



Contracts Register

LEASE CONTRACT		
Section 29 Class 1 CONTRACTS over \$150,000 (for the life of the contract)		
(a)	The name and business address of the contractor, Legal Entity Tenant, legal address	Williamtown Sand Syndicate Pty Limited T/A Newcastle Sand PO Box 1011, Newcastle NSW 2300
(b)	Related body corporate in respect of the contractor, or any other private sector entity in which the contractor has an interest, that will be involved in carrying out any of the contractor's obligations under the contract or will receive a benefit under the contract	N/A
(c)	Date on which the contract became effective and the duration of the contract	18/05/2020 15 year lease
(d)	Real property to be leased under the contract	Lot 1012 DP 814078 being 282 Cabbage Tree Rd, Lot 11 DP 629503 being 282A Cabbage Tree Rd & Lot 121 DP 556403 being 398 Cabbage Tree Rd, Williamtown NSW
(e)	Estimated amount payable to the contractor under the Contract	\$1,738,590.00 plus GST
(f)	Description of any provisions under which the amount payable to the contractor may be varied	Market Review – Each 5 th and 10 th anniversary of the Commencement Date. CPI – every anniversary of the Commencement Date that is not a Market Review Date.
(g)	Description of any provisions with respect to the renegotiation of the contract	Holding over – If continued to occupy the Land after the Expiry Date with approval it is done so under a monthly tenancy.
(h)	In the case of a contract arising from a tendering process, the method of tendering and a summary of the criteria against which the various tenders were assessed	N/A
(i)	Provisions under which it is agreed that the contractor is to receive payment for providing operational or maintenance services.	N/A
Section 30 ADDITIONAL INFORMATION FOR CLASS 2 CONTRACTS		
Section 30 (a) to (e) have been considered for this Contract and are not applicable, and therefore Section 31 is not applicable.		
Section 31 ADDITIONAL INFORMATION FOR CLASS 3 CONTRACTS if Class 2 contract of a value of \$5 million or more		
N/A		



Contracts Register

LEASE CONTRACT		
Section 31 Class 3 CONTRACTS over \$5,000,000 (for the life of the contract)		
(a)	The name and business address of the contractor, Legal Entity Tenant, legal address	Adecco Australia Pty Ltd Lvl 4, 123 Pitt Street, Sydney NSW 2000
(b)	Related body corporate in respect of the contractor, or any other private sector entity in which the contractor has an interest, that will be involved in carrying out any of the contractor's obligations under the contract or will receive a benefit under the contract	N/A
(c)	Date on which the contract became effective and the duration of the contract	1/07/2023 1 year lease
(d)	Real property to be leased under the contract	Lot A DP 359833 being 528-534 Hunter Street, Newcastle, NSW 2300
(e)	Estimated amount payable to the contractor under the Contract	\$863,544.35 ex GST
(f)	Description of any provisions under which the amount payable to the contractor may be varied	Annually on the anniversary of the Commencement Date a fixed increase of 3.75%
(g)	Description of any provisions with respect to the renegotiation of the contract	3 year option Annually on the anniversary of the Commencing Date during the term and on the anniversary of the Commencing Date of any new lease granted Fixed increase of 3.75%
(h)	In the case of a contract arising from a tendering process, the method of tendering and a summary of the criteria against which the various tenders were assessed	N/A
(i)	Provisions under which it is agreed that the contractor is to receive payment for providing operational or maintenance services.	N/A
Section 30 ADDITIONAL INFORMATION FOR CLASS 2 CONTRACTS		
Section 30 (a) to (e) have been considered for this Contract and are applicable, and therefore Section 31 is applicable.		
Section 31 ADDITIONAL INFORMATION FOR CLASS 3 CONTRACTS if Class 2 contract of a value of \$5 million or more		



