

Glenorchy City Council
Ordinary Council Meeting
Tuesday, 27 January 2026

AGENDA

Notice is hereby given of a Meeting of the Glenorchy City Council to be held at the Council Chambers commencing at 3:30pm.

GLENORCHY CITY COUNCIL

QUALIFIED PERSON CERTIFICATION

The Chief Executive Officer certifies that, in accordance with section 65 of the *Local Government Act 1993*, any advice, information and recommendations contained in the reports related to this agenda have been prepared by persons who have the qualifications or experience necessary to give such advice, information and recommendations.

_____

Emilio Reale

Chief Executive Officer

Tuesday, 27 January 2026

Workshops held since last Council meeting:	**Date:**	Monday, 19 January 2026
	Purpose:	To present and discuss: • Southern Tasmanian Regional Land Use Strategy (STRLUS) • 2026 Priority Projects • City of Hobart Notice of Motion regarding Amalgamation with City of Glenorchy

ELECTED MEMBER STATEMENT OF INTENT

November 2022

We will...	By...
Be curious, open to change and difference	Being progressive, proactive, and innovative Taking calculated risks Asking questions before offering opinions or solutions Debating ideas without getting personal Remembering everyone is equal Always having an open mind
Be authentic and act with integrity	Being accessible Being honest and trustworthy Demonstrating transparency and accountability
Be respectful to each other	Going to the source, in person, early Assuming good intent, always Acting with good intent, always Actively listening, seeking to understand Valuing other's opinions Being prepared
Own and right our wrongs	Self-reflecting Being open to feedback Being brave enough to be vulnerable
Show strong leadership	Challenging the status quo Continually learning and practicing good governance Striving for financial sustainability and strength Having clarity on role and purpose
Consider the impact we have on others	Practicing emotional intelligence Hearing both sides before making judgement Remembering our behaviour and words matter to staff

ELECTED MEMBER LEGACY

November 2022

At the end of our term,

we will have made a real difference because, together:

We deliver

We're active and present

We put people first

We are inclusive

We are future focussed and brave

We improved communication and community engagement

We empowered our community

We rebuilt pride

We were accountable

We created a safe, clean, equitable city

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1 APOLOGIES

2 CONFIRMATION OF MINUTES (OPEN MEETING)

That the minutes of the Council meeting held on Monday, 15 December 2025 be confirmed.

3 ANNOUNCEMENTS BY THE CHAIR

4 PECUNIARY INTEREST NOTIFICATION

5 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Question with notice – Lucinda Shannon
Received by email on Tuesday, 9 December and asked at the Council meeting on Monday, 15 December 2025
Response sent by email Wednesday, 24 December 2025

My name is Lucy (she/her) and I am proud to live in Moonah, and proud of the unique culture we enjoy here in the Glenorchy Council area. I was very happy to read in recent council papers about the after school program providing support and social opportunities for young LGBTIQA+ community members, but very disturbed to see the anti-equality rhetoric present in the questions to council in November's meeting.

As a ratepayer and LGBTIQA+ community member, I want to be reassured that elected members understand the harm created by anti-equality campaigners, who have manipulated and distorted the facts about trans and gender diverse individuals and their essential health care.

Trans people are our family members, our neighbours, our friends and work colleagues. The anti-rights activism, like that demonstrated at the November meeting, seeks to rob our neighbours, family members, friends of the rights that the rest of us enjoy. It especially makes me fearful for the health, wellbeing and freedom of the trans and gender diverse young people I know and care about. When we rob our young people of their right to be safe, well and cared for, our community also misses out on the incredible contribution that each young person can make. We all lose and our community is poorer for it. The rights and freedom of trans people is not a niche issue - it is something that impacts every one of us.

Q1: Knowing that LGBTIQA+ young people experience much higher than average rates of bullying, poor mental health due to stigma and higher rates of suicidality, will council commit to keep funding and expanding essential programs like the after school pride group?

Response:
The after school pride group is currently resourced through our Community Development team, under Glenorchy City Council's (Council's) Annual Plan 2025/26 priority actions (https://www.gcc.tas.gov.au/wp-content/uploads/2025/06/GCC10749-Annual-Plan-2025-26-WEB-OP.pdf page 12):
2.1.1.1 Deliver programs to improve opportunities for our young people.
2.1.1.4 Partner with the government and community organisations that improve community safety and inclusion.

Participation in this group has been steady, demonstrating the program meets a need for young people in our community.

Council remains committed to partnering with relevant organisations to deliver programs which benefit our community, including young people and LGBTIQA+ community members.

Council is committed to building inclusion and safety for all community members, including LGBTIQA+ community.

Q2: **The Cass report cited by previous questions has been widely discredited, "based on prejudice not on evidence" (Scientific American https://www.scientificamerican.com/article/the-u-k-s-cass-review-badly-fails-trans-children/).**

The British Medical Association withdrew support for this paper in August 2024 https://can-sg.org/2024/11/07/the-cass-review-and-the-bma-the-story-of-a-u-turn/.

Will GCC commit to seeking evidence from Tasmanians with lived experience and state advocacy organisations like Equality Tasmania & Working it Out Tasmania when making decisions that affect the health and wellbeing of LGBTIQA+ community members?

Response:
Under Council's Community Engagement Policy (2023), Council is committed to engaging its communities on issues that affect them (https://www.gcc.tas.gov.au/wp-content/uploads/2023/07/Community-Engagement-Policy-2023-Final-V2_.pdf).

Under this policy, in December 2024 Council invited community to create a working group of LGBTIQA+ residents to develop the LGBTIQA+ Community Inclusion Survey, to analyse the results and to prepare the survey report. This process has been led by LGBTIQA+ community members with a diversity of lived experience.

Council is committed to building relationships with key stakeholders to deliver programs which benefit our community, and will seek expert advice from relevant organisations to inform our programs and policies.

Council will ensure our programs and policies are informed by best practice and community need, and comply with human rights, child safety and other legislation including the *Anti-Discrimination Act (1998)*.

Q3: Knowing that bad actors and anti-equality campaigns are lobbying GCC directly in the form of questions like those in the Nov council meeting, will GCC make a firm and clear commitment to inclusion, and to speak out against hateful rhetoric that harms LGBTIQA+ community members?

Response:
Council was the first Tasmanian council to make a public commitment to LGBT Inclusion (Social Plan 2004).

Council's Community Strategy 2021-30 committed Council to "Promote pride and inclusion of the LGBTQI community" as part of the "Accessible, inclusive and diverse" priority. In line with this objective, Council is developing a Statement of Commitment to LGBTIQA+ Inclusion, which will guide Council's advocacy and activities.

A community engagement process has been carried out by Council officers over the last twelve months to ensure Council's Statement of Commitment to LGBTIQA+ Inclusion meets community expectations and delivers a meaningful action plan, setting out steps which Council can take to support a more inclusive community in the future.

The Chairperson of each Council meeting introduces public question time with the following briefing (item 6. Public Question Time briefing): "questions must not be inflammatory, abusive, defamatory, contain a personal attack or otherwise breach any rules of the meeting which have been explained by the Chairperson", and if the question is deemed to be inappropriate or not comply with the rules of the meeting, an answer may be refused.

Q4: In the context of the Tasmanian government's recently launched LGBTIQA+ inclusion strategy "our inclusive island", will GCC commit to financially supporting programs and other actions that centre on LGBTIQA+ inclusion?

Response:
As above: Council will receive the "LGBTIQA+ Inclusion Consultation Report" in early 2026, which will contain recommendations to Council, a draft Statement of Commitment to LGBTIQA+ Inclusion and a draft Action Plan. Any budget implications will be considered after that report is received.

Council received a grant through the Department of Premier and Cabinet's LGBTIQA+ Community Grants to deliver a series of LGBTIQA+ inclusion workshops to Council staff and community members throughout the 2025-26 financial year.

These workshops, delivered by Working It Out Tasmania, build confidence in using LGBTIQA+ inclusive language and provoke discussions about how services in our community can be more inclusive. Four of the seven workshops are

complete; workshops in Moonah, Chigwell and Goodwood are planned for early 2026, which will be advertised through Council's social media and other networks.

Q5. Will the Alder people and Councillor here also commit as individuals to finding out more about trans and gender diverse people FROM trans and gender diverse people? Not from people who just want to have a say, but people with that actual direct lived experience, because there are plenty of resources out there, resources like Working It Out and individual community members who I know would be glad to share their experience with them."

Response:
Council officers worked closely with a working group made up of LGBTIQA+ community members with a diversity of lived experience, who helped make our LGBTIQA+ Inclusion Community Consultation as inclusive and accessible as possible.

This group has been involved with the analysis of survey results and the creation of the report, which will be presented to Council in early 2026. Group members will participate in presenting the LGBTIQA+ Inclusion consultation report and recommendations to Council.

Elected Members and Council leadership participated in an "LGBTIQA+ Inclusive Leadership" workshop in September 2025, which was presented by people from the LGBTIQA+ community.

Council convenes the Access and Inclusion Special Committee, which oversees Council's strategy to facilitate and advocate for a welcoming, inclusive community, and actively contributes to the development of a welcoming, respectful, accessible and inclusive community as described in the Glenorchy City Council Community Development Action Plan.

Question without Notice - Angela Strk, Rosetta
Asked at Council meeting on Monday, 15 December 2025
Response sent by email Monday, 19 January 2026

Firstly, I'd like to thank Council for their work on the pool and for the Claremont Wetland Boardwalk.

My question, however, relates to an email that I sent to all councillors and the mayor on the 23rd of November, of which I've had no response from except for Mr. Alderton. Thank you.

My email was and my question is about putting forward a motion for Glenorchy City Council to remove itself from the partnership with the not-for-profit organisation Working It Out to run the pilot, LGBTQIA+ after-school group for 12 to 18 year olds at the Glenorchy Health Centre, I want to underline that I am not asking for the removal of the group I'm asking about, removal of Council's partnership with that particular organisation.

I'm asking for a detailed explanation about why you would not withdraw from this partnership.

I'm asking for this motion because such a partnership with working it out does seem to be in conflict with Glenorchy City Council's statement of commitment to safeguarding children, young people and to protect their well-being.

This is because and as an educator and parent Working It Out currently provides controversial services and counselling to children and young people who may display symptoms of gender dysphoria and distress, otherwise known as identifying as trans, and these are the young people that may be attending the after-school group.

Working It Out is a has publicly advertised an affirmation fund to recommend and support access to puberty blockers, cross sex hormones and breast binders to young people.

Yet the evidence around the world and in Australia shows that these treatments do not support young people's well-being.

Working it out has openly promoted the idea to children and in schools that it is possible to be born in the wrong body, to have a gender identity.

That is at odds with one's body and that body modification and taking medicines can alleviate this distress which they call is a form of gender affirmation.

The treatments of prescribing puberty blockers and cross sex hormones. Treatments which working it out advocates for have been banned in QLD, New

Zealand, Sweden, Finland, the US and in the UK, with the recent closure of the Tavistock Centre.

How could this be compatible with Glenorchy City Council's statement of commitment to safeguarding young children?

I want to add to my question of why you would not pass a motion and explain this to me about moving yourself from this partnership with Working It Out, noting Council has committed resources and staff and time to support working out pilot program in Glenorchy.

Disregarding the fact, it would seem that Working It Out already has a yearly revenue of $1.5 million and is supported with a grant of over $900,000 / 3 years from the state government.

[Mayor] I know you are a very passionate about this issue.

[CEO] These questions were taken on notice.

Response:

Glenorchy City Council will not consider a motion to remove itself from partnership with not-for-profit organisation Working It Out Tasmania.

Glenorchy City Council is proud of its culturally diverse community in Greater Hobart, and is known for its rich mix of backgrounds, including significant populations from many countries and local Aboriginal heritage. The City Council actively promotes inclusion through initiatives like the Welcoming Cities Network, anti-racism campaigns and partnering with community-led organisations like Working It Out Tasmania and with services such as Pulse Youth Health Service, making sure that programs genuinely reflect the needs of LGBTIQA+ people in Glenorchy and to foster a vibrant, connected and inclusive community.

Council wants children and young people to thrive, be safe, happy and empowered. Glenorchy City Council is committed to building a city where everyone feels safe, valued and included.

As detailed in responses to your previous questions in September and November 2025, all Glenorchy City Council programs comply with Tasmanian Law including the Child and Youth Safe Organisations Act (2023). This law also applies to all the other organisations operating in Tasmania, including organisations that council partners with to ensure a diverse range of programs and activities are available in our municipality to meet our community's needs.

The Tasmanian Government Department of Health "delivers a public gender affirming care service and is committed to ensuring the ongoing availability of this service in

response to increasing demand" (DPAC, Our Inclusive Island, p16: https://www.dpac.tas.gov.au/__data/assets/pdf_file/0030/473592/Tasmania-LGBTIQA-Strategy-2025-30.pdf).

There is ample research showing the proven mental health and wellbeing benefits of all forms of gender affirmation (social, medical, legal) for young people in Australia, including but not limited to:

- Grant, R., Amos, N., Lin, A., Cook, T., Hill, A. O., Pang, K., ... & Bourne, A. (2024). Mental health and wellbeing outcomes associated with social, medical, and legal gender affirmation among trans young people in Australia. *International Journal of Transgender Health*, 1-13. https://doi.org/10.1080/26895269.2024.2366881
- Amos, N., Grant, R., Lin, A., Hill, A. O., Pang, K. C., Skinner, S. R., ... & Bourne, A. (2025). Mental Health and Wellbeing Outcomes Among Trans Young People in Australia Who are Supported to Affirm Their Gender. *Journal of Adolescent Health*. https://doi.org/10.1016/j.jadohealth.2025.03.011
- Strauss, P., Winter, S., Waters, Z., Wright Toussaint, D., Watson, V., & Lin, A. (2022). Perspectives of trans and gender diverse young people accessing primary care and gender-affirming medical services: Findings from Trans Pathways. *International Journal of Transgender Health*, *23*(3), 295-307. https://doi.org/10.1080/26895269.2021.1884925

6 PUBLIC QUESTION TIME (15 MINUTES)

Please note:

The Council Meeting is a formal meeting of the Elected Members elected by the Glenorchy community. It is chaired by the Mayor. Public question time is an opportunity in the formal meeting for the public to ask questions of their elected Council representatives about the matters that affect ratepayers and citizens.

In accordance with regulation 31(2) and (3) (Public question time) Local Government (Meeting Procedures) Regulations 2025, Council will allocate 15 minutes during each Council Meeting to invite members of the public to ask questions relating to the activities of Council.

The following rules and procedures apply to Public Question Time:

1. questions must relate to the activities of Council
2. members of the public are to announce their name and residential address before asking a question (which will be recorded in the minutes)
3. questions are to be put succinctly and in the form of a question, not a comment
4. questions must not be inflammatory, abusive, defamatory, contain a personal attack or otherwise breach any rules of the meeting which have been explained by the Chairperson
5. the Chairperson may limit the number of questions asked by each member of the public in order to ensure that all members of the public wishing to ask questions are given the opportunity within the allocated time
6. the Chairperson will decide the order in which questions are to be asked and may rotate the order between different members of the public if individuals have more than one question to ask
7. the Chairperson may, in their absolute discretion:
   a) refuse to answer a question if the Chairperson deems that it is inappropriate or does not comply with these rules or the rules of the Council meeting, or
   b) take a question 'on notice', in which case the answer will be provided in writing prior the next Council meeting and included on the agenda for the next Council meeting
8. if a question is taken on notice, the Chairperson may request that the member of the public submit their question in writing and may refuse to provide a response if the question is not provided as requested, and
9. the 15 minutes allocated for Public Question Time may be extended at the discretion of the Chairperson at the conclusion of the time period. Council is to publish information relating to Public Question Time, including any additional rules and procedures, on Council's website.

Question with notice – Eddy Steenbergen
Received Wednesday 10 December 2025, advised too late for the December meeting
Response sent by email on Monday, 19 January 2026

I recently read on the Mercury website a story about the debate in Burnie Council regarding the Marinus Link project. The Mercury article says that "Mayor Teeny Brumby excused herself from the vote due to a conflict of interest stemming from her public support for the project". I'd like some clarification.

Q1: If a mayor expresses a public position (for or against) a proposed project, is that by itself enough to constitute a conflict of interest?

Response: No, see comments below.

Q2: If any councillor expresses a public position, does the same apply?

Response: No, see comments below.

Q3: If any councillor publicly lobbies for or against a proposed project, is that by itself enough to constitute a conflict of interest?

Response: No, not by itself.

Part 2 of the *Local Government (Code of Conduct) Order 2024,* does impose important limitations, including that there cannot be a personal or private interest involved as well. An elected representative is expected to “openly and honestly in the public interest” debate various matters, with the Mayor acting as the spokesperson for the Council. In all their duties, Elected Members are to “give genuine and impartial consideration to all relevant information known”.

However, in some circumstances an Elected Member will be making administrative decisions, such as when they attend the Glenorchy Planning Authority meetings. There they will have a duty to uphold the legislated planning scheme, and are expected to approach the issue with an “open and unprejudiced” mind.

7 PETITIONS/ADDRESSING COUNCIL MEETING

8. COMMUNITY

Community Goal – Making Lives Better

8.1 ACTIVITIES OF THE MAYOR

Author: Mayor (Sue Hickey)

Qualified Person: Chief Executive Officer (Emilio Reale)

File Reference: Activities of the Mayor

Executive Summary

This report details the recent activities of the Glenorchy City Mayor.

Mayor Hickey attended 26 events or external meetings during the period from Monday, 8 December 2025 to Sunday, 11 January 2026.

Recommendation

That Council:

1. RECEIVE and NOTE the report about the activities of Mayor Hickey during the period from Monday, 8 December 2025 to Sunday, 11 January 2026.

Activity Report in Detail

Monday, 8 December 2025

- Attended a media event opening new Cricket Tasmania and Glenorchy City Council funded practice nets at King George V (KGV) Oval.
- Chaired the Glenorchy Planning Authority Meeting.
- Chaired the Glenorchy City Council Workshop.

Tuesday, 9 December 2025

- Attended the Italian Australian Seniors Welfare Association of Tasmania Christmas lunch with Sandra Fagan.

Wednesday, 10 December 2025

- Attended the Goodwood Primary School 2025 End of Year Concert and Presentation Assembly.
- Met with Michael Kelly and Le-ella Doyle from Relationships Tasmania.

Thursday, 11 December 2025

- Met with The Honourable Madeleine Ogilvie MP (online meeting) regarding Bucaan Community House Garden.
- Met with Lesley Hazelwood to discuss opportunities around skilled migration projects.
- Attended a tour of a new facility, “The Forest” at the University of Tasmania.

Friday, 12 December 2025

- Attended the Cosgrove High School Prize Assembly.
- Attended (online) the Shelter Tasmania Annual General Meeting 2025.
- Opened the 2025 Multicultural Christmas Carols at St Therese’s Catholic School, an event supported by the Glenorchy City Council Community Carols Grant.

Saturday, 13 December 2025

- Attended and opened the Tasmanian Transport Museum Society’s launch of the re-introduction of tourist rail passenger services on a section of the Main South Line.
- Opened the Hobart Malayali Association (HMA) Christmas Celebration and Carols 2025, an event supported by the Glenorchy City Council Community Carols Grant.

Sunday, 14 December 2025

- Attended Glenorchy City Council's volunteer celebration lunch at Poimena Reserve.
- Attended the Glenorchy City Brass Band Community Carols at Claremont RSL, an event supported by the Glenorchy City Council Community Carols Grant.

Monday, 15 December 2025

- Chaired the December Council Meeting.

Tuesday, 16 December 2025

- Attended and presented an award at the Holy Rosary Catholic School Thanksgiving Liturgy and Graduation Ceremony.

Thursday, 18 December 2025

- Met with Robyn Collis regarding an Australia Day Award nomination.

Friday, 19 December 2025

- Opened and attended Variety Kids Carols in Tolosa Park, an event supported by the Glenorchy City Council Community Carols Grant.

Saturday, 20 December 2025

- Attended the Claremont Men's Shed Christmas Party.
- Opened and attended Variety Carols by Candlelight 2025 in Tolosa Park, an event supported by the Glenorchy City Council Community Carols Grant.

Monday, 29 December 2025

- Attended the Big Bash League (BBL) Hobart Hurricanes versus Melbourne Renegades match.

Tuesday, 30 December 2025

- Attended the Taste of Summer VIP Session at Tasman Yacht Club.

Monday, 5 January 2026

- Participated in an ABC Radio interview on Council priorities for 2026.

Thursday, 8 January 2026

- Visited New Town Rivulet with Hobart Lord Mayor Anna Reynolds and constituent Tom O'Hern.

In addition to the above meetings and events, the Mayor attended numerous internal meetings and performed other administrative duties.

Attachments

Nil

8.2 GLENORCHY YOUTH HUB

Author: Manager Community (Warren Yates)

Qualified Person: Director Community and Corporate Services (Tracey Ehrlich)

File Reference: Youth Hub Establishment

Executive Summary

Glenorchy City Council is proposing the establishment of a permanent Youth Hub in the Glenorchy Central Business District to support vulnerable young people aged 12 to 17 years of age and respond to ongoing community concerns relating to youth wellbeing, antisocial behaviour, and social exclusion. The proposed Youth Hub will provide a safe, welcoming and well-supervised environment during the critical after school period, offering young people positive alternatives, access to support services, and pathways to education, health, and employment.

The Youth Hub concept is grounded in strong evidence and extensive youth and community feedback. Youth Hubs across Tasmania have demonstrated measurable benefits, including improved wellbeing and mental health, reduced contact with the justice system, stronger community connection, and enhanced life and employment skills. Importantly, Youth Hubs function as coordinated service points, ensuring young people's voices are heard while enabling government and community organisations to work collaboratively and more effectively. The Glenorchy Youth Hub will also provide culturally appropriate and targeted support, including for Aboriginal young people and those experiencing housing instability or other vulnerabilities.

Just prior to the 2025 Christmas break, Council was advised that it had been successful in securing a $1 million grant from the Tasmanian Community Fund to establish the Youth Hub, following submission of the Glenorchy Youth Hub Project Plan, included as **Attachment 1** to this report. This funding will be provided over five years from 2026 to 2031 and will support core after-school operations, including youth-led programming, three part-time Youth Engagement Officers, nutritious food provision, and capped operational overheads.

Council will co-fund key elements of the initiative, including the Safe City Lead, one Youth Engagement Officer, facilities, and shared corporate services. The project is further strengthened by a $500,000 commitment from the Tasmanian Government, announced as part of the most recent state election, and a $250,000 private bequest to support the fit-out of the facility.

The Youth Hub will operate Monday to Friday between 3:00 pm and 5:00 pm as an open access, youth only space. It will offer a mix of quiet and social zones, study areas, creative activities, light food, and structured wellbeing and engagement programs, while also facilitating warm introductions to external support services. The model builds on successful Council led outdoor pilot programs that have already demonstrated reductions in antisocial behaviour in the Glenorchy CBD and aligns strongly with Council's Community Strategy, included as **Attachment 2** to this report, priorities for safety, inclusion and opportunity.

Location has been identified as a critical success factor. Following negotiations with the Salvation Army, Council has secured an initial five-year lease over the lower level of the Terry Street building adjacent to the Council Chambers while further negotiations to purchase this building continue. This centrally located site offers excellent access to public transport via the nearby Bus Interchange, direct access to the City's central recreation park, the ability to provide both indoor and outdoor supervised activities, sufficient separation from the main retail strip, and capacity to accommodate supplementary services. Alternative locations, including the former Golden Years Club building, were considered but discounted following youth advice that proximity to public transport was essential for safety and accessibility.

The Glenorchy Youth Hub will operate with appropriate staffing ratios, strong governance, and a youth led programming approach. Performance and impact will be evaluated using a Results Based Accountability Framework, with baseline data collected at commencement, annual progress reporting, and a final independent evaluation in 2031. The initiative represents a strategic, well-funded, and evidence based investment in Glenorchy's young people and broader community wellbeing.

Approval is sought for Council to enter into and execute the Deed of Grant Funding Agreement with the Tasmanian Community Fund, enabling the project to commence in early 2026 with an intention to provide a staged "soft" opening in April 2026.

Recommendation

That Council:

1. RECEIVE and NOTE the report on Glenorchy Youth Hub Establishment.
2. ENDORSE the implementation of the Youth Hub project in accordance with the Project Plan included as **Attachment 1** and the Community Strategy 2021 – 2030 included as **Attachment 2.**
3. APPROVE the Chief Executive Officer to sign the Grant Deed and Funding Agreement from the Tasmanian Community Fund for $1 million over five years to support the Glenorchy Youth Hub establishment.
4. RESOLVE that Council's co-contribution and governance arrangements be maintained to ensure project sustainability during the 5-year grant funded period.

Community Plan Reference	Building Image and Pride We work for a safe and clean City. We nurture and celebrate our proud and vibrant City with its strong sense of belonging. Making Lives Better We deliver services to meet our community's needs. We champion greater opportunities for our community. Leading Our Community We are a leader and partner that acts with integrity and upholds our community's best interests. We responsibly manage our community's resources to deliver what matters most.
Strategic Plan Reference	Work proactively with other governments, service providers and the community to improve public safety in our City. Welcome diversity and inclusion in our community, creating connections that enable a sense of belonging and acceptance. Deliver or facilitate events to strengthen our community's sense of pride and belonging. Deliver services to our community at defined levels. Identify and engage in partnerships that provide services effectively to our community. In partnership with others, facilitate and advocate for a welcoming, inclusive, healthy and learning community. Listen to our community to understand their needs and priorities. Communicate effectively with our community and stakeholders about what Council is doing. Champion and work together to address our community's needs and priorities. Make informed decisions that are open and transparent and in the best interests of our community. Build and maintain productive relationships with all levels of government, other councils and peak bodies to achieve community outcomes for Glenorchy and Greater Hobart. Deploy the Council's resources effectively to deliver value while being financially responsible.

	Manage compliance and risk in Council and our community through effective systems and processes.
Consultation/ Engagement	• **Youth Co-Design:** Eight workshops shaped the Hub's Theory of Change and operating model. • **Partners:** Thrive to 25 network, Pulse Youth Health, Metro Tasmania, Mission Australia Youth Beat, The Link, Home Base, Glenorchy Jobs Hub, TasTAFE, local schools and community houses. • **Community Feedback:** Positive response to outdoor pilots and targeted LGBTIQA+ inclusion consultations.
Resources	• Council staff: Manager Community, Community Development Coordinator, Safe City Lead, Youth Engagement Officers. • Facility: Glenorchy CBD premises with flexible zones (social, quiet, creative, kitchen).
Risk/Legal/ Legislative/ Reputational	The establishment of the Glenorchy Youth Hub carries manageable operational, safeguarding, financial and reputational risks typical of youth-focused, open-access services. Key risks include ensuring child safety and duty of care for vulnerable young people, effective coordination with partner organisations, and maintaining community confidence, particularly during early implementation. There is also a risk associated with the time-limited nature of external grant funding and the need to demonstrate measurable outcomes to support long-term sustainability beyond 2031. These risks are mitigated through strict child-safe and governance frameworks, appropriate staffing ratios and supervision, formal partnership agreements, staged implementation, clear communication with the community, and a robust results-based accountability and evaluation framework. Overall, the risks are considered proportionate and acceptable given the evidence-based model, strong funding position, and the significant anticipated benefits to youth wellbeing, public safety and community outcomes.
25/26 Budget Allocation	• Initial establishment costs covered by Council and State Government contributions.

	• TCF funding commences mid-2026 for after-school operations.
Life of Project, Service, Initiative or (Expectancy of) Asset	• Five-year funded period (2026–2031), transitioning to Council and partner funding for sustainability.
25/26 Budget Reconsideration	No specific allocation is required for the day to day operations. Activities associated with the Establishment of a Youth Hub will be delivered with existing operational budgets. Further fit outs and equipment may require a budget in the order of $100k per year and this would be sought from the State Government pledge in a subsequent deed.
Ongoing Costs (e.g. maintenance, operational)	Staffing and operational costs embedded in Council budgets post-2031
Other Funding Sources	• Tasmanian Government: $500,000 for establishment. • Private Bequest: $250,000 for fit-out. • Partner in-kind contributions for programs and outreach.

Proposal in Detail

1. Glenorchy City Council is proposing to establish a Youth Hub in the Glenorchy CBD to connect with vulnerable young people in the Glenorchy municipal area. The Hub proposal is to provide support to young people to help them address antisocial behaviours, drug and alcohol misuse, and access to further support and social networks. The Hub will foster strong relationships with police, community groups and local support services.
2. Youth Hubs are known to offer vital benefits by providing safe spaces, fostering wellbeing, diverting youth from justice issues, building skills for employment and life, addressing social isolation and supporting positive futures through tailored programs for education, health, and community connection, especially for vulnerable or disadvantaged young people.
3. Youth Hubs act as central points for coordinated services, ensuring young people's voices are heard and their needs met, promoting resilience, and strengthening community ties, including culturally specific support for Aboriginal youth.
4. Glenorchy City Council was informed just prior to the 2025 Christmas break that it was successful in an application for a $1 million grant from the Tasmanian

Community Fund (TCF) to establish a permanent Youth Hub in the Glenorchy CBD. The funding is allocated over five years (2026–2031).

5. With this funding, the Youth Hub will be able to provide a safe, welcoming, and accessible space for young people aged 12 to 17, operating during the critical after school period (3:00 pm to 5:00 pm, Monday to Friday).
6. The Hub proposal will address sustained community need and youth feedback, offering quiet and social zones, light food, study areas, creative activities, and also provide pathways to health, learning, and employment services. It builds on successful outdoor pilots that reduced antisocial behaviour and aligns with Council's Community Strategy priorities for safety, inclusion, and youth opportunity.
7. The TCF funding will support after school operations, including three part time Youth Engagement Officers, youth led programs, nutritious food, and capped overheads. Council will co-fund the Safe City Lead, one Youth Engagement Officer, facilities, and shared services.
8. Additional contributions include a commitment of $500,000 from the Tasmanian Government as part of the last election pledge to fund the establishment of a Youth Hub in Glenorchy (not yet received) and $250,000 from a private bequest for the fit out. The $250,000 bequest has now been received by Council.
9. Approval is sought for Council to sign the Deed of Grant Funding Agreement with TCF, enabling project commencement in early 2026.

Key Benefits of Youth Hubs in Tasmania:

10. Youth Hubs are safe and inclusive environments providing welcoming physical spaces for positive social interaction, reducing isolation and building a sense of belonging. Improved wellbeing and mental health can be achieved by offering mental health support, life skills, and therapeutic environments to build resilience and emotional regulation.
11. Justice reinvestment prevents contact with the justice system by addressing underlying issues and providing positive pathways, as seen in projects like the Bridgewater Hub.
12. Skill development through the delivery of job training, educational programs, vocational skills, and life skills (like cooking, hygiene, budgeting) to enhance employment opportunities and independence.
13. Community connection by bringing young people together, connecting them with mentors, and integrating them into broader community life, including support for newcomers.
14. Youth empowerment by giving young people a voice in designing services, promoting youth led activities, and incorporating their views into policies.
15. Targeted support including the offer of culturally appropriate programs, especially for Aboriginal youth, and address specific needs like housing instability (Y2I program).

16. Coordinated services that act as a central point for various government and non-profit services (like Vinnies, schools, health providers) to work together effectively.
17. In essence, Tasmanian Youth Hubs are strategic community assets designed to nurture young people, equipping them with the tools, support, and connections needed to thrive and contribute positively to their communities.

Central Location

18. Where a Youth Hub is located is vitally important to ensure young people find it easily accessible, within reach of public transport and centrally located to divert young people from the central business district (CBD) shopping strip.
19. Glenorchy City Council has been in negotiations with the Salvation Army to purchase the building on Terry Street, adjacent to, and linked with the Council Chambers. The proposal includes the ground floor section of the building being designated for a youth hub. Whilst negotiations continue for the purchase of the building, Council has entered into a 5 year lease and has now secured this section of the building.
20. This building is located in the heart of the Glenorchy CBD, and provides a number of benefits including:
    - Direct access to/from the Council forecourt
    - Provision for both indoor and outdoor activities that can be easily supervised
    - Close proximity to the Bus Interchange
    - Being located a reasonable distance away from the major shopping strip
    - Being large enough to accommodate a number of supplementary services.
21. The former Golden Years Club building was considered as a venue for the Youth Hub; however, youth advice indicated a Youth Hub closer to the bus interchange and in the centre of the CBD was a safer and more attractive option.
22. The Glenorchy Youth Hub will operate as an open access, youth only space during the after school period, addressing safety concerns and fostering belonging. It will provide a safe, supervised environment with a minimum 4:60 staff ratio enabling:
    - Youth-led programming and governance group
    - Study and creative spaces, light food, and wellbeing activities
    - Warm introductions to health, education, and employment pathways.
23. Evaluation of the effectiveness of the Hub will follow a results based accountability approach, with baseline data at opening, annual progress snapshots, and a final independent review in 2031. The Hub aligns with Council's Community Strategy and Strategic Plan, delivering measurable outcomes in safety, wellbeing, youth leadership, and community perception.

What are the Expected Achievements and Outcomes

24. The Glenorchy Youth Hub will deliver measurable outcomes for young people, service partners and the broader community. These outcomes align with the TCF's

Project Plan and support Community Goals. The project plan agreed the following guiding principles and project plan outcomes:

Guiding Principles	Corresponding TCF Project Plan Outcomes
1. Youth Safety and Wellbeing	• Young people feel safer, more supported and connected • Improved mental and physical wellbeing • Reduced violence or antisocial behaviour
2. Engagement and Empowerment	• Youth leadership, co-design and peer mentoring are embedded • Youth Governance Group is active and visible • Youth-led events are delivered annually
3. Access to Pathways	• Young people are supported into learning, employment and health pathways • Coordinated, youth-centred service delivery with warm introductions • Partner programs and referral protocols in place
4. Community Outcomes	• Improved public perception of young people • Council is seen as responsive and inclusive • Project transitions to sustainable model post-2031 via partnerships and embedded operations

25. Progress will be tracked using a results based accountability framework, including baseline data at opening, quarterly updates, annual reviews and independent evaluations in 2029 and 2031.

What Happens Beyond the Grant Period

26. Grant funding of $1 million from the TCF to establish a permanent Youth Hub in the Glenorchy CBD is allocated over five years (2026–2031).

27. The grant will support after school operations, including three part time Youth Engagement Officers, youth led programming, nutritious food, and capped overheads for a 5 year period only. Council will co-fund the Safe City Lead, one Youth Engagement Officer, facilities, and shared services during this period.

28. A mid-term review in 2029 will assess the Youth Hub's outcomes, funding model and delivery approach. This review will include early business case recommendations to enable informed decision-making prior to the conclusion of the TCF grant period in 2031.

29. Council will consider options such as core investment, shared funding with partners, or alternate delivery models. Planning will be driven by demonstrated

impact and community value, ensuring decisions are not based solely on cost but also on what the Hub achieves for Glenorchy's young people and broader wellbeing.

Project Delivery Timeline

30. The Glenorchy Youth Hub is currently in the establishment phase. Building works have not yet commenced, however electrical and painting works are programmed to commence in February 2026. The Youth Hub operation is being programmed to be operational in late April 2026.

31. The proposed delivery timeline, as outlined in the Tasmanian Community Fund Project Plan, is structured across three phases:

    Phase 1: Establishment and Co-Design (2025–2026)

    - Finalise property fit out and child-safe compliance.
    - Confirm partner MOUs and referral protocols.
    - Deliver youth co-design workshops and establish the Youth Governance Group.
    - Conduct pilot engagement activities and launch early communications.

    Phase 2: Operations and Early Impact (2026–2028)

    - Commence open-access after-school delivery (3:00 pm – 5:00 pm, Monday to Friday) from late April 2026.
    - Implement ongoing youth-led programming and service delivery.
    - Track progress through quarterly updates and annual reporting.

    Phase 3: Evaluation and Sustainability (2028–2031)

    - Conduct a mid-term review and present early business case recommendations (2029).
    - Continue integrated service delivery with partner organisations.
    - Complete final evaluation and transition to a long-term model by 2031.

32. This timeline remains indicative and will be updated as operational milestones are confirmed.

Conclusion

33. The proposed establishment of the Glenorchy Youth Hub represents a strategic, evidence based and well funded response to an identified and ongoing community need. It builds on proven models across Tasmania, extensive youth co-design, and Council's own successful pilot initiatives, and is strongly aligned with Council's Community Strategy and Strategic Plan priorities for safety, inclusion and opportunity.

34. The project is underpinned by significant external investment from the Tasmanian Community Fund, the Tasmanian Government and a private bequest, with Council's co-contribution focused on governance, staffing stability and long-term sustainability.

35. The proposed location, operating model and governance arrangements have been carefully considered to maximise accessibility, safety and impact, while the staged delivery approach and robust evaluation framework will ensure performance, accountability and continuous improvement over the life of the project. Importantly, the five-year funding horizon allows Council to establish a sound evidence base and make informed decisions about the Hub's future beyond 2031.
36. Approval to enter into the Deed of Grant Funding Agreement will enable Council to progress this initiative in early 2026 and deliver a meaningful, preventative investment in the wellbeing of Glenorchy's young people and the broader community, while responsibly managing risk and resources.

Attachments

1. Glenorchy Youth Hub Project Plan [**8.2.1** - 20 pages]
2. Community- Strategy-2021-2030- FINAL [**8.2.2** - 25 pages]

Glenorchy City Council

Glenorchy Youth Hub: Safety, Belonging and Pathways (2026–2031)

Project Plan

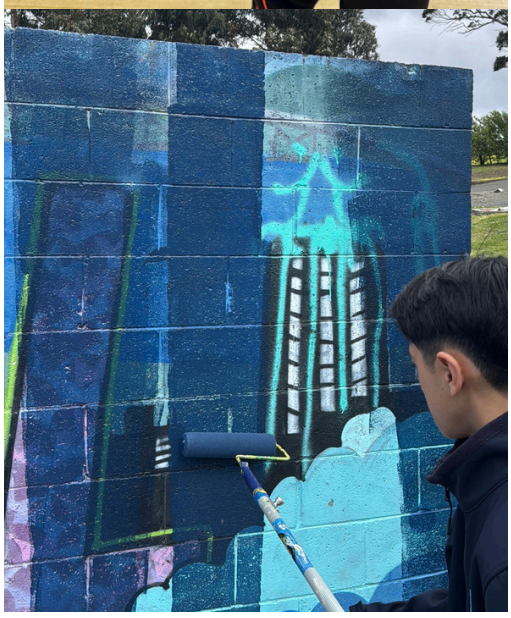
Prepared by
GLENORCHY CITY COUNCIL

Presented to
TASMANIAN COMMUNITY FUND (TCF)

Amount requested from the TCF
$1 MILLION DOLLARS OVER FIVE YEARS







Executive Summary

Every weekday at three o'clock, Glenorchy's CBD and bus mall become the meeting place for hundreds of teenagers. For many it is the journey home. For some it is the only public space where they can be. This is also the time when safety concerns rise, small conflicts escalate, and support is hardest to access. Through eight co-design workshops with local young people, we developed a clear theory of change for the Hub.

The young people asked for a space that is welcoming, close to transport and simple to use, with trusted adults, a quiet spot to study, creative space, something warm to eat and straightforward help when they ask for it. They were clear - "make it welcoming", "make it close", "make it safe".

The Youth Hub (Hub) delivers exactly that: a central, transport-proximate space for 12 to 17 year olds, open after school from 3.00 pm – 5.00 pm, with calm, visible supervision; quiet and social zones; light food; a study space with gentle back-to-school nudges; and warm introductions to health, learning and jobs pathways.

What TCF funds?

This request underwrites the critical after-school window. It funds Youth Engagement Officers (three new positions, Council EA Grade 4, 0.375 FTE per week), youth-led programming, nutritious food and capped overheads.

Together with Council's Safe City Lead and Youth Engagement Officer, the Hub meets the minimum safe staffing ratio of four staff to 60 young people.

Why here and why now?

The proposed location is the right one. Close to transport schools and Pulse Youth Health, along with Glenorchy Jobs Hub (Jobs Hub) and partner services.

Council trials on the Chamber's lawns show that when we offer purposeful activity and visible supervision, positive behaviour change occurs and connection grows.

Metro, Tasmanian Police and Safe City insights confirm the need to focus on the after-school period. The Hub converts this evidence into a practical, everyday response.

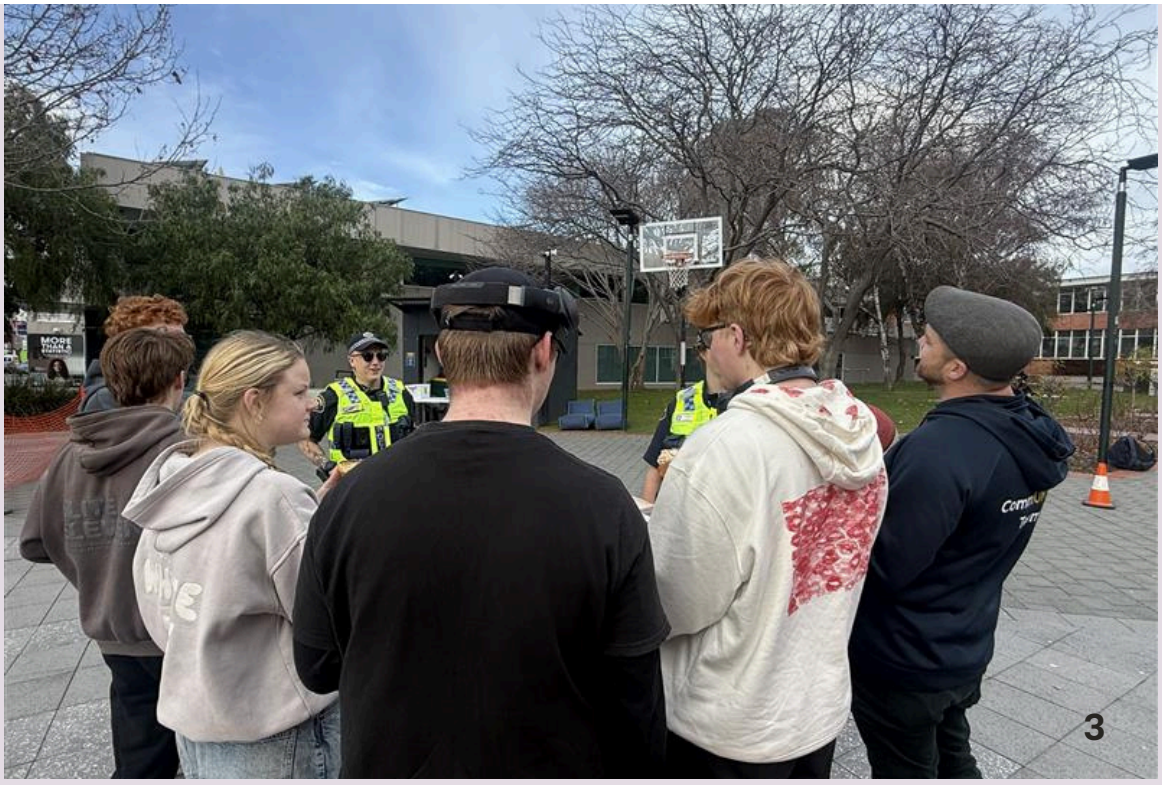
Glenorchy City Council (Council) is proposing to establish a permanent Youth Hub in the Glenorchy Central Business District (CBD), building on outdoor pilots in the same location that have reduced antisocial behaviour. Capital and facility setup, and broader operating hours will be funded outside this request.

Purpose of Tasmanian Community Fund (TCF) Investment

The proposed investment from the Tasmanian Community Fund will enable the delivery of safe, inclusive, and engaging after-school operations during the highest-need period of the day. Funding will support the provision of qualified youth engagement officers, youth-led programming, nutritious food, and essential operational resources to ensure a secure and supportive environment for young people.

Scope of TCF Support

The after-school program will operate on an open-access basis from 3:00 pm to 5:00 pm, Monday to Friday. Council will contribute by funding two key positions: the Safe City Lead and one Youth Engagement Officer. It is proposed that the TCF investment fund three additional Youth Engagement Officer positions (0.375 FTE per week each) to maintain safe operating ratios and enhance program delivery capacity.



Metro Tasmania

Metro has advised that, while incidents are not formally categorised by age, frontline data indicates approximately 63 incidents were recorded in the Glenorchy CBD between April and September 2025. The majority of these incidents related to aggressive behaviour, health and safety concerns, and vandalism, accounting for around 52.3% of all Metro-related incidents in the area during that period.
Metro notes that it is reasonable to assume a proportion of these incidents involve school-aged young people, particularly during the after-school congestion period. This insight reinforces the importance of providing a safe, structured nearby space for young people as they wait for, or transition between, buses.

Acting CEO Metro Tasmania - Laurie Hansen:
"Metro Tasmania works closely with local communities to assist in decreasing instances of anti-social behaviour. We all have a role to play and Metro is keen to assist where it can to help our young people to thrive. Youth Hubs can play a critical role in giving young people a space to feel supported."

63
Incidents between April - September 2025



52.3%
of all Metro-related incidents in the area during that period

Why this partnership will work?

Co-designed with young people and supported by the Thrive to 25 network, this model brings together Pulse Youth Health, local schools, Glenorchy Jobs Hub, Migrant Resource Centre, Home Base, The Link Youth Health Service, Mission Australia's Youth Beat, community houses and local employers.
Partners run tasters and info sessions on site, and we make warm introductions so young people can take their next step with confidence.

Project Outcomes

Glenorchy City Council proposes a permanent Youth Hub in the Glenorchy CBD, building on successful outdoor pilots that reduced antisocial behaviour. TCF investment will target the high-need after-school period (3:00–5:00 pm, Monday–Friday), supporting youth engagement officers, youth-led programs, nutritious food, and essential operating costs.

1 Youth Safety

Young people feel safer, more supported and connected – fostering a stronger sense of belonging for young people and the wider community.

2 Young Leadership

Youth leadership, co-design and peer mentoring are embedded and visible, strengthening youth voice, role modelling and shared decision-making.

3 Youth Wellbeing

Wellbeing, confidence and resilience improve, with young people supported to access positive pathways in education, training, employment and health.

4 Community Perception

Community perceptions shift, with young people increasingly recognised as valued contributors and leaders.

5 Coordinated Services

Services collaborate effectively through coordinated, youth-centred delivery that supports early intervention and smooth transitions for 12–17s - leading to a more resilient community.

6 Community Trust

Council builds trust and accountability as a responsive, youth-inclusive institution, with progress confirmed through evaluation and embedded into council activities.

How we will prove it:

Evaluation will be guided by the youth-led Theory of Change and Council's Results-Based Accountability approach. The Program Logic and Operating Model will be formally endorsed and embedded into hub procedures and staff induction, ensuring consistency and learning from day one.

Measurement Approach

1 Baseline on opening

Participation, brief wellbeing check, safety sentiment, and pathway indicators.

2 Embedded rhythm

- Fortnightly activity logs
- Quarterly progress summaries
- Annual "light-touch" review to confirm quality and adapt delivery

3 Outcome checkpoints

- Years 1–3: early impact snapshots
- Year 5: final evaluation, public summary, and lasting sustainability

This approach upholds rigour and transparency while remaining practical, youth-centred, and easily integrated into daily operations. Young people will play a key role in assessing whether the Hub continues to embody the core design principles they established – that it feels welcoming, connected, inclusive and safe.

The Hub is sustainable by design, supported through a combination of ongoing Council contributions, partner in-kind delivery, and youth-led activation. Together, these elements ensure that the Hub becomes fully embedded within the community by 2031. The funding request to TCF is focused and strategic: it supports the hours of highest demand, the staffing required to keep those hours safe and inclusive, the evidence and evaluation that ensure the model remains accountable, and the youth-driven initiatives that keep the space vibrant and alive.



Project Details

2.1 Goals

Provide a safe, youth-led and transport-proximate hub that strengthens safety, belonging and learning pathways for twelve to seventeen-year-olds in Glenorchy.

2.2. Target Group

Young people aged 12 to 17 who live, study or socialise in Glenorchy, with priority for those facing barriers to participation including transport, confidence with school engagement, physical, psychosocial, cultural, and LGBTIQA+ safety.
Council is adaptive and innovative to community needs by connecting organisations to support groups, including those who identify higher rates of feeling targeted and unsafe in Glenorchy.



In early 2025, Council conducted an LGBTIQA+ inclusion consultation, including targeted sessions with high school Pride groups to better engage young people. They shared concerns about accessing programs in other suburbs due to transport, bullying, and safety issues.
In response, GCC partnered with Pulse Youth Health Service and Working It Out Tasmania to pilot a monthly after-school program for LGBTIQA+ youth and allies (ages 12–18). Held at Pulse, the program fosters a safe, inclusive space and builds familiarity with support services.
So far, 32 participants from seven schools and home education have attended. The group will evaluate and plan for the coming year over the summer holidays.

2.3 Need and Evidence

There is a clear and sustained need for safe, youth-appropriate space and support in the after-school period (3:00–5:00pm) in the Glenorchy CBD and bus mall precinct. Council has responded to this need progressively since 2021, guided by youth feedback, service partners and observed demand.
Please refer to Youth Engagement Graph in Appendix

Staged Response and Learning

Please refer to Staged Response Timeline in Appendix 10: Timeline and Milestones

Evidence of Impact

Glenorchy Police Inspector - Jason Klug, Tasmania Police:

"Taskforce Respect – with its focus on high-visibility policing and community engagement – has made a positive impact in Glenorchy's CBD and retail areas... Youth offences fell from 928 (2023-24) to 731 (2024-25) – a 21% reduction."





What we've heard:

Across eight structured sessions, young people – particularly secondary-age – were clear:
They want a youth-only space near transport, warm food, mixed-use zones and optional access to support – not a case-management service, but a place to belong and build confidence.

What Services told us:

Service partners (Pulse Youth Health, Mission Australia's Youth Beat, Glenorchy Jobs Hub, The Link Youth Health Service, Home Base, TasTAFE, local schools, Metro) support a simple, coordinated model with

- convenient onsite delivery from trusted providers,
- friendly first contact and supported referrals,
- consistent after-school access in a safe CBD location.

Demand clusters after school in the CBD. Council's staged response proves the concept: visibility, consistency, and collaboration reduce harm and build safety. A permanent, centrally located Youth Hub - co-designed with young people and supported by coordinated service - is the most effective next step.

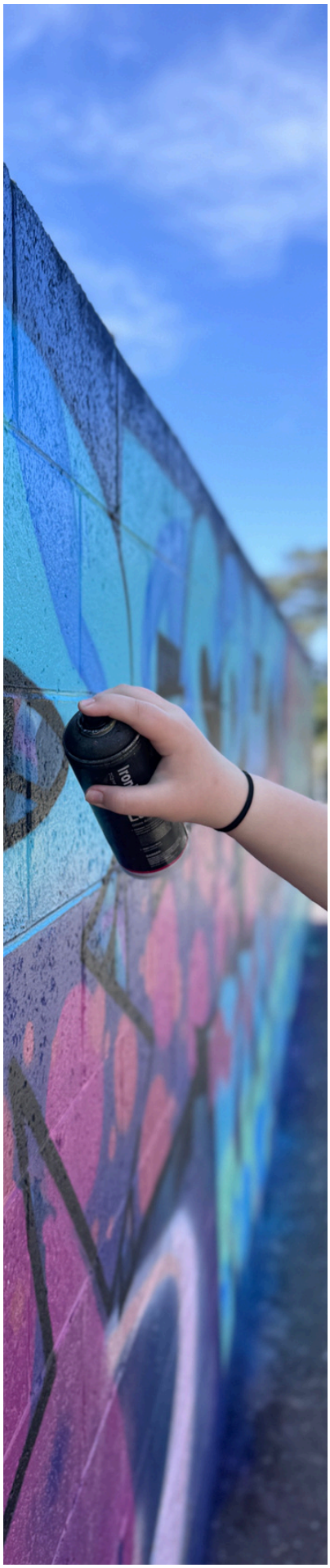


2.4 Systems Change

A reliable place with trusted adults reduces conflict and anxiety.
Youth-centred pathways - study space, taster days and warm introductions limit drop-off between services.
Youth governance makes the space and programs feel meaningful and inclusive. Shared measures align partners and prevent overlap.

2.5 Alignment and Delivery Capability

The Hub aligns with Council goals for safety, inclusion and youth opportunity and with TCF priorities for engagement, transitions, wellbeing, healthy food and pathways for older teenagers.
Council provides location, safe city practice, human resource, work health and safety, communications, governance, financial systems and reporting.



2.6 Co-design and Collaboration

Strong partnerships — *proven and ready*

Glenorchy City Council has long convened youth and safety partnerships. Our youth network began in 1999, was refreshed as Thrive to 25 in 2020, and now links more than 60 organisations to close gaps in learning, health, belonging and pathways. In 2025, Council also formed the Safer City Working Group with senior leaders from Metro Tasmania, Tasmania Police, Neighbourhood Watch, MCOT and the Tasmania Health Service to coordinate responses in the CBD.

These relationships work when it matters. After the tragic death of a young person in April 2025, media signalled a "youth riot". Local partners understood the context, and Council worked with The Link Youth Health Service and Home Base to create safe spaces outside Council Chambers with clinicians and youth workers on site – supporting calm, respectful grieving and demonstrating trauma-informed practice in real time.

This trusted network underpins the Youth Hub. Partners will deliver onsite support, tasters and warm introductions so young people can take confident next steps into health, learning and employment, without navigating multiple doors.

Who is involved

In-Hub & CBD presence (MOU's underway)

- Pulse Youth Health Service – one day per week
- Mission Australia's Youth Beat – two afternoons per week
- The Link Youth Health Service – AOD Peer Worker (flexible / Thursdays)
- Home Base – early intervention support (schedule to be confirmed)
- Metro Tasmania – outdoor engagement activities and safety alignment

Linked services

- Glenorchy Jobs Hub & Youth Coach (adjacent location)
- TasTAFE outreach via Jobs Hub
- Schools, PCYC, Youth Justice, community houses, local employers

What this means

- Seamless support from trusted providers
- Youth-centred warm introductions, not referrals into the void
- Consistent presence across indoor and outdoor spaces
- Shared responsibility and capability around youth safety and belonging

Please refer to Partner Delivery Roles in Appendix

2.7 Operating Model

Funding attribution

TCF funds the after-school open access window from 3.00 pm – 5.00 pm on weekdays. All other operating hours are funded by Council, State and partners.

Operating period	Typical times	What runs	Funding
Structured sessions	9am – 1:30pm Monday - Friday	Small group and partner onsite, tasters, appointments	Council and State and partners are to be confirmed
Set-up and close-down	One hour each day total during School Term	Site checks, safety preparation and end-of-day debrief	Council and TCF
Open access after school	3:00 pm – 5:00 pm Monday – Friday	Youth-only drop-in, study space, social space, creative space, light food, warm introductions	TCF
School holiday blocks	Scheduled blocks	Programmed activities and tasters	Council and State Government funding to be confirmed. TCF specified hours
Occasional evenings or weekends	As scheduled	Youth-led events and special activations	Separately resourced, not part of TCF funding

Minimum staffing for after-school delivery

A minimum of four staff support up to 60 young people at any given time. Council funds a Safe City Lead and a Youth Engagement Officer, while TCF supports three part-time Youth Engagement roles to meet the four-staff minimum, including coverage for leave and shift rotations. All positions are subject to confirmed State or Council funding, with capacity controls in place to maintain safe staff-to-participant ratios.

2.8 Theory of Change

Please refer to Appendix 3 for the full Theory of Change document.
Eight youth workshops shaped the Hub's Theory of Change, operating model and priorities. Young people were clear: make it welcoming, make it close, and make it safe.
Through co-design, young people defined:

- The core need: a safe, youth-only space near transport in the after-school window
- What matters: trusted adults, food, mix of quiet and social zones, music/art/game options, and warm introductions instead of formal case management
- How change happens: belonging first → confidence and early help-seeking → stronger school engagement and positive next steps

2.8 Theory of Change (summary)

If we provide a safe, welcoming and transport-proximate after-school space staffed by trusted adults, with quiet and social zones, food, study options and warm introductions to health, learning and job pathways, then more young people will:

- feel safe, welcome and connected
- seek support earlier
- sustain engagement with school
- take confident next steps toward study, work and wellbeing

Over time these mechanisms strengthen community safety, belonging and youth leadership and improves perceptions of young people in Glenorchy.

Please refer to Partner Delivery Roles in Appendix 2.

Theory of Change - July to August 2025	
Inputs	Facility, four-to-60 ratio staffing, partner time and evaluation.
Activities	After-school hub, study space, tasters and info sessions, youth-led activities, warm introductions, youth governance.
Outputs	Weekly sessions, participation logs, introductions issued and first appointments attended, youth-led event, annual snapshots.
Outcomes	Improved safety and belonging, better wellbeing and help-seeking, sustained school engagement and clear next steps, visible youth leadership, positive community perception and accountable reporting.

3. Project Outcomes and Measures

Safer	Healthier	Learning and Pathways
Fewer young people experience violence or crime (police statistics; Youth Hub safety check-in).	Improved mental and physical wellbeing (annual survey; partner session counts).	Young People – sustained engagement: school-linked drop-in (study space; periodic “back-to-school” activity); percentage of young people reporting higher confidence to attend and keep up.
Reduced harassment, threats and property damage (police statistics; Council maintenance logs).	Increased help-seeking and timely connection to support (health information sessions; warm referrals; attendance at a first appointment).	Partners – coordinated transitions: clear signposting and warm introductions (Jobs Hub, schools, RTOs,) introductions issued and first appointment attended.

3. Project Outcomes and Measures cont.

Youth Leadership	Positive Community Perceptions	Evaluation
Youth Governance Group active with terms of reference and minutes. Co-design actions are implemented. A youth-led event is delivered each year.	Constructive feedback from partners and businesses. Attendance at events. Positive sentiment captured in quarterly summaries.	Annual progress snapshots, final evaluation report. Glenorchy Views annual survey results.

Please refer to Appendix 1: Project Outcomes and Measures.

4. Outputs and Deliverables

Output	Measure / Target
Youth Hub premises established and operational	Property secured; youth-safe checks completed; operating procedures approved before opening.
Weekly open access and structured programs	150 active participants per week by end of year one; participation logged daily.
Service partnerships formalised	Three or more core partners co-delivering on-site programs with referral protocols.
Youth Governance Group established	Monthly meetings; Terms of Reference endorsed; youth input visible in program changes.
Youth-led event delivered annually	At least 100 attendees; satisfaction ≥ 80%.
School holiday activities	Four seasonal programs per year; feedback collected.
Evaluation framework operational	Baseline on opening; annual progress snapshots; and final (2031) evaluations.
Public Perception and Community Engagement	Council youth webpage, social media policy, monthly youth governance social posts,

5. Project Input and Partners

Input	Measure / Target
Funding	TCF co-funds after-school delivery ($1 million over five years); State Government youth hub establishment commitment ($500,000); Bequest towards Youth Hub fit-out ($250,000); Council support for facilities, communications and evaluation.
Staffing	Three part time Youth Engagement Officers (TCF-funded core), supported by Manager Community, Community Development Coordinator, Safe City Lead and shared Council services (communications, evaluation, finance).
Partners	Schools; health services (e.g. Pulse Youth Health Service, The Link); PCYC; Youth Beat; Youth Justice; community houses; Jobs Hub; TasTAFE; local employers.
Infrastructure	Glenorchy CBD facility with flexible zones (social, quiet, creative, outdoor, kitchen, appointments).
Evaluation	Evaluation framework to be developed, baseline, annual audits and final reporting using a results-based accountability approach.

6. Timelines and Milestones

Milestones by phase
Phase 1 – Establishment and co-design (2025–2026)

Focus	Key Milestones	Measures	Links to Project Outcomes	By When
Governance	Youth planning group → Governance Group (Terms of Reference endorsed). Statement of Commitment on Safeguarding Children and Young People (Appendix) endorsed by Council - September 2024.	Group formed; quarterly meetings; number of members including diversity measures. Council endorsed Statement of Commitment. (Appendix #)	3,6	July 2026
Partnerships	Core partnerships confirmed (schools, Pulse Youth Health, Home Base, The Link, Youth Beat, Metro Tasmania).	≥Three active MOUs; referral protocols agreed.	1,2,6	July 2026
Evaluation setup	Evaluation tools finalised; baseline begins on opening (mid-2026).	Instruments ready; quarterly check-in.	5	September 2026

6. Timelines and Milestones

Milestones by phase

Phase 1 – Establishment and co-design (2025–2026)

Focus	Key Milestones	Measures	Links to Project Outcomes	By When
Facility & safety	Property finalised; child-safe checks; Site Docs high priority operating procedures established and approved.	WHS and child-safe compliance records. Compliance with Statement of Commitment on Safeguarding Children and Young People (Appendix)	1,2,6	July 2026
Co-design	Eight workshops with ≥20 young people (12–17) to confirm theory of change and program logic.	Attendance and outputs logged.	2,3,6	July 2026
Engagement pilots	CBD pilot sessions; comms launch; ≥300 youth interactions logged	Participation counts; quick-pulse feedback.	1,4	December 2026

Phase 2 – Operations and early impact (2026–2028)

Focus	Key Milestones	Measures	Links to Project Outcomes	By When
Open access	Hub open 3.00 pm – 5.00 pm Mon–Fri; ≥500 unique young people engaged each year.	Attendance; demographics (12–17 year-olds).	1,2	June 2027
Youth leadership	Quarterly governance; youth-led event series with ≥100 attendees each year.	Event evaluations; leadership roles tracked.	3,4	June 2027
Wellbeing & belonging	Annual survey shows ≥70% report improved wellbeing/belonging.	Survey; Number of participants,	1,2	June 2027
Service Collaboration	≥Three co-located/on-site partner programs; shared referral and follow-up.	MOUs; referrals recorded; partner feedback recorded quarterly.	2,5,6	June 2027

6. Timelines and Milestones

Phase 2 – Operations and early impact (2026–2028)

Focus	Key Milestones	Measures	Links to Project Outcomes	By When
Early interventions (transitions)	Primary School, Year 6 supervised taster visits in Term 4 (ages 11+) to support high-school transition and awareness of the Hub.	Participation; pre/post confidence snapshot.	2,5	December 2026
Community Perception	Annual community sentiment shows improvement in confidence about youth contribution and behaviour.	Short survey; comms analytics.	4	December 2026

Phase 3 – Evaluation, leadership and sustainability (2028–2031)

Focus	Key Milestones	Measures	Links to Project Outcomes	By When
Leadership	Youth Leadership Committee formalised; diversity measures, small youth-led budget allocations.	Minutes; youth initiatives.	3,6	December 2026
Sector Collaboration	Annual Youth Sector Forum (≥40 participants); regional youth mobility initiative progresses.	Forum attendance; collaboration outputs.	4,5,6	July 2029
Evaluation	Mid-term evaluation (2029) and final evaluation (2031); ≥75% of outcomes met or exceeded.	Independent and internal reports; number of participants, RBA indicator set.	1–6	July 2029, July 2031
Sustainability	Hub embedded in Council operations by 2031.	Budget papers; Council resolution.	6	July 2031
Legacy	Final public impact report and community celebration.	Report published; comms reach.	3,4,6	December 2031

7. Evaluation Plan

Evaluation will be guided by the youth-led Theory of Change, ensuring the Hub remains welcoming, accessible, and youth-focused while strengthening safety, wellbeing, and learning pathways. A baseline will be established at opening, capturing participation data, a brief wellbeing measure, and youth-reported perceptions of safety.

Council will conduct light-touch annual reviews to monitor progress, address emerging needs, and ensure that youth voices continue to shape the Hub's direction.

A comprehensive evaluation will be undertaken in the final year (2031), including public reporting and embedding sustainabilty into operations beyond TCF funding. Each evaluation milestone will align with the project's intended outcomes, reinforcing continuous improvement, accountability, and long-term impact.

8. Governance and Management

Role	Responsibilities
Project sponsor – Chief Executive Officer	Authorises project; ensures organisational accountability.
Executive Leadership Team	Sets strategic direction; workforce planning; alignment with Council objectives.
Manager Community	Oversees implementation, quarterly review of progress, risks and budget.
Community Development Coordinator	Facilitating partner engagement; reporting and evaluation coordination.
Safe City Lead	Daily Hub operations, rosters and safety; coordinates on-site partners and activities.
Youth Engagement Officers	Deliver programs; facilitate youth participation and events; maintain records and feedback.
Youth Governance Group	Lived experience advice, co-design, visible and meaningful leadership.
Evaluator/s	Implements baseline and annual audits aligning with audits on years 1, 3 and 5 delivers final evaluations.

9. Risk Register and Mitigation

Please refer to Risk Register in Appendix

10. Budget Summary and Funding Sources

Glenorchy Youth Hub – Budget Snapshot

Item	Cost (Total FY27–FY31)	Funding Source
Safe City Lead – 0.375 FTE, EA Level 4 (Existing 1.0 FTE) Only partially allocated to this project	**$247,241.25**	GCC
Youth Engagement Officer – 0.375 FTE, EA Level 4 (Existing 1.0 FTE) Only partially allocated to this project	**$231,407.89**	GCC
Youth Engagement Officers 2 - 0.375 FTE, EA Level 4 (New)	**$226,946.61**	TCF
Youth Engagement Officers 3 - 0.375 FTE, EA Level 4 (New)	**$226,946.61**	TCF
Youth Engagement Officers 4 - 0.375 FTE, EA Level 4 (New)	**$226,946.61**	TCF
Youth Hub Equipment	**$103,633.00**	TCF
Evaluations	**$45,000.00**	TCF
Overheads	**$170,527.16**	TCF
	$35,976.04	GCC
Infrastructure	**$450,000.00**	GCC
	$250,000.00	BEQUEST
Total TCF Contribution - Cash	**$1,000,000.00**	
Total GCC Contribution - Cash	**$964,625.18**	
Total Sponsorship - Cash	**$250,000.00**	
Total Project Cost	**$2,214,625.17**	

Purpose and TCF Scope

TCF funds the highest-need window: after-school open access, 3:00–5:00 pm Monday–Friday. This includes three part-time Youth Engagement Officers to reach a safe 4:60 staffing ratio which allows for leave and shift rotation, alongside Council's Safe City Lead and Youth Engagement Officer, plus youth-led programming, evaluation, nutritious food, and essential operating costs (capped at ≤18% of TCF-attributed costs).

Funding Responsibilities

- **TCF (this application):** Youth Engagement Officers (after-school), contribution towards nutritious food and other essential operating costs (≤18%).
- **State Government Commitment + Council:** establishment and operating costs beyond the after-school window (structured daytime/holiday blocks), facilities, utilities, shared services (communications, finance, evaluation support).
- **Private Bequest:** $250 000 to fund Youth Hub fit-out (not TCF requested).
- **Partners (in-kind)**: on-site tasters/in-reach and warm-introduction pathways (Pulse Youth Health, The Link Youth Health Service, Home Base, Jobs Hub, PCYC, Youth Beat, schools, TasTAFE, local employers).
- **Applicant cash co-contribution**: ≥10%.

Detailed Budget Figures

Please refer to Budget Figures in Appendix



How we get there (2026–2031)

- **Partner agreements → service integration:** convert MOUs to multi-year operating agreements that specify onsite hours, referral protocols, safeguarding, and shared indicators.
- **Diversified funding**: confirm State/Council coverage for core roles; seek modest corporate/community support for food and youth activities.
- **Internal capacity and systems:** train staff in evaluation SOP; standardise weekly logs, quarterly snapshots and annual reviews - for faster reporting and responsive decisions.
- **Steering Committee:** Established during setup, meeting fortnightly with leaders from Executive, Community and Property. Forms working groups as needed, reviews results, and adjusts to changing local needs.
- **Establish Youth Voice**: Building from the youth consultation, establish a Youth Group, determine their own Terms of Reference and meet monthly supported by the youth engagement officer.
- **Strengthen Partnerships:** From 2026 the Thrive to 25 will include youth members and continue to meet monthly bridging the gap for services, and being responsive to local change.

Milestones

- **2026–2028 (quarterly):** participation, wellbeing snapshot, warm-introductions attended; partner cadence; budget vs unit assumptions.
- **2030–2031:** execute multi-year agreements; embed steady-state settings; publish final evaluation and public summary.

Other Sources of Funding

- **Tasmanian Government:** $500,000 towards establishment of the Youth Hub.
- **Private Bequest:** $250,000 for Youth Hub site fit-out.
- **Glenorchy City Council:** facilities, overheads, shared services; Safe City Lead and one Youth Engagement Officer (outside TCF scope).
- **Pulse Youth Health Service**: one day per week after-school appointments in-reach (MOU to confirm cadence and safeguarding).
- **Mission Australia's Youth Beat:** two afternoons per week outreach in the CBD; Hub enables continuity in poor weather.
- **Alcohol and Drug Foundation (Happy Mentor):** co-funded high-school mentoring; Community Action Plan in progress.
- **Metro Tasmania**: interest in financial support for outdoor diversionary engagement during the peak after-school period, complementing existing Metro and Council investment in CBD security; TBC Tuesday
- **Glenorchy Jobs Hub / TasTAFE / Employers:** regular tasters and warm-referral receipting; in-kind staff time and materials.

12. Responses to TCF Project-Specific Questions

- Goal: provide a safe, youth-led hub that strengthens safety, wellbeing and learning pathways for 12–17 year olds in Glenorchy.
- Target group: young people aged 12–17 who live, study or socialise in Glenorchy, with a focus on those facing barriers to participation.
- Need and evidence: higher youth population, cultural diversity, and disadvantage indicators; partner feedback and local engagement confirm demand for a youth-safe CBD space.
- Systems change: coordinated, youth-centred service delivery; youth leadership in design and decisions; simple access via drop-in plus warm introductions.
- Alignment: consistent with Council's Community Plan, Strategic Plan and Annual Plan priorities (youth, safety, inclusion and engagement).
- Collaboration and end-user input: co-design workshops; Youth Governance Group; MOUs with schools, health and youth services.
- Key people: Manager Community; Community Development Coordinator; Safe City Lead and Youth Engagement Officers.
- Evaluation: baseline on opening; annual snapshots; mid-term (2029) and final (2031) independent evaluations using a results-based approach.
- Sustainability: transition to mixed funding (State, Council and partners) with the Hub embedded in Council operations by 2031.

Appendices

Appendix 1: Project Outcomes and Measures
Appendix 2: Partner Deliver Roles
Appendix 3: Theory of Change
Appendix 4: Staged Response and Learning
Appendix 5: Risk Register and Mitigation
Appendix 6: Budget Figures
Appendix 7: Letters of Support
Appendix 8: Site and Floor Plan
Appendix 9: Youth Engagement Statistics
Appendix 10: Timeline and Milestones
Appendix 11: Case Studies
Appendix 12: Glenorchy City Council Overview



Community Strategy 2021–2030

A strategy for a welcoming, safe, healthy and learning community.

GLENORCHY CITY COUNCIL

Aboriginal Acknowledgment

Glenorchy City Council acknowledges the palawa community (Tasmanian Aboriginal community) as the original owners and continuing custodians of this island lutruwita (lu tru wee tah) Tasmania. palawa have a distinctive and age-old connection with their ancestral lands and waters. Glenorchy City Council respects and recognises the palawa's survival and continual connection with their country spanning more than 60,000 years.[1]

Glenorchy City Council's Commitment to Aboriginal Australians November 1997

Glenorchy City Council acknowledges the traditional ownership of this area by Aboriginal people who were dispossessed by European invasion more than two hundred years ago.

The arrival of Europeans brought massive change to this land and to the Aboriginal Australians who occupied it.

For its part the City of Glenorchy grieves for the loss by Aboriginal people of their land, their children, their health, their culture, their language and their lives. We celebrate the survival of Aboriginal people following the devastating impact of European invasion and support the right for Aboriginal people to determine their own future.

We recognise the right of Aboriginal people to live according to their own values and customs, subject to the Australian legal system, and we commit ourselves to protecting, preserving, and respecting Aboriginal sacred sites and special places. We accept our responsibility to work with the Aboriginal community to develop awareness and appreciation of Aboriginal history and society in our community.

In doing so we acknowledge that Aboriginal culture continues to strengthen and enrich our community. The Glenorchy area is now occupied by people drawn from many different lands who share the values of tolerance and respect for one another.

The Glenorchy City Council encourages indigenous and non-indigenous people across the Nation to work to overcome their differences and to continue to go forward together.

Council supports Aboriginal and non-Aboriginal people working together for reconciliation.



View of kunanyi / Mt Wellington taken form Karadi Aboriginal Corporation 2019
Photo Credit: Glenorchy City Council

Cover: Simon, David, Joe. Members of Councils Access Advisory Committee, International Day for People with Disability 2020
Photo Credit: Chris Kidd/Newspix

[1] Safer Communities Framework 2019–2029

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What is Community?

It's about people

"First and foremost, community is not a place, a building, or an organisation; nor is it an exchange of information over the Internet. Community is both a feeling and a set of relationships among people. People form and maintain communities to meet common needs.

Members of a community have a sense of trust, belonging, safety, and caring for each other. They have an individual and collective sense that they can, as part of that community, influence their environments and each other.

That treasured feeling of community comes from shared experiences and a sense of shared history. As a result, people know who is and isn't part of their community. This feeling is fundamental to human existence.[2]



Right: Paige (Cosgrove High School) and Luke (supporting artist), Piecing it Together
Inter-generational Community Art Project 2021
Photo Credit: Glenorchy City Council

[2] David M. Chavis, Ph.D. & Kien Lee Ph.D extract from https://ssir.org/articles/entry/what_is_community_anyway#bio-footer



Our Community

The City of Glenorchy is a unique and special place. It's our people that make up the heart of our community and the community spirit that inspires the social, cultural and creative life of our City.

Our community's vision is captured in the City of Glenorchy Community Plan 2015–2040:

We are a participating, active, healthy and vibrant community. We have embraced our aboriginal and multicultural heritage and new arrivals. People in our community feel safe, connected, cared for and willing to give and share with others. We value being part of our communities. We are a proud city; a city of arts; of opportunity; of partnerships; a city that makes exciting things happen.

"A culturally diverse, safe, vibrant place that encourages, supports and invites people to care for each other".[3]

"Show Tasmania we are a dynamic and accepting community with spirit".[4]

"I think what is special about our area is the people living in the multicultural environment, where people accept differences [are] really important and that is one of the things I like about Tasmania".[5]

"Being receptive to people from different cultural backgrounds and accommodating people and their differences is really critical to a surviving community".[6]

MTOTW Launch at the Multicultural Hub, Moonah 2020
Photo Credit: Glenorchy City Council

[3] City of Glenorchy Community Plan 2015–2040
[4] City of Glenorchy Community Plan 2015–2040
[5] Moonah Taste of the World 2021
[6] Moonah Taste of the World 2021

Our Community

Opportunities and strengths

Our community is shaped by many strengths that combine what we contribute as people and what we have as physical assets.

We value our people and the natural beauty and built spaces where we can relax, come together or celebrate.

We have a sense of place like no other. It arises from natural and accessible beauty around us – the River Derwent, Wellington Park, Tolosa Park, Myrtle Forest, the Montrose foreshore, the hills and parks.

It comes from the recreation we enjoy at parks, playgrounds, walking and bike tracks, sporting venues and open spaces, and the creative and cultural pursuits available in our community infrastructure.

It is created by our 'can-do community'. We are resilient in embracing opportunity and coming together to respond to challenges and local issues.

People are welcomed and invited to make connections. We are working together in our diversity to create a hub of multiculturalism, arts and culture.

Our passionate community groups and volunteers come together to contribute to our wellbeing, and people are willing and ready to participate in our many opportunities for educational and creative pursuits. Our community is a place where we can thrive.



Zafira, Afghan Cooking Classes at Moonah Taste of the World 2021
Photo Credit: Glenorchy City Council

Challenges

Our community has told us about the challenges we face.

Like other areas in Tasmania, we experience lack of social housing, limited affordable transport options, social isolation, family violence, and problems caused by drugs, alcohol and gambling; family violence; and difficulties in accessing health and wellbeing services and mental health services, with incidence of suicide.

For our community, the challenges particularly include:

- Electronic gaming machines and online gaming, increasing the risk of disadvantage through economic loss or negative social effects and reduced quality of life.[7]
- Some people cannot access affordable and accessible housing, which limits their health, wellbeing and life choices.[8]
- The lack of affordable, accessible transport reduces ability to participate in daily life and achieve aspirations.
- People are increasingly living alone, which can lead to social disconnection and loneliness, which impair their sense of belonging and mental wellbeing.
- Not everyone can access healthy and fresh food options.
- People are experiencing or witnessing bullying, violence, antisocial behaviour and crime.
- Those with language barriers or low literacy have reduced ability to participate in community life.
- The increase in the number of residents aged over 50 years means more people need support due to disability or health issues, with associated challenges for our infrastructure, transport and access to services and social support.

Our community has pockets of generational disadvantage and family breakdown, contributing to people's sense of disempowerment and capacity to engage in community life.

Young people are experiencing particular pressures including mental health problems, family violence, drug and alcohol issues, and disengagement in education, employment and recreation. There is a lack of services and youth specific spaces to meet these needs.

With so many people vulnerable because of such life experiences, they are further disadvantaged by rapid digital and technological changes.

[7] Fourth Social and Economic Impact Study into Gambling Tasmania
[8] Housing ID and Council Report Housing Commitment Statement by .id (informed decisions)

Our Community

Who we are

The City of Glenorchy is home to almost 48,000 people with an additional estimated daily workforce of 11,179. We are a diverse community, with people of many cultures, backgrounds, household types, ages, beliefs, abilities, interests, education and professions, who come together to live, work and play.[9] While the following is 2016 Census information, Council continually reviews it and uses research and talks with our community and other stakeholders to ensure it remains an accurate picture.

The City features urban and semi-rural areas and has a mix of industrial, commercial and residential development. The community is supported by a wide range of individuals, services and organisations who contribute to the livability and wellbeing of our City.

Our demographics continue to change and our services and supports must also change to keep pace. Some key trends are:



[9] All data is sourced by the ABS 2011 and 2016 and compiled by .id (informed decisions)

Our Community

Our people

Our cultural diversity, particularly in emerging cultures, and number of people identifying as Aboriginal and Torres Strait Islanders is growing. Our diversity brings many wonderful experiences and fresh ideas into our community. However, we need to provide the right engagement, services and supports so everyone feels they belong.

Our education and employment

Although more people are completing Years 11 and 12, our Year 12 completion rate and the number of people attending university and receiving a qualification remains lower than for Greater Hobart. Unemployment and underemployment, as well as youth disengagement, have implications for current and future wellbeing of individuals and groups.

How we live

Rental and house prices are rising and an increasing number of properties are unavailable to people on low incomes. The City has a rising number of people living alone, which increases the risk of social isolation.



Nanda and Riri of KakiLima Indonesian Street Food at Moonah Taste of the World Festival 2021
Photo Credit: Glenorchy City Council

Our Community

A demographic snapshot

Further information on the City's demographics is outlined here and at https://profile.id.com.au/glenorchy



Age

The biggest percentage of our population is 35–49 years. We have a lower proportion of people over 60 than Greater Hobart, however, the number of people in our City who are 50+ years is growing. Our young workforce (25–34 years) is also increasing. We have a similar proportion of people 0–17 years as Greater Hobart.



Aboriginal and Torres Strait Islander People

The number of those who identify as Aboriginal or Torres Strait Islander has increased by 0.6% since 2011 to 4.9%.



Cultural Diversity

Within our population, 12.5% were born overseas (an increase of 17.8% since 2011) and 9.4% speak a language other than English at home. Of those born overseas, 25% arrived in Australia in the five years prior to 2016 – a higher proportion than for Greater Hobart. The dominant language other than English spoken at home is Nepali. Our population comes from 63 countries.



Beliefs

We have varying beliefs and 32 different religions are represented, with 50.6% of our population identifying as Christian and 35.5% as no religion. The remainder are non-Christian, non-classifiable or have not stated a religious belief. The number of people who nominated their religion as Anglican, Roman Catholic or Uniting Church has decreased and the number who identified themselves as Hindu has increased.

Our Community

A demographic snapshot



Household Arrangements and Affordable Social Housing

The number of us living alone is increasing. One person households are at 31.8%, followed by couples with children (22.3%), couples without children (21.5%), one parent families (14.3%), and group living (3.4%). The remaining 6.7% is made up of other families, visitor-only and households not classifiable. More of us are renting privately or through social housing than in Greater Hobart and an estimated 5.5% of households need affordable housing.



Volunteering

We like to volunteer – 15.4% of our population reported doing voluntary work, an increase of 1.4% since 2011.



Carers

Of those over 15 years, 12% provide unpaid assistance to a person with a disability, long-term illness or old age, which is higher than in Greater Hobart. Additionally, 27.3% of those 15+ years provided unpaid care to children and of these, 3,325 people were caring for children other than their own.



Disability

About 7.5% of our population reported needing help in their day-to-day lives due to disability, which is a higher proportion than in Greater Hobart.



Household Income

Our median weekly household income is growing but is lower than Greater Hobart. There was a smaller proportion (8.8%) of high-income households (those earning $2,500 per week or more) and a higher proportion (26.2%) of low-income households (those earning less than $650 per week) compared to Greater Hobart.

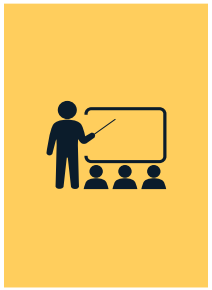
Our Community

A demographic snapshot



Physical Activity and Obesity

We have some health challenges, with self-reporting indicating that 15.1% of our population has insufficient moderate or vigorous activity and 72.3% insufficient muscle strengthening exercise. Also, 58% meet the criteria for being overweight to obese and 27.7% for obese. Overall, 27.7% of us assessed our health as excellent/very good and 23% as fair/poor.[10]



Education

More of us are gaining educational qualifications, whether a vocational qualification, Bachelor degree or diploma/advanced diploma. Figures show 22.9% of our population holds a vocational qualification and 10% a Bachelor or higher degree. Of those 15+ years, 35.4% had completed Year 12 or equivalent, which is increasing but is still less than for Greater Hobart. We have a higher level of youth disengagement from school and employment.[11]



Employment

The industry sectors attracting highest participation are health care and social assistance, retail trade and public administration and safety. Overall, 39% of employed people live and work in our City. In the 2020 December quarter, our unemployment rate was 8.5% – a decrease of 1.7% since December 2019. Our unemployment rate remains higher than in Greater Hobart.



Transport

Car ownership is high, with 80.5% of us owning at least one car and the number of us with no cars decreasing. Only 28.1% of dwellings are within 400m of public transport with a regular 30-minute weekday service 7am–7pm[12]

[10] Report on the Tasmanian Population Health Survey 2019
[11] GCC Children, Youth and Families Report 2021
[12] Australian Urban Observatory, Healthy Liveable Cities group, RMIT 2020

Our Council

We are a Community Council

Glenorchy City Council is committed to improving the wellbeing of everyone in our community. We work alongside our community, with organisations, businesses and State and Federal Government to create an accessible, inclusive, diverse, safe and healthy City and a community that values education and learning for life.

Community is at the heart of everything we do. It is therefore vital that Council has a clear strategy for the future so that our community and places remain inclusive, connected and cohesive.

Council is legislated by the powers and functions of *Tasmania's Local Government Act 1993* (the Act) to:

- provide for the health, safety and welfare of the community;
- represent the interests of the community; and
- provide for the peace, order and good government of the municipal area.

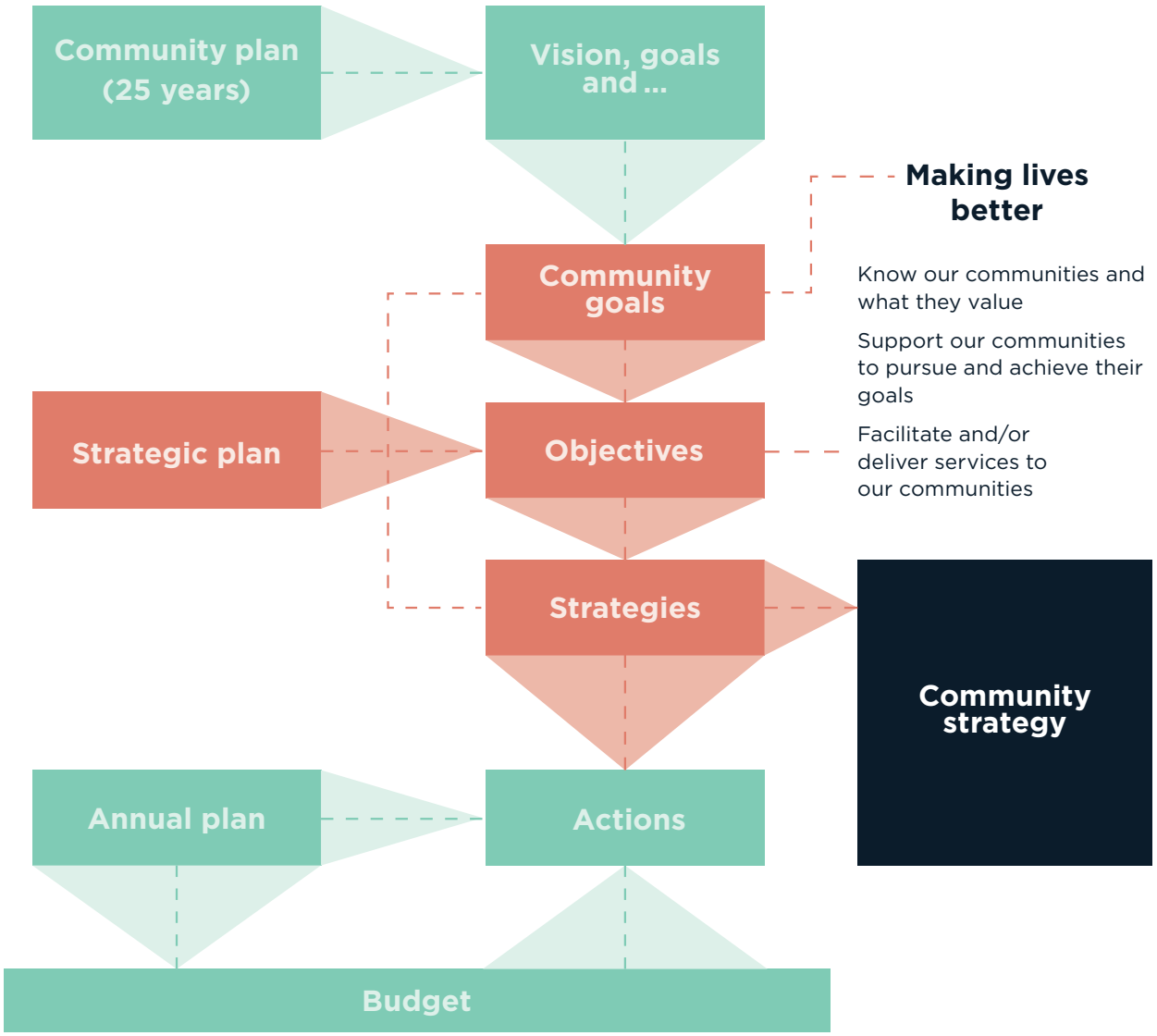
Council is guided and directed by other national and State legislation and policies such as the *Disability Discrimination Act*, Australian Children's Education and Care Authority, Tasmanian Government Multicultural Policy and Tasmanian Child and Youth Wellbeing Framework.



