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 2026. 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.

Tasmanian Government

ROUTINE DISCLOSURE AS AT 30 JUNE 2026
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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											
1-7 Liverpool Street	Hobart		Part Level 1	Australian Broadcasting Corporation	DPFEM	497.0	Gross	$181,243.70	$426.44	31 December 2027	Cost excludes car park rent
2 Salamanca Square	Battery Point		Level 1	Winrock Investments Pty Ltd	DSG	1,382.0	Gross	$600,266.01	$434.35	28 February 2037	Cost excludes car park rent
4 Salamanca Place	Hobart	Salamanca Building	Whole Building	JGS Private Capital Pty Ltd	DSG, MPS, DECYP, DoTF, DPAC	14,973.0	Net	$9,559,967.30	$638.48	24 October 2037	Cost excludes outgoings, car park rent and storage rent
4 Salamanca Place	Hobart	Salamanca Building	Part Ground	JGS Private Capital Pty Ltd	MPS	453.0	Gross	$91,639.42	$450.00	24 October 2037	New Lease
10 Murray Street	Hobart	Podium Office - Parliament Square	Whole Building	JGS Private Capital Pty Ltd	DSG	1,145.0	Net	$696,955.88	$608.70	24 October 2037	Cost excludes outgoings
15 Murray Street	Hobart	Executive Building	Whole Building	Challenger Life Nominees Pty Ltd	MPS, DPAC, DoJ, Tourism Tasmania	9,887.0	Net	$3,248,967.07	$328.61	30 June 2035	Cost excludes outgoings and car park rent
16-18 Watchorn Street	Hobart		Whole Building	Hanging Garden Group Pty Ltd	DoH	1,200.0	Gross	$419,423.40	$349.52	31 October 2028	Cost excludes car park rent.
22 Elizabeth Street	Hobart		Level 9	22 Elizabeth Street Pty Ltd	DoH	803.5	Net	$298,662.22	$371.70	31 December 2032	Cost excludes outgoings
22 Elizabeth Street	Hobart		Level 1, 2, 3, 4, 5, 6, 7 & 10	22 Elizabeth Street Pty Ltd	DoH	7,893.9	Net	$3,773,178.42	$477.99	31 December 2032	Cost excludes storage rent
25 Argyle Street	Hobart		Levels 1,2 3, 4, 5 & 6	United Specialist Managers Pty Ltd	DoH	5,137.0	Net	$1,882,386.59	$381.92	31 December 2038	Cost excludes outgoings and car park rent
27 Elizabeth Street	Hobart	NAB House	Level 1	Kastro Astypalea Pty Ltd	DoJ	994.0	Gross	$313,110.00	$420.00	30 September 2040	New lease. Cost excludes car park rent.
27 Elizabeth Street	Hobart	NAB House	Level 6	Kastro Astypalea Pty Ltd	OHCC	451.6	Gross	$195,230.12	$432.31	31 August 2030	Option exercised
27 Elizabeth Street	Hobart	NAB House	Level 7	Kastro Astypalea Pty Ltd	DoJ, OHCC	459.0	Gross	$217,089.31	$472.96	30 September 2028	
40 Elizabeth Street	Hobart		Levels 1, 2 & 3	Hobart Retail Pty Ltd	EPA	1,299.0	Gross	$520,230.13	$400.49	31 January 2034	
47 Liverpool Street	Hobart	Capita Building	Whole Building	Stewart Group Hobart Pty Ltd	DPFEM	4,752.0	Gross	$2,267,379.42	$477.14	30 June 2026	In holdover until 31 August 2026. Cost excludes car park rent
50 Elizabeth Street	Hobart		Level 1	Aurora Energy Pty Ltd	DoH	648.0	Semi-Gross	$101,492.48	$469.87	31 July 2025	Expired. Cost excludes outgoings. Vacated 31 October 2025
54 Victoria Street	Hobart		Level 1	DBV Northbridge Australia Pty Ltd	DoJ	897.0	Gross	$311,410.91	$347.17	31 October 2026	Cost excludes car park rent
