

Routine Disclosure of key details of all major office accommodation leases as defined under [Treasurer's Instruction C-2](#)

As part of the State Government's centralised property management policy, the Department of Treasury and Finance collates key information on major office accommodation leases from State Government agencies under Treasurer's Instruction C-2: Contracts - Major Office Accommodation Leases. This includes office accommodation leases within the Hobart Central Business District above 400 square metres and above 150 square metres in the rest of the State.

From 1 July 2019, the Australian Accounting Standards Board introduced a new standard covering the accounting for leases (AASB 16) which requires a lessee to recognise lease liabilities for all leases with a term of more than 12 months. To align AASB 16 with TI C-2, the liability for all major office accommodation leases will be recognised in Finance-General.

The table below provides estimates of key financial data for all major office accommodation leases covered by TI C-2 and recognised in Finance-General.

The payments are based on executed lease agreements and reflect the current payments being made by agencies per building as at 30 June 2022. The data will be updated annually in line with the Government's routine disclosure policy.

The rent paid on each of the leases varies based on a range of factors applicable to each building and is subject to negotiation when a lease is being entered into or considered for renewal. Some of these factors include:

- accommodation grade of the building;
- location;
- term;
- quality of the fitout;
- lease incentive;
- annual indexation; and
- prevailing market conditions at the time of lease commencement (some leases have been in place for many years).

Furthermore, outgoings can vary based on the type of building and specific services provided.

Given the above, the annual costs outlined below are not necessarily directly comparable between buildings.

