

Routine Disclosure of key details of all major office accommodation leases as defined under Treasurer's Instruction 1302

The Department of Treasury and Finance collates information on office accommodation leases under Treasurer's Instruction 1302: Major Office Accommodation Leases. This includes office accommodation leases within the Hobart CBD above 400m² and above 150 m² for the rest of the State as a part of the Government's centralise property management policy.

The table below provides key data for all major office accommodation leases as defined by TI 1302.

The payments and lease terms reflect the current payments being made by agencies per building at the time of publication. The data will be updated periodically 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;
- quality of the fit out;
- 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 this the annual costs outlined below are not necessarily directly comparable between buildings.

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Properties	Lessor	Agency	Space leased by Government	Per annum cost (rent and outgoings)	\$/m2 cost	Expiry	Comments
146 Elizabeth Street, Hobart	E. Kalis Properties	DSG	683	\$188,376	\$276	Oct-2018	-
110 Collins Street, Hobart	Nekon Pty Ltd	DOJ	889	\$314,706	\$354	Jul-2019	-
200 Collins Street, Hobart	Nekon Pty Ltd	DPIPWE	1707	\$179,192	\$105	Sep-2019	Only paying outgoings.
144 Macquarie Street, Hobart	TasPlan	DPAC DOJ	3157	\$1,230,387	\$390	January 2020 October 2020	-
47 Liverpool Street, Hobart	Sandran Pty Ltd	DPFEM	4752	\$1,870,200	\$394	Jan-2020	-
70 Collins Street, Hobart	TasPlan	DHHS	2426	\$885,490	\$365	Level 5 - February 2020 Level 4 - July 2020	-
81 Elizabeth Street, Hobart	Sultan Holdings	DHHS	1490	\$284,387	\$191	Nov-2020	-
86 Collins Street/27 Elizabeth Street, Hobart	E. Kalis Properties	DOJ	911	\$330,938	\$363	Level 6 - August 2020 Level 7 - September 2023	-
54 Victoria Street, Hobart	Ginnos Holdings	DOJ	1425	\$371,028	\$260	Level 1 - October 2020 Level 2 - December 2021	-
114 Bathurst Street, Hobart	Highfield MRP Pty Ltd	DOJ	1155	\$235,550	\$204	Jan-2021	-
42 Argyle Street, Hobart	Sultan Holdings	DHHS	6215	\$2,977,102	\$479	Jun-2023	-
1 Franklin Wharf, Hobart	New Town Rockets Pty Ltd and Barrack Place Pty Ltd TasPlan	DPIPWE DHHS DSG	4633	\$1,689,240	\$365	Jun-2023	-
15 Murray Street, Hobart	Challenger Pty Ltd	DPAC DOJ DSG	9887	\$4,014,122	\$406	Jun-2025	-
25 Argyle Street, Hobart	United Specialist Managers	DHHS	4087	\$1,348,904	\$330	Dec-2026	-
134 Macquarie Street, Hobart	Charter Hall	DPIPWE DPAC	11675	\$4,333,231	\$371	Mar-2031	-

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22 Elizabeth Street, Hobart	Nekon Pty Ltd	DHHS	8697	\$3,518,538	\$405	Dec-2032	-
Salamanca Building, Hobart	Trawallagroup	Parliament DTF DSG DPAC DOE	14973	\$6,153,903	\$411	Oct-2037	Includes tenant electricity and cleaning.
Henty House, Launceston	Strada Group Pty Ltd	Multiple	4601	\$1,747,045	\$380	May-2027	Includes tenant electricity and cleaning.
Prospect Offices, Prospect	Art Nominees Pty Ltd	DPIPWE DSG	2331	\$573,474	\$246	Jul-2028	-
Suite 3 49-51 Elizabeth Street, Launceston	Moonwatcher Projects Pty Ltd	DoE	176	\$33,992	\$193	Jun-2019	-
81 Cimitiere Street, Launceston	Sanders Firth-Brown	DHHS	566	\$107,540	\$190	Jul-2018	-
46 Cameron Street Launceston	RITON Pty Ltd	DPAC	220	\$64,460	\$293	Jul-2018	-
46 Cameron Street, Launceston	Positive Expectations	DHHS	328	\$100,040	\$305	Ongoing	-
Suite 2/7 High Street, Launceston	Brough Family Trust	DHHS	155	\$32,240	\$208	Sep-2018	-
111-113 St John Street, Launceston	Mandi Austin	DoJ	198	\$35,640	\$180	Jun-2020	-
Cornwall Square Cnr Cimiterere and St. John St, Launceston	Calardu	DSG	1050	\$281,448	\$268	Aug-2022	-
11-15 Cameron Street, Launceston	Debra Hills	DHHS	1539	\$320,112	\$208	Nov-2024	-
3-5 Wellington Street and 115-119 Cameron Street, Launceston	Esk Property Investments Pty Ltd	DHHS	2283	\$678,051	\$297	Nov-2024	-
111 - 119 Cameron Street, Launceston	Esk Property Investments Pty Ltd	DoJ	656	\$150,880	\$230	Nov-2024	-
11B Goodman Court, Launceston	Stuart Shaw	DSG	508	\$76,675	\$151	Jun-2023	-
2a Merino Street Kings Meadows	SHN Management	DPFEM	1510	\$119,510	\$79	Ongoing	Small office and large garage facility.

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46 Mount Street, Burnie - Reece House	GDI Property Group	DPAC DHHS DOJ	2409	\$670,536	\$278	Level 1 January 2022 Level 2 December 2019 Level 3 June 2021 Level 5 June 2020	-
32-34 Marine Terrace, Burnie	D & G Eaves	DSG	607	\$82,000	\$245	Oct-2019	Office = 320 M2 Garage & Store = 287 M2
51 Cattley Street, Burnie - Harris Building	Rokbros Pty Ltd	DHHS DSG	1536	\$460,497	\$300	DHHS January 2021 DSG December 2025	-
7 Hamilton Street Latrobe	King Komm Staff Retirement Fund	DHHS	300	\$17,820	\$59	Ongoing	Offices and service delivery
43 Best Street, Devonport	Best Street Unit Trust	DPAC	180	\$38,275	\$213	Jun-2022	-
Stoney Rise Government Centre Rundle Road, Devonport	David Chessell	DPIPWE DSG	2455	\$444,188	\$181	Jul-2030	Payment is for offices, car parking spaces and storage.
30 Gordons Hill Rd, Rosny	Ecena Pty Ltd	DOJ	6249	\$1,017,890	\$163	Jan-2027	-
3 Terry Street, Glenorchy	E. Kalis Properties	DOJ	547	\$118,152	\$216	Jun-2021	-
163-169 Main Road, Moonah	Tas Water and Sewerage Corporation	DOJ	714	\$180,928	\$253	Jan-2020	-
54 Kalang Avenue, Leenah Valley	Brimwell Pty Ltd	DHHS	2326	\$753,110	\$324	Apr-2019	Offices and service delivery
76 Federal St. North Hobart	Rocco Caccavao	DSG	2451	\$269,903	\$110	May-2024	Office = 802 M2 W'house = 1198 M2 M'zine WH = 451 M2
30 Patrick St, Hobart	J De Burgh	DSG	772	\$83,848	\$109	Apr-2019	-