54 Victoria Street	Hobart		Level 2 East	DBV Northbridge Australia Pty Ltd	DPFEM	528.0	Gross	$216,480.00	$410.00	31 August 2026	Cost excludes car park rent
70 Collins Street	Hobart	Telstra Centre	Shop 1 and Shop 2 (Ground Floor)	Terraplex Pty Ltd	DoH	280.0	Gross	$127,343.13	$454.80	30 September 2033	
70 Collins Street	Hobart	Telstra Centre	Level 3, 4, 5 & 6	Terraplex Pty Ltd	DPFEM	5,064.0	Gross	$2,203,447.18	$435.12	31 July 2033	Cost excludes car park rent
75 Liverpool Street	Hobart		Level 1	Emmanuel Kalis	DoJ	913.0	Gross	$393,514.40	$431.01	30 September 2034	Cost excludes car park and storage rent
85 Collins Street	Hobart		Level 1	Reyne Pty Ltd	DoJ	1,818.0	Gross	$794,506.91	$437.02	31 January 2032	
110 Collins Street	Hobart	Trafalgar Building	Level 3	Nekon Pty Ltd	DoH	420.0	Net	$130,764.38	$311.34	31 August 2037	Cost excludes outgoings
110 Collins Street	Hobart	Trafalgar Building	Level 13 & 14	Nekon Pty Ltd	DoH	1,704.0	Net	$694,473.63	$407.55	31 August 2037	Cost excludes outgoings, storage rent and car park rent
110 Collins Street	Hobart	Trafalgar Building	Level 15	Nekon Pty Ltd	DoH	866.0	Net	$377,473.16	$435.88	31 August 2037	Cost excludes outgoings
111 Macquarie Street	Hobart	Reserve Bank Building	Level 2	Riverlea Australia Pty Ltd	DoH	411.0	Net	$189,560.58	$461.22	18 January 2029	Lease assigned 15 May 2026
111 Macquarie Street	Hobart	Reserve Bank Building	Level 4	Riverlea Australia Pty Ltd	DoJ	880.0	Gross	$373,021.94	$423.89	30 June 2029	
111 Macquarie Street	Hobart	Reserve Bank Building	Level 5	Riverlea Australia Pty Ltd	DPFEM	880.0	Gross	$362,907.75	$412.40	31 October 2031	
114-116 Murray Street	Hobart		Part Ground, Level 1	NJB Property Pty Ltd	DECYP	829.0	Gross	$83,933.65	$345.54	16 October 2025	Expired.Excludes car park rent
134 Macquarie Street	Hobart	Lands Building	Whole Building	Terraplex Pty Ltd	NRE Tas, DPAC, Homes Tas	11,675.0	Gross	$5,357,079.96	$458.85	31 March 2031	Cost excludes car park rent and storage rent
144 Macquarie Street	Hobart		Ground	144 Macquarie Street Pty Ltd	DPAC	431.6	Semi-gross	$177,117.26	$410.37	31 December 2026	Cost excludes car park rent
144 Macquarie Street	Hobart		Level 2	144 Macquarie Street Pty Ltd	TAO	479.0	Semi-gross	$203,025.79	$423.85	7 September 2032	Cost excludes car park and storage rent
144 Macquarie Street	Hobart		Level 3	144 Macquarie Street Pty Ltd	DoJ	481.1	Gross	$219,277.36	$455.78	31 August 2027	Cost excludes car park and storage rent
144 Macquarie Street	Hobart		Part Level 4	144 Macquarie Street Pty Ltd	DoJ	212.2	Semi-gross	$81,871.79	$420.90	31 December 2025	Expired. Vacated 31 May 2026
144 Macquarie Street	Hobart		Level 6	144 Macquarie Street Pty Ltd	DSG	481.2	Gross	$215,278.65	$447.38	31 August 2026	Cost excludes car park rent
144 Macquarie Street	Hobart		Level 9	144 Macquarie Street Pty Ltd	DoJ	480.0	Semi-gross	$210,874.37	$439.32	11 March 2029	Cost excludes car park rent
175 Collins Street	Hobart		Ground, Level 2	Tasbar Pty Ltd	DoH	1,803.0	Gross	$834,501.21	$462.84	3 April 2037	Cost excludes car park rent
188 Collins Street	Hobart		Level 1	Balsa Rejus Pty Ltd	DECYP	1,067.0	Gross	$333,824.29	$417.15	30 June 2026	Early termination 31 March 2026
