

## **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 2024. 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 2024  
FOR THE 2023-24 FINANCIAL YEAR

Property	Lessor			Occupying Agencies	Crown Lease	Lease Type	Per Annum Cost 2023-24	Rate	Expiry	Comments	
(Address)	(Suburb)	(Building Name)	(Levels)		(m <sup>2</sup> )		(\$)	(\$/m <sup>2</sup> )			
<b>HOBART MAJOR LEASES</b>											
2 Salamanca Square	Hobart		Level 1	Winrock Investments Pty Ltd	DSG	1,340.0	Gross	\$553,978.28	\$413.42	28 February 2037	Excludes car park rent
4 Salamanca Place	Hobart	Salamanca Building	Whole Building	Parliament Square Hobart Landowner Pty Ltd	DSG, MPS, DECYP, DoTF, DPAC,	14,973.0	Net	\$8,881,257.59	\$593.15	24 October 2037	Rent excludes outgoings
10 Murray Street	Hobart	Podium Office - Parliament Square	Whole Building	Parliament Square Hobart Landowner Pty Ltd	DSG	1,145.0	Net	\$647,475.51	\$565.48	25 October 2037	Rent excludes outgoings
15 Murray Street	Hobart	Executive Building	Whole Building	Challenger Pty Ltd	MPS, DPAC, DoJ (DPP), TT	9,887.0	Net	\$2,916,665.00	\$295.00	30 June 2025	Excludes car park rent and outgoings
16-18 Watchorn Street	Hobart		Whole Building	Hanging Garden Group Pty Ltd	DOH	1,200.0	Gross	\$231,000.00	\$330.00	30 October 2028	Excludes Car Park Rent
22 Elizabeth Street	Hobart		Level 9	The Trust Company Limited	DoH	803.5	Net	\$284,306.26	\$353.83	31 December 2032	Rent excludes outgoings
22 Elizabeth Street	Hobart		Level 1, 2, 3, 4, 5, 6, 7 & 10	The Trust Company Limited	DoH	7,893.9	Net	\$3,525,352.49	\$446.59	31 December 2032	Rent excludes outgoings
27 Elizabeth Street	Hobart	NAB House	Level 6	Kastro Astypalea Pty Ltd	DoJ	451.6	Gross	\$182,686.98	\$404.53	31 August 2025	
27 Elizabeth Street	Hobart	NAB House	Level 7	Kastro Astypalea Pty Ltd	DoJ	459.0	Gross	\$207,906.59	\$452.96	30 September 2028	
25 Argyle Street	Hobart		Levels 1,2 pt 3, 4, 5 & 6	Nekon Pty Ltd	DoH	4,862.0	Gross	\$875,160.00	\$360.00	31 December 2038	Excludes car park rent
40 Elizabeth Street	Hobart		Levels 1, 2 & 3	Hobart Retail Pty Ltd	EPA	1,299.0	Gross	\$492,755.91	\$379.33	31 December 2034	
47 Liverpool Street	Hobart	Capita Building	Whole Building	Sandran Pty Ltd	DPFEM	4,752.0	Gross	\$2,177,964.09	\$458.33	31 October 2025	Excludes car park rent
50 Elizabeth Street	Hobart		Level 1	Aurora Energy Pty Ltd	DoH	648.0	Semi-Gross	\$294,102.43	\$453.86	31 July 2025	Rent excludes outgoings
54 Victoria Street	Hobart		Level 1	DBV Northbridge Australia Pty Ltd	DoJ	897.0	Gross	\$290,067.36	\$323.37	31 October 2026	Excludes car park rent
54 Victoria Street	Hobart		Level 2 East	DBV Northbridge Australia Pty Ltd	DPFEM	528.0	Gross	\$201,530.52	\$381.69	31 August 2026	Excludes car park rent
54 Victoria Street	Hobart		Level 2 West	DBV Northbridge Australia Pty Ltd	DoH	315.0	Gross	\$75,222.47	\$409.37	30 January 2024	Expired.