Austin's Ferry Primary School Students, Boomerang Bags Glenorchy 2021
Photo Credit: Glenorchy City Council

Our Council

Council's Strategic Framework: Aligning with the Community Strategy



Our Council

What is Council's role?

Council has varying responsibilities linked to the *Local Government Act*.

Level of Responsibility[13]	
Manager/ Leader	Where Council has direct responsibility and capability to deliver the outcomes required, it manages, leads, delivers and communicates commitment, progress and outcomes to stakeholders.
Partner	Council may partner with others where it has a direct responsibility to deliver the outcome and a partnership approach is necessary to deliver or enhance outcomes.
Advocate	Council develops an informed position and influences others who have the responsibility to make the decision and act. Council is part of developing the solutions rather that just presenting the problems.
Facilitator	Council makes it easier and builds the capacity of others to deliver.
Supporter	Where a project is initiated externally to Council and the outcomes align with the Glenorchy Community Plan, Council may provide low level assistance to support the project.

Vision			
Goals and Objectives			
Accessible, inclusive and diverse	Safe	Healthy	Education and learning for life

Actions
How we deliver will be outlined in Strategies / Plans / Policies / Frameworks

Measuring Outcomes

[13] City of Glenorchy Community Plan 2015–2040

Our Community Strategy

Building a strong community together

Community planning and development is everybody's business so we have taken a collaborative and integrated approach in looking to the next ten years.

This Strategy sets expectations for our community and Council. It seeks to deliver on our community's goal of Making Lives Better[14] and draws on the Glenorchy Community Plan 2015–2040, commitment statements, policies, research and consultations with community and stakeholders.

This Strategy will inform all areas of Council activity, from wide-ranging plans and policies already in place (see Appendix 1) or developed in the future, through to delivery. The Strategy goals and objectives are deliberately set at a high level to inform detailed actions in Council's operational plans.

Council works with people, businesses, community groups and organisations to build a welcoming, safe, healthy and learning community, and supports local action driven by the community. Council works with community and stakeholders in a people-centred, strength-based and structured way to achieve positive change. Community development and planning build on individual and community strengths to support the community's aspirations. This also means adopting an approach that encourages empowerment, participation and self-determination.

Research and consultation with our community has resulted in four priority outcomes we aim to achieve:

1. **Accessible, inclusive and diverse** – we are a welcoming, accessible and inclusive community, caring for all.
2. **Safe** – we are a safe community with a strong sense of belonging, ownership, and pride.
3. **Healthy** – we are a healthy, thriving, vibrant and strongly-connected community.
4. **Education and learning for life** – we are a community that is engaged in diverse learning opportunities to achieve our aspirations.



Jasmine and Eleanor, Mental Health Week
Glenorchy Library
Photo Credit: Glenorchy City Council

[14] City of Glenorchy Community Plan 2015–2040

Our Community Strategy

Priority outcome

Accessible, inclusive and diverse

People of all abilities, ages and backgrounds feel like they belong in Glenorchy. Access to the built environment and information is available to everyone. People are respected for their differences and feel welcome in their community.

Priority outcome

Safe

The environment is clean and welcoming and free from crime and antisocial behaviour. People are accepted and there are opportunities for everyone. People are connected and genuinely care for each other.

Glenorchy City Council takes a people and place-focused approach in being 'smart on crime' and 'tough on the causes of crime'. This approach has the potential to break cycles of crime and address the contributing factors that can lead to crime.

Priority outcome

Healthy

Health is a whole state of physical, mental, spiritual and social wellbeing. The circumstances in which people grow, live, work and age, as well as the services in place to deal with illness, influence our chances of achieving good health. Wellbeing is determined by how you feel about life and your ability to control what happens and to contribute to your sense of wellbeing.

Priority outcome

Education and learning for life

Learning is a way of life, in the home, community, school setting, at work and at play.

Building a learning community, where people work together, can help improve the social cohesion and economic wellbeing of our community.

Our Community Strategy

Priority Outcome
Accessible, inclusive and diverse

We are a welcoming, accessible and inclusive community, caring for all

Goals	Objectives
A1. People from different social, language and cultural backgrounds are involved and included	1. Allow all residents, regardless of their cultural background, gender, age or ability to have equitable access to Council buildings, services, activities and information (Goal: A1, A2, A3, A4, A5, A6)
A2. People experience a strong sense of belonging and identity	2. Provide opportunities for everyone – including children, young people and families – to be listened to, heard and understood in decisions that affect them (Goal: A1, A2, A3, A4, A5)
A3. Our community understands and values the stories and aspirations of Aboriginal people	3. Maintain and care for Council-owned and operated spaces and places and encourage others to do likewise to ensure Glenorchy's built and natural assets are valued and shared (Goal: A1, A2, A3, A4, A5, A6)
A4. Everyone has an opportunity to have their say on issues that affect them	4. Nurture Council's relationships with Aboriginal people and groups in the Glenorchy community to foster mutual respect and build cultural awareness (Goal: A1, A2, A3, A6)
A5. Community groups and individuals are empowered and have the resources to contribute as active members of our community	5. Support cultural activity and celebrations that lead to deeper understanding and harmony within our community (Goal: A1, A2, A6)
A6. Everyone participates in a wide range of arts and cultural experiences as a vital component in the life and growth of community	6. Promote pride and inclusion of the LGBTQI community (Goal: A1, A2, A6)
	7. Provide and promote services, programs, events and activities which enable people of all ages and abilities to form meaningful social connections (Goal: A1, A2, A5, A6)
	8. Provide opportunities and information for those who are less advantaged to participate in our community life (Goal: A1, A4, A5, A6)
	9. Provide accessible information (including translations and plain and Easy English options) (Goal: A1, A2, A3, A4, A5, A6)

Our Community Strategy

Priority Outcome
Safe

We are a safe community with a strong sense of belonging, ownership and pride

Goals	Objectives
S1. People, including our most vulnerable, are safe and connected in our community S2. Public spaces provide for diverse activity and strengthen our social connections S3. People can connect safely with natural and built environments S4. There is a sense of ownership and pride in our community S5. Our community is resilient, especially in times of emergency	10. Establish and implement crime prevention and community safety projects in collaboration with community, government, business, peak bodies and community organisations (Goal: S1, S2, S3, S4, S5) 11. Work with the community and other stakeholders to progress Council's Statement of Commitment on Housing to support residents at risk of homelessness to access safe and affordable housing options (Goal: S1, S2, S4, S5) 12. Support the justice system, including police, to effectively engage with and be understood and valued by the community (Goal: S1, S2, S3, S4, S5) 13. Work with the community and other stakeholders to progress Council's Statement of Commitment on Gambling to reduce the harmful impacts of gambling to individuals, families and the broader community (Goal: S1, S4, S5) 14. Create and enhance liveable environments through universal access and safe design principles (Goal: S1, S2, S3, S4) 15. Support place-based, community-led initiatives that nurture creativity, shape and build pride and ownership in local communities (Goal: S1, S2, S3, S4, S5) 16. Provide information, resources and opportunities for the community to respond and adapt well in times of emergency or when experiencing increased pressures (Goal: S1, S2, S3, S4, S5)

Our Community Strategy

Priority Outcome
Healthy

We are a healthy, thriving, vibrant and strongly-connected community

Goals	Objectives
H1. People of all ages have improved personal health knowledge, practices and lifestyles	17. Support and facilitate affordable, accessible and locally driven preventative health events, programs and activities (Goal: H1, H2, H3, H4)
H2. Community health and wellbeing is improved, particularly mental health	18. Work with government, peak bodies and services to reduce stigma and discrimination of mental illness and to ensure population groups at high risk, particularly children and young people, can access support when they need it[15] (Goal: H1, H2, H3)
H3. A cohesive and inclusive community with well-developed social and community networks and assets	19. Support parents, families and the community to understand the importance of child development in the first 1000 days, from pregnancy and throughout the first two years of a child's life[16] (Goal: H1, H2, H3, H4)
H4. A natural and built environment that encourages active lifestyles	20. Recognise community groups as a primary contributor toward the social, health and wellbeing benefits of the community (Goal: H1, H2, H3)
	21. Provide health promotion messaging and information, including healthy eating, benefits of physical activity and the harms of alcohol, tobacco and other drugs at Council events (Goal: H1, H2, H3, H4)
	22. Work with organisations, government and businesses to increase accessible, affordable and nutritious food (i.e. community markets, community houses and gardens, schools) (Goal: H1, H2, H3, H4)
	23. Plan for and provide a safe and well-maintained network of roads, footpaths, tracks and trails to promote access, safety and health that connects our community (Goal: H1, H2, H3, H4)
	24. Work with community, sport and recreation groups to build capacity and to create opportunities to sustainably use community facilities and outdoor spaces (Goal: H1, H2, H3, H4)
	25. Deliver quality and diverse sport and recreation facilities and spaces that increase community participation (Goal: H1, H2, H3, H4)
	26. Increase public conversation and awareness of the changing climate and its impact to the health and wellbeing of the community[17] (Goal: H1, H2, H3, H4)

[15] Rethink 2020: A state plan for mental health in Tasmania 2020–2025

[16] Centre for Community Child Health

[17] Framework for a National Strategy on climate, health and wellbeing for Australia 2017

Our Community Strategy

Priority Outcome
Education and learning for life

We are a community that is engaged in diverse learning opportunities to achieve our aspirations

Goals	Objectives
E1. Community embraces learning for life E2. Community has equitable learning opportunities E3. Young people are engaged in learning E4. People have the skills and confidence to fully participate in community life E5. Parents, carers and families are recognised as the developing child's first teacher E6. Everyone has access to learning that creates pathways to employment	27. Provide our community with diverse, creative opportunities to continue learning for life (Goal: E1, E2, E3, E4, E5, E6) 28. Work with schools and other stakeholders to nourish a strong learning foundation for young people (E1, E2, E3, E4, E5, E6) 29. Support schools and learning institutions and those who work within them to be recognised and valued by the community (Goal: E1, E2, E3, E4, E5, E6) 30. Work with the community and other stakeholders to implement the community's 26TEN Action Plan supporting adult literacy, learning and numeracy (Goal: E1, E2, E3, E4, E5, E6) 31. Provide and promote quality early learning environments that allow children to experience discovery and curiosity (Goal: E1, E2, E3, E4, E5) 32. Work with community and key organisations to understand and respond to the language, learning, literacy and cultural needs of people from diverse backgrounds (Goal: E1, E2, E3, E4, E5, E6) 33. Work with community and other stakeholders to foster the confidence of parents, carers and families in supporting their children's learning and development (Goal: E3, E4, E5, E6)

Our Community Strategy

How the Strategy was developed

We value the insights you have shared with us through the development of Council's existing community plans and more recent consultations undertaken to develop this Strategy.

A clear story of our community has emerged and this has informed the development of priority outcomes, goals and objectives. Your contribution came through focus groups, online and face-to-face surveys and stakeholder forums, as well as internal and external stakeholder workshops, where we engaged in interactive and meaningful ways.

Evidence and research, including Tasmanian and Australian research and analysis of trends, have also informed this strategy.

Measuring Impacts and Outcomes

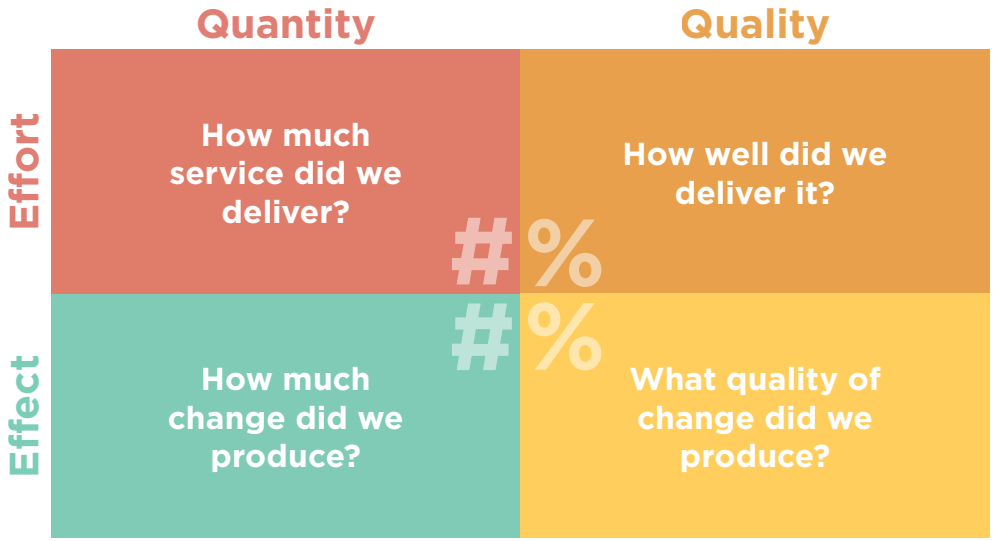
Measuring the community benefit of what we do is important. It means we can better understand efforts and outcomes, encourage involvement, and communicate opportunities and results more effectively.

Results Based Accountability (RBA) is a best practice way to ensure outcomes are tracked and achieved and we will use this method[18]. It takes a collective impact approach towards collaborating with local communities in making positive, sustainable change on complex social issues.

RBA (also known as outcomes-based methodology) is a quality improvement framework that asks:

- how much did we do?
- how well did we do it?
- is anybody better off?

RBA also emphasises the use of evidence and data. Over time, accumulated RBA results determine how much change we are making at a population level and informs decision-making processes.



[18] Mark Friedman, 'Trying Hard is Not Good Enough' Trafford 2005

Our Community Strategy

Implementation

The Strategy sets a vision, four priority outcome areas, goals and objectives for how a welcoming, safe, healthy and learning community will be achieved. It will be implemented through action plans, which will then guide Council's annual operational planning. This strategy may inform future Council strategic plans.

Ongoing review

Our community's challenges and opportunities will inevitably shift over time, so the Strategy must be dynamic and versatile. It will therefore be evaluated in five years to ensure it remains relevant.

Measures of success

- Our community says we did what we set out to[19].
- Method (RBA)
- What others say – social research (TasCOSS, Anglicare, Local Government Association of Tasmania, ShelterTAS, Mission Australia, Catholic Care), reporting and data from other levels of government (Census, Report on the Tasmanian Population Health Survey, Primary Health Tasmania – Community Health Check 2020).
- Liveability Census

[19] City of Glenorchy Community Plan 2015–2040

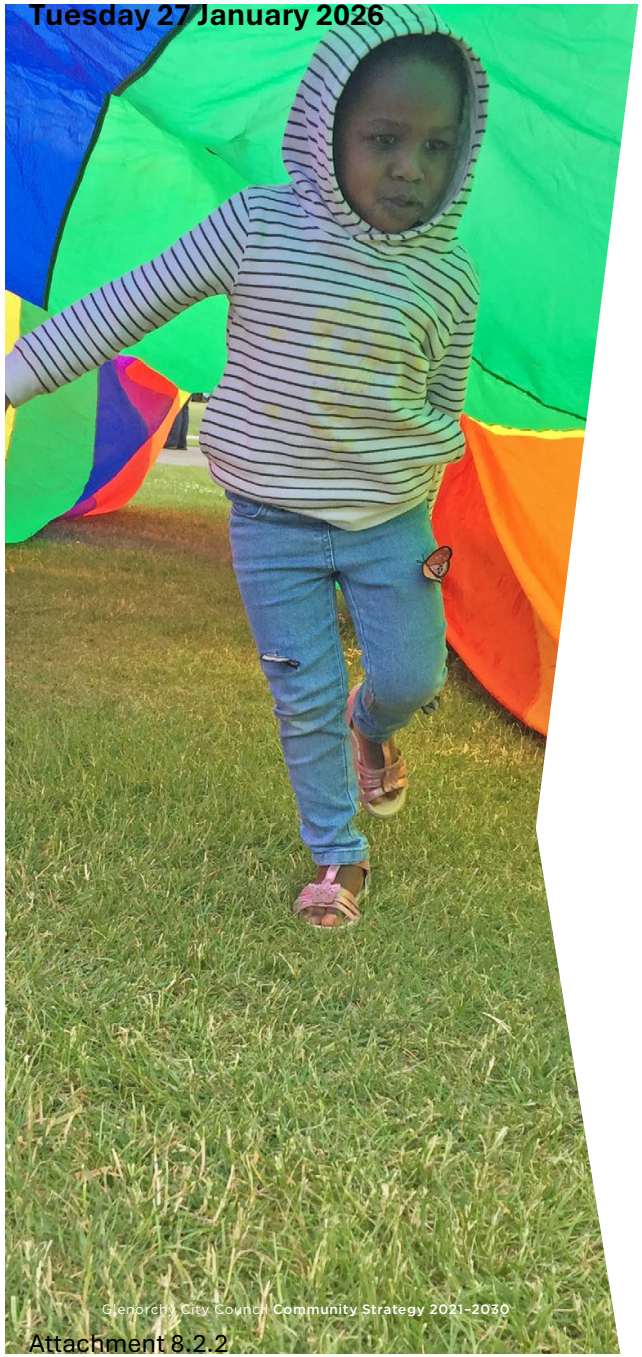
- How we did against current reports (Safer Communities Framework, Healthy Communities Plan, Children, Youth and Families, Successful Aging, Access and Inclusion, Multicultural Spaces Plan, Glenorchy LEARN).
- Welcoming Cities Standards
- Local Government Association of Tasmania – Community Satisfaction Survey.
- Outcomes against other Glenorchy City Council strategies, such as the Economic Development Strategy.

Accessible, inclusive and diverse

- Our City is seen as inclusive and welcoming.
- We value our Aboriginal communities' arts, culture and heritage.
- We are recognised locally, nationally and internationally for our arts, celebrations, events and innovative ways of bringing arts and people together.
- Our ageing population, people with disabilities, and parents with young families can easily access all public areas and have public facilities that meet their needs.
- We continue to welcome new arrivals from all countries and work with them to build on multicultural traditions through arts, food, music, entertainment and shared experiences.
- Community services and programs will enable people of all ages and abilities to connect, support and make lives better.



Monique Brumby, I See You Mantra at Mental Health Week 2019
Photo Credit: Glenorchy City Council



Our Community Strategy

Safe

- Glenorchy is seen by other places as a strong, safe and connected community.
- Our lives will be improved by using good design to create safer, more welcoming public spaces.
- Community facilities and services are important to all of us, especially meeting places, parks and playgrounds.
- Our social, recreational and cultural facilities, events and experiences will attract and retain people in Glenorchy to share our wonderful way of life.
- We continue to be a safe, inclusive, active, healthy and vibrant community.

Healthy

- We improve personal health knowledge, practices and lifestyles.
- Our City is easy to get around, with a range of transport choices available to visit family or friends or to access services. The City is well-connected by extensive and well-maintained walking and bike paths, public transport and road networks.
- Young people will be listened to, involved and included in decision-making especially about recreation, entertainment and support services.
- Older people have opportunities to participate in community life.
- Glenorchy City is a place where more people can age successfully by feeling confident and in control of their lives.
- Individuals and the broader community have a positive attitude towards getting older.

Education and learning for life

- Our young people are actively engaged in education and life-long learning opportunities are available for everyone.
- Young people and their families are encouraged to play an active part in their education and community.

International Day of People with Disability 2020
Photo Credit: Adam Knowles – Demon King Photography

Appendix

Priority areas	Strategy, Policy or Plan
Accessible, inclusive and diverse communities	Customer Services Strategy 2020–2025
	Community Engagement Framework and Policy 2017
	Multicultural Framework and Statement 2017
	Multicultural Spaces Plan 2016
	Access and Inclusion Report and Policy (under development)
	Welcoming Cities Standards for Local Government
Safe communities	Safer Communities Framework 2019–2029
	Playspace Strategy (under development)
	Statement of Commitment on Gambling (adopted 2020)
Healthy communities	Healthy Communities Plan 2014–2023
	Statement of Commitment on Housing (adopted 2020)
	Sport and Recreation Strategy (under development)
Education and learning for life communities	Arts and Culture Strategy – Glenorchy – A City of Arts 2040 – A strategy towards creative communities
	Economic Development Strategy 2020–2025
	Successful Ageing Framework 2019–2024
	Australian Children's Education and Care Quality Authority (National Quality Framework)
	Children, Youth and Families Report (under development)

Note: Documents may overlap priority areas

8.3 FEEDBACK FROM THE INVESTIGATION INTO THE POTENTIAL DISPOSAL OF 16A CAMDEN CRESCENT, MOONAH

Author: Property Coordinator (Renee Kapitzke)

Qualified Person: Director Environmental Services (Luke Chiu)

File Reference: 16a Camden Crescent, Moonah

Executive Summary

At its meeting of 25 August 2025, Council resolved to investigate the potential disposal of 16a Camden Crescent (the Land), by way of long-term lease to the Returned & Services League of Australia, Tasmania Branch (RSL Tasmania) for the purposes of veteran transition housing, and to undertake community consultation prior to commencing the statutory disposal process under Section 178 of the *Local Government Act 1993*.

Community engagement was undertaken between 26 September and 10 October 2025, consistent with Council's Community Engagement Framework. Twenty-two (22) formal submissions were received, with twelve (12) respondents supporting the proposed disposal and ten (10) who did not.

The key themes raised included concerns regarding the loss of green open space, potential traffic and parking impacts, uncertainty regarding development scale and design, questions about the suitability of the site for the intended resident group, and requests for ongoing communication throughout the process. Officers have considered these matters to ensure that the proposal remains consistent with Council's strategic objectives, particularly Council's Statement of Commitment on Housing.

The Land comprises three (3) titles, all which were believed to be in Council ownership. Investigations however identified that the middle title is not owned by Council and appears to have been abandoned. Council has therefore commenced an adverse possession claim in respect of this lot.

Given the potential duration of this process and RSL Tasmania's funding timeframes, this report recommends that, following the completion of the adverse possession claim, Council commence the Section 178 public land disposal process for 16A Camden Crescent by way of long-term lease to RSL Tasmania in the first instance.

Should negotiations not proceed with RSL Tasmania, it is further recommended that the disposal process continue by way of sale, providing a further statutory opportunity for public submissions prior to any final decision by Council.

Recommendation

That Council:

1. RESOLVE, subject to the successful conclusion of the adverse possession claim over the middle title, to form an intention under section 178 of the Local Government Act 1993 to dispose of 16a Camden Crescent, Moonah (CT 84713/1 and CT 84713/2) by way of long-term lease to the Returned & Services League of Australia, Tasmania Branch (RSL Tasmania), in the first instance.
2. RESOLVE that the proposed disposal be progressed by way of a long-term lease to RSL Tasmania for a term of 15 years with one further option of 15 years, on the basis that:
    a) ownership of the land is retained by Council;
    b) all buildings, fixtures and improvements revert to Council upon expiry or termination of the lease;
    c) RSL Tasmania bears all costs associated with development, approvals, maintenance and ongoing operation of the land;
    d) the land is used solely for veteran transition housing or a substantially similar community benefit purpose; and
    e) all development remains subject to the requirements of Council's Planning Scheme and applicable statutory approvals.
3. RESOLVE that, should a lease with RSL Tasmania not be executed within a reasonable timeframe following completion of the section 178 process, Council intends to continue the disposal process by way of sale, with any such proposal subject to a further Council decision following statutory public consultation.
4. AUTHORISE the Chief Executive Officer to:
    f) undertake all actions necessary to publicly notify Council's intention to dispose of the land in accordance with section 178 of the Local Government Act 1993 and Council's Disposal of Council Land Policy; and
    g) receive and report to Council on any objections lodged pursuant to section 178(6) of the Act, together with officer recommendations.
5. CONFIRM that Council's consideration of this proposal reflects:
    h) the strategic release of underutilised Council land for housing;
    i) Council's Statement of Commitment on Housing;
    j) the availability of alternative public open space within the locality; and
    k) Council's obligation to manage public assets responsibly for the long-term benefit of the community.

Community Plan Reference	**Making Lives Better** We champion greater opportunities for our community. **Open for Business** We encourage responsible growth for our City. **Leading Our Community** We are a leader and partner that acts with integrity and upholds our community's best interests.
Strategic Plan Reference	Work proactively with other governments, service providers and the community to improve public safety in our City. Work with others to improve access to housing and transport choices for our community. Work constructively with the development sector and our community to enable acceptable development opportunities. Listen to our community to understand their needs and priorities. Communicate effectively with our community and stakeholders about what Council is doing. Champion and work together to address our community's needs and priorities. Make informed decisions that are open and transparent and in the best interests of our community. Build and maintain productive relationships with all levels of government, other councils and peak bodies to achieve community outcomes for Glenorchy and Greater Hobart. Manage the City's assets responsibly for the long-term benefit and growth of our community.
Consultation/ Engagement	Community engagement has been conducted, as detailed in this report. If Council's decision is to commence the statutory process to dispose of the public land, then this will be communicated with key stakeholders of the land, along with any community members who responded to the initial community engagement process, as well as by public notice, following the outcome of the adverse possession claim. Anyone who has responded, as well as anyone else in the community, will have the opportunity to make formal submissions during the section 178 notification and objection process (which is additional to the initial community consultation process already conducted).

Resources	Council staff will facilitate the disposal process as part of their normal duties.
Risk/Legal/ Legislative/ Reputational	Given RSL Tasmania's funding timeframes and the potential duration of the adverse possession process, there is a risk that RSL Tasmania may not be able to proceed with the proposal. This report recommends that, following the conclusion of the adverse possession claim of the middle lot, Council commence the Section 178 public land disposal process for 16a Camden Crescent, Moonah, by way of long-term lease to RSL Tasmania in the first instance. If the RSL withdraws their interest in the land, then it is recommended that a sale of the land to other interested parties is still pursued as the land is otherwise well suited to housing. As noted, there is an adverse possession claim in progress for the middle lot which appears to be abandoned land that Council has maintained as its own for a long period of time. There is a risk that this process fails which would require reconsideration of the disposal in that instance, as the remaining lots will not have the same development potential. Currently there are no material public relations implications, and there doesn't appear there are any significant concerns about the potential disposal of the site that cannot be addressed. Any concerns raised during the section 178 process will be monitored to gauge whether further action is required to address them. There are positive public relation opportunities in demonstrating Council's commitment to enabling supported housing outcomes and the strategic use of underutilised land.
25/26 Budget Allocation	<u>Disposal Costs</u> The cost of advertising the proposed new disposal investigations would be approximately $2,000 (ex GST). As part of the disposal process, Council would also incur costs associated with the administration fees for the creation of the Lease, which would be handled by Council's Property and in-house Legal team. As the Titles for the Property require adhesion to boundaries to enable future development of the land, there will also be costs related to the identification and aerial survey and plan of subdivision of the land, if the disposal proceeds. The cost for the scope of these works is approximately $12,000 (ex GST).

	As Council will be retaining the land, there is no requirement to obtain a valuation report. Council's finance system identifies a value for the Council-owned land; therefore, the lease would result in an increase in Council's assets on its balance sheet and increase of revenue generate from future development of the land, but a reduction in Council's maintenance and operational costs. If the RSL withdraws its interest in the Land and Council instead resolves to sell the land, then a valuation report will be obtained.
Life of Project, Service, Initiative or (Expectancy of) Asset	If Council resolve to proceed with the section 178 process by absolute majority of Council, Council will: • advertise the notice of intention on two (2) occasions in a daily newspaper circulating in the municipal area; and, • place a copy of the notice on any boundary of the public land that abuts a highway and notifies the public that objection to the proposal may be made to the General Manager/CEO within 21 days of the date of the first publication.
25/26 Budget Reconsideration	Not applicable
Ongoing Costs (e.g. maintenance, operational)	Should Council dispose of the Land by way of long-term lease, Council's maintenance and operational costs for this land will cease.
Other Funding Sources	Not applicable

Proposal in Detail

1. At its meeting on 28 July 2025, Council made the following resolution:

   That Council:

   1. ENDORSE the commencement of investigations into the potential disposal of 16a Camden Crescent, Moonah (CT 84713/1 and CT 84713/2) by way of a long term lease to RSL Tasmania.
   2. AUTHORISE the CEO to undertake a community engagement process to identify any concerns about the potential disposal of the Land.
   3. REQUIRE a further report to Council summarising the feedback received (and identifying any concerns) and seeking approval to proceed or not proceed with the statutory processes for public land disposal.

   The motion was put and CARRIED unanimously.

2. Following the Council resolution, community consultation was undertaken with interested parties and residents surrounding the subject property. This report summarises the feedback received during the consultation and recommends that Council commences the statutory process for the disposal of public land under Section 178 of the Act. This process follows Council's Disposal of Council Land Policy and provides another community representation opportunity, enabling the community to raise objections under section 178 of the Act.

Feedback from Community Engagement

3. Community engagement was undertaken from 26 September and closed 5pm, Friday, 10 October 2025 and was in line with Council's Community Engagement Framework, consisting of:

   (a) a survey for any interested parties to complete

   (b) a letter to approximately 88 surrounding properties providing background information and how to access the survey

   (c) email correspondence to the agreement holders (tenancies) over the Land

   (d) social media advertising on Friday, 26 September 2025, which was the date the community engagement was active, a reminder was provided on Monday, 6 October, the week the engagement was closing

   (e) promotion of the survey on the Council Chambers notice board

   (f) email correspondence to the registered parties on Council's Engagement Platform

   (g) answering any enquiries received by telephone, email or during face-to-face meetings

4. There were 334 total visits to the project page and 76 visitors to the survey link. From the 76 visitors, there were a total of 23 engaged participants. A summary of the engagement Council received is provided in **Attachment 1** to this report.

5. The quick poll showed 4 respondents supported the proposal and 2 anonymous respondents who did not. A copy of the submissions is provided in **Attachment 1** to this report, with identifying details redacted.

6. There were 22 respondents who completed the survey with their registration details, and the full survey showed 12 respondents supporting the proposed disposal and 10 respondents who did not.

7. A detailed assessment of the survey responses received is also included in **Attachment 2** to this report with identifying details redacted.

8. The engagement process generated 22 submissions, with feedback reflecting a mix of support and concerns regarding the proposed disposal of 16a Camden Crescent, Moonah.

9. The key themes raised are summarised below, however Elected Members are encouraged to read the full submissions as provided at **Attachment 2**.

Issues raised	Officer comment
<u>Loss of community facilities and groups</u> Several submissions raised concern that existing community members who currently walk through the area would be displaced, resulting in the loss of accessible spaces.	It is noted that this land is a small Residential zoned lot and that the large Open Space zoned reserves of Gerrard Street Reserve and Amy Street Reserve are both located within 300m of this land.
<u>Preference for retaining the site for Community Use</u> Some respondents expressed the view that the land should remain in Council ownership for future community use, with suggestions of BBQ and huts being installed.	These perspectives are acknowledged however the land is small and Residential zoned, with the large Open Space zoned reserves of Gerrard Street Reserve and Amy Street Reserve are both located within 300m of this land.
<u>Increased traffic and parking pressure</u> Some respondents expressed concerns to the development with an assumed increased in vehicles entering and exiting the site and understanding what the implications to residents who access the footway would be	Should the disposal proceed, any development of the land will be regulated in accordance with Council's Planning Scheme and applicable planning laws. As part of that assessment, traffic generation, access, and safety will be considered and assessed, ensuring that any impacts on the local road network are appropriately managed.
<u>Uncertainty regarding development scale and design</u>	The land is zoned as 'General Residential' under the Planning Scheme. Should the disposal proceed, and either RSL Tasmania or any other new owner of the Land subsequently submit a Planning Permit application, any development of the land will be regulated in accordance with Council's Planning Scheme and applicable planning laws, including density requirements. It is noted that there may be further opportunities for community to provide feedback or objections during those stages.

Questions about the suitability of the site for the intended resident group	The proposal has been submitted by RSL Tasmania who identified the land as suitable for the proposed use. The potential disposal is being considered by Council as it is consistent with Council's Statement of Commitment on Housing. Glenorchy City Council sees housing as a basic human right and supports more safe, liveable and affordable housing in our City. Council has committed to releasing surplus Council owned land to increase residential land supply for housing. Any proposed development would need to be in accordance with the Planning Scheme.
Natural Values Assessment enquiries and investment into nearby reserves.	The requests of the representor are taken on board for consideration and Council Officers acknowledge the respondents' comments regarding natural values to the land. Council strictly adheres to its Proceeds of Property Disposals Policy which directs how land disposal proceeds may be spent. As per that policy: • where no part of the land is zoned or designated for use as open space, 25% of the net proceeds will be apportioned to the Property Disposals Reserve Fund and 75% will be apportioned to the Special Projects Reserve Fund • funds in the Property Disposals Reserve Fund are to be used solely for the acquisition, development and/or improvement of sites for public open space in the municipality, or purposes designed to increase the use of and access to open space by the community. The funds held in reserve are available to Council for consideration for public space improvements in accordance with this policy. A Council resolution is required to expend these funds.
Expression of Interest to Purchase / Negotiate Land with Adjacent Owner	Council has resolved to investigating the potential disposal by way of long-term lease to RSL Tasmania for a term of 15 years with a

	further term of 15 years, conditional on the land and its fixtures being returned to Council at the termination and/or expiry of the agreement in the first instance. If that negotiation fails, this report recommends that Council continue the disposal process by way of sale, which may allow any adjacent landowners or the public to place forward an offer to Council for consideration.

10. A summary of the main points that were raised in support of the proposed disposal are provided in the table below:

Supporting comments raised
It is underutilised and its [development is] better than leaving it idle. As long as pedestrian access up to Highfield Street is maintained.
It would fulfill a need in this community. This would provide a valuable and needed service for veterans and their families.
Long term lease means some revenue for the municipality and a lease arrangement with an organisation supporting those who have contributed meaningfully to our nation.
Support for the proposal, with a request that under this arrangement the RSL contribute towards improving the footpath connection between Florence Street and Highfield Street.

11. Whilst some concerns have been raised in some submissions received, the potential disposal of this property is unlikely to be controversial across the broader community. As detailed previously, the benefits of demonstrating Council's commitment to enabling supported housing outcomes and the strategic use of underutilised land are considered to offset any disadvantages.

12. Should Council approve proceeding with the disposal process following the outcome of the adverse possession claim, people who have responded, along with the general public, will be provided a further opportunity to object to the disposal of land through the statutory Section 178 process, as well as potentially appeal any decision by Council to dispose of the land.

13. Under the Local Government Act S178A (3) an appeal may only be made on the grounds that the decision is not in the public interest in that:

    - the community may suffer undue hardship due to the loss of access to, and the use of, the public land; or,
    - there is no similar facility available to the users of that facility.

14. The risk of a successful appeal is considered low given the number of objections, the underutilised use of the land and the community's support for the important services of RSL Tasmania.

Process for Disposal and Requirements under Section 178

15. Council Officers have developed and follow a 'Disposal of Council Land Workflow' **Attachment 3**. The workflow outlines the process that Council officers will take when identifying, evaluating, and recommending the disposal of Council land in accordance with the Act.

16. As noted above, there have not been any community concerns noted about the potential disposal of the property that are unable to be addressed, or that outweigh the benefits of the proposal.

17. Accordingly, this report recommends that following the outcome of the adverse possession claim, the commencement of the Section 178 process for the disposal of public land for 16a Camden Crescent, Moonah by way of long-term lease to RSL Tasmania in the first instance.

18. Should negotiations not proceed, it is further recommended that the disposal process continue by way of sale, providing a further statutory opportunity for public submissions prior to any final decision by Council.

Process under Disposal of Council Land Policy

19. Council's Disposal of Council Land Policy (the Policy) deems all land owned by Council to be 'public land' for the purposes of the Act.

20. A resolution of Council to dispose of public land is required to be passed by an absolute majority of Council. If such a resolution is passed:

    - the intention must be advertised on two (2) occasions in a daily newspaper circulating in the municipal area
    - a copy of the notice must be displayed on any boundary of the public land that abuts a highway and notifies the public that objection to the proposal may be made to the General Manager/CEO within 21 days of the date of the first publication

21. The Policy also provides that, in addition to the notification requirements in Section 178, Council is required to:

    - display a plan and relevant property information on the community notice board in the Council Chambers (near the rear public entrance), and
    - notify the owners of neighbouring and affected properties advising of the proposed disposal

22. If Council resolves to commence the public notification and consultation process, officers will ensure that the requirements of Section 178 and the Policy are complied with.

23. Following the completion of the notification, Council is required to consider any objections lodged, with objectors having an opportunity to appeal a decision to

dispose of the land on the grounds set out above. This will be provided in a future report to Council.

The Land

24. The land at 16a Camden Crescent, Moonah, was approved for investigation for potential disposal by Council at its meeting on 25 August 2025, following receipt of a proposal from RSL Tasmania requesting a long-term lease for the ability to construct transition housing for veterans and their families.

25. The proposal involves the disposal of 16a Camden Crescent, Moonah via a proposed exclusive dealing with RSL Tasmania for a long-term lease. Under this option, Council retains ownership of the Land with a long-term lease to RSL Tasmania for a term of 15-years with a further 15-year extension option.

26. RSL Tasmania would take possession of the land, manage and maintain it, pay all outgoings and construct 4 to 6 two-bedroom terrace-style dwellings for transitional accommodation on a peppercorn lease, with all site improvements reverting to Council at the termination of the Lease.

27. The land at 16a Camden Crescent, Moonah (as shown in Figure 1 below), is approximately 1,793 square meters and is zoned General Residential.



Figure 1: Aerial view of 16a Camden Crescent, Moonah

28. The Land sits across three (3) Titles (as shown in Figure 2 below). During preliminary investigations into the potential disposal, it was identified that the middle Title is not owned by Council and appears to have been abandoned. Council has therefore commenced an adverse possession claim in respect of this lot, as Council has been maintaining this land for over 40 years.



Figure 2: Aerial view of Titles for 16a Camden Crescent, Moonah

29. Given RSL Tasmania's funding timeframes and the potential duration of the adverse possession process, there is a risk that RSL Tasmania may not be able to proceed with the proposal. This report recommends that, following the conclusion of the adverse possession claim of the middle lot, Council commence the Section 178 public land disposal process for 16a Camden Crescent, Moonah, by way of Long-term lease to RSL Tasmania in the first instance.

30. Should negotiations with RSL Tasmania not proceed, it is further recommended that Council continue with the disposal process to the open market, which would provide a further statutory opportunity for public submissions prior to any final decision being made by Council.

Conclusion

31. As noted above, the land is located in a prime position close to the Moonah CBD and is underutilised. Disposing of 16a Camden Crescent by way of long-term lease to RSL Tasmania for the purposes of transition housing for veterans and their families or by way of sale would assist the Council to meet its strategic objectives of releasing underutilised council-owned land to increase residential land supply for housing.

Attachments

1. Project Summary Report - 16 a Camden Crescent - Lets Talk Glenorchy [**8.3.1** - 6 pages]
2. Survey Report - 16 a Camden Crescent - Lets Talk Glenorchy Redacted [**8.3.2** - 24 pages]
3. Disposal of Council Land Flowchart [**8.3.3** - 1 page]

Project Report

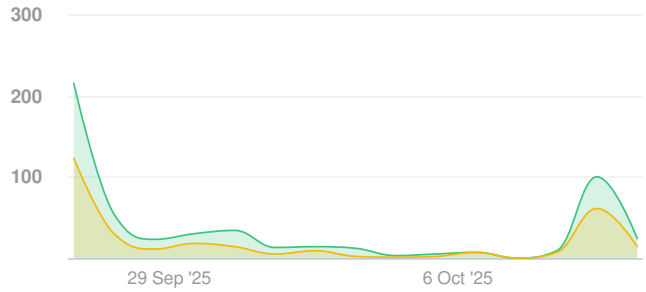
26 September 2025 - 10 October 2025

Let's Talk, Glenorchy

Investigations into the Potential Disposal of 16a Camden Crescent, Moonah

GRANICUS

Visitors Summary



Pageviews Visitors

Highlights

TOTAL VISITS 334

MAX VISITORS PER DAY 123

NEW REGISTRATIONS 5

ENGAGED VISITORS 23

INFORMED VISITORS 62

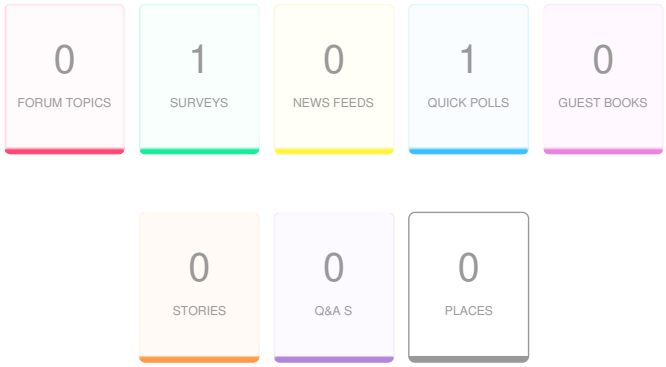
AWARE VISITORS 281

Aware Participants	281
Aware Actions Performed	Participants
Visited a Project or Tool Page	281

Informed Participants	62
Informed Actions Performed	Participants
Viewed a video	0
Viewed a photo	0
Downloaded a document	13
Visited the Key Dates page	0
Visited an FAQ list Page	8
Visited Instagram Page	0
Visited Multiple Project Pages	41
Contributed to a tool (engaged)	23

Engaged Participants	23		
Engaged Actions Performed	Registered	Unverified	Anonymous
Contributed on Forums	0	0	0
Participated in Surveys	22	0	0
Contributed to Newsfeeds	0	0	0
Participated in Quick Polls	6	0	0
Posted on Guestbooks	0	0	0
Contributed to Stories	0	0	0
Asked Questions	0	0	0
Placed Pins on Places	0	0	0
Contributed to Ideas	0	0	0

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	16a Camden Crescent, Moonah - Survey	Draft	76	22	0	0
Quick Poll	Do you support the proposed disposal of Council land at 1...	Draft	6	6	0	0

INFORMATION WIDGET SUMMARY

2	0	0	1	0
DOCUMENTS	PHOTOS	VIDEOS	FAQS	KEY DATES

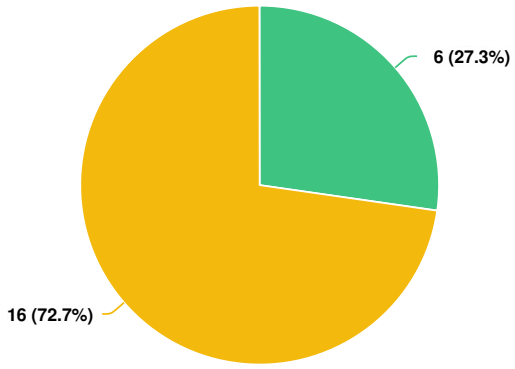
Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Council Report - 16a Camden Crescent Moonah - Auth to Investigate -...	12	14
Document	Council Minutes - 16a Camden Crescent Moonah - Auth to Investigate ...	4	4
Faqs	faqs	8	8

ENGAGEMENT TOOL: SURVEY TOOL

16a Camden Crescent, Moonah - Survey

Visitors 76	Contributors 22	CONTRIBUTIONS 22

Do you currently use this space?



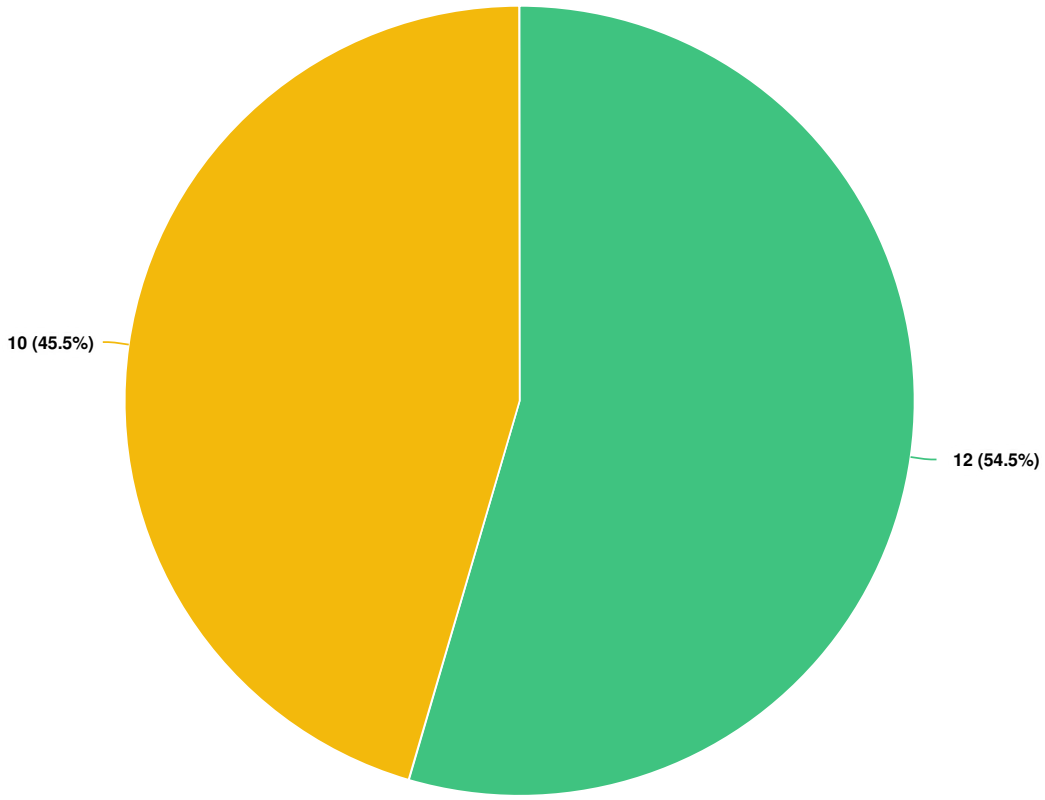
Question options

Yes No

Mandatory Question (22 response(s))

Question type: Radio Button Question

Do you support the proposed disposal of Council Land at 16a Camden Crescent, Moonah by way of long-term lease to The Returned Services League Tasmania (R.S.L. Tasmania)?



Question options

Yes, I support it
No, I do not support it

Mandatory Question (22 response(s))

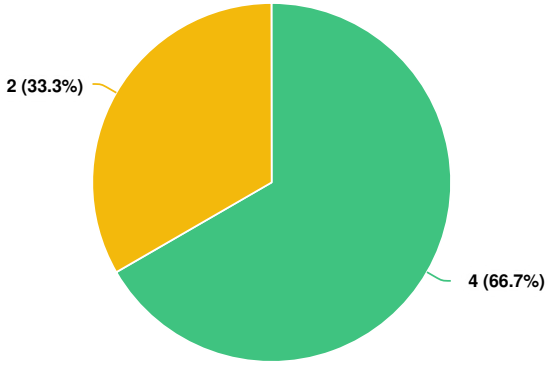
Question type: Radio Button Question

ENGAGEMENT TOOL: QUICK POLL

Do you support the proposed disposal of Council land at 16a Camden Crescent, Moonah to The Returned Services League Tasmania (R.S.L. Tasmania) via long-term lease?

Visitors 6	Contributors 6	CONTRIBUTIONS 6

Do you support the proposed disposal of Council land at 16a Camden Crescent, Moonah to The Returned Services League Tasmani...



Question options

Yes No

Mandatory Question (6 response(s))

Question type: Radio Button Question

Survey Responses

26 September 2025 - 10 October 2025

16a Camden Crescent, Moonah - Survey

Let's Talk, Glenorchy

Project: Investigations into the Potential Disposal of 16a Camden Crescent, Moonah

GRANICUS

VISITORS					
76					
CONTRIBUTORS			RESPONSES		
22			22		
22 Registered	0 Unverified	0 Anonymous	22 Registered	0 Unverified	0 Anonymous

Respondent No: 1
Login: [redacted]
Email: [redacted]

Responded At: Sep 26, 2025 14:39:46 pm
Last Seen: Sep 26, 2025 04:37:18 am
IP Address: [redacted]

Q1. **Do you currently use this space?** Yes

Q2. **How do you use the space?**

Walking through, past regularly. Sitting to rest on the way up the hill

Q3. **Do you support the proposed disposal of Council Land at 16a Camden Crescent, Moonah by way of long-term lease to The Returned Services League Tasmania (R.S.L. Tasmania)?** No, I do not support it

Q4. **Please provide further information as to why you do not support this proposal.**

Here in moonah, we desperately need more green spaces, trees, parks and playgrounds. This could be turned into a really lovely space for community recreation, BBQs or a small playground. It has great views and is the perfect place to stop while walking up the hill.

Q5. **Please provide further information as to why you do support this proposal.**

not answered

Q6. **Do you have any further information/comments you would like to provide?**

not answered

Respondent No: 2
Login: [redacted]
Email: [redacted]

Responded At: Sep 26, 2025 14:45:43 pm
Last Seen: Sep 26, 2025 04:42:33 am
IP Address: [redacted]

Q1. **Do you currently use this space?** No

Q2. **How do you use the space?**

not answered

Q3. **Do you support the proposed disposal of Council Land at 16a Camden Crescent, Moonah by way of long-term lease to The Returned Services League Tasmania (R.S.L. Tasmania)?** Yes, I support it

Q4. **Please provide further information as to why you do not support this proposal.**

not answered

Q5. **Please provide further information as to why you do support this proposal.**

It's better than leaving it idle.

Q6. **Do you have any further information/comments you would like to provide?**

As long as pedestrian access up to Highfield Street is maintained.

Respondent No: 3
Login: [redacted]
Email: [redacted]

Responded At: Sep 26, 2025 14:53:16 pm
Last Seen: Sep 26, 2025 04:52:25 am
IP Address: [redacted]

Q1. **Do you currently use this space?** No

Q2. **How do you use the space?**

not answered

Q3. **Do you support the proposed disposal of Council Land at 16a Camden Crescent, Moonah by way of long-term lease to The Returned Services League Tasmania (R.S.L. Tasmania)?** Yes, I support it

Q4. **Please provide further information as to why you do not support this proposal.**

not answered

Q5. **Please provide further information as to why you do support this proposal.**

not answered

Q6. **Do you have any further information/comments you would like to provide?**

not answered

Respondent No: 4	**Responded At:** Sep 26, 2025 15:37:37 pm
Login: [redacted]	**Last Seen:** Sep 26, 2025 05:35:16 am
Email: [redacted]	**IP Address:** [redacted]

Q1. **Do you currently use this space?** No

Q2. **How do you use the space?**

not answered

Q3. **Do you support the proposed disposal of Council Land at 16a Camden Crescent, Moonah by way of long-term lease to The Returned Services League Tasmania (R.S.L. Tasmania)?** No, I do not support it

Q4. **Please provide further information as to why you do not support this proposal.**

Housing required

Q5. **Please provide further information as to why you do support this proposal.**

not answered

Q6. **Do you have any further information/comments you would like to provide?**

not answered

Respondent No: 5
Login: [redacted]
Email: [redacted]

Responded At: Sep 26, 2025 15:48:57 pm
Last Seen: Sep 26, 2025 05:45:41 am
IP Address: [redacted]

Q1. **Do you currently use this space?** No

Q2. **How do you use the space?**

not answered

Q3. **Do you support the proposed disposal of Council Land at 16a Camden Crescent, Moonah by way of long-term lease to The Returned Services League Tasmania (R.S.L. Tasmania)?** Yes, I support it

Q4. **Please provide further information as to why you do not support this proposal.**

not answered

Q5. **Please provide further information as to why you do support this proposal.**

It would fulfil a need in this community. This would provide a valuable and needed service for veterans and their families.

Q6. **Do you have any further information/comments you would like to provide?**

not answered

Respondent No: 6
Login: [redacted]
Email: [redacted]

Responded At: Sep 26, 2025 15:54:09 pm
Last Seen: Sep 26, 2025 05:53:14 am
IP Address: [redacted]

Q1. **Do you currently use this space?** No

Q2. **How do you use the space?**

not answered

Q3. **Do you support the proposed disposal of Council Land at 16a Camden Crescent, Moonah by way of long-term lease to The Returned Services League Tasmania (R.S.L. Tasmania)?** Yes, I support it

Q4. **Please provide further information as to why you do not support this proposal.**

not answered

Q5. **Please provide further information as to why you do support this proposal.**

Think it's a great use for empty land

Q6. **Do you have any further information/comments you would like to provide?**

not answered

Respondent No: 7
Login: [redacted]
Email: [redacted]

Responded At: Sep 26, 2025 18:53:43 pm
Last Seen: Sep 26, 2025 08:43:30 am
IP Address: [redacted]

Q1. **Do you currently use this space?** No

Q2. **How do you use the space?**

not answered

Q3. **Do you support the proposed disposal of Council Land at 16a Camden Crescent, Moonah by way of long-term lease to The Returned Services League Tasmania (R.S.L. Tasmania)?** No, I do not support it

Q4. **Please provide further information as to why you do not support this proposal.**

Very poor survey to not have included “undecided as yet” option.

Q5. **Please provide further information as to why you do support this proposal.**

not answered

Q6. **Do you have any further information/comments you would like to provide?**

Very difficult to give a yes or no without having a general idea of the proposed development. I believe that while the purpose is commendable it would be important to maximise the use of the space. Simply building two or three little units would to me be a horrendous outcome and a wasted opportunity. Architect designed maximum density with 100% attention to facilitating social interaction would be a great use of the space. Otherwise my voice says no to the proposed disposal.

Respondent No:	8	**Responded At:**	Sep 26, 2025 19:05:17 pm
Login:	[redacted]	**Last Seen:**	Sep 26, 2025 09:01:40 am
Email:	[redacted]	**IP Address:**	[redacted]

Q1. **Do you currently use this space?** No

Q2. **How do you use the space?**

not answered

Q3. **Do you support the proposed disposal of Council Land at 16a Camden Crescent, Moonah by way of long-term lease to The Returned Services League Tasmania (R.S.L. Tasmania)?** No, I do not support it

Q4. **Please provide further information as to why you do not support this proposal.**

Whilst I understand the need for housing, this area is not the answer. Moonah has a serious lack of family friendly green space and parks, especially around this area.

Q5. **Please provide further information as to why you do support this proposal.**

not answered

Q6. **Do you have any further information/comments you would like to provide?**

Please investigate in making the area more attractive and usable for families already living in the area. Instead of taking the easy way out and leasing the land to another entity. Please at least make an attempt to make the area more vibrant. There is little council investment in this area

Respondent No: 9
Login: [redacted]
Email: [redacted]

Responded At: Sep 26, 2025 19:16:04 pm
Last Seen: Oct 06, 2025 07:26:05 am
IP Address: [redacted]

Q1. **Do you currently use this space?** No

Q2. **How do you use the space?**

not answered

Q3. **Do you support the proposed disposal of Council Land at 16a Camden Crescent, Moonah by way of long-term lease to The Returned Services League Tasmania (R.S.L. Tasmania)?** Yes, I support it

Q4. **Please provide further information as to why you do not support this proposal.**

not answered

Q5. **Please provide further information as to why you do support this proposal.**

Long term lease means some revenue for the municipality and a lease arrangement With an organisation supporting those who have contributed meaningfully to our nation.

Q6. **Do you have any further information/comments you would like to provide?**

No

Respondent No: 10
Login: [redacted]
Email: [redacted]

Responded At: Sep 27, 2025 10:48:16 am
Last Seen: Oct 01, 2025 20:22:29 pm
IP Address: [redacted]

Q1. **Do you currently use this space?** Yes

Q2. **How do you use the space?**

[redacted]

Q3. **Do you support the proposed disposal of Council Land at 16a Camden Crescent, Moonah by way of long-term lease to The Returned Services League Tasmania (R.S.L. Tasmania)?** No, I do not support it

Q4. **Please provide further information as to why you do not support this proposal.**

This proposal will bring about significant traffic stress to the neighbourhood, being a dead end street. A proposal for 4-6 2 bedroom townhouses is not feasible in a non-double width street without parking. Furthermore, the proposal for the housing to be used for defense personnel at risk of homelessness places additional significant social stress on the community. Realistically, these individuals will likely have substance abuse and mental health issues, and this is a community of copious small children [redacted] This type of housing would be better centralized to facilitate additional services being able to easily assist, rather than in suburbia. If this proposal goes ahead, we would [redacted] leave the municipality generally. This is not a safe or sustainable decision for the people who would use the housing or the existing community and I strongly oppose this decision. Further, I note the closure for feedback is 10th October and the council (as per their own August minutes and proposal post) is supposed to have contacted all affected residents by mail. We have not received said mail, and if this is not received, then any further progress on councils behalf would be in breach of their own rules and regulations.

Q5. **Please provide further information as to why you do support this proposal.**

not answered

Q6. **Do you have any further information/comments you would like to provide?**

Ongoing updates including plans moving forward.

Respondent No: 11
Login: [redacted]
Email: [redacted]

Responded At: Sep 28, 2025 19:59:58 pm
Last Seen: Sep 28, 2025 09:55:10 am
IP Address: [redacted]

Q1. **Do you currently use this space?** Yes

Q2. **How do you use the space?**

I utilise the space for leisure [redacted]

Q3. **Do you support the proposed disposal of Council Land at 16a Camden Crescent, Moonah by way of long-term lease to The Returned Services League Tasmania (R.S.L. Tasmania)?** No, I do not support it

Q4. **Please provide further information as to why you do not support this proposal.**

Traffic congestion: The road is narrow and unsuitable for the increased vehicle flow a 4–6 bedroom townhouse development will create, leading to safety risks and congestion. The cul-de-sac below additionally would not be able to sustain increased traffic Loss of community access: The proposal would impede a well-used pedestrian walkway between Lenah Valley and Moonah, relied upon daily by children, families, and other residents. Privacy and safety impacts: The steep elevation means the new dwellings would directly [redacted] adjacent residents, significantly reducing privacy for [redacted] Inappropriate location for intended residents: While I strongly support accommodation for homeless veterans, this site is not suitable, as it is in suburbia without easy access to essential support services these residents would require.

Q5. **Please provide further information as to why you do support this proposal.**

not answered

Q6. **Do you have any further information/comments you would like to provide?**

not answered

Respondent No: 12
Login: [redacted]
Email: [redacted]

Responded At: Sep 28, 2025 20:45:22 pm
Last Seen: Sep 28, 2025 10:40:38 am
IP Address: [redacted]

Q1. **Do you currently use this space?** No

Q2. **How do you use the space?**

not answered

Q3. **Do you support the proposed disposal of Council Land at 16a Camden Crescent, Moonah by way of long-term lease to The Returned Services League Tasmania (R.S.L. Tasmania)?** No, I do not support it

Q4. **Please provide further information as to why you do not support this proposal.**

I need more information on the style and type of units to be constructed and the eligibility criteria for residents and whether they are long term tenants

Q5. **Please provide further information as to why you do support this proposal.**

not answered

Q6. **Do you have any further information/comments you would like to provide?**

No

Respondent No: 13
Login: [redacted]
Email: [redacted]

Responded At: Sep 29, 2025 08:44:03 am
Last Seen: Sep 28, 2025 22:38:50 pm
IP Address: [redacted]

Q1. **Do you currently use this space?** Yes

Q2. **How do you use the space?**

[redacted]

Q3. **Do you support the proposed disposal of Council Land at 16a Camden Crescent, Moonah by way of long-term lease to The Returned Services League Tasmania (R.S.L. Tasmania)?** Yes, I support it

Q4. **Please provide further information as to why you do not support this proposal.**

not answered

Q5. **Please provide further information as to why you do support this proposal.**

I support the proposal to build on this redundant land, however, I would request that as RSL are being gifted the land, they should pave the footpath connection between Florence Street and Highfield Street. The condition of this connection is gravelly and poor and would benefit the people accessing the proposed development from the bus stops on Highfield Street

Q6. **Do you have any further information/comments you would like to provide?**

I would request that as RSL are being gifted the land, they should pave the footpath connection between Florence Street and Highfield Street. The condition of this connection is gravelly and poor and would benefit the people accessing the proposed development from the bus stops on Highfield Street

Respondent No: 14
Login: [redacted]
Email: [redacted]

Responded At: Sep 30, 2025 10:01:28 am
Last Seen: Sep 29, 2025 23:55:09 pm
IP Address: [redacted]

Q1. **Do you currently use this space?** No

Q2. **How do you use the space?**

not answered

Q3. **Do you support the proposed disposal of Council Land at 16a Camden Crescent, Moonah by way of long-term lease to The Returned Services League Tasmania (R.S.L. Tasmania)?** Yes, I support it

Q4. **Please provide further information as to why you do not support this proposal.**

not answered

Q5. **Please provide further information as to why you do support this proposal.**

The land is not being used for anything useful now. If this is the pathway for it being useful then great! Although nature spaces are always welcomed and this could be transformed into one.

Q6. **Do you have any further information/comments you would like to provide?**

[redacted] The pathway to Highfield St isn't really ideal for this and mobility could be improved. A motivation for this could be RSL members in wheelchairs?

Respondent No: 15
Login: [redacted]
Email: [redacted]

Responded At: Oct 01, 2025 09:57:20 am
Last Seen: Sep 30, 2025 23:50:23 pm
IP Address: [redacted]

Q1. **Do you currently use this space?** No

Q2. **How do you use the space?**

not answered

Q3. **Do you support the proposed disposal of Council Land at 16a Camden Crescent, Moonah by way of long-term lease to The Returned Services League Tasmania (R.S.L. Tasmania)?** No, I do not support it

Q4. **Please provide further information as to why you do not support this proposal.**

The access raod is very narrow and unsuitable for parking. There are already parking issues in the Camden Crescent and Slater Ct area due to multiple rental properties and multi tenanted properties in the area. Additional tenants and thier visitors would be problematic. In the evening both sides of the top of Camden Ct often have cars parked on both sides of the road, making access difficult. It's a fire access risk.

Q5. **Please provide further information as to why you do support this proposal.**

not answered

Q6. **Do you have any further information/comments you would like to provide?**

not answered

Respondent No: 16
Login: [redacted]
Email: [redacted]

Responded At: Oct 03, 2025 06:39:35 am
Last Seen: Oct 02, 2025 20:27:29 pm
IP Address: [redacted]

Q1. **Do you currently use this space?** Yes

Q2. **How do you use the space?**

[redacted]

Q3. **Do you support the proposed disposal of Council Land at 16a Camden Crescent, Moonah by way of long-term lease to The Returned Services League Tasmania (R.S.L. Tasmania)?** No, I do not support it

Q4. **Please provide further information as to why you do not support this proposal.**

I know it will proceed regardless of our thoughts, but for us it's one of only a few green spaces in [redacted] neighbourhood. I'd always hoped it would be planted with native shrubs and remain as a green space. I find our council area depressingly limited in its native tree cover. The clump of plants at the bottom is regularly home to pademelons and wallabies, both of which we didn't used to see here. I'm told there's native kangaroo grass present here too.

Q5. **Please provide further information as to why you do support this proposal.**

not answered

Q6. **Do you have any further information/comments you would like to provide?**

I hope these buildings are not going to be too high. When, not if, these are built, I'd ask that native plants be considered for the landscaping.

Respondent No: 17
Login: [redacted]
Email: [redacted]

Responded At: Oct 05, 2025 13:02:00 pm
Last Seen: Oct 05, 2025 01:41:36 am
IP Address: [redacted]

Q1. **Do you currently use this space?** No

Q2. **How do you use the space?**

not answered

Q3. **Do you support the proposed disposal of Council Land at 16a Camden Crescent, Moonah by way of long-term lease to The Returned Services League Tasmania (R.S.L. Tasmania)?** Yes, I support it

Q4. **Please provide further information as to why you do not support this proposal.**

not answered

Q5. **Please provide further information as to why you do support this proposal.**

I have [redacted] the land for 8 years and [redacted] regularly and have never seen anyone in it. It has no facilities, no built landscape features and sits empty. It is a decent size to allow for several medium sized houses to be built there. The fact that the lease is intended to assist military veterans and their families, strikes me as an excellent use of this space.

Q6. **Do you have any further information/comments you would like to provide?**

Two points to make: 1. The site still has small patches of remnant local native flora on it, including at least four species - two shrubs - silver wattle and prickly box (mown), and two grasses - kangaroo grass and wallaby grass. None of these species are formally declared under Commonwealth or Tasmanian legislation as rare, but it is possible other species occur on the site, even declared ones. I suggest that before any lease is approved, a formal assessment of the flora be undertaken to ensure GCC does not inadvertently destroy any rare species. This should be done in coming months, the optimum time for detecting rare native ground-flora species. The site is very small and so any formally assessment should not be an expense exercise. Such an approach should also be considered whenever any parcels of land are being considered for sale or lease. 2. It would be good to have at least some of the money raised from the lease, returned for use in areas of open space in Moonah / West Moonah. Two nearby areas of open space are Gerrard Street Reserve and Amy Street Reserve. I realise the lease money is not likely to be significant, but even a few thousand dollars would go a long way to assist with weed management and plantings in one or either reserve.

Respondent No: 18
Login: [redacted]
Email: [redacted]

Responded At: Oct 09, 2025 11:14:51 am
Last Seen: Oct 09, 2025 00:11:55 am
IP Address: [redacted]

Q1. **Do you currently use this space?** No

Q2. **How do you use the space?**

not answered

Q3. **Do you support the proposed disposal of Council Land at 16a Camden Crescent, Moonah by way of long-term lease to The Returned Services League Tasmania (R.S.L. Tasmania)?** Yes, I support it

Q4. **Please provide further information as to why you do not support this proposal.**

not answered

Q5. **Please provide further information as to why you do support this proposal.**

Housing for RSL veterans is very needed.

Q6. **Do you have any further information/comments you would like to provide?**

not answered



Respondent No: 19
Login: [redacted]
Email: [redacted]

Responded At: Oct 09, 2025 11:23:41 am
Last Seen: Oct 09, 2025 00:18:20 am
IP Address: [redacted]

Q1. **Do you currently use this space?** No

Q2. **How do you use the space?**

not answered

Q3. **Do you support the proposed disposal of Council Land at 16a Camden Crescent, Moonah by way of long-term lease to The Returned Services League Tasmania (R.S.L. Tasmania)?** Yes, I support it

Q4. **Please provide further information as to why you do not support this proposal.**

not answered

Q5. **Please provide further information as to why you do support this proposal.**

Its a good initiative for the community and utilises surplus land for a participant group such as RSL for veterans who have served our country. Leasing the dirt retains council ownership for 30 years. Smart move.

Q6. **Do you have any further information/comments you would like to provide?**

Keep up the good work. In order to be progressive we have to be bold with intelligent proposals. This is a prime example.

Respondent No: 20	**Responded At:** Oct 09, 2025 12:16:49 pm
Login: [redacted]	**Last Seen:** Oct 09, 2025 01:15:29 am
Email: [redacted]	**IP Address:** [redacted]

Q1. **Do you currently use this space?** No

Q2. **How do you use the space?**

not answered

Q3. **Do you support the proposed disposal of Council Land at 16a Camden Crescent, Moonah by way of long-term lease to The Returned Services League Tasmania (R.S.L. Tasmania)?** Yes, I support it

Q4. **Please provide further information as to why you do not support this proposal.**

not answered

Q5. **Please provide further information as to why you do support this proposal.**

More housing

Q6. **Do you have any further information/comments you would like to provide?**

not answered

Respondent No: 21
Login: [redacted]
Email: [redacted]

Responded At: Oct 09, 2025 18:04:10 pm
Last Seen: Oct 09, 2025 06:18:45 am
IP Address: [redacted]

Q1. **Do you currently use this space?** No

Q2. **How do you use the space?**

not answered

Q3. **Do you support the proposed disposal of Council Land at 16a Camden Crescent, Moonah by way of long-term lease to The Returned Services League Tasmania (R.S.L. Tasmania)?** No, I do not support it

Q4. **Please provide further information as to why you do not support this proposal.**

Thank you Renee and Evan for meeting [redacted] yesterday at GCC. As discussed, [redacted] We were told that the land had been identified as part of the council's public open spaces strategy and it would not be considered at the time. [redacted] it was found that the land was too steep to put in a driveway for access. As this proposal stands, we may potentially lose access to the [redacted] Thank you for your time and consideration.

Q5. **Please provide further information as to why you do support this proposal.**

not answered

Q6. **Do you have any further information/comments you would like to provide?**

not answered

Respondent No: 22
Login: [redacted]
Email: [redacted]

Responded At: Oct 09, 2025 22:31:46 pm
Last Seen: Oct 09, 2025 11:28:44 am
IP Address: [redacted]

Q1. **Do you currently use this space?** Yes

Q2. **How do you use the space?**

Walk through to Highfield when walking dog

Q3. **Do you support the proposed disposal of Council Land at 16a Camden Crescent, Moonah by way of long-term lease to The Returned Services League Tasmania (R.S.L. Tasmania)?** Yes, I support it

Q4. **Please provide further information as to why you do not support this proposal.**

not answered

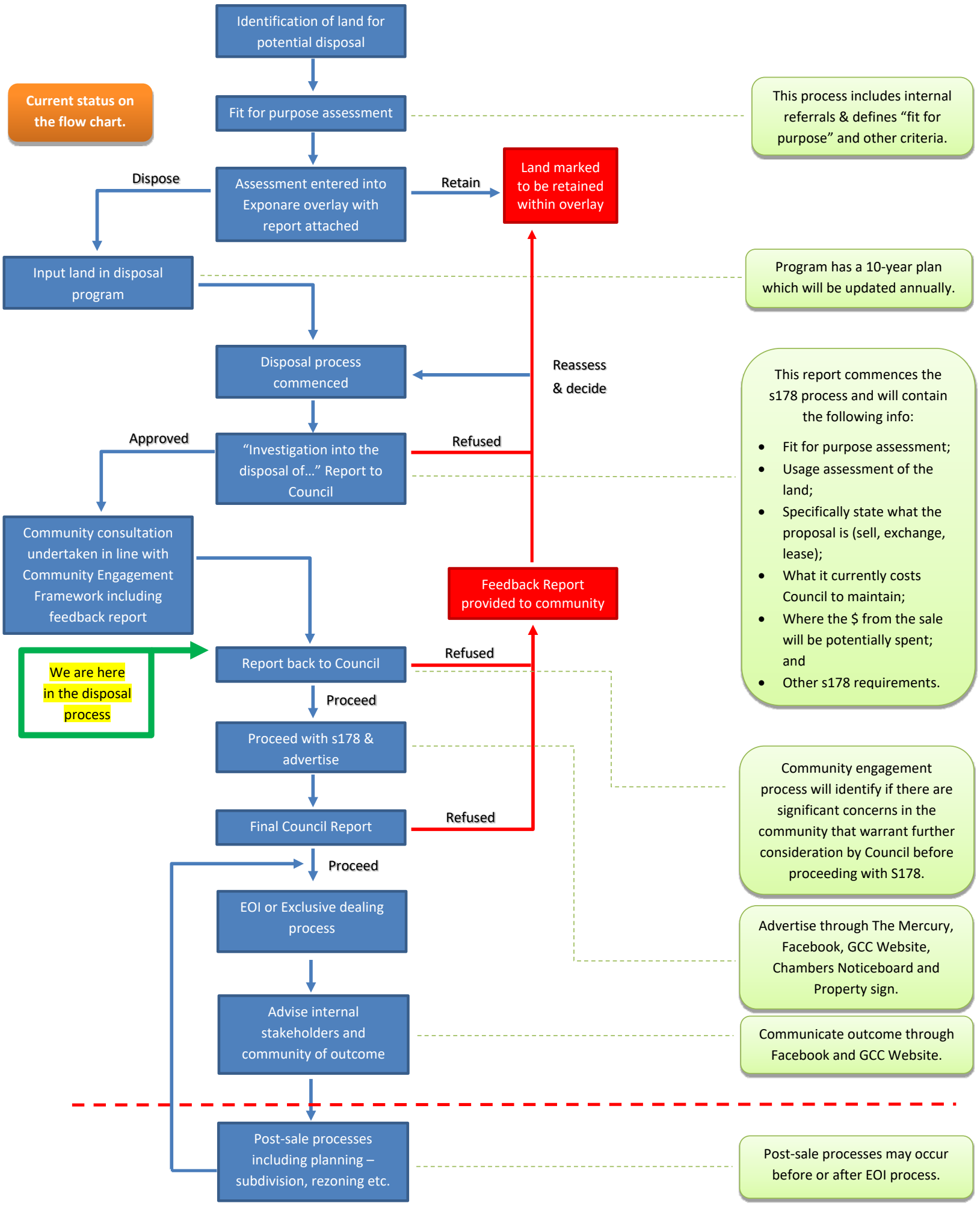
Q5. **Please provide further information as to why you do support this proposal.**

Plenty of other access points to Highfield nearby & it will provide much needed housing.

Q6. **Do you have any further information/comments you would like to provide?**

not answered

Disposal of Council Land Workflow



8.4 DISPOSAL OF 314 (FORMERLY KNOWN AS THE GOLDEN YEARS CLUB), 316 AND 322 MAIN ROAD, GLENORCHY

Author: Property Coordinator (Renee Kapitzke)

Qualified Person: Director Environmental Services (Luke Chiu)

File Reference: Council Land - Disposal and Sale

Executive Summary

This report presents the outcome of the statutory public notification process undertaken under section 178 of the *Local Government Act 1993* for the proposed disposal of Council-owned land at 314, 316 and 322 Main Road, Glenorchy.

Public notification occurred between 6 October and 27 October 2025, during which four objections were received. The objections primarily raised concerns about:

- the potential loss of community use associated with the Historical Arms and Military Society of Tasmania (HAMST) and Community Transport Services Tasmania (CTST), and
- the perception of losing community facilities.

Officers have considered each objection to ensure that the proposal does not result in undue hardship to the community and that suitable alternative facilities and parking options exist within close proximity.

The proposal supports Council's strategic objectives, particularly:

- securing a centrally located property at 1/370 Main Road, Glenorchy for the development of a Youth Hub and additional Council office accommodation connected to the Council Chambers; and
- the responsible disposal of underutilised Council owned land.

During the process, The Salvation Army withdrew its interest in purchasing 322 Main Road and instead confirmed its proposal to purchase 314 and 316 Main Road, conditional on Council acquiring 1/370 Main Road through a property swap and cash settlement. This acquisition is a strategically significant outcome, as the building adjoins the Council forecourt and has been identified as an ideal Youth Hub location.

Following this change, Community Transport Services Tasmania (CTST), the owner of the adjoining property at 320 Main Road, formally expressed interest in acquiring 322 Main Road. Officers note that 322 Main Road is constrained in terms of access and future standalone development; however, CTST can provide access via its existing site and has committed to retaining HAMST at the property under a new lease. This outcome is considered to be in the best interests of Council and the community.

Having considered the objections, the valuation outcomes, and the strategic benefits of the proposed transactions, officers recommend that Council:

- proceed with the disposal of 314 and 316 Main Road by way of exclusive dealing with The Salvation Army, conditional on the successful acquisition of 1/370 Main Road; and
- proceed with the disposal of 322 Main Road by way of exclusive dealing with Community Transport Services Tasmania Limited.

Recommendation

That Council:

1. NOTE that public notification of Council's intention to dispose of land at 314, 316 and 322 Main Road, Glenorchy has been completed in accordance with section 178 of the Local Government Act 1993, and that four (4) objections were received and considered.
2. RESOLVE, having considered all objections, that the disposal of the land is in the public interest and that Council proceed with the disposal after:
    a. the expiry of the appeal period, where no appeal is lodged; or
    b. the discontinuance or dismissal of any appeal lodged under section 178A of the Act.
3. RESOLVE to dispose of:
    a. 314 and 316 Main Road, Glenorchy by way of exclusive dealing with The Salvation Army, conditional upon the successful acquisition by Council of 1/370 Main Road, Glenorchy through a property swap and associated cash settlement; and
    b. 322 Main Road, Glenorchy by way of exclusive dealing with Community Transport Services Tasmania Limited.
4. AUTHORISE the Chief Executive Officer to:
    a. finalise negotiations and execute all agreements necessary to give effect to the acquisition of 1/370 Main Road, Glenorchy, including settlement of any value difference by cash payment; and
    b. finalise negotiations and execute all agreements necessary to complete the disposal of 314, 316 and 322 Main Road, Glenorchy, subject to the resolution of any appeals.
5. AUTHORISE the Chief Executive Officer to serve written notice of Council's decision and applicable appeal rights on all objectors within seven (7) days of Council's decision, in accordance with the Act.

Community Plan Reference	**Building Image and Pride** We nurture and celebrate our proud and vibrant City with its strong sense of belonging. **Making Lives Better** We deliver services to meet our community's needs. We champion greater opportunities for our community. **Open for Business** We value our community by delivering positive experiences. We encourage responsible growth for our City. **Leading Our Community** We are a leader and partner that acts with integrity and upholds our community's best interests. We responsibly manage our community's resources to deliver what matters most.
Strategic Plan Reference	Work constructively with the development sector and our community to enable acceptable development opportunities. Communicate effectively with our community and stakeholders about what Council is doing. Champion and work together to address our community's needs and priorities. Make informed decisions that are open and transparent and in the best interests of our community. Build and maintain productive relationships with all levels of government, other councils and peak bodies to achieve community outcomes for Glenorchy and Greater Hobart. Manage the City's assets responsibly for the long-term benefit and growth of our community.
Consultation/ Engagement	Two forms of public consultation have taken place: • A two-week advertisement on Council's website and Let's Talk Glenorchy page as part of a preliminary investigation into whether there were any significant concerns about the proposed disposal occurred between 11 August to 25 August 2025 • The 21-day consultation period required under Section 178 of the Act started 6 October and concluded 5pm, 27 October 2025. First advertisement in the Mercury on Monday, 6 October 2025 and second advertisement in the Mercury on Saturday 18 October 2025.

Resources	Council staff would facilitate the disposal processes as part of their normal duties.
Risk/Legal/ Legislative/ Reputational	1. There is an opportunity to acknowledge that proposal from the Salvation Army and Community Transport Services Tasmania Limited (CTST) presents as a significant opportunity to further Council's strategic goals, as identified as a Priority Action in Council's Annual Plan to "Deliver programs to improve opportunities for our young people" (Priority Action 2.1.1.1) and "Partner with government and community organisations to delivery programs that improve community safety and inclusion" (Priority Action 2.1.1.4). 2. Reputational risks exist due to potential public reaction of Council's decision to dispose of Land. Given only four objections were received this is considered low risk, particularly as three of the four objections related to HAMST and CTST use of 322 Main Road – uses that will be retained at the site under this proposal. 3. There is a risk of an appeal to TASCAT by any of the four (4) people that sent in a representation. It is noted however that an appeal can only be made on the grounds that the decision of the Council is not in the public interest in that: • the community may suffer undue hardship due to the loss of access to, and the use of, the public land, or • there is no similar facility available to the users of that facility. • Given only four objections were received this is considered low risk, particularly as three of the four objections related to HAMST and CTST use of 322 Main Road – uses that will be retained at the site under this proposal. It is also noted that there are no ongoing lease or licence agreements in place on any of these properties. . It is also noted Council owned land is available for parking at 345 and 357 Main Road, along with Cooper Street, Eady Street and Terry Street and are all within close proximity to this land. 4. Not proceeding with the recommended approach would expose Council to a number of risks including: • Potential inability to secure 1/370 Main Road for the development of a Youth Hub and additional office space.

	• Put at risk significant grant funding that has been secured for the operation of a Youth Hub. • Potential loss of The Salvation Army and Community Transport Services Tasmania from the Glenorchy area and the important services they provide to the local community.
25/26 Budget Allocation	<u>Disposal Costs</u> As part of the disposal process, Council would also incur costs associated with the administration fees for the creation of the Lease, which would be handled by Council's Property and in-house Legal team. As 314, 316 and 322 Main Road, Glenorchy sits across three (3) Titles and the building that HASMT currently occupy straddles the boundaries of 316, 320 and 322 Main Road, Glenorchy, the Land requires a minor boundary adjustment to correct the encroachment of the building, along with adhesion to the respective titles (316 to 314 Main Road and 322 to 320 Main Road) to enable future development of the land. There will also be costs related to the identification and aerial survey and plan of subdivision of the land, if the disposal proceeds. The cost for the scope of these works is approximately $12,000 (ex GST). To enable the facilitation of a price consideration for the property sale/swap, Council Officers obtained an independent valuation from Preston Rowe Patterson to the cost of $11,000. These valuations are included as **<u>Attachment 5</u>** – **<u>Attachment 8.</u>** Costs associated with the disposal process are funded by the proceeds of the sale. Council's finance system identifies a value for each parcel of Council owned land; these valuations are in excess of the value identified in Council's system. The sale of 314, 316 and 322 Main Road and purchase of 1/370 Main Road would result in a slight decrease in Council's assets on its balance sheet, but a correlating increase of revenue due to the rental return of the tenancies to the upper-level of 1/370 Main Road. If Council resolve to proceed with the disposal, Council must serve notice in writing of its decision and the applicable appeal rights upon all objectors within seven (7) days after its decision. Appeals must be made to TASCAT within fourteen (14) days after receiving written notification of Council's decision.

<table>
<tr><td></td><td>Following the conclusion of that process, Council can then prepare the property for exclusive dealing and settlement. There will be costs associated with this process.</td></tr>
<tr><td>Life of Project, Service, Initiative or (Expectancy of) Asset</td><td>Not Applicable</td></tr>
<tr><td>25/26 Budget Reconsideration</td><td>The anticipated sale/purchase prices are detailed in paragraphs 24 to 29 of this report, the summary of which is below
<table>
<tr><th>Property Address</th><th>Sale Price Expectations</th></tr>
<tr><td>314 Main Road, Glenorchy</td><td>$1,375,000</td></tr>
<tr><td>316 Main Road, Glenorchy</td><td>$1,880,250</td></tr>
<tr><td>Subtotal</td><td>$3,255,250</td></tr>
<tr><td>1/370 Main Road, Glenorchy</td><td>$6,425,000</td></tr>
<tr><td>Difference/Shortfall - Subtotal</td><td>- $3,169,750</td></tr>
<tr><td>322 Main Road, Glenorchy</td><td>$900,000</td></tr>
<tr><td>Difference/Shortfall - Total</td><td>- $2,269,750</td></tr>
</table>
It is noted that upstairs tenancies of 1/370 Main Road currently generate approximately $370,000 p.a. in lease revenue.</td></tr>
<tr><td>Ongoing Costs (e.g. maintenance, operational)</td><td>Should Council dispose of the Land, Council’s maintenance and operational costs of those properties will cease and be an ongoing saving to Council.</td></tr>
<tr><td>Other Funding Sources</td><td>Council has recently received a bequest from the Estate of Reginald Ray Webb for $250,000 for the purpose of fitting out a Youth Hub.</td></tr>
</table>

Proposal in Detail

1. At its meeting on 29 September 2025, Council made the following resolution:

   That Council:

   a. *FORM an intention under section 178 of the Local Government Act 1993 to dispose of 314 Main Road Glenorchy (CT 69434/2 and part of CT 226145/1) by way of exclusive dealing with the Salvation Army, conditional on a successful property swap/sale agreement with the Salvation Army for 1/370 Main Road, that will not be pursued for disposal otherwise.*

   b. *FORM an intention under section 178 of the Local Government Act 1993 to dispose of 316 and 322 Main Road Glenorchy (part of CT 179404/1 and part of CT 226145/1) by way of exclusive dealing with the Salvation Army, conditional on a successful property swap/sale agreement with the Salvation Army for 1/370 Main Road in the first instance, and if that negotiation fails, continue the disposal process for the open market.*

   c. *AUTHORISE the Chief Executive Officer to take all actions necessary to complete the public notification of Council’s intent to sell the land in*

accordance with section 178 of the Local Government Act 1993 and Council's Disposal of Council Land Policy.

d. AUTHORISE the Chief Executive Officer to consider and acknowledge any objection received pursuant to section 178(6) of the Local Government Act 1993 and report to a future Council meeting.

The motion was put and carried unanimously.

2. Section 178 of the Act sets out the process by which Council can sell, lease, donate, exchange or otherwise dispose of public land that is Council owned.

3. This report recommends that Council considers all representations received and approves the disposal of:

- 314 and 316 Main Road, Glenorchy by way of exclusive dealing with The Salvation Army, conditional upon the successful acquisition by Council of 1/370 Main Road, Glenorchy through a property swap and associated cash settlement; and
- 322 Main Road, Glenorchy by way of exclusive dealing with Community Transport Services Tasmania Limited (CTST).

Process under section 178 of the Local Government Act 1993 (the Act)

4. Section 178 of the Local Government Act sets out the process that must be followed by a Council which intends to dispose of public land. In addition, Glenorchy City Council's Policy deems all land owned by Council to be 'public land' for the purposes of the Act.