ROUTINE DISCLOSURE AS AT 30 JUNE 2022
FOR THE 2021-22 FINANCIAL YEAR

Property				Lessor	Occupying Agencies	Crown Lease	Lease Type	Per Annum Cost	Rate	Expiry	Comments
(Address)	(Suburb)	(Building Name)	(Levels)			(m ²)		(\$)	(\$/m ²)		
HOBART MAJOR LEASES											
1 Franklin Wharf	Hobart	Marine Board Building	Level 3 - Level 4	New Town Rockets Pty Ltd & Barrack Place Pty Ltd	DoH	3,305.3	Gross	\$1,158,057.67		12 June 2023	
4 Salamanca Place	Hobart	Salamanca Building	Whole Building	Parliament Square Hobart Landowner Pty Ltd	DSG, MPS, DECYP, DTF, DPAC	14,973.0	Net	\$8,250,841.71	\$551.05	24 October 2037	Rent excludes outgoings
15 Murray Street	Hobart	Executive Building	Whole Building	Challenger Pty Ltd	MPS, DSG, DPAC, DoJ, TT	9,887.0	Net	\$2,916,665.00	\$295.00	30 June 2025	
22 Elizabeth Street	Hobart		Level 9	The Trust Company Limited	DoH	803.5	Net	\$270,606.80	\$336.79	31 December 2032	
22 Elizabeth Street	Hobart		Level 1, 2, 3, 4, 5, 6, 7 & 10	The Trust Company Limited	DoH	7,893.9	Net	\$3,355,481.26	\$425.07	31 December 2032	
27 Elizabeth Street	Hobart	NAB House	Level 6	Kastro Astypalea Pty Ltd	DoJ	451.6	Gross	\$172,200.00	\$381.29	31 August 2025	Option exercised
27 Elizabeth Street	Hobart	NAB House	Level 7	Kastro Astypalea Pty Ltd	DoJ	459.0	Gross	\$190,901.10	\$415.91	30 September 2023	
40 Bathurst Street	Hobart	Vodafone Building	Level 8	Vodafone Hutchison Australia Pty Ltd	DPAC	1,795.4	Gross	\$588,195.33	\$327.61	30 September 2022	
40 Elizabeth Street	Hobart		Levels 1, 2 & 3	Hobart Retail Pty Ltd	EPA	1,299.0	Gross	\$197,556.25	\$152.08	31 December 2034	New Lease signed 1 February 2022
47 Liverpool Street	Hobart	Capita Building	Whole Building	Sandran Pty Ltd	DPFEM	4,752.0	Gross	\$1,934,218	\$407.03	31 October 2025	
50 Elizabeth Street	Hobart		Level 1	Aurora Energy Pty Ltd	DoH	648.0	Gross	\$255,420	\$430.00	31 July 2023	New Lease signed 1 August 2021 (sub-Lease from Aurora Energy (Head Lessor is Reyne Pty Ltd).
54 Victoria Street	Hobart		Level 1	DBV Northbridge Australia Pty Ltd	DoJ	897.0	Gross	\$146,508.32	\$163.33	31 October 2026	New Lease signed 1 November 2022
54 Victoria Street	Hobart		Level 2	DBV Northbridge Australia Pty Ltd	DoJ	528.0	Gross	\$166,248.98	\$314.87	31 December 2022	Excludes car park rent
70 Collins Street	Hobart	Telstra Centre	pt Ground, Level 3-6	Terraplex Pty Ltd	DPFEM, DoH	5,215.9	Gross	\$1,908,005.38	\$365.81	31 July 2033	New Lease signed 1 August 2021
81 Elizabeth Street	Hobart		Level 1, 2 & pt Level 4	Sultan Holdings	DoH	1,600.6	Gross	\$357,271.72	\$223.21	30 November 2022	6-month option exercised
85 Collins Street	Hobart		Level 1	Reyne Pty Ltd	DoJ	1,818.0	Gross	\$299,212.50	\$395.00	1 February 2022	New Lease signed 1 February 2022
110 Collins Street	Hobart	Trafalgar Building	Suite 34	Nekon Pty Ltd	DoH	395.0	Gross	\$135,951.36	\$344.18	31 August 2023	
110 Collins Street	Hobart	Trafalgar Building	Level 14	Nekon Pty Ltd	DoJ	855.0	Gross	\$325,811.26	\$381.07	31 July 2029	
111 Macquarie Street	Hobart		Level 2	Riverlee Pty Ltd	DSG	404.0	Gross	\$70,362.41	\$390.00	18 January 2029	New Lease signed 19 January 2022
111 Macquarie Street	Hobart		Level 4	Riverlee Pty Ltd	DoJ	880.0	Gross	\$331,425.16	\$376.62	30 June 2029	
111 Macquarie Street	Hobart		Level 5	Riverlee Pty Ltd	DPFEM	880.0	Gross	\$262,039.05	\$375.53	31 January 2024	New Lease with additional space from 1 November 2022
114 Bathurst Street	Hobart	Highfield House	Ground, Level 1	Highfield MRP Pty Ltd	DoJ	1,154.8	Gross	\$274,936.40	\$238.09	31 January 2021	Includes storage, month to month arrangement
134 Macquarie Street	Hobart	Lands Building	Whole Building	Charter Hall	NRE Tas, DPAC	11,675.0	Gross	\$4,530,420.45	\$388.04	31 March 2029	