Contracts Register

LEASE CONTRACT		
Section 29 Class 1 CONTRACTS over \$150,000 (for the life of the contract)		
(a)	The name and business address of the contractor, Legal Entity Tenant, legal address	Best & Less Pty Limited PO Box 85 WESTGATE NSW 2048
(b)	Related body corporate in respect of the contractor, or any other private sector entity in which the contractor has an interest, that will be involved in carrying out any of the contractor's obligations under the contract or will receive a benefit under the contract	N/A
(c)	Date on which the contract became effective and the duration of the contract	17/09/2020 3 year lease
(d)	Real property to be leased under the contract	Lot 3 DP 880718 known as 49 William St, Raymond Terrace NSW
(e)	Estimated amount payable to the contractor under the Contract	\$600,000.00 ex GST
(f)	Description of any provisions under which the amount payable to the contractor may be varied	Rent Free Amount \$7,820.09 plus GST to be deducted from first year's rent. CPI increase on each anniversary of the Commencement Date.
(g)	Description of any provisions with respect to the renegotiation of the contract	Option not applicable.
(h)	In the case of a contract arising from a tendering process, the method of tendering and a summary of the criteria against which the various tenders were assessed	N/A
(i)	Provisions under which it is agreed that the contractor is to receive payment for providing operational or maintenance services.	N/A
Section 30 ADDITIONAL INFORMATION FOR CLASS 2 CONTRACTS		
Section 30 (a) to (e) have been considered for this Contract and are not applicable, and therefore Section 31 is not applicable.		
Section 31 ADDITIONAL INFORMATION FOR CLASS 3 CONTRACTS if Class 2 contract of a value of \$5 million or more		
N/A		



Contracts Register

LEASE CONTRACT		
Section 29 Class 1 CONTRACTS over \$150,000 (for the life of the contract)		
(a)	The name and business address of the contractor, Legal Entity Tenant, legal address	Commonwealth Bank Australia GPO Box 3899 Sydney NSW 2001
(b)	Related body corporate in respect of the contractor, or any other private sector entity in which the contractor has an interest, that will be involved in carrying out any of the contractor's obligations under the contract or will receive a benefit under the contract	N/A
(c)	Date on which the contract became effective and the duration of the contract	01/07/21 3 years
(d)	Real property to be leased under the contract	Lot 70 DP 709524 being 113 Beaumont St, Hamilton NSW 2303
(e)	Estimated amount payable to the contractor under the Contract	\$624,000.00 ex GST
(f)	Description of any provisions under which the amount payable to the contractor may be varied	CPI Review 1 July 2022 CPI Review 1 July 2023 Market Review Date 1 July 2024
(g)	Description of any provisions with respect to the renegotiation of the contract	1 further term of 3 yrs commencing 1 July 2024 CPI Review 1 July 2025 CPI Review 1 July 2026
(h)	In the case of a contract arising from a tendering process, the method of tendering and a summary of the criteria against which the various tenders were assessed	N/A
(i)	Provisions under which it is agreed that the contractor is to receive payment for providing operational or maintenance services.	N/A
Section 30 ADDITIONAL INFORMATION FOR CLASS 2 CONTRACTS		
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Section 31 ADDITIONAL INFORMATION FOR CLASS 3 CONTRACTS if Class 2 contract of a value of \$5 million or more		
N/A		



Contracts Register

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Section 29 Class 1 CONTRACTS over \$150,000 (for the life of the contract)		
(a)	The name and business address of the contractor, Legal Entity Tenant, legal address	TAFE NSW - Technical and Further Education Commission of PO Box 707, Broadway NSW 2007
(b)	Related body corporate in respect of the contractor, or any other private sector entity in which the contractor has an interest, that will be involved in carrying out any of the contractor's obligations under the contract or will receive a benefit under the contract	N/A
(c)	Date on which the contract became effective and the duration of the contract	14/10/2021 10 year lease
(d)	Real property to be leased under the contract	Lot 8 DP 1239352 being 1 Central Ave, Salamander Bay 2317
(e)	Estimated amount payable to the contractor under the Contract	\$1,200,000.00 Ex GST
(f)	Description of any provisions under which the amount payable to the contractor may be varied	CPI rent review on each anniversary of the Commencement Date other than Market rent Review Date
(g)	Description of any provisions with respect to the renegotiation of the contract	5 + 5 year option
(h)	In the case of a contract arising from a tendering process, the method of tendering and a summary of the criteria against which the various tenders were assessed	N/A
(i)	Provisions under which it is agreed that the contractor is to receive payment for providing operational or maintenance services.	N/A
Section 30 ADDITIONAL INFORMATION FOR CLASS 2 CONTRACTS		
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Section 31 ADDITIONAL INFORMATION FOR CLASS 3 CONTRACTS if Class 2 contract of a value of \$5 million or more		
N/A		