5. Council has completed the public notification and statutory advertisement of its intent to dispose of the parcels of land and the public's right to object, in accordance with the requirements of section 178 of the Act. Following the completion of the notification, Council is now required to consider any objections lodged and decide whether to take any action regarding the objection.

6. After making a decision, Council must then write to any objector within seven (7) days to notify the objector of Council's decision and advise them of their right to appeal against the Council decision under section 178A.

7. The following outlines a person's right to appeal a Council decision via an objection.

(a) Under section 178A of the Act, a person who wishes to object to Council's intention to sell public land can appeal to the Tasmanian Civil and Administrative Tribunal (TASCAT) against Council's decision.

(b) Appeals must be made to the TASCAT within 14 days after receiving written notification of the Council's decision and must be made in accordance with the *Tasmanian Civil and Administrative Tribunal Act 2020*.

(c) An appeal under section 178A can only be made on the grounds that the decision of the Council is not in the public interest in that:

(I) the community may suffer undue hardship due to the loss of access to, and the use of, the public land, or

(II) there is no similar facility available to the users of that facility.

8. Possible outcomes of a TASCAT appeal.

(d) Under section 178B of the Act, upon hearing an appeal of a public objection against a decision of a Council regarding its intent to dispose of public land, TASCAT may:

(I) confirm the Council's decision

(II) set aside the Council's decision

(III) set aside the Council's decision, and

(a) substitute it for another decision, or

(b) remit the matter to the council for reconsideration.

(e) Under subsection 178A(5), a decision of TASCAT on hearing an appeal is final.

Compliance with Council's Disposal of Public Land Policy

9. Council's Disposal of Public Land Policy requires that, following the completion of the statutory twenty-one (21) day advertising period, a report is to be presented to Council which is to contain the following information including the current use and history of the Council Land.

<u>314 Main Road, Glenorchy (formerly known as the Golden Years Club)</u>

10. 314 Main Road Glenorchy is located in the heart of the Glenorchy and is approximately 1,928 sqm. The land is currently zoned as Community Purpose Zone.

11. The use of this property and building was used a club and meeting place for social interaction, meals and activities for mature aged community members. Due to the Golden Years Club deciding to wind up their operations because of a diminishing number of members and decreased attendance, Council conducted an Expression of Interest process to consider alternative uses for the site.

12. At the Council Meeting of 28 April 2025, Council considered Expressions of Interest (EOIs) for the tenancy of 314 Main Road Glenorchy. At that meeting the Council selected the Salvation Army as the preferred tenant of 314 Main Road. The Salvation Army proposal is conditional on the successful negotiation of a potential property swap/sale agreement of 1/370 Main Road Glenorchy, which Council has previously expressed interest in purchasing.

13. This proposal would secure the Salvation Army premises that has direct access onto the Council forecourt for Council to develop and operate a Youth Hub from. The proposal would also secure the upstairs office space that provides additional office space for Council operations, as well as ongoing lease revenue from tenants.

316 and 322 Main Road, Glenorchy

14. 316 and 322 Main Road Glenorchy are large parcels of land in close proximity to the Glenorchy CBD (3,020 sqm and 5,541 sqm respectively). The land is currently zoned as Community Purpose Zone.

15. These two properties are directly behind 314 Main Road and were previously used as the home of the Glenorchy RSL Bowls Club (#322) and the Glenorchy Croquet Club (#316), both of which ceased to exist many years ago. All three properties are shown in Figure 1 below.



Figure 1: Aerial view of 314, 316 and 322 Main Road, Glenorchy

16. There is a building that straddles the boundary of 316, 322 and 320 Main Road Glenorchy, which was the former RSL Bowls Club. This building is currently used by the Historical Arms and Military Society of Tasmania (HAMST). The HAMST lease of this building ended in 2023 and has remained in hold-over since then (i.e. month by month), due to Council's desire to further consider the best long-term use of this underutilised land.

17. HAMST provided a submission during the statutory advertising process thanking Council for their support and noting support for the proposed disposal to the Salvation Army, whilst also noting the significant impact of leaving this facility will have on the club. A copy of their submission is provided in **Attachment 1**.

18. There was also a Licence Agreement with Glenview Community Services for carparking in the area to the front of 316 Main Road. This agreement ended in 2024 however, had remained in hold-over since then (i.e. month by month). Glenview are aware that this use will be ceasing if Council proceeds with the disposal. Glenview provided correspondence to Council around their desire to continue to licence car parking spaces into the future, however this was not provided as a formal objection during the statutory consultation period. Officers have since offered other nearby Council land that is available for permit carparking to Glenview.

19. Similarly, the owner of 320 Main Road, Glenorchy being Community Transport Services Tasmania Limited (CTST) hold a reciprocal non-exclusive licence, also in hold-over, for the use of the carpark at 322 Main Road, along with rights relating to the encroachment of the former RSL Bowls Club building which straddles the boundaries of 316, 322 and 320 Main Road. These arrangements remain in effect on a month by month basis.

20. It is noted that Council owned land is available for permit parking at 345 and 357 Main Road, along with Cooper Street, Eady Street and Terry Street that are all within close proximity to this land.

21. These properties are located in prime positions close to the Glenorchy CBD but are underutilised. Using sale proceeds of these properties (if disposed) would help fund the purchase of 1/370 Main Road and would assist the Council to meet its strategic objectives of securing and developing a Youth Hub and provide additional office space that is directly connected to the Council Chambers.

22. It is also important to note that the proposed disposal detailed in this report keeps all of the parcels of the land in the ownership of community organisations: The Salvation Army, and Community Transport Services Tasmania.

<u>The results of the independent valuations of the Council Land</u>

23. Glenorchy City Council and the Salvation Army (TSA) are seeking to sell to each other their respective properties on agreed terms and conditions with 314 and 316 Main Road, Glenorchy being in Council ownership and 1/370 Main Road, Glenorchy being in the ownership of The Salvation Army. Each party obtained an independent valuation of the subject properties.

24. The proposal with the Salvation Army is that two independent commercial valuations are sought, and the sale prices will be based on the average of these two valuations. There were significant variations in the valuation determinations, particularly for the two vacant lots at 316 and 322 Main Road which largely relate to the Community Purpose zoning of that land, the different weightings used by the respective valuers and the lack of comparable sales of land with that zoning. These variations in valuations were raised with the two valuers, who both stood firm in their approach and valuation amounts. The process of averaging the two valuations provides a reasonable approach of ensuring a fair and equitable price for both parties.

25. A summary of the valuation amounts for 314 and 316 Main Road is shown below.

Property Address	Valuation 1	Valuation 2	Average
314 Main Road, Glenorchy	$1,250,000	$1,500,000	$1,375,000
316 Main Road, Glenorchy	$2,375,000	$1,385,500	$1,880,250
Subtotal			**$3,255,250**
1/370 Main Road, Glenorchy	$6,750,000	$6,100,000	$6,425,000
Difference/Shortfall - Subtotal			**- $3,169,750**

**amounts are exclusive of GST.*

26. As noted above CTST have presented Council with an offer for 322 Main Road for $900,000, **Attachment 9**. Whilst this is more than one of the valuations ($755,000) it is less than the average of both valuations ($1,052,500). However, officers note that the sale of the adjoining property at 316 Main Road to the Salvation Army does effectively land lock 322 Main Road which would require a right of way and an exclusive access to be constructed (with a significant grade change) if this land was sold on the open market. It is the officers view that the cost of doing these works, and the devaluation of the land from losing space for the new access would cost significantly more than the reduction in price that is offered by CTST.

27. A summary of the valuation amounts for 322 Main Road is shown below:

Property Address	Valuation 1	Valuation 2	Average
322 Main Road, Glenorchy	$1,350,000	$755,000	$1,052,500

28. Based on the proposed sale prices the collective amounts are summarised below:

Property Address	Sale Price Expectations
314 Main Road, Glenorchy	$1,375,000
316 Main Road, Glenorchy	$1,880,250
Subtotal	**$3,255,250**
1/370 Main Road, Glenorchy	$6,425,000
Difference/Shortfall - Subtotal	**- $3,169,750**
322 Main Road, Glenorchy	$900,000
Difference/Shortfall - Total	**- $2,269,750**

29. It is acknowledged that Council may have the potential to receive offers above valuation amounts on the open market but equally offers could be below these amounts. Importantly however, this proposed approach allows for significant benefits to Council and the community including:

    - Fair and equitable prices received, and paid, in accordance with independent commercial valuations.
    - The opportunity for Council to secure an ideal location for a Youth Hub at 1/370 Main Road, and office space upstairs.
    - All three parcels of Council land (314, 316, and 322 Main Road) are retained in the ownership of community organisations (TSA and CTST).
    - The ongoing use of the building occupied by HMAST is also provided for.

30. Given that this is an exclusive dealing process based on an agreed process, there is no commercial disadvantage to Council in disclosing the valuation reports prior to a sale and a copy of these reports are included as **Attachment 5** – **Attachment 8** to this report.

Any statutory or legal considerations

31. Any negotiations of a legal nature would be undertaken in-house by Council's legal services section. A review of the property title did not uncover any encumbrances that would interfere with Council's right to sell the Land.

The consultation process and consideration and response to objections lodged.

32. From 11 August 2025 through to close of business 25 August 2025, Council undertook an initial informal consultation with the whole community regarding potential disposal including a property swap/sale of The Salvation Army's building at 1/370 Main Road, Glenorchy. The feedback was presented to Council at its open meeting on 29 September 2025. At that meeting, Council resolved to form an intention to dispose the Land and to commence the community consultation process set out in section 178 of the Act, together with the additional requirements set out in Council's Policy.

33. Council's intention to dispose of the land was advertised on two occasions: first on 6 October 2025 and the second notice was published on 18 October 2025, in the Mercury newspaper and a copy of the notice was displayed on the property boundary notifying the public that any objection to the proposal could be made to the Chief Executive Officer within 21 days from the date of the first publication, which was 5pm 27 October 2025.

34. In accordance with the Policy, a plan, along with relevant property information was displayed on the community noticeboard in the Council Chambers (near the Chambers' rear public entrance). A notice was also placed on Council's website and Let's Talk Glenorchy engagement platform, along with updating the public on Glenorchy City Council's Facebook page.

35. Four (4) objections were received in response to the Section 178 public consultation and the matters raised have been considered by Council officers. A summary on the ground of objection and the Council officer's response is provided below; however, Elected Members are encouraged to read the full submissions as provided at **Attachment 1 - Attachment 4**.

36. 314 Main Road, Glenorchy (formerly known as the Golden Years Club), 316 Main Road, Glenorchy and 322 Main Road, Glenorchy – Summary of four (4) objections received.

Objection #	Ground of objection	Officer response
1	This representation is based primarily on concerns regarding loss of clubroom access to HAMST. Elected Members are encouraged to read the full (redacted) representation at **Attachment 1** to understand the representor's complete context and reasoning. The representor notes support the proposal for	Council officers acknowledge the representor's concerns regarding the potential loss of access to the clubrooms and the impact this may have on their operations. These matters have been reviewed and considered in the preparation of this report. As detailed earlier, the existing agreement with HAMST is in holdover so there is no ongoing lease or licence agreement for this land. Under the proposal that is recommended in this report, the sale of 322 will be to CTST who have committed to allowing HAMST to

Objection #	Ground of objection	Officer response
	the transfer of the 314 and 316 to the Salvation Army stating a direct understanding of the Salvation Army and their invaluable community support and passion for the community.	continue utilising this site under a new lease agreement. The concerns in this representation are effectively resolved under the current proposal, which is to sell 322 Main Road to CTST.
2	Although this representation lists 314, 316 and 322 Main Road (Golden Years Club and surrounding land) this submission is based primarily on concerns regarding loss of access for 322 Main Road, specifically as a sub-tenant (sublet) of HAMST. Elected Members are encouraged to read the full (redacted) representation at **Attachment 2** to understand the representor's complete context and reasoning.	As noted above, the existing agreement with HAMST is in holdover so there is no ongoing lease or licence agreement for this land. Under the proposal that is recommended in this report, the sale of 322 will be to CTST who have committed to allowing HAMST to continue utilising this site under a new lease agreement. The concerns in this representation are effectively resolved under the current proposal, which is to sell 322 Main Road to CTST.
3	Although this representation lists 314, 316 and 322 Main Road, Glenorchy this submission is based primarily on concerns regarding loss of parking at 322 Main Road, specifically as an agreement holder with Council and property owner at 320 Main Road, Glenorchy (CTST). Elected Members are encouraged to read the full (redacted) representation at **Attachment 3** to understand the representor's complete context and reasoning.	Council officers acknowledge the representor's concerns regarding the potential loss of access to parking at 322 Main Road, noting CTST's existing reciprocal licence arrangement (currently in holdover) associated with the use of this area. The concerns in this representation are effectively resolved under the current proposal, which is to sell 322 Main Road to CTST.

Objection #	Ground of objection	Officer response
4	The representation is 24 pages long, so it is difficult to summarise succinctly, and Elected Members are encouraged to read the full representation that is provided at **Attachment 4**. Some of the key concerns appear to be about: • The loss of Community Purpose zoned facilities. • Youth Hub and community program commitments. • Loss of parking for community-based transport service.	It is noted that Council Officers investigated the representors feedback on the specific objections of the representor and are taken on board for consideration. 1. The loss of Community Purpose Zoned Facilities. Council acknowledges the value of accessible community facilities and progressively reviews its property portfolio to ensure facilities are fit for purpose. 316 and 322 Main Road have been underutilised for many years following the closure of their respective clubs. More recently, following the Golden Years Club decision to close, 314 Main Road was the subject of an EOI process which concluded that The Salvation Army would be best future tenant of this site. It is noted that under the proposal that is recommended, all three properties (314, 316, and 322) will be retained in the ownership of community organisations (TSA and CTST). Council will also secure additional community facilities at 1/370 Main Road under this proposal. 2. Youth Hub and Community Program Commitments The proposed property swap/sale with The Salvation Army for their building at 1/370 Main Road, allows for Council to acquire a centrally located building in the Council forecourt and presents as a significant opportunity to further Council's strategic goals, as identified as a Priority Action in Council's Annual Plan to "Deliver programs to improve opportunities for our young people" (Priority Action 2.1.1.1) and "Partner with government and community organisations to delivery programs that improve community safety and inclusion" (Priority Action 2.1.1.4). This proposed disposal/sale directly enables the establishment of a Council-

Objection #	Ground of objection	Officer response
		run Youth Hub at the most preferred location directly adjacent the Council forecourt. 3. Loss of Parking for Community Based Transport Service The proposal that is recommended allows for the resolution of the parking concerns that CTST may incur, should the Land proceed with the proposal as recommended, as CTST will be the purchaser of 322 Main Road.

37. Copies of the objections received during the 21-day timeframe are provided in **Attachments 1 - 4** of this report. Officers reviewed the four (4) objections in accordance with section 178 and section 178A (3) of the Act, which provides:

    (f) "(3) An appeal may only be made on the ground that the decision of the council is not in the public interest in that:

        (I) (a) the community may suffer undue hardship due to the loss of access to, and the use of, the public land; or

        (II) (b) there is no similar facility available to the users of that facility."

38. With regards to potential appeal grounds, it is considered that no objections have demonstrated that the community would suffer undue hardship as a result of the loss of access/use of the public land through the sale of the Land, or that there are no similar facilities available in term of section 178(3)(a) of the Local Government Act 1993.

The rationale for the recommended disposal

39. Following the receipt of the independent valuations obtained and the consideration to the final sale price being the average of the valuations, The Salvation Army withdrew their expression of interest for 322 Main Road, Glenorchy. However, they simultaneously resubmitted their proposal to purchase 314 and 316 Main Road, Glenorchy, including the sale of their building at 1/370 Main Road to Glenorchy City Council.

40. The proposed property swap/sale for 1/370 Main Road, includes the Salvation Army building that directly adjoins the Council forecourt which Council has identified as the ideal location to develop a Youth Hub. There is also additional benefit from the office space upstairs that is connected to the Council Chambers via an airbridge which will provide additional office space for Council as well as ongoing revenue from tenants.

41. During the statutory advertising period, the owner of 320 Main Road, Glenorchy being the Community Transport Services Tasmania Limited (CTST), approached

Council to discuss interest in acquiring 322 Main Road, Glenorchy, should the disposal to The Salvation Army not proceed for this Land.

42. Following The Salvation Army withdrawing their interest in 322 Main Road, CTST placed a written offer to Council to purchase 322 Main Road in an exclusive dealing by way of sale for $900,000.00 (ex GST). This proposal is provided in **Attachment 9**. This proposal was made in consideration of the average between the two valuation prices stated in the independent valuation reports and also consider the fact that there is no separate access to this land and the community benefits of CTST ownership.

43. Without further investment (constructing a new access road with significant grade) into the access to 316 and 322 Main Road, the land at 322 Main Road is landlocked. With access through 320 Main Road and CTST's commitment to retain HAMST at the property until further notice, Council officers consider this proposal a benefit to Council and the community. The sale to CTST also secures their ongoing services being based in Glenorchy.

44. Council's Property, Planning, Finance, and Legal areas were consulted during the process. Those consultations did not identify any issues with the potential sale of the Land.

45. Operational staff have noted there will be a financial benefit in no longer maintaining the properties that are underutilised community purpose zoned land.

46. The large size of these blocks, the low utilisation, the central community purpose zoned location and the benefits of securing the ongoing services of the Salvation Army and CTST; along with securing the property at 1/370 Main Road (including for the development of a Youth Hub) as part of this proposal, are considered substantial advantages.

Any encumbrances on the Council Land (easements, mortgages etc)

47. There are no encumbrances on the Land.

Any other relevant matters in the circumstances

48. There are no other material matters for consideration by Council.

The estimated timeframe for the disposal

49. Depending on receiving any appeals against the land disposal under Section 178 of the Act, Council would aim to complete the sale of this property within a few months after a decision to dispose of the Land by Council is resolved.

50. This timeframe takes into account any legal or statutory considerations, along with any boundary adjustments, adhesions and contractual conditions that the Salvation Army and CTST may require to complete the settlement of the Land, which could extend the timeframe.

The recommended course of action

51. It is recommended that Council resolves to dispose of the Land at 314 and 316 Main Road, Glenorchy (the Land), by way of exclusive dealing with the Salvation Army,

and commence the sale and negotiation process for the Land, conditional upon a successful property swap/sale for 1/370 Main Road, Glenorchy.

52. It is further recommended that Council resolves to dispose of the Land at 322 Main Road, Glenorchy (the Land), by way of exclusive dealing with Community Transport Services Tasmania Limited.

53. With the commencement of the process to occur after the relevant appeal periods have lapsed, or in the event of appeal, if a favourable appeal outcome is achieved.

Attachments

1. HAMST - Response to the proposed sale of 322 Main Road, Glenorchy (REDACTED) [**8.4.1** - 5 pages]
2. Objection to proposed land disposal at 314, 316 & 322 Main Road, Glenorchy (Golden Years Club an [**8.4.2** - 5 pages]
3. Submission - Disposal of 314, 316 and 322 Main Road Glenorchy (REDACTED) [**8.4.3** - 2 pages]
4. Objection Disposal of 314 Golden Years Club 316 Croquet Club 322 Bowls Club Oct 25 (REDACTED) [**8.4.4** - 25 pages]
5. PRP Valuation Report - 314, 316 & 322 Main Road, Glenorchy [**8.4.5** - 56 pages]
6. PRP Valuation Report - 1/370 Main Road, Glenorchy [**8.4.6** - 62 pages]
7. HTW Valuation Report - 314, 316 & 322 Main Road Glenorchy [**8.4.7** - 36 pages]
8. HTW Valuation Report - 1/370 Main Road Glenorchy [**8.4.8** - 42 pages]
9. Proposal - 322 Main Road Glenorchy (CTST) [**8.4.9** - 2 pages]

Renee Kapitzke

From: [redacted]
Sent: Tuesday, 14 October 2025 5:01 PM
To: Renee Kapitzke
Cc: Luke Chiu; [redacted]
Subject: Historical Arms Military Society of Tasmania - response to the proposed sale of 322 Main Road Glenorchy
Attachments: HAMST Response - disposal of 322 Main Road Gleorchy.docx

CAUTION: External email.
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Afternoon Renee

After discussion with the HAMST committee we wish to formally respond to the pending disposal of 314, 316 and in particular 322 Main Road Glenorchy (HAMST clubroms)

If you can respond that this correspondence has been received, that would be much appreciated.

Please don't hesitate to contact me personally if you need any further information

Kind Regards

[redacted]

HISTORICAL ARMS and MILITARY SOCIETY

of TASMANIA

[redacted] 13 October 2026

[redacted]

Dear Executives

On behalf of the Historical Arms and Military Society of Tasmania (HAMST), I would like to formally respond to the recent proposed disposal of 314, 316 and 322 Main Road. Glenorchy.

In relation to the transfer of the Salvation Army property's 314 and 316 I wish to advise that the Society fully supports this proposal and the future plans of the Salvation Army. Being an associate member of the local Salvation Army group I have a direct understanding of the Salvation Army and their invaluable community support and passion for the community.

However, in relation to 322 Main Road Glenorchy (the old bowls club) I wish to advise that the Society has leased the club rooms and grounds for the past four years. On taking on this lease the building and grounds were in disrepair and the society with the support of the Glenorchy Council have invested substantially to create a valued community asset. Below I have noted some of the significant recent upgrades, by the council, the society, community participation and future proposals.

Clubroom Upgrades – These include rewiring of the building, painting of the interior, installation of a heat pump, security alarms, security lights, and large flood light for illuminating the grounds. The toilet door and lock have been replaced, the toilets have had maintenance to repair leaks, and the hot water system has also been replaced. For general upkeep members attend each Tuesday to empty bins, mow lawns and clean the clubrooms. This has once again been achieved by the members volunteering to ensure the clubrooms are well maintained for its members, sub-tenants and the general public.

Member Sub-groups - The Society has been evolving rapidly over the past four years with our sub-groups. These include Military Vehicles, Military Model Making, Re-enacting Living History and Military Research, (who are now affiliated with the Tasmania Museum) and more recently our Women at War group. These sub-groups allow members to focus on their specific military interests at meetings and events. This, together with, numerous guest speakers and

mainland trips to military facilities, offers members many options to explore our military history. The society now has a healthy membership of over one hundred, with new members being added monthly.

Public Usage - Over the past 12 months we have increased the overall visitation to the clubrooms from approximately 1800 in 2023 to approximately 2200 in 2024. This has been an increase of approximately 600 over the year. Our members enjoy the clubrooms on the last Friday of each month for a general meeting which includes a military history guest speaker. Since HAMST commenced management of the clubrooms in 2021, there has been a steady increase of visitors, tenants and club members from 900 in that year to the above-mentioned 2200 last year, which is encouraging. The utilisation of the clubrooms has been very beneficial for HAMST members and other community groups to host a variety of meetings, functions and information nights or daytime events. The facility has been an excellent very affordable venue for these groups to enjoy.

It is pleasing to note that we currently sub-leased to the North City Church, (who have recently created an additional group for teenagers in the community), Australian Cartridge Association, The Society for Creative Anachronism, (Medieval Re-enacting) Military Collectors, the Military Collectors Guild, Tango Dancing group with the addition of several single hire groups during the year. The clubrooms have been ideal for these community groups, who have limited finances, and we are pleased to offer the premises to any community group should it suit their purpose.

Public Events – During 2024 the Society once again hosted the HAMST Military History Fair. The event was held in October with over 600 people attending. The theme being the “Redball Express” (transport of stores from Normandy to Berlin during WW2). Displays focused on living history and included Military Models, WW1 Nurses, WW2 Land Women’s Army, War Animals, Trade Tables, Firearms, Artillery Living History, Ammunition Collectors, Medieval Displays, Legacy, Salvation Army, Military Vehicles from around the state, and military woodwork. The event is an excellent opportunity to connect with the community as we endeavour to share our military history. Unfortunately, the planned fair for 2025 was postponed due to extreme weather condition however is planned for early next year. The theme this year was to be “the Battle of Darwin” with many displays and a first, a reenactment of the first few hours Darwin was bombed. The Society is also involved in ANZAC Day, Remembrance Day Commemorations and several Remembrance events around Tasmania and we are keen to enhance and support the Glenorchy community military Commemorative Days in the future. Recently I have been in discussion with your events planning manager in the hope of recreating the ANZAC Day march from our clubrooms to the Glenorchy cenotaph. It is hopefully we can facilitate this in the future The grounds have also been an invaluable area to store our large military vehicles and containers with military memorabilia for future community events.

Social Media - The club has an active website with approximately 250 responses a month, and a Facebook page which highlights all coming events and news.

Personal reflection - On behalf of the committee I would like to sincerely thank the Council for their support with this venture over the past few years. Council staff have been instrumental in supporting our club's vision in practical ways over the past few years. It is encouraging to see our clubrooms becoming an active progressive community asset.

HAMST Objection - Future Proposal for the Clubrooms

Objection and Consequence of Losing the clubrooms - In the event the Society lost this invaluable asset, currently we have no other venues available. As the society is a non-profit group, we would not be in the position to purchase and continue operation in the current manner. This would mean the distribution of assets to members personal properties and the sourcing a of a venue for meetings. All other subgroups would need to source other properties for meetings and outside activities, the impact would be substantial.

Proposals for consideration –

- The building and grounds remain leased to the society.
- The council create a long-term lease (10years) for the clubrooms and grounds under the current financial conditions.
- The Society be responsible for financing building and repairs including the grounds.
- The Society continues to offer the Community Transport the car park area for their vehicles as currently exists.
- The Society explores, with view to fund and build disabled ramp or lift into the clubrooms.
- The Society works with the Salvation Army and makes the rooms and grounds available for their events as requested.
- The Society actively promotes the clubrooms for nonprofit community groups with limited finances.

This proposal is based is on a partnership with Community Transport, the Salvation Army and the Society working together where each organization can assist and appreciate each other's invaluable service to the community.

The committee is looking forward to working with the Glenorchy Council in the future to make Glenorchy a focal point for Tasmania to explore and preserve our military history for generations to come.

For consideration: please do not hesitate to contact me directly in relation to any aspects of this correspondence.

Kind Regards

[redacted] (HAMST President)

Renee Kapitzke

From: [redacted]
Sent: Friday, 24 October 2025 11:52 AM
To: GCC Corporate Mail
Subject: Objection to proposed land disposal at 314, 316 & 322 Main Road, Glenorchy (Golden Years Club and surrounding land)
Attachments: [redacted] objection letter.pdf

Categories: [redacted]

You don't often get email from [redacted] Learn why this is important

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[redacted]

[redacted]

[redacted]

[redacted]

24 October 2025

Mr Emilio Reale - Chief Executive Officer

Glenorchy City Council

PO Box 103

Glenorchy TAS 7010

gccmail@gcc.tas.gov.au

Subject: Objection to proposed land disposal at 314, 316 & 322 Main Road, Glenorchy (Golden Years Club and surrounding land)

1

Dear Mr Reale

I am writing to formally object to the proposed sale of the council-owned land at the above-mentioned address, occupied in part by the Historical Arms & Military Society of Tasmania (HAMST). This club has long been a vital part of our community — a place that not only supports our military veterans but also preserves an important piece of our shared history and identity.

For many years, HAMST has provided a safe, welcoming space where veterans of all ages can find fellowship, understanding, and purpose. It offers a place for those who have served our country to come together, share their experiences, and continue contributing meaningfully to the community. The club's activities — including research into military history, commemorative events, and educational re-enactments — enrich our region's cultural life and ensure that future generations appreciate the sacrifices made by those who served.

Evicting the club and selling the land would do more than displace an organisation; it would dismantle a living legacy of service and remembrance. The social, emotional, and historical value of this site far outweighs any short-term financial gain that might come from a sale. Once this space is lost, it cannot be replaced — and with it, we lose a part of our community's character and conscience.

And it's not just HAMST that would be negatively impacted. Numerous community groups use the facilities on the site, helping people with disabilities, the elderly, young people and several marginalised groups. Upwards of 2000 people are directly helped every year at facilities on this land.

I am the President of the local branch of an international re-creation group (the Society for Creative Anachronism or SCA) with, currently, 76 local members. I write this after consultation with our entire group. We use the facilities of HAMST on a weekly basis on weekends as well as taking part in the annual community educational displays and occasional night-time use.

There are rapidly decreasing numbers of affordable community facilities available within the Glenorchy area (where most of our local members live and vote). Closing this facility will require us finding a meeting place outside the City area. This will occasion extra expense for travel with several of our members being disadvantaged in one way or another.

I urge the council to consider the broader community impact of this proposal. Instead of evicting this veterans' group, and other groups that use the facility (not just us), and selling the land, I encourage

council to explore ways to ‘support and strengthen’ the clubs’ ongoing contribution — perhaps through a renewed lease agreement, heritage recognition, or partnership initiatives that highlight its public benefit.

Finally, our veterans (of whom I am one) have already given so much in service to Australia. Allowing them to keep this place of belonging and purpose is one small way our community can give back.

Thank you for considering this objection and for taking into account the profound importance of the Historical Arms & Military Society of Tasmania (HAMST) to our veterans and to the wider Glenorchy community.

Yours sincerely,

[redacted]

[redacted]

[redacted]

copy attached in printable pdf format

[redacted]

24 October 2025

Mr Emilio Reale - Chief Executive Officer
Glenorchy City Council
PO Box 103
Glenorchy TAS 7010
gccmail@gcc.tas.gov.au

Subject: Objection to proposed land disposal at 314, 316 & 322 Main Road, Glenorchy (Golden Years Club and surrounding land)

Dear Mr Reale

I am writing to formally object to the proposed sale of the council-owned land at the above-mentioned address, occupied in part by the Historical Arms & Military Society of Tasmania (HAMST). This club has long been a vital part of our community — a place that not only supports our military veterans but also preserves an important piece of our shared history and identity.

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And it's not just HAMST that would be negatively impacted. Numerous community groups use the facilities on the site, helping people with disabilities, the elderly, young people and several marginalised groups. Upwards of 2000 people are directly helped every year at facilities on this land.

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weekends as well as taking part in the annual community educational displays and occasional night-time use.

There are rapidly decreasing numbers of affordable community facilities available within the Glenorchy area (where most of our local members live and vote). Closing this facility will require us finding a meeting place outside the City area. This will occasion extra expense for travel with several of our members being disadvantaged in one way or another.

I urge the council to consider the broader community impact of this proposal. Instead of evicting this veterans' group, and other groups that use the facility (not just us), and selling the land, I encourage council to explore ways to ‘support and strengthen’ the clubs’ ongoing contribution — perhaps through a renewed lease agreement, heritage recognition, or partnership initiatives that highlight its public benefit.

Finally, our veterans (of whom I am one) have already given so much in service to Australia. Allowing them to keep this place of belonging and purpose is one small way our community can give back.

Thank you for considering this objection and for taking into account the profound importance of the Historical Arms & Military Society of Tasmania (HAMST) to our veterans and to the wider Glenorchy community.

Yours sincerely,



Renee Kapitzke

From: [redacted]
Sent: Friday, 24 October 2025 12:19 PM
To: Renee Kapitzke
Cc: GCC Corporate Mail; [redacted]
Subject: Submission - Disposal of 314, 316 and 322 Main Road Glenorchy

Categories: [redacted]

Some people who received this message don't often get email from [redacted] Learn why this is important

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Hi Renee,

I'm writing on behalf of Community Transport Services Tasmania Ltd (CTST) to formally express our interest in the Disposal of 314,316 and 322 Main Road Glenorchy.

We thank the Council for providing us advanced notice of the planned disposal and an opportunity to make a submission.

As an adjoining neighbour (CTST owns 320 Main Road, Glenorchy) of the properties subject to planned disposal, and with an existing license to use a portion of 322 Main Road for our designated carparking spaces at the rear of our site, we are a very interested stakeholder in the process. There is also an existing building which straddles our property and two of those planned for disposal.

We understand the Council is intending to dispose of all 3 sites to the Salvation Army.

As an organisation who delivers critical community services to vulnerable consumers within the Glenorchy municipality (amongst others) we are very interested to ensure that we are able to continue to do this effectively and are also able to meet what is a growing need for the services our organisation provides within this area. We would welcome the opportunity to discuss the sale process with the Council and/or the prospective purchaser to ensure:

- We are able to continue to provide these critical services to vulnerable consumers; and
- The ability of our organisation to meet what is a growing need for our services is also not constrained by the sale process.

We do believe that there are a number of very viable options for a positive outcome which could be incorporated in the transfer process and we would welcome the opportunity to have a further discussion with Council and/or the prospective purchaser to discuss these options and CTST's involvement.

We thank the council for the opportunity to make a submission to the process and look forward to further engagement with Council on this matter.

Kind regards,

[redacted]
[redacted]
Community Transport Services Tasmania Ltd (CTST)
[redacted]
[redacted]
[redacted]

ctst.org.au
1800 781 033

merseycca.org.au
03 6424 8883

areaconnect.org.au
1300 651 948

ctst.org.au/
cafeconnect

CTST and MCCA are registered charities.

We acknowledge and pay respect to the Tasmanian Aboriginal people as the traditional and original owners, and continuing custodians, of this land on which we gather and acknowledge Elders - past and present.

CONFIDENTIALITY NOTICE AND DISCLAIMER
This email and any attachments are proprietary and confidential and are intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed are solely those of the author and do not necessarily reflect or represent those of Community Transport Services Tasmania Inc. If you have received this email in error, please let us know immediately by reply email and delete it from your system. You may not use, disseminate, distribute, or copy this message nor disclose its contents to anyone. Community Transport Services Tasmania Inc., ABN 90 508 966 947, PO Box 464, Glenorchy, Tasmania 7010. Phone 1800 781 033, Fax (03) 6208 8580, Email info@ctst.org.au
This disclaimer has been automatically added

Renee Kapitzke

From: [redacted]
Sent: Monday, 27 October 2025 10:34 AM
To: GCC Corporate Mail
Subject: Urgent: Objection to Disposal of 314, 316 and 322 Main Road Glenorchy
Attachments: Objection Disposal of 314 Golden Years Club, 316 Croquet Club, 322 Bowls Club Oct 25.docx

Categories: [redacted]

CAUTION: External email.
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Good morning

Please find attached an Objection to the Disposal of 314, 316 and 322 Main Road Glenorchy for the Chief Executive Officer due today.
Could you please forward to Emelio Reale, Chief Executive Officer, Glenorchy City Council as soon as possible.

Kind regards
[redacted]

[redacted]

26TH October 2025

Chief Executive Officer
Glenorchy City Council
374 Main Road
Glenorchy Tasmania 7010

Objection – Disposal of Public Land – 314 Main Road, Glenorchy (formerly known as the Golden Years Club -1982m2 land) 316 Main Road, Glenorchy (formerly known as the Croquet Club – 3020m2 parcel of land) and 322 Main Road Glenorchy (formerly known as the Bowls Club – 5541m2 parcel of land) being a total of [approx] 10489 m2 of Public Land

COMMUNITY PURPOSE ZONED FACILITIES & LAND MUST BE PROTECTED FOR THE BENEFIT OF THE WHOLE COMMUNITY INTO THE FUTURE

Why doesn't the Council support the retention and management of last community purpose zoned facilities of their type and open space for use by the community in Glenorchy?

Why are these Community Purpose zoned properties advertised on PlanBuild even before the mandatory disposal process has been undertaken and when they are supposed to be retained for essential community use?

In other jurisdictions, planners considering relevant provisions in Planning Schemes, have stressed the importance of categorising community facilities zoned land as a finite and valuable resource, and in need of protection for the benefit of the whole community.

Recent Judicial court decisions elsewhere have determined that whilst the housing supply shortage is significant, it does not trump all other planning strategies. In this case, the benefit to the whole community as a result of protecting community facilities zoned land cannot be trumped for other reasons and even for the delivery of multiple affordable dwellings.

Tasmanian Planning Scheme - State Planning Provisions

27.0 Community Purpose Zone

27.1 Zone Purpose

The purpose of the Community Purpose Zone is:

27.1.1 To provide for key community facilities and services including health, educational, government, cultural and social facilities.

27.1.2 To encourage multi-purpose, flexible and adaptable social infrastructure.

IMPERATIVE TO RETAIN COMMUNITY PURPOSE ZONED LAND AND FACILITIES FOR THE ESSENTIAL NEEDS OF THE LARGE & INCREASING POPULATION OF GLENORCHY

When the Derwent Entertainment Centre and Wilkinsons Point belonging to the community on 99-year leases was disposed of six years ago, the people of Glenorchy were promised development and a Multi-Sports Facility at Wilkinsons Point for use by young people. The community purpose zoned RSL was taken from the community by the Government and caused significant loss of social connection and preventative mental health support for aged residents of Glenorchy. When the pool was closed to unfairly dispose of the land to a property developer for an alternative development, the community had to fight hard for 12 months to save it. When the CBD Skatebowl, Youth Centre and more recently the BMX Track was taken from our young people, the Council promised to build 'like for like' replacements in Glenorchy but these were further broken promises. Just before the planned CBD Playground was ready to go to tender with a $500,000 government grant it was cancelled and this was another significant broken promise. The large, conveniently located, Abbotsfield Road Skatepark was recently demolished. The Community have also suffered from the loss of other facilities in Glenorchy such as the closure of the near new Barossa Hydrotherapy and Wellness Centre, the Ice-Skating Rink, The Showground Market, the Collinsvale Market, the YMCA used by all ages and the important Disabled Persons Workshop Facility was demolished for disposal of the land to a property investor just to name a few. This valuable land now sits idle for land banking and profit making. The Model Car Club is another community developed facility the Council plan to dispose of. Council has rezoned all CBD Public Car Parks for Apartments and tells the community they can all-weather walk, ride a bike or use unsuitable public bus transport with lengthy delays to access CBD services and businesses. What sort of liveability is that for community members? It appears then Government and Council's plan is to continue disposing of everything important to and needed by this community.

THIS DISPOSAL OF PUBLIC LAND WILL RESULT IN THE LOSS OF ACCESSIBLE PARKING FOR THE COMMUNITY BASED TRANSPORT SERVICE

What will be the consequence of the losing accessible parking used by the large number of staff & volunteers working at Community Transport Service 320 Main Road, and who are heavily dependent upon using this community purpose open space being disposed of? Many Community Transport Service buses need to currently use the 322 land to park on. There is no alternative parking space. Has the impact of this been considered? Will it cause volunteers to stop assisting in the delivery of this vital community service? Community Transport supports people aged over 65 or have a condition preventing them from undertaking daily activities (such as a disability).

A DELIBERATE GENTRIFICATION POLICY FROM THE FLAWED ANTI-COMMUNITY 'GREATER GLENORCHY PLAN'

- Gentrification through bringing new residents into Glenorchy without providing housing and additional community facilities causes "displacement and homelessness" for existing and long-term residents.
- The increased demand for housing drives up property prices and makes rents and rate increases unaffordable for existing residents.

- The large and continuing intake of new residents by the Government in recent years is not being supported with appropriate increased housing and community facilities.
- Glenorchy's Multicultural Community Spaces Plan identifies existing Spaces and Facilities to support community, cultural and religious needs at the expense of existing residents.
- This also means long-term residents are being displaced from community facilities such as the RSL, Golden Years Club and other essential facilities (such as the attempted disposal of our Pool to Property Developers) that are being deliberately re-purposed by the Government and Council as a result of unethical gentrification.
- The disposal of all our CBD Car Parking land to build apartments and use ratepayer's money to install connections for water, sewage and electricity infrastructure (to advantage property developers') will further increase rates and drive long-term residents out of Glenorchy.
- These deliberate actions are seriously unjust, irresponsible and not in the best interests of this community's health and well-being.
- The Council's Successful Ageing Framework appears to no longer apply or be considered important to our Aldermen.
- Besides causing severe homelessness through unaffordable rent and rate increases and destroying our community facilities, the gentrification of Glenorchy destroys our culture and causes a massive spike in our cost of living.
- Government, Council and Aldermen must act openly and honestly in the public interest and cease from disposing community purpose zoned land & facilities

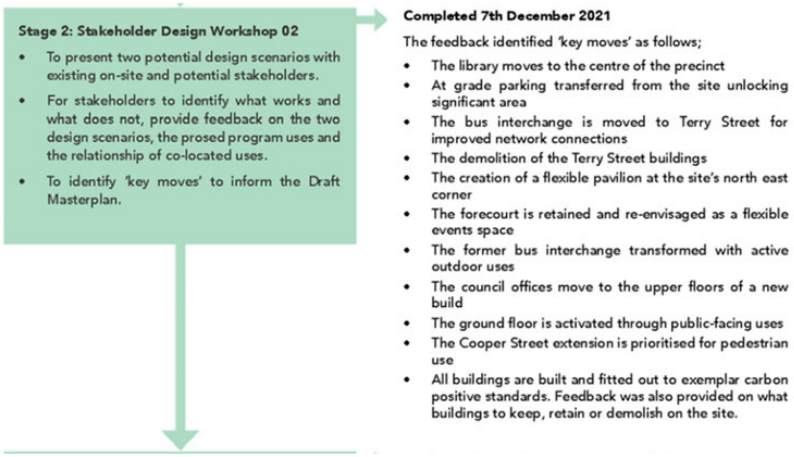
THERE IS NO BINDING COMMITMENT FOR ESTABLISHING A YOUTH CENTRE FOLLOWING THE DISPOSAL OF OUR LAST SUITABLE COMMUNITY PURPOSE FACILITIES

Why isn't the establishment of the Youth Centre an integral component of the report and why wasn't it acknowledged in the Recommendation prior to Council's endorsement and vote to proceed with investigations into the potential disposal of diminishing public facilities and land?

Why hasn't the resolution outlined in the CityScape Civic Heart Masterplan (endorsed by Council at the GCC Meeting 26 April 2022) to demolish the Terry Street buildings at 1/370 Main Road Glenorchy been mentioned in the decision-making Report to Council? This building has been voted through Council for demolition should a private investor/developer express interest. This cannot be acceptable when you expect the community to agree with the swap/sale of three of our other publicly owned buildings being 314 (Golden Years) 316 (Croquet Club) and 322 (Bowl's Club) and open space without transparency.

If a private investor wants this marketed as 'Open for Business' CBD land in Terry Street and a Real Estate Podcast by Mayor Johnston stating there are No No's at this Council, the Community and importantly our Youth could be left with absolutely nothing once again when our community purpose zoned facilities and land are gone forever. Why is "Open for Business" called a Community Goal when it is responsible for disposing of all our public land and facilities?

Refer Agenda Item 26 April 2022 and Dot Point 4



Stage 2: Stakeholder Design Workshop 02

- To present two potential design scenarios with existing on-site and potential stakeholders.
- For stakeholders to identify what works and what does not, provide feedback on the two design scenarios, the prosed program uses and the relationship of co-located uses.
- To identify 'key moves' to inform the Draft Masterplan.

Completed 7th December 2021

The feedback identified 'key moves' as follows;

- The library moves to the centre of the precinct
- At grade parking transferred from the site unlocking significant area
- The bus interchange is moved to Terry Street for improved network connections
- The demolition of the Terry Street buildings
- The creation of a flexible pavilion at the site's north east corner
- The forecourt is retained and re-envisaged as a flexible events space
- The former bus interchange transformed with active outdoor uses
- The council offices move to the upper floors of a new build
- The ground floor is activated through public-facing uses
- The Cooper Street extension is prioritised for pedestrian use
- All buildings are built and fitted out to exemplar carbon positive standards. Feedback was also provided on what buildings to keep, retain or demolish on the site.

Tuesday, 26 April 2022 **Council Minutes**

ECONOMIC

Community Goal: "Open for Business"

9. CITYSCAPE CIVIC HEART MASTERPLAN

File Reference: Economic Recovery Program

Reporting Brief:

To seek Council's approval of the Cityscape Civic Heart Masterplan (Attachment 1) to provide a framework for Glenorchy CBD's strategic urban development as the primary centre for economic activity in the municipality.

Resolution:

RICHARDSON/KING

That Council:

APPROVE the CityScape Civic Heart Masterplan, to provide a strategic framework for urban development of Glenorchy's Civic Heart.

The motion was put.

FOR: Aldermen Bull, Ryan, Dunsby, King, Thomas, Richardson, Fraser, Carlton, Sims and Hickey

AGAINST:

The motion was CARRIED.

COMMUNITY CONSULTATION DESCRIPTION AROUND THE DISPOSAL OF THREE COMMUNITY PURPOSE FACILITIES AND LAND APPEARS MISLEADING AND INCOMPLETE

Why is there no mention in the Council Report and Recommendation of the significant and publicly owned Bowl's Club being disposed of and how is this possible when it is partly on two different titles of land being on both 320 Main Road (237743/1 – 5381877 Community Transport Services) and 322 Main Road (179404/1 -7765575 Bowls Club) Certificates of Title?

The property at 1/370 Main Road has a small area of only 1377m2 compared to 9593m2 comprising 3020m2 (Bowl's Club Public Land), 5541m2 (Croquet Club Public Land) and 1032m2 (Golden Years Club Public Land). The comparison in land sizes was not mentioned and there has been lack of transparency around valuations and Council's intentions.

WHY HAS THERE BEEN SUCH A LOSS OF FACILITIES AND SUPPORT SERVICES FOR YOUTH AND OTHER COMMUNITY MEMBERS OVER MANY YEARS?

WHY DOESN'T THE GOVERNMENT FUND INFRASTRUCTURE AND SUPPORT FOR COUNCIL'S MANAGEMENT OF COMMUNITY FACILITIES IN GLENORCHY COMPARED TO OTHER MUNICIPALITIES SUCH AS THE KINGBOROUGH COMMUNITY HUB ETC.?

What happened to all the previously available services for Youth in Glenorchy outlined in the Partnership Agreement with the Government in 2000? (Refer Extracts from Agreement Below)
Is there a commitment to reinstate important and crucial services for our Youth?
"Pulse" Youth Health Centre (Year 2000)
"Pulse is a responsive, accessible, integrated and co-located youth health service that aims to contribute to the improved health and wellbeing status of young people 12 to 24 years living in or accessing the City of Glenorchy. Service provision includes Counselling, Social worker, Youth Nurse, Alcohol and other Drugs worker, Youth worker, Doctor, open access, computer access, laundry and shower facilities, recreation and creative arts, purpose built and equipped music room, free Legal Aid line, life skills programs, mentoring programs, employment including Job Placement Employment and Training (JPET), housing/accommodation support and referral."

"…crime prevention and community safety should be about providing people with half-decent things so that they don't have to commit crime. (Year 9 student, Cosgrove High School, Glenorchy, 2000)"
(Reference – A Safer Community Strategy for the City of Glenorchy)

PROMISES BROKEN - DISPOSAL OF PUBLIC LAND AND ASSETS NOT DELIVERING INCREASED HOUSING

When the Government and Council use the excuse of supplying social housing to dispose of public facilities, publicly owned and Crown land it is not true because promised social and affordable housing is not being built. It appears property investors are able to land bank and speculate for profits instead of delivering the promises they made to acquire the land. There has been a significant disposal of Public Land and demolition of community assets by the Glenorchy City Council over a number of years and since the 2000 Partnership Agreement was signed with the Government.

Just some examples include a sizeable and lucrative property at 23a Norman Circle, Glenorchy sold to a member of the Liberal Party for less than market value instead of being used by the Government to deliver promised social housing.

When the market was closed at the Showgrounds the Government stated $200 Million would be provided to build social and affordable homes to justify the acquisition of the Crown Land and facilities and this proved to be another broken promise to acquire the Crown Land.

The proposed development at the disused Claremont Primary School has failed to deliver increased housing after the application was approved 5 years ago.

The important Disabled Persons Workshop Facility was demolished for disposal of the land to a property investor and now this valuable land sits idle for profit making. Disabled workers have been displaced. Recently the Government tried to close the Mental Health Group Home in Tolosa Street for disposal, but community outcry managed to prevent that from progressing.

GOVERNMENT MISLEADING TASMANIANS OVER DISPOSAL OF PUBLIC LAND & FACILITIES

Reported In The Mercury on 18th October 2025," Homes Tasmania built just 55 homes in a year and was using creative accounting to make it look like there were thousands more dwellings on the way, the chief of the Housing Industry Association says. HIA executive director Tasmania, Benjamin Price says the lack of construction activity was unacceptable.... This figure does not sit well against the general rate of public housing delivery over the past four decades, and I doubt many Tasmanians would think this is acceptable in the midst of the current cost-of-living and housing crisis. He said Homes Tasmania's own dashboard reporting presented higher figures – but counted vacant lots, affordable rentals, and MYHome Shared Equity settlements towards its housing targets. While Homes Tasmania inflates its pipline figures, ABS data shows the reality: dwelling approvals are at their lowest in years," he said. "Paper plans don't house people – only completed homes do". The Labor Housing spokeswoman Meg brown says the data shows fewer homes are being built and more Tasmanians are being pushed in housing stress."

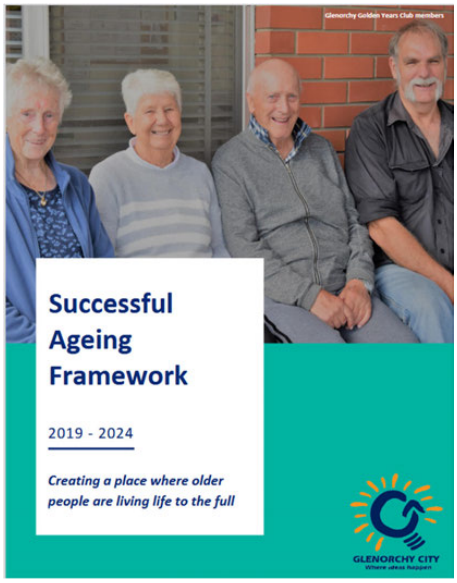
In addition, why does the Glenorchy's Multicultural Community Spaces Plan funded by the State Government in 2016 identify existing Spaces and Facilities to support community, cultural and religious needs to the detriment of existing residents? Why isn't the Federal and State Government providing the necessary funding for the increased housing and facilities required to cater for the needs of the influx of new residents into Glenorchy?

It now appears that, if the Government and Department of State Growth wish to continue directing the disposal of 314,316 and 322 Main Road Glenorchy and other community zoned land and facilities through their partnership agreements, it will be necessary to consolidate the analysis undertaken since the Glenorchy Agreement was signed, highlight the issues discovered and pursue with outside authorities.

WHAT HAPPENED TO THE COUNCIL'S IMPORTANT SUCCESSFUL AGEING FRAMEWORK?

Why hasn't the Council supported the use of the Golden Years Club after 60 years. This has discouraged use over for an extended period of time.

As of the 2021 Census, the Glenorchy Local Government Area in Tasmania had a notable 18.5% proportion of residents aged 65 and over.



Older people

We want to create an age-friendly community providing opportunities for people to be included, feel safe, have a healthy lifestyle, and to take part in activities that help them to be active and positive as they age.

Positive and active ageing is about:

- connecting with others in your community
- being as physically active as you can be
- being as mentally active as you can
- having access to services and facilities
- being part of community events and activities
- contributing to others or the community
- having a positive outlook on life

Programs and Services

We have a range of programs and services that support and encourage positive, active ageing in Glenorchy.

- Our Successful Ageing Framework (PDF) outlines what we will do to encourage positive ageing in our community.

WHAT PLAN IS THERE TO PROVIDE ACCESSIBLE PARKING FOR THE COMMUNITY BASED TRANSPORT SERVICE VOLUNTEER DRIVERS?

What will be the consequence of the losing accessible parking for the adjoining property's large fleet of Community Transport buses and cars of staff & volunteers who are heavily dependent upon using this community purpose open space being disposed of? Has the impact of this been considered? Will it cause volunteers to stop assisting in the delivery of this vital community service? The service assists aged over 65 or those who have a condition preventing them from undertaking daily activities (such as a disability).

DELIBERATE GENTRIFICATION IS DESTROYING GLENORCHY'S HISTORY AND CULTURE

- The Glenorchy City Council's Greater Glenorchy gentrification agenda along with unsustainable migration without an adequate housing supply and additional planned

community facilities is a failed public policy that is highly disadvantaging the long-term residents and low-income earners of Glenorchy.

- Housing stress, increased rates, rents and the limited social and affordable housing is causing displacement of long-term residents as well as homelessness in Glenorchy. According to Australian Bureau of Statistics figures there has been an estimated 22.4% rise in Glenorchy's homeless from 2016 to 2021.
- This is also reflected in rising crime rates and youth unrest. Retaining community facilities for activities, programs and social intergenerational connection is therefore more essential than ever in Glenorchy. The deliberate loss of critical community purpose zoned facilities such as the Glenorchy War Memorial Pool, the RSL and the Golden Years Club cannot be acceptable. The rezoning of all CBD Car Park for apartments and use ratepayer's money to make property development ready by installing connections for water, sewage, and electricity infrastructure(to advantage property developers) will further increase rates and drive long-term residents out of Glenorchy.
- The rates revenue paid per annum increased from $28 Million (2015-2016) to $48 Million (2025-2026). The cumulative Inflation rate between 2016 and 2025 only totalled 27.5% and there has only been a moderate increase in rateable dwellings during that time. The rate increases appear excessive and unaffordable in a low-income area triggering the displacement of existing and long-term residents and this is verified in available statistics.
- There has been a failure to stop property investors from land-banking public land for profits instead of providing the social and affordable housing that has been continually promised. This additional failure causes increase in property value speculation and the severe rental cost increases that are driving long-term residents and low-income earners out of Glenorchy.
- The Council's rezoning of all the Public Car parks in the CBD for apartments appears to also be a major part of the gentrification agenda endorsed in the Greater Glenorchy Plan and designed to drive long-term residents out of Glenorchy and discriminates against the aged, mobility impaired and families with children requiring access to safe parking.
- The Council and developers frame their investment actions as improving the suburb's appeal for residents and businesses, increasing its long-term liveability with improved amenities. This appears untrue as Council's rezoning of community purpose car parking will prevent safe access to services and businesses and destroy the social infrastructure for a strong connected community. The failure to provide essential public amenities and facilities is not acting in the best interests of the community.
- Community facilities are imbued with a sense of community that supports many in non-financial ways as outlined in the Council's Strategic Frameworks. Council and Aldermen have failed to adhere to these essential strategies.
- Tourism and Art are also being used to drive gentrification and create an escalation of real estate prices as poor inner-city suburbs and post-industrial sites are transformed into creative chic. Public funds are being used for the gentrification and other government agendas instead of providing the necessary funds for essential housing. This is not a good outcome for the Glenorchy that many of Tasmania's low-income earners call home.
- Glenorchy (TAS) had the highest migration growth rate among regional cities in Australia at 43.7% from the 2016 to the 2021 Census. This has occurred without the responsible forward planning and strategic delivery of suitable affordable or social housing and additional community facilities to provide for the needs of the increased population.

Regional Australia Institute (RIA) calls for increased regional migration. The Institute advocates for 40% of net overseas migration to settle in regional Australia by 2032, up from the current 17%. As a result of the current failures of government to deliver social housing and support infrastructure to cater for migration, the future viability for Glenorchy residents is a major and escalating concern.

Key indicators of gentrification

Rising property and rental prices

- **Property value growth:** Between December 2019 and December 2024, the median house price in Glenorchy City increased by 7.7% annually, outpacing the 7.0% growth seen across Greater Hobart.
- **Low rental affordability:** An "Affordability Monitor" showed that in 2024, only 13.6% of rental properties in Glenorchy City were affordable for low-income households. High rental payments can suggest gentrification, as well as a housing shortage.
- **High rental demand:** The Glenorchy rental market has been described as one of the tightest in Southern Tasmania, with vacancy rates below 1% in mid-2025.

Demographic shifts

- **Increasing multiculturalism:** Between 2016 and 2021, the proportion of Glenorchy residents born overseas or with parents born overseas increased significantly.
- **Younger population:** In 2021, Glenorchy's median age was 37, younger than the Tasmanian average of 42. However, the population is also projected to undergo "hyper-ageing" by 2038, with a significant increase in the over-65 age group.

THE MISLEADING RESOLUTION OF COUNCIL AND ALDERMEN DOES NOT ENDORSE THE CREATION OF A YOUTH HUB AFTER THE GOLDEN YEARS CLUB HAS BEEN DISPOSED OF

Do the Aldermen realise the building they are swapping our important last Golden Years facility for is destined for demolition in the CityScape Civic Heart Masterplan endorsed and voted through Council on 26 April 2022? There has been no resolution by Aldermen to commit the Council to permanently establish a Youth Hub if the Golden Years Club is unjustly disposed of.

Ald. Slade/Ald. Yaxley

That Council:

1. FORM an intention under section 178 of the *Local Government Act 1993* to dispose of 314 Main Road Glenorchy (CT 69434/2 and part of CT 226145/1) by way of exclusive dealing with the Salvation Army, conditional on a successful property swap/sale agreement with the Salvation Army for 1/370 Main Road, that will not be pursued for disposal otherwise.

We should not see further diminishing of CBD publicly-owned land and existing facilities disposed of and demolished like Glenorchy Council tried to do with our critical War Memorial Pool and Childcare facilities etc. There are no similar replacement facilities and land available.

The Community including our young people and particularly our aged are being discriminated against by this decision. Council have repeatedly shown their lack of support for retaining and managing facilities for social meeting and on-going preventative health and well-being activities and programs so desperately needed in this large Municipality.

In comparison to lower level of 1/370 Main Road(Salvo area) the Golden Years Club is a much larger, valuable, well-appointed and designed facility with parking, open space, large auditorium, stage, kitchen, offices, toilets, storage, and all furniture and equipment available for important use by our community. It belongs to us. There is no alternative, easily accessible CBD publicly owned facility for our community to use.

GLENORCHY HAS 5620 15 -24 YEAR OLDS (ABS CENSUS 2021) WITH NO DECENT PUBLIC FACILITIES - 13.9% (2021) ARE DISENGAGED FROM EDUCATION & EMPLOYMENT

On 7th December 2022, Mayor Bec Thomas announced that the Tasmanian Association of Police and Community Youth Clubs (TAPCYC) had launched a program to deliver a youth pilot project for 9 months in Glenorchy. Mayor Thomas stated "ABS statistics tell us that in 2021, 13.9% of 15-24 year olds in the City of Glenorchy were disengaged with employment and education – higher than in Greater Hobart…… We call on the State Government to come to the party in supporting the provision of early intervention programs for young people in Glenorchy."

It is witnessed that there is critical need to Justice Reinvestment and early intervention programs in Glenorchy. The public facilities at 314, 316 and 322 need to be used for that and other intergenerational activities and programs.

Based on the 2021 ABS Census data the number of 15-19 year old is 2563 and 20-24 year old 3057 totalling 5620 young people. This group makes up 11.1% of Glenorchy's total population of 50411 in 2021. Census data in 2021 shows 13.9% of the 5620 young people were disengaged from both education and employment. This is higher than the Tasmanian average of 8.5%.

Therefore, at least 700 plus young people face long-term challenges including low lifetime earnings, increased risk of long-term unemployment, poorer physical and mental health and outcomes, poor attainment and well-being for the children of unemployed people, use of drugs and alcohol, welfare dependency and homelessness. It is the Council's responsibility to advocate for and meaningfully assist our young people.

Early intervention, literacy & skill development programs including social connection activities are the community purposes desperately needed in Glenorchy and the Golden Years Club should be used for that purpose. It is ideally situated opposite the Glenorchy Police Station that would be a protection in keeping all users of the community facility safe and confident to undertake the important activities and development programs there.

However, there appears to be an on-going lack of resolve to provide meaningful support for or act in the best interests of the Glenorchy Community. For instance, even though the need for the PCYC youth program was identified in 2023, there has been no explanation as to why it did not continue.

Why wouldn't the Council allow youth programs to commence at the Golden Years Club and support on-going intergenerational use by aged residents of Glenorchy? Why aren't there other Council supported public facilities for young or aged in Glenorchy?

COMPLIANCE WITH *Local Government Act 1993*

Section 28. Functions of councillors

(1) A councillor, in the capacity of an individual councillor, has the following functions:

(a) to represent the community;

(b) to act in the best interests of the community;

(c) to facilitate communication by the council with the community;

(2) The councillors of a council collectively have the following functions:

(a) to develop and monitor the implementation of strategic plans and budgets;

(b) to determine and monitor the application of policies, plans and programs for –

(i) the efficient and effective provision of services and facilities; and

(ii) the efficient and effective management of assets; and

(c) to facilitate and encourage the planning and development of the municipal area in the best interests of the community;

Concern is respectfully expressed that due to the fact that Council Officers and Aldermen are subject to direction from the Government through the Department of State Growth, decisions such as gentrification of the Municipality do not take into account the obligations and provisions of the Section 28 of the *Local Government Act 1993* in relation to delivering for the needs and the best interests of Glenorchy community members.

The community rely on Aldermen to represent their best interests when they vote and leave a lasting beneficial legacy for future generations when dealing with all matters but especially the disposal of essential community purpose zoned land and facilities.

Yours sincerely

[redacted]

ATTACHMENT: Disposal of 314, 316, 322 COMMUNITY PURPOSE LAND AND FACILITIES

Property Information

314 MAIN RD GLENORCHY TAS 7010

Property Type		
Primary		
Property Identification Number (PID)	**Certificate of Title Reference (Volume/ Folio)**	**Total Area**
7651981	226145/1, 69434/2	1900 sqm
Locality	**Municipality**	
Glenorchy	Glenorchy	
Planning Scheme	**Planning Zones**	**Planning Code Overlay**
Tasmanian Planning Scheme	Community Purpose	Flood-prone areas

Property Information

316 MAIN RD GLENORCHY TAS 7010

Property Type		
Primary		
Property Identification Number (PID)	**Certificate of Title Reference (Volume/ Folio)**	**Total Area**
7652001	226145/1	4000 sqm
Locality	**Municipality**	
Glenorchy	Glenorchy	
Planning Scheme	**Planning Zones**	**Planning Code Overlay**
Tasmanian Planning Scheme	Community Purpose	Flood-prone areas

Property Information

322 MAIN RD GLENORCHY TAS 7010

Property Type		
Primary		
Property Identification Number (PID)	**Certificate of Title Reference (Volume/ Folio)**	**Total Area**
7765575	179404/1	3020 sqm
Locality	**Municipality**	
Glenorchy	Glenorchy	
Planning Scheme	**Planning Zones**	**Planning Code Overlay**
Tasmanian Planning Scheme	Community Purpose	Flood-prone areas

COUNCIL OF THE AGEING

COTA TASMANIA

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Hot Lunches - Golden Years Club

Category: Food/Café Clubs, Social Eating, and Social

Activity Description:
The Glenorchy Golden Years Club is open to anyone over 40 years of age from the Glenorchy and surrounding areas. They offer a range of activities each day in their centre, including hot lunches on Monday and Tuesday. New members are welcome.

Cost: Contact Club about possible costs.

Day(s) of Activity: Monday, Tuesday

Start Time: 12pm

Loss of important & Accessible parking for Community members attending the Golden Years Club and the Staff & Volunteers of the Community Transport Service (Formerly RSL Club)






Driving Change and Building Connections
Register today at ctst.org.au/volunteer


Lest We Forget

IMAGES FROM INSIDE THE GOLDEN YEARS CLUB









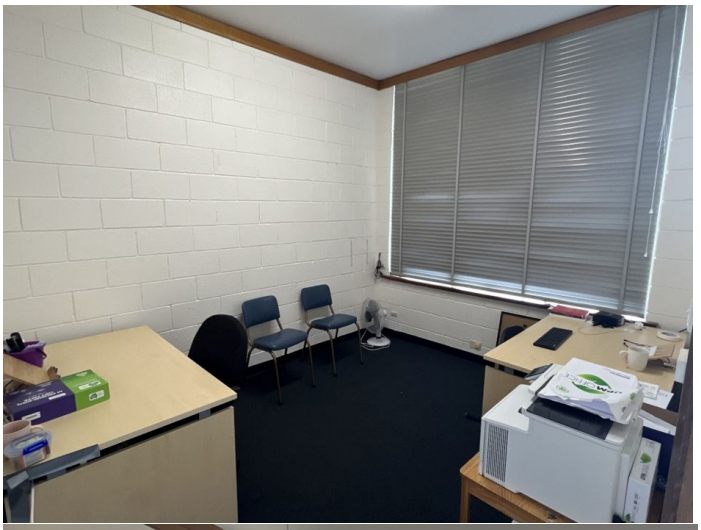






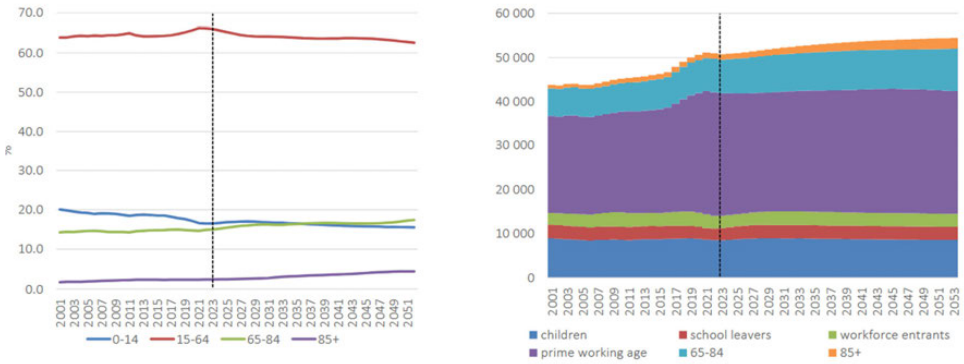


PHOTO OF KINGBOROUGH COMMUNITY HUB

The Community Hub is a striking building in the heart of Kingston Park and is a flexible facility for future changing demands.

There is a multi-purpose community hall, meeting rooms, and covered town square, public amenities and storage. A café space has also been developed. The Hub is able to host a variety of community and cultural activities, events and exhibitions.

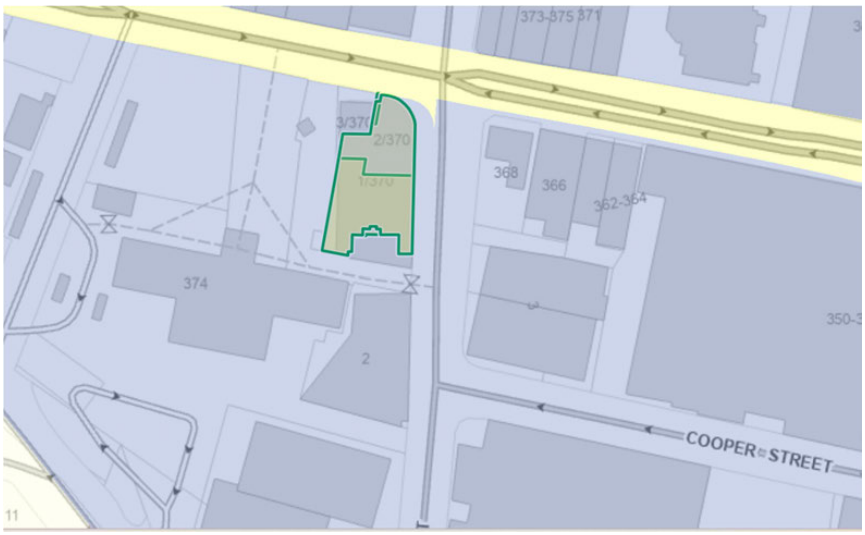
Projected population by age cohort



Source: Tasmanian Department of Treasury and Finance, TasPOPP population projections, medium series, 2023 to 2053WORK?



List documents: 314, 316 and 322 MAIN ROAD GLENORCHY



1/370 MAIN ROAD GLENORCHY

IMAGES OF COMMUNITY ACTIVITIES AT THE GOLDEN YEARS CLUB





People with dementia can relax in a safe, noise free, spacious, calm environment where we take the time to listen and interact with them. There are many sensory objects and items from the past for people to look at and reminisce. We also have lots of old records which always bring back memories. There are also conversation cards which can trigger memories to get people talking.

Craft and art activities are available for anyone who would like to join in. In the near future we plan to have sing-along sessions and musical entertainment. Our volunteers are a dedicated bunch of wonderful ladies who give up their time and help make this venture a success. There's no way this cafe can run without them and their commitment is very much appreciated. Each week they come in with big smiles on their faces and get right into what needs to be done.



Agnes Frith opened the Golden Wattle Cafe to give people with dementia and their caregivers a safe and non-judgemental space where they can socialise and interact with each other and members of the community in a relaxed environment.

Looking for a suitable venue proved to be the hardest task. It had to be functional and user friendly for people with dementia and older people. Parking had to be easily accessible, safe and spacious. Toilet facilities had to be compatible and entrance to the café convenient and practical. After a lot of stumbles, frustrations and disappointments, Liz Stott (a founding member) and I found a suitable setting at The Golden Years Club in Glenorchy.

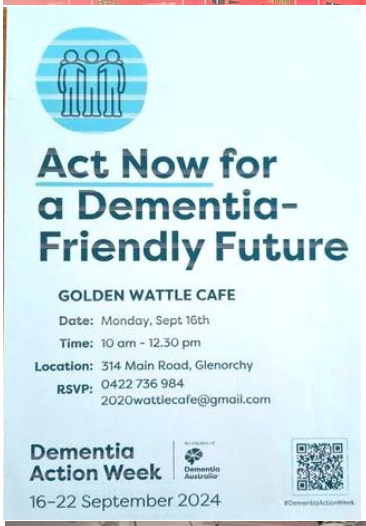



GILLIAN








Act Now for a Dementia-Friendly Future
GOLDEN WATTLE CAFE
Date: Monday, Sept 16th
Time: 10 am - 12.30 pm
Location: 314 Main Road, Glenorchy
RSVP: 0422 736 984
2020wattiecafe@gmail.com
Dementia Action Week
16-22 September 2024


Country Music Club
of SOUTHERN TASMANIA
PROUDLY THE LONGEST CONTINUOUSLY RUN COUNTRY MUSIC CLUB IN AUSTRALIA

Preston Rowe Paterson
International Property Consultants and Valuers



Commercial Valuation Report

314, 316 & 322 Main Road, Glenorchy, TAS 7010

VALUATION REPORT



Property Address	**314, 316 & 322 Main Road, Glenorchy, TAS 7010**
Instructing Client	Glenorchy City Council
Reliant Parties	Glenorchy City Council
PRP Reference	1296140
Date of Valuation	12th June 2025

Preston Rowe Paterson Tasmania Pty Ltd
ABN: 62 102 988 741

5 Audley Street, North Hobart TAS 7000

146 George Street, Launceston TAS 7250

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Email: shelley.taplin@prp.com.au

Liability limited by a scheme approved under Professional Standards Legislation

Date: 12th June 2025 Our Ref: 1296140

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Date: 12th June 2025 Our Ref: 1296140

Valuation of
314, 316 & 322 Main Road, Glenorchy, TAS 7010

Preston Rowe Paterson
International Property Consultants and Valuers

EXECUTIVE SUMMARY

This Executive Summary must be read in context of and in conjunction with the full valuation report of which this Executive Summary forms part. All comments, terms and conditions contained in the full valuation report relate directly to this Executive Summary.

Instructions

Purpose of Valuation	Market Value for consultancy and for no other purpose
Basis for Assessment	314 Main Road - Market Value subject to Vacant Possession - As Is 316 Main Road - Market Value subject to Vacant Possession - As Is 322 Main Road - Market Value subject to Vacant Possession - As Is
Instructing Client Special Instructions	Nil

Property & Site Details

Address of Property to be Valued	314, 316 & 322 Main Road, Glenorchy, TAS 7010

Title Details

Title #	Title Type	Lot Type	Lot #	Plan Type	Plan #	Volume	Folio
1	Freehold	Lot	2	Registered	69434	69434	2
2	Freehold	Lot	1	Registered	226145	226145	1
3	Freehold	Lot	1	Registered	179404	179404	1

Title Proprietorship

Title #	Registered Proprietor	Proprietorship Type	Date of Proprietorship
1	GLENORCHY CITY COUNCIL	Sole Proprietor	---
2	GLENORCHY CITY COUNCIL	Sole Proprietor	---
3	GLENORCHY CITY COUNCIL	Sole Proprietor	10th July 2001

Easements, Encumbrances & Other Interests Noted on Title

Title #	Type of Interest	Instrument No	Description	Date Registered	Effect on Value
3		C290352 & C306655	Land is limited in depth to 15 metres, Excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown.		Considered to have no detrimental effect on the value or marketability of this property.
3		C306655	FENCING PROVISION in Transfer		Considered to have no detrimental effect on the value or marketability of this property.
3		E227345	ADHESION ORDER under section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993		Considered to have no detrimental effect on the value or marketability of this property.

Valuation of
314, 316 & 322 Main Road, Glenorchy, TAS 7010

Preston Rowe Paterson
International Property Consultants and Valuers

Site Area

Property	Site Area
314 Main Road	1,928 m²
316 Main Road	5,542 m²
322 Main ROad	3,020 m²
Total	**10,490 m²**

Building Area

Building #	Level #	Main Usage	Area
1	Ground	Community Purpose	556 m²

Zoning	Community Purpose
Existing Use	Existing use conforms with current Local Government Area Planning Scheme zoning provisions.
Highest and Best Use	Redevelopment in accordance with the relevant planning guidelines is considered to be highest and best use of the subject.

Occupancy Details

Occupancy Overview	Vacant Possession

Valuer Comments

Synopsis

The requested assessment comprises three separate holdings over three currently listed title(s) known as 314, 316 and 322 Main Road, Glenorchy. Combing for a total land size of 1.049HA (10,490sqm) the property features a mixture of open area car parking, dated community improvements and a condemned building. All three properties are currently zoned "Community Purpose" whereby the permitted uses of such a site area restrictive in nature and generally receive reduced market interest in an open market setting. We have been requested to undertake the assessment on an "As Is" basis only with the current zoning in mind however give consideration to the fact should the property be openly marketed for sale it is likely the site would be rezoned in-line with the adjoining properties being "Commercial" on the western boundary on "Inner Residential" on the eastern boundary.

The combined property is located on the fringe of the Glenorchy CBD with commercial holdings directly to the west and predominantly residential holdings to the east, the combined site benefits from a circa 50m frontage to Main Road holding good exposure to consistent daily vehicle throughfare traffic. Given the respectively large combined land holding highest and best use of the holding is considered to be redevelopment in accordance with the current zoning guidelines.

314 Main Road:

The holding known as 314 Main Road, Glenorchy comprises two titles being wholly 69434/2 and part of the title being 226145/1. Jointly the property comprises a land size of 1,928sqm that is near rectangular and slopes gently upwards from the road frontage to the rear boundary. Improvements comprise a single storey building of brick veneer and corrugated iron exterior. The building is currently utilised a community centre known as the "Golden Years Club" with various community and non-government organisation utilising the premises on an infrequent basis. Providing a large dining hall, several smaller office(s), amenities and full commercial kitchen accommodation with a lettable area of 556sqm. The improvements were found to be in a fair condition however dated throughout on inspection. The property benefits from several marked open-bay carparks along the western boundary of the subject.

316 Main Road:

The holding known as 316 Main Road, Glenorchy comprises another part of the title reference being 226145/1. Currently comprising a battle-axe shaped allotment that slopes gently upwards from the road frontage to rear of the boundary with a reported land size of 5,542sqm. Improvements comprise a single storey building that has reportedly been condemned and requires demolition/removal, as such any added value from these improvements has been excluded from this assessment. The balance of the property comprises a part bitumen sealed and loose gravel carpark towards the northern half of the allotment while the southern half of the property remains largely undeveloped land.

322 Main Road:

The holding known as 322 Main Road, Glenorchy currently comprises a land-locked parcel of land that was formerly operated as a bowls club providing a rectangular shaped generally level allotment with a land size of 3,020sqm. This subject currently derives access from the neighbouring property being 316 Main Road, Glenorchy however no formal access easements exist, we have been advised by the instructing party should 316 Main Road, Glenorchy be disposed of separately a right-of way easement will be lodged to provide access to the subject. The assessment of this title has been completed on the basis no future access issues exist.

Critical Assumptions

Documents Relied Upon	• Instructions • Title and Plans
Recommended Documents to Sight	• Full Schedule of easements
Critical Assumptions	In addition to matters specifically referred to elsewhere in this report, the following assumptions have been made for the purposes of preparing this report; • The rear block known as 322 Main Road, Glenorchy will retain access should 314 & 316 be disposed of separately. • The building currently located on the title boundary of 316, 322 and 320 Main Road, Glenorchy be excluded from any part of the assessment • The encroachment from the rear carpark of 320 Main Road Glenorchy will have no detrimental impact to the ability to dispose of the property

Valuation of
314, 316 & 322 Main Road, Glenorchy, TAS 7010

Preston Rowe Paterson
International Property Consultants and Valuers

Valuation Summary

Interest Valued	Fee Simple
Date of Inspection	12th June 2025
Date of Valuation	12th June 2025
Valuation (Exclusive of GST)	**314 Main Road - Market Value subject to Vacant Possession - As Is** **$1,250,000 One Million Two Hundred and Fifty Thousand Dollars** **316 Main Road - Market Value subject to Vacant Possession - As Is** **$2,375,000 Two Million Three Hundred and Seventy Five Thousand Dollars** **322 Main Road - Market Value subject to Vacant Possession - As Is** **$1,350,000 One Million Three Hundred and Fifty Thousand Dollars**

Valuation Compliance Statement

Preston Rowe Paterson Tasmania Pty Ltd confirms that:

- The statements of fact presented in this report are correct to the best of the Valuer's knowledge.
- The analysis and conclusions are limited only by the reported assumptions, terms and conditions.
- The Valuer has no interest in the subject property.
- The Valuer's fee is not contingent upon any aspect of the report.
- The valuation was performed in accordance with an ethical code and performance standards.
- The Valuer has satisfied professional education requirements.
- The valuer has sufficient current, local, national and international (as appropriate) knowledge of the asset type and its particular market, and all the skills and understanding necessary, to undertake the valuation competently.
- The Valuer has made a personal inspection of the property.
- No one, except those specified in this report, has provided professional assistance in preparing the report.
- We confirm that neither Preston Rowe Paterson Tasmania Pty Ltd nor any of its Directors or employees has any pecuniary interest that could conflict with the proper valuation of this property.

Report Prepared By

Valuer who has undertaken this valuation	**Counter Signatory**
Mackenzie Lucas	Damien Taplin
AAPI - CPV API No: 101447	DIRECTOR, AAPI CPV M/SHIP #63864

Reliance on this report should only be taken upon sighting the original document that has been signed by the Inspecting Valuer who has undertaken this valuation. The Counter Signatory or Director has read this report and verifies that the report is genuine and is endorsed by Preston Rowe Paterson Tasmania Pty Ltd. The Counter Signatory or Director has not inspected the property or the comparable sales and rental evidence amongst other things. The opinion of value expressed herein has been solely arrived at by the Valuer who undertook the inspection and prepared this valuation report.

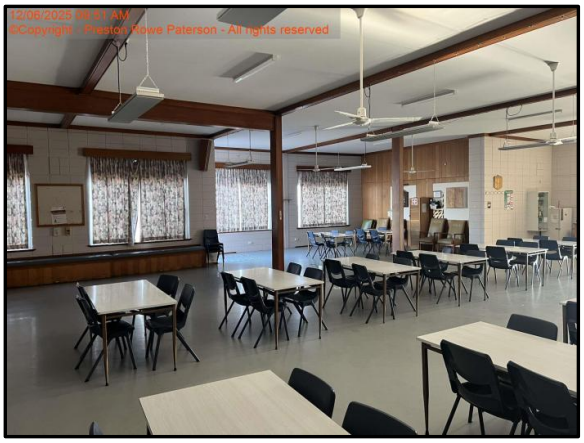
Valuation of
314, 316 & 322 Main Road, Glenorchy, TAS 7010

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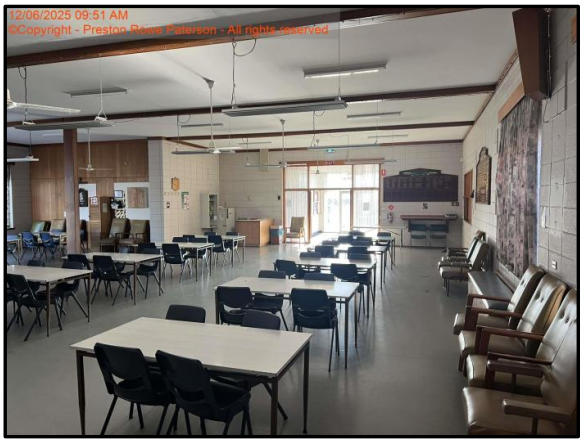
PHOTOGRAPHIC IMAGERY



314 Main Road



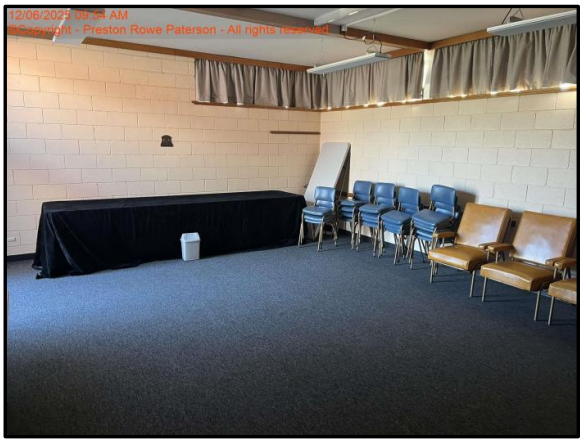
314 Main Road



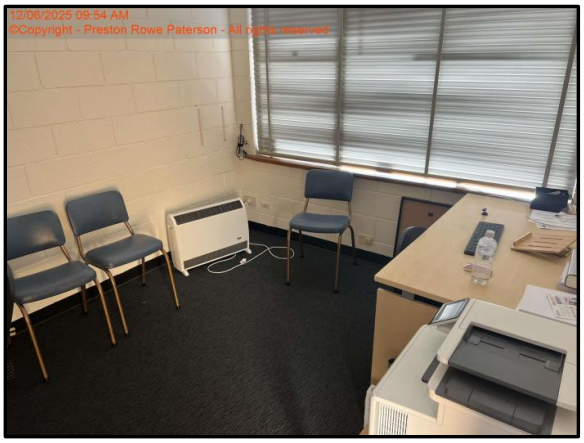
314 Main Road



314 Main Road



314 Main Road



314 Main Road

Valuation of
314, 316 & 322 Main Road, Glenorchy, TAS 7010

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314 Main Road



314 Main Road



316 Main Road



316 Main Road



316 Main Road



316 Main Road (building to be excluded)

Valuation of
314, 316 & 322 Main Road, Glenorchy, TAS 7010

Preston Rowe Paterson
International Property Consultants and Valuers



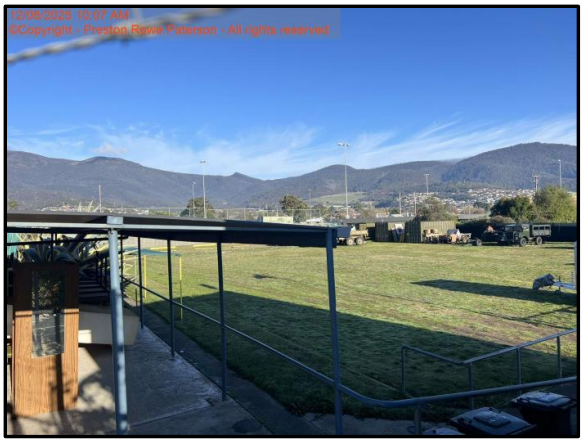
316 Main Road



316 Main Road (condemmend building)



322 Main Road



322 Main Road



322 Main Road



322 Main Road

Valuation of
314, 316 & 322 Main Road, Glenorchy, TAS 7010

Preston Rowe Paterson
International Property Consultants and Valuers

1.0 SCOPE OF WORKS

Instructing Client	Glenorchy City Council
Reliant Parties	Glenorchy City Council
Date of Inspection	12th June 2025
Date of Valuation	12th June 2025
Purpose of Valuation	Market Value for consultancy and for no other purpose
Interest Valued	Fee Simple
Basis for Assessment	Market Value subject to Vacant Possession - As Is
Currency	Australian Dollars
Instructing Client Special Instructions	Nil
PRP Reference	1296140

2.0 VALUATION DEFINITIONS

Definitions	MARKET VALUE is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an 'arm's length' transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.[1]

[1]As defined by the International Valuation Standards 2025

Valuation of
314, 316 & 322 Main Road, Glenorchy, TAS 7010

Preston Rowe Paterson
International Property Consultants and Valuers

3.0 TITLE DETAILS

3.01 Title Particulars

Title Details

Title #	Title Type	Lot Type	Lot #	Plan Type	Plan #	Volume	Folio
1	Freehold	Lot	2	Registered	69434	69434	2
2	Freehold	Lot	1	Registered	226145	226145	1
3	Freehold	Lot	1	Registered	179404	179404	1

Title Proprietorship

Title #	Registered Proprietor	Proprietorship Type	Date of Proprietorship
1	GLENORCHY CITY COUNCIL	Sole Proprietor	---
2	GLENORCHY CITY COUNCIL	Sole Proprietor	---
3	GLENORCHY CITY COUNCIL	Sole Proprietor	10th July 2001

Easements, Encumbrances and Other Interests Noted on Title

Title #	Type of Interest	Instrument No	Description	Date Registered	Effect on Value
3		C290352 & C306655	Land is limited in depth to 15 metres, Excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown.		Considered to have no detrimental effect on the value or marketability of this property.
3		C306655	FENCING PROVISION in Transfer		Considered to have no detrimental effect on the value or marketability of this property.
3		E227345	ADHESION ORDER under section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993		Considered to have no detrimental effect on the value or marketability of this property.

Title Comment	Freehold title with no significant restrictive encumbrances or easements.

