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Application reference GIPA 2015-16 FA#90

Scope of application:

I request information outlining the current rental agreement and office space costs associated with all NSW Ministerial offices in the Sydney CBD. Further I am seeking information on how many square meters these offices cover as well as the number of staff located permanently at these offices.

Information is as follows:

Current rental agreement -

Address: 52 Martin Place, Sydney

Commencement: 1/10/2013

Expiry: 30/9/2025

Options Available: 2 x 72 months

Rent Review: 4% fixed annual increase

Office Space Costs - \$3,703,486 annual gross effective rent. The calculation for this figure is on page 2 of this document.

Office Space Occupied – 5,420m². Note, the response is specific to office space occupied by Ministerial offices only which are on Levels 15-20. The area is the total net lettable area including all operations areas. While there are meeting rooms on Level 14, these are shared spaces and not considered to be captured by the scope of the request.

Department of Premier and Cabinet proactively release information about Ministerial staffing levels on a biannual basis at the following link:

http://www.dpc.nsw.gov.au/about/publications/premiers_and_ministers_staff_numbers

52 Martin Place - Cost of Ministers' Offices

Rented Space - L15 - L20		5,420 sqm
Current Annual Rent/sqm	\$	919.36
Current Outgoings charged/sqm	\$	13.62
Less: annual allocation of rent incentive	-\$	249.68
Net Office Rental Cost/sqm	\$	683.30
Total Office Cost	\$	3,703,486

DPC Lease Incentive

Total annualised incentive, per sqm, for the upper floors (2013 Lease)

	Rent Free Period	Fitout Incentive	Total annualised incentive - per sqm
Original Rental	850.00		
Total Benefit for all DPC floors		28,523,408	
Total Benefit for fl 13 - 21	7,813,710	19,730,300	
Total floor space for fl 13 - 21 - sqm	9,193	9,193	
Total floor space for fl 6 - 12 - sqm		4,097	
Duration of Lease - years	12	12	
Incentive allocation - per sqm, pa	70.83	178.85	249.68