Contracts Register

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Section 29 Class 1 CONTRACTS over \$150,000 (for the life of the contract)		
(a)	The name and business address of the contractor, Legal Entity Tenant, legal address	WORKERS EDUCATIONAL ASSOCIATION – HUNTER of 100 Laman St, Cooks Hill NSW 2300
(b)	Related body corporate in respect of the contractor, or any other private sector entity in which the contractor has an interest, that will be involved in carrying out any of the contractor's obligations under the contract or will receive a benefit under the contract	N/A
(c)	Date on which the contract became effective and the duration of the contract	22/05/2023 5 year lease
(d)	Real property to be leased under the contract	Lot 10 DP 1128722 the building known as the "Menziess Centre" being 72 Port Stephens St, Raymond Terrace 2324
(e)	Estimated amount payable to the contractor under the Contract	\$350,727.20 ex GST
(f)	Description of any provisions under which the amount payable to the contractor may be varied	Market rent reviews (including during any option leases) 22 May 2028 Percentage Rent Reviews (including during any option leases) Each anniversary of the Commencing Date other than 22 May 2028 Percentage for Percentage Rent Reviews are 3%
(g)	Description of any provisions with respect to the renegotiation of the contract	Second Option Lease 5 years starting on 22 May 2028 and ending 21 May 2033
(h)	In the case of a contract arising from a tendering process, the method of tendering and a summary of the criteria against which the various tenders were assessed	N/A
(i)	Provisions under which it is agreed that the contractor is to receive payment for providing operational or maintenance services.	N/A
Section 30 ADDITIONAL INFORMATION FOR CLASS 2 CONTRACTS		
Section 30 (a) to (e) have been considered for this Contract and are not applicable, and therefore Section 31 is not applicable.		
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N/A		



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Section 29 Class 1 CONTRACTS over \$150,000 (for the life of the contract)		
(a)	The name and business address of the contractor, Legal Entity Tenant, legal address	VERTO Ltd of 227 Howick Street, Bathurst NSW 2795
(b)	Related body corporate in respect of the contractor, or any other private sector entity in which the contractor has an interest, that will be involved in carrying out any of the contractor's obligations under the contract or will receive a benefit under the contract	N/A
(c)	Date on which the contract became effective and the duration of the contract	13 June 2022 3 Year Lease
(d)	Real property to be leased under the contract	Part Lot 104 DP 583648 being Shops 6,7 & 8 in building known as Terrace Shopping Village, 42 William Street, Raymond Terrace NSW
(e)	Estimated amount payable to the contractor under the Contract	\$152,867.82 ex GST
(f)	Description of any provisions under which the amount payable to the contractor may be varied	Annual to CPI (all groups) Sydney on each anniversary of the Commencement Date.
(g)	Description of any provisions with respect to the renegotiation of the contract	N/A
(h)	In the case of a contract arising from a tendering process, the method of tendering and a summary of the criteria against which the various tenders were assessed	N/A
(i)	Provisions under which it is agreed that the contractor is to receive payment for providing operational or maintenance services.	N/A
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N/A		



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Section 29 Class 1 CONTRACTS over \$150,000 (for the life of the contract)		
(a)	The name and business address of the contractor, Legal Entity Tenant, legal address	Sandran Pty Limited of Level 14, 225 Macquarie St, Sydney NSW 2000
(b)	Related body corporate in respect of the contractor, or any other private sector entity in which the contractor has an interest, that will be involved in carrying out any of the contractor's obligations under the contract or will receive a benefit under the contract	N/A
(c)	Date on which the contract became effective and the duration of the contract	26 May 2023 5 year land lease
(d)	Real property to be leased under the contract	Lot 10E DP 939306, Lot 11SEC E DP 939306 and Lot 21 DP 788588 being 1 & 3 Peter Dron St and 1B Bourke St, Raymond Terrace NSW
(e)	Estimated amount payable to the contractor under the Contract	\$152,727.45 ex GST
(f)	Description of any provisions under which the amount payable to the contractor may be varied	Yearly on anniversary of the Lease commencing date. Method 3%
(g)	Description of any provisions with respect to the renegotiation of the contract	5 years option
(h)	In the case of a contract arising from a tendering process, the method of tendering and a summary of the criteria against which the various tenders were assessed	N/A
(i)	Provisions under which it is agreed that the contractor is to receive payment for providing operational or maintenance services.	N/A
Section 30 ADDITIONAL INFORMATION FOR CLASS 2 CONTRACTS		
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