199 Collins Street	Hobart		Ground and Level 1	199 Collins Street Pty Ltd	DoJ	3,440.0	Semi-Gross	$756,800.00	$440.00	30 September 2040	New Lease. Cost excludes car park rent
199 Collins Street	Hobart		Part Level 1	199 Collins Street Pty Ltd	DECYP	620.0	Gross	$65,002.49	$419.37	14 October 2024	Expired (after holdover). Cost excludes car park rent
200 Collins Street	Hobart		Ground	Sunset Rock Investments Pty Ltd	DECYP	2,051.7	Semi-gross	$717,069.15	$466.00	30 September 2040	New Lease. Cost excludes car park rent
292-294 Elizabeth Street	North Hobart		Building A and B	Rye Holdings Pty Ltd	DoJ	977.0	Gross	$170,000.00	$348.00	31 December 2026	New Lease

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Property				Lessor	Occupying Agencies	Crown Lease	Lease Type	Per Annum Cost	Rate	Expiry	Comments
(Address)	*(Suburb)*	*(Building Name)*	*(Levels)*			*(m^2)*		*($)*	*($/m^2)*		
HOBART FRINGE MAJOR LEASES											
3 Terry Street	Glenorchy		Part Ground	E Kalis Properties	DoJ	547.0	Gross	$154,161.56	$281.83	30 June 2026	
9 Timsbury Road	Glenorchy		Part Level 1	Kennerley Childrens Homes Inc	DECYP	600.0	Gross	$166,638.65	$277.73	2 October 2027	
30 Gordons Hill Road	Rosny		Whole Building	Clarence City Council	DoJ	5,225.0	Gross	$1,434,052.92	$274.46	3 January 2027	
89 Cambridge Park Drive	Cambridge		Ground	Perpetual Corporate Trust Limited	DoH	3,929.4	Gross	$1,473,635.61	$375.03	28 February 2034	Cost excludes storage rent
89 Cambridge Park Drive	Cambridge		Ground	Perpetual Corporate Trust Limited	DoJ	1,980.2	Gross	$780,199.00	$394.00	30 June 2040	New Lease. Cost excludes storage rent
163-169 Main Road	Moonah		Level 3	TasWater	DoJ	797.0	Semi-Gross	$160,416.67	$345.04	31 January 2026	Expired. Cost excludes outgoings
1066 Cambridge Road	Cambridge		Warehouse 2 Office	SFO Property Pty Ltd	DPFEM	500.0	Net	$90,106.26	$260.00	31 December 2024	Holdover, pending commencement of new lease
LAUNCESTON MAJOR LEASES											
1 Civic Square	Launceston	Henty House	Ground & Level 2, 3 & 4	Sandhurst Trustees Limited	DoH, EPA, DoTF, DoJ, DPAC, TAO, DPFEM, NRE Tas	3,850.0	Gross	$1,680,116.78	$436.39	23 May 2027	Cost excludes car park rent
6-18 George Street	Launceston		Ground Floor	Romsley Pty Ltd	DECYP	550.0	Net	$160,122.41	$291.13	31 May 2027	Cost excludes car park rent
20 Charles Street	Launceston	CH Smith Centre	Whole Building	Castlerock	DPAC,DECYP, DoH, DSG	4,713.0	Net	$1,673,211.05	$355.02	31 May 2034	Cost excludes outgoings and car park rent
56A Charles Street	Launceston		Ground and Level 1	Icena Dairies Pty Ltd	Homes Tas	450.0	Gross	$76,750.00	$170.56	30 November 2026	
64 Cameron Street	Launceston		Ground and Level 1	Phyllis Lillian Ashley-Jones	DoJ	982.0	Net	$58,750.00	$239.31	28 February 2036	New Lease. Cost excludes outgoings and car park rent
102-104 Cameron Street	Launceston		Level 1	Callendale Investments Pty Ltd	DPFEM	552.0	Gross	$158,310.50	$312.87	15 October 2027	Incentive - one month rent free
111-113 Cameron Street	Launceston		Ground and Level 1	Esk Property Investments Pty Ltd	DoJ	706.0	Gross	$216,115.00	$306.11	31 January 2027	Cost excludes car park rent.
