



Legislative Assembly of the Northern Territory

INFORMATION BRIEF
JUNE 2014

Legislative Assembly of the Northern Territory

TABLED DOCUMENTS

Committee: 61-2-2

Paper No: 1-4 Date: 10 / 6 / 14

Submission No: Puruk

Signed: [Signature]

Brief Number: 5	Responsible Officer: Bill Fryar Phone: 61410
Brief Title: Nhulunbuy Electorate Office (bid and tender)	

INFORMATION POINTS:

- The Nhulunbuy Electorate Office is located on the first floor of Arnhem House, lot 1334 Chesterfield Circuit Nhulunbuy. The Electorate Office has occupied this location since 1987.
- The tenancy is 99.1 square metres (sqm) and attracts a current rent of \$45,293 per annum, plus GST.
- The current lease commenced on 1 July 2012 for a term of four (4) years and 4 months, therefore expiring on 31 October 2016.
- On 8 September 2009, the then Chief Minister Henderson provided in-principle endorsed of the relocation of the Nhulunbuy Electorate Office to an alternative location.
- At the time, an option to build an energy efficient building on land opposite the Nhulunbuy Shopping Precinct was preferred by NT Property Management and the Member for Nhulunbuy. However, the space did not become available.
- Between late 2009 and 2012, several attempts by NT Property Management to identify or source suitable alternative office accommodation in Nhulunbuy failed to materialise.
- In late 2012, NT Property Management advised that a suitable tenancy had become available at Lot 6 Chesterfield Circuit Nhulunbuy.
- The ground floor tenancy at Lot 6 is 151.7 sqm and attracted an asking rent of \$80,683 per annum, plus GST. The tenancy was previously occupied by Anglicare.

- On 14 February 2013, the then Chief Minister Mills endorsed both the proposed relocation and additional funding to enable the Nhulunbuy Electorate Office relocation and fit-out to proceed.
- On 3 June 2013, NT Property Management wrote to the Department of the Legislative Assembly (DLA) advising that the Certificate of Exemption from Public Tendering for Lot 6 had not been signed by the Minister for Corporate and Information Services (DCIS).
- On 12 June 2013, the Speaker wrote to Chief Minister Giles seeking his endorsement for the relocation of the Nhulunbuy Electorate Office to Lot 6.
- On 18 June 2013, the Chief Minister did not approve the relocation and replied to delay it for a year.
- On 30 July 2013, the Speaker wrote to the Chief Minister seeking his consideration to granting a Certificate of Exemption from Public Tendering for Lot 6.
- On 1 August 2013, the Chief Minister denied the request and replied to proceed to public tender.
- On 20 August 2013, the Speaker wrote to the Member for Nhulunbuy to inform her of recent developments and that DCIS would proceed to public tender for an alternative site.
- Between 6 August 2013 and November 2013, DLA regularly sought updates from NT Property Management regarding the status of the procurement timeline.
- On 29 November 2013, NT Property Management provided DLA with a copy of the Request for Tender (RFT) that would be submitted to the Procurement Governance Committee prior to being uploaded in APRO, for release in early 2014.
- On 20 January 2014, NT Property Management advised the RFT was still awaiting approval from their Chief Executive, before proceeding.
- On 29 January 2014, the Clerk wrote to the Chief Executive of DCIS seeking urgent advice as to the status of the procurement exercise, at the specific request of the Speaker.
- On 23 February 2014, the Member for Nhulunbuy wrote to the Speaker regarding the lack of progress towards the relocating of the Nhulunbuy Electorate Office and seeking her support to escalate the matter.

- On 5 March 2014, the Speaker wrote to the Member for Nhulunbuy advising that her inquiry had been forwarded to the Minister for DCIS for a direct response to her. The Speaker wrote to the Minister for DCIS the same day.
- On 14 April 2014, the Member for Nhulunbuy wrote to the Speaker regarding a security related incident at her Electorate Office and advised that a response from the Minister for DCIS regarding the Electorate Office relocation had not been forthcoming.
- On 15 April 2014, the Speaker wrote to the Minister for DCIS regarding the security incident and asked that he respond to these issues and an indicative timeframe for securing alternative accommodation under the procurement framework.
- Also on 15 April 2014, the Speaker wrote to the Member for Nhulunbuy noting the urgency of the matter.
- On 28 April 2014, NT Property Management wrote to DLA suggesting representatives from the Department of Infrastructure (DoI) and DLA meet at the Nhulunbuy Electorate Office with a view to providing some options for modifying the existing fit-out and improving security. That meeting was held on 27 May 2014 and was also attended by the Member for Nhulunbuy.
- On 30 May 2014, DoI provided two fit-out and improved security plans with cost estimates ranging from \$49,500 to \$55,000. These options have not yet been assessed.
- \$253,000 has been allocated against the fit-out project since 2012/13 through DLA's Minor New Works programme in expectation the Electorate Office would be relocated to an alternative location.

BUDGET IMPLICATIONS:

Description	2013-14 Expense July 2013 to March 2014 \$	2014-15 Budget \$
Nhulunbuy Electorate Office fit-out		\$253,000
Total		\$253,000