Street | 995 | 790 | 0 | 54 540 |
| 63 George Street | 63 George Street | 10 716 | 10 435 | 29 | 1 245 647 |
| The Mansions | George Street | 1922 | 1803 | 0 | 218 543 |
| 61 Mary Street | 61 Mary Street | 29 694 | 29 189 | 224 | 2 614 041 |
| Executive Annexe | 102 George Street | 4702 | 4534 | 153 | 897 152 |
| 110 George Street | 110 George Street | 3532 | 3049 | 1 | 385 263 |
| 62-80 Ann Street | 62-80 Ann Street | 14 875 | 14 622 | 87 | 1 338 690 |
| 111 George Street | 119 George Street (Corner Charlotte Street) | 29 978 | 27 963 | 122 | 2 885 105 |
| Neville Bonner Building | 75 William Street | 18 735 | 18 363 | 122 | 2 148 458 |
| 33 Charlotte Street | 35 Charlotte Street | 15 505 | 15 314 | 85 | 2 061 741 |

Notes and Assumptions

1. Operating costs include building maintenance, common cleaning, security, electricity and other costs normally incurred in operating office buildings, which is consistent with the Property Council of Australia's Chart of Accounts for commercial properties.
2. The total net lettable area of the office buildings includes space that is occupied by government agencies, private sector tenancies and areas that are currently being refurbished.

**Brisbane CBD office buildings
Tenancy Schedules**

| Building Name | Department Name | Annual Rent (\$) | Area Occupied (m²) |
|----------------------|---|-------------------------|--------------------------------------|
| Railway 1C | Department of Public Works | 1 565 126 | 4058 |
| Executive Building | Department of Employment, Economic Development and Innovation | 50 125 | 268 |
| | Department of Infrastructure and Planning | 1 273 311 | 2879 |
| | Department of the Premier and Cabinet | 5 193 366 | 11 959 |
| | Department of Public Works | 231 339 | 1192 |
| | Queensland Treasury | 2 702 053 | 6201 |
| Mineral House | Department of Communities | 563 336 | 1212 |
| | Department of Community Safety | 1290 | 3 |
| | Department of Employment, Economic Development and Innovation | 781 053 | 1817 |
| | Department of Environment and Resource Management | 4 873 993 | 10 944 |
| | Department of Education and Training | 38 709 | 90 |
| | Department of Infrastructure and Planning | 36 000 | car parking only |
| | Department of the Premier and Cabinet | 396 518 | 783 |
| | Department of Public Works | 3 080 266 | 7017 |
| | Department of Transport and Main Roads | 3 155 007 | 6856 |
| | Department of Public Works | 3 066 513 | 7454 |
| Railway 1D | Queensland Treasury | 68 459 | 188 |
| 80 George Street | Department of Community Safety | 6000 | car parking only |
| | Department of Infrastructure and Planning | 18 000 | car parking only |
| | Department of the Premier and Cabinet | 209 094 | 371 |
| | Department of Public Works | 7 674 336 | 15 691 |
| Education House | Department of Employment Economic Development and Innovation | 456 339 | 995 |
| | Department of Education and Training | 9 990 294 | 21 497 |
| | Department of Infrastructure and Planning | 12 000 | car parking only |
| | Department of the Premier and Cabinet | 262 143 | 532 |
| | Department of Public Works | 6000 | car parking only |
| 63 George Street | Department of Infrastructure and Planning | 4 936 850 | 9750 |
| | Department of Justice and Attorney-General | 51 615 | 103 |
| The Mansions | Department of Public Works | 106 937 | 248 |
| 61 Mary Street | Department of Communities | 3 789 743 | 8542 |
| | Department of Community Safety | 541 561 | 1123 |
| | Department of Employment Economic Development and Innovation | 2 359 226 | 4835 |
| | Department of Environment and Resource Management | 6000 | car parking only |
| | Department of Education and Training | 792 465 | 1680 |
| | Department of the Premier and Cabinet | 248 674 | 450 |
| | Department of Public Works | 1 567 547 | 3576 |
| Executive Annexe | Queensland Treasury | 9600 | car parking only |
| | Department of Employment Economic Development and Innovation | 1 232 315 | 2552 |
| | Department of Infrastructure and Planning | 144 000 | car parking only |
| | Queensland Police | 107 898 | 226 |
| | Department of the Premier and Cabinet | 717 212 | 780 |