Copies of Title are annexed hereto. Refer to **Appendices.**

Valuation of
314, 316 & 322 Main Road, Glenorchy, TAS 7010

Preston Rowe Paterson
International Property Consultants and Valuers

3.02 Title Statement

Title & Easements

We have relied on a copy of title(s) which were searched on 08th May 2025. Should any notations have been placed on title since the date of search which defect the Valuation or Valuation Services We reserve the right to reconsider our valuation findings herein.

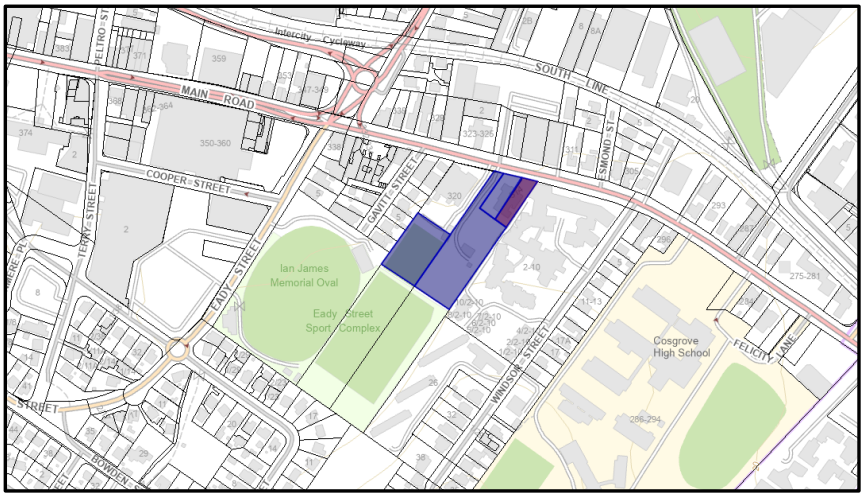
This valuation has been prepared on the understanding that no notations, encumbrances, easements, rights of way or encroachments exist by or on the subject property other than those detailed herein. We have not sighted boundary markers and for the purposes of this valuation, have assumed that all improvements have been erected within the legal confines of the land and that no adjoining improvements encroach onto the boundaries.

4.0 LOCATION

4.01 Physical Location

Side of Street	Southern
Nearest Intersection	The subject is located circa 90 metres to the East from the intersection with Gavit Street.
Immediate Surrounds	Surrounding development predominantly comprises a mixture of commercial and residential holdings of varying amenity and quality.
Suburb Type	Outer metropolitan
Nearest Commercial Activities / Business District	Glenorchy CBD.

4.02 Location Plan



5.0 LAND DESCRIPTION

5.01 Site Identification and Measurements

Site Verification	We are confident we have correctly identified the subject property and that the improvements described herein are within title boundaries from reference to our sighted source documentation., We are confident we have correctly identified the subject property and that the improvements described herein are within title boundaries from reference to our sighted source documentation., We are confident we have correctly identified the subject property and that the improvements described herein are within title boundaries from reference to our sighted source documentation.
Basis of Verification	Instructing Party,
Site Area	

Title #	Site Area
1	1,928 m^2
2	5,542 m^2
3	3,020 m^2
Total	**10,490 m^2**

Site Dimensions	

5.02 Site Description

Shape	Irregular
Topography	Various
Aspect	A retail setting with outlooks over a mixture of retail and commercial uses
Services Connected to Land	Electricity, Mains water, Sewerage, Telephone, National Broadband Network (NBN)
Road Access	Via a concrete crossover.
Road Design	A bitumen sealed surface, made kerb, channelling, drainage and footpath.
Site Comment	We note no unusual or high-risk land or site issues that would have a negative effect on the marketability or market value of this property.

6.0 PLANNING AND LAND USE DETAILS

Planning and Land Use Verification	Online enquiries with the local Planning Scheme as at the date of inspection.
Local Government Area	City of Glenorchy
Planning Scheme	Tasmanian Planning Scheme - Glenorchy
Zoning	Community Purpose
Zone Objectives	To provide for key community facilities and services including health, educational, government, cultural and social facilities. To encourage multi-purpose, flexible and adaptable social infrastructure.
Overlays	Flood Prone Area
Permissible Land Uses	
Without Consent	Natural and Cultural Values Management, Passive Recreation, Utilities
With Consent	Permitted: Business and Professional Services, Community Meeting and Entertainment, Crematoria and Cemeteries, Education and Occasional Care, Emergency Services, Residential, Tourist Operation Discretionary: Business and Professional Services, Custodial Facility, Food Services, General Retail and Hire, Recycling and Waste Disposal, Sports and Recreation, Tourist Operation, Utilities, Vehicle Parking
Planning Permits/Development Approvals/Consents	We have not been provided with a copy of any planning permits for the subject property. However we have assumed that all necessary permits have been obtained.
Planning/Development Constraints	As constrained by the relevant authorities.
Heritage Issues	Non-Evident.
Native Title	Our visual site inspection has not revealed any obvious presence of native title. Nevertheless, we are not experts in native title, or the property rights derived therefrom and have not been supplied with appropriate advice. Therefore, this property valuation and assessment is made subject to there being no actual or potential native title effecting the marketability or market value of the property and or the site. Verification that the subject property is not subject to co-existing native title interests should be obtained from a suitably qualified expert. Should the existence of native title be discovered we reserve the right to review our report and valuation of the property.
Proposed Planning Amendments	Our enquiries and investigations did not identify any proposed planning amendments likely to affect the marketability or market value of this property.
Existing Use	Existing use conforms with current Local Government Area Planning Scheme zoning provisions.
Highest and Best Use	Redevelopment in accordance with the relevant planning guidelines is considered to be highest and best use of the subject.
Planning and Land Use Comment	Based on our enquiries and investigations, we did not identify any significant or detrimental planning or land use issues that were considered to have a negative effect on the marketability or market value of this property.

6.01 Planning and Land Use Statement

Town Planning

You acknowledge that information has been obtained verbally from representatives of the City of Glenorchy LGA or the Council's web site and this valuation is issued on the understanding that such information is correct. The Town Planning information should be checked by You by the obtaining of the relevant certificate from the Planning Consent Authority. We will not assume any liability or negligence for our reliance on the Local Authority's verbal advice or information obtained from its web site.

7.0 IMPROVEMENTS

7.01 Overview

Property Type	Commercial
Space Use	Freestanding
Improvements Overview	Improvements comprise a single storey building of brick veneer and corrugated iron exterior. The building is currently utilised a community centre known as the "Golden Years Club" with various community and non-government organisation utilising the premises on an infrequent basis. Providing a large dining hall, several smaller office(s), amenities and full commercial kitchen accommodation with a lettable area of 556sqm.

7.02 Building Areas

Building Area Verification	As measured by inspecting valuer.
Building Area Supplied by	Valuer's on-site physical measurement.
Adopted Building Area Measurement Standard	International Property Measurement Standards (IPMS): All Buildings
Method of Building Area Measurement	IPMS 1 (External Measurement- Whole Building)

Building Areas

Building #	Level #	Main Usage	Area
1	Ground	Community Purpose	556 m^2

7.02.1 Building Construction

Floors	Concrete & Timber
External Walls	Brick Veneer
Roof	Corrugated Iron
Window Frames	Aluminium
Year of Construction - Circa	Not Known

7.02.2 Accommodation and Amenities

Description	Open-plan dining hall, Office(s), Commercial Kitchen, Amenities, Store Room(s)

7.02.3 Building Design, Features, State of Repair and Suitability of Use

Design	Dated
Specialised or Unique Design Features	No
Floor Plan	Inefficient
Internal Repair & Condition	Dated
External Repair & Condition	Dated
Capital Expenditure Requirements	None considered essential

8.0 ENVIRONMENTAL DETAILS

8.01 Environmental Hazards

Bushfire	Non-apparent based upon our enquiries, investigations, and physical inspection.
Drainage	Non-apparent based upon our enquiries, investigations, and physical inspection.
Flooding / Inundation	Our enquiries, investigations and physical inspection identified this property to be within an area with known flooding / inundation issues.
Landslip	Non-apparent based upon our enquiries, investigations, and physical inspection.
Environmental Hazards Comment	Clarity on flooding / inundation risk issues should be confirmed by our instructing client and all reliant parties prior to reliance on this valuation report and opinion of market value. Our valuation report and opinion of market value herein is provided on the basis that issues associated with flooding / inundation risk do not have a detrimental effect on the marketability or market value of this property. Should our instructing client or a reliant party's independent report identify any issues associated with flooding / inundation risk then we reserve the right to review our valuation report and opinion of market value for this property.

8.02 Site Contamination

Current Use	Our enquiries, investigations and physical inspection did not identify any current onsite industrial processes that involved the use of chemicals or hazardous materials.
Historical Use	Our enquiries, investigations and physical inspection did not identify any previous noxious or potentially contaminating use of the property.
Neighbouring Land Use	Our enquiries, investigations and physical inspection did not identify adjoining sites or neighbouring land to have any current, past, or known noxious or potentially contaminating uses.
Australian Property Institute (API) List of Potential Contaminating Activities	Current use is not shown on the Australian Property Institute (API) List of Potential Contaminating Activities
Site Contamination Comment	Our physical inspection did not reveal any obvious signs of site contamination. Further to this, the site is not listed on our state Environmental Protection Authority/Department (EPA) Contaminated Land Management record of notices

	available on their website. This record only contains known contaminated sites and does not necessarily imply that the site is not contaminated. To the best of our knowledge, inquiry and site inspection, there is no other visual or recorded evidence of past or present site-specific or nearby contamination that on current general information would have any adverse effect on the marketability or value of the property. We stress that we are not experts in contamination matters. Should the authorised user of the valuation experience concern about the possibility or extent of contamination, it may be prudent to commission an environmental audit from an appropriately qualified person, referring the valuation back to us for review if contamination is revealed. In the interim, our valuation has been made on the basis of no site contamination.

8.03 Asbestos

Asbestos Materials Identified at Inspection?	Our physical inspection did not identify any asbestos containing materials on site.
Is Asbestos Known to be Present?	Our enquiries and physical inspection did not confirm the presence of any known asbestos containing materials on site.
Could Improvements Pre-Date 1990?	Our enquiries and physical inspection identified on site improvements that predate 1st January 1990 and same are likely to have asbestos containing materials.

8.04 Environmental Overview

Environmental Comment	Based on our enquiries, investigations and physical inspection, we did not identify any significant environmental hazards, site contamination or asbestos issues that were considered to have a negative effect on the marketability or market value of this property. Should our instructing client and or any reliant party have a concern about the possibility or extent of environmental hazards, site contamination or asbestos issues, it may be prudent to commission an environmental audit report from an appropriately qualified person, referring this valuation report and opinion of market value back to the Valuer for review if environmental hazards, site contamination or asbestos issues are revealed. In the interim, our valuation report and opinion has been made on the basis of no environmental hazards, site contamination or asbestos issues.

8.05 Environmental Statement

Site Description - Environmental Risks

You acknowledge that We have endeavoured to comment on all areas of Environmental concern based on Our inspection of the property. An actual environmental audit may reveal matters that affect Our valuation herein that were not readily discernible at the time of inspection. In such an event, We reserve the right to reconsider our Valuation figure herein;

You acknowledge and recognise that We are not expert in identifying environmental hazards and compliance requirements affecting properties. We have, however, endeavoured to identify all matters of environmental concern and the effect they might have on the value of the property. However, We will not be held liable nor responsible for any failure to identify all such matters of environmental concern and the impact, which any environmental related issue has on the property and its value including loss arising from site contamination; or the non-compliance with any environmental laws; or costs associated with the clean up of a property in which an environmental hazard has been recognised, including action by the relevant Environmental Protection Authority to recover clean up costs pursuant to the relevant Environmental Protection Act.

9.0 MARKET EVIDENCE

With consideration of the Valuation Approach/'s following, and in support of our assessment of the market value for the subject property, we have had regard to the following market evidence amongst others: -

9.01 Sales Evidence Summary

Address	Zoning	Status	Date	Sale Price	Land Area (m^2)	Lettable Area (m^2)	Lettable Area Rate ($/$m^2$)	Land Area Rate Improved ($/$m^2$)	Assessed Land Value Rate ($/$m^2$)
68 Charles Street, Moonah, TAS 7009	Light Industrial	Sold - Settled	15th Oct 2024	$1,075,000	1,315	205	$5,244	$817	$506
124 Channel Highway, Taroona, TAS 7053	Low Density Residential	Sold - Settled	14th Jun 2023	$1,200,000	2,167	514	$2,335	$554	$198
35 Lampton Avenue, Derwent Park, TAS 7009	General Industrial	Sold - Settled	16th May 2022	$1,660,000	2,890	--	--	$574	$574
434 Main Road, Glenorchy, TAS 7010	Commercial	Sold - Settled	02nd Sep 2024	$2,060,000	1,175	384	$5,365	$1,753	$647
2A Chardonnay Drive, Berriedale, TAS 7011	Community Purpose	Sold - Settled	26th Feb 2024	$2,508,000	7,711	1,945	$1,289	$325	$196
14 Derwent Park Road, Derwent Park, TAS 7009	Commercial	Sold - Settled	06th Dec 2024	$2,800,000	2,661	368	$7,609	$1,052	$827
48-52 New Town Road, New Town, TAS 7008	Urban Mixed Use	Sold - Settled	01st May 2024	$7,000,000	7,280	--	--	$962	$962

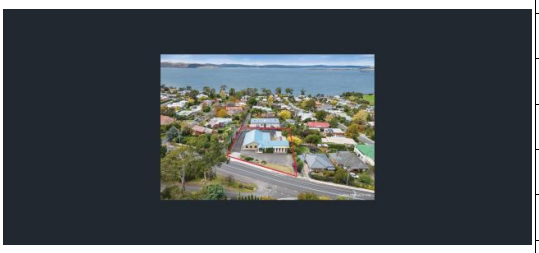
Valuation of
314, 316 & 322 Main Road, Glenorchy, TAS 7010

Preston Rowe Paterson
International Property Consultants and Valuers

9.02 Sales Evidence in Detail

A more detailed review of the comparable sales evidence from the above table is as follows;

68 Charles Street, Moonah, TAS 7009		
	**Zoning:**	Light Industrial
	Status:	Sold - Settled
	Date:	15th Oct 2024
	Sale Price:	$1,075,000
	Land Area:	1,315 m²
	Lettable Area:	205 m²
	Lettable Area Rate ($/m²):	$5,244
	Land Area Rate Improved ($/m²):	$817
	Assessed Land Value Rate ($/m²):	$506
Description: The property comprises a light industrial zoned allotment of 1,315sqm that is rectangular in shape and sloping gently upwards to the rear. Improvements comprise a single storey residential dwelling of weatherboard and corrugated iron exterior built circa 1925. The dwelling provides seven (7) bedroom, and seven (7) bathroom accommodation and was found to be of average quality throughout. The property is currently operated as a residential holding with the dwelling being leased on a room-by-room basis with six (6) of the rooms currently tenanted. Highest and best use of the site would be considered redevelopment with the purchaser intending to convert the dwelling to industrial office accommodation with new warehouse accommodation to be constructed at the rear.		

124 Channel Highway, Taroona, TAS 7053		
	**Zoning:**	Low Density Residential
	Status:	Sold - Settled
	Date:	14th Jun 2023
	Sale Price:	$1,200,000
	Land Area:	2,167 m²
	Lettable Area:	514 m²
	Lettable Area Rate ($/m²):	$2,335
	Land Area Rate Improved ($/m²):	$554
	Assessed Land Value Rate ($/m²):	$198
Description: The property comprises an irregular shaped freehold allotment that slopes moderately downwards from the road frontage to rear with a land size of 2,167sqm. Improvements comprise a single storey masonry block veneer and corrugated iron exterior premises built circa 1953. Most recently the property was occupied by a religious organisation and operated as place of worship/community centre. Providing open-plan communal area(s), kitchen, office(s) and amenities accommodation with a lettable area of 513sqm. Surrounding the improvements comprises a bitumen sealed parking area providing a total of 29 open-bay marked parking spaces.		

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35 Lampton Avenue, Derwent Park, TAS 7009		
	**Zoning:**	General Industrial
	Status:	Sold - Settled
	Date:	16th May 2022
	Sale Price:	$1,660,000
	Land Area:	2,890 m²
	Lettable Area:	--
	Lettable Area Rate ($/m²):	--
	Land Area Rate Improved ($/m²):	$574
	Assessed Land Value Rate ($/m²):	$574

Description:

Comprises a 2,890sqm irregular shaped vacant corner allotment which occupies a prominent position with frontage to a collector road within a sought after industrial/commercial area. The site is currently being utilised for truck trailer storage.

The property sold subject to a new 5-year lease to Tasmanian Heavy Haulage Pty Ltd. The net passing rent at the time of sale was $65,000 per annum.

434 Main Road, Glenorchy, TAS 7010		
	**Zoning:**	Commercial
	Status:	Sold - Settled
	Date:	02nd Sep 2024
	Sale Price:	$2,060,000
	Land Area:	1,175 m²
	Lettable Area:	384 m²
	Lettable Area Rate ($/m²):	$5,365
	Land Area Rate Improved ($/m²):	$1,753
	Assessed Land Value Rate ($/m²):	$647

Description:

The property comprises an irregular shaped freehold allotment that is generally level with a land size of 1,175sqm. Improvements comprise a single storey premises of polycarbonate and roof decking exterior built circa 2007. The property comprises a purpose built large format open-plan tenancy currently operated as "Zap Gym". The property benefits from a surrounding bitumen sealed carpark providing circa 21 marked open-bay customer/staff parking spaces.

The property was sold as a fully leased investment with a net passing rental amount of $133,889 ($349/sqm) per annum, the lease has recently been renewed on a six (6) year term through to 2031 with additional options through to 2043.

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2A Chardonnay Drive, Berriedale, TAS 7011		
	**Zoning:**	Community Purpose
	Status:	Sold - Settled
	Date:	26th Feb 2024
	Sale Price:	$2,508,000
	Land Area:	7,711 m²
	Lettable Area:	1,945 m²
	Lettable Area Rate ($/m²):	$1,289
	Land Area Rate Improved ($/m²):	$325
	Assessed Land Value Rate ($/m²):	$196

Description:

The property comprises a 7,711sqm freehold allotment that is irregular shape and zoned community purpose. Improvements comprise a single storey industrial premises of corrugated iron exterior built circa 1967, improvements provide clear-span industrial storage and office accommodation with a lettable area of 1,945sqm being sold by the crown as vacant possession.

14 Derwent Park Road, Derwent Park, TAS 7009		
	**Zoning:**	Commercial
	Status:	Sold - Settled
	Date:	06th Dec 2024
	Sale Price:	$2,800,000
	Land Area:	2,661 m²
	Lettable Area:	368 m²
	Lettable Area Rate ($/m²):	$7,609
	Land Area Rate Improved ($/m²):	$1,052
	Assessed Land Value Rate ($/m²):	$827

Description:

The property comprises three adjoining freehold titles that together comprise a near rectangular allotment with a land area of 2,661sqm. Improvements comprise two dated industrial showroom/office buildings of masonry brick veneer and corrugated iron exterior built circa 1980 and warehouse accommodation of corrugated iron construction with a total combined lettable area of 368sqm, the property benefits from two open bay carport parking/storage areas with an additional combined area of 91sqm, the balance land is concrete sealed hard-stand area that falls gently downwards across from the western to eastern boundaries.

Valuation of
314, 316 & 322 Main Road, Glenorchy, TAS 7010

Preston Rowe Paterson
International Property Consultants and Valuers

48-52 New Town Road, New Town, TAS 7008		
	**Zoning:**	Urban Mixed Use
	Status:	Sold - Settled
	Date:	01st May 2024
	Sale Price:	$7,000,000
	Land Area:	7,280 m²
	Lettable Area:	--
	Lettable Area Rate ($/m²):	--
	Land Area Rate Improved ($/m²):	$962
	Assessed Land Value Rate ($/m²):	$962

Description:

Comprises two adjoining Titles providing for a combined land area of 7,280sqm with extensive New Town Road frontage and additional access from both Clare Street and Seymore Street. The site has been predominantly cleared and provides infill development potential under the Urban Mixed Use zoning.

10.0 MARKET COMMENTS

10.01 Market Comments

As evidenced in Commsec's January 2025 Edition of the 'State of the States' report, Tasmania has retained its 5th position. Equipment investment and dwelling starts saw strong positions in the July-October quarter being 1st and 3rd respectively with the October-January quarter seeing reduced positions to 2nd and 5th. Construction work and unemployment saw stable placements retaining 3rd and 4th positions, with annual wage growth continuing to hold the 1st position. Its jobless rate has slightly improved to 26% below the decade average compared to the July-October quarter being 23.4%. In terms of annual growth rates, Tasmania has stabilised its position in 5th and overall and sits below the country average in six of the eight categories.

Broadly speaking as a whole, commercial and industrial markets in Tasmania remain in a reasonably good place. Vacancy rates remain low and demand solid, particularly for the better quality assets with strong lease covenants. Whilst this is the case, we have started seeing funds and property syndicates retreating somewhat as they struggle to structure and balance their target returns for their clients. Furthermore, return on equity models have been compromised with higher cost of funds, thus investors will begin to seek higher returns from their commercial investments. Traditionally we also expect to see a flight to quality from investors seeking lower risk returns thus investment grade assets will continue to be well sought after by property funds and asset management groups alike.

Following 13 increases in official interest rates between March 2022 and November 2023, the cash rate of 4.35% was held until February 2025 which stalled market activity as investors awaited signals that the increasing interest rate cycle had abated. Whilst market values do not appear to have suffered in the past 12-18 months, the level of transactions has fallen sharply. Anecdotal evidence also suggests that yields have begun to soften, affecting capital values, whilst tenant take-up has abated. Market commentators are indicating that many investors were expecting interest rate falls over the past year and the delay in this has affected investor sentiment. With economic growth lagging there is a belief that tenant demand may soften further putting pressure on rental rates. Markets are not expected to see an improvement in sentiment until such time as there are signs of an economic revival accompanied by a decline in financing costs.

We also note that that there is global financial uncertainty at present as a result of the tariffs recently implemented by the United States of America's government. Whilst there are is no sales evidence as at the date of valuation that shows a change in the local property market, we caution that this uncertainty may disrupt property demand and prices moving forward that is yet to be realised.

11.0 314 MAIN ROAD - VALUATION APPROACH AND CONCLUSIONS

11.01 Valuation Approach

The International Valuation Standards (IVS 103) outline that the Valuer must give consideration to the relevant appropriate valuation approaches. One or more valuation approaches may be used in order to arrive at the value in accordance with the basis of value. Each of these valuation approaches include different, detailed methods of application. The principal valuation approaches are:

- **The Market Approach:** The market approach provides an indication of value by comparing the asset with identical or comparable (that is similar) assets for which price information is available. Market Approach Methods include the Comparable Transactions Method. This Method may also be referred to as the Direct Comparison Method, the Transactions Method, or the Sales Comparison Method.

- **The Income Approach:** The income approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset. Income Approach Methods include the Discounted Cash Flow (DCF) Method. This Method may also be referred to as the Hypothetical Development Method, Development Method, Income Capitalisation Method or Capitalisation Method.

- **The Cost Approach:** The cost approach provides an indication of value using the economic principle that a buyer will pay no more for an asset than the cost to obtain an asset of equal utility, whether by purchase or by construction, unless undue time, inconvenience, risk or other factors are involved. The approach provides an indication of value by calculating the current replacement or reproduction cost of an asset and making deductions for physical deterioration and all other relevant forms of obsolescence. Cost Approach Methods include the Summation Method, the Replacement Cost Method or the Reproduction Cost Method. Other Cost Approach Methods may also be referred to as the Depreciated Replacement Cost Method.

To consider our valuation of the subject property we have adopted the following valuation approaches;

Valuation Approaches
Market Value subject to Vacant Possession - As Is
Primary Approach
The Market Approach (Comparable Transactions Method) - Land Area Improved
Secondary Approaches
The Market Approach (Comparable Transactions Method) - Lettable Area
The Market Approach (Comparable Transactions Method) - Price Point

Each approach is considered below:-

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11.02 The Market Approach (Comparable Transactions Method)

In adopting The Market Approach (Comparable Transactions Method) an estimate of value is established based on what other purchasers and vendors in the market have agreed to as the value for comparable properties.

In conducting The Market Approach (Comparable Transactions Method), we gather data on similar type properties and adjust their sale prices for various factors, including but not limited to time of sale, land size, use, zoning, location, improvements, conditions of sale etc. The resulting indications of value lead to an estimate of the price one might expect to realise upon sale of the subject property, given a reasonable marketing period and adequate market exposure.

The market evidence detailed earlier herein reflects the following;

Land area between 1,175 - 7,711 m^2

Lettable area between 205 - 1,945 m^2

Sale price between $1,075,000 - $7,000,000

Land area rate (Improved) between $325 - $1,753 pm^2

Lettable area rate between $1,289 - $7,609 pm^2

Assessed land value rate between $196 - $962 pm^2

After considering all factors, our assessment of the subject property considering The Market Approach (Comparable Transactions Method) is illustrated in the following tables;

The Market Approach (Comparable Transactions Method) - Lettable Area

Description	Lettable Area (m^2)	Lettable Area Rate ($/$m^2$)	Value (Rounded)
Low Range	556	$2,000	$1,110,000
High Range	556	$2,750	$1,530,000
Adopt			**$1,300,000**
Reflects Rate:	**Lettable Area Rate ($/$m^2$)**		**$2,338**

The Market Approach (Comparable Transactions Method) - Price Point

Description	Value
Low Range	$1,000,000
High Range	$1,400,000
Adopt	**$1,200,000**
Reflects: Land Area Rate ($/$m^2$)	**$622**
Reflects: Lettable Area ($/$m^2$)	**$2,158**

The Market Approach (Comparable Transactions Method) - Land Area Improved

Description	Land Area (m^2)	Land Area (Improved) Rate ($/$m^2$)	Value (Rounded)
Low Range	1,928	$550	$1,060,000
High Range	1,928	$750	$1,450,000
Adopt			**$1,250,000**
Reflects Rate:	**Land Area (Improved) Rate ($/$m^2$)**		**$648**

Valuation of
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11.03 Valuation Reconciliation

Application of the valuation methodologies reveals the following value outcomes;

Valuation Approaches Summary		
Primary Approach		
The Market Approach (Comparable Transactions Method) - Land Area Improv	*($1,060,000 - $1,450,000)*	$1,250,000
Secondary Approaches		
The Market Approach (Comparable Transactions Method) - Lettable Area	*($1,110,000 - $1,530,000)*	$1,300,000
The Market Approach (Comparable Transactions Method) - Price Point	*($1,000,000 - $1,400,000)*	$1,200,000

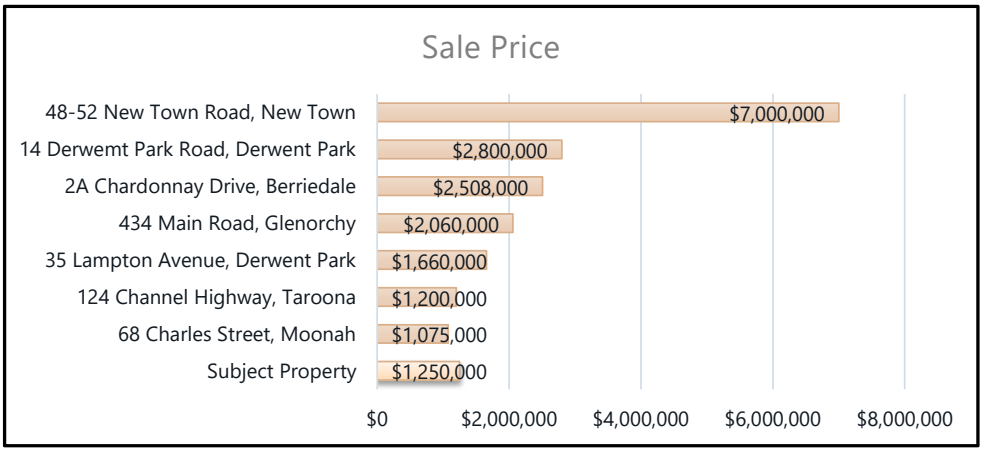
Our assessment is illustrated in the following table;

Adopted Value	
Market Value Range	$1,150,000 - $1,300,000
Land Value	$1,150,000
Improvements Value	$100,000
Market Value subject to Vacant Possession - As Is	**$1,250,000**

Analysis of the adopted Market Value is illustrated as follows;

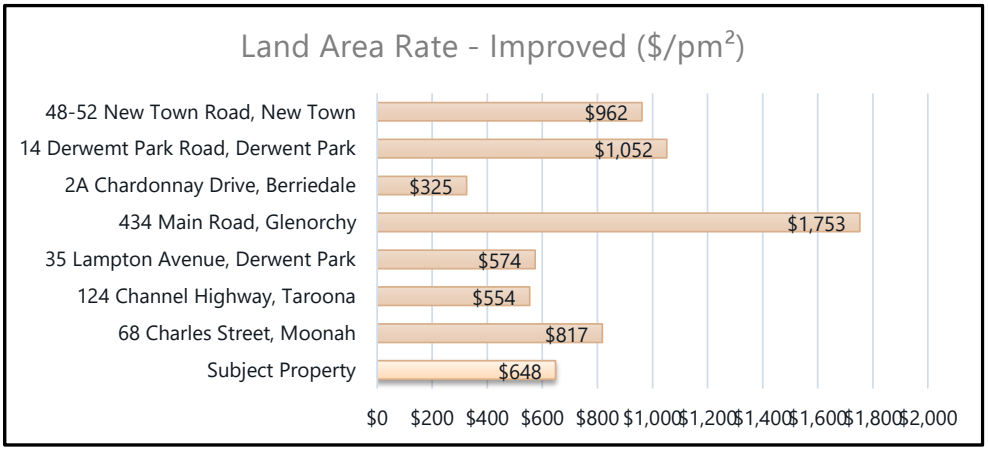
Analysis of Adopted Market Value	
Lettable Area ($/m^2)	$2,248
Land Area (Improved) ($/m^2)	$648

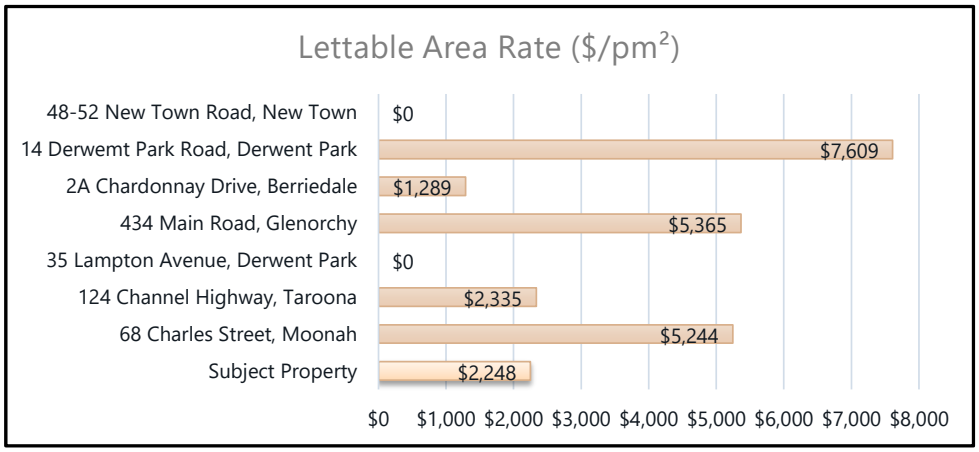
After considering all factors, our assessment of the subject property is illustrated in the following table/'s;

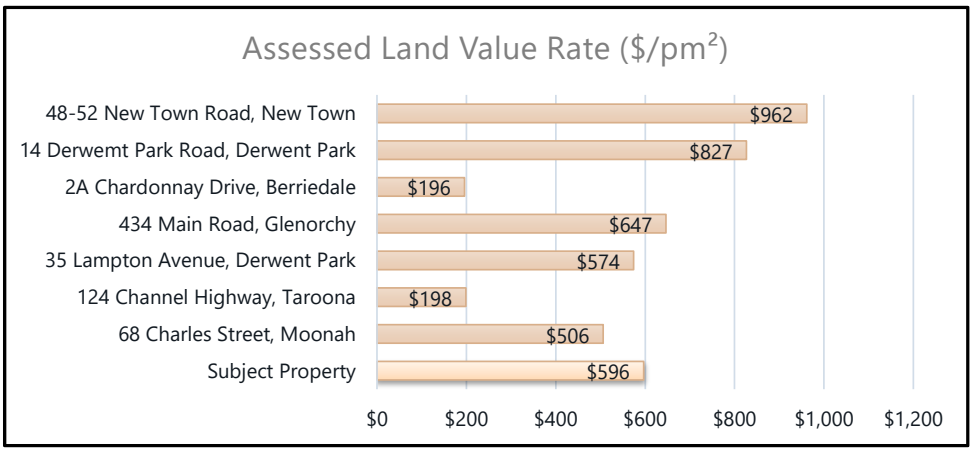


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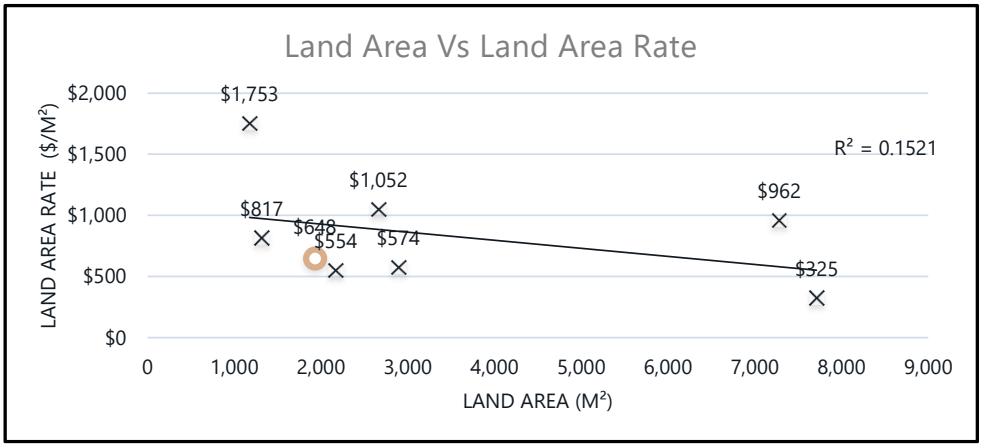


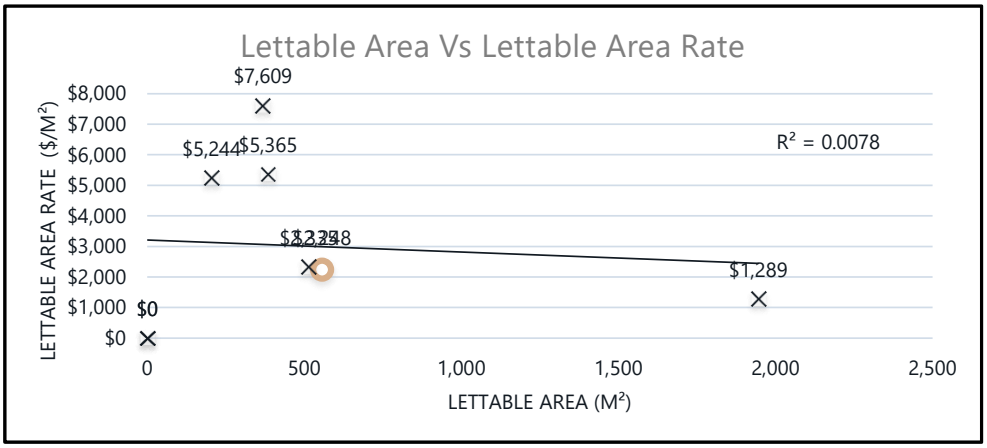




Valuation of
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Preston Rowe Paterson
International Property Consultants and Valuers





12.0 316 MAIN ROAD - VALUATION APPROACH AND CONCLUSIONS

12.01 Valuation Approach

The International Valuation Standards (IVS 103) outline that the Valuer must give consideration to the relevant appropriate valuation approaches. One or more valuation approaches may be used in order to arrive at the value in accordance with the basis of value. Each of these valuation approaches include different, detailed methods of application. The principal valuation approaches are:

- **The Market Approach:** The market approach provides an indication of value by comparing the asset with identical or comparable (that is similar) assets for which price information is available. Market Approach Methods include the Comparable Transactions Method. This Method may also be referred to as the Direct Comparison Method, the Transactions Method, or the Sales Comparison Method.

- **The Income Approach:** The income approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset. Income Approach Methods include the Discounted Cash Flow (DCF) Method. This Method may also be referred to as the Hypothetical Development Method, Development Method, Income Capitalisation Method or Capitalisation Method.

- **The Cost Approach:** The cost approach provides an indication of value using the economic principle that a buyer will pay no more for an asset than the cost to obtain an asset of equal utility, whether by purchase or by construction, unless undue time, inconvenience, risk or other factors are involved. The approach provides an indication of value by calculating the current replacement or reproduction cost of an asset and making deductions for physical deterioration and all other relevant forms of obsolescence. Cost Approach Methods include the Summation Method, the Replacement Cost Method or the Reproduction Cost Method. Other Cost Approach Methods may also be referred to as the Depreciated Replacement Cost Method.

To consider our valuation of the subject property we have adopted the following valuation approaches;

Valuation Approaches
Market Value subject to Vacant Possession - As Is
Primary Approach
The Market Approach (Comparable Transactions Method) - Land Area
Secondary Approaches
The Market Approach (Comparable Transactions Method) - Price Point

Each approach is considered below:-

Valuation of
314, 316 & 322 Main Road, Glenorchy, TAS 7010

Preston Rowe Paterson
International Property Consultants and Valuers

12.02 The Market Approach (Comparable Transactions Method)

In adopting The Market Approach (Comparable Transactions Method) an estimate of value is established based on what other purchasers and vendors in the market have agreed to as the value for comparable properties.

In conducting The Market Approach (Comparable Transactions Method), we gather data on similar type properties and adjust their sale prices for various factors, including but not limited to time of sale, land size, use, zoning, location, improvements, conditions of sale etc. The resulting indications of value lead to an estimate of the price one might expect to realise upon sale of the subject property, given a reasonable marketing period and adequate market exposure.

The market evidence detailed earlier herein reflects the following;

Land area between 1,175 - 7,711 m^2

Sale price between $1,075,000 - $7,000,000

Assessed land value rate between $196 - $962 pm^2

After considering all factors, our assessment of the subject property considering The Market Approach (Comparable Transactions Method) is illustrated in the following tables;

The Market Approach (Comparable Transactions Method) - Price Point	
Description	**Value**
Low Range	$2,000,000
High Range	$3,000,000
Adopt	**$2,500,000**
Reflects: Land Area Rate ($/m²)	**$451**

The Market Approach (Comparable Transactions Method) - Land Area			
Description	**Land Area (m^2)**	**Land Area Rate ($/m²)**	**Value (Rounded)**
Low Range	5,542	$300	$1,660,000
High Range	5,542	$500	$2,770,000
Adopt			**$2,250,000**
Reflects Rate: Land Area Rate ($/m²)			**$406**

Valuation of
314, 316 & 322 Main Road, Glenorchy, TAS 7010

Preston Rowe Paterson
International Property Consultants and Valuers

12.03 Valuation Reconciliation

Application of the valuation methodologies reveals the following value outcomes;

Valuation Approaches Summary		
Primary Approach		
The Market Approach (Comparable Transactions Method) - Land Area	*($1,660,000 - $2,770,000)*	$2,250,000
Secondary Approaches		
The Market Approach (Comparable Transactions Method) - Price Point	*($2,000,000 - $3,000,000)*	$2,500,000

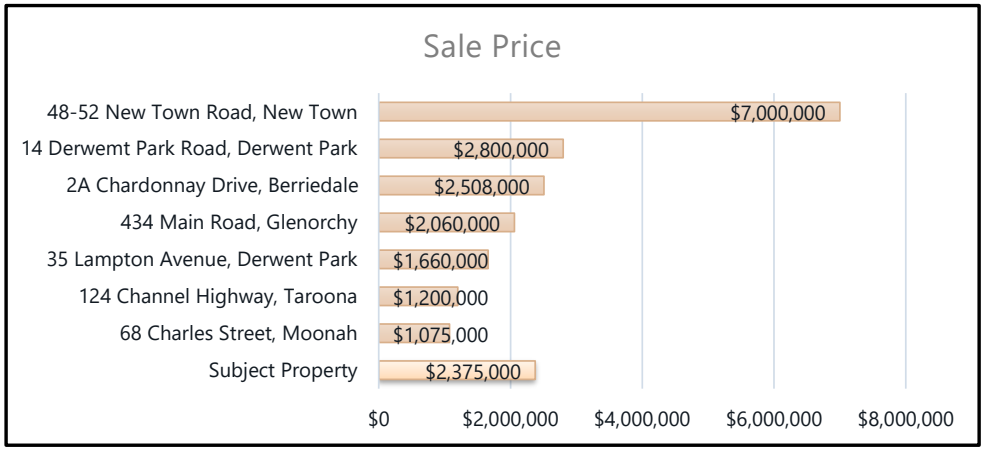
Our assessment is illustrated in the following table;

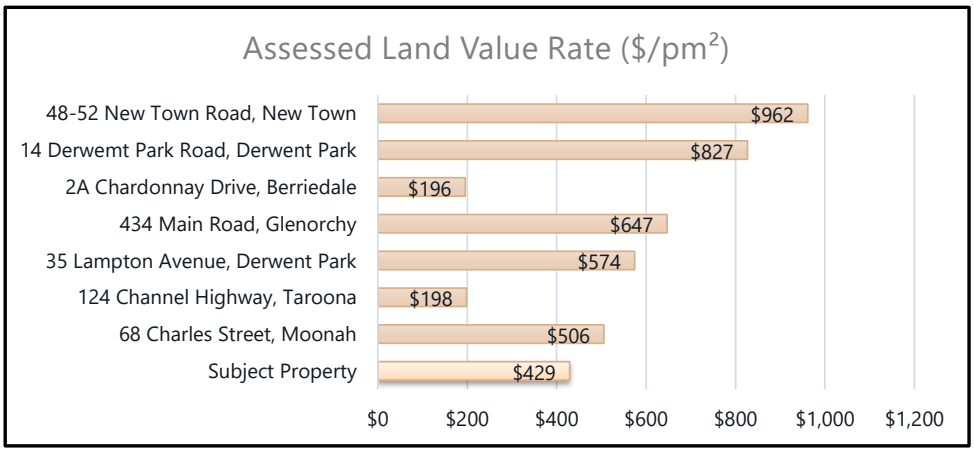
Adopted Value		
Market Value Range	$2,250,000	- $2,500,000
Market Value subject to Vacant Possession - As Is		**$2,375,000**

Analysis of the adopted Market Value is illustrated as follows;

Analysis of Adopted Market Value	
Land Area ($/m²)	$429

After considering all factors, our assessment of the subject property is illustrated in the following table/'s;





13.0 322 MAIN ROAD - VALUATION APPROACH AND CONCLUSIONS

13.01 Valuation Approach

The International Valuation Standards (IVS 103) outline that the Valuer must give consideration to the relevant appropriate valuation approaches. One or more valuation approaches may be used in order to arrive at the value in accordance with the basis of value. Each of these valuation approaches include different, detailed methods of application. The principal valuation approaches are:

- **The Market Approach:** The market approach provides an indication of value by comparing the asset with identical or comparable (that is similar) assets for which price information is available. Market Approach Methods include the Comparable Transactions Method. This Method may also be referred to as the Direct Comparison Method, the Transactions Method, or the Sales Comparison Method.

- **The Income Approach:** The income approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset. Income Approach Methods include the Discounted Cash Flow (DCF) Method. This Method may also be referred to as the Hypothetical Development Method, Development Method, Income Capitalisation Method or Capitalisation Method.

- **The Cost Approach:** The cost approach provides an indication of value using the economic principle that a buyer will pay no more for an asset than the cost to obtain an asset of equal utility, whether by purchase or by construction, unless undue time, inconvenience, risk or other factors are involved. The approach provides an indication of value by calculating the current replacement or reproduction cost of an asset and making deductions for physical deterioration and all other relevant forms of obsolescence. Cost Approach Methods include the Summation Method, the Replacement Cost Method or the Reproduction Cost Method. Other Cost Approach Methods may also be referred to as the Depreciated Replacement Cost Method.

To consider our valuation of the subject property we have adopted the following valuation approaches;

Valuation Approaches
Market Value subject to Vacant Possession - As Is
Primary Approach
The Market Approach (Comparable Transactions Method) - Land Area
Secondary Approaches
The Market Approach (Comparable Transactions Method) - Price Point

Each approach is considered below:-

13.02 The Market Approach (Comparable Transactions Method) – 314 Main Road

In adopting The Market Approach (Comparable Transactions Method) an estimate of value is established based on what other purchasers and vendors in the market have agreed to as the value for comparable properties.

In conducting The Market Approach (Comparable Transactions Method), we gather data on similar type properties and adjust their sale prices for various factors, including but not limited to time of sale, land size, use, zoning, location, improvements, conditions of sale etc. The resulting indications of value lead to an estimate of the price one might expect to realise upon sale of the subject property, given a reasonable marketing period and adequate market exposure.

The market evidence detailed earlier herein reflects the following;

Land area between 1,175 - 7,711 m^2

Sale price between $1,075,000 - $7,000,000

Assessed land value rate between $196 - $962 pm^2

After considering all factors, our assessment of the subject property considering The Market Approach (Comparable Transactions Method) is illustrated in the following tables;

The Market Approach (Comparable Transactions Method) - Price Point	
Description	**Value**
Low Range	$1,200,000
High Range	$1,600,000
Adopt	**$1,400,000**
Reflects: Land Area Rate ($/m²)	**$464**

The Market Approach (Comparable Transactions Method) - Land Area			
Description	**Land Area (m²)**	**Land Area Rate ($/m²)**	**Value (Rounded)**
Low Range	3,020	$375	$1,130,000
High Range	3,020	$500	$1,510,000
Adopt			**$1,300,000**
Reflects Rate:	**Land Area Rate ($/m²)**		**$430**

13.03 Valuation Reconciliation

Application of the valuation methodologies reveals the following value outcomes;

Valuation Approaches Summary		
Primary Approach		
The Market Approach (Comparable Transactions Method) - Land Area	*($1,130,000 - $1,510,000)*	$1,300,000
Secondary Approach		
The Market Approach (Comparable Transactions Method) - Price Point	*($1,200,000 - $1,600,000)*	$1,400,000

Our assessment is illustrated in the following table;

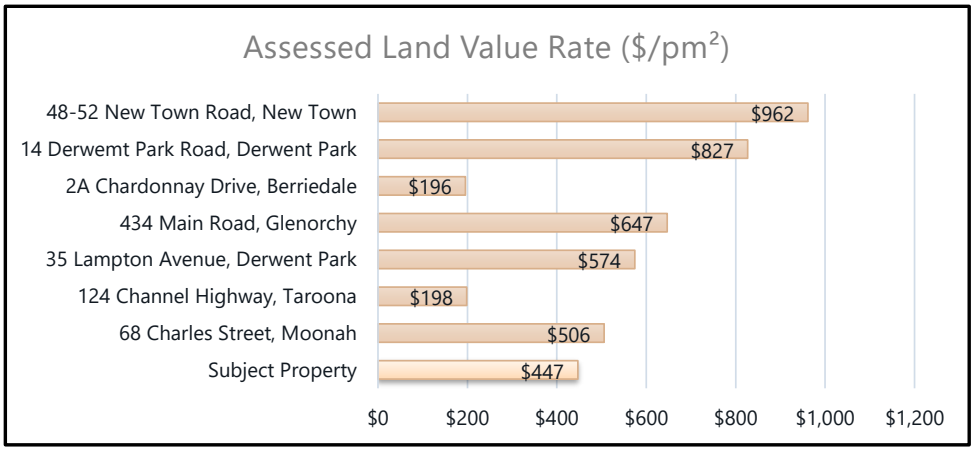
Adopted Value		
Market Value Range	$1,300,000	- $1,400,000
Market Value subject to Vacant Possession - As Is		**$1,350,000**

Analysis of the adopted Market Value is illustrated as follows;

Analysis of Adopted Market Value	
Land Area ($/m²)	$447

After considering all factors, our assessment of the subject property is illustrated in the following table/'s;





14.0 GOODS AND SERVICES TAX

Inclusive or Exclusive of GST	Exclusive
GST Statement	We have adopted the following approach to the valuation apropos Goods and Services Tax: That GST would be payable over and above our valuation amount herein. (In this case we have also assumed that the implied purchaser would be registered for GST and pay the GST over and above the purchase price and claim an appropriate Input Tax Credit).

15.0 TERMS AND CONDITIONS

Explanation

1. The following terms and conditions are the standard terms and conditions that apply to all Valuations or the Valuation Services or consultancy services and Services provided by Preston Rowe Paterson Tasmania Pty Ltd

2. These terms and conditions form part of the appointment of Preston Rowe Paterson Tasmania Pty Ltd by the Client to provide the Services.

3. Preston Rowe Paterson Tasmania Pty Ltd and its valuers are members of a Limited Liability Scheme in the meaning of the Professional Standards Act 1994.

4. The Valuation and all Valuation Services are provided by Preston Rowe Paterson Tasmania Pty Ltd subject to these Terms and Conditions;

Definitions

5. The following definitions apply to these Terms and Conditions and the provision of our Valuations, Valuation Services and Services:-

"The Instructing Client" shall mean Glenorchy City Council

'Confidential information' means information that:

(a) Is by its nature confidential;

(b) Is designated by Us as confidential;

(c) You know or ought to know is confidential; and

(d) Includes, without limitation:

(i) Information comprised in or relating to any of Our intellectual property in the Services or any reports or certificates provided as part of the Services; and

(ii) The Quotation which We have provided to You.

'Date Of Valuation' means, in relation to any Valuation, Valuation Services, Services or consultancy services or advice, the date of preparation of our report or the specific date as at which our opinions are stated to apply (the Relevant Date).

'Director' means a Director noted on the Australian Securities and Investment Companies (ASIC's) records for Preston Rowe Paterson Tasmania Pty Ltd

'Fee' means the amount agreed to be paid for the Services by You as set out in the Quotation.

'Limited Liability Scheme' means a scheme pursuant to the Professional Standards Legislation in the State of Tasmania

'Parties' means You and/or Us as the context dictates.

'Quotation' means the written quote provided by Us in relation to the Services.

'Relevant Date' means the specific date that our opinion is stated to apply where we are instructed to value at a specific date other than the date of inspection.

'Services' means the Valuation, Valuation Services, asset management, property management, facilities management or consultancy services or advice provided by Us pursuant to these Terms and Conditions and the Quotation.

"Valuation" shall include a Valuation, Valuation services, or feasibility study, made or given in relation to any real or personal property, freehold or leasehold property, asset, liability or item or items of plant and machinery, proposed development, infrastructure, carbon, water or native title property right, business, fixtures, fittings or other property;

"Valuation Services", shall include any oral or written advice, opinion, recommendation or statement communicated to the Client by Us consequent upon or incidental to the request for a Valuation;

"Valuer" means the individual valuer that has undertaken the valuation or valuation services;

'We', 'Us', 'Our (s)' means Preston Rowe Paterson Tasmania Pty Ltd, our employees, contractors, servants and agents;

'You', 'Your' means the Client engaging Us to perform the Valuation, Services or Valuation Services;

Quotation

6. Prior to commencing work We will provide you with a Quotation that sets out who the report is for; the purpose for which the report is being prepared and the fee to be charged. You agree that:

   (a) you will not use any advice we provide for any purpose other than as stated in the Quotation;

   (b) you will not pursue any claim against Us for any loss you suffer because you have used Our advice for any other purpose;

   (c) you will keep this report confidential, unless otherwise agreed by Us in writing; and

   (d) you will indemnify Us in relation to any loss suffered by a third party that relies on Our advice without first receiving our written consent to do so.

Limitation of Liability

7. You agree to release Us and hold Us harmless from all liability to You for or in respect of any loss, damage, costs and expenses of whatsoever kind which We have or may have or, but for the operation of this Clause, might have had arising from or in any way connected with the Valuation, Valuation Services or Services or the Use of the Valuation Services or any part of them. This release shall be complete and unconditional except in the case of gross negligence or wilful misconduct by Us in the provision of the Services.

8. You agree that You will fully indemnify Us for and in respect of all loss, liability, costs and expenses of whatsoever kind which We may suffer or incur arising from or in any way connected with any breach by You of these Terms and Conditions. This indemnity shall include but not be limited to loss, liability, costs and expenses which We may suffer or incur in respect of any claims, actions, proceedings, disputes or allegations made against Us or to which We are a party.

9. You agree to this Limitation of Liability and these Terms and Conditions whether such liability arises under contract, at common law or under Statute.

10. You agree that this limitation of liability extends to all Our directors, employees and contractors. Every right, immunity, exemption and limitation in these Terms and Conditions available or applicable to Us shall also be available and shall extend to every employee, contractor, servant or agent of Ours;

11. No employee, contractor, servant or agent of Ours or any other person has any power to waive or vary any of these Terms and Conditions unless such waiver or variation is in writing and signed by one of Our Directors.

Your Obligations

12. You agree that:

    (a)You will not use any advice We provide for any purpose other than as stated in the Quotation;

    (b)You will not pursue any claim against Us for any loss You suffer because You have used Our advice for any other purpose;

    (c)You will keep this report confidential, unless otherwise agreed by Us in writing; and

    (d)You will indemnify Us in relation to any loss suffered by a third party that relies on our advice without first receiving Our written consent to do so.

13. You warrant that the instructions and subsequent information supplied by You contain a full and frank disclosure of all information that is relevant to Our provision of the Valuation, Valuation Services or Services. You also accept all risk and any loss that might occur should you withhold any relevant information from Us.

14. You warrant that all third party expert or specialist reports provided to Us by You for the purpose of Us providing the Valuation, Valuation Services or Services are provided with the authority of the authors of those reports.

15. You authorise and licence Us to incorporate Your intellectual property within Our report(s).

16. The Valuation and all Valuation Services are provided by Us solely for the use of the Client. You will not release any part of Our valuation or consultancy report or its substance to any third party without the written consent of one of Our Directors. Such consent will be provided at Our absolute discretion and on such conditions as We may require including that a copy of these Terms and Conditions must be provided to such third party. This clause shall not apply to persons noted as recipients in Your prior instruction to Us or in the Quotation provided. You are obligated to provide any such recipient with a copy of these Terms and Conditions.

17. If You release any part of the valuation or consultancy advice or its substance with Our written consent, You agree: a) to inform the other person of the terms of our consent; and b) to compensate Us if You do not do so. We have no responsibility to any other person even if that person suffers damage as a result of any other person receiving this Valuation, Valuation Services, Services or consultancy advice.

18. You are agree that We do not and will not assume any responsibility to any person other than the Client for any reason whatsoever including, without limiting the generality of the foregoing, for breach of contract, negligence (including negligent mis-statement) or wilful act or default of itself or others by reason of or arising out of the provision of the Valuation, Valuation Services or Services and notwithstanding that any damages have been suffered or incurred by that person as a result of the provision of this Valuation or those Valuation Services to the Client or the use of either of them (or any part of either of them) by the Client for any purpose whatsoever;

19. You must pay our Fees within 14 days of the date of a correctly rendered invoice, unless otherwise dealt with in the Quotation. Fees that remain unpaid for a period of 30 days or more will attract an administration charge of 2% of the total of the invoice calculated per month or part thereof.

20. You agree that We reserve the right to reconsider or amend the Valuation, Valuation Services, Services or consultancy advice, or the Fee set out in Our Quotation to You, if we identify information or facts that were not provided to Us in the at the time of quoting that reveal that the task is much greater than we initially anticipated from the information you provided. In such

circumstances, once We have identified additional issues that necessitate additional work, we will advise you of the additional fees for additional time required to complete the task.

21. You agree that neither the whole nor any part of Our Valuation or the substance of any of Our Valuation Services or Services may be communicated to any third party (whether by way of inclusion in a document, circular, statement, prospectus, Product Disclosure Statement (PDS), public offer document or otherwise) without first obtaining the written consent of one of Our Directors. Neither the whole nor any part of Our valuation report or Valuation Services report or any reference to it may be included in any published document, circular or statement, prospectus, Product Disclosure Statement (PDS), public offer document, nor published in any way, without written approval by one of Our Directors as to the form and context in which our Valuation or Valuation Services may appear. Notwithstanding the foregoing, the Client agrees that in the event that it does communicate to a third party the whole or any part of this Valuation or the Valuation Services it shall also communicate to that third party these Terms and Conditions. Furthermore You agree to indemnify Us in the event of any failure so to do;

22. You agree that every right, immunity, exemption and limitation or liability in these terms and conditions shall continue to have its full force and effect in all circumstances notwithstanding any breach of contract or the Terms and Conditions hereof by Us or any person entitled to the benefit of these Terms and Conditions;

23. You agree that if any provision or any part of a provision hereof is unenforceable for any reason whatsoever, such unenforceability shall not affect any other part of such provision or any other provision of these Terms and Conditions;

24. You will only use the valuation or valuation services for the specific purpose stated by us. You agree that you will not use the valuation or valuation services for any other purpose, unless you have our expert's written consent to do so.

Intellectual Property

25. All Our intellectual property contained within any advice We provide, remains Our property. We only grant you licence to use Our intellectual property to carry out the purpose for which the advice was provided

Length of Time Our Valuation or Valuation Services can be relied upon

26. Our Valuation and or Valuation Services are current at the Date of Valuation only. The value assessed in Our Valuation or Valuation Services Report may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, We do not assume responsibility or accept any liability where the valuation is relied upon after the expiration of ninety (90) days from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation. Notwithstanding the above You accept that our Valuation and or Valuation Services are current as at the Date of Valuation only and no representation or warranty is made as to the future value of the property.

Assignment of Valuation or Valuation Services

27. You acknowledge that We reserve the right, at Our absolute discretion, to determine whether or not to assign Our valuation to any third party. Without limiting the extent of Our discretion, We may decline a request for assignment where:

a) the proposed assignee is not a major recognised lending institution (such as a bank or other lender regulated by the Banking Act 1959);

b) the assignment is sought in excess of 3 months after the date of valuation;

c) we consider that there has been a change in conditions which may have a material impact on the value of the property;

d) the proposed assignee seeks to use the valuation for an inappropriate purpose; or

e) Our Fee has not been paid in full.

28. Where We decline to provide an assignment We may be prepared to provide an updated valuation on terms to be agreed at that time.

29. In the event that You request us to assign Our valuation and We agree to do so, You authorise Us to provide to the assignee a copy of these Terms and Conditions, the original Quotation and any other document, including instructions provided by You, relevant to the scope of Our Valuation or Valuation Services.

Property or Valuation Circumstance Specific Qualifications, Assumptions and Conditions Precedent within our reports

30. We are providing You with our professional opinion as valuers. Our opinion is usually provided by way of a valuation report. That report will set out a number of important qualifications, assumptions and conditions precedent which We may need to make, in addition to these Terms and Conditions, relative to the circumstances of the particular property or properties (real or personal property) under consideration.

31. You agree to read these qualifications, assumptions and conditions precedent carefully, and understand that if the assumptions that we have made or relied on are circumstances that do not prevail or eventuate, or are found later to be inaccurate, Our opinion as to value may be materially different. You agree to solely bear the risk in relation to any loss you might suffer, should this occur.

32. The qualifications, assumptions, and conditions precedent that We make will usually depend on the circumstances of the property being valued and are made in relation to matters that We do not have expertise to verify or We cannot verify information provided to Us within the time required to complete the valuation. These will be set out in detail in the Valuation, Valuation Service report or Services report that We provide to You.

33. These qualifications, assumptions and conditions precedent typically will relate to:-

    (a)Land contamination and environmental risk;(b)Town Planning Information;(c)Town Planning and Development Controls and Consents;(d)Title including Notifications on Title such as Easements, Caveats, Restrictions and other dealings;(e)Building Areas;(f) Building Structural Integrity;(g)Building Compliance with the Building Code of Australia;(h) Pest Infestation;(i) Leases, Licences and Tenancies;(j) Strata Title Certificates;(k) Plant and Equipment within Buildings;(l) The veracity of and sources of Sales and Letting Information and Transaction Data;(m) The nature of forecasting, future value assessment and discounted cash flow analysis; (n) The basis of Value where access to the property is restricted; and (o)Whether or not the property has been completed where a development.

34. You agree that we will include property specific qualifications, assumptions and conditions precedent within Our reports as circumstances require. Furthermore You agree that it is Your responsibility to carefully read and consider these qualifications, assumptions and conditions precedent and discuss them with Us if they cause You any concern.

Executive Summary

35. Our executive summary in Our Valuation or Valuation Services Report must be read in context of and in conjunction with the full valuation report of which this executive summary forms part. All comments, terms and conditions contained in the full valuation report and Quotation relate directly to this Executive Summary.

Expert Witness Services for litigation

36. If you retain us to provide services as an expert for any litigation, whether that be for a court or tribunal, you will provide us with a copy of the relevant rules that apply to expert witness reports and testimony. Those rules will take precedence over these terms and conditions in the event of any inconsistency, noting that:

    a) Court rules usually oblige an expert witness to acknowledge that their duty is solely to assist the court in resolution of the dispute

    b) Any expert witness that is considered to be acting as an advocate (rather than an independent expert) can be held liable for contempt of court; and

    c) An expert acting pursuant to the rules of the court or tribunal is immune from any claim for damages, given that our sole duty is to the court and not the client that engages us.

16.0 MARKET VALUE

We are of the opinion that the **Market Value subject to Vacant Possession - As Is** for 314 Main Road, Glenorchy, TAS 7010 is **$1,250,000 (One Million Two Hundred and Fifty Thousand Dollars)** as at the 12th June 2025 and subject to -

- The assumption that the valuation figure herein is Exclusive of Goods and Services Tax;
- Good and marketable title, free from any encumbrances;
- The comments contained herein; and
- The terms and conditions contained herein.

We are of the opinion that the **Market Value subject to Vacant Possession - As Is** for 316 Main Road, Glenorchy, TAS 7010 is **$2,375,000 (Two Million Three Hundred and Seventy Five Thousand Dollars)** as at the 12th June 2025 and subject to -

- The assumption that the valuation figure herein is Exclusive of Goods and Services Tax;
- Good and marketable title, free from any encumbrances;
- The comments contained herein; and
- The terms and conditions contained herein.

We are of the opinion that the **Market Value subject to Vacant Possession - As Is** for 322 Main Road, Glenorchy, TAS 7010 is **$1,300,000 (One Million Three Hundred Thousand Dollars)** as at the 12th June 2025 and subject to -

- The assumption that the valuation figure herein is Exclusive of Goods and Services Tax;
- Good and marketable title, free from any encumbrances;
- The comments contained herein; and
- The terms and conditions contained herein.

17.0 VALUATION COMPLIANCE STATEMENT

Preston Rowe Paterson Tasmania Pty Ltd confirms that:

- The statements of fact presented in this report are correct to the best of the Valuer's knowledge.
- The analysis and conclusions are limited only by the reported assumptions, terms and conditions.
- The Valuer has no interest in the subject property.
- The Valuer's fee is not contingent upon any aspect of the report.
- The valuation was performed in accordance with an ethical code and performance standards.
- The Valuer has satisfied professional education requirements.
- The valuer has sufficient current, local, national and international (as appropriate) knowledge of the asset type and its particular market, and all the skills and understanding necessary, to undertake the valuation competently.
- The Valuer has made a personal inspection of the property.
- No one, except those specified in this report, has provided professional assistance in preparing the report.
- We confirm that neither Preston Rowe Paterson Tasmania Pty Ltd nor any of its Directors or employees has any pecuniary interest that could conflict with the proper valuation of this property.

Valuation of
314, 316 & 322 Main Road, Glenorchy, TAS 7010

Preston Rowe Paterson
International Property Consultants and Valuers

18.0 VALUER SIGNATORIES

Valuer who has undertaken this valuation	Counter Signatory
Mackenzie Lucas	Damien Taplin
AAPI - CPV API No: 101447	DIRECTOR, AAPI CPV M/SHIP #63864





Reliance on this report should only be taken upon sighting the original document that has been signed by the Inspecting Valuer who has undertaken this valuation. The Counter Signatory or Director has read this report and verifies that the report is genuine and is endorsed by Preston Rowe Paterson Tasmania Pty Ltd. The Counter Signatory or Director has not inspected the property or the comparable sales and rental evidence amongst other things. The opinion of value expressed herein has been solely arrived at by the Valuer who undertook the inspection and prepared this valuation report.

Valuation of
314, 316 & 322 Main Road, Glenorchy, TAS 7010

Preston Rowe Paterson
International Property Consultants and Valuers

APPENDIX A INSTRUCTIONS

Preston Rowe Paterson
International Property Consultants and Valuers

29 May 2025 File Ref: 1290770

Glenorchy City Council

Attention: Renee Kapitzke

Dear Sir/Madam,

Re: Quotation
Properties: Listed below

Thank you for the opportunity to provide you with a quote for independent property advice for the above property. As part of our normal business practice we would like to confirm your instructions and detail below our understanding of your requirements:

Your Reference:

Other Intended Users/Related Parties:

Basis of Valuation:	1/370 Main road – Current Market Value Subject to Existing Leases – As Is 314, 316 & 322 – Current Market Value Subject to Vacant Possession – As Is
Additional Comments:	As per your request the assessment of 314, 316 & 322 Main Road will include the following on a single report: Current Market Value of 314 Main Road being "Golden Years Club" (two titles in one line) Current Market Value of 316 Main Road being vacant land with minor improvements Current Market Value of 322 Main Road being vacant land assuming legal access is available should 316 Main Road be disposed of separately
Property Type:	Commercial
Property Address/s:	1/370 Main Road, Glenorchy, TAS 7010
Purpose of Valuation:	The valuation will be prepared for Consultancy purposes and should not be relied upon for any other purpose.

Preston Rowe Paterson Tasmania Pty Ltd
ABN: 62 102 988 741

5 Audley Street
North Hobart
TAS 7000

146 George Street
Launceston
TAS 7250

Phone: 03 6231 6688
Email: tasmania@prp.com.au
Web: www.prp.com.au

Director(s)

Damien Taplin
DIRECTOR, AAPI CPV M/SHIP #63864
E damien.taplin@prp.com.au

Shelley Taplin
E shelley.taplin@prp.com.au

"Liability limited by a scheme approved under Professional Standards Legislation"
We have capital city and regional offices throughout Australia & New Zealand independently owned and operated

Valuation of
314, 316 & 322 Main Road, Glenorchy, TAS 7010

Preston Rowe Paterson
International Property Consultants and Valuers

Preston Rowe Paterson

Reporting Format:	A Soft copy will be emailed. Our valuation will be prepared in accordance with applicable Royal Institution of Chartered Surveyors (RICS), Australian Property Institute (API) Professional Practice Standards and Guidance Notes and will be subject to disclaimers and qualifications where appropriate/necessary.
Professional Fees:	$10,000.00 exclusive of GST and disbursements and subject to our standard terms and Conditions which are appended to this quotation (they may also be viewed online at prp.com.au/Terms) Our quotation is valid for 1 month from the date of this letter. Our fees are due for payment prior to delivery of our valuation. A full GST invoice with payment options will be emailed separately to the applicable party from tasmania@prp.com.au prior to delivery of our valuation. Please note that you are instructing us to provide you with our opinion of the value of the property. While we will be happy to discuss our valuation with you, should you disagree with our opinion our fees will remain payable.
Required Information:	We will assume that the instruction and subsequent information supplied provide full and frank disclosure of all information that is relevant. Should subsequent information be obtained we reserve the right to amend our valuation, and additional professional fees may apply.
Date of completion:	We endeavor to have the assignment completed 40 business days from acceptance of quote upon formal instruction received and assuming receipt of all necessary information in a timely manner. If for any reason we cannot meet this timeframe we will contact you to discuss.

Should you have any reservations regarding the contents of this letter, please contact us.

Please note that we will not proceed until we receive written confirmation of your acceptance of this quotation and your instructions to proceed on the agreed basis outlined herein. An acceptance confirmation is attached to the quotation and should be signed and then faxed or emailed to our office.

We trust that the above is satisfactory for your present requirements, however should you have any queries please do not hesitate to contact the undersigned.

Yours faithfully,

Preston Rowe Paterson Tasmania Pty Ltd

Phone: 03 6231 6688
Email : tasmania@prp.com.au

Date: 29/05/2025 Our Ref: 1290770 Page 2 of 8

Valuation of
314, 316 & 322 Main Road, Glenorchy, TAS 7010

Preston Rowe Paterson
International Property Consultants and Valuers

Preston Rowe Paterson

Preston Rowe Paterson Tasmania Pty Ltd
5 Audley Street
North Hobart
TAS 7000
E tasmania@prp.com.au

Dear Sir/Madam,

Re: Quotation Acceptance
1/370 Main Road, Glenorchy, TAS 7010

We refer to your quotation 1290770 and dated 29 May 2025, to undertake independent property advice for the above property.

We accept your quotation and agree to the Terms and Conditions outlined in the quotation.

Please proceed on this basis.

Yours faithfully
Renee Kapitzke

Digitally signed with Livesign
29/05/2025 11:09
R.Kapitzke

Renee Kapitzke

Glenorchy City Council

Date: 29/05/2025 Our Ref: 1290770 Page 3 of 8

Valuation of
314, 316 & 322 Main Road, Glenorchy, TAS 7010

Preston Rowe Paterson
International Property Consultants and Valuers

Preston Rowe Paterson

PRESTON ROWE PATERSON - TERMS AND CONDITIONS

General Terms and Conditions

Explanation

1. The following terms and conditions are the standard terms and conditions that apply to all Valuations or the Valuation Services or consultancy services and Services provided by Preston Rowe Paterson Tasmania Pty Ltd

2. These terms and conditions form part of the appointment of Preston Rowe Paterson Tasmania Pty Ltd by the Client to provide the Services.

3. Preston Rowe Paterson Tasmania Pty Ltd and its valuers are members of a Limited Liability Scheme in the meaning of the Professional Standards Act 1994.

4. The Valuation and all Valuation Services are provided by Preston Rowe Paterson Tasmania Pty Ltd subject to these Terms and Conditions;

Definitions

5. The following definitions apply to these Terms and Conditions and the provision of our Valuations, Valuation Services and Services:-

"**Client**" shall mean Glenorchy City Council

'**Confidential information**' means information that:

(a) Is by its nature confidential;

(b) Is designated by Us as confidential;

(c) You know or ought to know is confidential; and

(d) Includes, without limitation:

(i) Information comprised in or relating to any of Our intellectual property in the Services or any reports or certificates provided as part of the Services; and

(ii) The Quotation which We have provided to You.

'**Date Of Valuation**' means, in relation to any Valuation, Valuation Services, Services or consultancy services or advice, the date of preparation of our report or the specific date as at which our opinions are stated to apply (the Relevant Date).

'**Director**' means a Director noted on the Australian Securities and Investment Companies (ASIC's) records for Preston Rowe Paterson Tasmania Pty Ltd

'**Fee**' means the amount agreed to be paid for the Services by You as set out in the Quotation.

'**Limited Liability Scheme**' means a scheme pursuant to the Professional Standards Legislation in the State of Tasmania

'**Parties**' means You and/or Us as the context dictates.

'**Quotation**' means the written quote provided by Us in relation to the Services.

'**Relevant Date**' means the specific date that our opinion is stated to apply where we are instructed to value at a specific date other than the date of inspection.

'**Services**' means the Valuation, Valuation Services, asset management, property management, facilities management or consultancy services or advice provided by Us pursuant to these Terms and Conditions and the Quotation.

"Valuation" shall include a Valuation, Valuation services, or feasibility study, made or given in relation to any real or personal property, freehold or leasehold property, asset, liability or item or items of plant and machinery, proposed development, infrastructure, carbon, water or native title property right, business, fixtures, fittings or other property;

"Valuation Services", shall include any oral or written advice, opinion, recommendation or statement communicated to the Client by Us consequent upon or incidental to the request for a Valuation;

"Valuer" means the individual valuer that has undertaken the valuation or valuation services;

'**We', 'Us', 'Our (s)**' means Preston Rowe Paterson Tasmania Pty Ltd, our employees, contractors, servants and agents;

'**You', 'Your**' means the Client engaging Us to perform the Valuation, Services or Valuation Services;

Quotation

6. Prior to commencing work, We will provide you with a Quotation that sets out who the report is for; the purpose for which the report is being prepared and the fee to be charged. You agree that:

(a) you will not use any advice we provide for any purpose other than as stated in the Quotation;

(b) you will not pursue any claim against Us for any loss you suffer because you have used Our advice for any other purpose;

(c) you will keep this report confidential, unless otherwise agreed by Us in writing; and

(d) you will indemnify Us in relation to any loss suffered by a third party that relies on Our advice without first receiving our written consent to do so.

Valuation of
314, 316 & 322 Main Road, Glenorchy, TAS 7010

Preston Rowe Paterson
International Property Consultants and Valuers

Preston Rowe Paterson

Limitation of Liability

7. You agree to release Us and hold Us harmless from all liability to You for or in respect of any loss, damage, costs and expenses of whatsoever kind which We have or may have or, but for the operation of this Clause, might have had arising from or in any way connected with the Valuation, Valuation Services or Services or the Use of the Valuation Services or any part of them. This release shall be complete and unconditional except in the case of gross negligence or wilful misconduct by Us in the provision of the Services.

8. You agree that You will fully indemnify Us for and in respect of all loss, liability, costs and expenses of whatsoever kind which We may suffer or incur arising from or in any way connected with any breach by You of these Terms and Conditions. This indemnity shall include but not be limited to loss, liability, costs and expenses which We may suffer or incur in respect of any claims, actions, proceedings, disputes or allegations made against Us or to which We are a party.

9. You agree to this Limitation of Liability and these Terms and Conditions whether such liability arises under contract, at common law or under Statute.

10. You agree that this limitation of liability extends to all Our directors, employees and contractors. Every right, immunity, exemption and limitation in these Terms and Conditions available or applicable to Us shall also be available and shall extend to every employee, contractor, servant or agent of Ours;

11. No employee, contractor, servant or agent of Ours or any other person has any power to waive or vary any of these Terms and Conditions unless such waiver or variation is in writing and signed by one of Our Directors.

Your Obligations

12. You agree that:

    (a) You will not use any advice We provide for any purpose other than as stated in the Quotation;

    (b) You will not pursue any claim against Us for any loss You suffer because You have used Our advice for any other purpose;

    (c) You will keep this report confidential, unless otherwise agreed by Us in writing; and

    (d) You will indemnify Us in relation to any loss suffered by a third party that relies on our advice without first receiving Our written consent to do so.

13. You warrant that the instructions and subsequent information supplied by You contain a full and frank disclosure of all information that is relevant to Our provision of the Valuation, Valuation Services or Services. You also accept all risk and any loss that might occur should you withhold any relevant information from Us.

14. You warrant that all third party expert or specialist reports provided to Us by You for the purpose of Us providing the Valuation, Valuation Services or Services are provided with the authority of the authors of those reports.

15. You authorise and licence Us to incorporate Your intellectual property within Our report(s).

16. The Valuation and all Valuation Services are provided by Us solely for the use of the Client. You will not release any part of Our valuation or consultancy report or its substance to any third party without the written consent of one of Our Directors. Such consent will be provided at Our absolute discretion and on such conditions as We may require including that a copy of these Terms and Conditions must be provided to such third party. This clause shall not apply to persons noted as recipients in Your prior instruction to Us or in the Quotation provided. You are obligated to provide any such recipient with a copy of these Terms and Conditions.

17. If You release any part of the valuation or consultancy advice or its substance with Our written consent, You agree: a) to inform the other person of the terms of our consent; and b) to compensate Us if You do not do so. We have no responsibility to any other person even if that person suffers damage as a result of any other person receiving this Valuation, Valuation Services, Services or consultancy advice.

18. You are agree that We do not and will not assume any responsibility to any person other than the Client for any reason whatsoever including, without limiting the generality of the foregoing, for breach of contract, negligence (including negligent mis-statement) or wilful act or default of itself or others by reason of or arising out of the provision of the Valuation, Valuation Services or Services and notwithstanding that any damages have been suffered or incurred by that person as a result of the provision of this Valuation or those Valuation Services to the Client or the use of either of them (or any part of either of them) by the Client for any purpose whatsoever;

19. You must pay our Fees within 14 days of the date of a correctly rendered invoice, unless otherwise dealt with in the Quotation. Fees that remain unpaid for a period of 30 days or more will attract an administration charge of 2% of the total of the invoice calculated per month or part thereof.

20. You agree that We reserve the right to reconsider or amend the Valuation, Valuation Services, Services or consultancy advice, or the Fee set out in Our Quotation to You, if we identify information or facts that were not provided to Us in the at the time of quoting that reveal that the task is much greater than we initially anticipated from the information you provided. In such circumstances, once We have identified additional issues that necessitate additional work, we will advise you of the additional fees for additional time required to complete the task.

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Valuation of
314, 316 & 322 Main Road, Glenorchy, TAS 7010

Preston Rowe Paterson
International Property Consultants and Valuers

Preston Rowe Paterson

21. You agree that neither the whole nor any part of Our Valuation or the substance of any of Our Valuation Services or Services may be communicated to any third party (whether by way of inclusion in a document, circular, statement, prospectus, Product Disclosure Statement (PDS), public offer document or otherwise) without first obtaining the written consent of one of Our Directors. Neither the whole nor any part of Our valuation report or Valuation Services report or any reference to it may be included in any published document, circular or statement, prospectus, Product Disclosure Statement (PDS), public offer document, nor published in any way, without written approval by one of Our Directors as to the form and context in which our Valuation or Valuation Services may appear. Notwithstanding the foregoing, the Client agrees that in the event that it does communicate to a third party the whole or any part of this Valuation or the Valuation Services it shall also communicate to that third party these Terms and Conditions. Furthermore You agree to indemnify Us in the event of any failure so to do;

22. You agree that every right, immunity, exemption and limitation or liability in these terms and conditions shall continue to have its full force and effect in all circumstances notwithstanding any breach of contract or the Terms and Conditions hereof by Us or any person entitled to the benefit of these Terms and Conditions;

23. You agree that if any provision or any part of a provision hereof is unenforceable for any reason whatsoever, such unenforceability shall not affect any other part of such provision or any other provision of these Terms and Conditions;

24. You will only use the valuation or valuation services for the specific purpose stated by us. You agree that you will not use the valuation or valuation services for any other purpose, unless you have our expert's written consent to do so.

25. You are advised that Preston Rowe Paterson has a Complaints Handling Procedure (CHP) which is designated in our Quality Management System.

Intellectual Property

26. All Our intellectual property contained within any advice We provide, remains Our property. We only grant you licence to use Our intellectual property to carry out the purpose for which the advice was provided.

Property or Valuation Circumstance Specific Qualifications, Assumptions and Conditions Precedent within our reports

27. We are providing You with our professional opinion as valuers. Our opinion is usually provided by way of a valuation report. That report will set out a number of important qualifications, assumptions and conditions precedent which We may need to make, in addition to these Terms and Conditions, relative to the circumstances of the particular property or properties (real or personal property) under consideration.

28. You agree to read these qualifications, assumptions and conditions precedent carefully, and understand that if the assumptions that we have made or relied on are circumstances that do not prevail or eventuate, or are found later to be inaccurate, Our opinion as to value may be materially different. You agree to solely bear the risk in relation to any loss you might suffer, should this occur.

29. The qualifications, assumptions, and conditions precedent that We make will usually depend on the circumstances of the property being valued and are made in relation to matters that We do not have expertise to verify or We cannot verify information provided to Us within the time required to complete the valuation. These will be set out in detail in the Valuation, Valuation Service report or Services report that We provide to You.

30. These qualifications, assumptions and conditions precedent typically will relate to:-

    (a) Land contamination and environmental risk;
    (b) Town Planning Information;
    (c) Town Planning and Development Controls and Consents;
    (d) Title including Notifications on Title such as Easements, Caveats, Restrictions and other dealings;
    (e) Building Areas;
    (f) Building Structural Integrity;
    (g) Building Compliance with the Building Code of Australia;
    (h) Pest Infestation;
    (i) Leases, Licences and Tenancies;
    (j) Strata Title Certificates;
    (k) Plant and Equipment within Buildings;
    (l) The veracity of and sources of Sales and Letting Information and Transaction Data;
    (m) The nature of forecasting, future value assessment and discounted cash flow analysis;
    (n) The basis of Value where access to the property is restricted; and
    (o) Whether or not the property has been completed where a development.

31. You agree that we will include property specific qualifications, assumptions and conditions precedent within Our reports as circumstances require. Furthermore You agree that it is Your responsibility to carefully read and consider these qualifications, assumptions and conditions precedent and discuss them with Us if they cause You any concern.

Reliance on the Valuation or Valuation Services report for mortgage purposes (if applicable)

Valuation only for First Mortgage Security

32. Where the Services are provided for mortgage purposes, You agree that You will not use the Valuation or Valuation Services report where the property:-

    a) is used as security other than by first registered mortgage;

    b) is used as part of a group of securities (except where the property forms part of a trust); or

    c) is used as security for more than one loan.

33. Any wavier of this requirement must be approved in writing by one Our Directors.

34. We will not accept any liability or responsibility to second or subsequent mortgagees whom have not instructed Us;

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314, 316 & 322 Main Road, Glenorchy, TAS 7010

Preston Rowe Paterson
International Property Consultants and Valuers

Preston Rowe Paterson

Reliance on the Valuation or Valuation Services report (Solicitor Loans)

35. Where this valuation is used for 1st mortgage security for a loan controlled, managed, brokered or otherwise induced by a solicitor (Solicitor Loan) it cannot be relied upon where the Loan to Value Ratio exceeds 70% of the valuation sum. We will not accept any liability or responsibility for a solicitor originated loan where the loan to valuation rate exceeds 70% of the value of the property. A Solicitor Loan means any loan of money on mortgage security arranged, controlled, managed, broked or otherwise induced by a solicitor or firm or partnership of solicitors.

36. Reliance on Our Valuation or Valuation Services and report should only be taken upon sighting the original report document that has been signed by the Valuer and counter signed by one of Our Directors. The counter signatory verifies that this report is genuine, is issued and endorsed by Us. The opinion of value expressed in the report, however has been arrived at by the valuer whom has undertaken the valuation in accordance with the instructions given to us.

Length of Time Our Valuation or Valuation Services can be relied upon

37. Our Valuation and or Valuation Services are current at the Date of Valuation only. The value assessed in Our Valuation or Valuation Services Report may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, We do not assume responsibility or accept any liability where the valuation is relied upon after the expiration of ninety (90) days from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation. Notwithstanding the above You accept that our Valuation and or Valuation Services are current as at the Date of
38. Valuation only and no representation or warranty is made as to the future value of the property.

Obligation for Prudent Lending Practises – Lender Client

39. This valuation is prepared on the assumption that the lender as referred to in the valuation report (and no other), may rely on the valuation for mortgage finance purposes and the lender has complied with its own lending guidelines as well as prudent finance industry lending practices, and has considered all prudent aspects of credit risks for any potential borrower, including the borrower's ability to service and repay any mortgage loan. Further, the valuation is prepared on the assumption that any such lender is providing mortgage financing at a conservative and prudent loan to value ratio. This clause (Prudent Lends Clause) only applies if the lender is not a lender regulated by the Banking Act of 1959.

Assignment of Valuation or Valuation Services

40. You acknowledge that We reserve the right, at Our absolute discretion, to determine whether or not to assign Our valuation to any third party. Without limiting the extent of Our discretion, We may decline a request for assignment where:

a) the proposed assignee is not a major recognised lending institution (such as a bank or other lender regulated by the Banking Act 1959);

b) the assignment is sought in excess of 3 months after the date of valuation;

c) we consider that there has been a change in conditions which may have a material impact on the value of the property;

d) the proposed assignee seeks to use the valuation for an inappropriate purpose; or

e) Our Fee has not been paid in full.

41. Where We decline to provide an assignment We may be prepared to provide an updated valuation on terms to be agreed at that time.

In the event that You request us to assign Our valuation and We agree to do so, You authorise Us to provide to the assignee a copy of these Terms and Conditions, the original Quotation and any other document, including instructions provided by You, relevant to the scope of Our Valuation or Valuation Services.

Commonwealth Code on Commercial Leasing

42. On 7 April 2020 the Prime Minister, Scott Morrison, announced a Mandatory Code of Conduct (the Code) for commercial tenancies (including retail, commercial, and industrial tenancies).

The Code apples to SME's that:

a) have a turnover of less than $50 million per annum

b) are eligible for the Commonwealth's JobKeeper support, because they have suffered a turnover loss of 30% or more as a result of the economic impact of the COVID 19 Pandemic.

Landlords that are subject to the Code are likely to have rental income reduced. Estimating how long that reduction will last, depends on the length of restrictions imposed by the COVID 19 Pandemic and how long it will take the business of tenants to recover back to normal trading conditions.