70 Collins Street	Hobart	Telstra Centre	Part Ground Floor	Terraplex Pty Ltd	DoH	151.9	Gross	\$13,545.00	\$356.68	30 September 2023	Inactive. Superseded by '70 Collins Street, Hobart Shop 1 and 2'.
70 Collins Street	Hobart	Telstra Centre	Shop 1 and 2 (Ground Floor)	Terraplex Pty Ltd	DoH	280.0	Gross	\$90,300.00	\$430.00	30 September 2033	Replaces 70 Collins Part Ground Floor Lease.
70 Collins Street	Hobart	Telstra Centre	Level 3-6	Terraplex Pty Ltd	DPFEM, DoH	5,064.0	Gross	\$2,097,272.74	\$414.15	1 August 2033	Excludes car park rent
75 Liverpool Street	Hobart		Level 1	E Kalis Properties	DoJ	913.0	Gross	\$0.00	\$0.00	30 September 2034	Currently in rent free period ending July 2024
81 Elizabeth Street	Hobart		Level 1	Sultan Holdings	DoJ	800.0	Gross	\$265,168.75	\$354.38	31 May 2024	Expired.
85 Collins Street	Hobart		Level 1	Reyne Pty Ltd	DoJ	1,818.0	Gross	\$748,898.97	\$411.94	31 January 2032	
110 Collins Street	Hobart	Trafalgar Building	Level 3	Nekon Pty Ltd	DoH	420.0	Gross	\$63,000.00	\$300.00	1 September 2037	Lease will supersede suite 34 Lease (below)
110 Collins Street	Hobart	Trafalgar Building	Suite 34	Nekon Pty Ltd	DoH	395.0	Gross	\$154,962.66	\$392.31	31 August 2023	Superseded by Level 3 Lease (above)
110 Collins Street	Hobart	Trafalgar Building	Level 13 & 14	Nekon Pty Ltd	DOH	1,704.0	Gross	\$661,010.00	\$387.92	31 August 2037	Excludes car park rent
110 Collins Street	Hobart	Trafalgar Building	level 15	Nekon Pty Ltd	DoH	866.0	Gross	\$181,860.00	\$420.00	1 September 2037	
111 Macquarie Street	Hobart	Reserve Bank Building	Level 2	Riverlee Pty Ltd	DoH	411.0	Gross	\$177,458.03	\$431.77	18 January 2029	
111 Macquarie Street	Hobart	Reserve Bank Building	Level 4	Riverlee Pty Ltd	DoJ	880.0	Gross	\$351,608.95	\$399.56	30 June 2029	
111 Macquarie Street	Hobart	Reserve Bank Building	Level 5	Riverlee Pty Ltd	DPFEM	880.0	Gross	\$342,075.36	\$388.72	31 October 2031	
114-116 Murray Street	Hobart		Part Ground, Level 1	NJB Property Pty Ltd	DECYP	829.0	Gross	\$281,077.97	\$339.06	16 October 2025	Excludes car park rent
134 Macquarie Street	Hobart	Lands Building	Whole Building	Terraplex Pty Ltd	NRETas, DPAC, Homes	11,675.0	Gross	\$4,736,582.90	\$405.70	31 March 1931	Excludes car park rent
144 Macquarie Street	Hobart		Ground	144 Macquarie Street Pty Ltd	DoH	431.6	Net	\$166,950.00	\$386.82	31 December 2026	Excludes car park rent
144 Macquarie Street	Hobart		Level 2	144 Macquarie Street Pty Ltd	TAO	479.0	Semi-Gross	\$191,371.28	\$399.52	7 September 2032	Excludes car park and storage rent
144 Macquarie Street	Hobart		Part Level 4	144 Macquarie Street Pty Ltd	DoJ	212.2	Semi-Gross	\$84,300.91	\$397.27	31 December 2024	1 year option exercised
144 Macquarie Street	Hobart		Level 3	144 Macquarie Street Pty Ltd	DoJ	481.1	Gross	\$199,736.45	\$415.17	31 August 2025	Option exercised. Excludes car park rent
144 Macquarie Street	Hobart		Level 6	144 Macquarie Street Pty Ltd	DSG	481.2	Gross	\$199,777.97	\$415.17	31 August 2026	Option exercised. Excludes car park rent
144 Macquarie Street	Hobart		Level 9	144 Macquarie Street Pty Ltd	DoJ	480.0	Gross	\$196,054.32	\$408.45	11 March 2024	Excludes car park rent.