112 Cameron Street	Launceston		Ground and Level 1	Christopher Clemens & Timothy Clemens	DECYP	314.0	Gross	$23,062.44	$189.27	5 February 2028	New Lease
112 Cameron Street	Launceston		Ground and Level 1	Christopher Clemens & Timothy Clemens	DECYP	314.0	Gross	$32,829.84	$183.76	5 February 2026	Expired
113-115 Cimitiere Street	Launceston	Cimitiere House	Level 2	Cimitere Custodians Pty Ltd	DoH	1,094.0	Net	$375,014.45	$342.79	30 June 2033	Cost excludes outgoings and car park rent
113-115 Cimitiere Street	Launceston	Cimitiere House	Level 3	Cimitere Custodians Pty Ltd	DoH	347.0	Net	$90,485.80	$312.92	30 April 2025	Expired (after holdover). Cost excludes outgoings and car park rent. New lease pending
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	$595,776.48	$296.85	31 January 2027	Cost 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	NRE Tas	2,182.8	Gross	$547,819.57	$250.97	30 June 2028	
182-192 Cimitiere Street	Launceston	Cornwall Square	Level 1, Premises A	Harvey Norman Holdings Pty Ltd	DoJ	825.0	Net	$198,384.41	$240.47	30 June 2026	New Lease. Cost excludes outgoings. Holdover until 31 August 2026
NORTH-WEST MAJOR LEASES											
1-2 Rundle Road	Devonport	Stony Rise Government Building	Whole Building	DC & SM Family Investments Pty Ltd	NRE Tas, TDIA	2,019.0	Net	$388,694.78	$192.52	31 July 2030	Cost excludes storage and house rent. Statutory outgoings only
1-3 Rooke Street	Devonport		Level 1	South Rooke Investments Pty Ltd	DoJ	276.0	Net	$86,629.21	$313.87	31 August 2027	Cost excludes outgoings
4-22 Wilmot Street	Burnie	Columnar Court	Shop 1 (Ground Floor)	Columnar Court Pty Ltd	DoJ	442.0	Net	$75,757.50	$171.40	31 March 2035	Cost excludes outgoings
21-23 Stewart Street	Devonport		Ground	Devon House Pty Ltd	DoH	283.0	Gross	$90,434.42	$319.56	31 August 2028	Cost excludes car park rent
33-35 Steele Street	Devonport		Ground	Yardize Pty Ltd	EPA	339.0	Net	$82,489.45	$243.33	30 June 2032	Cost excludes outgoings
36 Wilmot Street	Burnie		Ground	A.K & S.K Dalmeny Holdings Pty. Ltd. and Lisbon House Properties Pty Ltd	DPFEM	1,218.7	Gross	$270,478.87	$265.00	30 May 2035	New Leas. Cost exlcudes car park rent
46 Mount Street	Burnie	Reece House	Level 1	Reece House Pty Ltd	DPAC, Homes Tas	637.0	Net	$143,217.03	$224.83	30 September 2028	Cost excludes outgoings and car park rent
46 Mount Street	Burnie	Reece House	Level 3	Reece House Pty Ltd	DoJ	350.0	Gross	$56,613.38	$269.59	5 June 2021	Expired (after holdover)
49-51 Cattley Street	Burnie	Harris Building	Ground, Level 1, Level 2	Terraplex Pty Ltd	DSG, DECYP, DoH	1,631.6	Gross	$409,913.59	$251.23	14 January 2028	
49-51 Cattley Street	Burnie	Harris Building	Part Level 2	Terraplex Pty Ltd	DoJ	394.0	Gross	$109,420.48	$277.72	2 October 2027	
54-56 Mount Street	Burnie	Advocate Building	Ground and Level 1	Perpetual Corporate Trust Limited	DSG, DoJ	1,808.0	Gross	$442,057.13	$244.50	31 January 2030	Cost excludes car park rent
57-59 Oldaker Street	Devonport		Whole Building	Bruce Muirhead, Sheryl Muirhead, Susan Madden, Alys Moore	DoJ	400.0	Net	$100,984.72	$252.46	23 August 2028	
					TOTAL	**133,927.5 m^2**		**$52,370,431.37**			

Occupying Agency Key:
BT - Building Tasmania
DECYP - Dept for Education, Children and Young People
DoH - Dept of Health
DoJ - Dept of Justice
DoTF - Dept of Treasury and Finance
DPAC - Dept of Premier and Cabinet
DPFEM - Dept of Police Fire and Emergency Management
DSG - Dept of State Growth (now Building Tasmania)
EPA - Environmental Protection Authority
JP - Justice of the Peace
MPS - Ministerial and Parliamentary Support
NRE Tas - Dept of Natural Resources and Environment Tasmania
OHCC - Office of the Health Complaints Commissioner
TAO - Tasmanian Audit Office