| Building Name | Department Name | Annual Rent (\$) | Area Occupied (m ²) |
|-------------------------|--|------------------|---------------------------------|
| | Queensland Treasury | 442 379 | 416 |
| 110 George Street | Department of Employment Economic Development and Innovation | 200 350 | 494 |
| | Department of Justice and Attorney-General | 1 049 447 | 2407 |
| 62-80 Ann Street | Department of Employment Economic Development and Innovation | 5 853 913 | 13 917 |
| | Department of the Premier and Cabinet | 290 788 | 658 |
| 111 George Street | Department of Communities | 6 031 482 | 11 361 |
| | Department of Employment Economic Development and Innovation | 5 904 936 | 10 793 |
| | Department of Infrastructure and Planning | 36 000 | car parking only |
| | Department of the Premier and Cabinet | 2 396 139 | 4242 |
| | Department of Public Works | 37 826 | 48 |
| | Queensland Treasury | 1500 | car parking only |
| Neville Bonner Building | Department of Communities | 9 447 259 | 17 498 |
| | Department of Employment and Industrial Relations | 50 655 | 77 |
| | Department of the Premier and Cabinet | 302 023 | 507 |
| | Department of Public Works | 135 127 | 255 |
| 33 Charlotte Street | Department of Communities | 12 540 | 12 |
| | Department of Employment Economic Development and Innovation | 2 212 143 | 3989 |
| | Department of the Premier and Cabinet | 30 000 | car parking only |
| | Department of Public Works | 113 690 | 196 |
| | Queensland Treasury | 6 251 995 | 10 925 |

Notes and Assumptions

1. Agency annual rents are based on the Department of Public Works' Tenancy Management System (TMS) database as at 25 November 2010.
2. Tenancy areas are measured using the Accommodation Office's Archibus CAD system, which measures office space in a manner consistent with the Property Council of Australia's Method of Measurement for Lettable Area March 1997 Edition.
3. Commercial office, storage and car parking rents are included in the annual rent.
4. Additional accommodation costs such as electricity, security and cleaning are not included.
5. No government agencies occupy either National Trust House or Harris Terrace.

**Brisbane CBD office buildings
Private Sector Lessees**

| Building | Tenant |
|---------------------|---|
| Mineral House | White Heather Pty Ltd |
| | Nuchem Pharmacies Pty Ltd |
| 80 George Street | Cuisine On Cue |
| 95 William Street | National Trust of Queensland |
| | Royal Historical Society of Queensland |
| | Wildlife Preservation Society of Queensland |
| | Queensland Academy of Arts and Sciences |
| Education House | My Flowers Direct |
| | Colossus Distributors Pty Ltd |
| | Rosario Fiumara |
| Harris Terrace | Brisbane Senior's Online Association Inc. |
| | National Council of Women of Queensland Inc. |
| | Retina Australia (Qld) Inc. |
| | The Royal Commonwealth Society of Qld Inc. |
| | Australian of Institute of International Affairs |
| | Anzac Day Committee |
| | Works Heritage Centre |
| 63 George Street | QSuper Limited |
| The Mansions | A and J Tso |
| | R L Brett |
| | Australian Purchasing Resource Service |
| | Tony Charters and Associates |
| | Childs Training Pty Ltd |
| | Valuers Registration Board of Queensland |
| | Business Training Group Pty Ltd |
| | The Board of Architects of Queensland and The Board of Professional Engineers of Queensland (joint tenants) |
| 61 Mary Street | Ergon Energy |
| | Queensland Treasury Corporation |
| 111 George Street | Hudsons George (Brisbane) Pty Ltd |
| | Screen Queensland Pty Ltd |
| 33 Charlotte Street | Coffee Depot |