Specific assumptions and hold harmless provision

It is immediately necessary for us to take the Code into account in relation to the work we are doing for you. Our valuation will necessarily need to:

a) rely on instructions from tenants and landlords as to whether or not they are impacted by the Code

b) estimate the impact this will have rental income; and

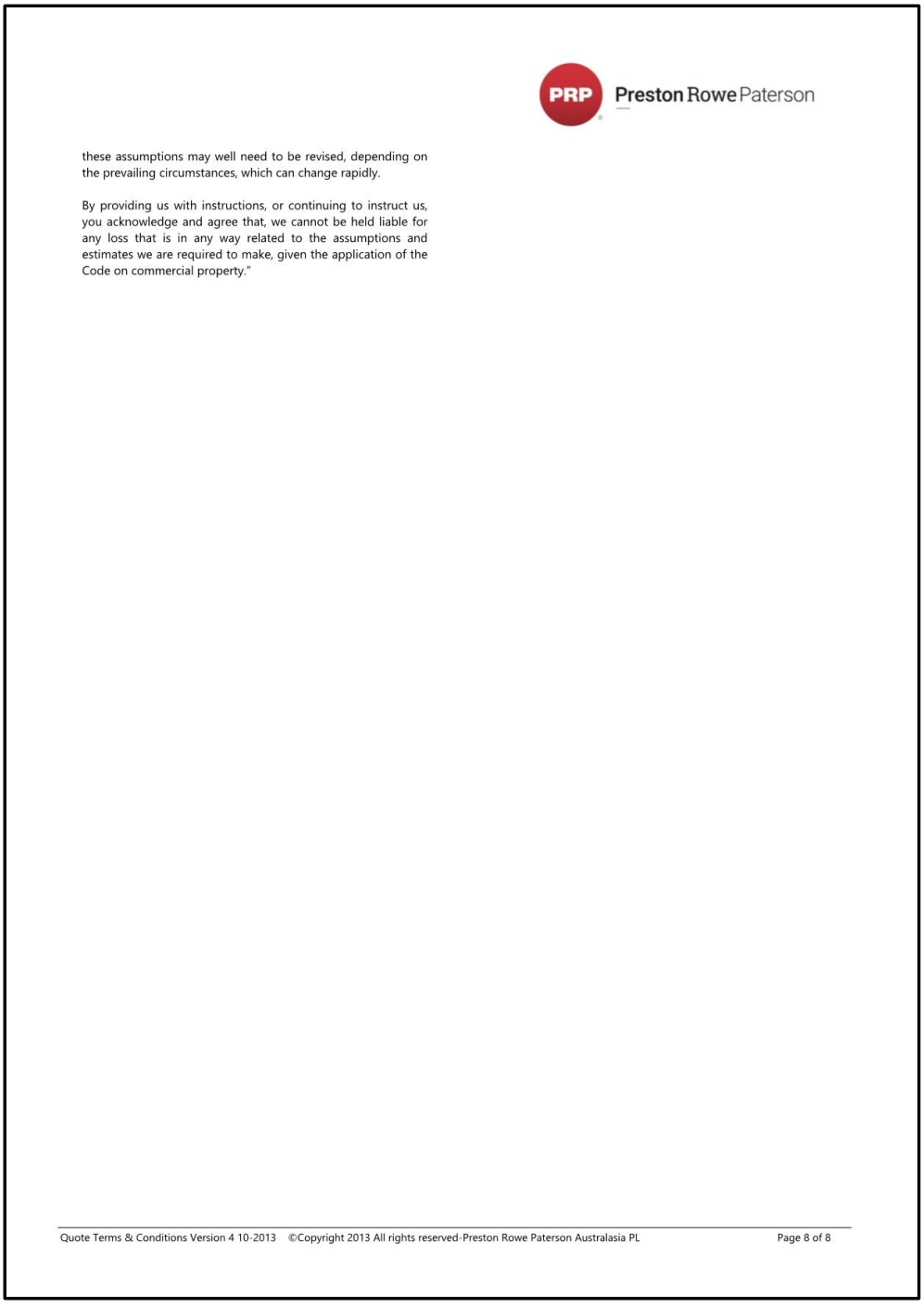
c) estimate how long the COVID-19 pandemic is going to impact rental income.

Our valuation report will set out the information on which we rely, as well as the estimates we are making. Please note that

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Valuation of
314, 316 & 322 Main Road, Glenorchy, TAS 7010

Preston Rowe Paterson
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these assumptions may well need to be revised, depending on the prevailing circumstances, which can change rapidly.

By providing us with instructions, or continuing to instruct us, you acknowledge and agree that, we cannot be held liable for any loss that is in any way related to the assumptions and estimates we are required to make, given the application of the Code on commercial property."

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Valuation of
314, 316 & 322 Main Road, Glenorchy, TAS 7010

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APPENDIX B TITLE

the List

RESULT OF SEARCH
RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
69434	2
EDITION	DATE OF ISSUE
1	14-Mar-1994

SEARCH DATE : 08-May-2025
SEARCH TIME : 04.03 PM

DESCRIPTION OF LAND

City of GLENORCHY
Lot 2 on Diagram 69434 (formerly being 67-15NS)
Derivation : Part of 427 Acres Gtd. to G.F. Read
Prior CT 2231/97

SCHEDULE 1

GLENORCHY CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Page 1 of 1
Department of Natural Resources and Environment Tasmania
www.thelist.tas.gov.au

Valuation of
314, 316 & 322 Main Road, Glenorchy, TAS 7010

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International Property Consultants and Valuers

the List

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
179404	1
EDITION	DATE OF ISSUE
1	29-Jul-2020

SEARCH DATE : 08-May-2025
SEARCH TIME : 04.05 PM

DESCRIPTION OF LAND

City of GLENORCHY
Lot 1 on Plan 179404
Derivation : Part of 427 Acres gtd to GF Read
Prior CTs 80388/2 and 135586/1

SCHEDULE 1

C306655 TRANSFER to GLENORCHY CITY COUNCIL Registered 10-Jul-2001 at noon

SCHEDULE 2

C290352 & C306655 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown
C306655 FENCING PROVISION in Transfer
E227345 ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 29-Jul-2020 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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Valuation of
314, 316 & 322 Main Road, Glenorchy, TAS 7010

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the List

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
226145	1
EDITION	DATE OF ISSUE
1	21-Feb-1995

SEARCH DATE : 08-May-2025
SEARCH TIME : 04.03 PM

DESCRIPTION OF LAND

City of GLENORCHY
Lot 1 on Plan 226145
Derivation : Part of 427 Acres - Gtd. to G.F. Read.
Prior CT 2905/25

SCHEDULE 1

145812 GLENORCHY CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

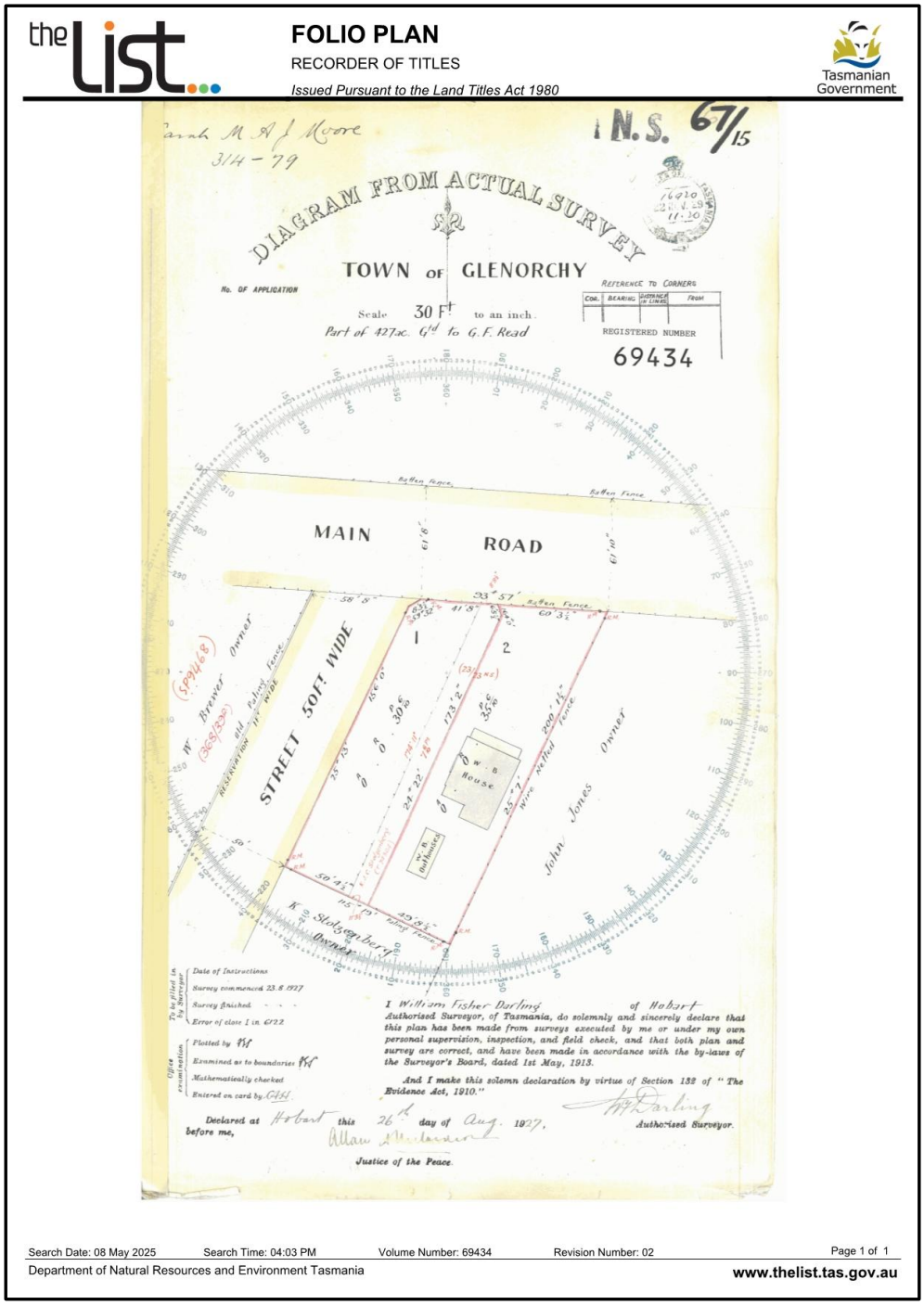
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Valuation of
314, 316 & 322 Main Road, Glenorchy, TAS 7010

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APPENDIX C REGISTERED PLAN



the LIST

FOLIO PLAN
RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

Frank M A J Moore
314 – 79

N.S. 67/15

DIAGRAM FROM ACTUAL SURVEY

TOWN OF GLENORCHY

No. OF APPLICATION

Scale 30 Ft to an inch.

Part of 427ac. Gtd to G.F. Read

REFERENCE TO CORNERS

Cor.	BEARING	DISTANCE IN LINKS	FROM

REGISTERED NUMBER
69434

MAIN ROAD

STREET 50FT WIDE

W. Brewer Owner (5894/68) (365/39)

John Jones Owner

N. Sturgeon Owner

W. B House

W. B Outhouses

Date of Instructions
Survey commenced 23.8.1927
Survey finished
Error of class 1 in 6722

Plotted by MF
Examined as to boundaries MF
Mathematically checked
Entered on card by GHH

I William Fisher Darling of Hobart Authorised Surveyor, of Tasmania, do solemnly and sincerely declare that this plan has been made from surveys executed by me or under my own personal supervision, inspection, and field check, and that both plan and survey are correct, and have been made in accordance with the by-laws of the Surveyor's Board, dated 1st May, 1913.

And I make this solemn declaration by virtue of Section 132 of "The Evidence Act, 1910."

Declared at Hobart this 26th day of Aug. 1927, before me,

Authorised Surveyor.

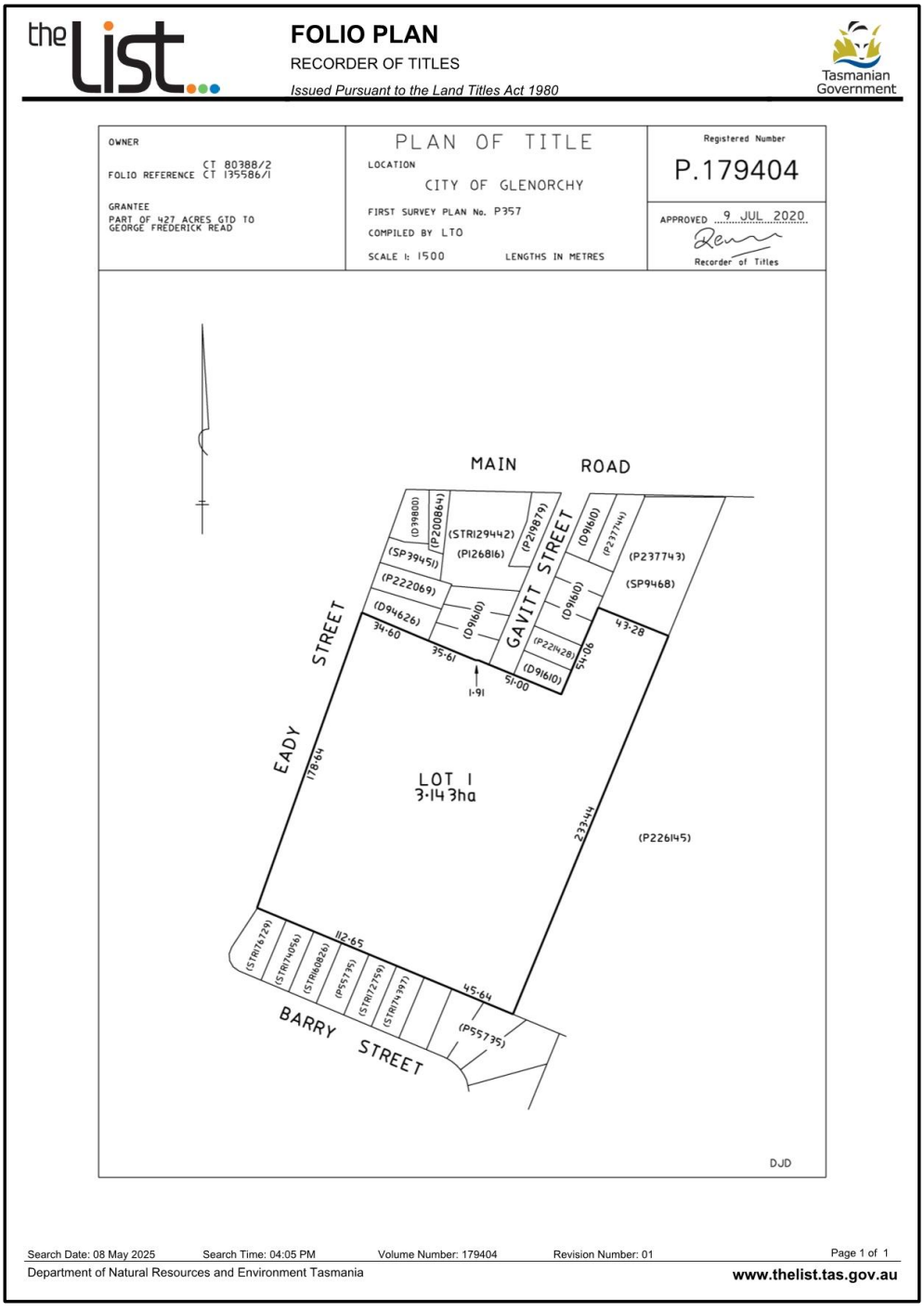
Justice of the Peace.

Search Date: 08 May 2025 Search Time: 04:03 PM Volume Number: 69434 Revision Number: 02 Page 1 of 1

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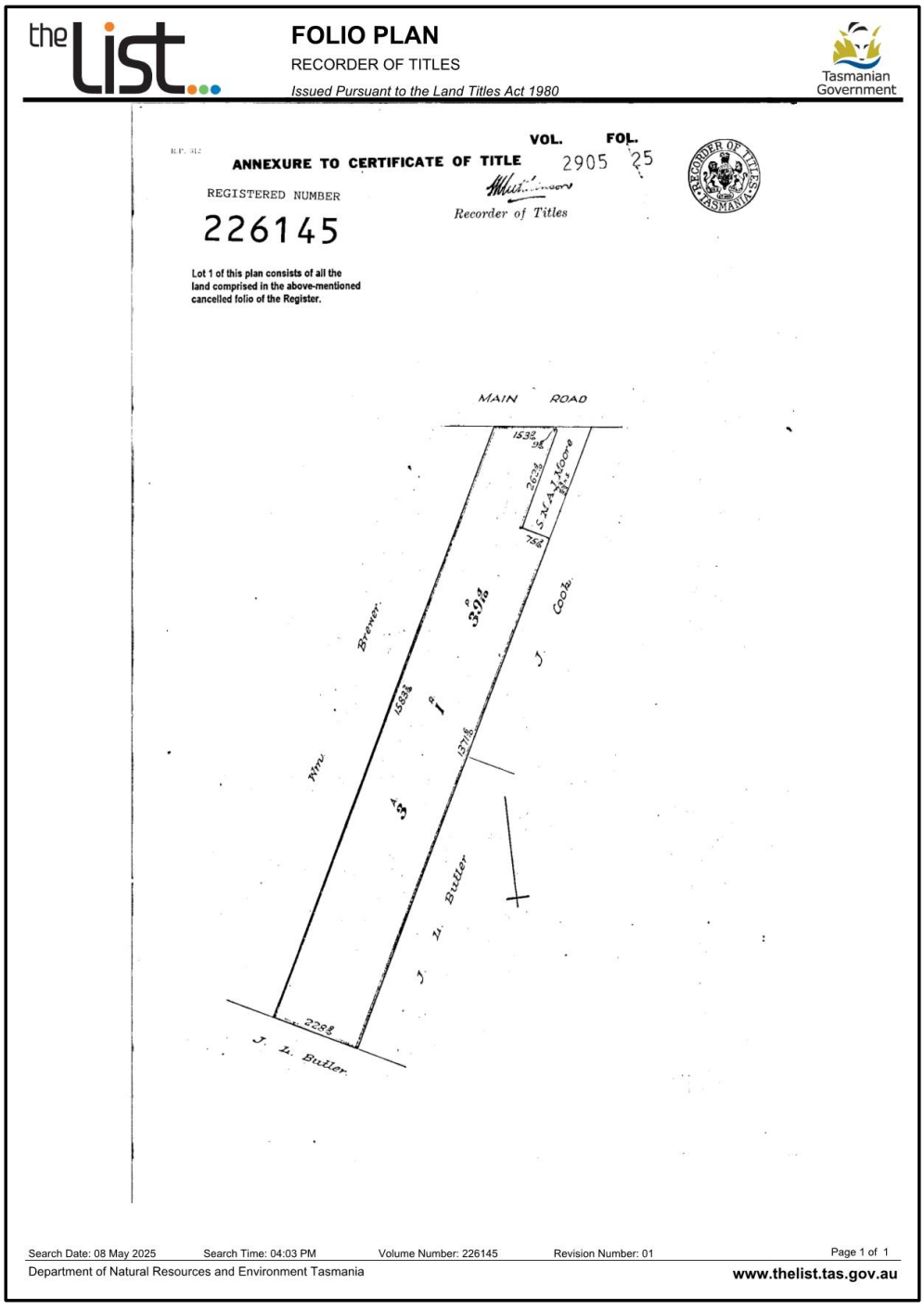
Valuation of
314, 316 & 322 Main Road, Glenorchy, TAS 7010

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Valuation of
314, 316 & 322 Main Road, Glenorchy, TAS 7010

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the List

FOLIO PLAN
RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

R.P. 312

VOL. **FOL.**
ANNEXURE TO CERTIFICATE OF TITLE 2905 25

REGISTERED NUMBER
226145

Recorder of Titles

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

MAIN ROAD

1532 98
2634
S. M. A. Moore
754
Brewer.
3.0½
Cook.
1583½
1
Wm.
137½
3
A
J. L. Butler
2284
J. L. Butler.

Search Date: 08 May 2025 Search Time: 04:03 PM Volume Number: 226145 Revision Number: 01 Page 1 of 1

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Commercial Valuation Report

1/370 Main Road, Glenorchy, TAS 7010

VALUATION REPORT



Property Address	**1/370 Main Road, Glenorchy, TAS 7010**
Instructing Client	Glenorchy City Council
Reliant Parties	Glenorchy City Council
PRP Reference	1290770
Date of Valuation	12th June 2025

Preston Rowe Paterson Tasmania Pty Ltd
ABN: 62 102 988 741

5 Audley Street, North Hobart TAS 7000

146 George Street, Launceston TAS 7250

Phone: 03 6231 6688
Email: tasmania@prp.com.au
Web: www.prp.com.au

Director(s)

Damien Taplin DIRECTOR, AAPI CPV M/SHIP #63864
Email: damien.taplin@prp.com.au

Shelley Taplin
Email: shelley.taplin@prp.com.au

Liability limited by a scheme approved under Professional Standards Legislation

Date: 12th June 2025 Our Ref: 1290770

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Date: 12th June 2025 Our Ref: 1290770

Valuation of
1/370 Main Road, Glenorchy, TAS 7010

Preston Rowe Paterson
International Property Consultants and Valuers

EXECUTIVE SUMMARY

This Executive Summary must be read in context of and in conjunction with the full valuation report of which this Executive Summary forms part. All comments, terms and conditions contained in the full valuation report relate directly to this Executive Summary.

Instructions

Purpose of Valuation	Market Value for consultancy and for no other purpose
Basis for Assessment	Market Value subject to Existing Lease(s) - As Is
Instructing Client Special Instructions	Nil

Property & Site Details

Address of Property to be Valued	1/370 Main Road, Glenorchy, TAS 7010

Title Details

Title #	Title Type	Lot Type	Lot #	Plan Type	Plan #	Volume	Folio
1	Strata	Lot	1	Strata	123981	123981	1

Title Proprietorship

Title #	Registered Proprietor	Proprietorship Type	Date of Proprietorship
1	THE SALVATION ARMY (TASMANIA) PROPERTY TRUST	Sole Proprietor	13th June 2017

Easements, Encumbrances & Other Interests Noted on Title

Title #	Type of Interest	Instrument No	Description	Date Registered	Effect on Value
1	Easement	SP 116078	EASEMENTS in Schedule of Easements		Considered to have no detrimental effect on the value or marketability of this property.
1	Caveat	E105234	CAVEAT by Max Solutions Pty Ltd affecting part of the said land within described as shown on the plan annex thereto	29th August 2017	Considered to have no detrimental effect on the value or marketability of this property.

Site Area

Title #	Site Area
1	1,018 m²

Valuation of
1/370 Main Road, Glenorchy, TAS 7010

Preston Rowe Paterson
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Building Area

Building #	Level #	Main Usage	Area
1	Ground	Office (TSA)	630 m^2
1	First	Office (Max Solutions)	197 m^2
1	First	Office (Ausria)	132 m^2
1	First	Office (Ontrack)	689 m^2
Total			**1648 m^2**

Zoning	Central Business
Existing Use	Existing use conforms with current Local Government Area Planning Scheme zoning provisions.
Highest and Best Use	The existing use considered to represent the highest and best use of this property.

Occupancy Details

Occupancy Overview	Multi tenancy

Valuer Comments

Synopsis	The property comprises a generally level strata title allotment over two floors with a land area of 1,648sqm. Improvements comprise a part-two storey holding of concrete panel and colorbond exterior built circa 1996 that has been recently refurbished circa 2020. The property comprises four office tenancy's with a total lettable area of 1,648sqm. The ground floor comprises a single tenancy providing, open-plan office, meeting room, partitioned office(s), auditorium and kitchen accommodation with a lettable area of 630sqm. The first floor comprises three (3) tenancies. Suite 1 of the first floor provides a mixture of open-plan office, meeting room(s) and partitioned office accommodation with a lettable area of circa 689sqm. Suite 2 provides open-plan office, meeting room and partitioned office accommodation with a lettable area of 132sqm. Suite 3 provides open-plan office, single partitioned office, meeting room and kitchen/breakroom accommodation with a lettable area of 197sqm. The property is well located in the Glenorchy commercial hub on a prominent intersection of Main Road and Terry street with frontage to both streets. The property is currently part owner occupied being the ground floor with the three first floor tenancy's all being leased. Suite 1 is leased to Ontrack which commenced on the 01/09/2023 on an initial five-year term with a 1 x 5 year option and currently returns a gross rental amount of $223,600 per annum. Suite 2 is leased to Ausria which commenced on the 01/07/2022 on an initial three term with 1 x 3 year option, we have been advised this option will be exercised and as such we have determined the passing gross rental amount to be $80,213 per annum in-line with the option renewal rental increase. Suite 3 is leased to Max Solutions which also commenced on the 01/07/2022 on an initial three term with 1 x 3 year option, again, we have been advised this option will be exercised and as such we have determined the passing gross rental amount to be $81,494 per annum in-line with the option renewal rental increase.

Valuation of
1/370 Main Road, Glenorchy, TAS 7010

Preston Rowe Paterson
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Recent Sales History

Last Recorded Sale Price	$3,000,000 Excluding GST
Last Recorded Sale Date	02nd December 2016
Under Offer or subject to Contract of Sale?	No

Critical Assumptions

Documents Relied Upon	• Instructions • Lease(s) • Floor Plans
Recommended Documents to Sight	• Schedule of Easements

Valuation Summary

Interest Valued	Fee Simple
Date of Inspection	12th June 2025
Date of Valuation	12th June 2025
Valuation (Exclusive of GST)	**Market Value subject to Existing Lease(s) - As Is** **$6,750,000 Six Million Seven Hundred and Fifty Thousand Dollars**

Valuation of
1/370 Main Road, Glenorchy, TAS 7010

Preston Rowe Paterson
International Property Consultants and Valuers

Valuation Compliance Statement

Preston Rowe Paterson Tasmania Pty Ltd confirms that:

- The statements of fact presented in this report are correct to the best of the Valuer's knowledge.
- The analysis and conclusions are limited only by the reported assumptions, terms and conditions.
- The Valuer has no interest in the subject property.
- The Valuer's fee is not contingent upon any aspect of the report.
- The valuation was performed in accordance with an ethical code and performance standards.
- The Valuer has satisfied professional education requirements.
- The valuer has sufficient current, local, national and international (as appropriate) knowledge of the asset type and its particular market, and all the skills and understanding necessary, to undertake the valuation competently.
- The Valuer has made a personal inspection of the property.
- No one, except those specified in this report, has provided professional assistance in preparing the report.
- We confirm that neither Preston Rowe Paterson Tasmania Pty Ltd nor any of its Directors or employees has any pecuniary interest that could conflict with the proper valuation of this property.

Report Prepared By

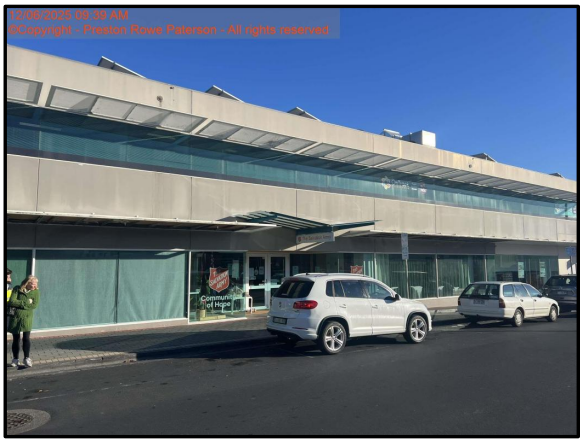
Valuer who has undertaken this valuation	Counter Signatory
Mackenzie Lucas	Damien Taplin
AAPI - CPV API No: 101447	DIRECTOR, AAPI CPV M/SHIP #63864

Reliance on this report should only be taken upon sighting the original document that has been signed by the Inspecting Valuer who has undertaken this valuation. The Counter Signatory or Director has read this report and verifies that the report is genuine and is endorsed by Preston Rowe Paterson Tasmania Pty Ltd. The Counter Signatory or Director has not inspected the property or the comparable sales and rental evidence amongst other things. The opinion of value expressed herein has been solely arrived at by the Valuer who undertook the inspection and prepared this valuation report.

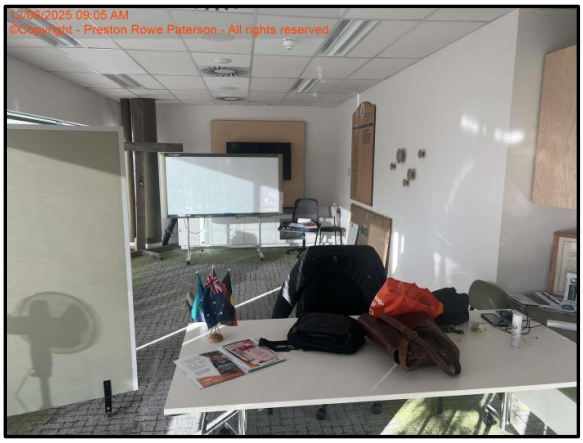
Valuation of
1/370 Main Road, Glenorchy, TAS 7010

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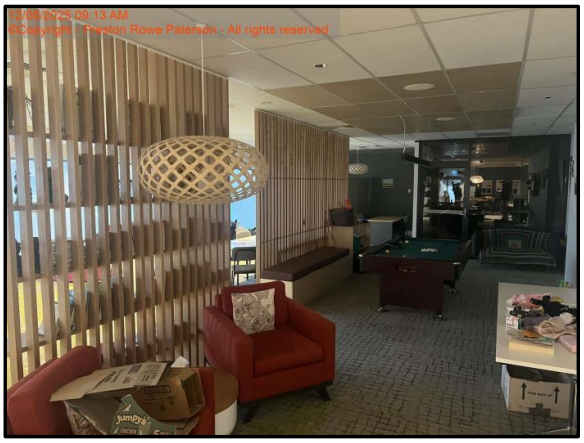
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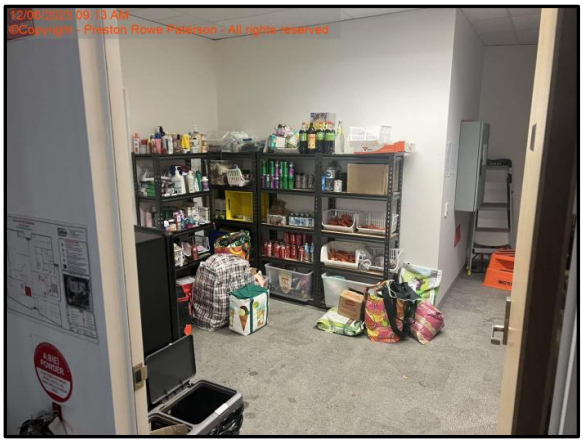
Front



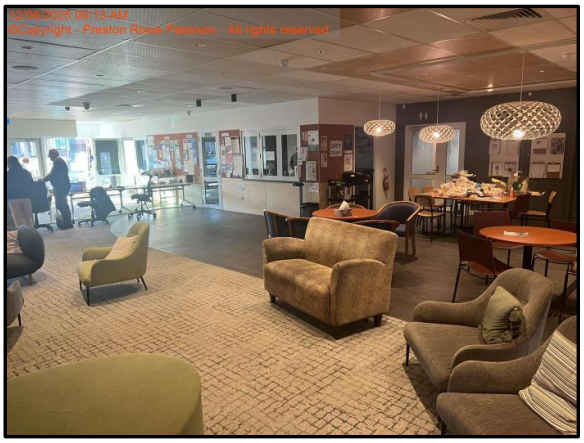
Ground Floor (TSA Tenancy)



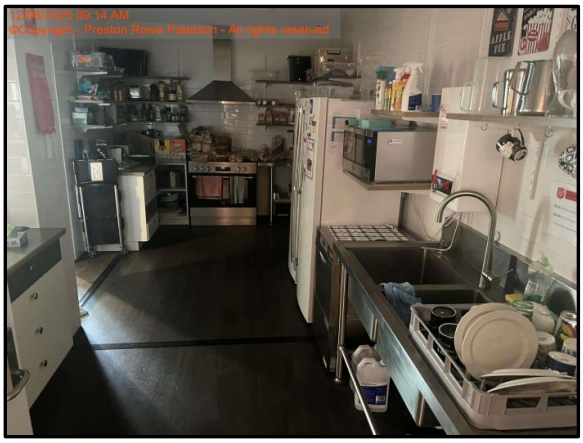
Ground Floor (TSA Tenancy)



Ground Floor (TSA Tenancy)



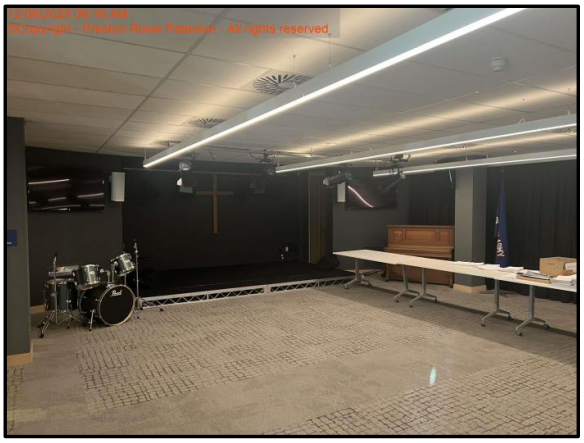
Ground Floor (TSA Tenancy)



Ground Floor (TSA Tenancy)

Valuation of
1/370 Main Road, Glenorchy, TAS 7010

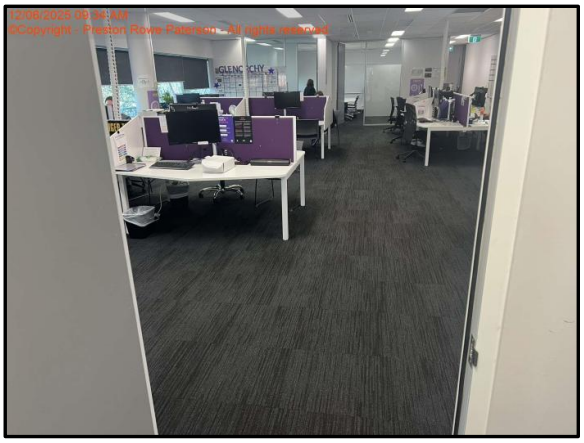
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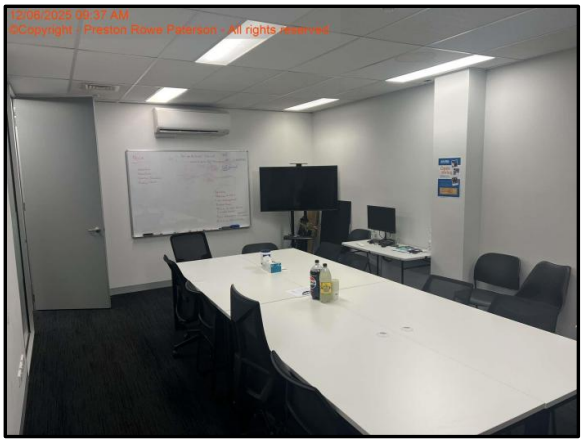
Ground Floor (TSA Tenancy)



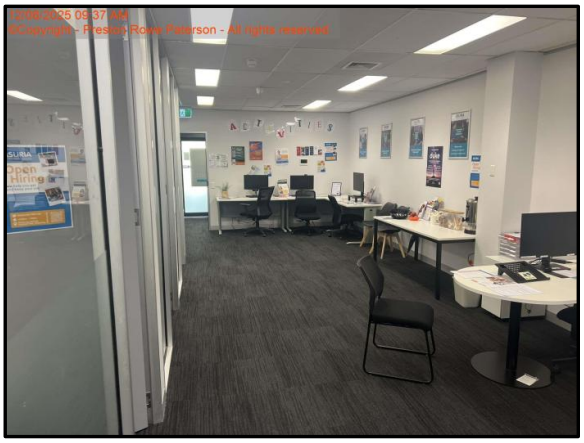
First Floor (Max Solutions Tenancy)



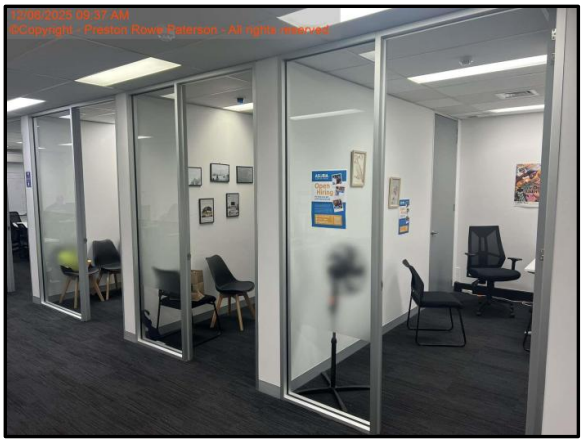
First Floor (Max Solutions Tenancy)



First Floor (Asuria Tenancy)



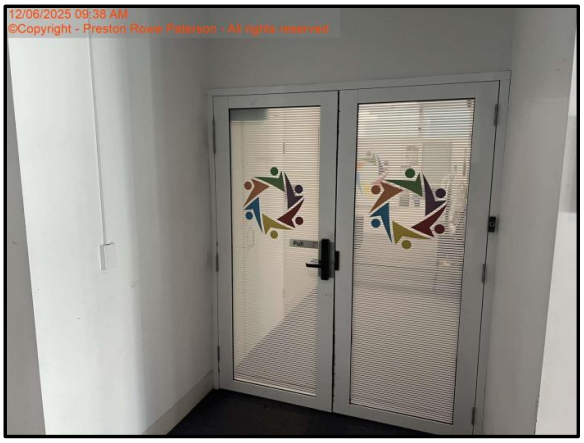
First Floor (Asuria Tenancy)



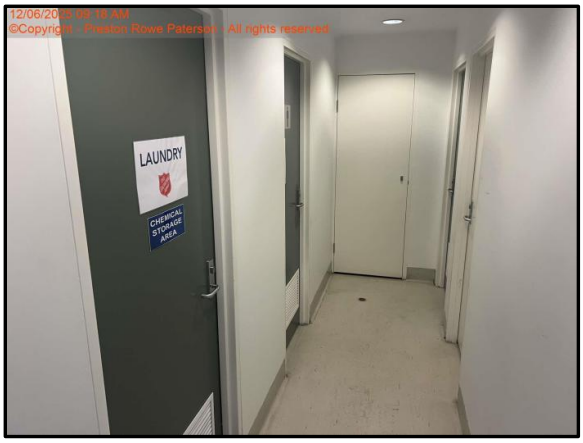
First Floor (Asuria Tenancy)

Valuation of
1/370 Main Road, Glenorchy, TAS 7010

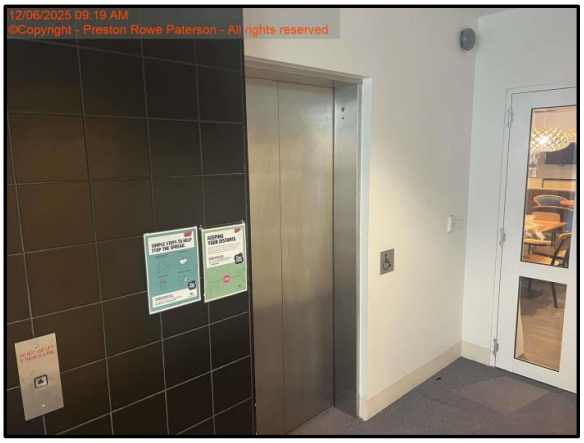
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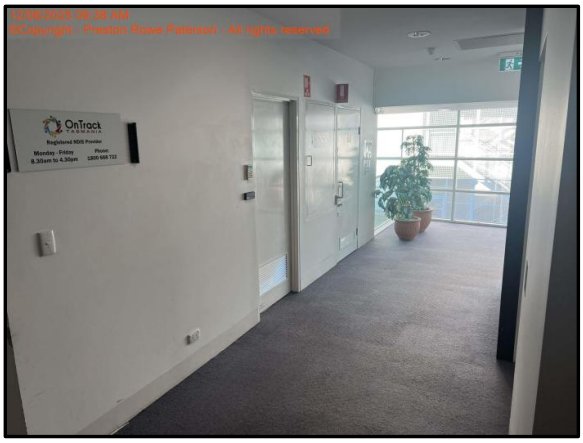
First Floor (Ontrack Tenancy)



Ground Floor Common Area



Ground Floor Common Area



First Floor Common Area



First Floor Common Area



Secondary Entrance / First Floor Tenancy Access

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1.0 SCOPE OF WORKS

Instructing Client	Glenorchy City Council
Reliant Parties	Glenorchy City Council
Date of Inspection	12th June 2025
Date of Valuation	12th June 2025
Purpose of Valuation	Market Value for consultancy and for no other purpose
Interest Valued	Fee Simple
Basis for Assessment	Market Value subject to Existing Lease(s) - As Is
Currency	Australian Dollars
Instructing Client Special Instructions	Nil
PRP Reference	1290770

2.0 VALUATION DEFINITIONS

Definitions	MARKET VALUE is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an 'arm's length' transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.[1]
	MARKET RENT is the estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.[2]
	EQUIVALENT YIELD (EQY): The Equivalent Yield is an annualised yield that is derived from the current net income and future changes to the net income over time, but no allowance is made for future rental growth. It is the rate of return of a net income stream over a specific period of time that reflects current actual rents and costs and current levels of rental values.

[1]As defined by the International Valuation Standards 2025

[2]As defined by the International Valuation Standards 2025

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3.0 TITLE DETAILS

3.01 Title Particulars

Title Details

Title #	Title Type	Lot Type	Lot #	Plan Type	Plan #	Volume	Folio
1	Strata	Lot	1	Strata	123981	123981	1

Title Proprietorship

Title #	Registered Proprietor	Proprietorship Type	Date of Proprietorship
1	THE SALVATION ARMY (TASMANIA) PROPERTY TRUST	Sole Proprietor	13th June 2017

Easements, Encumbrances and Other Interests Noted on Title

Title #	Type of Interest	Instrument No	Description	Date Registered	Effect on Value
1	Easement	SP 116078	EASEMENTS in Schedule of Easements		Considered to have no detrimental effect on the value or marketability of this property.
1	Caveat	E105234	CAVEAT by Max Solutions Pty Ltd affecting part of the said land within described as shown on the plan annex thereto	29th August 2017	Considered to have no detrimental effect on the value or marketability of this property.

Units Within Development	3
Unit Entitlement	77/100
Title Comment	Strata Title with no significant restrictive encumbrances or easements.

A copy of title is annexed hereto. Refer to **Appendices.**

3.02 Title Statement

Title & Easements

We have relied on a copy of title(s) which were searched on 10th Jun 2025. Should any notations have been placed on title since the date of search which defect the Valuation or Valuation Services We reserve the right to reconsider our valuation findings herein.

This valuation has been prepared on the understanding that no notations, encumbrances, easements, rights of way or encroachments exist by or on the subject property other than those detailed herein. We have not sighted boundary markers and for the purposes of this valuation, have assumed that all improvements have been erected within the legal confines of the land and that no adjoining improvements encroach onto the boundaries.

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4.0 LOCATION

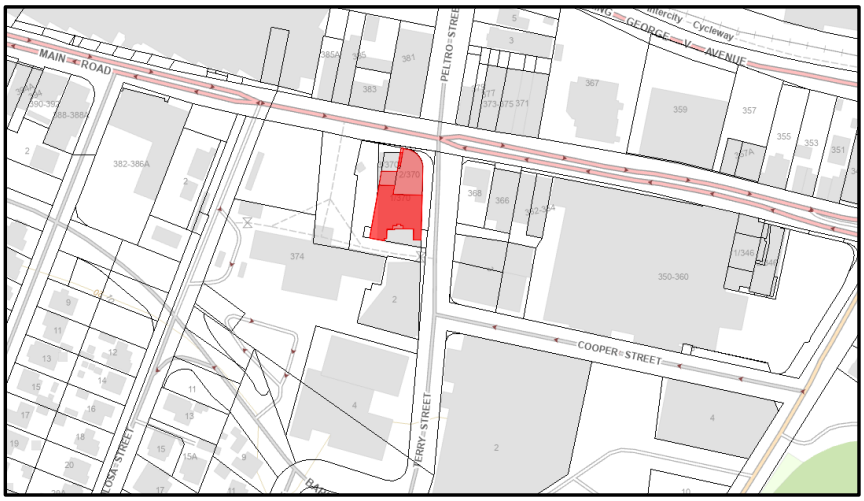
4.01 Physical Location

Side of Street	Southern
Nearest Intersection	The subject is located on the Intersection between Main Road and Terry Street.
Immediate Surrounds	Surrounding development predominantly consists of commercial and retail holdings of varying amenity and quality.
Suburb Type	Middle distance metropolitan
Nearest Commercial Activities / Business District	Glenorchy CBD.
Location	Generally positive locational factors for current use.

4.02 Surrounding Neighbourhood

Land Uses	Commercial / Retail

4.03 Location Plan



5.0 LAND DESCRIPTION

5.01 Site Identification and Measurements

Site Verification	Site survey recommended with a Licensed Surveyor to confirm site boundaries. This valuation is provided on the basis that fence lines are generally consistent with the title site dimensions and that any improvements erected thereon are within title boundaries. If a Licensed Survey confirms this is not the case, then we reserve the right to review this report and valuation opinion.
Basis of Verification	Strata Plan.
Site Area	

Title #	Site Area
1	1,018 m^2

5.02 Site Description

Shape	Irregular
Topography	The site is generally level
Aspect	A retail setting with outlooks over a mixture of retail and commercial uses
Services Connected to Land	Electricity, Mains water, Sewerage, Telephone, National Broadband Network (NBN)
Road Access	Pedestrian access is via a footpath from the [north/south/east/west] side of Main Road.
Road Design	A bitumen sealed surface, made kerb, channelling, drainage and footpath.
Site Comment	We note no unusual or high-risk land or site issues that would have a negative effect on the marketability or market value of this property.

5.03 Site Identification Statement

Land Area - Strata Plan

We advise the valuer is not a Licensed Surveyor. Land measurements denoted herein have been based on the Strata Plan Area as noted in the herein described Strata Plan. If land measurements of the Licensed Surveyor for this Strata Plan are incorrect, then this could have a negative impact on the value of this property and we reserve the right to reassess our valuation report and opinion of market value herein.

6.0 PLANNING AND LAND USE DETAILS

Planning and Land Use Verification	Online enquiries with the local Planning Scheme as at the date of inspection.
Local Government Area	City of Glenorchy
Planning Scheme	Tasmanian Planning Scheme - Glenorchy
Zoning	Central Business
Zone Objectives	To provide for the concentration of the higher order business, retail, administrative, professional, community, and entertainment functions within Tasmania's primary centres. To provide for a type and scale of use and development supports and does not compromise or distort the activity centre hierarchy. To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers. To encourage Residential and Visitor Accommodation use above ground floor level if it supports the viability of the activity centre and an active street frontage is maintained.
Overlays	Flood Prone Area
Permissible Land Uses	
Without Consent	Business and Professional Services, Food Services, General Retail and Hire, Natural and Cultural Values Management, Passive, Recreation, Residential, Utilities
With Consent	Permitted: Bulky Goods Sales, Community Meeting and Entertainment, Educational and Occasional Care, Emergency Services, Hotel Industry, Research and Development, Residential, Sports and Recreation, Tourist Operation, Visitor Accommodation Discretionary: Custodial Facility, Equipment and Machinery Sales and Hire, Manufacturing and Processing, Residential, Resource Processing, Service Industry, Sports and Recreation, Storage, Transport Depot and Distribution, Utilities, Vehicle Fuel Sales and Service, Vehicle Parking, Visitor Accommodation
Planning Permits/Development Approvals/Consents	We have not been provided with a copy of any planning permits for the subject property. However we have assumed that all necessary permits have been obtained.
Planning/Development Constraints	As constrained by the relevant planning authorities.
Heritage Issues	Non-Evident.
Proposed Planning Amendments	Our enquiries and investigations did not identify any proposed planning amendments likely to affect the marketability or market value of this property.
Existing Use	Existing use conforms with current Local Government Area Planning Scheme zoning provisions.
Highest and Best Use	The existing use considered to represent the highest and best use of this property.
Planning and Land Use Comment	Based on our enquiries and investigations, we did not identify any significant or detrimental planning or land use issues that were considered to have a negative effect on the marketability or market value of this property.

6.01 Planning and Land Use Statement

Town Planning

You acknowledge that information has been obtained verbally from representatives of the City of Glenorchy LGA or the Council's web site and this valuation is issued on the understanding that such information is correct. The Town Planning information should be checked by You by the obtaining of the relevant certificate from the Planning Consent Authority. We will not assume any liability or negligence for our reliance on the Local Authority's verbal advice or information obtained from its web site.

7.0 IMPROVEMENTS

7.01 Overview

Property Type	Commercial
Space Use	Office
Improvements Overview	Improvements comprise a part-two storey holding of concrete panel and colorbond exterior built circa 1996 that has been recently refurbished circa 2020. The property comprises four office tenancy's with a total lettable area of 1684sqm. The ground floor comprises a single tenancy providing, open-plan office, meeting room, partitioned office(s), auditorium and kitchen accommodation with a lettable area of 630sqm. The first floor comprises three (3) tenancies. Suite 1 of the first floor provides a mixture of open-plan office, meeting room(s) and partitioned office accommodation with a lettable area of circa 689sqm. Suite 2 provides open-plan office, meeting room and partitioned office accommodation with a lettable area of 132sqm. Suite 3 provides open-plan office, single partitioned office, meeting room and kitchen/breakroom accommodation with a lettable area of 197sqm.

7.02 Building Areas

Building Area Verification	As measured by inspecting valuer
Building Area Supplied by	Valuer's on-site physical measurement / Local Government Records
Adopted Building Area Measurement Standard	International Property Measurement Standards
Method of Building Area Measurement	IPMS 2 (Internal Measurement- Whole Building)

Building Areas

Building #	Level #	Main Usage	Area
1	Ground	Office (TSA)	630 m^2
1	First	Office (Max Solutions)	197 m^2
1	First	Office (Ausria)	132 m^2
1	First	Office (Ontrack)	689 m^2
Total			**1648 m^2**

7.02.1 Building Construction

Floors	Concrete
External Walls	Concrete Panel
Roof	Colorbond
Window Frames	Aluminium
Building Height	Part two storey
Year of Construction - Circa	1996
Year of Most Recent Refurbishment - Circa	2020

7.02.2 Building Services

Cooling / Heating	Ducted heating throughout
Emergency Lighting	Compliant exit signage throughout
Elevators / Lifts	A single lift from a common area foyer service the first floor of the subject building
Fire Services	Fire alarm and detection system, Portable extinguishers
Security	Alarm, Cameras

7.02.3 Internal Finishes

Walls	Plasterboard throughout
Ceilings	Ceiling Tile Throughout
Floor Coverings	Carpet, Vinyl and Tile
Light Fittings	Downlights and Fluorescent tube lighting

7.02.4 Accommodation and Amenities

Description	Ground Floor: Open-plan office, (3) Partitioned Offices, IT Room, Meeting Room, Auditorium, Kitchen First Floor (Suite 1): Open-plan office, (2) meeting room, kitchenette, server room, (6) partitioned office First Floor (Suite 2): Open-plan office, meeting room, (3) partitioned office First Floor (Suite 3): Open-plan office, kitchen/breakroom, partitioned office, meeting room

7.02.5 Building Design, Features, State of Repair and Suitability of Use

Design	Standard
Specialised or Unique Design Features	No
Floor Plan	Functional
Internal Repair & Condition	Good
External Repair & Condition	Good
Capital Expenditure Requirements	None considered essential

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8.0 ENVIRONMENTAL DETAILS

8.01 Environmental Hazards

Bushfire	Non-apparent based upon our enquiries, investigations, and physical inspection.
Drainage	Non-apparent based upon our enquiries, investigations, and physical inspection.
Flooding / Inundation	Our enquiries, investigations and physical inspection identified this property to be within an area with known flooding / inundation issues.
Landslip	Non-apparent based upon our enquiries, investigations, and physical inspection.
Environmental Hazards Comment	Clarity on flooding / inundation risk issues should be confirmed by our instructing client and all reliant parties prior to reliance on this valuation report and opinion of market value. Our valuation report and opinion of market value herein is provided on the basis that issues associated with flooding / inundation risk do not have a detrimental effect on the marketability or market value of this property. Should our instructing client or a reliant party's independent report identify any issues associated with flooding / inundation risk then we reserve the right to review our valuation report and opinion of market value for this property.

8.02 Site Contamination

Current Use	Our enquiries, investigations and physical inspection did not identify any current onsite industrial processes that involved the use of chemicals or hazardous materials.
Historical Use	Our enquiries, investigations and physical inspection did not identify any previous noxious or potentially contaminating use of the property.
Neighbouring Land Use	Our enquiries, investigations and physical inspection did not identify adjoining sites or neighbouring land to have any current, past, or known noxious or potentially contaminating uses.
Australian Property Institute (API) List of Potential Contaminating Activities	Current use is not shown on the Australian Property Institute (API) List of Potential Contaminating Activities
Site Contamination Comment	

8.03 Asbestos

Asbestos Materials Identified at Inspection?	Our physical inspection did not identify any asbestos containing materials on site.
Is Asbestos Known to be Present?	Our enquiries and physical inspection did not confirm the presence of any known asbestos containing materials on site.
Could Improvements Pre-Date 1990?	No. No suspected issues

8.04 Environmental Overview

Environmental Comment	Based on our enquiries, investigations and physical inspection, we did not identify any significant environmental hazards, site contamination or asbestos issues that were considered to have a negative effect on the marketability or market value of this property. Should our instructing client and or any reliant party have a concern about the possibility or extent of environmental hazards, site contamination or asbestos issues, it may be prudent to commission an environmental audit report from an appropriately qualified person, referring this valuation report and opinion of market value back to the Valuer for review if environmental hazards, site contamination or asbestos issues are revealed. In the interim, our valuation report and opinion has been made on the basis of no environmental hazards, site contamination or asbestos issues.

8.05 Environmental Statement

Site Description - Environmental Risks

You acknowledge that We have endeavoured to comment on all areas of Environmental concern based on Our inspection of the property. An actual environmental audit may reveal matters that affect Our valuation herein that were not readily discernible at the time of inspection. In such an event, We reserve the right to reconsider our Valuation figure herein;

You acknowledge and recognise that We are not expert in identifying environmental hazards and compliance requirements affecting properties. We have, however, endeavoured to identify all matters of environmental concern and the effect they might have on the value of the property. However, We will not be held liable nor responsible for any failure to identify all such matters of environmental concern and the impact, which any environmental related issue has on the property and its value including loss arising from site contamination; or the non-compliance with any environmental laws; or costs associated with the clean up of a property in which an environmental hazard has been recognised, including action by the relevant Environmental Protection Authority to recover clean up costs pursuant to the relevant Environmental Protection Act.

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9.0 OCCUPANCY DETAILS

9.01 Occupancy Overview

Occupancy Overview	Multi tenancy	
Tenancy Verification	As advised and provided to the valuer by instructing client.	
Current Net Rental Per Annum - Passing	$320,720	
Tenancy Areas	4	
Leased Tenancies	3	75%
Vacant or Owner-Occupied Tenancies	1	25%
Leased Tenancies	By Area 62%	By Net Market Rent 60%

9.02 Tenancy Summary

Tenancy schedule is summarised as follows;

Tenancy Schedule

	Tenant	Area (m^2)	Current Lease Term Comm	Balance Current Term (Months)	Options	Review Basis	Outgoings Basis	Passing Rental Per Annum	Passing ($/m^2$)
1	Vacant (Ground Floor TSA)	630	-	-	-	-	Gross	-	-
2	Ontrack Tasmania	689	01-Sep-23	38.7	1 x 5 Years	Fixed 4% / Market at Option	Gross	$223,600	$325
3	Max Solutions	197	01-Jul-25	36.6	Nil	3.5% Fixed / 4% at option	Gross	$81,494	$414
4	Asuria	132	01-Jul-25	36.6	Nil	3.5% Fixed / 4% at option	Gross	$80,213	$608

Occupancy of each tenancy area is provided as follows;

Tenancy 1	
Occupancy Status	Vacant
Tenant Name	Vacant (Ground Floor TSA)
Use	Office
Tenancy Lettable Area (m^2)	630
Outgoings Basis (Assumption where Vacant or O/Occ)	Gross
Total Tenancy Outgoings	$24,690
Non Recoverable Outgoings (Assumption if Vacant or O/Occ)	$24,690

Tenancy 2	
Occupancy Status	Leased
Tenant Name	Ontrack Tasmania
Use	Office
Tenancy Lettable Area (m^2)	689
Current Lease Term Commencement	1/09/2023
Current Lease Term (Months)	60.0
Current Lease Term Expiry (Date)	31/08/2028
Balance Current Term (Months)	38.7
Options	1 x 5 Years
Review Frequency / Basis	Fixed 4% / Market at Option
Next Market Review	1/09/2028
No Months To Market Review	38.7
Passing Rental Per Annum	$223,600
Outgoings Basis (Assumption where Vacant or O/Occ)	Gross
Total Tenancy Outgoings	$27,003
Non Recoverable Outgoings (Assumption if Vacant or O/Occ)	$27,003
Passing Net Rental Per Annum	$196,597
Net Passing Rent Building Area $/$m^2$ (Blended if applicable)	$285

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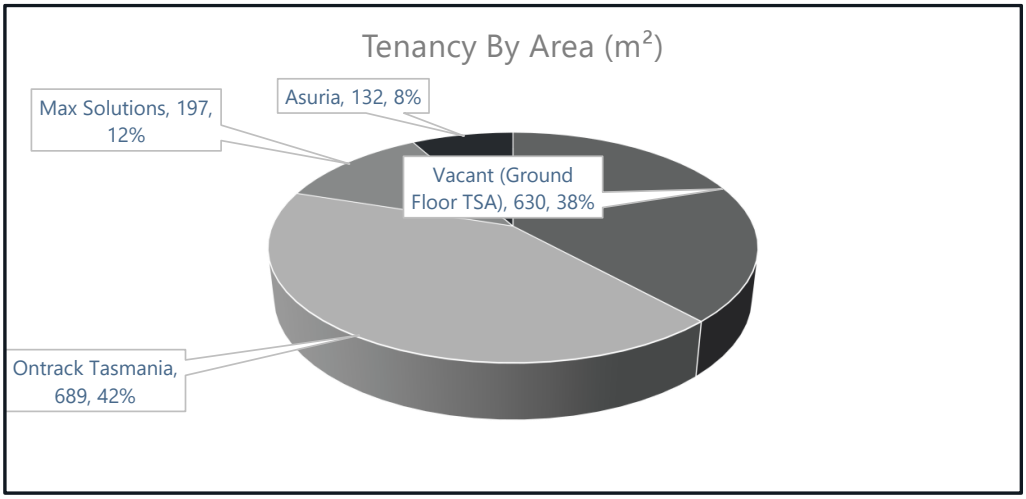
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Tenancy 3	
Occupancy Status	Leased
Tenant Name	Max Solutions
Use	Office
Tenancy Lettable Area (m^2)	197
Current Lease Term Commencement	1/07/2025
Current Lease Term (Months)	36.0
Current Lease Term Expiry (Date)	30/06/2028
Balance Current Term (Months)	36.6
Options	Nil
Review Frequency / Basis	3.5% Fixed / 4% at option
Next Market Review	1/07/2028
No Months To Market Review	36.7
Passing Rental Per Annum	$81,494
Outgoings Basis (Assumption where Vacant or O/Occ)	Gross
Total Tenancy Outgoings	$7,721
Non Recoverable Outgoings (Assumption if Vacant or O/Occ)	$7,721
Passing Net Rental Per Annum	$73,774
Net Passing Rent Building Area $/$m^2$ (Blended if applicable)	$374

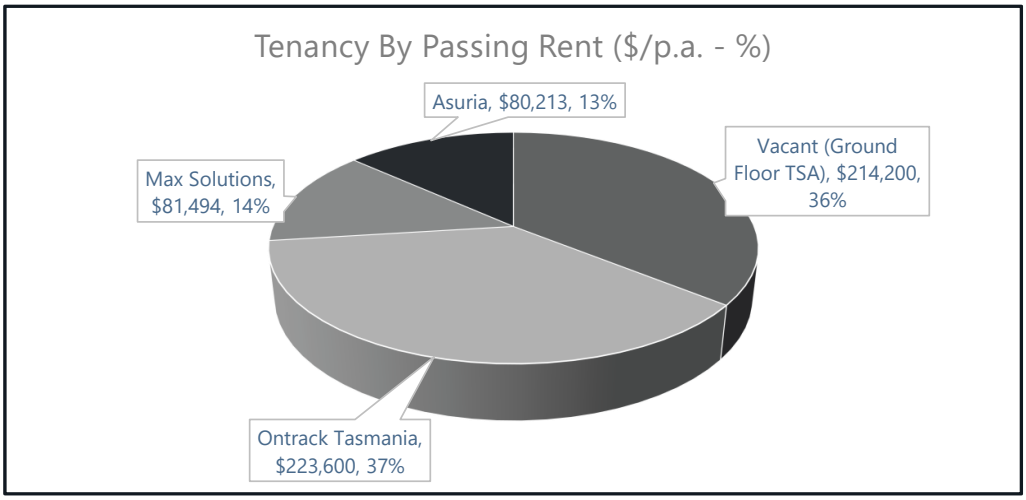
Tenancy 4	
Occupancy Status	Leased
Tenant Name	Asuria
Use	Office
Tenancy Lettable Area (m^2)	132
Current Lease Term Commencement	1/07/2025
Current Lease Term (Months)	36.0
Current Lease Term Expiry (Date)	30/06/2028
Balance Current Term (Months)	36.6
Options	Nil
Review Frequency / Basis	3.5% Fixed / 4% at option
Next Market Review	1/07/2028
No Months To Market Review	36.7
Passing Rental Per Annum	$80,213
Outgoings Basis (Assumption where Vacant or O/Occ)	Gross
Total Tenancy Outgoings	$5,173
Non Recoverable Outgoings (Assumption if Vacant or O/Occ)	$5,173
Passing Net Rental Per Annum	$75,040
Net Passing Rent Building Area $/$m^2$ (Blended if applicable)	$568

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The tenancy mix, summarised by area is illustrated in the following graph;



The tenancy mix, summarised by passing rent is illustrated in the following graph;



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9.03 Outgoings

Outgoings Verification	Provided with instructions
Basis of Outgoings	True Gross Lease: Under the true gross lease, the owner meets all statutory outgoings and operating expenditure and the tenant is not responsible for any outgoings.

Outgoings budget summarised as follows;

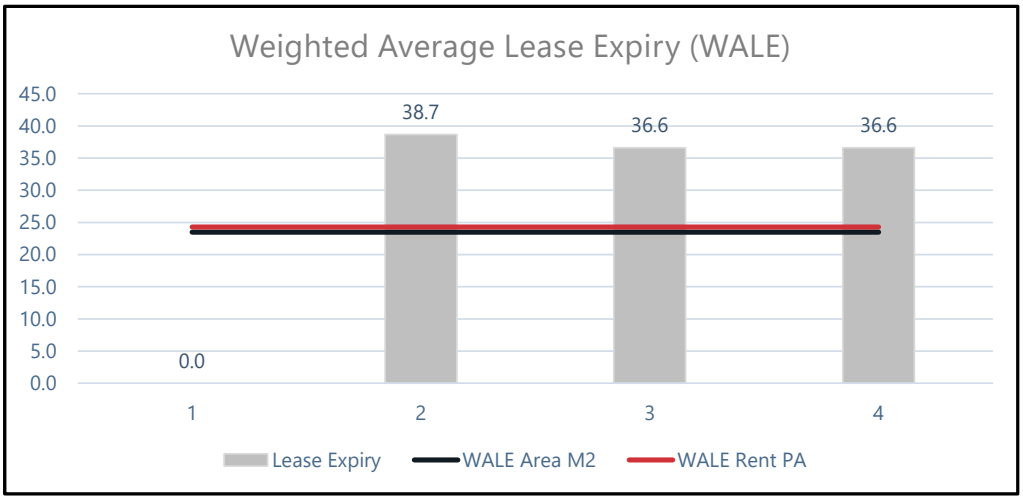
Outgoings Summary				
Outgoings Item	**Amount**	**Rate ($/m²)**	**Recoverable Outgoings (As Per Existing Lease Agreements)**	**Recoverable Assumption (Where Vacant or O/Occ)**
Statutory Charges				
Council Rates	$44,559	$27.04	$0	$0
Water & Sewerage Rates	$4,028	$2.44	$0	$0
Land Tax	$16,000	$9.71	$0	$0
Total Statutory Charges	**$64,587**	**$39.19**	**$0**	**$0**
Total Outgoings				
Statutory Charges	$64,587	$39.19	$0	$0
Operating Expenses	$0	$0.00	$0	$0
Total Outgoings	**$64,587**	**$39.19**	**$0**	**$0**

	Non Recoverable Outgoings (As Per Existing Lease Agreements)	**Non Recoverable Assumption (Where Vacant or O/Occ)**
Non Recoverable Outgoings	$39,897	$24,690

Outgoings Comment	Outgoings are considered to be generally in line with market rates for this type of property.

9.04 WALE (Weighted Average Lease Expiry)

The weighted average lease expiry by area and rent (WALE) is illustrated in the following graph;



WALE (By Area)	23.47 months
WALE (By Rent)	24.3 months

10.0 MARKET RENTAL ASSESSMENT

In support of our opinion of the assessed annual market rental value for the subject property, we have had regard to the following rental evidence amongst others: -

10.01 Rental Evidence Summary

Address	Lettable Area (m^2)	Lease Type	Commencement Date	Rent Per Annum	Effective Rent Rate Net ($/m^2$)
41 Charles Street, Moonah, TAS 7009	92	Leased	05th Dec 2023	$32,500	$353
Suite B/265-269 Elizabeth Street, North Hobart, TAS 7000	103	Leased	25th Sep 2024	$40,000	$388
PT/398-402 Main Road, Glenorchy, TAS 7010	130	Leased	13th Sep 2023	$42,000	$323
GF/56 Main Road, Moonah, TAS 7009	236	Leased	20th Sep 2024	$60,000	$254
Suite 109, Level 1/175 Collins Street, Hobart, TAS 7000	272	Leased	01st Feb 2025	$103,360	$305
Suite 1, Ground Floor/73-81 Murray Street, Hobart, 7000	384	Leased	02nd Dec 2024	$140,000	$305
Ground Suite 2/137 Harrington Street, Hobart, TAS 7000	335	Leased	01st Mar 2025	$154,100	$385

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10.02 Rental Evidence Detail

A more detailed review of the comparable rental evidence from the above table is as follows;

41 Charles Street, Moonah, TAS 7009		
	**Lettable Area:**	92 m²
	Lease Type:	Leased
	Commencement Date:	05th Dec 2023
	Rent Per Annum:	$32,500
	Effective Rent Rate (Net) ($/m²):	$353
Description: The property comprises a detached single storey office building of brick and metal deck exterior built circa 1980. Improvements provide four dedicated office rooms with a kitchenette and bathroom amenities. The tenancy comprises a lettable area of 92sqm		

Suite B/265-269 Elizabeth Street, North Hobart, TAS 7000		
	**Lettable Area:**	103 m²
	Lease Type:	Leased
	Commencement Date:	25th Sep 2024
	Rent Per Annum:	$40,000
	Effective Rent Rate (Net) ($/m²):	$388
Description: The property comprises "Suite B' within the property at 265-269 Elizabeth Street. This tenancy provides central open plan office with three glass panelled separate office rooms. The tenancy benefits from two water closets and a kitchenette/staff room. The interior has been recently modernised throughout and presents in a good condition with a total lettable area of 103sqm.		

PT/398-402 Main Road, Glenorchy, TAS 7010		
	**Lettable Area:**	130 m²
	Lease Type:	Leased
	Commencement Date:	13th Sep 2023
	Rent Per Annum:	$42,000
	Effective Rent Rate (Net) ($/m²):	$323
Description: The property comprises a ground floor retail tenancy with a lettable area of 130sqm. The tenancy provides open plan retail space with basic amenities at the rear that was previously operated as a tobacconist. The tenancy benefits from two off street end on end parks at the rear.		

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GF/56 Main Road, Moonah, TAS 7009		
	**Lettable Area:**	236 m²
	Lease Type:	Leased
	Commencement Date:	20th Sep 2024
	Rent Per Annum:	$60,000
	Effective Rent Rate (Net) ($/m²):	$254

Description:

The property comprises a part two storey commercial/retail building providing brick/rendered and corrugated iron exterior built circa 1940. This lease refers to the ground floor tenancy only, this tenancy provides semi-open plan office accommodation and kitchenette and bathroom amenities. Given the tenancy is located on the ground floor with good exposure and frontage to the retail strip, a retail store may be a suitable alternate usage.

Suite 109, Level 1/175 Collins Street, Hobart, TAS 7000		
	**Lettable Area:**	272 m²
	Lease Type:	Leased
	Commencement Date:	01st Feb 2025
	Rent Per Annum:	$103,360
	Effective Rent Rate (Net) ($/m²):	$305

Description:

The property comprises a first floor office tenancy located in multi-storey multi tenanted office complex. The subject refers to suite 109 which provides 272sqm of open-plan office accommodation with basic amenities that is accessed via a common area lift and stairwell. The property was leased on an initial 2 year term commencing on the 01/02/2025 with a gross annual rent of $103,360 with an additional 2 year option.

Suite 1, Ground Floor/73-81 Murray Street, Hobart, 7000		
	**Lettable Area:**	384 m²
	Lease Type:	Leased
	Commencement Date:	02nd Dec 2024
	Rent Per Annum:	$140,000
	Effective Rent Rate (Net) ($/m²):	$305

Description:

Fixed 4% increases, gross, 3 years

The property comprises a ground floor office tenancy in a walk-up multi tenanted premises providing both retail and office accommodation. The subject tenancy comprises "B grade" office accommodation with reception, multiple partitioned open-plan offices, and basic amenities accommodation with a lettable area of 384sqm.

The lease was commenced on the 02/12/2024 with a gross rent of $140,000 per annum on a three year term with a further 1 x 3 year option.

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Ground Suite 2/137 Harrington Street, Hobart, TAS 7000		
	**Lettable Area:**	335 m²
	Lease Type:	Leased
	Commencement Date:	01st Mar 2025
	Rent Per Annum:	$154,100
	Effective Rent Rate (Net) ($/m²):	$385

Description:

The property comprises part of the ground floor in a multi-tenanted office building that has been recently refurbished. The subject tenancy provides "A grade" office accommodation providing reception, open-plan office, conference room, partitioned office and amenities accommodation with a lettable area of 335sqm.

The lease commenced on the 01/03/2025 on a 2 year term with the commencing gross rent set at $154,100.

10.03 Market Rental Assessment

Analysis of market rental evidence herein reflects the following;

Lettable area between 92 - 384 m²

Effective rent rate (net) between $254 - $388 pm²

After considering all factors, our rental assessment of the subject property is illustrated in the following table.

Components Table - Adopted Market Rent			
Lettable Area Description	**Area (m²)**	**Market ($/m²)**	**Market Rent**
Ground Office	630	$340	$214,200
First Floor Office	1,018	$320	$325,760
Total Lettable Area Rental	**1,648**	**$328**	**$539,960**
Adopted Market Rent Per Annum			**$543,080**

The rental assessment of each tenancy area is illustrated in the following tables.

Market Rent Tenancy 1	Vacant (Ground Floor TSA)	Outgoings Basis: Gross	
Lettable Area Description	**Area (m²)**	**Market ($/m²)**	**Market Rent**
Ground Office	630	$340	$214,200
Total Lettable Area Rental	**630**	**$340**	**$214,200**
Adopted Market Rent Per Annum			**$214,200**

Market Rent Tenancy 2	Ontrack Tasmania	Outgoings Basis: Gross	
Lettable Area Description	**Area (m²)**	**Market ($/m²)**	**Market Rent**
First Floor Office	689	$320	$220,480
Total Lettable Area Rental	**689**	**$320**	**$220,480**
Adopted Market Rent Per Annum (Note, Passing Rent Reflects Market)			**$223,600**

Market Rent Tenancy 3	Max Solutions	Outgoings Basis: Gross	
Lettable Area Description	**Area (m²)**	**Market ($/m²)**	**Market Rent**
First Floor Office	197	$320	$63,040
Total Lettable Area Rental	**197**	**$320**	**$63,040**
Adopted Market Rent Per Annum			**$63,040**

Market Rent Tenancy 4	Asuria	Outgoings Basis: Gross	
Lettable Area Description	**Area (m²)**	**Market ($/m²)**	**Market Rent**
First Floor Office	132	$320	$42,240
Total Lettable Area Rental	**132**	**$320**	**$42,240**
Adopted Market Rent Per Annum			**$42,240**

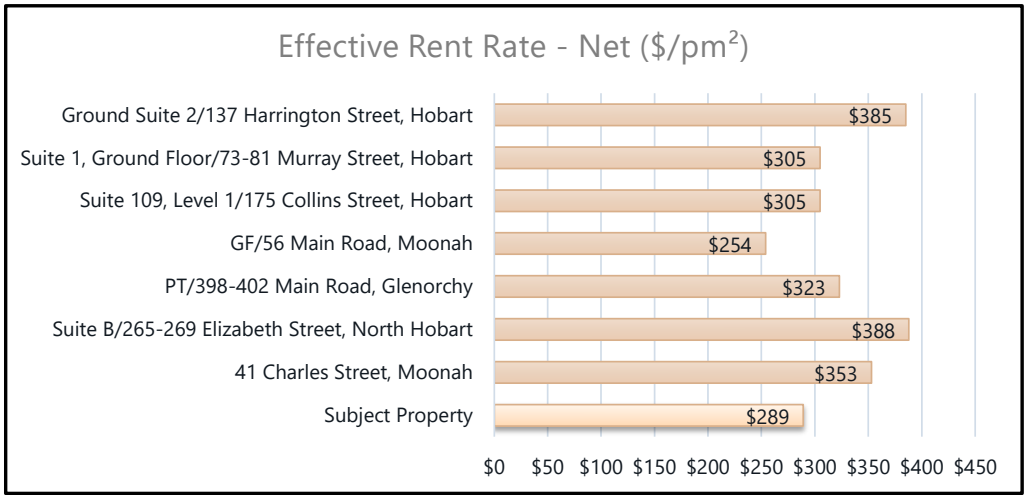
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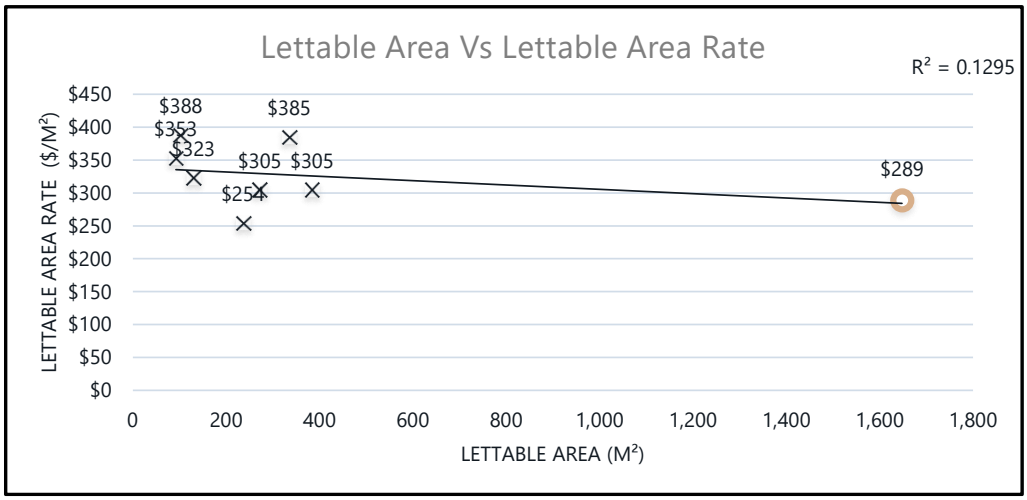
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The passing rent in comparison to the assessed rental is illustrated in the following table;

Passing Vs Market Rent								
Tenant Name / Vacant Area	**Outgoings Basis**	**Area m²**	**Passing Rental PA**	**Current Rental $/m² PA**	**Estimated Market Rent PA**	**Market Rental $/m² PA**	**Variation Passing to Market**	**Vacant Area Rent PA**
Vacant (Ground Floor TSA)	Gross	630	-	-	$214,200	$340	-100%	$214,200
Ontrack Tasmania	Gross	689	$223,600	$325	$223,600	$325	0%	$0
Max Solutions	Gross	197	$81,494	$414	$63,040	$320	29%	$0
Asuria	Gross	132	$80,213	$608	$42,240	$320	90%	$0
Totals / Average		**1,648**	**$385,308**		**$543,080**		**-29%**	**$214,200**
Less Non Recoverable Outgoings			**-$39,897**		**-$64,587**			**-$24,690**
Less Vacant / O/Occ Tenancy Outgoings			**-$24,690**					
Total Net Income Passing / Market			**$320,720**		**$478,493**		**-33%**	**$189,510**
Vacant Building Area		**630**						
%Vacant (Area / Market Rent)		**38%**						**39%**

The assessed rental in context to the market evidence is illustrated as follows;





11.0 SALES HISTORY

Last Recorded Sale Price	$3,000,000 Excluding GST
Last Recorded Sale Date	02nd December 2016
Type of Sale	Last known recorded sale
Sale Verification	Valuer General Tasmania
Under Offer or subject to Contract of Sale?	No
Is This the First Sale of the Subject Property?	No

12.0 MARKET EVIDENCE

With consideration of the Valuation Approach/'s following, and in support of our assessment of the market value for the subject property, we have had regard to the following market evidence amongst others: -

12.01 Sales Evidence Summary

Address	Status	Date	Sale Price	Land Area (m^2)	Lettable Area (m^2)	Lettable Area Rate ($/$m^2$)	Equivalent Yield (EqY) (%)
394 Main Road, Glenorchy, TAS 7010	Sold - Settled	30th Sep 2024	$850,000	228	240	$3,542	6.79
118 Murray Street, Hobart, TAS 7000	Sold - Settled	18th Apr 2024	$960,000	252	245	$3,918	6.46
379 Main Road, Glenorchy, TAS 7010	Sold - Settled	02nd Dec 2024	$1,050,000	298	231	$4,545	6.54
5/334 Main Road, Glenorchy, TAS 7010	Sold - Settled	29th Aug 2023	$1,230,000	398	440	$2,795	6.96
52 Murray Street, Hobart, TAS 7000	Sold - Settled	23rd Dec 2023	$1,250,000	106	193	$6,477	5.02
104 Main Road, Moonah, TAS 7009	Sold - Settled	06th Sep 2023	$1,310,000	357	305	$4,295	5.80
78-78A Liverpool Street, Hobart, TAS 7000	Sold - Settled	11th Jul 2024	$2,438,000	89	358	$6,810	5.89
16-18 Watchorn Street, Hobart, TAS 7000	Sold - Settled	17th Mar 2023	$4,557,100	978	1,200	$3,798	6.06
105-107 Liverpool Street, Hobart, TAS 7000	Sold - Settled	20th Sep 2023	$6,100,000	761	1,666	$3,661	6.66
116 Bathurst Street, Hobart, TAS 7000	Sold - Settled	09th Dec 2022	$6,785,000	893	1,866	$3,636	5.80

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12.02 Sales Evidence in Detail

A more detailed review of the comparable sales evidence from the above table is as follows;

394 Main Road, Glenorchy, TAS 7010		
	**Status:**	Sold - Settled
	Date:	30th Sep 2024
	Sale Price:	$850,000
	Land Area:	228 m²
	Lettable Area:	240 m²
	Lettable Area Rate ($/m²):	$3,542
	Equivalent Yield (EqY):	6.79 %
Description: The property comprises a rectangular site split over two titles with a total land area of 236sqm. Improvements comprise a part two storey building of brick and corrugated iron exterior built circa 1980. The ground floor provides a retail tenancy with open plan shop floor at the front of the tenancy with storage, kitchenette and bathroom amenities at the rear, the first floor provides a three-bedroom, single bathroom residential tenancy that benefits from front and rear outdoor terrace(s). The property was sold vacant possession after being vacant for some time, as such the ground floor tenancy requires some capital expenditure works prior to being operational. Yield analysis based on a net rental assessment of $62,700 per annum		

118 Murray Street, Hobart, TAS 7000		
	**Status:**	Sold - Settled
	Date:	18th Apr 2024
	Sale Price:	$960,000
	Land Area:	252 m²
	Lettable Area:	245 m²
	Lettable Area Rate ($/m²):	$3,918
	Equivalent Yield (EqY):	6.46 %
Description: Comprises a narrow, irregular shaped 252sqm allotment occupying a prominent position on the south-western periphery of the CBD retail core. Improvements consist of a circa 1880 built three level commercial building providing dated ground floor retail accommodation and first/second floor space suited to offices with staff amenities. Six parking bays can be access via a right of way. The property sold with vacant possession. Yield analysis based on net market rent assessment of $65,000 per annum (including parking).		

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379 Main Road, Glenorchy, TAS 7010		
	**Status:**	Sold - Settled
	Date:	02nd Dec 2024
	Sale Price:	$1,050,000
	Land Area:	298 m²
	Lettable Area:	231 m²
	Lettable Area Rate ($/m²):	$4,545
	Equivalent Yield (EqY):	6.54 %

Description:

Occupies a slightly irregular corner shaped freehold allotment which occupies a prominent position fronting Main Road and Peltro Street. Improvements comprise a circa 1910 Brick/Concrete, two level, mixed use building. It provides ground floor retail space, point of sale, two (2) consulting rooms, storage, and basic amenities. The general standard of fit-out is very good throughout. Level one comprises a two (2) bedroom residential apartment with rooftop garden/deck. The apartment is serviced by a set of external stairs to the rear of the building. Six (6) onsite car parks are provided.

The property sold as a fully leased investment with the ground floor occupied by national tenant 'Eyelines'. At the time of sale the net passing rental was $68,633 ($297/sqm).

5/334 Main Road, Glenorchy, TAS 7010		
	**Status:**	Sold - Settled
	Date:	29th Aug 2023
	Sale Price:	$1,230,000
	Land Area:	398 m²
	Lettable Area:	440 m²
	Lettable Area Rate ($/m²):	$2,795
	Equivalent Yield (EqY):	6.96 %

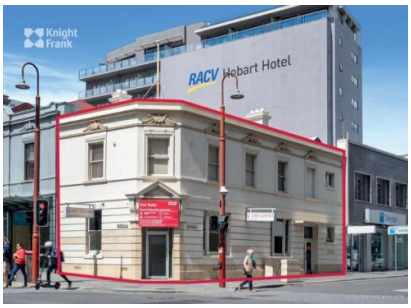
Description:

Improvements comprise a two level, circa 1998 constructed concrete/metal deck office unit situated in a seven unit complex with frontage to Main Road. The ground floor consists of a large reception area, up to seven (7) separate office spaces, kitchen, bathroom facilities, and garage to the rear. The first floor provides four (4) office spaces, two (2) boardrooms, kitchen and bathroom. The general standard of fit-out is very good throughout.

The property sold as a leased investment with a net passing rental of $85,599.92

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52 Murray Street, Hobart, TAS 7000		
	**Status:**	Sold - Settled
	Date:	23rd Dec 2023
	Sale Price:	$1,250,000
	Land Area:	106 m²
	Lettable Area:	193 m²
	Lettable Area Rate ($/m²):	$6,477
	Equivalent Yield (EqY):	5.02 %

Description:

Comprises a 106sqm allotment occupying a prominent corner position on the periphery of the CBD retail core and in close proximity to the Cat and Fiddle and Centrepoint Arcades. Improvements consist of a part-three level commercial building providing ground floor retail accommodation with staff amenities, first floor offices and basement storage. No parking.

The property sold with vacant possession.
Yield analysis based on net market rent assessment of $65,000 per annum.

104 Main Road, Moonah, TAS 7009		
	**Status:**	Sold - Settled
	Date:	06th Sep 2023
	Sale Price:	$1,310,000
	Land Area:	357 m²
	Lettable Area:	305 m²
	Lettable Area Rate ($/m²):	$4,295
	Equivalent Yield (EqY):	5.80 %

Description:

The property comprises a corner high profile location with a land size of 357sqm. Improvements comprise a part two storey building of brick and corrugated iron built circa 1922. The ground floor provides good quality retail/office accommodation currently tenanted and operated as medical consulting rooms with a lettable area of 196sqm. The first floor provides a two bedroom, single bathroom residential tenancy of good quality with a lettable area of 109sqm. The property benefits from off street parking at the rear and was sold fully leased.

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78-78A Liverpool Street, Hobart, TAS 7000		
	**Status:**	Sold - Settled
	Date:	11th Jul 2024
	Sale Price:	$2,438,000
	Land Area:	89 m²
	Lettable Area:	358 m²
	Lettable Area Rate ($/m²):	$6,810
	Equivalent Yield (EqY):	5.89 %

Description:

Comprises an 89sqm corner site occupying one of the highest profile positions within the CBD retail core and Elizabeth Street Mall. Improvements consist of a mid 1850s constructed four level building which includes ground floor retail accommodation and office/storage to the upper levels.

Yield analysis based on net market rent assessment of $150,000 per annum.

16-18 Watchorn Street, Hobart, TAS 7000		
	**Status:**	Sold - Settled
	Date:	17th Mar 2023
	Sale Price:	$4,557,100
	Land Area:	978 m²
	Lettable Area:	1,200 m²
	Lettable Area Rate ($/m²):	$3,798
	Equivalent Yield (EqY):	6.06 %

Description:

Comprises a 978sqm regular shaped allotment with city views and in close proximity to the city centre. It is complemented by eight (8) on-site parking bays. Improvements comprise an older style three level brick office building which has been partly upgraded in recent years. It provides a good standard of fitout with new lift, LED lighting and rooftop solar panels.

The property sold with vacant possession.
Yield analysis based on net market rent assessment of $300,000 per annum.

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105-107 Liverpool Street, Hobart, TAS 7000		
	**Status:**	Sold - Settled
	Date:	20th Sep 2023
	Sale Price:	$6,100,000
	Land Area:	761 m²
	Lettable Area:	1,666 m²
	Lettable Area Rate ($/m²):	$3,661
	Equivalent Yield (EqY):	6.66 %

Description:

Comprises a 761sqm irregular shaped allotment positioned on the western side of Hobarts core retail block, in close proximity to Myer and the Elizabeth Street Mall. Improvements comprise a circa 1930/40s built three level Art Deco building of brick and metal construction inclusive of basement level. The building houses eleven (11) tenants in total with retail tenancies to the basement and ground levels and office/various uses to the first floor. Notable tenants include MyMac and Zap Fitness. The building is serviced by a ducted air conditioning system, plus various split system and electric panel heaters.