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(Address)	(Suburb)	(Building Name)	(Levels)			(m ²)		(\$)	(\$/m ²)		
HOBART MAJOR LEASES (CONT)											
144 Macquarie Street	Hobart		Part Level 4	144 Macquarie Street Pty Ltd	DoJ	212.2	Gross	\$77,972.61	\$367.45	31 December 2023	New Lease signed from 1 January 2022
144 Macquarie Street	Hobart		Level 3	144 Macquarie Street Pty Ltd	DoJ	481.1	Gross	\$180,723.21	\$375.65	31 August 2023	Excludes car park rent
144 Macquarie Street	Hobart		Level 6	144 Macquarie Street Pty Ltd	DSG	481.1	Gross	\$180,760.78	\$375.72	31 August 2023	Excludes car park rent, includes two month's rent free at commencement of lease
144 Macquarie Street	Hobart		Level 8	144 Macquarie Street Pty Ltd	TAO	480.2	Gross	\$179,362.70	\$373.52	31 October 2023	Excludes car park and storage rent
144 Macquarie Street	Hobart		Level 9	144 Macquarie Street Pty Ltd	DoJ	480.0	Gross	\$186,648.00	\$388.85	11 March 2023	Excludes car park rent
199 Collins Street	Hobart		Part Level 1	199 Collins Street Pty Ltd	DECYP	620.0	Gross	\$231,413.28	\$373.25	14 October 2021	Excludes car park rent
HOBART FRINGE MAJOR LEASES											
3 Terry Street	Glenorchy			E Kalis Properties	DoJ	547.0	Gross	\$136,970.55	\$250.40	30 June 2021	
30 Gordons Hill Road	Rosny			Ecena Pty Ltd	DoJ	5,225.0	Gross	\$1,160,105.43	\$222.03	3 January 2027	
163-169 Main Road	Moonah		Level 3	TasWater	DoJ	714.6	Gross	\$218,212.45	\$305.35	31 January 2025	
1066 Cambridge Road	Cambridge		Warehouse 2 Office	Radiata Investment Pty Ltd and Rye Holdings Pty Ltd	DoJ	500.0	Net	\$76,900.00	\$153.80	31 December 2022	
LAUNCESTON MAJOR LEASES											
1 Civic Square	Launceston	Henty House	Whole Building	Strada Group Pty Ltd	TAO, DPAC, DoJ, DTF, THS, MPS	4,601.0	Gross	\$1,846,749.53	\$401.38	23 May 2027	Rent includes tenant electricity and cleaning and car parking
11-15 Cameron Street	Launceston			MG & LA Buchanan and Osborne Investments Super Fund	DCT	869.0	Gross	\$285,437.01	\$328.47	31 August 2022	
20 Charles Street	Launceston	CH Smith Centre		Castlerock	DPAC, DECYP, DoH, DSG	4,571.0	Net	\$1,352,706.07	\$295.93	30 May 2034	
112 Cameron Street	Launceston			Christopher Clemens & Timothy Clemens	DECYP	314.0	Net	\$46,908.68	\$149.39	6 February 2023	
111-113 Cameron Street	Launceston		Ground and Level 1	Esk Property Investments Pty Ltd	DoJ	656.0	Gross	\$181,175.04	\$276.18	18 November 2024	
115-119 Cameron Street	Launceston			Esk Property Investments Pty Ltd	DoH	2,283.0	Gross	\$501,139.92	\$219.51	17 November 2024	Encompasses 1 Wellington Street and 3-5 Wellington Street sites
111-113 St John Street	Launceston		Part Level 1	Recep Haliloglu	DoJ	198.0	Net	\$46,913.66	\$236.94	30 June 2022	
171 Westbury Road	Prospect	Prospect Offices		J2J Ventures Pty Ltd	NRE Tas	2,199.4	Gross	\$506,095.54	\$230.11	30 June 2028	
182-192 Cimitiere Street	Launceston	Cornwall Square	Level 1, Premises A	Harvey Norman Holdings Pty Ltd	DoJ, DoH	818.0	Gross	\$248,654.03	\$303.98	31 August 2022	
NORTH-WEST MAJOR LEASES											
1-2 Rundle Road	Devonport	Stony Rise Government Building		DC & SM Family Investments Pty Ltd	NRE Tas, DSG	2,455.0	Net	391,601.5	\$159.51	31 July 2030	Includes office, parking and storage. Statutory outgoings only
46 Mount Street	Burnie	Reece House	Level 1	Reece House Pty Ltd	DCT	637.0	Gross	161,874.1	\$254.12	31 January 2022	
46 Mount Street	Burnie	Reece House	Level 3	Reece House Pty Ltd	DoJ	350.0	Gross	\$84,000.00	\$240.00	5 June 2021	Month to month arrangement
46 Mount Street	Burnie	Reece House	Level 4	Reece House Pty Ltd	DoH	260.0	Semi Gross	\$54,485.67	\$209.56	30 November 2022	Excludes car park rent, includes Council Rates and Land Tax

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NORTH-WEST MAJOR LEASES (CONT)											
49-51 Cattley Street	Burnie	Harris Building	Ground, Part Level 1 and Part Level 2	Rockbros Pty Ltd	DCT, DSG	1,631.6	Gross	\$371,353.48	\$227.60	14 January 2028	Incentive of \$250,000 received from Lessor at commencement of lease
54-56 Mount Street	Burnie	Advocate Building		Cimitiere Custodians Pty Ltd	DSG, DoJ	1,808.0	Gross	\$372,551.69	\$206.06	31 January 2030	Office and Workshop facilities
57-59 Oldaker Street	Devonport			Bruce Muirhead, Sheryl Murihead, Susan Madden, Alys Moore	DoJ	400.0	Gross	\$43,317.47	\$108.29	23 August 2023	
TOTAL						106,363.2	m²	\$37,222,368.32			