169 Liverpool Street	Hobart		Level 3	Holy Tantra Esoteric Buddhism Incorporated	DoH	492.8	Gross	\$93,207.72	\$360.50	10 January 2024	Expired.
188 Collins Street	Hobart		Level 1	Balsa Rejus Pty Ltd	DECYP	1,067.0	Gross	\$416,610.15	\$390.45	30 June 2024	
199 Collins Street	Hobart		Part Level 1	199 Collins Street Pty Ltd	DECYP	620.0	Gross	\$256,523.55	\$413.75	14 October 2024	Excludes car park rent

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(Address)	(Suburb)	(Building Name)	(Levels)			(m <sup>2</sup> )		(\$)	(\$/m <sup>2</sup> )		
<b>HOBART FRINGE MAJOR LEASES</b>											
3 Terry Street	Glenorchy		Part Ground	E Kalis Properties	DoJ	547.0	Gross	\$145,312.06	\$265.65	30 June 2026	
9 Timsbury Road	Glenorchy		Part Level 1	Kennerley Childrens Homes Inc	DECYP	600.0	Gross	\$156,143.15	\$260.24	2 October 2027	
30 Gordons Hill Road	Rosny		Whole Building	Ecena Pty Ltd	DoJ	5,225.0	Gross	\$1,368,638.26	\$261.94	3 January 2027	
32-38 Innovation Drive	Dowsing Point	Tech 4 and Tech 5	Tech 4 Unit 4, Tech 5 Unit 8 and 9	Tasmania Development and Resources	DSG (TIS)	454.0	Gross	\$119,091.30	\$262.32	31 December 2023	Inactive.
89 Cambridge Park Drive	Cambridge		Whole Building	KM Property Funds	DoH	3,929.4	Gross	\$1,389,042.90	\$353.50	30 April 2032	Excludes storage rent
163-169 Main Road	Moonah		Level 3	TasWater	DoJ (TEC)	714.6	Gross	\$244,415.40	\$342.02	31 January 2025	
1066 Cambridge Road	Cambridge		Warehouse 2 Office	SFO Property Pty Ltd	DPFEM	500.0	Net	\$85,572.41	\$171.14	31 December 2024	Excludes car park rent
<b>LAUNCESTON MAJOR LEASES</b>											
1 Civic Square	Launceston	Henty House	Whole Building	Strada Group Pty Ltd	DoH, EPA, DoTF, DoJ, DPAC, TAO, DPFEM, NRETas	3,773.0	Gross	\$1,601,434.69	\$424.45	23 May 2027	Rent includes tenant electricity and cleaning, excludes car parking.
6-18 George Street	Launceston		Ground Floor	Romsley Pty Ltd	DECYP	550.0	Net	\$153,201.96	\$278.55	31 May 2027	Excludes car park rent
11-15 Cameron Street	Launceston		Ground Floor and Level 1	MG & LA Buchanan and Osborne Investments Super Fund	Homes Tas, DPAC	869.0	Gross	\$313,715.00	\$361.01	31 August 2024	
20 Charles Street	Launceston	CH Smith Centre	Whole Building	Castlerock	DPAC, DECYP, DoH, DSG, JP	4,713.0	Net	\$1,529,643.18	\$324.56	31 May 2034	Excludes car park rent and outgoings
112 Cameron Street	Launceston		Ground and Level 1	Christopher Clemens & Timothy Clemens	DECYP	314.0	Gross	\$52,457.42	\$167.06	5 February 2026	Option exercised. Excludes outgoings.