The property sold fully leased with a passing gross income of $418,407 per annum. After an allowance for budgeted outgoings of $116,261, reflects a net passing rent of $319,877 per annum. The low passing yield is reflective of under market passing rent and potential upside.

116 Bathurst Street, Hobart, TAS 7000		
	**Status:**	Sold - Settled
	Date:	09th Dec 2022
	Sale Price:	$6,785,000
	Land Area:	893 m²
	Lettable Area:	1,866 m²
	Lettable Area Rate ($/m²):	$3,636
	Equivalent Yield (EqY):	5.80 %

Description:

Comprises an 893sqm irregular shaped allotment occupying a central location close to the city centre. Improvements comprise a circa 1960 built brick/rendered brick and concrete six level office building known as 'Construction House,' which underwent partial refurbishment in 2017. The building provides a good standard of office fitout throughout and is serviced by two lifts, along with full air conditioning and security with movement sensors. The ground floor provides a communal entrance/lift foyer, accessible toilet, bicycle store plus a single tenancy. The remaining five (5) levels have a services core which includes a kitchenette and separate male and female toilets. The majority of tenancies have office based uses, with a chiropractor on the ground floor and dentist on the third floor. The building is complemented by a ground floor secure parking area for eleven (11) vehicles.

The property sold as a fully leased investment with a combined passing net rental of $393,750 per annum ($211/sqm).

13.0 MARKET COMMENTS

13.01 Market Comments

As evidenced in Commsec's January 2025 Edition of the 'State of the States' report, Tasmania has retained its 5th position. Equipment investment and dwelling starts saw strong positions in the July-October quarter being 1st and 3rd respectively with the October-January quarter seeing reduced positions to 2nd and 5th. Construction work and unemployment saw stable placements retaining 3rd and 4th positions, with annual wage growth continuing to hold the 1st position. Its jobless rate has slightly improved to 26% below the decade average compared to the July-October quarter being 23.4%. In terms of annual growth rates, Tasmania has stabilised its position in 5th and overall and sits below the country average in six of the eight categories.

Broadly speaking as a whole, commercial and industrial markets in Tasmania remain in a reasonably good place. Vacancy rates remain low and demand solid, particularly for the better quality assets with strong lease covenants. Whilst this is the case, we have started seeing funds and property syndicates retreating somewhat as they struggle to structure and balance their target returns for their clients. Furthermore, return on equity models have been compromised with higher cost of funds, thus investors will begin to seek higher returns from their commercial investments. Traditionally we also expect to see a flight to quality from investors seeking lower risk returns thus investment grade assets will continue to be well sought after by property funds and asset management groups alike.

Following 13 increases in official interest rates between March 2022 and November 2023, the cash rate of 4.35% was held until February 2025 which stalled market activity as investors awaited signals that the increasing interest rate cycle had abated. Whilst market values do not appear to have suffered in the past 12-18 months, the level of transactions has fallen sharply. Anecdotal evidence also suggests that yields have begun to soften, affecting capital values, whilst tenant take-up has abated. Market commentators are indicating that many investors were expecting interest rate falls over the past year and the delay in this has affected investor sentiment. With economic growth lagging there is a belief that tenant demand may soften further putting pressure on rental rates. Markets are not expected to see an improvement in sentiment until such time as there are signs of an economic revival accompanied by a decline in financing costs.

We also note that that there is global financial uncertainty at present as a result of the tariffs recently implemented by the United States of America's government. Whilst there are is no sales evidence as at the date of valuation that shows a change in the local property market, we caution that this uncertainty may disrupt property demand and prices moving forward that is yet to be realised.

14.0 VALUATION APPROACH AND CONCLUSIONS

14.01 Valuation Approach

The International Valuation Standards (IVS 103) outline that the Valuer must give consideration to the relevant appropriate valuation approaches. One or more valuation approaches may be used in order to arrive at the value in accordance with the basis of value. Each of these valuation approaches include different, detailed methods of application. The principal valuation approaches are:

- **The Market Approach:** The market approach provides an indication of value by comparing the asset with identical or comparable (that is similar) assets for which price information is available. Market Approach Methods include the Comparable Transactions Method. This Method may also be referred to as the Direct Comparison Method, the Transactions Method, or the Sales Comparison Method.

- **The Income Approach:** The income approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset. Income Approach Methods include the Discounted Cash Flow (DCF) Method. This Method may also be referred to as the Hypothetical Development Method, Development Method, Income Capitalisation Method or Capitalisation Method.

- **The Cost Approach:** The cost approach provides an indication of value using the economic principle that a buyer will pay no more for an asset than the cost to obtain an asset of equal utility, whether by purchase or by construction, unless undue time, inconvenience, risk or other factors are involved. The approach provides an indication of value by calculating the current replacement or reproduction cost of an asset and making deductions for physical deterioration and all other relevant forms of obsolescence. Cost Approach Methods include the Summation Method, the Replacement Cost Method or the Reproduction Cost Method. Other Cost Approach Methods may also be referred to as the Depreciated Replacement Cost Method.

To consider our valuation of the subject property we have adopted the following valuation approaches;

Valuation Approaches
Market Value subject to Existing Lease(s) - As Is
Primary Approach
The Income Approach (Income Capitalisation Method)
Secondary Approaches
The Market Approach (Comparable Transactions Method) - Lettable Area The Market Approach (Comparable Transactions Method) - Price Point

Each approach is considered below:-

14.02 The Market Approach (Comparable Transactions Method)

In adopting The Market Approach (Comparable Transactions Method) an estimate of value is established based on what other purchasers and vendors in the market have agreed to as the value for comparable properties.

In conducting The Market Approach (Comparable Transactions Method), we gather data on similar type properties and adjust their sale prices for various factors, including but not limited to time of sale, land size, use, zoning, location, improvements, conditions of sale etc. The resulting indications of value lead to an estimate of the price one might expect to realise upon sale of the subject property, given a reasonable marketing period and adequate market exposure.

The market evidence detailed earlier herein reflects the following;

Land area between 89 - 978 m^2

Lettable area between 193 - 1,866 m^2

Sale price between $850,000 - $6,785,000

Lettable area rate between $2,795 - $6,810 pm^2

After considering all factors, our assessment of the subject property considering The Market Approach (Comparable Transactions Method) is illustrated in the following tables;

The Market Approach (Comparable Transactions Method) - Lettable Area			
Description	**Lettable Area (m^2)**	**Lettable Area Rate ($/m^2$)**	**Value**
Low Range	1,648	$4,000	$6,592,000
High Range	1,648	$4,500	$7,416,000
Adopt			**$7,000,000**
Reflects Rate:	**Lettable Area Rate ($/m²)**		**$4,248**

The Market Approach (Comparable Transactions Method) - Price Point	
Description	**Value**
Low Range	$6,000,000
High Range	$7,000,000
Adopt	**$6,500,000**
Reflects: Land Area Rate ($/m²)	**$6,385**
Reflects: Lettable Area ($/m²)	**$3,944**

14.03 The Income Approach (Income Capitalisation Method)

In adopting The Income Approach (Income Capitalisation Method) we estimate the net maintainable income receivable from the property and capitalise this in perpetuity to derive a capitalised value.

When considered relevant to do so, we have applied adjustments "below the capitalised value line" for items such as tenant incentives, letting up fees for vacant areas, under / over rent adjustments, capital expenditure or the value of excess land, before arriving at a value for the subject asset.

In the case of the Income Capitalisation Method, we draw on elements of the Comparable Transactions Method as to the input parameters for this approach.

Our Income Capitalisation Method reflects a value of $6,800,000.

14.03.1 Capitalisation Rate / Yield

The market evidence detailed earlier herein reflects the following;

Equivalent Yield between 5.02% - 6.96%

Our assessment of a capitalisation / discount rate is illustrated below;

Capitalisation Rate Selection	
Adopted Capitalisation Rate	7.00%
Discount Rate Over Market Rents Annually	10.00%
Discount Rate Over Market Rents Monthly	0.80%

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14.03.2 Rental Reversions

The following table illustrates any over / under market rental reversions;

Over & Under Market Rental Reversions							
Tenant Name / Vacant Area	**No Months To Market Review**	**Surplus Available on Reversion**	**Reversion Capitalised In Perpetuity**	**Reversion Deferred To Next Market Review**	**Over Market Rental Income**	**Over Market Rental Income Monthly**	**Over Market Income Capitalised Until Next Review**
Vacant (Ground Floor TSA)	-	-	-	-	-	-	-
Ontrack Tasmania	38.7	-	-	-	-	-	-
Max Solutions	36.7	-	-	-	$18,454	$1,538	$49,153
Asuria	36.7	-	-	-	$37,973	$3,164	$101,140
Totals / Average		**$0**		**$0**	**$56,428**	**$4,702**	**$150,293**

14.03.3 Capitalisation Calculation

Our calculations are provided below;

The Income Approach (Income Capitalisation Method)			
Passing Income			$385,308
Less Over Market Rent Element			-$56,428
Plus Assessed Market Rent For Vacant Area			$214,200
Fully Leased Rental			**$543,080**
Less Outgoings			-$64,587
Plus Recoveries			$0
Assessed Net Rental Income			$478,493
Capitalised In Perpetuity		**7.00%**	**$6,835,614**
Less Down Time / Letting Up Allowance Vacant Areas	Months	6	-$107,100
Less Rent Free Periods Vacant Areas	Months	3	-$53,550
Less Agents Commission - Leasing Vacant Areas		10%	-$21,420
Plus Capitalised Over Market Rents Until Review			$150,293
Value			**$6,803,837**
Adopt			**$6,800,000**
Shows Land Area Rate ($/m²)			**$6,680**
Shows Lettable Area Rate ($/m²)			**$4,126**
Shows Initial Yield Of			**4.72%**

14.03.4 Sensitivity Analysis

A sensitivity analysis of our assessment is illustrated in the following table;

Sensitivity Analysis					
Sensitivity:	**-0.50%**	**-0.25%**		**0.25%**	**0.50%**
Adjusted Capitalisation Rate:	6.50%	6.75%	**7.00%**	7.25%	7.50%
Assessed Net Rental Income:	$478,493	$478,493	$478,493	$478,493	$478,493
Capitalised In Perpetuity:	**$7,361,431**	**$7,088,785**	**$6,835,614**	**$6,599,903**	**$6,379,907**
Capitalisation Adjustments:	-$31,777	-$31,777	-$31,777	-$31,777	-$31,777
Suggested Market Value:	$7,329,654	$7,057,008	$6,803,838	$6,568,127	$6,348,130
Rounded:	**$7,300,000**	**$7,100,000**	**$6,800,000**	**$6,600,000**	**$6,300,000**

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14.04 Valuation Reconciliation

Application of the valuation methodologies reveals the following value outcomes;

Valuation Approaches Summary		
Primary Approach		
The Income Approach (Income Capitalisation Method)		$6,800,000
Secondary Approaches		
The Market Approach (Comparable Transactions Method) - Lettable Area	*($6,592,000 - $7,416,000)*	$7,000,000
The Market Approach (Comparable Transactions Method) - Price Point	*($6,000,000 - $7,000,000)*	$6,500,000

Our assessment is illustrated in the following table;

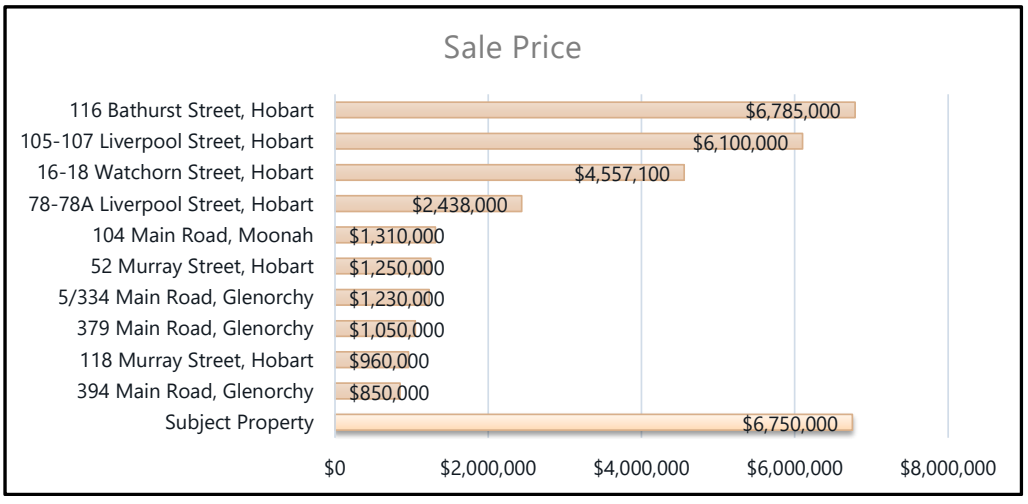
Adopted Value		
Market Value Range	$6,500,000	- $7,000,000
Market Value subject to Existing Lease(s) - As Is		**$6,750,000**

Analysis of the adopted Market Value is illustrated as follows;

Analysis of Adopted Market Value	
Lettable Area ($/m^2)	$4,096
Initial (Passing) Yield	4.75%
Market Yield	7.09%
Equivalent Yield	7.06%

The reliant party should be mindful that the value assessed herein includes a diminishing asset component for overage / profit rent of $150,293.

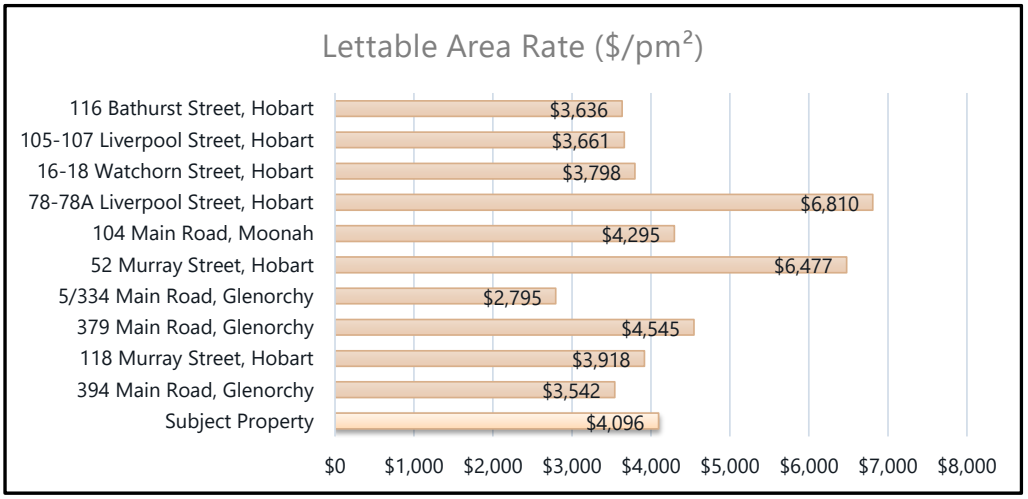
After considering all factors, our assessment of the subject property is illustrated in the following table/'s;

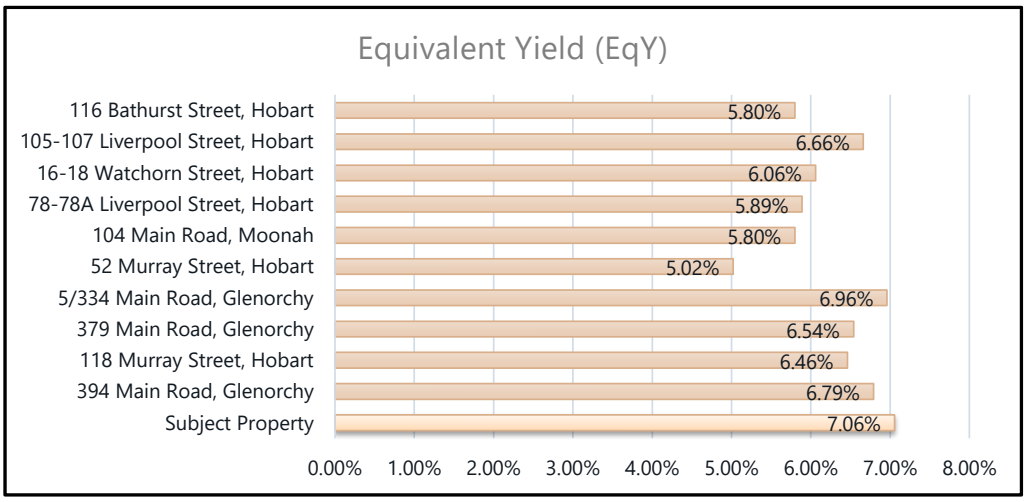


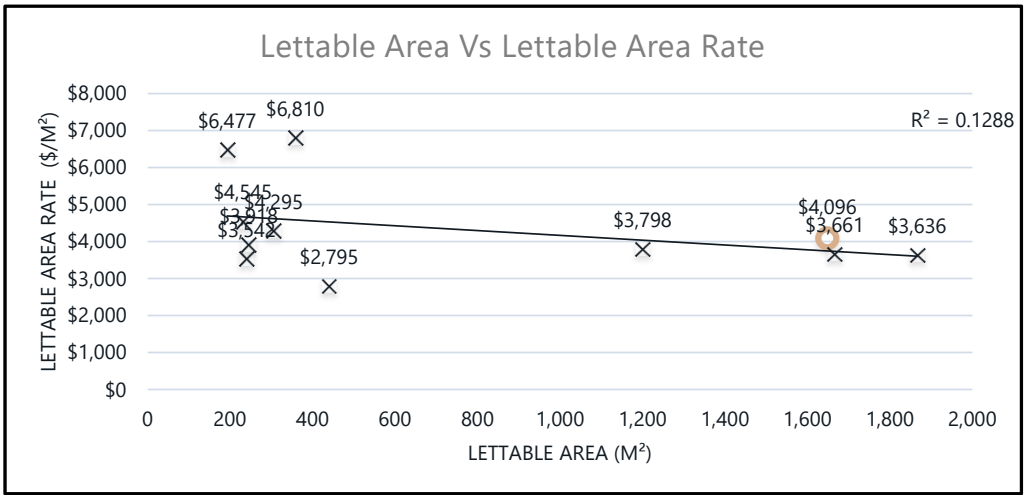
Click or tap here to enter text.

Valuation of
1/370 Main Road, Glenorchy, TAS 7010

Preston Rowe Paterson
International Property Consultants and Valuers







Valuation of
1/370 Main Road, Glenorchy, TAS 7010

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15.0 GOODS AND SERVICES TAX

Inclusive or Exclusive of GST	Exclusive
GST Statement	We have adopted the following approach to valuation apropos Goods and Services Tax: The property would be sold as a "Going Concern" and therefore GST would not be payable.

16.0 TERMS AND CONDITIONS

Explanation

1. The following terms and conditions are the standard terms and conditions that apply to all Valuations or the Valuation Services or consultancy services and Services provided by Preston Rowe Paterson Tasmania Pty Ltd

2. These terms and conditions form part of the appointment of Preston Rowe Paterson Tasmania Pty Ltd by the Client to provide the Services.

3. Preston Rowe Paterson Tasmania Pty Ltd and its valuers are members of a Limited Liability Scheme in the meaning of the Professional Standards Act 1994.

4. The Valuation and all Valuation Services are provided by Preston Rowe Paterson Tasmania Pty Ltd subject to these Terms and Conditions;

Definitions

5. The following definitions apply to these Terms and Conditions and the provision of our Valuations, Valuation Services and Services:-

"The Instructing Client" shall mean Glenorchy City Council

'Confidential information' means information that:

(a) Is by its nature confidential;

(b) Is designated by Us as confidential;

(c) You know or ought to know is confidential; and

(d) Includes, without limitation:

(i) Information comprised in or relating to any of Our intellectual property in the Services or any reports or certificates provided as part of the Services; and

(ii) The Quotation which We have provided to You.

'Date Of Valuation' means, in relation to any Valuation, Valuation Services, Services or consultancy services or advice, the date of preparation of our report or the specific date as at which our opinions are stated to apply (the Relevant Date).

'Director' means a Director noted on the Australian Securities and Investment Companies (ASIC's) records for Preston Rowe Paterson Tasmania Pty Ltd

'Fee' means the amount agreed to be paid for the Services by You as set out in the Quotation.

'Limited Liability Scheme' means a scheme pursuant to the Professional Standards Legislation in the State of Tasmania

'Parties' means You and/or Us as the context dictates.

'Quotation' means the written quote provided by Us in relation to the Services.

'Relevant Date' means the specific date that our opinion is stated to apply where we are instructed to value at a specific date other than the date of inspection.

'Services' means the Valuation, Valuation Services, asset management, property management, facilities management or consultancy services or advice provided by Us pursuant to these Terms and Conditions and the Quotation.

"Valuation" shall include a Valuation, Valuation services, or feasibility study, made or given in relation to any real or personal property, freehold or leasehold property, asset, liability or item or items of plant and machinery, proposed development, infrastructure, carbon, water or native title property right, business, fixtures, fittings or other property;

"Valuation Services", shall include any oral or written advice, opinion, recommendation or statement communicated to the Client by Us consequent upon or incidental to the request for a Valuation;

"Valuer" means the individual valuer that has undertaken the valuation or valuation services;

'We', 'Us', 'Our (s)' means Preston Rowe Paterson Tasmania Pty Ltd, our employees, contractors, servants and agents;

'You', 'Your' means the Client engaging Us to perform the Valuation, Services or Valuation Services;

Quotation

6. Prior to commencing work We will provide you with a Quotation that sets out who the report is for; the purpose for which the report is being prepared and the fee to be charged. You agree that:

   (a) you will not use any advice we provide for any purpose other than as stated in the Quotation;

   (b) you will not pursue any claim against Us for any loss you suffer because you have used Our advice for any other purpose;

   (c) you will keep this report confidential, unless otherwise agreed by Us in writing; and

   (d) you will indemnify Us in relation to any loss suffered by a third party that relies on Our advice without first receiving our written consent to do so.

Limitation of Liability

7. You agree to release Us and hold Us harmless from all liability to You for or in respect of any loss, damage, costs and expenses of whatsoever kind which We have or may have or, but for the operation of this Clause, might have had arising from or in any way connected with the Valuation, Valuation Services or Services or the Use of the Valuation Services or any part of them. This release shall be complete and unconditional except in the case of gross negligence or wilful misconduct by Us in the provision of the Services.

8. You agree that You will fully indemnify Us for and in respect of all loss, liability, costs and expenses of whatsoever kind which We may suffer or incur arising from or in any way connected with any breach by You of these Terms and Conditions. This indemnity shall include but not be limited to loss, liability, costs and expenses which We may suffer or incur in respect of any claims, actions, proceedings, disputes or allegations made against Us or to which We are a party.

9. You agree to this Limitation of Liability and these Terms and Conditions whether such liability arises under contract, at common law or under Statute.

10. You agree that this limitation of liability extends to all Our directors, employees and contractors. Every right, immunity, exemption and limitation in these Terms and Conditions available or applicable to Us shall also be available and shall extend to every employee, contractor, servant or agent of Ours;

11. No employee, contractor, servant or agent of Ours or any other person has any power to waive or vary any of these Terms and Conditions unless such waiver or variation is in writing and signed by one of Our Directors.

Your Obligations

12. You agree that:

    (a)You will not use any advice We provide for any purpose other than as stated in the Quotation;

    (b)You will not pursue any claim against Us for any loss You suffer because You have used Our advice for any other purpose;

    (c)You will keep this report confidential, unless otherwise agreed by Us in writing; and

    (d)You will indemnify Us in relation to any loss suffered by a third party that relies on our advice without first receiving Our written consent to do so.

13. You warrant that the instructions and subsequent information supplied by You contain a full and frank disclosure of all information that is relevant to Our provision of the Valuation, Valuation Services or Services. You also accept all risk and any loss that might occur should you withhold any relevant information from Us.

14. You warrant that all third party expert or specialist reports provided to Us by You for the purpose of Us providing the Valuation, Valuation Services or Services are provided with the authority of the authors of those reports.

15. You authorise and licence Us to incorporate Your intellectual property within Our report(s).

16. The Valuation and all Valuation Services are provided by Us solely for the use of the Client. You will not release any part of Our valuation or consultancy report or its substance to any third party without the written consent of one of Our Directors. Such consent will be provided at Our absolute discretion and on such conditions as We may require including that a copy of these Terms and Conditions must be provided to such third party. This clause shall not apply to persons noted as recipients in Your prior instruction to Us or in the Quotation provided. You are obligated to provide any such recipient with a copy of these Terms and Conditions.

17. If You release any part of the valuation or consultancy advice or its substance with Our written consent, You agree: a) to inform the other person of the terms of our consent; and b) to compensate Us if You do not do so. We have no responsibility to any other person even if that person suffers damage as a result of any other person receiving this Valuation, Valuation Services, Services or consultancy advice.

18. You are agree that We do not and will not assume any responsibility to any person other than the Client for any reason whatsoever including, without limiting the generality of the foregoing, for breach of contract, negligence (including negligent mis-statement) or wilful act or default of itself or others by reason of or arising out of the provision of the Valuation, Valuation Services or Services and notwithstanding that any damages have been suffered or incurred by that person as a result of the provision of this Valuation or those Valuation Services to the Client or the use of either of them (or any part of either of them) by the Client for any purpose whatsoever;

19. You must pay our Fees within 14 days of the date of a correctly rendered invoice, unless otherwise dealt with in the Quotation. Fees that remain unpaid for a period of 30 days or more will attract an administration charge of 2% of the total of the invoice calculated per month or part thereof.

20. You agree that We reserve the right to reconsider or amend the Valuation, Valuation Services, Services or consultancy advice, or the Fee set out in Our Quotation to You, if we identify information or facts that were not provided to Us in the at the time of quoting that reveal that the task is much greater than we initially anticipated from the information you provided. In such

circumstances, once We have identified additional issues that necessitate additional work, we will advise you of the additional fees for additional time required to complete the task.

21. You agree that neither the whole nor any part of Our Valuation or the substance of any of Our Valuation Services or Services may be communicated to any third party (whether by way of inclusion in a document, circular, statement, prospectus, Product Disclosure Statement (PDS), public offer document or otherwise) without first obtaining the written consent of one of Our Directors. Neither the whole nor any part of Our valuation report or Valuation Services report or any reference to it may be included in any published document, circular or statement, prospectus, Product Disclosure Statement (PDS), public offer document, nor published in any way, without written approval by one of Our Directors as to the form and context in which our Valuation or Valuation Services may appear. Notwithstanding the foregoing, the Client agrees that in the event that it does communicate to a third party the whole or any part of this Valuation or the Valuation Services it shall also communicate to that third party these Terms and Conditions. Furthermore You agree to indemnify Us in the event of any failure so to do;

22. You agree that every right, immunity, exemption and limitation or liability in these terms and conditions shall continue to have its full force and effect in all circumstances notwithstanding any breach of contract or the Terms and Conditions hereof by Us or any person entitled to the benefit of these Terms and Conditions;

23. You agree that if any provision or any part of a provision hereof is unenforceable for any reason whatsoever, such unenforceability shall not affect any other part of such provision or any other provision of these Terms and Conditions;

24. You will only use the valuation or valuation services for the specific purpose stated by us. You agree that you will not use the valuation or valuation services for any other purpose, unless you have our expert's written consent to do so.

Intellectual Property

25. All Our intellectual property contained within any advice We provide, remains Our property. We only grant you licence to use Our intellectual property to carry out the purpose for which the advice was provided

Length of Time Our Valuation or Valuation Services can be relied upon

26. Our Valuation and or Valuation Services are current at the Date of Valuation only. The value assessed in Our Valuation or Valuation Services Report may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, We do not assume responsibility or accept any liability where the valuation is relied upon after the expiration of ninety (90) days from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation. Notwithstanding the above You accept that our Valuation and or Valuation Services are current as at the Date of Valuation only and no representation or warranty is made as to the future value of the property.

Assignment of Valuation or Valuation Services

27. You acknowledge that We reserve the right, at Our absolute discretion, to determine whether or not to assign Our valuation to any third party. Without limiting the extent of Our discretion, We may decline a request for assignment where:

a) the proposed assignee is not a major recognised lending institution (such as a bank or other lender regulated by the Banking Act 1959);

b) the assignment is sought in excess of 3 months after the date of valuation;

c) we consider that there has been a change in conditions which may have a material impact on the value of the property;

d) the proposed assignee seeks to use the valuation for an inappropriate purpose; or

e) Our Fee has not been paid in full.

28. Where We decline to provide an assignment We may be prepared to provide an updated valuation on terms to be agreed at that time.

29. In the event that You request us to assign Our valuation and We agree to do so, You authorise Us to provide to the assignee a copy of these Terms and Conditions, the original Quotation and any other document, including instructions provided by You, relevant to the scope of Our Valuation or Valuation Services.

Property or Valuation Circumstance Specific Qualifications, Assumptions and Conditions Precedent within our reports

30. We are providing You with our professional opinion as valuers. Our opinion is usually provided by way of a valuation report. That report will set out a number of important qualifications, assumptions and conditions precedent which We may need to make, in addition to these Terms and Conditions, relative to the circumstances of the particular property or properties (real or personal property) under consideration.

31. You agree to read these qualifications, assumptions and conditions precedent carefully, and understand that if the assumptions that we have made or relied on are circumstances that do not prevail or eventuate, or are found later to be inaccurate, Our opinion as to value may be materially different. You agree to solely bear the risk in relation to any loss you might suffer, should this occur.

32. The qualifications, assumptions, and conditions precedent that We make will usually depend on the circumstances of the property being valued and are made in relation to matters that We do not have expertise to verify or We cannot verify information provided to Us within the time required to complete the valuation. These will be set out in detail in the Valuation, Valuation Service report or Services report that We provide to You.

33. These qualifications, assumptions and conditions precedent typically will relate to:-

    (a)Land contamination and environmental risk;(b)Town Planning Information;(c)Town Planning and Development Controls and Consents;(d)Title including Notifications on Title such as Easements, Caveats, Restrictions and other dealings;(e)Building Areas;(f) Building Structural Integrity;(g)Building Compliance with the Building Code of Australia;(h) Pest Infestation;(i) Leases, Licences and Tenancies;(j) Strata Title Certificates;(k) Plant and Equipment within Buildings;(l) The veracity of and sources of Sales and Letting Information and Transaction Data;(m) The nature of forecasting, future value assessment and discounted cash flow analysis; (n) The basis of Value where access to the property is restricted; and (o)Whether or not the property has been completed where a development.

34. You agree that we will include property specific qualifications, assumptions and conditions precedent within Our reports as circumstances require. Furthermore You agree that it is Your responsibility to carefully read and consider these qualifications, assumptions and conditions precedent and discuss them with Us if they cause You any concern.

Executive Summary

35. Our executive summary in Our Valuation or Valuation Services Report must be read in context of and in conjunction with the full valuation report of which this executive summary forms part. All comments, terms and conditions contained in the full valuation report and Quotation relate directly to this Executive Summary.

Expert Witness Services for litigation

36. If you retain us to provide services as an expert for any litigation, whether that be for a court or tribunal, you will provide us with a copy of the relevant rules that apply to expert witness reports and testimony. Those rules will take precedence over these terms and conditions in the event of any inconsistency, noting that:

    a) Court rules usually oblige an expert witness to acknowledge that their duty is solely to assist the court in resolution of the dispute

    b) Any expert witness that is considered to be acting as an advocate (rather than an independent expert) can be held liable for contempt of court; and

    c) An expert acting pursuant to the rules of the court or tribunal is immune from any claim for damages, given that our sole duty is to the court and not the client that engages us.

Valuation of
1/370 Main Road, Glenorchy, TAS 7010

Preston Rowe Paterson
International Property Consultants and Valuers

17.0 MARKET VALUE

We are of the opinion that the **Market Value subject to Existing Lease(s) - As Is** for 1/370 Main Road, Glenorchy, TAS 7010 is **$6,750,000 (Six Million Seven Hundred and Fifty Thousand Dollars)** as at the 12th June 2025 and subject to -

- The assumption that the valuation figure herein is Exclusive of Goods and Services Tax;
- Good and marketable title, free from any encumbrances;
- The comments contained herein; and
- The terms and conditions contained herein.

18.0 VALUATION COMPLIANCE STATEMENT

Preston Rowe Paterson Tasmania Pty Ltd confirms that:

- The statements of fact presented in this report are correct to the best of the Valuer's knowledge.
- The analysis and conclusions are limited only by the reported assumptions, terms and conditions.
- The Valuer has no interest in the subject property.
- The Valuer's fee is not contingent upon any aspect of the report.
- The valuation was performed in accordance with an ethical code and performance standards.
- The Valuer has satisfied professional education requirements.
- The valuer has sufficient current, local, national and international (as appropriate) knowledge of the asset type and its particular market, and all the skills and understanding necessary, to undertake the valuation competently.
- The Valuer has made a personal inspection of the property.
- No one, except those specified in this report, has provided professional assistance in preparing the report.
- We confirm that neither Preston Rowe Paterson Tasmania Pty Ltd nor any of its Directors or employees has any pecuniary interest that could conflict with the proper valuation of this property.

19.0 VALUER SIGNATORIES

Valuer who has undertaken this valuation	Counter Signatory
Mackenzie Lucas	Damien Taplin
AAPI - CPV API No: 101447	DIRECTOR, AAPI CPV M/SHIP #63864

Reliance on this report should only be taken upon sighting the original document that has been signed by the Inspecting Valuer who has undertaken this valuation. The Counter Signatory or Director has read this report and verifies that the report is genuine and is endorsed by Preston Rowe Paterson Tasmania Pty Ltd. The Counter Signatory or Director has not inspected the property or the comparable sales and rental evidence amongst other things. The opinion of value expressed herein has been solely arrived at by the Valuer who undertook the inspection and prepared this valuation report.

Valuation of
1/370 Main Road, Glenorchy, TAS 7010

Preston Rowe Paterson
International Property Consultants and Valuers

APPENDIX A INSTRUCTIONS

Preston Rowe Paterson
International Property Consultants and Valuers

29 May 2025 File Ref: 1290770

Glenorchy City Council

Attention: Renee Kapitzke

Dear Sir/Madam,

Re: Quotation
Properties: Listed below

Thank you for the opportunity to provide you with a quote for independent property advice for the above property. As part of our normal business practice we would like to confirm your instructions and detail below our understanding of your requirements:

Your Reference:

Other Intended Users/Related Parties:

Basis of Valuation:	1/370 Main road – Current Market Value Subject to Existing Leases – As Is 314, 316 & 322 – Current Market Value Subject to Vacant Possession – As Is
Additional Comments:	As per your request the assessment of 314, 316 & 322 Main Road will include the following on a single report: Current Market Value of 314 Main Road being "Golden Years Club" (two titles in one line) Current Market Value of 316 Main Road being vacant land with minor improvements Current Market Value of 322 Main Road being vacant land assuming legal access is available should 316 Main Road be disposed of separately
Property Type:	Commercial
Property Address/s:	1/370 Main Road, Glenorchy, TAS 7010
Purpose of Valuation:	The valuation will be prepared for Consultancy purposes and should not be relied upon for any other purpose.

Preston Rowe Paterson Tasmania Pty Ltd
ABN: 62 102 988 741

5 Audley Street
North Hobart
TAS 7000

146 George Street
Launceston
TAS 7250

Phone: 03 6231 6688
Email: tasmania@prp.com.au
Web: www.prp.com.au

Director(s)

Damien Taplin
DIRECTOR, AAPI CPV M/SHIP #63864
E damien.taplin@prp.com.au

Shelley Taplin
E shelley.taplin@prp.com.au

"Liability limited by a scheme approved under Professional Standards Legislation"
We have capital city and regional offices throughout Australia & New Zealand independently owned and operated

Valuation of
1/370 Main Road, Glenorchy, TAS 7010

Preston Rowe Paterson
International Property Consultants and Valuers

Preston Rowe Paterson

Reporting Format:	A Soft copy will be emailed.
	Our valuation will be prepared in accordance with applicable Royal Institution of Chartered Surveyors (RICS), Australian Property Institute (API) Professional Practice Standards and Guidance Notes and will be subject to disclaimers and qualifications where appropriate/necessary.
Professional Fees:	$10,000.00 exclusive of GST and disbursements and subject to our standard terms and Conditions which are appended to this quotation (they may also be viewed online at prp.com.au/Terms)
	Our quotation is valid for 1 month from the date of this letter.
	Our fees are due for payment prior to delivery of our valuation.
	A full GST invoice with payment options will be emailed separately to the applicable party from tasmania@prp.com.au prior to delivery of our valuation.
	Please note that you are instructing us to provide you with our opinion of the value of the property. While we will be happy to discuss our valuation with you, should you disagree with our opinion our fees will remain payable.
Required Information:	We will assume that the instruction and subsequent information supplied provide full and frank disclosure of all information that is relevant. Should subsequent information be obtained we reserve the right to amend our valuation, and additional professional fees may apply.
Date of completion:	We endeavor to have the assignment completed 40 business days from acceptance of quote upon formal instruction received and assuming receipt of all necessary information in a timely manner. If for any reason we cannot meet this timeframe we will contact you to discuss.

Should you have any reservations regarding the contents of this letter, please contact us.

Please note that we will not proceed until we receive written confirmation of your acceptance of this quotation and your instructions to proceed on the agreed basis outlined herein. An acceptance confirmation is attached to the quotation and should be signed and then faxed or emailed to our office.

We trust that the above is satisfactory for your present requirements, however should you have any queries please do not hesitate to contact the undersigned.

Yours faithfully,

Preston Rowe Paterson Tasmania Pty Ltd

Phone: 03 6231 6688
Email : tasmania@prp.com.au

Date: 29/05/2025 Our Ref: 1290770 Page 2 of 8

Valuation of
1/370 Main Road, Glenorchy, TAS 7010

Preston Rowe Paterson
International Property Consultants and Valuers

Preston Rowe Paterson

Preston Rowe Paterson Tasmania Pty Ltd
5 Audley Street
North Hobart
TAS 7000
E tasmania@prp.com.au

Dear Sir/Madam,

Re: Quotation Acceptance
1/370 Main Road, Glenorchy, TAS 7010

We refer to your quotation 1290770 and dated 29 May 2025, to undertake independent property advice for the above property.

We accept your quotation and agree to the Terms and Conditions outlined in the quotation.

Please proceed on this basis.

Yours faithfully
Renee Kapitzke

Digitally signed with Livesign
29/05/2025 11:09
R.Kapitzke

Renee Kapitzke

Glenorchy City Council

Valuation of
1/370 Main Road, Glenorchy, TAS 7010

Preston Rowe Paterson
International Property Consultants and Valuers

Preston Rowe Paterson

PRESTON ROWE PATERSON - TERMS AND CONDITIONS

General Terms and Conditions

Explanation

1. The following terms and conditions are the standard terms and conditions that apply to all Valuations or the Valuation Services or consultancy services and Services provided by Preston Rowe Paterson Tasmania Pty Ltd

2. These terms and conditions form part of the appointment of Preston Rowe Paterson Tasmania Pty Ltd by the Client to provide the Services.

3. Preston Rowe Paterson Tasmania Pty Ltd and its valuers are members of a Limited Liability Scheme in the meaning of the Professional Standards Act 1994.

4. The Valuation and all Valuation Services are provided by Preston Rowe Paterson Tasmania Pty Ltd subject to these Terms and Conditions;

Definitions

5. The following definitions apply to these Terms and Conditions and the provision of our Valuations, Valuation Services and Services:-

"**Client**" shall mean Glenorchy City Council

'**Confidential information**' means information that:

(a) Is by its nature confidential;

(b) Is designated by Us as confidential;

(c) You know or ought to know is confidential; and

(d) Includes, without limitation:

(i) Information comprised in or relating to any of Our intellectual property in the Services or any reports or certificates provided as part of the Services; and

(ii) The Quotation which We have provided to You.

'**Date Of Valuation**' means, in relation to any Valuation, Valuation Services, Services or consultancy services or advice, the date of preparation of our report or the specific date as at which our opinions are stated to apply (the Relevant Date).

'**Director**' means a Director noted on the Australian Securities and Investment Companies (ASIC's) records for Preston Rowe Paterson Tasmania Pty Ltd

'**Fee**' means the amount agreed to be paid for the Services by You as set out in the Quotation.

'**Limited Liability Scheme**' means a scheme pursuant to the Professional Standards Legislation in the State of Tasmania

'**Parties**' means You and/or Us as the context dictates.

'**Quotation**' means the written quote provided by Us in relation to the Services.

'**Relevant Date**' means the specific date that our opinion is stated to apply where we are instructed to value at a specific date other than the date of inspection.

'**Services**' means the Valuation, Valuation Services, asset management, property management, facilities management or consultancy services or advice provided by Us pursuant to these Terms and Conditions and the Quotation.

"Valuation" shall include a Valuation, Valuation services, or feasibility study, made or given in relation to any real or personal property, freehold or leasehold property, asset, liability or item or items of plant and machinery, proposed development, infrastructure, carbon, water or native title property right, business, fixtures, fittings or other property;

"Valuation Services", shall include any oral or written advice, opinion, recommendation or statement communicated to the Client by Us consequent upon or incidental to the request for a Valuation;

"Valuer" means the individual valuer that has undertaken the valuation or valuation services;

'**We', 'Us', 'Our (s)**' means Preston Rowe Paterson Tasmania Pty Ltd, our employees, contractors, servants and agents;

'**You', 'Your**' means the Client engaging Us to perform the Valuation, Services or Valuation Services;

Quotation

6. Prior to commencing work, We will provide you with a Quotation that sets out who the report is for; the purpose for which the report is being prepared and the fee to be charged. You agree that:

(a) you will not use any advice we provide for any purpose other than as stated in the Quotation;

(b) you will not pursue any claim against Us for any loss you suffer because you have used Our advice for any other purpose;

(c) you will keep this report confidential, unless otherwise agreed by Us in writing; and

(d) you will indemnify Us in relation to any loss suffered by a third party that relies on Our advice without first receiving our written consent to do so.

Valuation of
1/370 Main Road, Glenorchy, TAS 7010

Preston Rowe Paterson
International Property Consultants and Valuers

Preston Rowe Paterson

Limitation of Liability

7. You agree to release Us and hold Us harmless from all liability to You for or in respect of any loss, damage, costs and expenses of whatsoever kind which We have or may have or, but for the operation of this Clause, might have had arising from or in any way connected with the Valuation, Valuation Services or Services or the Use of the Valuation Services or any part of them. This release shall be complete and unconditional except in the case of gross negligence or wilful misconduct by Us in the provision of the Services.

8. You agree that You will fully indemnify Us for and in respect of all loss, liability, costs and expenses of whatsoever kind which We may suffer or incur arising from or in any way connected with any breach by You of these Terms and Conditions. This indemnity shall include but not be limited to loss, liability, costs and expenses which We may suffer or incur in respect of any claims, actions, proceedings, disputes or allegations made against Us or to which We are a party.

9. You agree to this Limitation of Liability and these Terms and Conditions whether such liability arises under contract, at common law or under Statute.

10. You agree that this limitation of liability extends to all Our directors, employees and contractors. Every right, immunity, exemption and limitation in these Terms and Conditions available or applicable to Us shall also be available and shall extend to every employee, contractor, servant or agent of Ours;

11. No employee, contractor, servant or agent of Ours or any other person has any power to waive or vary any of these Terms and Conditions unless such waiver or variation is in writing and signed by one of Our Directors.

Your Obligations

12. You agree that:

    (a) You will not use any advice We provide for any purpose other than as stated in the Quotation;

    (b) You will not pursue any claim against Us for any loss You suffer because You have used Our advice for any other purpose;

    (c) You will keep this report confidential, unless otherwise agreed by Us in writing; and

    (d) You will indemnify Us in relation to any loss suffered by a third party that relies on our advice without first receiving Our written consent to do so.

13. You warrant that the instructions and subsequent information supplied by You contain a full and frank disclosure of all information that is relevant to Our provision of the Valuation, Valuation Services or Services. You also accept all risk and any loss that might occur should you withhold any relevant information from Us.

14. You warrant that all third party expert or specialist reports provided to Us by You for the purpose of Us providing the Valuation, Valuation Services or Services are provided with the authority of the authors of those reports.

15. You authorise and licence Us to incorporate Your intellectual property within Our report(s).

16. The Valuation and all Valuation Services are provided by Us solely for the use of the Client. You will not release any part of Our valuation or consultancy report or its substance to any third party without the written consent of one of Our Directors. Such consent will be provided at Our absolute discretion and on such conditions as We may require including that a copy of these Terms and Conditions must be provided to such third party. This clause shall not apply to persons noted as recipients in Your prior instruction to Us or in the Quotation provided. You are obligated to provide any such recipient with a copy of these Terms and Conditions.

17. If You release any part of the valuation or consultancy advice or its substance with Our written consent, You agree: a) to inform the other person of the terms of our consent; and b) to compensate Us if You do not do so. We have no responsibility to any other person even if that person suffers damage as a result of any other person receiving this Valuation, Valuation Services, Services or consultancy advice.

18. You are agree that We do not and will not assume any responsibility to any person other than the Client for any reason whatsoever including, without limiting the generality of the foregoing, for breach of contract, negligence (including negligent mis-statement) or wilful act or default of itself or others by reason of or arising out of the provision of the Valuation, Valuation Services or Services and notwithstanding that any damages have been suffered or incurred by that person as a result of the provision of this Valuation or those Valuation Services to the Client or the use of either of them (or any part of either of them) by the Client for any purpose whatsoever;

19. You must pay our Fees within 14 days of the date of a correctly rendered invoice, unless otherwise dealt with in the Quotation. Fees that remain unpaid for a period of 30 days or more will attract an administration charge of 2% of the total of the invoice calculated per month or part thereof.

20. You agree that We reserve the right to reconsider or amend the Valuation, Valuation Services, Services or consultancy advice, or the Fee set out in Our Quotation to You, if we identify information or facts that were not provided to Us in the at the time of quoting that reveal that the task is much greater than we initially anticipated from the information you provided. In such circumstances, once We have identified additional issues that necessitate additional work, we will advise you of the additional fees for additional time required to complete the task.

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Preston Rowe Paterson

21. You agree that neither the whole nor any part of Our Valuation or the substance of any of Our Valuation Services or Services may be communicated to any third party (whether by way of inclusion in a document, circular, statement, prospectus, Product Disclosure Statement (PDS), public offer document or otherwise) without first obtaining the written consent of one of Our Directors. Neither the whole nor any part of Our valuation report or Valuation Services report or any reference to it may be included in any published document, circular or statement, prospectus, Product Disclosure Statement (PDS), public offer document, nor published in any way, without written approval by one of Our Directors as to the form and context in which our Valuation or Valuation Services may appear. Notwithstanding the foregoing, the Client agrees that in the event that it does communicate to a third party the whole or any part of this Valuation or the Valuation Services it shall also communicate to that third party these Terms and Conditions. Furthermore You agree to indemnify Us in the event of any failure so to do;

22. You agree that every right, immunity, exemption and limitation or liability in these terms and conditions shall continue to have its full force and effect in all circumstances notwithstanding any breach of contract or the Terms and Conditions hereof by Us or any person entitled to the benefit of these Terms and Conditions;

23. You agree that if any provision or any part of a provision hereof is unenforceable for any reason whatsoever, such unenforceability shall not affect any other part of such provision or any other provision of these Terms and Conditions;

24. You will only use the valuation or valuation services for the specific purpose stated by us. You agree that you will not use the valuation or valuation services for any other purpose, unless you have our expert's written consent to do so.

25. You are advised that Preston Rowe Paterson has a Complaints Handling Procedure (CHP) which is designated in our Quality Management System.

Intellectual Property

26. All Our intellectual property contained within any advice We provide, remains Our property. We only grant you licence to use Our intellectual property to carry out the purpose for which the advice was provided.

Property or Valuation Circumstance Specific Qualifications, Assumptions and Conditions Precedent within our reports

27. We are providing You with our professional opinion as valuers. Our opinion is usually provided by way of a valuation report. That report will set out a number of important qualifications, assumptions and conditions precedent which We may need to make, in addition to these Terms and Conditions, relative to the circumstances of the particular property or properties (real or personal property) under consideration.

28. You agree to read these qualifications, assumptions and conditions precedent carefully, and understand that if the assumptions that we have made or relied on are circumstances that do not prevail or eventuate, or are found later to be inaccurate, Our opinion as to value may be materially different. You agree to solely bear the risk in relation to any loss you might suffer, should this occur.

29. The qualifications, assumptions, and conditions precedent that We make will usually depend on the circumstances of the property being valued and are made in relation to matters that We do not have expertise to verify or We cannot verify information provided to Us within the time required to complete the valuation. These will be set out in detail in the Valuation, Valuation Service report or Services report that We provide to You.

30. These qualifications, assumptions and conditions precedent typically will relate to:-

    (a) Land contamination and environmental risk;
    (b) Town Planning Information;
    (c) Town Planning and Development Controls and Consents;
    (d) Title including Notifications on Title such as Easements, Caveats, Restrictions and other dealings;
    (e) Building Areas;
    (f) Building Structural Integrity;
    (g) Building Compliance with the Building Code of Australia;
    (h) Pest Infestation;
    (i) Leases, Licences and Tenancies;
    (j) Strata Title Certificates;
    (k) Plant and Equipment within Buildings;
    (l) The veracity of and sources of Sales and Letting Information and Transaction Data;
    (m) The nature of forecasting, future value assessment and discounted cash flow analysis;
    (n) The basis of Value where access to the property is restricted; and
    (o) Whether or not the property has been completed where a development.

31. You agree that we will include property specific qualifications, assumptions and conditions precedent within Our reports as circumstances require. Furthermore You agree that it is Your responsibility to carefully read and consider these qualifications, assumptions and conditions precedent and discuss them with Us if they cause You any concern.

Reliance on the Valuation or Valuation Services report for mortgage purposes (if applicable)

Valuation only for First Mortgage Security

32. Where the Services are provided for mortgage purposes, You agree that You will not use the Valuation or Valuation Services report where the property:-

    a) is used as security other than by first registered mortgage;

    b) is used as part of a group of securities (except where the property forms part of a trust); or

    c) is used as security for more than one loan.

33. Any wavier of this requirement must be approved in writing by one Our Directors.

34. We will not accept any liability or responsibility to second or subsequent mortgagees whom have not instructed Us;

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Reliance on the Valuation or Valuation Services report (Solicitor Loans)

35. Where this valuation is used for 1st mortgage security for a loan controlled, managed, brokered or otherwise induced by a solicitor (Solicitor Loan) it cannot be relied upon where the Loan to Value Ratio exceeds 70% of the valuation sum. We will not accept any liability or responsibility for a solicitor originated loan where the loan to valuation rate exceeds 70% of the value of the property. A Solicitor Loan means any loan of money on mortgage security arranged, controlled, managed, broked or otherwise induced by a solicitor or firm or partnership of solicitors.

36. Reliance on Our Valuation or Valuation Services and report should only be taken upon sighting the original report document that has been signed by the Valuer and counter signed by one of Our Directors. The counter signatory verifies that this report is genuine, is issued and endorsed by Us. The opinion of value expressed in the report, however has been arrived at by the valuer whom has undertaken the valuation in accordance with the instructions given to us.

Length of Time Our Valuation or Valuation Services can be relied upon

37. Our Valuation and or Valuation Services are current at the Date of Valuation only. The value assessed in Our Valuation or Valuation Services Report may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, We do not assume responsibility or accept any liability where the valuation is relied upon after the expiration of ninety (90) days from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation. Notwithstanding the above You accept that our Valuation and or Valuation Services are current as at the Date of
38. Valuation only and no representation or warranty is made as to the future value of the property.

Obligation for Prudent Lending Practises – Lender Client

39. This valuation is prepared on the assumption that the lender as referred to in the valuation report (and no other), may rely on the valuation for mortgage finance purposes and the lender has complied with its own lending guidelines as well as prudent finance industry lending practices, and has considered all prudent aspects of credit risks for any potential borrower, including the borrower's ability to service and repay any mortgage loan. Further, the valuation is prepared on the assumption that any such lender is providing mortgage financing at a conservative and prudent loan to value ratio. This clause (Prudent Lends Clause) only applies if the lender is not a lender regulated by the Banking Act of 1959.

Assignment of Valuation or Valuation Services

40. You acknowledge that We reserve the right, at Our absolute discretion, to determine whether or not to assign Our valuation to any third party. Without limiting the extent of Our discretion, We may decline a request for assignment where:

a) the proposed assignee is not a major recognised lending institution (such as a bank or other lender regulated by the Banking Act 1959);

b) the assignment is sought in excess of 3 months after the date of valuation;

c) we consider that there has been a change in conditions which may have a material impact on the value of the property;

d) the proposed assignee seeks to use the valuation for an inappropriate purpose; or

e) Our Fee has not been paid in full.

41. Where We decline to provide an assignment We may be prepared to provide an updated valuation on terms to be agreed at that time.

In the event that You request us to assign Our valuation and We agree to do so, You authorise Us to provide to the assignee a copy of these Terms and Conditions, the original Quotation and any other document, including instructions provided by You, relevant to the scope of Our Valuation or Valuation Services.

Commonwealth Code on Commercial Leasing

42. On 7 April 2020 the Prime Minister, Scott Morrison, announced a Mandatory Code of Conduct (the Code) for commercial tenancies (including retail, commercial, and industrial tenancies).

The Code apples to SME's that:

a) have a turnover of less than $50 million per annum

b) are eligible for the Commonwealth's JobKeeper support, because they have suffered a turnover loss of 30% or more as a result of the economic impact of the COVID 19 Pandemic.

Landlords that are subject to the Code are likely to have rental income reduced. Estimating how long that reduction will last, depends on the length of restrictions imposed by the COVID 19 Pandemic and how long it will take the business of tenants to recover back to normal trading conditions.

Specific assumptions and hold harmless provision

It is immediately necessary for us to take the Code into account in relation to the work we are doing for you. Our valuation will necessarily need to:

a) rely on instructions from tenants and landlords as to whether or not they are impacted by the Code

b) estimate the impact this will have rental income; and

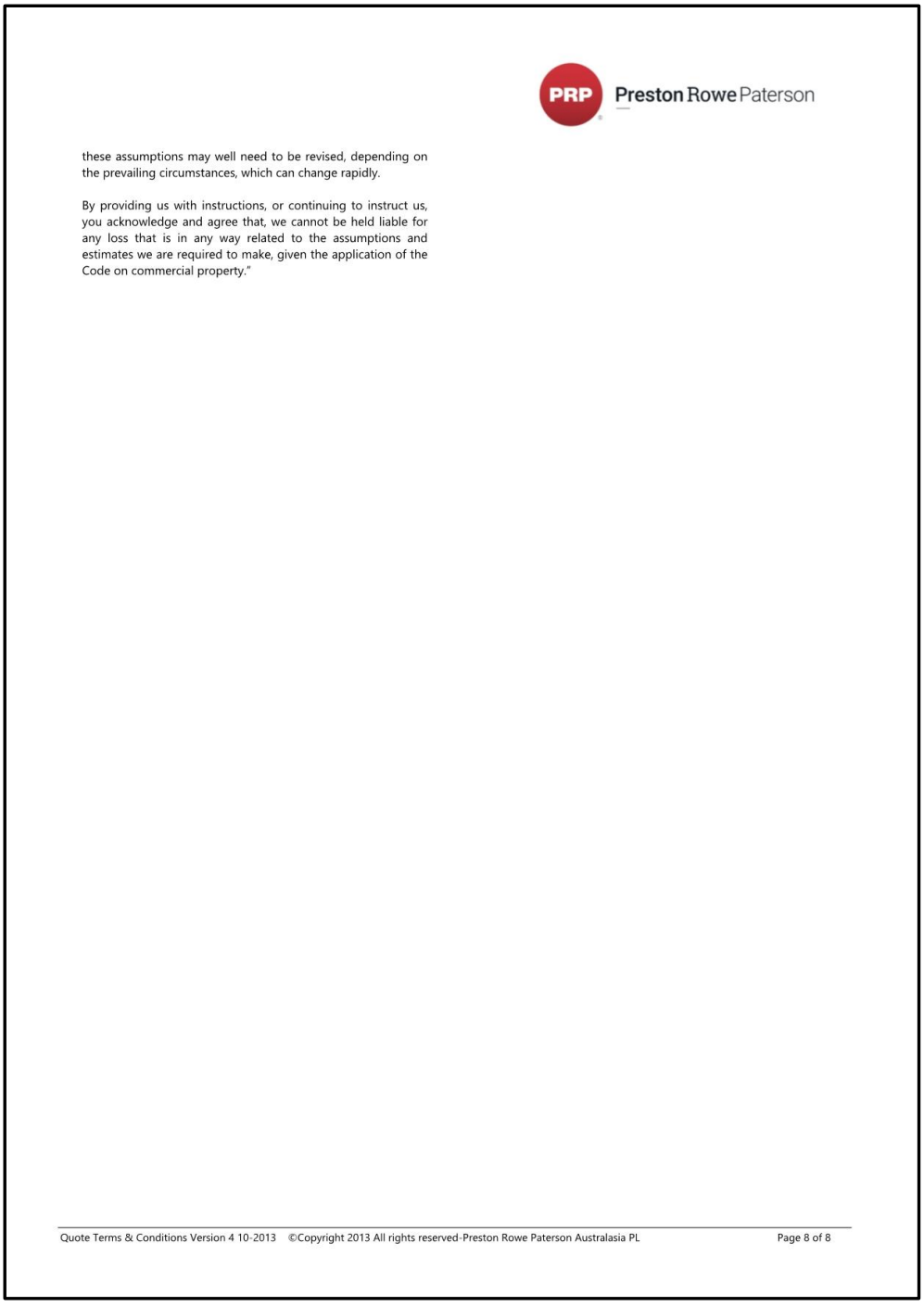
c) estimate how long the COVID-19 pandemic is going to impact rental income.

Our valuation report will set out the information on which we rely, as well as the estimates we are making. Please note that

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these assumptions may well need to be revised, depending on the prevailing circumstances, which can change rapidly.

By providing us with instructions, or continuing to instruct us, you acknowledge and agree that, we cannot be held liable for any loss that is in any way related to the assumptions and estimates we are required to make, given the application of the Code on commercial property."

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APPENDIX B TITLE

the List

RESULT OF SEARCH
RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
123981	1
EDITION	DATE OF ISSUE
5	13-Jun-2017

SEARCH DATE : 10-Jun-2025
SEARCH TIME : 10.32 AM

DESCRIPTION OF LAND

City of GLENORCHY
Lot 1 on Strata Plan 123981 and a general unit entitlement operating for all purposes of the Strata Scheme being a 77 undivided 1/100 interest
Derived from Strata Plan 123981
Derivation : Part of 427 Acres Gtd. to G.F. Read.

SCHEDULE 1

E71816 TRANSFER to THE SALVATION ARMY (TASMANIA) PROPERTY TRUST Registered 13-Jun-2017 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
The registered proprietor holds the lot and unit entitlement subject to any interest noted on common property Folio of the Register volume 123981 folio 0
SP 116078 EASEMENTS in Schedule of Easements
E105234 CAVEAT by MAX Solutions Pty Ltd affecting part of the said land within described as shown on the plan annexed thereto Registered 29-Aug-2017 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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the List

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
123981	0
EDITION	DATE OF ISSUE
2	24-May-2006

SEARCH DATE : 10-Jun-2025
SEARCH TIME : 10.32 AM

DESCRIPTION OF LAND

City of GLENORCHY
The Common Property for Strata Scheme 123981
Derivation : Part of 427 Acres Gtd. to G.F. Read.
Prior CT 116078/1

SCHEDULE 1

STRATA CORPORATION NUMBER 123981, 370 MAIN ROAD GLENORCHY

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 116078 EASEMENTS in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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APPENDIX C STRATA PLAN

the LIST

FOLIO PLAN
RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

CITY/~~TOWN~~ GLENORCHY
SUBURB GLENORCHY
FOLIO REFERENCE F.R.116078-1
SITE COMPRISES THE WHOLE OF
LOT 1 ON PLAN No. S.P.116078

STRATUM PLAN
SHEET 1 OF 4 SHEETS

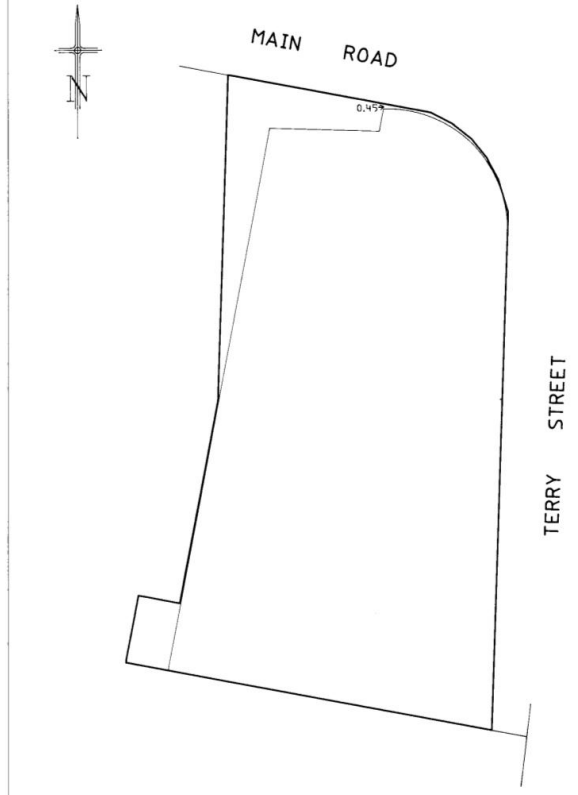
NAME OF BUILDING
370 MAIN ROAD GLENORCHY

REGISTERED NUMBER
123981

REGISTERED 17 MAY 1990
Recorder of Titles.

MAPSHEET MUNICIPAL CODE No. 113 | LAST UPI No. FAF29 | SCALE 1:250 | LENGTHS IN METRES

SITE PLAN



NOTES: ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1.
BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.
THE FEE SIMPLE OF THE SITE IS CONTAINED WITHIN THE STRATUM PLAN/BODY CORPORATE FOLIO.
FLAT FOLIOS ARE HELD SUBJECT TO STRATUM PLAN ENDORSEMENT

STRATA DEVELOPMENT CONTRACT No. (IF APPLICABLE)

LODGED BY SIMMONS WOLFHAGEN

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the LIST

FOLIO PLAN
RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

STRATUM PLAN
SHEET 2 OF 3 SHEETS

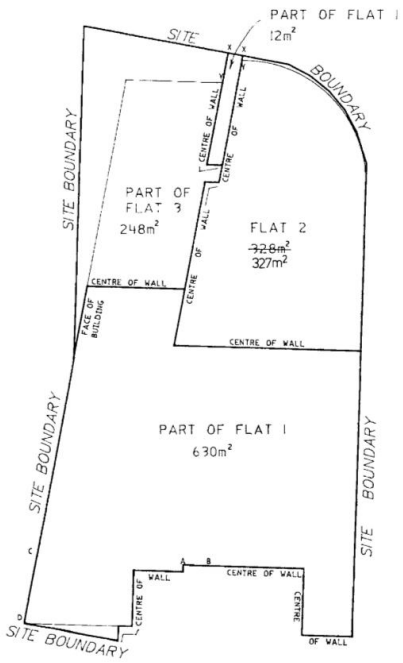
Registered Number
123981

GROUND FLOOR

Scale 1:250

THE HORIZONTAL FLAT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:
THE SITE BOUNDARIES
THE CENTRE OF WALL
THE FACE OF BUILDING
THE PROLONGATION OF FACE OF BUILDING LABELLED XY
THE PROLONGATION OF CENTRE OF WALL LABELLED AB
THE PROLONGATION OF SITE BOUNDARY LABELLED CD

THE VERTICAL FLAT BOUNDARIES EXTEND FROM 3 METRES BELOW GROUND LEVEL TO THE CENTRE OF THE CEILING, OR TO A HEIGHT OF 15 METRES ABOVE GROUND LEVEL WHERE NO CEILING EXISTS.

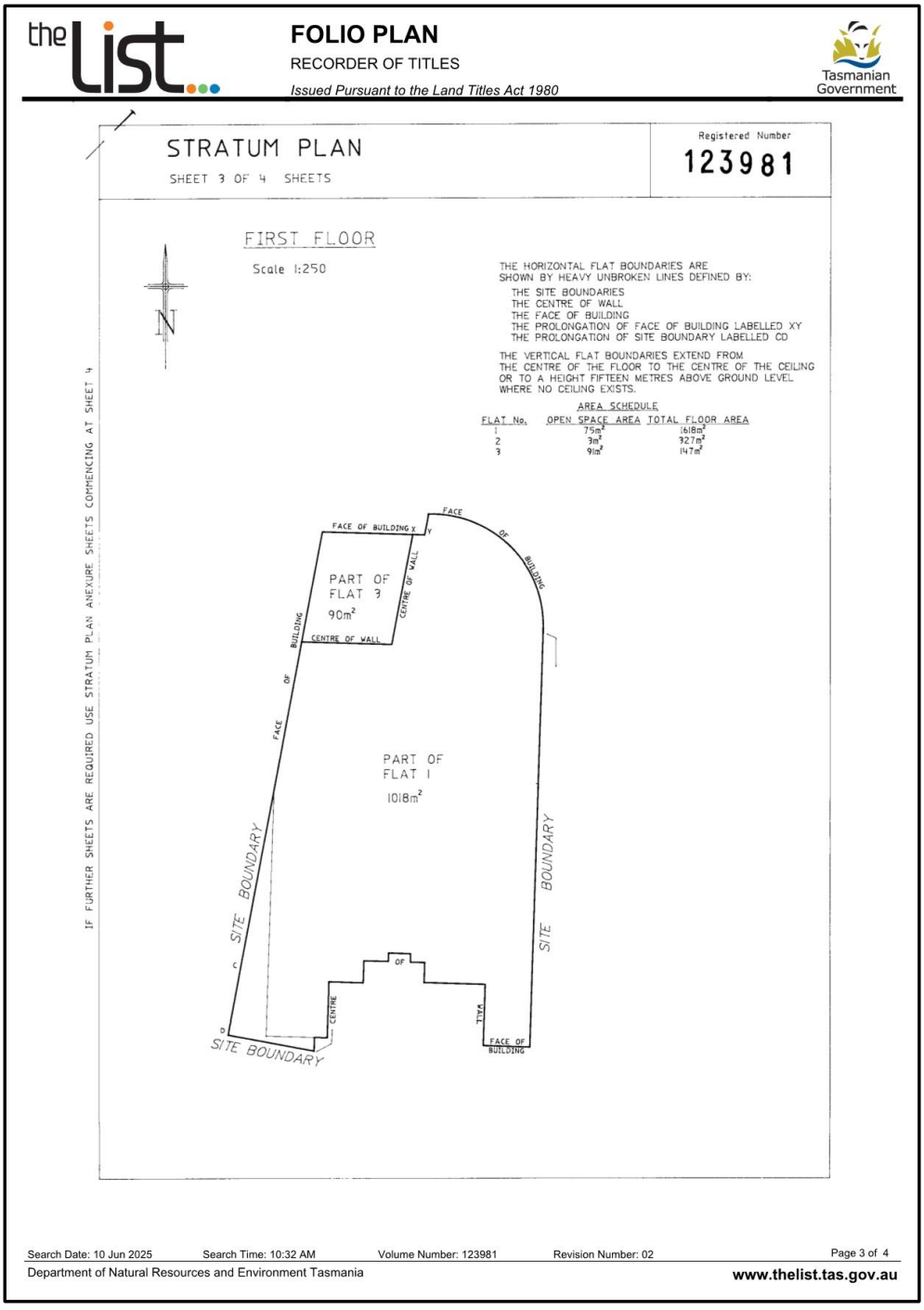


AREA OF FLAT 2 AMENDED UNDER SECTION 139 OF THE LAND TITLES ACT 1980.
RECORDER OF TITLES
27/6/96

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the List

FOLIO PLAN
RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

STRATUM PLAN
SHEET 3 OF 4 SHEETS

Registered Number
123981

FIRST FLOOR
Scale 1:250

N

THE HORIZONTAL FLAT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:
THE SITE BOUNDARIES
THE CENTRE OF WALL
THE FACE OF BUILDING
THE PROLONGATION OF FACE OF BUILDING LABELLED XY
THE PROLONGATION OF SITE BOUNDARY LABELLED CD

THE VERTICAL FLAT BOUNDARIES EXTEND FROM THE CENTRE OF THE FLOOR TO THE CENTRE OF THE CEILING OR TO A HEIGHT FIFTEEN METRES ABOVE GROUND LEVEL WHERE NO CEILING EXISTS.

AREA SCHEDULE

FLAT No.	OPEN SPACE AREA	TOTAL FLOOR AREA
1	75m²	1618m²
2	3m²	327m²
3	9m²	147m²

PART OF FLAT 3
90m²

PART OF FLAT 1
1018m²

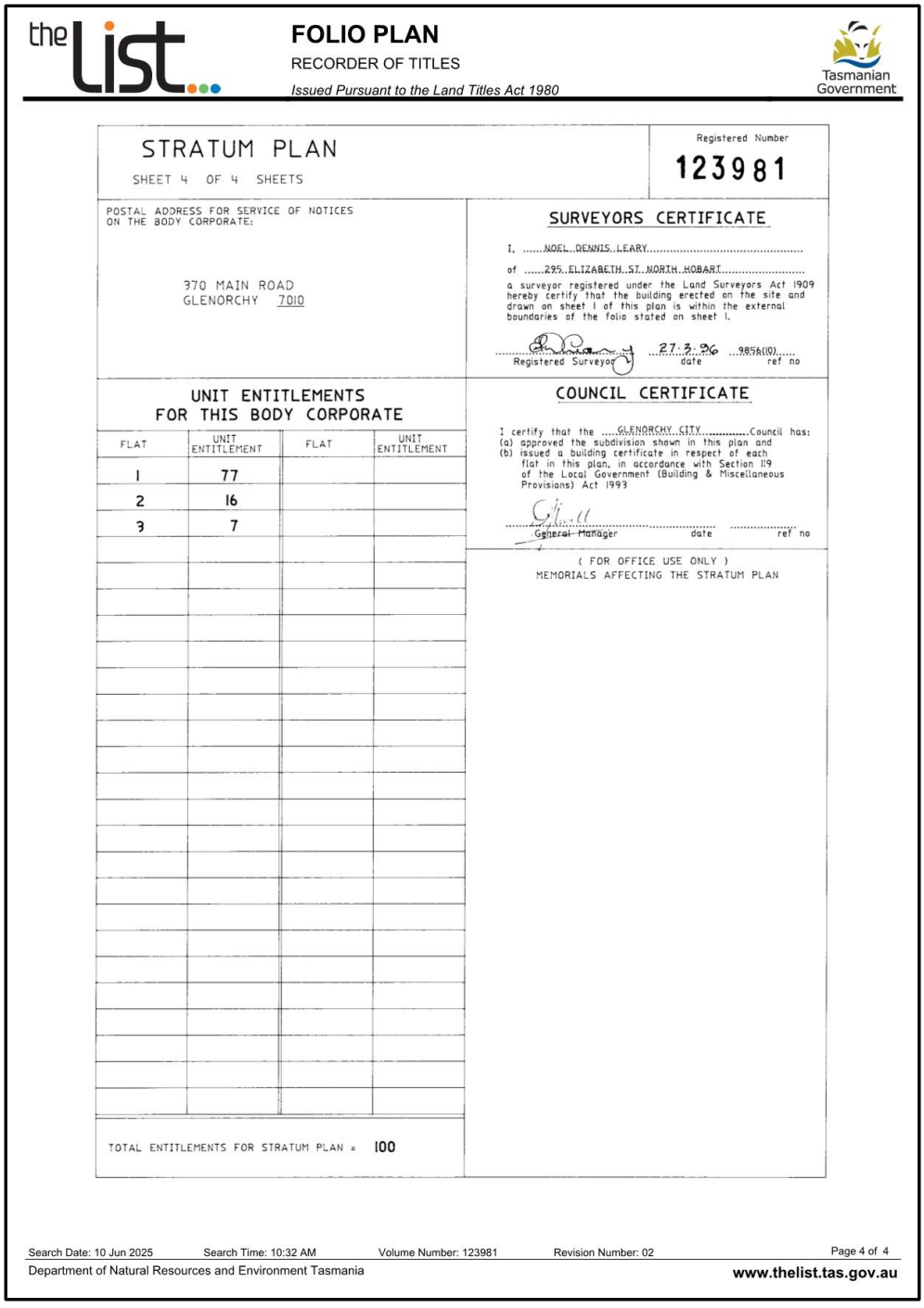
FACE OF BUILDING X
Y
FACE OF BUILDING
CENTRE OF WALL
FACE OF BUILDING
CENTRE OF WALL
SITE BOUNDARY
SITE BOUNDARY
C
D
SITE BOUNDARY
CENTRE OF WALL
FACE OF BUILDING

IF FURTHER SHEETS ARE REQUIRED USE STRATUM PLAN ANEXURE SHEETS COMMENCING AT SHEET 4

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the LIST

FOLIO PLAN
RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

STRATUM PLAN
SHEET 4 OF 4 SHEETS

Registered Number
123981

POSTAL ADDRESS FOR SERVICE OF NOTICES ON THE BODY CORPORATE:

370 MAIN ROAD
GLENORCHY 7010

SURVEYORS CERTIFICATE

I, ...NOEL DENNIS LEARY.....

of .....295 ELIZABETH ST NORTH HOBART.....

a surveyor registered under the Land Surveyors Act 1909 hereby certify that the building erected on the site and drawn on sheet 1 of this plan is within the external boundaries of the folio stated on sheet 1.

Registered Surveyor ..... 27:3:96 date ..... 9856(10) ref no

UNIT ENTITLEMENTS FOR THIS BODY CORPORATE

FLAT	UNIT ENTITLEMENT	FLAT	UNIT ENTITLEMENT
1	77		
2	16		
3	7		

TOTAL ENTITLEMENTS FOR STRATUM PLAN = 100

COUNCIL CERTIFICATE

I certify that the .....GLENORCHY CITY.....Council has:
(a) approved the subdivision shown in this plan and
(b) issued a building certificate in respect of each flat in this plan, in accordance with Section 119 of the Local Government (Building & Miscellaneous Provisions) Act 1993

~~General Manager~~ ..... date ..... ref no

(FOR OFFICE USE ONLY)
MEMORIALS AFFECTING THE STRATUM PLAN

Search Date: 10 Jun 2025 Search Time: 10:32 AM Volume Number: 123981 Revision Number: 02 Page 4 of 4

Department of Natural Resources and Environment Tasmania www.thelist.tas.gov.au

VALUATION REPORT

(AMENDED REPORT)

314, 316 & 322 Main Road, Glenorchy TAS 7010

DATE OF VALUATION 09 May 2025
DATE OF AMENDMENT 22 December 2025
PREPARED FOR The Salvation Army Australia
HTW REF JB4398241

HERRON TODD WHITE

EXECUTIVE SUMMARY

314, 316 & 322 Main Road, Glenorchy TAS 7010

INSTRUCTIONS

Prepared For	The Salvation Army Australia
Instructing Party	Georgie Barker on behalf of the The Salvation Army Australia
Purpose of Valuation	Assessment of Market Value to assist with potential purchase negotiations.
Interest Valued	In accordance with our specific instructions, we have been requested to assess the property in two parts. Improved Site - known as 314 Main Road, Glenorchy: Unencumbered estate in fee simple subject to vacant possession. Vacant Land (with minor improvements) - known as 316 & 322 Main Road: Unencumbered estate in fee simple subject to vacant possession.
Basis of Assessment	Improved Site - 314 Main Road, Glenorchy: Market Value "As Is" Vacant Land - 316 & 322 Main Road, Glenorchy: Market Value "As Is"



AMENDMENT

Amendment Comments	• 22/12/2025 • The layout and presentation of the valuation data has been changed to meet the requirement of the client to meet their own governance and that of the Glenorchy City Council.

PROPERTY DESCRIPTION

Real Property Description	Lot 2 on Plan 69434, being more formally described within Certificate of Title Volume 69434 Folio 2 (as per search dated 06/05/2025). Part of Lot 1 on Plan 226145, being more formally described within Certificate of Title Volume 226145 Folio 1 (as per search dated 06/05/2025). Part of Lot 1 on Plan 179404, being more formally described within Certificate of Title Volume 179404 Folio 1 (as per search dated 06/05/2025).
Registered Owner	Glenorchy City Council
Onerous Encumbrances	There are no onerous encumbrances noted. Refer to the body of this report for further detail.
Zoning	Community Purposes
Asset Type	Community Hall/ Future Development Site
Highest and Best Use	The existing use of the subject is considered to be inconsistent with the highest and best use of the property at this time. The highest and best use is considered to be further development of the site, subject to the current zoning parameters.
Land Area	10,468 sqm
Lettable Area	556 sqm
Occupancy	Improved Site - 314 Main Road: The property has been assessed on a vacant possession basis. . Vacant Land - 316 & 322 Main Road: The property is vacant land only.
Property Description	The subject property comprises a 10,468 sqm, irregular shaped, internal allotment, with a primary frontage to Main Road, within the suburb of Glenorchy.

The subject site is known as 314, 316 & 322 Main Road Glenorchy as identified in aerial mapping within this report.

The land comprises Certificate of Title 69434/2, part of 226145/1 and part of 179404/1. The land referred to within this report can be formally identified by Property Identification Numbers 7651981, 7652001 and 7765575 as per the Valuer General of Tasmania's property identification records.

Improved on the site is a single level, older community hall, built in 1968. This building is known as the Golden Years Club. The improvements present in fair internal condition and good external condition.

We also note there are various outbuildings at the rear of the site associated with the additional vacant land. These structures are in poor condition and considered to add nominal value to the subject property on an "as is" basis and subsequently have been disregarded in our assessment of market value. We have assessed 316 & 322 Main Road, Glenorchy on a vacant land basis only.

This valuation assumes that upon a potential purchase, the subject property as referred to within this report will be subdivided and split from the historical Titles of which the site currently forms part of and will transact as an unencumbered, separately Titled parcel.

VALUATION SUMMARY

Date of Inspection	09 May 2025
Date of Valuation	09 May 2025
Date of Issue	22 December 2025
Date of Amendment	22 December 2025
Last Sale	There are no historic sales recorded against the property within the last three years.
Contract of Sale	Whilst this valuation has been prepared to assist with a potential acquisition, we are not aware of any known Contract of Sale over the property as at the date of valuation.
Selling Period	The assessment of market value herein assumes an effective marketing campaign of up to six months.

Improved Site - 314 Main Road - Key Valuation Metrics	Analysed Rate $/sqm lettable:	$2,698	Analysed Rate $/sqm land:	$789
			Market Net Income:	$125,453
			Initial Yield Fully Leased:	7.92%
			Adopted Capitalisation Rate:	8.00%
Vacant Land - 316 & 322 Main Road - Key Valuation Metrics	Analysed Rate $/sqm Land:	$250		

Lot	Area	Valuation
Improved Site - 314 Main Road - Market Value "As Is"	**1,928 square metres**	**$1,500,000** **(One Million, Five Hundred Thousand Dollars)**
Vacant Land - 316 Main Road - Market Value "As Is"	**5,542 square metres**	**$1,385,500** **(One Million, Three Hundred and Eighty Five Thousand Dollars)**
Vacant Land - 322 Main Road - Market Value "As Is"	**3,020 square metres**	**$755,000** **(Seven Hundred and Fifty Five Thousand Dollars)**
Total	**10,490 square metres**	

This market value assessment is exclusive of any applicable GST.
No allowance has been made for realisation expenses.
This valuation is subject to the assumptions and qualifications contained within and appended to this report.

Valuer

Inspected Property - Yes

Tamara Neilsen
Director
AAPI - Certified Practising Valuer
API No: API No: 76980

Countersignatory

Inspected Property - No

Shannon Waters
Director, Commercial Valuations, Regional Victoria
AAPI - Certified Practising Valuer
API No: 62819

All data provided in this summary is wholly reliant on and must be read in conjunction with the information provided in the attached report. It is a synopsis only designed to provide a brief overview and must not be acted on in isolation.

Whilst not having inspected the subject property, the Counter Signatory, acting in the capacity as a Supervising Member, has reviewed the draft valuation report and any working papers, and based upon that review and questioning of the Primary Valuer (as appropriate), is satisfied there is a reasonable basis for the valuation process undertaken and the methodology adopted by the Primary Valuer.

This valuation is for the use only of The Salvation Army Australia to whom it is addressed and for no other purpose. No responsibility is extended to any third party who may use or rely on the whole or any part of the content of this valuation. No responsibility will be accepted for photocopied signatures.

Liability limited by a scheme approved under professional standards legislation.

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ASSUMPTIONS, CONDITIONS AND LIMITATIONS

Critical Assumptions

- This valuation report is provided subject to the definitions, assumptions, disclaimers, limitations and qualifications detailed within and annexed to this report. Reliance on this report and extension of our liability is conditional upon the reader's acknowledgement and understanding of these statements.
- The land referred to herein is not separately Titled parcels of land. The subject property is formally identified with the Property Identification Numbers as per the Valuer Generals office. Our calculations of land areas have been documented from the Property Reports of the Valuer Generals office based on the property addresses noted within this report. Accordingly, the land area of the sites referred to within this report are not subject to formal survey. The valuer reserves the right to review and amend this valuation should land areas differ upon formal subdivision and survey of the assessed sites.
- This report has not been prepared for Mortgage Security purposes, and should not be relied upon for this purpose.
- This valuation assumes that upon a potential purchase, the subject property as referred to within this report will be subdivided and split from the historical Titles of which the site currently forms part of and will transact with as an unencumbered, separately Titled parcel.

Client Recommendations and Report Limitations

- Commercial property markets have stabilised over the past 12 months (in general terms). Notwithstanding, consumer sentiment remains in negative territory, cost of living pressures persist and there is uncertainty as to future interest rate movements, which is making buyers more cautious. Demand appears to have eased somewhat through the latter half of 2024 / early 2025 and depending on future economic conditions, there is a risk of further softening of the market (both demand and sale prices). It is recommended that this heightened level of market risk be taken into consideration in any decisions concerning the subject property.

SWOT ANALYSIS

Strengths

- The property is located on Main Road, a busy arterial route with a very good profile and exposure to passing traffic.
- Large land holding for this area where available land for potential development is limited.
- Well located with close proximity to the Glenorchy retail district.
- Property offers good connectivity to arterial routes and transport networks.

Weaknesses

- Community Purpose zoning may limit prospective uses for the site.
- Current improvements are outdated and would benefit from upgrades.

Opportunities

- Potential for building upgrades such as modernising current improvements and upgrading building services and amenities.
- The site offers potential for redevelopment of the additional land at the rear of the existing improvements.
- Re-zoning of the site to increase the permitted uses of the site.

Threats

- Further deterioration in the current economic climate may lead to softening in market yields and lower capital values.
- Uncertainty on interest rates is dampening investment activity.
- Community Purpose zoning may restrict future proposed uses.
- Whilst currently contained, should the asbestos become damaged the costs associated with the removal and replacement is unknown but could be substantial.

PROPERTY DESCRIPTION

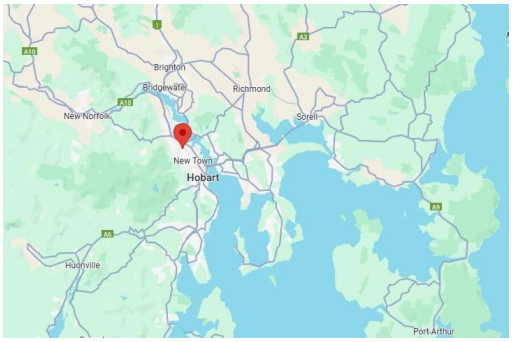
TITLE AND STATUTORY DETAILS

Real Property Description	Lot 2 on Plan 69434,being more formally described within Certificate of Title Volume 69434 Folio 2 (as per search dated 06/05/2025). Part of Lot 1 on Plan 226145, being more formally described within Certificate of Title Volume 226145 Folio 1 (as per search dated 06/05/2025). Part of Lot 1 on Plan 179404, being more formally described within Certificate of Title Volume 179404 Folio 1 (as per search dated 06/05/2025).
Registered Owner	Glenorchy City Council
Encumbrances	69434/2: Reservations and conditions in the Crown Grant if any. 226154/1: Reservations and conditions in the Crown Grant if any. 179404/1: C290352 & C306655 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown C306655 FENCING PROVISION in Transfer E227345 ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 29-Jul-2020 at noon
Title Discussion	The above noted have not been fully searched nor a legal opinion obtained regarding their precise impact on the property. There are no obvious limitations or impacts that would materially restrict use or grossly obstruct value, unless noted above.
Statutory Assessments	Assessed Annual Value of $ 100,400 as at 1 July 2023 for local authority rating purposes. Land Value of $ 1,595,001 as at 1 July 2023 for land tax purposes. Capital Value of $ 2,510,000 as at 1 July 2023. The above assessments have been prepared for rating and taxation purposes only. The values were assessed as at a particular date and should not be relied upon for any use other than rating and taxing purposes, or compared with a current market valuation which may have been assessed on a different basis or a different date.

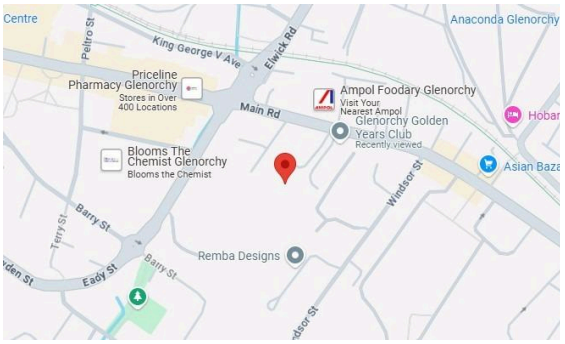
TOWN PLANNING AND APPROVALS

Local Authority	Glenorchy City Council
Zoning	Community Purposes under the Glenorchy Local Provisions Schedule of the Tasmanian Planning Scheme.
Zoning Effect	A permitted use under the current planning guidelines.
Purpose/Objective of Zone	The purpose of the Community Purpose Zone is: • To provide for key community facilities and services including health, educational, government, cultural and social facilities. • To encourage multi-purpose, flexible and adaptable social infrastructure.
Overlays	The property is subject to the following overlay: • Flood-prone area - This overlay is applied to areas to ensure that use or development subject to risk from flood is appropriately located and managed.
Heritage	There are no known Heritage issues impacting the subject property.
Native Title	The property is not affected by any known Aboriginal Sacred Sites or Native Title claims.
Approvals	A search of the Local Authority's planning data has not been undertaken. A full historic search with the Authority has not been provided or obtained and therefore this valuation has been undertaken on the basis that all necessary and appropriate town planning and/or building, consents, approvals and certifications have been issued for the use of occupation of the improvements as more fully described in this report.

