

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 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 CBD above 400 square metres and above 150 square metres for the rest of the State.

The table below provides estimates of key financial data for all major office accommodation leases as defined by TI C-2.

The payments and lease terms reflect the current payments being made by agencies per building as at 30 June 2019. 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 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 the above, the annual costs outlined below are not necessarily directly comparable between buildings.

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Address	Suburb	Lessor	Agency	Government Lease (m ²)	Rent and Outgoings (\$)	Rate (\$/m ²)	Expiry	Comments
1 Franklin Wharf	Hobart	New Town Rockets Pty Ltd & Barrack Place Pty Ltd	DPIPWE, DoCT, THS, DSG	4,632.6	\$1,792,114	\$386.85	12 June 2023	
4 Salamanca Place	Hobart	Parliament Square Hobart Landowner Pty Ltd	DSG, MPS, DoE, DoTF, DPAC	14,973.0	\$6,752,823	\$451.00	24 October 2037	Rent includes tenant electricity and cleaning.
15 Murray Street	Hobart	Challenger Pty Ltd	MPS, DSG, DPAC, DoJ, DoCT, TT	9,887.0	\$3,980,411	\$402.59	30 June 2025	
22 Elizabeth Street	Hobart	The Trust Company Limited	DHS and DoCT	8,697.4	\$3,534,185	\$406.35	31 December 2032	
25 Argyle Street	Hobart	United Specialist Managers	DHS, THS	3,175.4	\$999,298	\$314.70	31 December 2026	
30 Patrick Street	Hobart	J De Burgh	DSG	378.0	\$82,942	\$219.42	Month To Month	
47 Liverpool Street	Hobart	Sandran Pty Ltd	DPFEM	4,752.0	\$1,932,659	\$406.70	6 January 2020	
54 Victoria Street	Hobart	Ginnos Holdings	DoJ	1,425.0	\$383,365	\$269.03	31 December 2021 31 October 2020	
70 Collins Street	Hobart	Tasplan Direct Pty Ltd	DHS, DPFEM	2,663.0	\$971,995	\$365.00	31 July 2021	
81 Elizabeth Street	Hobart	Sultan Holdings	DHS	1,489.6	\$299,348	\$200.96	13 November 2020	
86 Collins Street & 27 Elizabeth Street	Hobart	E Kalis Properties	DoJ	910.6	\$343,280	\$376.97	31 August 2020 30 September 2023	

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110 Collins Street	Hobart	Nekon Pty Ltd	DoJ	855.0	\$312,075	\$365.00	31 July 2029	
111 Macquarie Street	Hobart	Riverlee Pty Ltd	DoJ	880.0	\$312,400	\$355.00	30 June 2029	
114 Bathurst Street	Hobart	Highfield MRP Pty Ltd	DoJ	1,154.8	\$250,402	\$216.84	31 January 2021	
134 Macquarie Street	Hobart	Charter Hall	DPIPWE, DPAC	11,675.4	\$4,333,368	\$371.15	31 March 2031	
144 Macquarie Street	Hobart	144 Macquarie Hobart Pty Ltd	DPAC, DoJ, TAO	3,887.4	\$1,568,693	\$403.53	30 October 2020 31 August 2020	
199 Collins Street	Hobart	199 Collins Street Pty Ltd	DoE	620.0	\$223,216	\$360.03	14 October 2021	
200 Collins Street	Hobart	Nekon Pty Ltd	DPIPWE	1,707.4	\$183,672	\$107.57	Now vacated	Outgoings only.
3 Terry Street	Glenorchy	E Kalis Properties	DoJ	547.0	\$125,347	\$229.15	30 June 2021	
30 Gordons Hill Road	Rosny	Ecena Pty Ltd	DoJ, DSD	6,249.0	\$1,214,777	\$194.40	3 January 2027	
76 Federal Street	North Hobart	Rocco Caccavao	DSG	2,451.0	\$269,903	\$110.12	5 May 2024	Includes office and warehouse.
163-169 Main Road	Moonah	Creese Property Management	DoJ	714.0	\$198,442	\$277.93	31 January 2020	
1 Civic Square	Launceston	Strada Group Pty Ltd	TAO, DPIPWE, DPAC, DoTF, MPS, DoE, DHS, DoJ	4,601.0	\$1,877,199	\$408.00	23 May 2027	Rent includes tenant electricity and cleaning and concierge charge.

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1-3-5 Wellington Street & 115-119 Cameron Street	Launceston	Patohnic Pty Ltd	DHS	2,283.0	\$454,812	\$199.22	17 November 2024	
11-15 Cameron Street	Launceston	LA Buchanan Trustee Osborne	DoCT	1,539.0	\$267,222	\$173.63	17 November 2024	
11 Goodman Court	Invermay	Stuart Shaw	DSG	1,153.0	\$152,000	\$131.83	30 June 2023	Office and workshop facilities.
20 Charles Street	Launceston	Castlerock	DPAC,DoE, DHS, DSG	4,571.0	\$2,048,952	\$448	19 May 2034	Lease commenced 23 May 2019. Rent includes tenant electricity, cleaning and concierge charge. Based on initial year outgoings estimate.
46 Cameron Street	Launceston	RITON Pty Ltd	DHS	328.0	\$100,040	\$305.00	1 June 2020	
49-51 Elizabeth Street	Launceston	Moonwatcher Projects Pty Ltd	DoE	176.0	\$34,249	\$194.60	6 February 2020	
81 Cimitiere Street	Launceston	Sanders Firth-Brown	DHS	566.0	\$107,540	\$190.00	Month To Month	
111-113 St John Street	Launceston	Mandi Austin	DoJ	198.0	\$35,640	\$180.00	30 June 2020	
111-119 Cameron Street	Launceston	Patohnic Pty Ltd	DoJ	656.0	\$156,849	\$239.10	18 November 2024	
171 Westbury Road	Prospect	Art Nominees Pty Ltd	DSG, DPIPWE	2,459.7	\$550,355	\$223.75	20 July 2028 19 July 2023	
182-192 Cimitiere Street	Launceston	Calardu	DSG, DHS	1,050.0	\$299,904	\$285.62	31 August 2022 31 August 2020	230m2 Vacated July 2019

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Rundle Road	Devonport	David Chessell	DPIPWE, DSG	2,455.0	\$451,918	\$184.08	31 July 2030	Includes office, parking and storage.
32-34 Marine Terrace	Burnie	D & G Eaves	DSG	541.0	\$91,187	\$168.55	30 October 2019	Office and workshop facilities.
43 Best Street	Devonport	Best Street Unit Trust	DPAC	180.0	\$38,277	\$212.65	18 May 2022	
46 Mount Street	Burnie	GDI Property Group	DoJ, DHS, DPAC, DoCT	2,482.4	\$640,674	\$258.09	2 December - 2019 30 June 2022	
49-51 Cattley Street	Burnie	Rokbros Pty Ltd	DHS, DSG	1,627.3	\$466,255	\$286.52	31 December 2025 14 January 2021	