111-113 Cameron Street	Launceston		Ground and Level 1	Esk Property Investments Pty Ltd	DoJ	706.0	Gross	\$192,680.02	\$272.92	18 November 2024	
111-113 St John Street	Launceston		Part Level 1	Recep Haliloglu	DoJ	198.0	Net	\$50,737.05	\$256.25	30 June 2024	Option exercised
113-115 Cimitiere Street	Launceston		Level 3	Cimiterie Custodians Pty Ltd	DoH	347.0	Net	\$104,400.67	\$300.87	30 April 2025	Excludes car park rent + outgoings
113-115 Cimitiere Street	Launceston		Level 2	Cimiterie Custodians Pty Ltd	DoH	1,094.0	Net	\$350,080.00	\$320.00	30 June 2033	
115-119 Cameron Street (includes 1 and 3-5 Wellington Street)	Launceston		Ground, Level 1 and Level 2	Esk Property Investments Pty Ltd	DoH, DECYP	2,007.0	Gross	\$510,000.00	\$254.11	17 November 2024	Encompasses 1 Wellington Street and 3-5 Wellington Street sites. Excludes car park rent
171 Westbury Road	Prospect	Prospect Offices	Ground and Level 1 of East Wing and South Wing.	Free Reformed School Assoc Tas Inc	NRETas	2,182.8	Gross	\$526,548.15	\$241.23	30 June 2028	
102-104 Cameron Street	Launceston		Level 1	Howell Property Group	DPFEM	552.0	Gross	\$115,808.01	\$295.28	15 October 2025	
182-192 Cimitiere Street	Launceston	Cornwall Square	Level 1, Premises A	Harvey Norman Holdings Pty Ltd	DoJ (DPP)	818.0	Gross	\$250,114.41	\$305.76	31 August 2022	Currently month to month, new lease in negotiation.
<b>NORTH-WEST MAJOR LEASES</b>											
1-2 Rundle Road	Devonport	Stony Rise Government Building	Whole Building	DC & SM Family Investments Pty Ltd	NRETas, DSG, TDIA	2,019.0	Net	\$364,090.81	\$180.33	31 July 2030	Excludes parking + storage rent/space. Statutory outgoings only.
1-3 Rooke Street	Devonport		Level 1	South Rooke Investments Pty Ltd	DoJ	276.0	Net	\$81,669.72	\$295.90	31 August 2027	Excludes Outgoings
21-23 Stewart Street	Devonport		Ground	Devon House Pty Ltd	DoH	283.0	Gross	\$70,750.00	\$300.00	31 August 2028	Excludes car park rent
33-35 Steele Street	Devonport		Ground	Yardize Pty Ltd	EPA	339.0	Net	\$77,004.78	\$227.15	30 June 2032	
46 Mount Street	Burnie	Reece House	Level 1	Reece House Pty Ltd	DPAC, Homes Tas	637.0	Gross	\$147,379.81	\$231.37	1 February 2024	New lease in negotiation, excludes car park rent and outgoings
46 Mount Street	Burnie	Reece House	Level 3	Reece House Pty Ltd	DoJ	350.0	Gross	\$89,338.39	\$255.25	30 June 2021	Month to Month arrangement
46 Mount Street	Burnie	Reece House	Level 4	Reece House Pty Ltd	Ambulance Tas	260.0	Semi Gross	\$56,765.85	\$218.33	30 November 2024	Excludes car park rent, includes Council Rates and Land Tax
49-51 Cattley Street	Burnie	Harris Building	Ground, Level 1	Terraplex Pty Ltd	DSG, DECYP	1,631.6	Gross	\$390,161.68	\$239.13	14 January 2028	
49-51 Cattley Street	Burnie	Harris Building	Part Level 2	Terraplex Pty Ltd	DoJ (DPP)	394.0	Net	\$102,534.75	\$260.24	2 October 2027	
54-56 Mount Street	Burnie	Advocate Building	Ground and Level 1	Cimitiere Custodians Pty Ltd	DSG, DoJ	1,808.0	Gross	\$391,411.63	\$216.49	31 January 2030	Excludes car park rent
57-59 Oldaker Street	Devonport		Whole Building	Bruce Muirhead, Sheryl Muirhead, Susan Madden, Alys Moore	DoJ	374.0	Net	\$89,527.39	\$239.38	23 August 2028	Option excercised
<b>TOTAL</b>						<b>121,751.2 m<sup>2</sup></b>		<b>\$44,926,456.01</b>			