LOCATION



Source: Google Maps.



Source: Google Maps.

Locality	The city of Glenorchy is the administrative and retail centre for the northern suburbs of Greater Hobart, and is located approximately 10 kilometres to the north west of Hobart's Central Business District (CBD).
Situation	The property is situated on the southern side of Main Road, being approximately 88 metres east of its intersection with Gavitt Street.
Surrounding Development	The surrounding development comprises mixed use properties. The existing use of the subject is considered consistent with the surrounding development.
Infrastructure	The subject is located close to arterial roads, major transport routes, public transport, schools, and local shopping facilities.

LAND



Source: The LIST.



Source: Landchecker.

Land Area	Approximately 10,468 sqm
Frontage and Depth	The site has a frontage of 38 metres and a depth of 170 metres along the south-eastern boundary.
Shape and Topography	The site is an irregular shaped, internal allotment that is at street grade. It has an uneven topography that falls from the rear boundary to the street. Overall, it provides an adequate building contour that has undergone cut and/or fill works.
Utilities	Mains water, mains sewerage, telephone, electricity, and NBN are connected to the property.
Road System	The property has a primary frontage to Main Road. Main Road is a bitumen, two lane arterial road with kerbside parking.
Access and Exposure	Access to the property is easy and direct. The property's exposure to passing vehicles is very good.
Flooding	The property is located in an area that may be susceptible to flooding, however, this is unable to be confirmed without the benefit of a formal flood search. A formal flood search has not been undertaken and should this be an issue, then this report should be referred back to the valuer for comments.

IMPROVEMENTS



Front



Hall



Hall



Kitchen



Amenities



Office



Parking



Site

General Description

Improved on the site is a single level, older community hall, built in 1968.

The improvements present in fair internal condition and good external condition.

Floor Area

The following areas are based on our own on site measurements and are subject to confirmation by survey.

Area Description	Area (sqm)
Golden Years Club	556
Total Lettable Area	**556**

Layout

Entrance foyer, hall with stage, commercial kitchen,male, female and accessible amenities, meeting room, 2 offices, 2 storage rooms and cloak room.

Condition

External Condition: Good
Internal Condition: Fair

Parking

Open parking is available for a number of vehicles. The parking provisions are considered to be a marketable feature.

Construction

Foundations:	Brick piers
Floor:	Timber
External Walls:	Brick
Frame:	Brick structural walls
Roof:	Metal
Glazing:	Aluminium frame and plate glass
Internal Walls:	Exposed brick, masonry block, and wallboard
Ceilings:	Plasterboard
Floor Coverings:	Carpet and vinyl
Doors:	Glass swing doors and timber swing doors

Accommodation and Services

Amenities:	Accessible male and female toilet amenities and male and female toilet amenities, ramp access to entrance doors.
Kitchen Facilities:	Kitchen
Cooling/Heating:	Ceiling fans
Lighting:	Exposed fluorescent lighting
Electrical/Power:	Single phase power
Fire Services:	Typical fire services

Other Improvements

Landscaping:	Minimal
Miscellaneous:	Retaining walls and single concrete crossover



Rear

Balance Land

We consider that the property has a usable balance land component of 8,568 square metres. Being apportioned as follows:

316 Main Road, Glenorchy - 5,546 square metres
322 Main Road, Glenorchy - 3,022 square metres









ENVIRONMENTAL ISSUES

Site Issues	Any indication of previous noxious or potentially contaminating use?	No
	Subject to an environmental planning overlay that could constrain land use and development?	No
	Adjoining land subject to an overlay that indicates adjoining land could be contaminated?	No
	Based on visual inspection to the extent that it is reasonably possible, are there adjoining sites that appear to or are known to have or have had noxious or potentially contaminating uses?	No
	Identified industrial processes onsite that involve the use of chemicals or hazardous materials?	No
	Identified past or present underground storage of fuels, chemicals or hazardous materials at the property?	No
	Included in the current register of contaminated sites?	No
	Do operations require environmental licensing, resource consent or equivalent?	No
	Is the former or current use of the property included on the API's 'List of Potentially Contaminating Activities and Land Uses'?	No

Whilst a visual site inspection did not indicate any existing or historic use of the site (so far as it is reasonably identifiable) for any hazardous or potentially contaminating industrial processes or for the storage (either above or below ground) of any hazardous chemical substance, valuers are not environmental experts. The valuer therefore cannot certify and/or confirm that there is no contamination of the property either beneath or above the surface of the soil or elsewhere which might affect value.

Whilst the valuer did not note any obvious hazardous or toxic material on site, it should be noted that the valuation has been prepared without the benefit of a soil test or environmental studies of any sort. Accordingly, the valuation is subject to there being no surface or subsurface soil problems including instability, toxic or hazardous wastes or building material hazards in or on the property that would adversely affect its existing or potential use or reduce its marketability.

We have conducted a search of readily available resources on The List on 21/05/2025 which identified no known Environmental Planning Overlays or known contamination. .

This valuation is based upon the assumption that the property is not contaminated or impacted by environmental issues that will affect the marketability or value of the property. It should be noted that environmental matters are outside of the expertise of the valuer and that this valuation has been prepared without the benefit of soil tests or any other environmental studies.

It is recommended that any party who has the right to rely upon this report satisfy themselves in relation to any environmental risks or contamination issues, prior to reliance upon this valuation. Should any such issues become apparent, this valuation is not to be relied upon and the report must be returned to the valuer for review and comment.

The environmental checklist has been completed subject to the limitations of our site inspection and in the absence of specialist reports. Whilst broad commentary on the above questions has been provided, it is advised that these matters are outside of the valuer's area of expertise, and if doubt exists, specialist advice should be sought and if relevant, referred to the valuer for comment prior to relying upon the valuation.

Asbestos Materials	Could any buildings or improvements at the property predate 2004?	Yes
	Is asbestos containing material known to be present?	Yes
	Asbestos register/record available?	Yes
	Asbestos register/record indicates the presence of asbestos?	Yes
	Asbestos Management Plan in place for the property?	Yes

As the improvements were constructed prior to 1 January 2004, State legislation stipulates that an 'Asbestos Register' must be prepared and kept at the workplace.

We note there are some building materials used in the construction of these improvements that may contain asbestos. These include: [if significant asbestos issue is noted] We recommend that any party relying on this report sight a copy of the Asbestos Register and/or Management Plan and satisfy

themselves in regard to any Work Health and Safety regulations. Should any asbestos concerns become apparent, this report must not be relied upon and should be returned to the valuer for further comment and review.

We have been provided with an 'Asbestos Register' identifying the presence of asbestos within building materials. TWe therefore recommend that the intending purchaser satisfies themselves that management is adhering to Workplace Health and Safety requirements.

Aluminium Composite Cladding

Based on a visual inspection to the extent that it is reasonably possible could any buildings or improvements at the property incorporate aluminium composite cladding as part of their design/build?	No

Whilst a visual inspection did not identify any aluminium composite cladding, the valuer has not obtained a compliance certificate in relation to the building materials. This valuation is prepared on the assumption that the building materials used, as well as the application and installation of those materials, comply with all approvals, relevant law, legislation, legal codes and/or standards.

Should any adverse improvement concerns become apparent, the valuer should be consulted and reserves the right to reassess any effect on the value stated in this report.

The valuer is not an expert in 'cladding' or methods of attachment and is not qualified to determine the existence of cladding, let alone determine whether it is non-conforming or non-compliant cladding. Herron Todd White does not accept responsibility or liability for any losses whatsoever arising from the valuer failing to identify non-conforming or non-compliant cladding.

Energy Efficiency

To the best of our knowledge, does the subject property incorporate environmentally sustainable features?	No
Does the property have a current NABERS Energy Rating (Base Building) as at the date of assessment?	No
Is the absence of a NABERS rating likely to have a material detrimental impact on the marketability and/or saleability of the property?	No

The NABERS rating scheme is administered nationally by the NSW Department of Environment and Climate Change (DECC) and locally by leading state greenhouse agencies. The rating system ranges from 1 to 6 stars.

Environmental, Social and Corporate Governance (ESG)

Based on the available information and to the best of your knowledge, does the subject property currently meet the sustainability and ESG criteria typically expected for this asset type in the current market context?	Yes
Would the most likely purchaser of the property attach significance to Environmental Social Governance (ESG) matters sufficient to have a material impact on the subject property's marketability and/or value at the date of valuation?	No

To the best of our knowledge and based on the information available, the subject property meets the sustainability and Environmental Social Governance (ESG) criteria expected for this asset type in the current market context.

The valuer is not an expert in ESG matters and as such any observations or comments in relation to ESG are only provided in the valuer's capacity as a property valuer. If the client, and any other agreed reliant party require more detailed advice on ESG matters raised in this report, it is recommended that they seek and obtain guidance, specific advice and/or opinion, or other appropriate specialist input, from specialists who have expertise and qualifications in ESG. Should any issues or concerns become apparent, the right is reserved to review this report.

It should be noted that Valuers will seek to identify ESG matters that impact the marketability and value of property and that there may be ESG considerations that are beyond the scope of a Valuer's expertise. As such, it is recommended that any party relying on this report should satisfy themselves in relation to any ESG matters. Should any issues or concerns become apparent, the right is reserved to review this report.

OCCUPANCY DETAILS

Overview

The property is proposed to be purchased with vacant possession, accordingly there is no relevant occupancy information.

OUTGOINGS

Outgoings - Improved Site - 314 Main Road

Summary

The outgoings as adopted for the purpose of this valuation have been partially provided and partially estimated by the valuer and are summarised as follows:

Outgoings Category	HTW Adopted $/pa	HTW Adopted $/sqm
Statutory Expenses		
Municipal / Council Rates	4,000	7.19
Water & Sewerage Rates	960	1.73
Land Tax	3,087	5.55
Total Statutory Expenses	**8,047**	**14.47**
Operating Expenses		
Insurance Premiums	5,500	9.89
Total Operating Expenses	**5,500**	**9.89**
Total Outgoings	**13,547**	**24.37**

The outgoings as adopted for the purpose of this report are considered to be within typical market expectations.

VALUATION CONSIDERATIONS

MARKET SALES EVIDENCE

Overview The market has been examined for evidence of comparable sales activity. The more relevant transactions are summarised in the following schedule.

SALES SCHEDULE 1: IMPROVED SITE - 314 MAIN ROAD

1. 148 Hopkins Street, Moonah TAS 7009



Sale Date	03 Oct 2023 - Settled Sale	**Net Passing Income**	$15,915 ($55/sqm)
Sale Price	$583,000	**Net Market Income**	$15,915 ($55/sqm)
Sale Type	Vacant Possession	**Unexpired Lease Term**	0.99 years
Land Area	653 ($893/sqm)	**Passing Yield**	2.73%
-	288 ($2,024/sqm)	**Analysed Market Yield**	2.73%

Land and Improvements

Tenure	Freehold	**Asset Type**	Other Specialised - Place Of Worship
Zone	General Residential	**Built / Condition**	1925 / Fair
Key Planning Provisions	-	**Style / Levels**	Older / Single
Frontage	Corner	**Construction**	Weatherboard / Metal
Position / Shape	Corner / Regular	**Parking**	-

Additional Information

Land	The land is at street grade, with a near level contour. Access to the property is easy and direct and exposure is good
Improvements	Improvement comprises an original church/hall and includes two open space areas, a stage, kitchenette and unisex amenities.
Sale Analysis	Sold with lease in place, expiring September 2024.
Comparison Comments	Sold in slightly inferior market conditions. Inferior exposure, smaller land area, similar location, slightly superior frontage, superior zoning. Smaller lettable area, slightly inferior condition, slightly older age, similar style. Overall considered to reflect a lower overall quantum of value and a slightly lower rate $/sqm lettable area in comparison to the subject property (314 Main Rd).

2. 535 Sandy Bay Road, Sandy Bay TAS 7005



Sale Date	15 Mar 2024 - Settled Sale	**Zone**	General Residential
Sale Price	$1,500,000	**Frontage**	Single
Sale Type	Investment Sale	**Shape**	Slightly Irregular
Land Area	1,038 ($1,445/sqm)	**Topography**	Gently sloping

Additional Information

Land	This is a gently sloping, slightly irregular shaped, inside site that is contained within a General Residential Zone. The property has a single road frontage to Sandy Bay Road, a bitumen sealed arterial road.
Improvements	Improved on the property is a circa 1955 commercial building known as 'Telstra Exchange'. The property is situated in a prominent position on Sandy Bay Road as it represents a future development site due to its Residential zoning.
Analysis	The property was sold as a short term leased asset generating holding income to Telstra Corporation Ltd on a 2.5 year term from settlement which reflects a market yield of 4.67%.
Comparison Comments	Sold in slightly inferior market conditions. Smaller land area, similar frontage and exposure, slightly superior location, superior zoning. Slightly smaller lettable area, similar age, style and condition. Overall considered to reflect a similar overall quantum of value and a lower rate $/sqm lettable area in comparison to the subject property (314 Main Rd).

3. 52-54 Innovation Drive, Dowsing Point TAS 7010



Sale Date	24 Oct 2023 - Settled Sale	**Net Passing Income**	$98,000 ($192/sqm)
Sale Price	$1,500,100	**Net Market Income**	$98,000 ($192/sqm)
Sale Type	Investment Sale	**WALE (by Income)**	0.68 years
Land Area	4,001 ($375/sqm)	**Passing Yield**	6.53%
GLA	511 ($2,936/sqm)	**Analysed Market Yield**	6.53%

Land and Improvements

Tenure	Freehold	**Asset Type**	Industrial - Factory / Warehouse
Zone	Particular Purpose	**Built / Condition**	Circa 2000's / Good
Key Planning Provisions	Flood Prone Area Overlay	**Style / Levels**	Semi-modern / Single
Frontage	Single	**Construction**	Lightweight composite panel / Metal
Position / Shape	Internal / Irregular	**Parking**	Open parking available

Additional Information

Land	This is a sloping site that is slightly below road height. It falls from the street to the rear boundary. The site is contained within a Particular Purpose town planning precinct. The property has a road frontage Innovation Drive. Innovation Drive is a bitumen sealed cul-de-sac road.
Improvements	Improved on the property is a semi-modern, single level warehouse/office complex. The improvements include a low clearance workshop with attached offices. There is a covered area at the rear of the building. The building was constructed in the 2000's. Ancillary improvements comprise 14 open parks and adequate landscaping.
Sale Analysis	Sold with a short lease term remaining and no further options remaining. The building has a current annual gross income of $118,197 per annum ($231/m2). The WALE equates to 0.68 years. The sale analysed a yield of 6.53% based on the following assumptions: Assessed Gross Income $118,197 per annum ($231/m2), Outgoings $20,197 per annum ($40/m2).
Comparison Comments	Sold in slightly inferior market conditions. Inferior exposure, slightly inferior frontage, similar location, slightly superior zoning, larger land area. Slightly smaller lettable area, similar style and condition, slightly newer age. Overall considered to reflect a similar overall quantum of value and a slightly higher rate $/sqm lettable area in comparison to the subject property (314 Main Rd).

4. 2a Chardonnay Drive, Berriedale TAS 7011

	Sale Date	26 Feb 2024 - Confirmed Sale	**Net Passing Income**	-
	Sale Price	$2,280,000	**Net Market Income**	$194,500 ($100/sqm)
	Sale Type	Vacant Possession	**Unexpired Lease Term**	-
	Land Area	7,711 ($296/sqm)	**Passing Yield**	VP
	GLA	1,945 ($1,172/sqm)	**Analysed Market Yield**	8.06%
Land and Improvements				
	Tenure	Freehold	**Asset Type**	Industrial - Factory / Warehouse
	Zone	Community Purposes	**Built / Condition**	1967 / Fair
	Key Planning Provisions	-	**Style / Levels**	Older / Single
	Frontage	Corner	**Construction**	Brick, Metal deck, Weatherboard / Metal
	Position / Shape	Corner / Slightly Irregular	**Parking**	Adequate

Additional Information	
Land	The land is street grade, with a near level contour and is positioned on a corner frontage with good exposure and additional exposure from the southbound traffic on the Brooker Highway. Access to the property is easy and direct. The site provides easy access to major transport routes. The land area provides options for further development under the current zoning of Community Purpose (STCA).
Improvements	The property incorporates a storage facility with associated office accommodation. The storage areas are climate controlled (temperature and humidity). Office accommodation is dated and facilities include unisex amenities.
Sale Analysis	Sold with vacant possession.
Comparison Comments	Sold in slightly inferior market conditions. Slightly inferior location and access, similar zoning, frontage and exposure, larger land area. Smaller lettable area, slightly inferior style, similar age and condition. Overall considered to reflect a lower rate $/sqm lettable area and a higher overall quantum of value in comparison to the subject property (314 Main Rd).

SALES SCHEDULE 2: VACANT LAND - 316 & 322 MAIN ROAD

5. 54 Church Street, Ross TAS 7209



Sale Date	05 Dec 2023 - Confirmed Sale	**Net Passing Income**	N/A
Sale Price	$550,770	**Net Market Income**	N/A
Sale Type	Vacant Possession	**Unexpired Lease Term**	-
Land Area	7,229 ($76/sqm)	**Passing Yield**	VP
GLA	232 ($2,374/sqm)	**Analysed Market Yield**	N/A

Land and Improvements

Tenure	Freehold	**Asset Type**	Other Specialised - Place Of Worship
Zone	Community Purposes	**Built / Condition**	1882 / Good
Key Planning Provisions	-	**Style / Levels**	Older / Single
Frontage	Single	**Construction**	Sandstone / Tile
Position / Shape	Internal / Regular	**Parking**	Open parking available

Additional Information

Land	This is a gently sloping, regular shaped, inside site that is contained within a Community Purpose and Open Space Zone. The property has a single road frontage to Church Street, a bitumen sealed no through road.
Improvements	Improved on the property is a Tasmanian State Heritage listed church building that was constructed in 1882. The property features vaulted ceilings, stained glass windows and spire. The property comprises two titles, known as 52-54 Church Street with the Heritage listing over both tiles.
Sale Analysis	Sold with vacant possession.
Comparison Comments	Sold in slightly inferior market conditions. Inferior location, similar zoning. Overall considered to reflect a lower rate $/sqm land area in comparison to the subject property.

6. Confidential Sale, address withheld, Wynyard TAS 7325



Sale Date	01 Mar 2025 -
Sale Price	$1,600,000
Sale Type	Vacant Possession
Land Area	10,100 ($158/sqm)
GLA	2,345 ($682/sqm)

Land and Improvements

Tenure	Freehold	**Asset Type**	Other Specialised - Place Of Worship
Zone	General Residential	**Built / Condition**	Circa 1970's
Key Planning Provisions	-	**Style / Levels**	Older / Two
Frontage	Single	**Construction**	Brick / Metal
Position / Shape	Internal / Slightly Irregular	**Parking**	Open parking available.

Additional Information

Land	The subject property is a near level, slightly irregular shaped internal allotment that is contained within a General Residential Zone.
Improvements	Erected on the property is a part two level mixed use building currently utilised as a church and its associated services. The building was originally constructed as a boarding house, with the individual bedrooms now being utilised as offices/store rooms. The improvements are estimated to have been constructed circa 1972 and underwent building extensions in 2006.
Sale Analysis	Apportionment of Sale: Land $400,000 ($40/m2) Improvements $1,200,000 ($512/m2).
Comparison Comments	Sold in similar market conditions. Inferior location, slightly superior zoning, larger land area. Overall considered to reflect a lower rate $/sqm land area in comparison to the subject property.

7. 207 Main Road, Moonah TAS 7009



Sale Date	20 Oct 2023 - Advised settled	**Net Passing Income**	$41,000 ($76/sqm)
Sale Price	$670,000	**Net Market Income**	$41,000 ($76/sqm)
Sale Type	Investment Sale	**WALE (by Income)**	-
Land Area	536 ($1,250/sqm)	**Passing Yield**	6.12%
GLA	536 ($1,250/sqm)	**Analysed Market Yield**	5.87%

Land and Improvements

Tenure	Freehold	**Asset Type**	Industrial - Automotive
Zone	Commercial	**Built / Condition**	Good
Key Planning Provisions	-	**Style / Levels**	Older / Single
Frontage	Corner	**Construction**	Brick / Metal
Position / Shape	Corner / Regular	**Parking**	Open parking available

Additional Information

Land	This is a level, regular shaped, corner site that is at road height. The site is contained within a Commercial town planning precinct. The property has a corner road frontage to Main Road and Derwent Park Road. Main Road is a bitumen sealed arterial road. Derwent Park Road is a bitumen sealed arterial road. Very high profile corner site.
Improvements	Improved on the property is an older, single level site office and hardstand currently operating as a car yard. The site also incorporates the ability for signage on the wall of the boundary of the adjoining property. Highest and best use considered to be a development site (STCA).
Sale Analysis	The property was sold subject to a month by month tenancy for the car yard and an annual tenancy to Claude Neon Media for signage which had expired and was on a holding over basis only. The property has a current annual gross income of $46,353 per annum ($86/m). The sale analysed a yield of 5.87% based on the following assumptions: Assessed Gross Income $46,353 per annum ($86/m), Outgoings $5,353 per annum ($10/m), six month letting up allowance. -$28,124. Sale analyses to a rate of $1,250 per square metre of improved land area.
Comparison Comments	Sold in slightly inferior market conditions. Smaller land area, similar location and frontage, slightly superior exposure, superior zoning. Overall considered to reflect a higher rate $/sqm land area in comparison to the subject property.

8. 35 Gormanston Road, Moonah TAS 7009



Sale Date	19 Feb 2025 - Settled Sale	**Zone**	Light Industrial
Sale Price	$622,727	**Frontage**	Single
Sale Type	Vacant Possession	**Shape**	Irregular
Land Area	923 ($675/sqm)	**Topography**	Near level

Additional Information

Land	This is a near level, irregular shaped inside site that is contained within a Light Industrial Zone. The property has a single road frontage to Gormanston Road which is a bitumen sealed collector road with kerbside parking.
Improvements	Improved on the property is a mixed use residential and retail property. A retail shop is situated at the front of the property with an attached original circa 1935 two bedroom cottage. Open parking is available onsite. Highest and best use is considered to be a commercial development site. Lettable Area Apportionment - Retail: 90 sqm; Residential: 96 sqm.
Analysis	The sale represents a development site and reflects an improved land rate of $675 per square metre.
Comparison Comments	Sold in similar market conditions. Smaller land area, slightly inferior frontage and exposure, similar location, slightly superior zoning. Overall considered to reflect a higher rate $/sqm land area in comparison to the subject property.

Where ESG factors are identified by the Valuer, and noted in this report, they have been considered as part of the valuation process. The Valuer has analysed market transactions and market prices, unless otherwise identified and explained separately in the report, are presumed to include the market participants' consideration of ESG factors on prices. The Valuer is unaware of any evidence that accurately measures or quantifies ESG factors separately from the negotiated price.

Sales Summary The above sales have been summarised below.

SALES SCHEDULE 1: IMPROVED SITE - 314 MAIN ROAD

No.	Address	Sale Date	Sale Price	Land Area (sqm)	Lettable Area (sqm)	Passing Yield (%)	Analysed Market Yield (%)	WALE (years)	$/sqm Land Area	$/sqm Lettable Area
1.	148 Hopkins Street, Moonah	03/10/2023	$583,000	653	288	2.73	2.73	0.99	$893	$2,024
2.	535 Sandy Bay Road, Sandy Bay	15/03/2024	$1,500,000	1,038	502	4.67	4.67	-	$1,445	$2,988
3.	52-54 Innovation Drive, Dowsing Point	24/10/2023	$1,500,100	4,001	511	6.53	6.53	0.68	$375	$2,936
4.	2a Chardonnay Drive, Berriedale	26/02/2024	$2,280,000	7,711	1,945	VP	8.06	-	$296	$1,172

SALES SCHEDULE 2: VACANT LAND - 316 & 322 MAIN ROAD

No.	Address	Sale Date	Sale Price	Land Area (sqm)	Lettable Area (sqm)	Passing Yield (%)	Analysed Market Yield (%)	WALE (years)	$/sqm Land Area	$/sqm Lettable Area
5.	54 Church Street, Ross	05/12/2023	$550,770	7,229	232	VP	-	-	$76	$2,374
6.	30 Austin Street, Wynyard	01/03/2025	$1,600,000	10,100	2,345	VP	-	-	$158	$682
7.	207 Main Road, Moonah	20/10/2023	$670,000	536	536	6.12	5.87	-	$1,250	$1,250
8.	35 Gormanston Road, Moonah	19/02/2025	$622,727	923	186	VP	-	-	$675	$3,348

Sales Commentary and Conclusion

The sales identified above reflect the following:

	Low	High
$/sqm Lettable Area	$682	$3,348
$/sqm Land Area	$76	$1,445
Analysed Market Yield (%)	2.73%	8.06%

We refer the reader to our comparison comments within the above sales tables.

We particularly note the sale of 2a Chardonnay Drive, Berridale. This sale comprises an improved site, zoned Community Purpose and located in a slightly inferior location albeit with good profile and exposure characteristics. Improvements include a workshop/warehouse storage facility with associated office and amenities. The improvements are older and would benefit from upgrading. This sale reflected a rate of $1,172 per square metre of lettable area and $296 per square metre of land area.

In comparison to 314 Main Road, the improved site with the community hall improvements, we would expect a higher rate per square metre of building area to reflect the smaller lettable area of the improvements and smaller site area.

In comparison to 316 & 322 Main Road, the rear vacant land, we would expect a slightly lower rate per square metre of underlying land area to reflect our assessment of the subject land as vacant land only as well as the inferior position of the subject site not benefitting from the exposure and profile characteristics of this sale.

314 Main Road, Glenorchy

The capital value rates identified above reflect a range in the order of $682 to $3,348 per square metre of lettable area. Having regard to the available sales evidence, prevailing market conditions and the attributes of the subject property, we have adopted an analysed rate for the subject property of $2,600 to $2,800 per square metre of lettable area.

As a secondary method of valuation we have also utilised the capitalisation method. Applying a rental figure of $250 per square metre for the current community hall improvements. This rate is reflective of the current age, quality and condition of the asset. We have applied a yield of 8% reflective of the quality of the improvements and current zoning of the site.

316 & 322 Main Road, Glenorchy

The rear allotments have been assessed on a vacant land basis only. This land is currently zoned Community Purpose. Land under this zoning is infrequently transacted and the valuer has had to rely on a variety of sales of different zoned land with varying characteristics to draw a conclusion of the assessed value.

The sales analysed reflected a wide range of $76 to $1,445 per square metre of land area. After consideration of the characteristics of the subject site including location, position, size and underlying zoning we have assessed a range of $240 to $260 per square metre of land area for this site.

Improved Site - 314 Main Road

	Adopted Rates
Capitalisation Rate	8.00%
Rate Range ($/sqm of Lettable Area)	$2,600 to $2,800

Vacant Land - 316 & 322 Main Road

	Adopted Rates
Rate Range ($/sqm of Land Area)	$240 to $260

CONTRACT OF SALE

Summary

Whilst we have been instructed to prepare this valuation to assist with a potential purchase negotiation, we are not aware of any Contract of Sale over the property as at the date of valuation.

VALUATION RATIONALE

Highest and Best Use

The existing use of the subject is considered to be inconsistent with the highest and best use of the property at this time. The highest and best use is ...

Methods of Valuation

The following methods of valuation have been utilised by the valuer:

Improved Site - 314 Main Road

Primary:	Direct Comparison (Building) Method
Supporting:	Capitalisation Method

Vacant Land - 316 & 322 Main Road

Primary:	Direct Comparison (Land) Method

VALUATION CALCULATIONS

Improved Site - 314 Main Road

Direct Comparison (Building) Method

The direct comparison (building) method allows the valuer to assess an overall rate for the subject property over the building area. The rate range applied has been derived from the valuer's analysis of comparable sales.

VACANT POSSESSION DIRECT COMPARISON (BUILDING) METHOD

Sales evidence suggests a rate per square metre of building area range as follows:

Comparisons	NLA (sqm)	$/sqm Building	Total ($)
Low	556	2,600	1,445,600
High	556	2,800	1,556,800
Midpoint		**2,700**	**1,501,200**
Rounded for Valuation Purposes			**1,500,000**

Capitalisation Method

The capitalisation method examines the potential net income available from the subject property, which is then capitalised at a rate that reflects the risk profile of the property and the market conditions of the day. The adopted capitalisation rate is derived from the valuer's analysis of comparable sales. This methodology attempts to mirror a typical property investors' view of the subject property and the market.

VACANT POSSESSION CAPITAL ADJUSTMENTS

Item	Definition		Adopted ($)
Loss of Rent During Letting Up Period	The present value of the gross rent foregone during the assumed letting up period over all vacant, owner occupied and monthly tenancies	6 months for vacant tenancies. Discounted at a rate of 8.00%	**(68,703)**
Agents Leasing Fees	The present value of any required agents leasing fees	12.0% gross for new leases; 5.0% gross for renewed leases. Discounted at a rate of 8.00%	**(16,224)**
Total			**(84,927)**

HERRON TODD WHITE

VACANT POSSESSION CAPITALISATION METHOD

	$/sqm	Market $pa
Gross Income	250	139,000
Vacancy / Bad Debt Allowance (0.00%)		0
Gross Adjusted Income		**139,000**
Outgoings:		
Municipal / Council Rates		(4,000)
Water & Sewerage Rates		(960)
Land Tax		(3,087)
Insurance Premiums		(5,500)
Total Outgoings	**(24)**	**(13,547)**
Adopted Net Income		**125,453**
Capitalisation Rate		**8.00%**
Capitalised Value		**1,568,163**
Existing Adjustments		
PV Loss of Rent During Lease Up Period		(68,703)
PV Agents Fees		(16,224)
Total Below the Line Adjustments		**(84,927)**
Sensitivity - lower Cap Rate of 7.75%		1,533,821
Capitalised Value after Adjustments		**1,483,235**
Sensitivity - higher Cap Rate of 8.25%		1,435,715
Rounded for Valuation Purposes		**1,500,000**

Vacant Land - 316 & 322 Main Road

Direct Comparison (Land) Method

The direct comparison (land) method allows the valuer to assess an overall rate for the subject property over the land area. This method has regard to any existing improvements, or lack thereof. The rate range applied has been derived from the valuer's analysis of comparable sales.

DIRECT COMPARISON (LAND) METHOD

Sales evidence suggests a rate per square metre of land area range as follows:

Land Description	sqm	Low Rate ($)	High Rate ($)	Mid Rate ($)
322 Main Road Glenorchy	3022	240	260	250
316 Main Road Glenorchy	5546	240	260	250
Sub Total	8,568	2,056,320	2,227,680	2,142,000
Midpoint				**2,142,000**
Rounded for Valuation Purposes				**2,140,000**

VALUATION CONCLUSIONS

CONCLUSION

Improved Site - 314 Main Road

Summary

In valuing the subject property, the valuer relied upon two different valuation methods above, being the direct comparison (building) method and the capitalisation method.

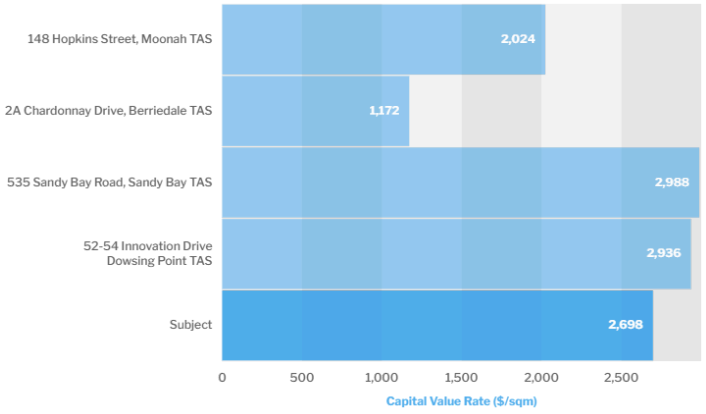
The derived values from these methods and adopted value are shown below:

VALUATION SUMMARY - VACANT POSSESSION

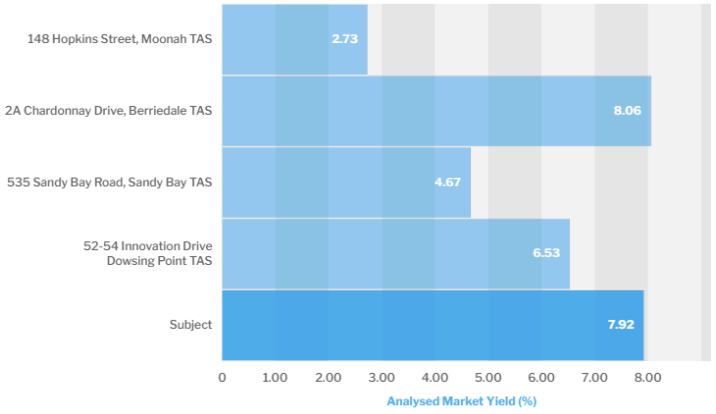
Method	Value
Direct Comparison (Building) Method	$1,500,000
Capitalisation Method	$1,500,000
Adopted Value	**$1,500,000**
Which equates to:	
an analysed market yield of	7.92%
a rate per square metre of lettable area of:	$2,698
a rate per square metre of land area of:	$789

The resultant rates in comparison to the sales evidence are graphically represented as follows:

CAPITAL VALUE ($/SQM LETTABLE AREA) COMPARISON



ANALYSED YIELD COMPARISON



Selling Period	The assessment of market value herein assumes an effective marketing campaign of up to six months.

Vacant Land - 316 & 322 Main Road

Summary

In valuing the subject property, the valuer relied upon a single valuation method above, being the direct comparison (land) method.

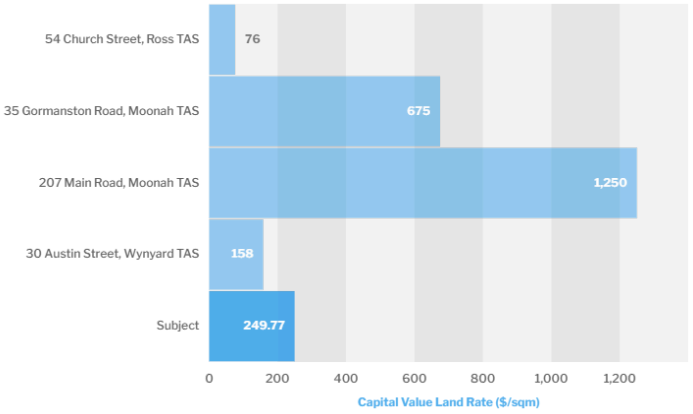
The derived value from this method and adopted value are shown below:

VALUATION SUMMARY

Method	Value
Direct Comparison (Land) Method	$2,140,000
Adopted Value	**$2,140,000**
$/sqm of total site area	$255

The resultant rates in comparison to the sales evidence are graphically represented as follows:

CAPITAL VALUE ($/SQM LAND AREA) COMPARISON



Selling Period	The assessment of market value herein assumes an effective marketing campaign of up to six months.

ANNEXURES

Definitions, Assumptions, Qualifications & Disclaimers
Instruction
Current Title Search/es
Extract from Plan

DEFINITIONS, ASSUMPTIONS, QUALIFICATIONS & DISCLAIMERS

DEFINITIONS

Analysed Market Yield	Assessed net market income after permanent vacancy allowance (if applied), divided by total sale price or adopted value plus any capital adjustments to the core value (capex, PV of reversions and letting up allowances).
As Is	A valuation that provides the market value of the property as it exists as at the date of valuation.
Highest and Best Use	The use of an asset that would produce the highest value and must be physically possible, legally permissible and financially feasible.
Initial Yield Fully Leased	Net passing income plus vacancies at market rents divided by sale price or adopted value plus any capital adjustments to the core value (capex, outstanding incentives and letting up allowances).
Market Rent	The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.
Market Value	The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.
Passing Yield	Net passing income divided by the sale price or adopted value.
Permanent Vacancy Allowance	An ongoing allowance that can be created by physical vacancy, changeover of tenant, incentives and bad debts.
WALE	The Weighted Average Lease Expiry (WALE) is a weighted measure in years of the overall lease profile. The weighting is based upon either the gross income or the floor area.

ASSUMPTIONS

Asbestos Materials	The inspection of the subject property did not reveal any obvious visible asbestos containing materials other than anything referred to in the body of this valuation report. Valuers are not qualified to conclusively determine the existence of asbestos and will not be held liable nor responsible for any failure to identify asbestos containing materials and the impact which any asbestos material has on the property, its marketability and value. This report is prepared on the assumption that the property is not affected by any unknown asbestos concerns. Should any asbestos concerns become apparent, the right is reserved to review this report.
Encumbrances	This report is prepared on the assumption that there are no encumbrances other than those noted, which may have an adverse effect on the conclusions of this report. Should any such encumbrance become apparent, the right is reserved to review this report.
Environmental	This report is prepared on the assumption that there are no site contamination issues impacting the subject property, unless otherwise specified within the body of this report. Should any contamination issues subsequently become apparent, the right is reserved to review this report.
Floor Areas	This report is prepared on the assumption that any floor areas provided by a third party (if applicable) are in accordance with the Australian Property Institute's appropriate recommended method of measurement for the specific premises type.
Land Not Affected	Unless identified within the body of this report, this report is prepared on the assumption that the land is not affected by unstable, hazardous, or toxic soil material, however no professional expert advice has been sought in this regard. Should any such issues become apparent, this matter should be referred to the Valuer for comment and the right is reserved to review this report.
Market Data	Market data has been obtained from a range of generally reliable online and physical sources, or as reported by real estate agents. A reasonable attempt has been made to corroborate such information where necessary. This report is prepared on the assumption that market data as obtained is correct.
Native Title, Sacred Sites and Aboriginal Cultural Heritage	Native Title is the recognition that Aboriginal and Torres Strait Islander people have rights and interests to land and waters according to their traditional law and customs as set out in Australian Law, while Aboriginal Heritage systems represent the cultural and historical significance in the form of sites and objects of significance and ancestral remains protected under Aboriginal Heritage legislation. The value and utility of land can be affected by the presence of Native Title claims, Aboriginal Sacred Sites and sites of Aboriginal Cultural Heritage on the land. Determining the impact of Native Title claims and Aboriginal Heritage requires the expertise of appropriate professionals. Therefore, it cannot be warranted that there are no such Native Title claims or Aboriginal Heritage sites on the land. Accordingly, this valuation report is prepared on the assumption that the property is not affected by any unknown Aboriginal Sacred Sites, Native Title

claims or sites of Aboriginal Cultural Heritage. If it is subsequently determined that the property is so affected, the right is reserved to review this valuation.

Town Planning	Formal town planning searches have not been considered unless HTW was provided with one or specifically instructed to order one. If a formal town planning search is not provided or obtained, this report is prepared on the assumption that planning data obtained from the relevant Planning Authority is accurate and that all necessary and appropriate town planning and/or building consents, approvals and certifications have been issued for the use and/or occupation of the improvements as more fully described in this report. In the event that a formal town planning search or any other relevant document is obtained after this report is prepared and the information therein is found to be materially different to the town planning information detailed herein, the right is reserved to review this report.

QUALIFICATIONS & DISCLAIMERS

Accuracy of Information	Any objective information, data or calculations set out in this report will be accurate so far as is reasonably expected from a qualified and experienced valuer, reflecting due skill, care and diligence. The valuer has not independently verified any third party information provided for the purpose of completing this report. If any of the information provided by others and referred to in this report is incorrect, it may have an impact on the conclusions of this report. HTW will not be liable for errors, omissions or inaccuracies in this report or any costs or losses incurred by you or any other party who relies on this report, resulting from: a failure by you to correct any incorrect information included in any instructions provided to HTW; a failure to disclose relevant information within your possession or knowledge; any inaccurate or incomplete information provided to HTW by you or any third party. This report is provided on the proviso that any party who relies on it accepts this risk.
API Standards	This report has been prepared with regard to the Australian Property Institute (API) professional standards framework which comprises: - Code of Ethics and Rules of Professional Conduct - International Standards (such as International Valuation Standards) - Guidance Papers - Protocols
Condition of Improvements	Whilst an inspection of the building has been undertaken, the valuer has not completed a detailed structural survey, verified the condition of the plant and machinery (where relevant), tested any of the services or inspected unexposed or inaccessible portions of the building. The valuer is therefore unable to state that these are free from defect, rot or infestation and has assumed that the improvements are reasonably structurally sound considering their age.
Conflict of Interest	Neither the valuer, nor to the best of their knowledge, any director, shareholder or employee of Herron Todd White, has any conflict of interest, or direct, indirect or financial interest in relation to this property and/or client that is not disclosed herein.
Encroachment	The valuer has physically identified the boundaries upon inspection and there did not appear to be any encroachments. However, the valuer is not a surveyor and no warranty can be given without the benefit of an identification survey.
Environmental, Social, and Corporate Governance (ESG)	In preparing this valuation report, the valuer has had regard to any significant reasonably observable or publicly known environmental, social and governance (ESG) factors. The valuer undertook relevant investigations and enquiries, inspected the property and its surrounding environs and made enquiries and investigations into market evidence in addition to considering information gathered from other sources as referred to in this report. Unless stated otherwise, the Valuer has not identified any separately quantifiable ESG factors that significantly impact the market value of the subject property.
Excluded Searches	No searches other than those identified in this report have been undertaken. Should any person relying on this report be aware or become aware of an issue that may affect value and/or liquidity then the searches should be referred to the valuer for comment.
Goods and Services Tax (GST)	The valuer is not privy to the financial circumstances of the owner(s). It is recommended that any party relying upon this report seek independent advice in regard to any relevant GST liabilities. If rentals and sale prices are quoted in this report are exclusive of GST unless otherwise stated.
Limited Liability	Liability limited by a scheme approved under professional standards legislation.
Market Movement	This report is current at the date of valuation only. The value assessed within this report may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). Liability for losses arising from changes in value subsequent to the date of valuation is excluded as is liability where the report is relied upon more than 90 days after the date of valuation or such earlier date if you become aware of any

	factors that have an effect on the valuation. The report is valid for 90 days after the date of valuation but this does not guarantee the value for that period for the reasons described in this clause.
No Compliance Certificate	Unless stated otherwise, no Compliance Certificate/Certificate of Classification has been obtained. This report is subject to the building(s) complying in all material respects with any restrictive covenants affecting the site. Furthermore, it is assumed that the site improvements have been built, occupied and operated in full compliance with all requirements of law, including all zoning, land-use classifications, building, planning, fire and health by-laws (including asbestos and legionnaires disease), rules, regulations, orders and codes of all authorities, and that there are no outstanding requisitions.
No Pecuniary Interest	The valuer has no material pecuniary interest in the subject property either past, present or prospective at the date of preparing this report and the opinion expressed is free of any bias in this regard.
Not to be reproduced without permission	Neither the whole nor any part of this report or any reference thereto may be included in any published documents, circular or statement, nor published in part or full in any way, without written approval of the form and context in which it may appear.
Other Legal, Financial and Taxation Implications	Herron Todd White does not provide, legal, financial or taxation advice and this report is not to be treated or relied upon as legal, financial or taxation advice. Unless stated otherwise, this report is provided independent of any consideration of property related tax implications that may be associated directly or indirectly with the subject property.
Reliance and Disclosure	This report is prepared for the private and confidential use by the party to whom it is addressed and for the purpose stated. Any party who relies on this report for another purpose or is not an Intended User, but uses or relies on the report (including a party who has paid the fee for preparation of the Report), in whole or in part, does so at their own risk. The party to whom it is addressed must promptly notify Herron Todd White if they become aware of any unauthorised use of this report or if it is being used for an unintended purpose. The party to whom this report is addressed is required to cooperate with Herron Todd White to mitigate loss or damage resulting from such unauthorised use. Herron Todd White will not be liable for any financial loss or damage resulting from the unauthorised use of this report or for the use by any party for an unintended purpose, if the person to whom this report is addressed fails to notify Herron Todd White or reasonably cooperate with Herron Todd White in mitigating the loss or damage. Herron Todd White's warning is registered here, that any party, other than the person to whom this report is addressed, should obtain their own report. If the person to whom this valuation is addressed, or person authorised by that person, reproduces this report in whole or in part, or otherwise discloses this report to a third party, whether permitted or otherwise, they must: (a) tell Herron Todd White the name and address of the person to whom it is disclosed; (b) tell the person that it is disclosed to that they may not rely on any Herron Todd White materials and that Herron Todd White have no liability or responsibility to them in connection with the information disclosed to them; and (c) use best efforts to obtain the person's agreement to release and indemnify Herron Todd White from and against all liabilities (including legal costs) arising from or in connection with the disclosure of the information or the person's reliance on it. The person to whom this report is addressed is responsible for ensuring that all persons to whom this report is disclosed is made aware of, and comply with the obligations set out in this clause.
Structural Survey	This report does not purport to be a site or structural survey of the land or improvements thereon, and any advice provided is not given in the capacity as an expert.

ANNEXURES

INSTRUCTION

AUTHORISATION FORM

A Report prepared by Herron Todd White will be subject to Conditions of Engagement. Special Conditions and Supplementary Special Conditions, if annexed to the Conditions of Engagement, will also apply. To the extent of any inconsistency, the order of precedence is:

1. Supplementary Special Conditions;
2. Special Conditions;
3. Conditions of Engagement.

We require that you expressly acknowledge and confirm your understanding and acceptance of the Conditions of Engagement, the Special Conditions and Supplementary Special Conditions (if annexed).

I/we hereby accept the Conditions of Engagement for Services (below) and any Special Conditions and Supplementary Special Conditions (if annexed) and confirm engagement of Herron Todd White to perform the Services as detailed.

Signed: Print Name: Date:

Herron Todd White reserves the right to provide you with any additional conditions, for your acceptance, prior to commencing the Services, should your instructions change.

My details are as follows	
Name	Georgie Barker | The Salvation Army Australia
Postal address	95-99 Railway Road BLACKBURN VIC 3130
Mobile	0405 642 131
Email	Georgie.Barker@salvationarmy.org.au
Properties included in service	
☐ 314, 316 & 322 Main Road, Glenorchy TAS 7010 ()	
Service Fee	$4,620.00
Total	$4,620.00
☐ 1/370 Main Road, Glenorchy TAS 7010 (0/123981)	
Service Fee	$3,850.00
Total	$3,850.00
Total Fee (Incl GST)	$8,470.00

Herron Todd White
Quote ref EQ623721
Herron Todd White's liability is limited by a scheme approved under the Professional Standards Legislation.

HERRON TODD WHITE

CURRENT TITLE SEARCH

the List

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
226145	1
EDITION	DATE OF ISSUE
1	21-Feb-1995

SEARCH DATE : 06-May-2025
SEARCH TIME : 02.27 PM

DESCRIPTION OF LAND

City of GLENORCHY
Lot 1 on Plan 226145
Derivation : Part of 427 Acres - Gtd. to G.F. Read.
Prior CT 2905/25

SCHEDULE 1

145812 GLENORCHY CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Page 1 of 1

Department of Natural Resources and Environment Tasmania www.thelist.tas.gov.au

HERRON TODD WHITE

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
69434	2
EDITION	DATE OF ISSUE
1	14-Mar-1994

SEARCH DATE : 06-May-2025
SEARCH TIME : 02.28 PM

DESCRIPTION OF LAND

City of GLENORCHY
Lot 2 on Diagram 69434 (formerly being 67-15NS)
Derivation : Part of 427 Acres Gtd. to G.F. Read
Prior CT 2231/97

SCHEDULE 1

GLENORCHY CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Page 1 of 1

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HERRON TODD WHITE

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
179404	1
EDITION	DATE OF ISSUE
1	29-Jul-2020

SEARCH DATE : 06-May-2025
SEARCH TIME : 02.30 PM

DESCRIPTION OF LAND

City of GLENORCHY
Lot 1 on Plan 179404
Derivation : Part of 427 Acres gtd to GF Read
Prior CTs 80388/2 and 135586/1

SCHEDULE 1

C306655 TRANSFER to GLENORCHY CITY COUNCIL Registered 10-Jul-2001 at noon

SCHEDULE 2

C290352 & C306655 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown
C306655 FENCING PROVISION in Transfer
E227345 ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 29-Jul-2020 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Page 1 of 1

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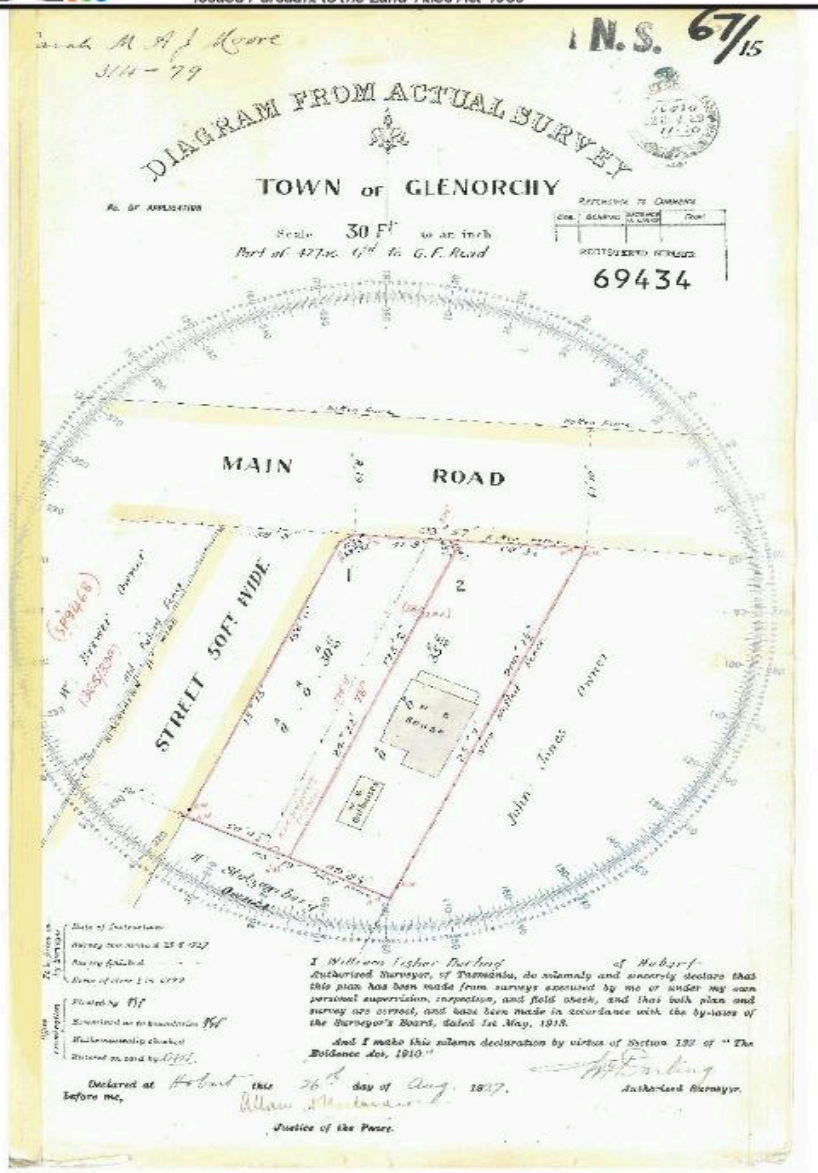
HERRON TODD WHITE

EXTRACT FROM PLAN

the LIST

FOLIO PLAN
RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980

Tasmanian Government



Search Date: 08 May 2025 Search Time: 02:28 PM Volume Number: 69434 Revision Number: 02 Page 1 of 1

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HERRON TODD WHITE

the List

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

VOL. FOL.

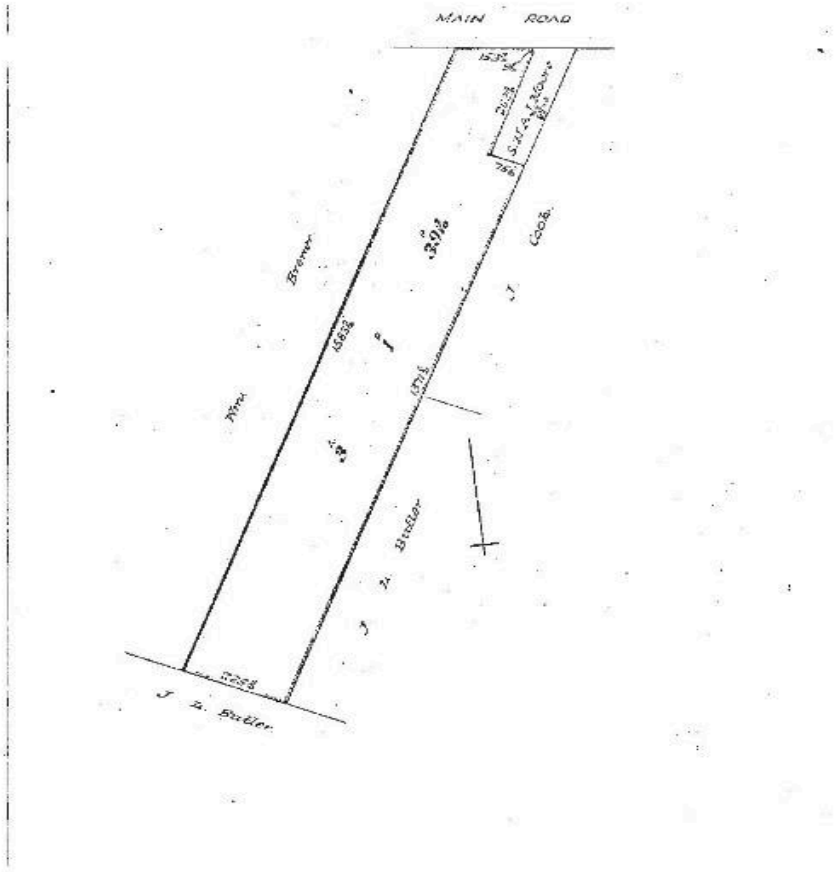
ANNEXURE TO CERTIFICATE OF TITLE 2905 25

REGISTERED NUMBER

226145

Recorder of Titles

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.



Search Date: 08 May 2025 Search Time: 02:27 PM Volume Number: 226145 Revision Number: 01 Page 1 of 1

Department of Natural Resources and Environment Tasmania www.thelist.tas.gov.au

HERRON TODD WHITE

the LIST

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

OWNER

FOLIO REFERENCE CT 80398/2 CT 135986/1

GRANTEE
PART OF 427 ACRES GTD TO GEORGE FREDERICK READ

PLAN OF TITLE

LOCATION
CITY OF GLENORCHY

FIRST SURVEY PLAN No. P357

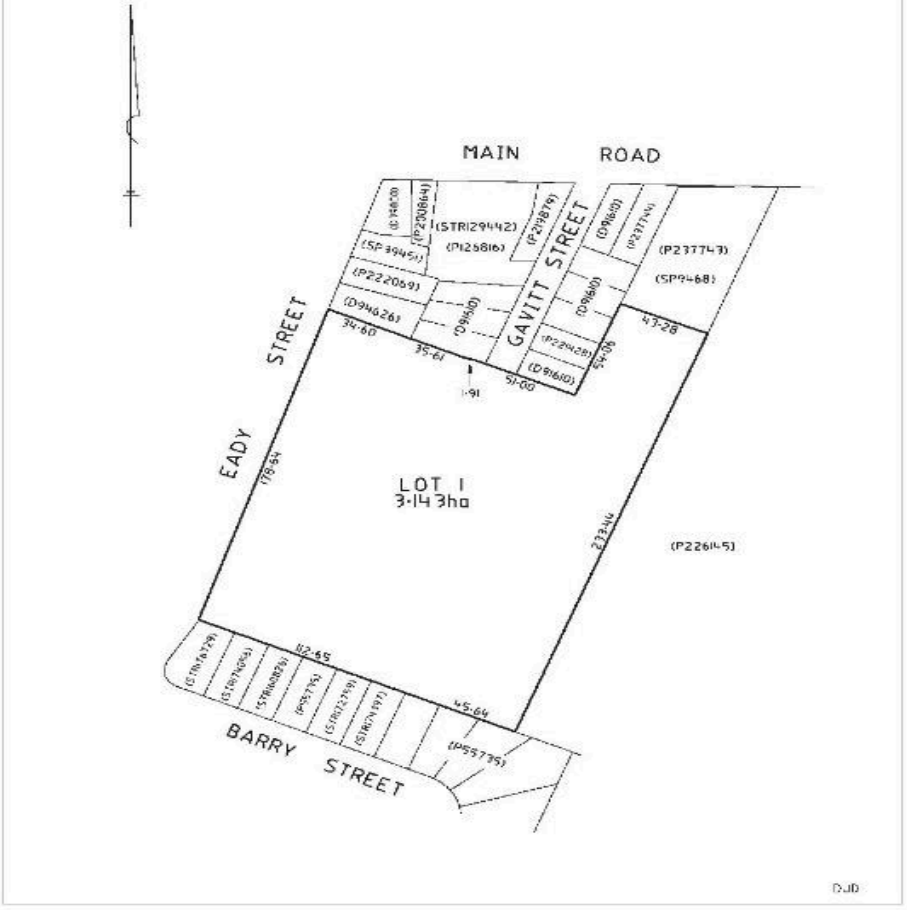
COMPILED BY LTO

SCALE 1:500 LENGTHS IN METRES

Registered Number
P.179404

APPROVED 9 JUL 2020

Recorder of Titles



Search Date: 08 May 2025 Search Time: 02:30 PM Volume Number: 179404 Revision Number: 01 Page 1 of 1

Department of Natural Resources and Environment Tasmania www.thelist.tas.gov.au

VALUATION REPORT

1/370 Main Road, Glenorchy TAS 7010

DATE OF VALUATION 09 May 2025
PREPARED FOR The Salvation Army Australia
HTW REF JB4398242

HERRON TODD WHITE

EXECUTIVE SUMMARY

1/370 Main Road, Glenorchy TAS 7010

INSTRUCTIONS

Prepared For	The Salvation Army Australia
Instructing Party	Georgie Barker, on behalf of The Salvation Army Australia
Purpose of Valuation	Assessment of Market Value to assist with negotiations for a potential sale of the property.
Interest Valued	Unencumbered estate in fee simple part subject to existing leases and part vacant possession.
Basis of Assessment	Market Value "As Is"



PROPERTY DESCRIPTION

Real Property Description	Lot 1 on Strata Plan 123981, being more formally described within Certificate of Title Volume 123981 Folio 1 (as per search dated 06/05/2025).
Registered Owner	The Salvation Army (Tasmania) Property Trust
Onerous Encumbrances	There are no onerous encumbrances noted. Refer to the body of this report for further detail.
Zoning	Central Business
Asset Type	Office Building
Highest and Best Use	The existing use of the subject is considered to be consistent with the highest and best use of the property at this time.
Strata Unit Entitlement Area	1,648 sqm
Net Lettable Area	1,325 sqm
Occupancy	The property is currently part owner occupied and part leased to external tenants. We have been requested to provide our valuation, assuming the owner occupied component is vacant. Accordingly, for this assessment, by area, the property is 70.1% leased and 29.9% vacant.
Property Description	The parent building is a two level, semi modern office building, built in 1996. The building presents in good overall condition. The subject property is a Strata unit, comprising office accommodation over two levels that includes four (4) commercial tenancies. There is one tenancy on the Ground Floor which is currently owner occupied and has been assessed as vacant for the purpose of this valuation. The first floor includes three office tenancies. Common amenities are located on each level. Improvements also include an entrance foyer with passenger lift and internal stairs. The property is part let and part owner occupied.

VALUATION SUMMARY

Date of Inspection	09 May 2025
Date of Valuation	09 May 2025
Date of Issue	30 May 2025
Last Sale	There are no historic sales recorded against the property within the last three years.
Contract of Sale	Whilst this valuation has been prepared to assist with a potential sale of the subject property, we are not aware of any known Contract of Sale over the property as at the date of valuation.
Selling Period	The assessment of market value herein assumes an effective marketing campaign of up to six months.

Key Valuation Metrics

Analysed Rate $/sqm lettable:	$4,604	Analysed Rate $/sqm land:	$3,701
Passing Net Income:	$228,394	Market Net Income:	$386,794
Passing Yield:	3.74%	Initial Yield Fully Leased:	6.24%
WALE (by Income)::	1.43 years	Adopted Capitalisation Rate:	6.25%

Market Value "As Is"	**$6,100,000** **(Six Million, One Hundred Thousand Dollars)** The following range has been assessed: **Lower Range $6,000,000 (Six Million Dollars)** **Upper Range $6,200,000 (Six Million, Two Hundred Thousand Dollars)**
	This market value assessment is exclusive of any applicable GST. No allowance has been made for realisation expenses. This valuation is subject to the assumptions and qualifications contained within and appended to this report.

Valuer

Inspected Property - Yes

Tamara Neilsen
Director
AAPI - Certified Practising Valuer
API No: API No: 76980

Countersignatory

Inspected Property - No

Neville Rennes
Quality Assurance Director
API Membership No. 62090

All data provided in this summary is wholly reliant on and must be read in conjunction with the information provided in the attached report. It is a synopsis only designed to provide a brief overview and must not be acted on in isolation.

Whilst not having inspected the subject property, the Counter Signatory, acting in the capacity as a Supervising Member, has reviewed the draft valuation report and any working papers, and based upon that review and questioning of the Primary Valuer (as appropriate), is satisfied there is a reasonable basis for the valuation process undertaken and the methodology adopted by the Primary Valuer.

This valuation is for the use only of The Salvation Army Australia to whom it is addressed and for no other purpose. No responsibility is extended to any third party who may use or rely on the whole or any part of the content of this valuation. No responsibility will be accepted for photocopied signatures.

Liability limited by a scheme approved under professional standards legislation.

Hobart

Herron Todd White (South East Regional Australia) Pty Ltd
ABN: 85 612 422 938

PO Box 15
Launceston TAS 7250
297 Elizabeth Street
Hobart North TAS 7000

Telephone: 03 6244 6795
tasmania@htw.com.au
htw.com.au

ASSUMPTIONS, CONDITIONS AND LIMITATIONS

Critical Assumptions

- This valuation report is provided subject to the definitions, assumptions, disclaimers, limitations and qualifications detailed within and annexed to this report. Reliance on this report and extension of our liability is conditional upon the reader's acknowledgement and understanding of these statements.
- We have not been provided with any building condition or technical due diligence reports, nor have we tested the building services. We have assumed for valuation purposes that there are no major defects or items of capital expenditure other than as provided for in our assessment and/or discussed above. If this is not the case, we reserve the right to review and amend this valuation if necessary. Further, we have assumed that all services, plant and equipment are operational and in reasonable condition.
- We note that at the time of our inspection, we were not able to obtain access to the three tenancies on the first floor and inspected these areas from the open foyer on Level 1 only. This valuation assumes that the quality and condition of these areas of occupancy are in line with the remainder of the building and our valuation has been prepared on this basis. We reserve the right to review and amend this valuation report, should we obtain information that differs from these assumptions made.

Client Recommendations and Report Limitations

- Commercial property markets have stabilised over the past 12 months (in general terms). Notwithstanding, consumer sentiment remains in negative territory, cost of living pressures persist and there is uncertainty as to future interest rate movements, which is making buyers more cautious. Demand appears to have eased somewhat through the latter half of 2024 and dependent on future economic conditions, there is a risk of further softening of the market (both demand and sale prices). It is recommended that this heightened level of market risk be taken into consideration in any decisions concerning the subject property.
- We further note the very recent (major) shift in the United States economic and trading policies which have triggered significant falls in the share markets and considerable uncertainty in the global financial markets. While it is too early to know the full extent of the impact of these factors on the Australian economy, it may translate to an easing in the local economic and property conditions. Notwithstanding, some commentators are now predicting this situation could lead to further, more aggressive cuts in interest rates which would be expected to have positive ramifications on the property markets, (which, is perceived to be a stable asset class during periods of economic volatility).
- This report has not been prepared for mortgage security lending purposes. We will not accept any responsibility or liability for reliance upon this valuation for such purposes.

SWOT ANALYSIS

Strengths

- Good quality tenancy profile.
- Modern improvements with lift access and large floor plate tenancy areas for this location.
- Multiple tenancy asset, offering multiple income streams.
- For the 4th year in a row Hobart recorded the lowest capital city office market vacancy rate in the country at 2.8% in 2024, compared to the national average of 14.8%. With no new developments currently under construction, the low vacancy rates are expected to persist for the foreseeable future which will continue to drive rental growth.

Weaknesses

- Suburban location.
- The property does not include onsite car parking.

Opportunities

- Interest rates continue to decline.
- Obtain a NABERS Energy rating.

Threats

- Global economic conditions are very uncertain; and
- Geopolitical factors could exacerbate the current softness in the office market.

PROPERTY DESCRIPTION

TITLE AND STATUTORY DETAILS

Real Property Description	Lot 1 on Strata Plan 123981, being more formally described within Certificate of Title Volume 123981 Folio 1 (as per search dated 06/05/2025).
Registered Owner	The Salvation Army (Tasmania) Property Trust
Encumbrances	Reservations and conditions in the Crown Grant if any: The registered proprietor holds the lot and unit entitlement subject to any interest noted on common property. Folio of the Register volume 123981 folio 0: SP 116078 EASEMENTS in Schedule of Easements E105234 CAVEAT by MAX Solutions Pty Ltd affecting part of the said land described as shown on the plan annexed thereto Registered 29-Aug-20.
Title Discussion	The Caveat by Max Solutions Pty Ltd is relating to the current lease agreement for First Floor, Suite 3. The above noted have not been fully searched nor a legal opinion obtained regarding their precise impact on the property. There are no obvious limitations or impacts that would materially restrict use or grossly obstruct value, unless noted above.
Lot Entitlement	Unit Entitlement of 77 with an aggregate of 100.
Statutory Assessments	Assessed Annual Value of $ 491,200 as at 01/07/2024 for local authority rating purposes. Land Value of $ 1,450,000 as at 01/07/2024 for land tax purposes. Capital Value of $ 6,100,000 as at 01/07/2024. The above assessments have been prepared for rating and taxation purposes only. The values were assessed as at a particular date and should not be relied upon for any use other than rating and taxing purposes, or compared with a current market valuation which may have been assessed on a different basis or a different date.

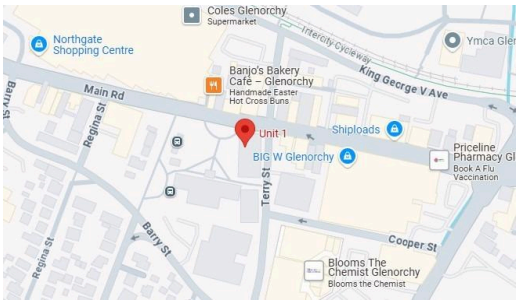
TOWN PLANNING AND APPROVALS

Local Authority	Glenorchy City Council
Zoning	Central Business District under the Glenorchy Local Provisions Schedule of the Tasmanian Planning Scheme.
Zoning Effect	A permitted use under the current planning guidelines.
Purpose/Objective of Zone	The purpose of the Central Business Zone is: • To provide for the concentration of the higher order business, retail, administrative, professional, community, and entertainment functions within Tasmania's primary centres. • To provide for a type and scale of use and development supports and does not compromise or distort the activity centre hierarchy. • To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers. • To encourage Residential and Visitor Accommodation use above ground floor level if it supports the viability of the activity centre and an active street frontage is maintained
Overlays	The subject property is subject to the following planning overlays: • Flood-prone areas - This overlay is applied to areas to ensure that use or development subject to risk from flood is appropriately located and managed.
Heritage	There are no known Heritage issues impacting the subject property.
Native Title	The property is not affected by any known Aboriginal Sacred Sites or Native Title claims.
Approvals	A search of the Local Authority's planning data has not been undertaken. A full historic search with the Authority has not been provided or obtained and therefore this valuation has been undertaken on the basis that all necessary and appropriate town planning and/or building, consents, approvals and certifications have been issued for the use of occupation of the improvements as more fully described in this report.

LOCATION



Source: Google Maps.



Source: Google Maps.

Locality	The city of Glenorchy is the administrative and retail centre for the northern suburbs of Greater Hobart, and is located approximately 10 kilometres to the north west of Hobart's Central Business District (CBD).
Situation	The property is situated on the north-western corner of the intersection of Terry Street and Main Road.
Surrounding Development	The surrounding development comprises mixed use properties. The existing use of the subject is considered consistent with the surrounding development.
Infrastructure	The subject is located close to arterial roads, major transport routes, public transport, and local shopping facilities.

LAND



Source: The LIST.



Source: Landchecker.

Land Area	1,648 sqm
Frontage and Depth	The site has a frontage of 40.71 metres and a depth of 18.87 metres along the southern boundary.
Shape and Topography	The site is an irregular shaped, corner allotment that is at street grade. It has a level topography that has no slope. Overall, it provides a good building contour in its natural state.
Utilities	Mains water, mains sewerage, telephone, electricity, and NBN are connected to the property.
Road System	The property has a primary frontage to Terry Street and a further frontage to Main Road. Terry Street is a bitumen, single lane local road with time restricted kerbside parking. Main Road is a bitumen, two lane local road with time restricted kerbside parking.
Access and Exposure	Access to the property is easy and direct. The property's exposure to passing vehicles is good.
Flooding	A review of the Local Authority's flood maps indicate that the property may be affected by flooding in the event of a 1 in 100 year flood. The area affected comprises . A formal flood search has not been undertaken and should this be an issue, then this report should be referred back to the valuer for comments.

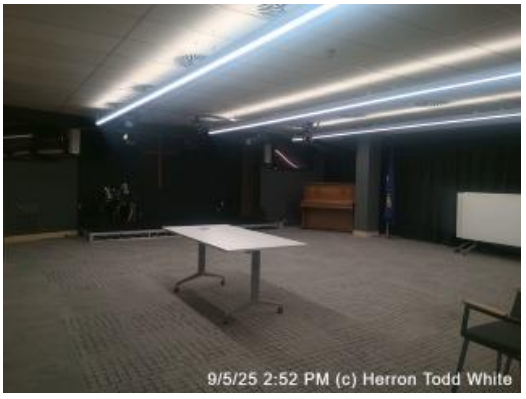
IMPROVEMENTS



Street Frontage



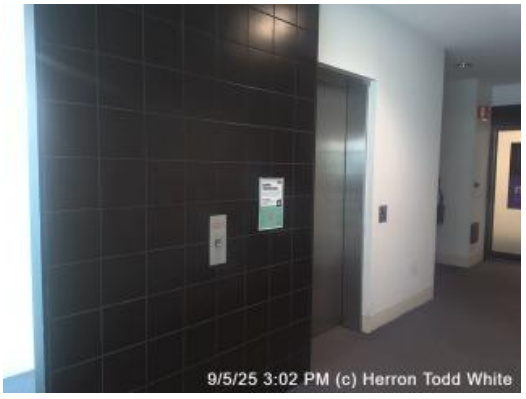
Ground Floor Tenancy



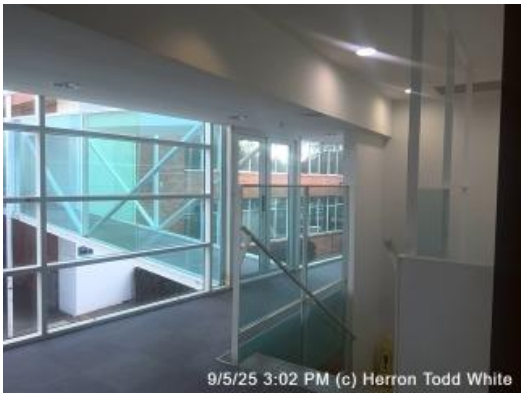
Ground Floor Tenancy



Ground Floor Tenancy



Common Area Foyer/Lifts



Internal Staircase



Level 1 Foyer



Street Frontage

General Description

The parent building is a two level, semi modern office building, built in 1996. The building presents in good overall condition.

The subject property is a Strata unit, comprising office accommodation over two levels that includes four (4) commercial tenancies.

There is one tenancy on the Ground Floor which is currently owner occupied and has been assessed as vacant for the purpose of this valuation.

The first floor includes three office tenancies.

Common amenities are located on each level.

Improvements also include an entrance foyer with passenger lift and internal stairs.

Floor Area

The following areas are based on the building plans and together with supplementary advice provided by the property manager and are subject to confirmation by survey.

Area Description	Area (sqm)
Ground Floor Tenancy 1	
Office	396
Total	**396**
First Floor Suite 1 - Tenancy 2	
Office	540
Total	**540**
First Floor Suite 2 - Tenancy 3	
Office	180
Total	**180**
First Floor Suite 3 - Tenancy 4	
Office	209
Total	**209**
Total Lettable Area	**1,325**

Layout

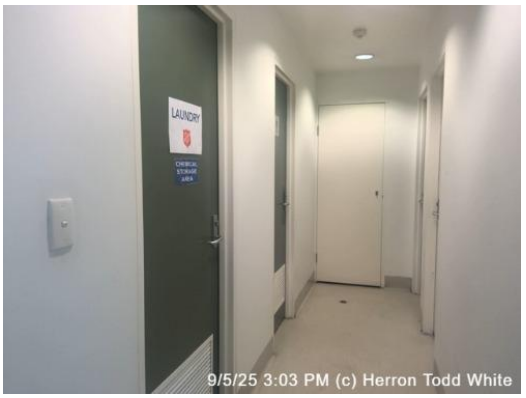
Ground Floor Tenancy - open plan, large meeting room, small meeting room, kitchen, 4 partitioned offices, 2 storage rooms.
Ground Floor Common Area: Entrance foyer, common amenities, laundry, end of trip facilities and service room.
First Floor Suite 1 - Office tenancy includes a mix of open plan office areas, meeting rooms, partitioned offices with a large central hallway connecting these spaces.
First Floor Suite 2 - Office tenancy includes a mix of open plan office areas, meeting rooms, partitioned offices and kitchenette.
First Floor Suite 3 - Foyer, two large meeting rooms, five (5) partitioned offices, two large open plan

office areas, kitchenette and lunch room.

Condition	External Condition: Good Internal Condition: Good Overall the property presents in good condition. We note that at the time of our inspection, we were not granted access into the First Floor tenancy areas. This valuation assumes that the internal condition of these areas of occupancy are in line with the remainder of the subject property and are assumed to be in good condition for the age of the asset. The valuer reserves the right to review and amend this valuation if these assumptions are incorrect and we are provided evidence that does not support these assumptions.	
Parking	There is no parking associated with the subject property.	
Construction	Foundations:	Concrete
	Floor:	Concrete
	External Walls:	Lightweight composite panel and rendered brick
	Frame:	Brick structural walls and steel
	Roof:	Metal
	Glazing:	Aluminium frame and plate glass
	Internal Walls:	Plasterboard
	Ceilings:	Suspended grid pattern
	Floor Coverings:	Carpet and vinyl
	Doors:	Glass swing doors
Accommodation and Services	Amenities:	Main Building: Accessible unisex amenities, common amenities, and male and female toilet amenities All Tenancies: Common amenities
	Kitchen Facilities:	Tenancy 1 and 3: Kitchenette Tenancy 2 and 4: Kitchenette and lunch room
	Cooling/Heating:	All Tenancies: Ducted air conditioning
	Lighting:	Down lights and LED lighting
	Stairs and Lifts:	1 internal stairwell and 1 passenger lift
	Access and Security:	Access control doors and integrated alarm / access control system
	Electrical/Power:	Main Building: Main switchboard room, single phase power, and solar electricity system All Tenancies: Single phase power
	Fire Services:	Typical fire services
Other Improvements	Landscaping:	Main Building: None
	Signage:	Main Building: Fascia



Ground Floor Kitchen



Ground Floor common amenities

Balance Land	There is no balance land.

ENVIRONMENTAL ISSUES

Site Issues	Any indication of previous noxious or potentially contaminating use?	No
	Subject to an environmental planning overlay that could constrain land use and development?	No
	Adjoining land subject to an overlay that indicates adjoining land could be contaminated?	No
	Based on visual inspection to the extent that it is reasonably possible, are there adjoining sites that appear to or are known to have or have had noxious or potentially contaminating uses?	No
	Identified industrial processes onsite that involve the use of chemicals or hazardous materials?	No
	Identified past or present underground storage of fuels, chemicals or hazardous materials at the property?	No
	Included in the current register of contaminated sites?	No
	Do operations require environmental licensing, resource consent or equivalent?	No
	Is the former or current use of the property included on the API's 'List of Potentially Contaminating Activities and Land Uses'?	No

Whilst a visual site inspection did not indicate any existing or historic use of the site (so far as it is reasonably identifiable) for any hazardous or potentially contaminating industrial processes or for the storage (either above or below ground) of any hazardous chemical substance, valuers are not environmental experts. The valuer therefore cannot certify and/or confirm that there is no contamination of the property either beneath or above the surface of the soil or elsewhere which might affect value.

Whilst the valuer did not note any obvious hazardous or toxic material on site, it should be noted that the valuation has been prepared without the benefit of a soil test or environmental studies of any sort. Accordingly, the valuation is subject to there being no surface or subsurface soil problems including instability, toxic or hazardous wastes or building material hazards in or on the property that would adversely affect its existing or potential use or reduce its marketability.

We have conducted a search of readily available resources on TheLIST on 07/05/2025 which identified no known site contamination.

This valuation is based upon the assumption that the property is not contaminated or impacted by environmental issues that will affect the marketability or value of the property. It should be noted that environmental matters are outside of the expertise of the valuer and that this valuation has been prepared without the benefit of soil tests or any other environmental studies.

It is recommended that any party who has the right to rely upon this report satisfy themselves in relation to any environmental risks or contamination issues, prior to reliance upon this valuation. Should any such issues become apparent, this valuation is not to be relied upon and the report must be returned to the valuer for review and comment.

The environmental checklist has been completed subject to the limitations of our site inspection and in the absence of specialist reports. Whilst broad commentary on the above questions has been provided, it is advised that these matters are outside of the valuer's area of expertise, and if doubt exists, specialist advice should be sought and if relevant, referred to the valuer for comment prior to relying upon the valuation.

Asbestos Materials	Could any buildings or improvements at the property predate 2004?	Yes
	Is asbestos containing material known to be present?	No
	Asbestos register/record available?	No

As the improvements were constructed prior to 1 January 2004, State legislation stipulates that an 'Asbestos Register' must be prepared and kept at the workplace.

We advise that the inspection of the subject property did not reveal any obvious visible asbestos containing materials to the valuer. The valuer is not qualified to conclusively determine the existence of asbestos and will not be held liable nor responsible for his/her failure to identify any asbestos containing materials and the impact which any asbestos material has on the property and its value. Should any asbestos concerns become apparent, this report must not be relied upon and should be returned to the valuer for further comment and review.

We are unaware if an 'Asbestos Register' has been prepared.

Aluminium Composite Cladding

Based on a visual inspection to the extent that it is reasonably possible could any buildings or improvements at the property incorporate aluminium composite cladding as part of their design/build?	No

Whilst a visual inspection did not identify any aluminium composite cladding, the valuer has not obtained a compliance certificate in relation to the building materials. This valuation is prepared on the assumption that the building materials used, as well as the application and installation of those materials, comply with all approvals, relevant law, legislation, legal codes and/or standards.

Should any adverse improvement concerns become apparent, the valuer should be consulted and reserves the right to reassess any effect on the value stated in this report.

The valuer is not an expert in 'cladding' or methods of attachment and is not qualified to determine the existence of cladding, let alone determine whether it is non-conforming or non-compliant cladding. Herron Todd White does not accept responsibility or liability for any losses whatsoever arising from the valuer failing to identify non-conforming or non-compliant cladding.

Building Energy Efficiency Disclosure Act (2010)

The Building Energy Efficiency Disclosure Act 2010 (the Act) was designed to reduce carbon emissions and improve energy efficiency in commercial office buildings. The Act seeks to highlight the efficiency of larger scale commercial buildings and promotes full disclosure of related material to better inform potential purchasers and tenants through the Commercial Building Disclosure (CBD) program.

The CBD program was expanded following the Building Energy Efficiency Disclosure (Disclosure Affected Buildings) Determination 2016. It requires most sellers and lessors of Disclosure Affected Buildings or Tenancies to obtain a Building Energy Efficiency Certificate (BEEC), subject to relevant exemptions. It is a legislated requirement for a Disclosure Affected Buildings or area to have a current BEEC in place before it can be taken to market for sale, lease, or sublease. Failure to comply with this obligation can result in civil penalties (fines).

Is the property a Disclosure Affected Building or area under the CBD Program?	No
Is a current BEEC required to sell, lease, or sublease the building or area?	No

As the property is not a Disclosure Affected Building under the CBD Program, the Act does not apply in this instance.

Energy Efficiency

To the best of our knowledge, does the subject property incorporate environmentally sustainable features?	No
Does the property have a current NABERS Energy Rating (Base Building) as at the date of assessment?	No
Is the absence of a NABERS rating likely to have a material detrimental impact on the marketability and/or saleability of the property?	No

The NABERS rating scheme is administered nationally by the NSW Department of Environment and Climate Change (DECC) and locally by leading state greenhouse agencies. The rating system ranges from 1 to 6 stars.

Environmental, Social and Corporate Governance (ESG)

Based on the available information and to the best of your knowledge, does the subject property currently meet the sustainability and ESG criteria typically expected for this asset type in the current market context?	Yes
Would the most likely purchaser of the property attach significance to Environmental Social Governance (ESG) matters sufficient to have a material impact on the subject property's marketability and/or value at the date of valuation?	No

To the best of our knowledge and based on the information available, the subject property meets the sustainability and Environmental Social Governance (ESG) criteria expected for this asset type in the current market context.

The valuer is not an expert in ESG matters and as such any observations or comments in relation to ESG are only provided in the valuer's capacity as a property valuer. If the client, and any other agreed reliant party require more detailed advice on ESG matters raised in this report, it is recommended that they seek and obtain guidance, specific advice and/or opinion, or other appropriate specialist input,

from specialists who have expertise and qualifications in ESG. Should any issues or concerns become apparent, the right is reserved to review this report.

It should be noted that Valuers will seek to identify ESG matters that impact the marketability and value of property and that there may be ESG considerations that are beyond the scope of a Valuer's expertise. As such, it is recommended that any party relying on this report should satisfy themselves in relation to any ESG matters. Should any issues or concerns become apparent, the right is reserved to review this report.

OCCUPANCY DETAILS

Overview

The following tenancy schedule has been prepared based on lease information provided by the property owner's representative.

No.	Tenant	Use	Area	Start Date	Expiry Date	Term (Years)	Option (Years)	Review Profile	Passing Base Rent pa	Outgoings	Passing Gross pa	Gross $/sqm
Ground Floor	Vacant	Office	396	Vacant				-	-	-	-	-
FF Suite 1	Ontrack Tasmania Pty Ltd	Office	540	01-Sep-23	31-Aug-28	5	5	Fixed 4.00%	$223,600	-	$223,600	$414
FF Suite 2	Asuria People Services Pty Ltd	Office	180	01-Jul-22	30-Jun-25	3	3	Fixed	$74,520	-	$74,520	$414
FF Suite 3	Max Solutions Pty Ltd	Office	209	01-Jul-22	30-Jun-25	3	3	Fixed %	$78,360	-	$78,360	$375
Total			**1,325**						**$376,480**	**$0**	**$376,480**	

Regarding the above, we note the following:

- The ground floor tenancy is currently occupied by the owner, for the purpose of this valuation we have assessed this tenancy as vacant.
- The first floor comprises three separate tenancies and the area is fully leased. We have sighted executed, formal lease agreements for all three tenancies.
- The rentals are exclusive of GST.
- All leases have been structured on a Gross basis, with the property owner responsible for the payment of all property outgoings associated with the subject property.
- First Floor Suite 1 has an annual 4% fixed increase.
- Both First Floor Suite 2 & 3 have fixed annual 3.5% increases which increase to 4% for the final year of the lease agreement.
- All leases have further options remaining within their lease agreements.

OUTGOINGS

Summary

We have been provided with the proposed budget for the Strata Corporation of the parent property with the current actual operating expenditure for the financial year 2024/25 as well as the proposed budgeted outgoings for 2025/26 prepared by Tas Strata Pty Ltd who manage the Body Corporate for the parent property.

Based on supplied outgoings, we have adopted the current outgoings rate of $111.76 per square metre for valuation purposes which is considered to be within market parameters for A Grade office buildings in Hobart.

Whilst we consider the outgoings as adopted to be reasonable, in the event that audited outgoings materially differ to our adopted outgoings, we reserve the right to review and amend this valuation if necessary.

The following schedule of outgoings has been based upon this information:

Outgoings Category	HTW Adopted $/pa	HTW Adopted $/sqm
Statutory Expenses		
Municipal / Council Rates	44,559	33.63
Water & Sewerage Rates	15,988	12.07
Land Tax	4,400	3.32
Strata Levies	63,140	47.65
Total Statutory Expenses	**128,086**	**96.67**
Operating Expenses		
Repairs & Maintenance	5,000	3.77
Total Operating Expenses	**5,000**	**3.77**
Total Recoverables	**133,086**	**100.44**
Non-Recoverable Expenses		
Management	15,000	11.32
Total Non-Recoverable Expenses	**15,000**	**11.32**
Total Outgoings	**148,086**	**111.76**

The outgoings as adopted for the purpose of this report are considered to be in line with typical market expectations.

VALUATION CONSIDERATIONS

MARKET RENTAL EVIDENCE

Overview	Market activity has been examined by the valuer for evidence of comparable leasing activity. The more relevant leases are summarised in the following schedule.

1. 451-455 Main Road, Glenorchy TAS 7010

Commencement Date	Jun 2023	**Gross Annual Rental**	$139,440
Term & Option (years)	3 years + Nil	**Gross $/sqm Lettable**	$415
Lettable Area (sqm)	336	**Incentive**	-
Tenant Type	Government	**Rent Reviews**	Term: 3%
Brief Description	This is a near level, rectangular shaped, inside site that is contained within a Commercial Zone. The property has a single road frontage to Main Road, a bitumen sealed arterial road. Improved on the property is a modern, single level office building currently split into two tenancies and occupied by State and Federal Government Agencies. Tenancy comprises a large open plan area with kitchenette and brand new male, female and accessible amenities. The tenancy has exclusive use of 7 onsite carparks. The property is let on a 3 year term commencing 27 June 2023 at $109,200 per annum net plus GST which equates to $325 per square meter of building area per annum net. The lease includes no optional further terms. The rent is reviewed annually by 3%.		
Comparison	Leased in similar market conditions. Similar location, lettable area and style. Overall considered to reflect similar lettable area rental rate in comparison to the subject property.		

2. 451-455 Main Road, Glenorchy TAS 7010

Commencement Date	Aug 2022	**Gross Annual Rental**	$351,560
Term & Option (years)	10 years + 4+4	**Gross $/sqm Lettable**	$440
Lettable Area (sqm)	799	**Incentive**	-
Tenant Type	Government	**Rent Reviews**	Term: > of CPI or 3% Option: Market
Brief Description	This is a near level, rectangular shaped, inside site that is contained within a Commercial Zone. The property has a single road frontage to Main Road, a bitumen sealed arterial road. Improved on the property is a modern, single level office building currently split into two tenancies and occupied by State and Federal Government Agencies. The site provides 27 open car spaces in total. The property is let on a 10 year term commencing 30 August 2022 at $351,560 per annum gross plus GST which equates to $440 per square meter of building area per annum gross. The lease includes 2 optional further terms of 4 years each. The rent is reviewed annually by CPI or 3%, whichever is greater, and to market on exercise of each option period. Building outgoings equate to $82 per square metre.		
Comparison	Leased in similar market conditions. Similar location, lettable area and style. Overall considered to reflect similar lettable area rental rate in comparison to the subject property.		

3. 1/334 Elizabeth Street, North Hobart TAS 7000

Commencement Date	Jan 2025	**Gross Annual Rental**	$45,411
Term & Option (years)	3 + 3	**Gross $/sqm Lettable**	$280
Lettable Area (sqm)	162	**Incentive**	-
Tenant Type	Local	**Rent Reviews**	Term: 4% Option: Market
Brief Description	The property comprises a two-storey commercial building currently configured into 3 tenancies plus garage/store with separate male & female amenities on each floor, including showers. Tenancy 1 is located on the ground floor and consists of open plan and private office space and includes the use of two car parks. The property is let on a three year term commencing 6 January 2025 at $38,000 per annum net plus GST which equates to $235 per square metre of building area per annum net. The lease includes one optional further term of three years and is subject to 4.0% annual reviews. Recoverable Outgoings equate to $7,411.		
Comparison	Leased in slightly inferior? market conditions. Slightly inferior condition, similar location, lettable area and style. Overall considered to reflect slightly lower lettable area rental rate in comparison to the subject property.		

4. 2/334 Elizabeth Street Street, North Hobart TAS 7000

Commencement Date	Sep 2024	**Gross Annual Rental**	$32,495
Term & Option (years)	5 + 5	**Gross $/sqm Lettable**	$290
Lettable Area (sqm)	112	**Incentive**	-
Tenant Type	Local	**Rent Reviews**	Term: 4% Option: Market
Brief Description	The property comprises a two-story commercial building currently configured into 3 tenancies plus garage/store with separate male & female amenities on each floor, including showers. Tenancy 2 is located towards the rear on the ground floor and consists of an open plan area with kitchenette. The property is let on a five year term commencing 1 September 2024 at $28,000 per annum net plus GST which equates to $250 per square metre of building area per annum net. The lease includes one optional further term of five years and is subject to 4.0% annual reviews. Recoverable Outgoings equate to $4,495.		
Comparison	Leased in slightly inferior market conditions. Slightly inferior condition, slightly smaller lettable area, similar location and style. Overall considered to reflect lower lettable area rental rate in comparison to the subject property.		

5. Level 2, 144-148 Collins Street, Hobart TAS 7000

Commencement Date	Feb 2023	**Gross Annual Rental**	$156,016
Term & Option (years)	6y + 5+5	**Gross $/sqm Lettable**	$602
Lettable Area (sqm)	259	**Incentive**	-
Tenant Type	Local	**Rent Reviews**	Term: CPI Option: Market
Brief Description	A 402 sqm, regular shaped internal allotment with a gently sloping topography. The property has good exposure and access to the site is only from one direction. The site is zoned Central Business under the Hobart Interim Planning Scheme 2015. Semi modern style, office tenancy, located on upper level of a three level building. Tenancy occupies the entire Level 2 and incorporates an entrance/reception and waiting room, a mix of larger open plan office areas, meeting rooms and partitioned offices of various sizes, own amenities and kitchen facilities. Access is via a passenger lift or two internal staircases. Area apportionment: Office: 259 sqm.		
Comparison	Leased in similar market conditions. Similar lettable area, style and condition, superior location. Overall considered to reflect higher lettable area rental rate in comparison to the subject property.		

Where ESG factors are identified by the Valuer, and noted in this report, they have been considered as part of the valuation process. The Valuer has analysed market transactions and market prices, unless otherwise identified and explained separately in the report, are presumed to include the market participants' consideration of ESG factors on prices. The Valuer is unaware of any evidence that accurately measures or quantifies ESG factors separately from the negotiated price.

Rental Conclusion

The rentals identified above reflect the following gross rate range:

	Low	High
$/sqm Lettable Area	$280	$602

In applying market rentals to the subject we have taken into consideration the following:

- Suburban location within Greater Hobart;
- Comparable rentals (location, quality, presentation, size);
- Lease terms for comparable premises;
- The overall standard and construction era of accommodation provided;
- The current tenancy sizes within the building; and
- Condition of premises, including building services.

The rentals identified within our individual leasing schedules reflect a broad rate range in the order of $280 to $602 per square metre per annum gross plus GST for pure office accommodation.
We have analysed our evidence on a gross basis to reflect a total gross occupancy cost. This also reflects the structure of the majority of leasing deals transacted in Hobart. The subject market rents are considered to sit towards the middle of this range reflecting the A grade standard of accommodation and current leasing market conditions, albeit within a fringe suburban location of the subject property.

			Gross Passing Income		Gross Market Income	
Tenancy	NLA (sqm)	Use	$pa	$/sqm	$/sqm	$pa
Vacant	396	Office	-	-	$400	$158,400
Ontrack Tasmania Pty Ltd	540	Office	$223,600	$414	$414	$223,600
Asuria People Services Pty Ltd	180	Office	$74,520	$414	$414	$74,520
Max Solutions Pty Ltd	209	Office	$78,360	$375	$375	$78,360
Total	**1,325**		**$376,480**			**$534,880**

MARKET SALES EVIDENCE

Overview The market has been examined for evidence of comparable sales activity. The more relevant transactions are summarised in the following schedule.

1. 5/332-334 Main Road, Glenorchy TAS 7010



Sale Date	26 Sep 2023 - Settled Sale	**Net Passing Income**	$85,599 ($199/sqm)
Sale Price	$1,230,000	**Net Market Income**	$85,599 ($199/sqm)
Sale Type	Vacant Possession	**WALE (by Income)**	-
Land Area	332 ($3,705/sqm)	**Passing Yield**	6.96%
NLA	430 ($2,860/sqm)	**Analysed Market Yield**	6.96%

Land and Improvements

Tenure	Freehold	**Asset Type**	Office - Strata Office Suite
Zone	Commercial	**Built / Condition**	1998 / Good
Key Planning Provisions	-	**Style / Levels**	Modern / Two
Frontage	Single	**Construction**	Rendered brick / Metal
Position / Shape	Internal / Irregular	**Parking**	4 spaces

Additional Information

Land	This is a near level, irregular shaped, inside site that is contained within a Commercial Zone. The property has a single road frontage to Main Road, a bitumen sealed arterial road.
Improvements	Improved on the property is a circa 1998 two level office complex that presents as a modern standard of strata office accommodation. Improvements include large reception amenities and a kitchen with five private offices on the ground floor and four private offices, two board rooms and amenities on the first floor.
Sale Analysis	Advised by the selling agent the property sold as a fully tenanted investment to an interstate investor with a passing income of $85,599. Full lease details were not disclosed. The sale analyses to a yield of 6.96%.
Comparison Comments	Sold in slightly inferior market conditions. Inferior frontage, smaller land area, slightly inferior exposure, similar location, zoning and access. Smaller lettable area, similar age, style, condition and accommodation. Inferior lease covenant. Overall considered to reflect a lower rate $/sqm lettable area and overall quantum of value and a higher analysed market yield in comparison to the subject property.

2. 434 Main Road, Glenorchy TAS 7010



	Sale Date	02 Sep 2024 - Advised Under Contract	**Net Passing Income**	$128,782 ($335/sqm)
	Sale Price	$2,060,000	**Net Market Income**	$128,782 ($335/sqm)
	Sale Type	Investment Sale	**Unexpired Lease Term**	6.94 years
	Land Area	1,175 ($1,753/sqm)	**Passing Yield**	6.25%
	GLAR	384 ($5,365/sqm)	**Analysed Market Yield**	6.25%
Land and Improvements				
	Tenure	Freehold	**Asset Type**	Retail - Retail Premises
	Zone	Commercial	**Built / Condition**	2007 / Good
	Key Planning Provisions	-	**Style / Levels**	Contemporary / Single
	Frontage	Dual	**Construction**	Concrete panel / Metal
	Position / Shape	Internal / Slightly Irregular	**Parking**	24 spaces / 1:16

Additional Information

Land	This is a near level, slightly irregular shaped, inside site that is contained within a Commercial Zone. The property has dual road frontages to Main Road and Chapel Street. Access to the property is via a formal right of carriageway over the adjoining site at 424-432 Main Road.
Improvements	Improved on the site is a single level, modern commercial premises, built in 2007. The improvements present in good overall condition. The building improvements are occupied as a 24/7 gym and comprise an open plan gym floor with part partitioned amenities with shower facilities. 24 marked open parking spaces are available. The site offers potential for redevelopment of the hardstand currently associated with car parking improvements.
Sale Analysis	The property was sold with the assistance of commercial agent Burgess Rawson. The property has a Passing Gross Income of $152,447 per annum ($397/m). The sale analysed a yield of 6.25% based on the following assumptions: Assessed Gross Income $152,447 per annum ($397/m), outgoings $23,665 per annum ($62/m).
Comparison Comments	Sold in similar market conditions. Similar location, zoning and exposure, slightly superior frontage, larger land area. Smaller lettable area, similar age, style and condition. Similar lease covenant. Overall considered to reflect a lower overall quantum of value, a similar analysed market yield, and a higher rate $/sqm lettable area in comparison to the subject property. Whilst a different asset type, this is an example of an investment sale in a comparable location to that of the subject property.

3. 441 Main Road, Glenorchy TAS 7010



Sale Date	17 Jun 2024 - Under Contract	**Net Passing Income**	$29,088 ($32/sqm)
Sale Price	$2,200,000	**Net Market Income**	$146,337 ($163/sqm)
Sale Type	Investment Sale	**WALE (by Income)**	0.89 years
Land Area	2,160 ($1,019/sqm)	**Passing Yield**	1.32%
GLAR	897 ($2,453/sqm)	**Analysed Market Yield**	6.38%

Land and Improvements

Tenure	Freehold	**Asset Type**	Retail - Strip / Complex
Zone	Commercial	**Built / Condition**	1960 / Fair
Key Planning Provisions	-	**Style / Levels**	Older / Two
Frontage	Corner	**Construction**	Brick / Metal
Position / Shape	Corner / Irregular	**Parking**	39 spaces / 1:23 / A particular marketable feature

Additional Information

Land	The site is an irregular shaped, corner allotment that is at street grade, with a gently sloping contour that falls across the lot. Access to the property is easy and direct and exposure is very good. The property has a primary frontage to Main Road and further frontages to King George V Avenue and Innes Street.
Improvements	Improved on the site is a part two level, older mixed use retail and residential building that was constructed in 1960. The property presents in fair to good overall condition. The building comprises ten commercial tenancies situated on the ground floor and four residential tenancies situated on the first floor. 14 marked open parking spaces are available at the front of the building with access from Main Road and a further 25 open parking spaces are available at the rear of the building with access from Innes Street. Lettable Area Apportionment - Retail: 636 sqm; Residential: 261 sqm.
Sale Analysis	The property was marketed by Elders Hobart for sale by expressions of interest. At the time of sale the property was 56.3% occupied by local tenants and 43.7% vacant, with the passing rents considered to be below market levels. The building has a current annual gross income of $98,553 per annum ($110/m). The sale analyses to a yield of 6.38% based on the following assumptions: Assessed Gross Income $227,160 per annum ($253/m), Outgoings $69,465 per annum ($77/m), vacancy/letting up allowance -$94,589.
Comparison Comments	Sold in slightly inferior market conditions. Similar location and zoning, slightly superior frontage and exposure, larger land area. Inferior condition, smaller lettable area, older age, slightly inferior style, superior parking. Inferior lease covenant, WALE (by income) and tenancy profile. Overall considered to reflect a lower rate $/sqm lettable area and overall quantum of value and a slightly higher analysed market yield in comparison to the subject property.

4. 16 Techno Park Drive, Kings Meadows TAS 7249

	Sale Date	09 May 2025 - Under Contract	**Net Passing Income**	$359,635 ($333/sqm)
	Sale Price	$5,845,000	**Net Market Income**	$359,635 ($333/sqm)
	Sale Type	Investment Sale	**Unexpired Lease Term**	5.09 years
	Land Area	15,930 ($367/sqm)	**Passing Yield**	6.15%
	NLA	1,080 ($5,412/sqm)	**Analysed Market Yield**	6.15%
Land and Improvements				
	Tenure	Freehold	**Asset Type**	Office - Office Building
	Zone	Particular Purpose	**Built / Condition**	2018 / Very Good
	Key Planning Provisions	Safeguarding of Airports Code - Airport obstacle limitation area Natural Assets Code - Priority vegetation area Bushfire-prone Areas Code - Bushfire-prone areas	**Style / Levels**	Modern / Single
	Frontage	Single	**Construction**	Metal deck, Lightweight composite panel, Timber / Metal
	Position / Shape	Internal / Irregular	**Parking**	55 spaces / 1:19.6 / A particular marketable feature

Additional Information	
Land	The property is situated on the eastern side of Techno Park Drive. The land is at street grade, with a gently sloping contour that falls from the street to the rear boundary. Access to the property is easy and direct and exposure is good. Property issues include: bushfire (Located within a bush fire prone area overlay.)
Improvements	Improved on the site is an architecturally designed part two level office building of 930 square metres with detached workshop of 150 square metres and with on-site car parking for 55 vehicles. The complex was constructed in 2018. The office improvements comprise two wings connected by two glass walkways and open air atrium. Wing 1 consists of secure entry to reception, office, file store room, meeting room, amenities and lunch room with patio seating area. An internal staircase provides access to a mezzanine with a conference room and attached kitchenette. Wing 2 consists of a large open plan office, filing and printing area, meeting room, data room and twelve private offices.
Sale Analysis	Sold leased to Forico Pty Ltd as per details noted above.
Comparison Comments	Sold in similar market conditions. Inferior exposure, slightly inferior location, zoning and frontage, larger land area. Slightly smaller lettable area, similar style, condition and accommodation, slightly newer age, superior parking. Similar lease covenant. Overall considered to reflect a slightly lower analysed market yield and overall quantum of value and a slightly higher rate $/sqm lettable area in comparison to the subject property.

5. 105-107 Liverpool Street, Hobart TAS 7000



	Sale Date	20 Sep 2023 - Confirmed Settled	**Net Passing Income**	$335,433 ($201/sqm)
	Sale Price	$6,100,000	**Net Market Income**	$335,433 ($201/sqm)
	Sale Type	Investment Sale	**WALE (by Income)**	2 years
	Land Area	761 ($8,016/sqm)	**Passing Yield**	5.50%
	GLAR	1,666 ($3,661/sqm)	**Analysed Market Yield**	5.50%
Land and Improvements				
	Tenure	Freehold	**Asset Type**	Retail - Strip / Complex
	Zone	Central Business	**Built / Condition**	Circa 1930's / Good
	Key Planning Provisions	-	**Style / Levels**	Older / Two
	Frontage	Single	**Construction**	Brick / Metal
	Position / Shape	Internal / Irregular	**Parking**	-

Additional Information

Land	This is a near level, slightly irregular shaped, inside site that is contained within a Central Business Zone. The property has a single road frontage to Liverpool Street, a bitumen sealed arterial road.
Improvements	Improved on the property is a two level Art Deco style mixed use building with basement. The site occupies a high profile CBD. The improvements are occupied by 11 tenancies being a mix of retail and offices with internal stairs between levels. Two tenancies include private amenities with shared amenities available for the remaining tenancies on the first floor.
Sale Analysis	The property fully leased at time of sale, with mixed option terms remaining for eight of the tenancies, it was marketed by Elders Hobart and sold by Expression of InterestAssessed Gross Income $436,132 per annum. The property had a Passing Gross Income $436,132 per annum ($262/m). The sale analyses to a yield of 5.50% based on the following assumptions: Assessed Gross Income $436,132 per annum ($262/m), outgoings $100,699 per annum ($60/m).
Comparison Comments	Sold in slightly inferior market conditions. Smaller land area, similar zoning, frontage and exposure, superior location. Slightly older age, similar style and condition, slightly larger lettable area. Slightly inferior WALE (by income), similar lease covenant, slightly superior tenancy profile. Overall considered to reflect a lower analysed market yield, a slightly lower rate $/sqm lettable area, and a similar overall quantum of value in comparison to the subject property.

6. 39-41 Alexander Street And 54-56 Mount Street, Burnie TAS 7320



Sale Date	12 Jun 2024 - Settled Sale	**Net Passing Income**	$1,239,378 ($252/sqm)
Sale Price	$11,750,000	**Net Market Income**	$1,239,378 ($252/sqm)
Sale Type	Investment Sale	**WALE (by Income)**	5.64 years
Land Area	4,480 ($2,623/sqm)	**Passing Yield**	10.55%
NLA	5,024 ($2,339/sqm)	**Analysed Market Yield**	10.55%

Land and Improvements

Tenure	Freehold	**Asset Type**	Office - Office Building
Zone	Central Business	**Built / Condition**	1916 / Good
Key Planning Provisions	N/A	**Style / Levels**	Semi-modern / Multi
Frontage	Dual	**Construction**	Rendered brick, Concrete block, Weatherboard / Metal
Position / Shape	Internal / Slightly Irregular	**Parking**	52 spaces

Additional Information

Land	39-41 Alexander Street & 54-56 Mount Street, comprise two fully leased investments situated within Burnie, the commercial and retail centre of Tasmania's north west coast with an estimated population of 20,000 people. The properties benefit from 5,024 sqm of total lettable area and are anchored by secure leases from federal and state government tenants. The properties expand across two titles, totalling 4,480 sqm zoned "Central Business".
Improvements	The Alexander Street building is a three storey office building originally built in 1996. It provides two ground floor office tenancies and one retail tenancy (Zap Fitness Gym), with two upper levels of office accommodation. An extensive refurbishment is understood to have been completed in recent years, which involved its conversion from a newspaper print facility into mainly office accommodation. This building has a 4.5 NABERS energy rating. The Mount Street building is a two level office building originally constructed circa 1916 as the HQ for the Advocate Newspaper. The building was completely refurbished and re-fitted in 2020. This building has a 5.5 NABERS energy rating. There are 52 onsite car carparks shared by the buildings.
Sale Analysis	The total sale price was $11,750,000, with the breakdown as follows: $6.85 million for Alexander Street and $4.9 million for Mount Street. The property, which was sold as a combined offering but across two titles, is fully leased to four government tenants and a gym. It has a weighted average lease expiry (WALE) of 5.64 years by income. The sale was facilitated through a joint campaign by Stonebridge, Knight Frank, and Elders.
Comparison Comments	Sold in slightly inferior market conditions. Inferior location, similar zoning, slightly superior frontage, larger land area. Similar age, style and condition, larger lettable area. Similar lease covenant. Overall considered to reflect a lower rate $/sqm lettable area and a higher analysed market yield and overall quantum of value in comparison to the subject property.

Where ESG factors are identified by the Valuer, and noted in this report, they have been considered as part of the valuation process. The Valuer has analysed market transactions and market prices, unless otherwise identified and explained separately in the report, are presumed to include the market participants' consideration of ESG factors on prices. The Valuer is unaware of any evidence that accurately measures or quantifies ESG factors separately from the negotiated price.

Sales Summary The above sales have been summarised below.

	Address	Sale Date	Sale Price	Land Area (sqm)	Lettable Area (sqm)	Passing Yield (%)	Analysed Market Yield (%)	WALE (years)	$/sqm Land Area	$/sqm Lettable Area
1.	5/332-334 Main Road, Glenorchy	26/09/2023	$1,230,000	332	430	6.96	6.96	-	$3,705	$2,860
2.	434 Main Road, Glenorchy	02/09/2024	$2,060,000	1,175	384	6.25	6.25	6.94	$1,753	$5,365
3.	441 Main Road, Glenorchy	17/06/2024	$2,200,000	2,160	897	1.32	6.38	0.89	$1,019	$2,453
4.	16 Techno Park Drive, Kings Meadows	09/05/2025	$5,845,000	15,930	1,080	6.15	6.15	5.09	$367	$5,412
5.	105-107 Liverpool Street, Hobart	20/09/2023	$6,100,000	761	1,666	5.50	5.50	2.00	$8,016	$3,661
6.	39-41 Alexander Street And 54-56 Mount Street, Burnie	12/06/2024	$11,750,000	4,480	5,024	10.55	10.55	5.64	$2,623	$2,339

Sales Conclusion

The sales identified above reflect the following:

	Low	High
$/sqm Lettable Area	$2,339	$5,412
Analysed Market Yield (%)	5.50%	10.55%

We refer the reader to our comparison comments within the above sales tables.

We particularly note the recent sale at auction of 16 Techno Park Drive, Kings Meadows (under contract $5,845,000; passing yield 6.15%; $5,412/m). This is a slightly smaller office building of newer construction albeit comparable quality and condition. Occupying a larger allotment in an inferior suburban location with inferior profile and exposure characteristics. Sold with a superior WALE. Overall we would expect a slightly higher yield and a lower rate per square metre of lettable area for the subject property.

The yields identified above reflect an analysed market yield range 5.50% to 10.55%. Having regard to the available sales evidence, prevailing market conditions and the attributes of the subject property, we have adopted a capitalisation rate of 6.25%.

The capital value rates identified above reflect a range in the order of $2,339 to $5,412 per square metre of lettable area. Having regard to the available sales evidence, prevailing market conditions and the attributes of the subject property, we have adopted an analysed rate for the subject property of $4,500 to $4,700 per square metre of lettable area.

	Adopted Rates
Capitalisation Rate	6.25%
Rate Range ($/sqm of Lettable Area)	$4,500 to $4,700

CONTRACT OF SALE

Summary

There is no known Contract of Sale over the property as at the date of valuation.

VALUATION RATIONALE

Highest and Best Use

The existing use of the subject is considered to be consistent with the highest and best use of the property at this time.

Methods of Valuation

The following methods of valuation have been utilised by the valuer:

Primary:	Capitalisation Method
Supporting:	Direct Comparison (Building) Method

VALUATION CALCULATIONS

Capitalisation Method

The capitalisation method examines the potential net income available from the subject property, which is then capitalised at a rate that reflects the risk profile of the property and the market conditions of the day. The adopted capitalisation rate is derived from the valuer's analysis of comparable sales. This methodology attempts to mirror a typical property investors' view of the subject property and the market.

CAPITAL ADJUSTMENTS

Item	Definition		Adopted ($)
Loss of Rent During Lease Up Period	The present value of the gross rent foregone during the assumed letting up period over all vacant, owner occupied and monthly tenancies	6 months for vacant tenancies. Discounted at a rate of 6.25%	**(78,559)**
Agents Leasing Fees	The present value of any required agents leasing fees	12.0% gross for new leases; 5.0% gross for renewed leases. Discounted at a rate of 6.25%	**(18,641)**
Total			**(97,199)**

CAPITALISATION METHOD

	Passing		Market	
	$pa	$/sqm	$/sqm	$pa
Ground Floor : Vacant	0	0	400	158,400
FF Suite 1: Ontrack Tasmania Pty Ltd	223,600	414	414	223,600
FF Suite 2: Asuria People Services Pty Ltd	74,520	414	414	74,520
FF Suite 3: Max Solutions Pty Ltd	78,360	374	374	78,360
Gross Income	376,480			534,880
Vacancy/Bad Debts Allowance (0.00%)				0
Gross Adjusted Income	**376,480**			**534,880**
Outgoings:				
Municipal / Council Rates	(44,559)			(44,559)
Water & Sewerage Rates	(15,988)			(15,988)
Land Tax	(4,400)			(4,400)
Strata Levies	(63,140)			(63,140)
Repairs & Maintenance	(5,000)			(5,000)
Management	(15,000)			(15,000)
Total Outgoings	**(148,086)**	**(111)**	**(111)**	**(148,086)**
Adopted Net Income	**228,394**			**386,794**
Capitalisation Rate				**6.25%**
Capitalised Value				**6,188,699**
Existing Adjustments				
PV Loss of Rent During Lease Up Period				(78,559)
PV Agents Fees				(18,641)
Total Below the Line Adjustments				**(97,199)**
Sensitivity - lower Cap Rate of 6.00%				6,349,362
Capitalised Value after Adjustments				**6,091,500**
Sensitivity - higher Cap Rate of 6.50%				5,853,473
Rounded for Valuation Purposes				**6,100,000**

Direct Comparison (Building) Method

The direct comparison (building) method allows the valuer to assess an overall rate for the subject property over the building area. The rate range applied has been derived from the valuer's analysis of comparable sales.

DIRECT COMPARISON (BUILDING) METHOD

Sales evidence suggests a rate per square metre of building area range as follows:

Comparisons	NLA (sqm)	$/sqm Building	Total ($)
Low	1,325	4,500	5,962,500
High	1,325	4,700	6,227,500
Midpoint		**4,600**	**6,095,000**
Rounded for Valuation Purposes			**6,100,000**

VALUATION CONCLUSIONS

CONCLUSION

Summary

In valuing the subject property, the valuer relied upon two different valuation methods above, being the capitalisation method and the direct comparison (building) method.

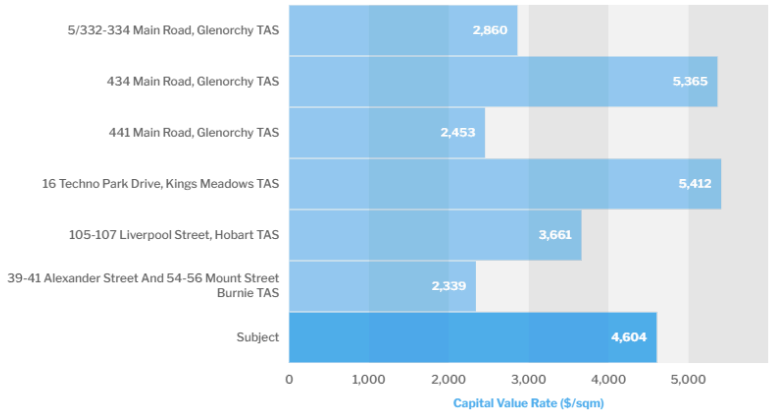
The derived values from these methods and adopted value are shown below:

VALUATION SUMMARY

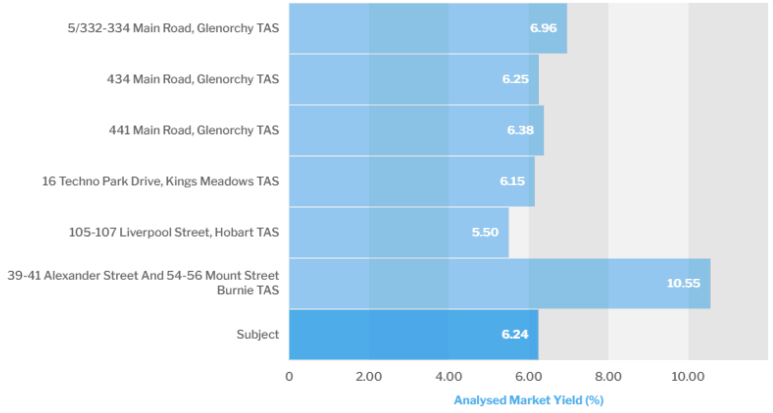
Method	Value
Capitalisation Method	$6,100,000
Direct Comparison (Building) Method	$6,100,000
Adopted Value	**$6,100,000**
Which equates to:	
an analysed market yield of	6.24%
a rate per square metre of lettable area of:	$4,604

The resultant rates in comparison to the sales evidence are graphically represented as follows:

CAPITAL VALUE ($/SQM LETTABLE AREA) COMPARISON



ANALYSED YIELD COMPARISON



Selling Period

The assessment of market value herein assumes an effective marketing campaign of up to six months.

INSURANCE

Summary	An insurance estimate has not been provided as the Body Corporate is responsible for insuring the buildings. That said, an owner should give consideration to insuring internal fit out.

ANNEXURES

Definitions, Assumptions, Qualifications & Disclaimers
Instruction
Current Title Search/es
Extract from Plan
Lease Agreement/s (Extract)

DEFINITIONS, ASSUMPTIONS, QUALIFICATIONS & DISCLAIMERS

DEFINITIONS

Analysed Market Yield	Assessed net market income after permanent vacancy allowance (if applied), divided by total sale price or adopted value plus any capital adjustments to the core value (capex, PV of reversions and letting up allowances).
As Is	A valuation that provides the market value of the property as it exists as at the date of valuation.
Highest and Best Use	The use of an asset that would produce the highest value and must be physically possible, legally permissible and financially feasible.
Initial Yield Fully Leased	Net passing income plus vacancies at market rents divided by sale price or adopted value plus any capital adjustments to the core value (capex, outstanding incentives and letting up allowances).
Market Rent	The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.
Market Value	The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.
Passing Yield	Net passing income divided by the sale price or adopted value.
Permanent Vacancy Allowance	An ongoing allowance that can be created by physical vacancy, changeover of tenant, incentives and bad debts.
WALE	The Weighted Average Lease Expiry (WALE) is a weighted measure in years of the overall lease profile. The weighting is based upon either the gross income or the floor area.

ASSUMPTIONS

Asbestos Materials	The inspection of the subject property did not reveal any obvious visible asbestos containing materials other than anything referred to in the body of this valuation report. Valuers are not qualified to conclusively determine the existence of asbestos and will not be held liable nor responsible for any failure to identify asbestos containing materials and the impact which any asbestos material has on the property, its marketability and value. This report is prepared on the assumption that the property is not affected by any unknown asbestos concerns. Should any asbestos concerns become apparent, the right is reserved to review this report.
Body Corporate/Owners Corporation and Strata Company	If Body Corporate/Owners Corporation and/or Strata Company information has not been provided and HTW has not been instructed to obtain these searches, this report is prepared on the assumption that a Body Corporate/Owners Corporation and/or Strata Company search would confirm that there are no latent defects, orders or use restrictions concerning the subject lot/s or subject building that would adversely affect the marketability and/or value of the property. In the event that such information is obtained after this report is prepared and the information therein is found to be materially different to the information detailed within this report, the right is reserved to review this report.
Encumbrances	This report is prepared on the assumption that there are no encumbrances other than those noted, which may have an adverse effect on the conclusions of this report. Should any such encumbrance become apparent, the right is reserved to review this report.
Environmental	This report is prepared on the assumption that there are no site contamination issues impacting the subject property, unless otherwise specified within the body of this report. Should any contamination issues subsequently become apparent, the right is reserved to review this report.
Floor Areas	This report is prepared on the assumption that any floor areas provided by a third party (if applicable) are in accordance with the Australian Property Institute's appropriate recommended method of measurement for the specific premises type.
Land Not Affected	Unless identified within the body of this report, this report is prepared on the assumption that the land is not affected by unstable, hazardous, or toxic soil material, however no professional expert advice has been sought in this regard. Should any such issues become apparent, this matter should be referred to the Valuer for comment and the right is reserved to review this report.
Market Data	Market data has been obtained from a range of generally reliable online and physical sources, or as reported by real estate agents. A reasonable attempt has been made to corroborate such information where necessary. This report is prepared on the assumption that market data as obtained is correct.
Native Title, Sacred Sites and Aboriginal Cultural Heritage	Native Title is the recognition that Aboriginal and Torres Strait Islander people have rights and interests to land and waters according to their traditional law and customs as set out in Australian Law, while Aboriginal Heritage systems represent the cultural and historical significance in the form of sites and objects of significance and ancestral remains protected under Aboriginal Heritage legislation. The

value and utility of land can be affected by the presence of Native Title claims, Aboriginal Sacred Sites and sites of Aboriginal Cultural Heritage on the land.

Determining the impact of Native Title claims and Aboriginal Heritage requires the expertise of appropriate professionals. Therefore, it cannot be warranted that there are no such Native Title claims or Aboriginal Heritage sites on the land. Accordingly, this valuation report is prepared on the assumption that the property is not affected by any unknown Aboriginal Sacred Sites, Native Title claims or sites of Aboriginal Cultural Heritage. If it is subsequently determined that the property is so affected, the right is reserved to review this valuation.

Tenancy Details	This report is prepared on the following assumptions: a) all tenancy information provided to the valuer is correct (the valuer has not formally verified this information); b) all tenants are being charged in accordance with the lease documentation and/or advice supplied; c) there are no undisclosed material arrears; and d) there are no undisclosed side agreements. Should any of these assumptions be incorrect, the right is reserved to review this report.
Town Planning	Formal town planning searches have not been considered unless HTW was provided with one or specifically instructed to order one. If a formal town planning search is not provided or obtained, this report is prepared on the assumption that planning data obtained from the relevant Planning Authority is accurate and that all necessary and appropriate town planning and/or building consents, approvals and certifications have been issued for the use and/or occupation of the improvements as more fully described in this report. In the event that a formal town planning search or any other relevant document is obtained after this report is prepared and the information therein is found to be materially different to the town planning information detailed herein, the right is reserved to review this report.

QUALIFICATIONS & DISCLAIMERS

Accuracy of Information	Any objective information, data or calculations set out in this report will be accurate so far as is reasonably expected from a qualified and experienced valuer, reflecting due skill, care and diligence. The valuer has not independently verified any third party information provided for the purpose of completing this report. If any of the information provided by others and referred to in this report is incorrect, it may have an impact on the conclusions of this report. HTW will not be liable for errors, omissions or inaccuracies in this report or any costs or losses incurred by you or any other party who relies on this report, resulting from: a failure by you to correct any incorrect information included in any instructions provided to HTW; a failure to disclose relevant information within your possession or knowledge; any inaccurate or incomplete information provided to HTW by you or any third party. This report is provided on the proviso that any party who relies on it accepts this risk.
API Standards	This report has been prepared with regard to the Australian Property Institute (API) professional standards framework which comprises: - Code of Ethics and Rules of Professional Conduct - International Standards (such as International Valuation Standards) - Guidance Papers - Protocols
Condition of Improvements	Whilst an inspection of the building has been undertaken, the valuer has not completed a detailed structural survey, verified the condition of the plant and machinery (where relevant), tested any of the services or inspected unexposed or inaccessible portions of the building. The valuer is therefore unable to state that these are free from defect, rot or infestation and has assumed that the improvements are reasonably structurally sound considering their age.
Conflict of Interest	Neither the valuer, nor to the best of their knowledge, any director, shareholder or employee of Herron Todd White, has any conflict of interest, or direct, indirect or financial interest in relation to this property and/or client that is not disclosed herein.
Encroachment	The valuer has physically identified the boundaries upon inspection and there did not appear to be any encroachments. However, the valuer is not a surveyor and no warranty can be given without the benefit of an identification survey.
Environmental, Social, and Corporate Governance (ESG)	In preparing this valuation report, the valuer has had regard to any significant reasonably observable or publicly known environmental, social and governance (ESG) factors. The valuer undertook relevant investigations and enquiries, inspected the property and its surrounding environs and made enquiries and investigations into market evidence in addition to considering information gathered from other sources as referred to in this report. Unless stated otherwise, the Valuer has not identified any separately quantifiable ESG factors that significantly impact the market value of the subject property.

Excluded Searches	No searches other than those identified in this report have been undertaken. Should any person relying on this report be aware or become aware of an issue that may affect value and/or liquidity then the searches should be referred to the valuer for comment.
Goods and Services Tax (GST)	The valuer is not privy to the financial circumstances of the owner(s). It is recommended that any party relying upon this report seek independent advice in regard to any relevant GST liabilities. If rentals and sale prices are quoted in this report are exclusive of GST unless otherwise stated.
Limited Liability	Liability limited by a scheme approved under professional standards legislation.
Market Movement	This report is current at the date of valuation only. The value assessed within this report may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). Liability for losses arising from changes in value subsequent to the date of valuation is excluded as is liability where the report is relied upon more than 90 days after the date of valuation or such earlier date if you become aware of any factors that have an effect on the valuation. The report is valid for 90 days after the date of valuation but this does not guarantee the value for that period for the reasons described in this clause.
No Compliance Certificate	Unless stated otherwise, no Compliance Certificate/Certificate of Classification has been obtained. This report is subject to the building(s) complying in all material respects with any restrictive covenants affecting the site. Furthermore, it is assumed that the site improvements have been built, occupied and operated in full compliance with all requirements of law, including all zoning, land-use classifications, building, planning, fire and health by-laws (including asbestos and legionnaires disease), rules, regulations, orders and codes of all authorities, and that there are no outstanding requisitions.
No Pecuniary Interest	The valuer has no material pecuniary interest in the subject property either past, present or prospective at the date of preparing this report and the opinion expressed is free of any bias in this regard.
Not to be reproduced without permission	Neither the whole nor any part of this report or any reference thereto may be included in any published documents, circular or statement, nor published in part or full in any way, without written approval of the form and context in which it may appear.
Other Legal, Financial and Taxation Implications	Herron Todd White does not provide legal, financial or taxation advice and this report is not to be treated or relied upon as legal, financial or taxation advice. Unless stated otherwise, this report is provided independent of any consideration of property related tax implications that may be associated directly or indirectly with the subject property.
Reliance and Disclosure	This report is prepared for the private and confidential use by the party to whom it is addressed and for the purpose stated. Any party who relies on this report for another purpose or is not an Intended User, but uses or relies on the report (including a party who has paid the fee for preparation of the Report), in whole or in part, does so at their own risk. The party to whom it is addressed must promptly notify Herron Todd White if they become aware of any unauthorised use of this report or if it is being used for an unintended purpose. The party to whom this report is addressed is required to cooperate with Herron Todd White to mitigate loss or damage resulting from such unauthorised use. Herron Todd White will not be liable for any financial loss or damage resulting from the unauthorised use of this report or for the use by any party for an unintended purpose, if the person to whom this report is addressed fails to notify Herron Todd White or reasonably cooperate with Herron Todd White in mitigating the loss or damage. Herron Todd White's warning is registered here, that any party, other than the person to whom this report is addressed, should obtain their own report. If the person to whom this valuation is addressed, or person authorised by that person, reproduces this report in whole or in part, or otherwise discloses this report to a third party, whether permitted or otherwise, they must: (a) tell Herron Todd White the name and address of the person to whom it is disclosed; (b) tell the person that it is disclosed to that they may not rely on any Herron Todd White materials and that Herron Todd White have no liability or responsibility to them in connection with the information disclosed to them; and (c) use best efforts to obtain the person's agreement to release and indemnify Herron Todd White from and against all liabilities (including legal costs) arising from or in connection with the disclosure of the information or the person's reliance on it. The person to whom this report is addressed is responsible for ensuring that all persons to whom this report is disclosed is made aware of, and comply with the obligations set out in this clause.
Structural Survey	This report does not purport to be a site or structural survey of the land or improvements thereon, and any advice provided is not given in the capacity as an expert.
Tenancy Information	The tenancy summary as included within this report should not be construed as a legal opinion of terms and conditions by which the property is occupied. In this regard, legal advice should be sought. In the event any onerous legal matter was revealed, the right is reserved to review this report.

ANNEXURES

INSTRUCTION

AUTHORISATION FORM

A Report prepared by Herron Todd White will be subject to Conditions of Engagement. Special Conditions and Supplementary Special Conditions, if annexed to the Conditions of Engagement, will also apply. To the extent of any inconsistency, the order of precedence is:

1. Supplementary Special Conditions;
2. Special Conditions;
3. Conditions of Engagement.

We require that you expressly acknowledge and confirm your understanding and acceptance of the Conditions of Engagement, the Special Conditions and Supplementary Special Conditions (if annexed).

I/we hereby accept the Conditions of Engagement for Services (below) and any Special Conditions and Supplementary Special Conditions (if annexed) and confirm engagement of Herron Todd White to perform the Services as detailed.

Signed: Print Name: Date:

Herron Todd White reserves the right to provide you with any additional conditions, for your acceptance, prior to commencing the Services, should your instructions change.

My details are as follows	
Name	Georgie Barker | The Salvation Army Australia
Postal address	95-99 Railway Road BLACKBURN VIC 3130
Mobile	0405 642 131
Email	Georgie.Barker@salvationarmy.org.au
Properties included in service	
☐ 314, 316 & 322 Main Road, Glenorchy TAS 7010 ()	
Service Fee	$4,620.00
Total	$4,620.00
☐ 1/370 Main Road, Glenorchy TAS 7010 (0/123981)	
Service Fee	$3,850.00
Total	$3,850.00
Total Fee (Incl GST)	$8,470.00

Herron Todd White
Quote ref EQ623721
Herron Todd White's liability is limited by a scheme approved under the Professional Standards Legislation.

HERRON TODD WHITE

CURRENT TITLE SEARCH

the List

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
123981	1
EDITION	DATE OF ISSUE
5	13-Jun-2017

SEARCH DATE : 06-May-2025
SEARCH TIME : 02.25 PM

DESCRIPTION OF LAND

City of GLENORCHY
Lot 1 on Strata Plan 123981 and a general unit entitlement operating for all purposes of the Strata Scheme being a 77 undivided 1/100 interest
Derived from Strata Plan 123981
Derivation : Part of 427 Acres Gtd. to G.F. Read.

SCHEDULE 1

E71816 TRANSFER to THE SALVATION ARMY (TASMANIA) PROPERTY TRUST Registered 13-Jun-2017 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
The registered proprietor holds the lot and unit entitlement subject to any interest noted on common property Folio of the Register volume 123981 folio 0
SP 116078 EASEMENTS in Schedule of Easements
E105234 CAVEAT by MAX Solutions Pty Ltd affecting part of the said land within described as shown on the plan annexed thereto Registered 29-Aug-2017 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Page 1 of 1

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HERRON TODD WHITE

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
123981	0
EDITION	DATE OF ISSUE
2	24-May-2006

SEARCH DATE : 06-May-2025
SEARCH TIME : 02.25 PM

DESCRIPTION OF LAND

City of GLENORCHY
The Common Property for Strata Scheme 123981
Derivation : Part of 427 Acres Gtd. to G.F. Read.
Prior CT 116078/1

SCHEDULE 1

STRATA CORPORATION NUMBER 123981, 370 MAIN ROAD GLENORCHY

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 116078 EASEMENTS in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Page 1 of 1

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HERRON TODD WHITE

EXTRACT FROM PLAN

the LIST

FOLIO PLAN
RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

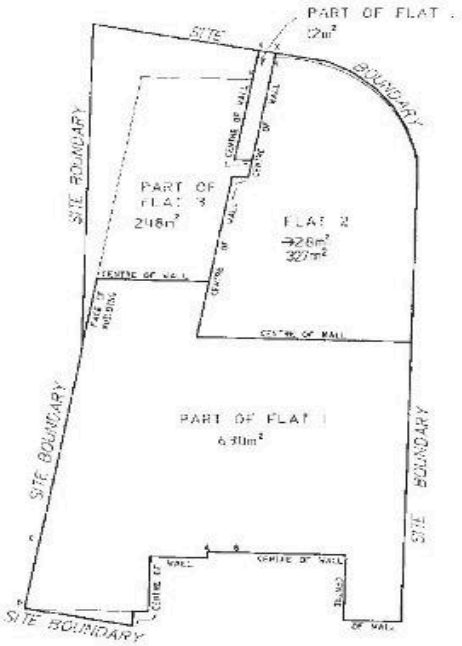
STRATUM PLAN
SHEET 2 OF 3 SHEETS

Registered Number
123981

GROUND FLOOR
Scale 1:250

THE HORIZONTAL FLAT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:
THE SITE BOUNDARIES
THE CENTRE OF WALL
THE FACE OF BUILDING
THE PROLONGATION OF FACE OF BUILDING LABELLED XY
THE PROLONGATION OF CENTRE OF WALL LABELLED AB
THE PROLONGATION OF SITE BOUNDARY LABELLED CD

THE VERTICAL FLAT BOUNDARIES EXTEND FROM 3 METRES BELOW GROUND LEVEL TO THE CENTRE OF THE CEILING, OR TO A HEIGHT OF 15 METRES ABOVE GROUND LEVEL WHERE NO CEILING EXISTS.



AREA OF FLAT 2 AMENDED UNDER SECTION 137 OF THE LAND TITLES ACT 1980
RECORDER OF TITLES
2/7/96

Search Date: 08 May 2025 Search Time: 02:25 PM Volume Number: 123981 Revision Number: 02 Page 2 of 4
Department of Natural Resources and Environment Tasmania www.thelist.tas.gov.au

HERRON TODD WHITE

the LIST

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

CITY/~~TOWN~~ GLENORCHY
SUBURB GLENORCHY
FOLIO REFERENCE FR.116075-1
SITE COMPRISES THE WHOLE OF
LOT 1 ON PLAN No. SP.160238

MAPSHEET MUNICIPAL CODE No. 715 LAST UPI No. FA129

STRATUM PLAN

SHEET 1 OF 4 SHEETS

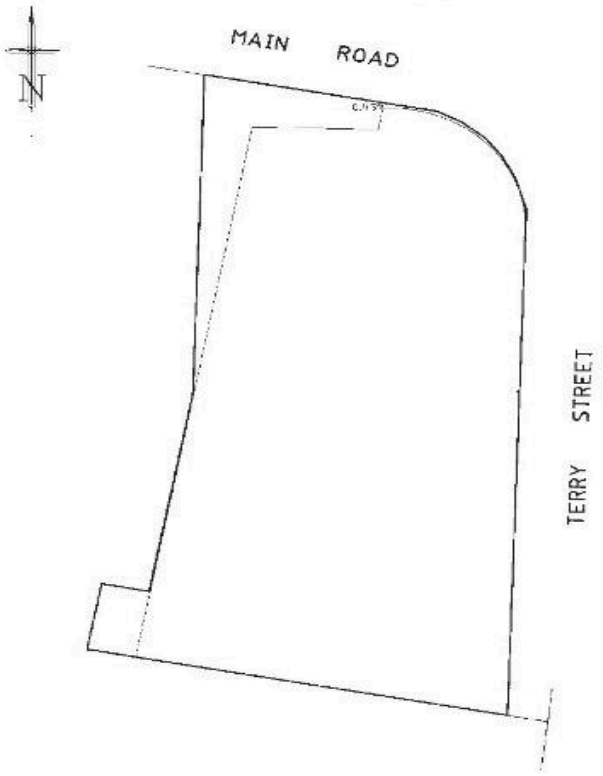
NAME OF BUILDING
370 MAIN ROAD GLENORCHY

SCALE 1:250 LENGTHS IN METRES

REGISTERED NUMBER
123981

REGISTERED 17 MAY 1988

SITE PLAN



NOTES. ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1.
BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.
THE FEE SIMPLE OF THE SITE IS CONTAINED WITHIN THE STRATUM PLAN/BODY CORPORATE FOLIO. FLAT FOLIOS ARE HELD SUBJECT TO STRATUM PLAN ENDORSEMENT

STRATA DEVELOPMENT CONTRACT No. (IF APPLICABLE)

LODGED BY SIMMONS WOLFHAGEN

Search Date: 08 May 2025 Search Time: 02:25 PM Volume Number: 123981 Revision Number: 02 Page 1 of 4

Department of Natural Resources and Environment Tasmania www.thelist.tas.gov.au

HERRON TODD WHITE

the LIST

FOLIO PLAN
RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

STRATUM PLAN
SHEET 3 OF 4 SHEETS

Registered Number
123981

FIRST FLOOR
Scale 1:250

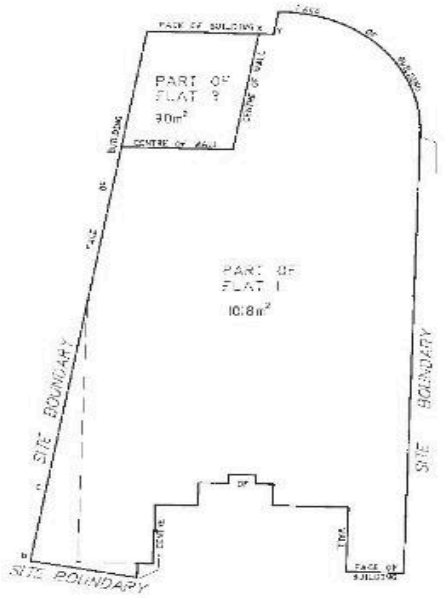
N

THE HORIZONTAL FLAT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DENOTED BY:
THE SITE BOUNDARIES
THE CENTRE OF WALL
THE FACE OF BUILDING
THE PROLONGATION OF FACE OF BUILDING LABELLED XY
THE PROLONGATION OF SITE BOUNDARY LABELLED CC

THE VERTICAL FLAT BOUNDARIES EXTEND FROM THE CENTRE OF THE FLOOR TO THE CENTRE OF THE CEILING OR TO A HEIGHT FIFTEEN METRES ABOVE GROUND LEVEL WHERE NO CEILING EXISTS.

AREA SCHEDULE

FLAT No.	OPEN SPACE AREA	TOTAL FLOOR AREA
1	150m²	188m²
2	2m²	97m²
3	60m²	107m²



IF FURTHER SHEETS ARE REQUIRED USE STRATUM PLAN ANNEXURE SHEET IN COMPLIANCE WITH SRD

Search Date: 08 May 2025 Search Time: 02:25 PM Volume Number: 123981 Revision Number: 02 Page 3 of 4

Department of Natural Resources and Environment Tasmania www.thelist.tas.gov.au

HERRON TODD WHITE

the List

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

STRATUM PLAN

SHEET 4 OF 4 SHEETS

Registered Number

123981

POSTAL ADDRESS FOR SERVICE OF NOTICES ON THE BODY CORPORATE:

370 MAIN ROAD
GLENORCHY 7010

SURVEYORS CERTIFICATE

I, NOEL DONNE LEARY

of 225 ELIZABETH ST, NORTH HOBART

a surveyor registered under the Land Surveyors Act 1909 hereby certify that the building erected on the site and shown on sheet 3 of this plan is within the external boundaries of the land shown on sheet 1.

Registered Surveyor 27.3.96 date 9696(6) ref no

UNIT ENTITLEMENTS FOR THIS BODY CORPORATE

FLAT	UNIT ENTITLEMENT	FLAT	UNIT ENTITLEMENT
1	77		
2	16		
3	7		

TOTAL ENTITLEMENTS FOR STRATUM PLAN = 100

COUNCIL CERTIFICATE

I certify that the GLENORCHY CITY Council has (a) approved the subdivision shown in this plan and (b) issued a building certificate in respect of each flat in this plan, in accordance with Section 179 of the Local Government (Building & Miscellaneous Provisions) Act 1993

General Manager date ref no

(FOR OFFICE USE ONLY)
MEMORIALS AFFECTING THE STRATUM PLAN

Search Date: 08 May 2025 Search Time: 02:25 PM Volume Number: 123981 Revision Number: 02 Page 4 of 4

Department of Natural Resources and Environment Tasmania www.thelist.tas.gov.au

HERRON TODD WHITE

LEASE AGREEMENT (EXTRACT)

Information Table		
Item 1	Landlord: Address for Service: Email Address:	The Salvation Army (Tasmania) Property Trust ABN 94 917 169 560 95-99 Railway Road, Blackburn, Victoria 3130 realestate@salvationarmy.org.au
Item 2	Tenant: Address for Service: Email Address:	OnTrack Tasmania Pty Ltd ACN 634 878 201 20A Lampton Avenue, Glenorchy, Tasmania 7010 nick@ontracktasmania.com.au
Item 3	(a) Premises: (b) Land: (c) Car Parks	That part of the Land as is identified on the Plan and all improvements thereon known as Part Suite 1, Level 1, 370 Main Road, Glenorchy Tasmania 7010 The land comprised in Certificate of Title Volume 123981 Folio 1 Not applicable
Item 4	Term:	Five (5) years
Item 5	Further term(s):	One (1) further term of five (5) years, commencing on 1 September 2028
Item 6	Rent:	$215,000.00 per annum (plus GST)
Item 7	Commencement Date	1 September 2023
Item 8	Rent Commencement Date:	Commencement Date
Item 9	Review date(s):	(a) Fixed review date(s) and percentage or fixed amount increases: On each anniversary of the Commencement Date by 4%, except where item 9(c) applies (b) CPI review date(s): Not applicable (c) Market review date(s): On the commencement date of the Further Term
Item 10	Permitted Use:	Office
Item 11	Application of Leases Act:	The Leases Act does not apply.
Item 12	Bank Guarantee	An amount equal to 3 months of: (a) Rent; and (b) GST on those amounts which at the Commencement Date is $59,125.00.
Item 13	Guarantor: Address for Service: Email Address:	Nicholas Andrew Thomas 7 Seymour Street, New Town Tasmania 7008 nick@ontracktasmania.com.au

Page 4 of 23

Reference: MJL:5484367
Legal\83688174_1

Information Table		
Item 1	Landlord:	The Salvation Army (Tasmania) Property Trust ABN 94 917 169 560
	Address for Service:	95-99 Railway Road, Blackburn, Victoria 3130
	Email Address:	realestate@salvationarmy.org.au
Item 2	Tenant:	MAX Solutions Pty Ltd ACN 087 092 737
	Address for Service:	Building 4, 107 Miles Platting Road Eight Mile Plains Queensland 4113
	Email Address:	property@maxsolutions.com.au
Item 3	(a) Premises:	That part of the Land as hatched on the Plan and all improvements thereon known as Suite 1, Level 1, 370 Main Street Glenorchy Tasmania
	(b) Land:	The land comprised in Certificate of Title Volume 123981 Folio 1
	(c) Car Parks	Not applicable
Item 4	Term:	3 years
Item 5	Further term(s):	1 further term of 3 years
Item 6	Rent:	$73,150.00 per annum
Item 7	Commencement Date	1 July 2022
Item 8	Rent Commencement Date:	1 August 2022
Item 9	Review date(s):	(a) Fixed review date(s) and percentage or fixed amount increases: On each anniversary of the Commencement Date by 3.5% except on the fourth anniversary of the Commencement Date (the date of commencement of the first Further Term) where the Rent is to increase by 4% (b) CPI review date(s): Not applicable (c) Market review date(s): Not applicable
Item 10	Permitted Use:	Office accommodation and training facilities
Item 11	Application of Leases Act:	The Leases Act does not apply.
Item 12	Bank Guarantee	An amount equal to 3 months' Rent (plus GST)
Item 13	Guarantor:	Not applicable

Page 4 of 25

51185522_2.docx Legal#8239745_1

Information Table		
Item 1	Landlord:	The Salvation Army (Tasmania) Property Trust ABN ABN 94 917 169 560
	Address for Service:	95-99 Railway Road, Blackburn, Victoria 3130
	Email Address:	realestate@salvationarmy.org.au
Item 2	Tenant:	Asuria People Services Pty Ltd ACN 132 914 633
	Address for Service:	Office 2, Level 11, 535 Bourke Street Melbourne Victoria 3000
	Email Address:	Paul.murray@asuria.com.au
Item 3	(a) Premises:	Part of the Land as is identified in red on the Plan and all improvements thereon known as Suite 2, Level 1, 370 Main Street Glenorchy Tasmania
	(b) Land:	The land comprised in Certificate of Title Volume 123981 Folio 1
	(c) Car Parks	Not applicable
Item 4	Term:	3 years
Item 5	Further term(s):	3 further term(s) of 1 year each
Item 6	Rent:	$72,000.00 per annum
Item 7	Commencement Date	1 July 2022
Item 8	Rent Commencement Date:	1 July 2022
Item 9	Review date(s):	(a) Fixed review date(s) and percentage or fixed amount increases: On each anniversary of the Commencement Date by 3.5% except on the fourth anniversary of the Commencement Date (the date of commencement of the first Further Term) where the Rent is to increase by 4% (b) CPI review date(s): Not applicable (c) Market review date(s): Not applicable
Item 10	Permitted Use:	Commercial offices and associated community services
Item 11	Application of Leases Act:	The Leases Act does not apply
Item 12	Bank Guarantee	An amount equal to 3 months' Rent (plus GST)
Item 13	Guarantor:	Not applicable

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5:110905522_2 AYM Legal\78947842_5

Community Transport Services Tasmania Ltd
ABN 90 508 966 947
320 Main Road
Glenorchy TAS 7010

19 December 2025

Luke Chui
Director Environmental Services
Glenorchy City Council
Via email: Luke.Chiu@gcc.tas.gov.au

Dear Luke,

RE: 322 Main Road Glenorchy – offer to purchase

I write to you following our recent discussions and correspondence related to the disposal of 322 Main Road Glenorchy as part of a larger disposal process (also including the disposal of 314 and 316 Main Road) to the Salvation Army that the Council is currently conducting.

On behalf of Community Transport Services Tasmania Ltd (CTST) I am writing to formalise our offer to acquire 322 Main Road, Glenorchy from the Council.

We believe CTST are a natural owner of the site, having direct access to the site through our existing property at 320 Main Road and we are already utilising some of the site under license for vehicle parking. We also have a positive relationship with the Historical Arms & Military Society of Tasmania (HAMST) who currently use the property under license from the council (including CTST effectively paying their electricity charges as we have a single metered connection) and would be willing to accommodate their continued use of part of the site under arrangements to be negotiated between CTST and HAMST.

The key terms of our offer are:
- Purchase price $900,000 (ex-GST)
- Settlement within 30 Days of the contract becoming unconditional
- The offer is subject to:
    - formal Board approval by the CTST Board; and

- A boundary adjustment occurring to bring the current HAMST-occupied building onto the existing titles of 320 and 322 Main Road, Glenorchy

We have assessed the value of the property both to the market and ourselves and have arrived at the figure of $900,000 as the purchase price which we believe represents an appropriate balance of attempting to meet Council's price expectations as well as minimising the financial risk to CTST of the acquisition which was not part of our current financial scenario planning.

Whilst we understand the purchase price is slightly lower than the average of the valuations that council has obtained, we believe there are significant benefits to Council and other key stakeholders of CTST being able to acquire the property. These benefits include:

- The ability to avoid the relocation of the HAMST group as a result of the disposal process;
- The retention of CTST's head office and southern operation headquarters within the Glenorchy municipal area;
- The ability in the future for CTST to meet the growing needs of its consumers; and
- The ability for CTST to complete the acquisition at the same time as the disposal of the other lots ensuring the broader disposal process can continue on its existing timeline.

We remain, willing to have further discussions with Council on the terms of our offer to ensure a mutually beneficial arrangement could be reached from this process that would be viewed positively by all stakeholders.

We look forward to progressing this further with yourself and Council.

Yours sincerely,



Lyndon Stevenson
Chief Executive Officer
Community Transport Services Tasmania Ltd
Lyndon@ctst.org.au

9. ECONOMIC

Community Goal – Open for Business

9.1 GLENORCHY CITY COUNCIL 2026 PRIORITY PROJECTS

Author: Manager Stakeholder and Executive (Christine Lane)

Qualified Person: Chief Executive Officer (Emilio Reale)

File Reference: 2026 Priority Projects

Executive Summary

Glenorchy City Council (Council) has identified five priority projects for 2026 to deliver long-term community benefits while aligning with strategic objectives and funding opportunities.

Projects were selected based on strategic alignment, value and impact, resource optimisation, feasibility, and community feedback.

The 2026 priority projects are:

- **Glenorchy War Memorial Pool Redevelopment (Attachment 1)** – $83.8M for a regional aquatic facility.
- **Berriedale Destination Playground (Attachment 2)** – $1.2M for an accessible foreshore recreation space.
- **Humphreys Rivulet Path Design Phase (Attachment 3)**– $250K for strategic design planning.
- **Street Art Program (Attachment 4)**– $100K (of $150K) to transform public spaces and support local artists.
- **Tolosa Park Stage B Redevelopment (Attachment 5)**– $7.325M (of $9.36M) for targeted park development.

The attached project prospectuses will support funding advocacy, grant applications, and submissions to State and Federal budget processes.

In the first instance Council has been invited to submit its priorities for the 2026 - 27 Federal Budget by 30 January 2026, making engagement in this process critical.

Recommendation

That Council:

1. ENDORSE the five priority projects for 2026, as detailed in **Attachments 1 to 5**, as Council's agreed infrastructure and place-based funding priorities.
2. AUTHORISE the Chief Executive Officer to utilise the endorsed priority projects and prospectuses to submit funding proposals to the Australian Government's 2026 - 27 Budget process, and to support related State and Federal grant applications and advocacy activities.
3. APPROVE the public release of the priority project prospectuses to enable transparent communication with the community and to strengthen Council's external funding and advocacy efforts.
4. NOTE that relevant capital works programs, budgets and resource allocations will be adjusted if Council is successful in receiving priority project grant funding.

Community Plan Reference	Open for Business We value our community by delivering positive experiences. Investment in infrastructure to achieve our community's vision.
Strategic Plan Reference	In partnership with others, facilitate and advocate for a welcoming, inclusive, healthy and learning community. Listen to our community to understand their needs and priorities. Build and maintain productive relationships with all levels of government, other councils and peak bodies to achieve community outcomes for Glenorchy and Greater Hobart.
Consultation/ Engagement	Glenorchy Community through the Glenorchy Views Survey Executive Leadership Team Relevant Council Officers
Resources	Council is seeking Government funding for five priority projects.
Risk/Legal/ Legislative/ Reputational	Risk: Requests to add additional priority projects that do not meet the agreed selection criteria, which could dilute resources, reduce strategic alignment, and compromise the likelihood of securing government funding. Mitigation: Highlight the project selection criteria and reinforce the benefits of focusing on a small number of achievable, high-impact projects. Any new project proposals should undergo the same rigorous assessment process before consideration. Risk: Perception that Council is seeking excessive or unrealistic funding. Mitigation: Ensure that each project prospectus includes evidence-based information that outlines clear community benefit and includes Council's own contributions and efficiency measures.
25/26 Budget Allocation	Not applicable
Life of Project, Service, Initiative or (Expectancy of) Asset	Not applicable

25/26 Budget Reconsideration	Not applicable
Ongoing Costs (e.g. maintenance, operational)	Not applicable at this stage
Other Funding Sources	Council has committed $1.675 million to undertake two projects at Tolosa Park including a multi-cultural playground and boardwalk over the park's wetlands. Council has already invested $50 000 in the Glenorchy Street Art Program.

Proposal in Detail

1. Each year, Glenorchy City Council (Council) identifies a set of priority projects that represent the most critical and high-impact initiatives for the community. These projects are selected based on strategic alignment with Council's long-term plans, community needs, and potential to deliver significant social, economic, and environmental benefits.
2. By focusing on a small number of achievable priorities, Council can direct resources effectively, strengthen advocacy efforts, and improve the likelihood of securing external funding from State and Federal Governments, as well as other funding bodies.
3. This year the priority projects were selected on the following criteria:
    - **Strategic Alignment** – Supporting Council's strategic objectives and contributing to long-term goals rather than short-term fixes.
    - **Value and Impact** – Delivering measurable outcomes and a high return on investment to provide the greatest benefits to the community.
    - **Optimising Resources** – Considering current government budget constraints to increase the likelihood of securing funding.
    - **Feasibility** – Ensuring projects are achievable within Council's capacity, including budget, and timelines.
    - **Stakeholder Feedback** – Reflecting community priorities identified through the Glenorchy Views survey.
4. A project prospectus has been drafted for each priority project outlining key information such as the funding amount sought, the project's significance for Glenorchy and in some cases, the broader Greater Hobart Region, as well as the anticipated impact of funding.

5. These prospectuses serve as supporting documentation for State and Federal budget submissions, grant applications, and ongoing advocacy for Council's priorities throughout the year.

6. The 2026 priority projects selected on the basis of the above-mentioned criteria include:

    - **Glenorchy War Memorial Pool Redevelopment** – $83.8M to create a state of the art regional aquatic facility.
    - **Berriedale Destination Playground** – $1.2M for a free, accessible recreation space activating the Berriedale Foreshore.
    - **Humphreys Rivulet Path Detailed Design Phase** – $250 000 for strategic design planning to enable cost-effective future delivery.
    - **Street Art Program** – Seeking $100 000 of a $150 000 project to transform public spaces, support local artists, and enhance safety and amenity.
    - **Tolosa Park Stage B Redevelopment** – Seeking $7.325M of a $9.36M project for the development of a series of targeted, high value projects designed to advance the development of Tolosa Park. These targeted projects include:
        - Cycling Infrastructure - $1.5M for partial realignment of the Criterium Track to improve safety, circulation and functionality. An extension of the car park extension to improve access, reduce congestion and provide safer, more organised parking for cyclists, families and park users.
        - Pump Track – $475 000 for a looping, hard surfaced, inclusive circuit suitable for bikes, scooters, skateboards and rollerblades that connects to the Mountain Bike Park.
        - Community Facilities - $1.2M for BBQ areas, shelters, seating, drinking fountains, and modern, fully accessible toilets with parenting amenities.
        - Environmental Enhancements - $250 000 to restore natural systems, strengthen ecological resilience, and elevate the overall quality of the Tolosa Park landscape.
        - Accessible Walking Tracks – $1.5M for the creation of an inclusive, easy to navigate trail network that invites people of all ages and abilities to explore the park.
        - Multi-use Games Arena - $510 000 for a versatile, hard surfaced, full sided outdoor sports space designed to accommodate a range of activities including basketball, netball, futsal, tennis, and general play.
        - Wellington Park access and Visitor Centre – $1.875 for a welcoming gateway to one of southern Tasmania's most significant parklands. It will provide essential amenities, interpretive information, and a clear entry point for exploring the broader park network.

7. To maximise funding opportunities, it is recommended that Council focuses on these five achievable, high impact projects. The addition of any new project

proposals may dilute resources, weaken strategic alignment and reduce the likelihood of securing funding.

8. Once approved, the 2026 Priority Project will be used for:

    - **Australian Government Budget Submission** – Council has been invited to submit its priorities for consideration in the 2026 - 27 Federal Budget. The submission, due by 30 January 2026, will be based on the five priority projects.
    - **Promote Priorities** – project prospectuses will be published on Council's website and share via social media to keep the community informed about funding goals for 2026.
    - **Advocacy Efforts** – Priority projects will underpin all future funding advocacy. They will be shared with local State, and Federal politicians and relevant agencies to keep Glenorchy front of mind in decision making.

Conclusion

9. The identification of five priority projects for 2026 provides Council with a clear, disciplined and strategically aligned platform for funding advocacy and intergovernmental engagement. Each project has been selected through a robust assessment process that balances strategic alignment, community benefit, feasibility and value for money, while recognising current fiscal constraints across all levels of government. Collectively, the projects address important community infrastructure, recreation, connectivity, place activation and environmental outcomes, with benefits extending across Glenorchy and, in some cases, the broader Greater Hobart region.

10. The development of concise project prospectuses positions Council to engage effectively with State and Federal Governments, funding bodies and other partners, and to respond quickly to emerging funding opportunities. Importantly, by limiting the list to a small number of high-impact and achievable projects, Council strengthens its credibility as an advocate and improves the likelihood of securing external investment.

11. Endorsement of the 2026 priority projects will enable Council to meet imminent Federal Budget submission deadlines, provide a consistent and transparent basis for advocacy throughout the year, and clearly communicate Council's infrastructure and place-making ambitions to the community and funding partners. This approach supports sound governance, focused resource allocation and long-term value creation for Glenorchy.

Attachments

1. Priority Projects - GWMP [**9.1.1** - 2 pages]
2. Priority Projects - Destination Playground Berriedale [**9.1.2** - 2 pages]
3. Priority Projects - Humpreys Rivulet Path [**9.1.3** - 2 pages]
4. Priority Projects - Street Art Program [**9.1.4** - 2 pages]
5. Priority Projects - Tolosa Park [**9.1.5** - 2 pages]



Glenorchy War Memorial Pool Redevelopment

The Ask

Glenorchy City Council is seeking funding to redevelop the Glenorchy War Memorial Pool into a state-of-the-art regional aquatic facility.

Impact of Funding

The project will not progress without funding support.

Key Facts

Funding sought:
$83.8 Million

Full business case is available at gcc.tas.gov.au

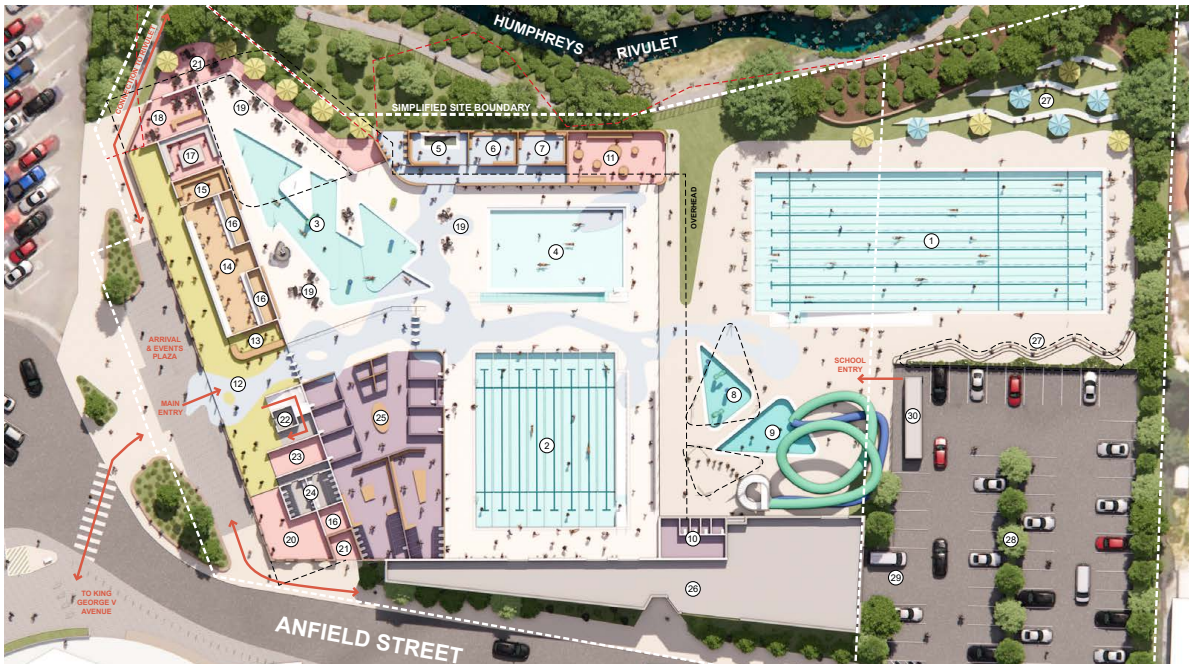


Why It's Important

The Glenorchy War Memorial Pool has been a cherished community asset for over 60 years, providing recreational opportunities and honouring local servicemen and women. Following its closure in July 2023 due to significant structural issues, the Glenorchy City Council is pursuing the redevelopment of the site to meet the growing needs of the local and Greater Hobart communities.

A $200,000 State Government grant funded feasibility study and business case, and the results of a 2024 elector poll confirmed community support for redeveloping the pool at its current location. The redevelopment aims to transform the facility into a sustainable aquatic hub that delivers year-round regional health, social, and economic benefits.

This investment will preserve the historical significance of the site while addressing critical community needs, ensuring Glenorchy and the Greater Hobart region has a world-class aquatic facility that fosters health, economic development, and social connection for generations to come.



Project Details

The proposed facility will feature outdoor amenities, including a 50-meter pool, grandstand-style spectator area for 700, a splash pad, slides, picnic areas, and accessible change facilities, alongside year-round indoor amenities such as a 25-meter lap pool, a warm learn-to-swim pool, toddler pool, wellness facilities (spa, sauna, steam room), a 1,500-square-metre gym, and support spaces like a crèche, café, and retail outlets.



Project Impact

Health and Safety

Promoting water safety education, reducing drowning risks, and improving physical and mental well-being. Providing essential therapy and future opportunities for people living with disability, along with improving rehabilitation and health benefits.

Social Impact

Strengthening community identity across the Greater Hobart region, fostering engagement, and supporting inclusivity across all demographics, including multicultural groups.

Economic Growth

Creating local jobs, supporting local businesses, and contributing to the generation of $2.5 billion annually in health and social benefits[1].

Sustainability and Utilisation

High utilisation rates and an estimated annual revenue of $3.8 million with a strong business case, net economic benefit of $7.1 million, and a benefit-cost ratio (BCR) of 1.07[2].

Regional Significance

Strong community support with 93% (20 000) of respondents to a 2024 elector poll supporting the plan for a long-term redevelopment. Lack of significant investment in pool infrastructure in Greater Hobart (29 years), since 1996 means that existing facilities at Clarence and Hobart are ageing. With such facilities typically having lifespans of 40 years, investment is urgently needed.

1 The Social, Health and Economic Value of the Australian National Aquatic Industry, PwC July 2021
2 Glenorchy War Memorial Pool Final Business Case, MI Global Partners December



Berriedale Foreshore Destination Playspace

The Ask

Glenorchy City Council is seeking investment to deliver its next destination playspace at the Berriedale Foreshore, transforming one of the municipality's most significant waterfront locations into a high-quality, inclusive, and regionally significant recreation asset.

The project will create a contemporary, accessible playspace supported by nature-based design, family amenities, and strong connections to the Derwent River foreshore, MONA, and the Intercity Cycleway. It will serve as a major regional drawcard, providing free, high-value recreation for children, young people, families, and visitors from across Greater Hobart.

The Impact:

Provision of free, accessible recreation for children and families, activating the Berriedale Foreshore as a vibrant public space, and creating long-term social, environmental, and economic benefits for the Greater Hobart region.

Key Facts

Total project cost:
$1.2 million

Funding sought:
$1.2 million (full funding)

Project Timeline:
12 Months



Why It's Important

Council's Playspace Strategy 2021–2040 identifies a critical need for regional-level playspaces that offer unique, high-quality play experiences, longer-stay amenities, and inclusive design.

Glenorchy is currently home to two destination playspaces – Benjafield Park in Moonah and Giblin's Reserve in Goodwood. There is now an identified need for a third destination playspace further to the north of the region to cater for:

- a higher proportion of children than the Greater Hobart average
- lower household incomes, increasing reliance on free public recreation
- ageing and outdated play infrastructure that no longer meets contemporary standards
- a growing population and increasing visitation to the Berriedale precinct.

The Playspace Strategy highlights the importance of delivering playspaces that are innovative, inclusive, and reflective of community identity, with a strong emphasis on nature-based play, accessibility, and universal design.

The Berriedale Foreshore is identified as a priority location due to its regional significance, scenic setting, proximity to major attractions and existing carparking and newly constructed toilet amenities.



Project Details

The Berriedale Foreshore destination playspace will include:

- a diverse range of all-abilities play equipment
- nature-based and imaginative play zones
- accessible paths and inclusive design features
- shaded family and social gathering areas
- seating, shelters, drinking water, and supporting amenities
- landscaping and environmental enhancements
- integration with the foreshore trail network and nearby attractions
- new playground safety fencing.

The design will follow best practice principles from the Playspace Strategy, ensuring playgrounds are safe, functional, durable, and deliver value for money.

This includes compliance with Australian Standards (AS 4685), improved safety features, accessible pathways and surfacing for all abilities, robust low-maintenance materials suited to local conditions, and a preference for locally sourced materials and Australian-made equipment to achieve cost-effective, high-quality outcomes.



Project Impact

The playspace will significantly improve access to high-quality recreation, supporting physical activity, social connection, and child development. It will provide a free, inclusive space for families who may face barriers to accessing paid recreation.

Located adjacent to MONA and the Intercity Cycleway, the playspace will enhance the Berriedale Foreshore as a regional destination, increasing visitation, supporting local businesses, and strengthening Glenorchy's tourism offering.

The project directly addresses social inequity by providing a high-quality public asset in a community with lower incomes and higher proportions of young families. Universal design ensures that children of all abilities can participate.

Nature-based design, landscaping, and foreshore integration will enhance the environmental quality of the site, strengthen local identity, and create a vibrant, welcoming public space. The project delivers on key objectives of the Playspace Strategy, the Open Space Strategy, and Council's broader vision for a healthy, active, and connected community.



Humphreys Rivulet Path – Detailed Design Phase

DRAFT

The Ask

Glenorchy City Council is seeking funding to undertake detailed design and technical planning for the Humphreys Rivulet Path–an essential step toward delivering a future $17.5 million active transport corridor linking Tolosa Park, Wellington Park, and key urban destinations.

This funding will enable the preparation of engineering designs, environmental assessments, costings, and construction-ready documentation to ensure the project is strategically staged, fully scoped, and cost-effective to deliver.

Impact of Funding

Providing the foundation to unlock a natural corridor through Glenorchy to deliver a transformative regional active transport link.

Key Facts

Total Project Cost:
$17.5 Million

Funding Committed:
$1.78M has been secured through an Australian Government grant for regenerative works and picnic facilities,

Funding Sought:
$250,000

Project Timeline:
12 Months



Why It's Important

Humphreys Rivulet is one of Glenorchy's most significant natural corridors, flowing from the foothills of Mount Wellington through residential neighbourhoods to the Derwent River.

It has long been identified by Cycling South, Bicycle Tasmania, and Glenorchy City Council as an ideal route for a safe, continuous walking and cycling connection that links major recreation hubs–including the Glenorchy Mountain Bike Park, Tolosa Criterium Circuit, and Children's Bike Track–with the broader city network.

Despite Glenorchy's strong cycling assets, connectivity between these facilities is currently fragmented, limiting access, safety, and active transport uptake.

A shared-use path along the rivulet corridor would address this gap, providing a direct, low-gradient, family-friendly route that aligns with AUSTROADS guidelines.

Detailed design is essential to:

- confirm the optimal alignment
- address flood management considerations
- integrate environmental protection and habitat values
- ensure construction feasibility
- provide accurate cost estimates for future funding bids

Without this design phase, the project cannot progress to construction.



Project Impact

Funding the detailed design phase will unlock the pathway to delivering a transformative piece of regional active transport infrastructure. The design work will:

- enable strategic, staged delivery of a future 2.5-metre shared-use path
- reduce long-term project costs through early technical assessment and risk mitigation
- support sustainable transport goals by planning a safe, accessible corridor for walking and cycling
- enhance community wellbeing by improving access to recreation, nature, and key destinations
- strengthen environmental stewardship along a valued natural waterway
- position Glenorchy for major construction funding by providing shovel-ready documentation.

Investing in detailed design now ensures that the Humphreys Rivulet Path can be delivered efficiently, sustainably, and in a way that maximises benefits for residents, visitors, and the broader Greater Hobart region.





Glenorchy Street Art Program

The Ask

Glenorchy City Council is seeking investment to establish a Glenorchy Street Art Program, a coordinated initiative that commissions high-quality murals, supports local artists, and activates key public spaces across the municipality. Funding will enable the delivery of a multi-site program including artist engagement, site preparation, installation, community workshops, and long-term maintenance. This investment will create a vibrant, contemporary public art network that reflects Glenorchy's identity as a creative, diverse, and culturally rich community.

Impact of Funding

Transformation of key public spaces, strengthens community identity, supports local artists, improves safety and amenity, and activates precincts in ways that attract visitors, reduce vandalism, and build long-term pride of place.

Key Facts

Total Project Cost:
$150,000

Funding Committed:
Council has invested $50 000 to the program

Funding Sought:
$100,000

Project Timeline:
12 Months



Why It's Important

Glenorchy has a strong creative identity—home to MONA, the Moonah Arts Centre, active arts organisations, and a growing cultural sector. However, many public spaces remain under-activated and lack visual expression that reflects the city's character.

A street art program builds on this cultural foundation and strengthens Glenorchy's position as a creative hub.

Well-designed murals transform blank walls and tired spaces into welcoming, engaging environments.

Street art is proven to reduce graffiti vandalism, improve perceptions of safety, and foster community ownership of public spaces.

The program provides paid opportunities for Tasmanian artists, emerging creatives, and youth participants. It strengthens the local creative economy and builds pathways for skills development and cultural expression.

Community engagement consistently highlights the desire for more colour, creativity, and cultural storytelling in Glenorchy's streetscapes. A coordinated program ensures artworks are high-quality, inclusive, and strategically located.



Project Impact

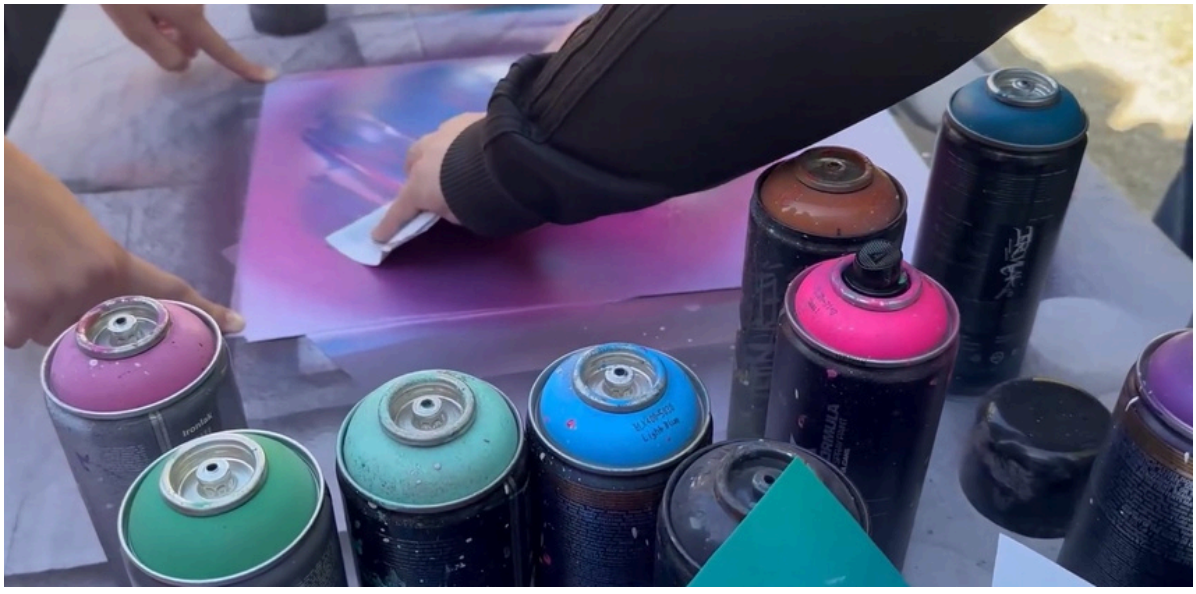
The program will deliver a network of murals that enliven key precincts, improve visual amenity, and create memorable public spaces that residents and visitors can enjoy.

Street art provides a platform for local stories, cultural heritage, and youth voices. It strengthens Glenorchy's identity and fosters pride in place.

Public art trails attract visitors, support local businesses, and complement major attractions such as MONA and the Intercity Cycleway. The program positions Glenorchy as a creative destination within Greater Hobart.

Workshops, co-design processes, and youth participation opportunities build skills, confidence, and community connection. Street art programs are particularly effective at engaging young people in positive, creative activities.

High-quality murals deter tagging and reduce maintenance costs for both Council and private property owners, creating cleaner, safer public environments.





Tolosa Park Stage B Redevelopment

The Ask

Glenorchy City Council is seeking funding for a series of targeted, high-value projects. Each project is designed to advance a distinct component of the Tolosa Park Stage B redevelopment, ensuring that every stage unlocks significant accessible social, recreational, and regional benefits for Greater Hobart.
This structured approach enables funding to be directed to the elements that generate the greatest community impact while supporting a coherent, staged transformation of the park.

Impact of Funding

Unlocking transformative social, environmental, and economic benefits for the Greater Hobart region.

Key Facts

Total Project Cost:
$9.36 Million

Funding Committed:
Council has committed $1.675m - $1.5m for a regional multi-cultural playground and $175k for a boardwalk over the park's wetlands.

Funding sought:
$7.510 Million

Project Timeline:
3.5 years



Why It's Important

Tolosa Park, a 25-hectare regional park at the foothills of Mount Wellington/kunanyi, is one of Tasmania's largest and most popular recreation destinations.

It provides a popular place for visitors and families to socialise, BBQ, bushwalk, play, skateboard, cycle and appreciate the outdoors.

The Park is also a popular venue for major open-air events.

As the Northern Suburbs gateway to Wellington Park/kunanyi and the Glenorchy Mountain Bike Park,

Tolosa Park is positioned to leverage Tasmania's reputation as Australia's leading mountain bike tourism destination and the 1.6 million annual visits to Wellington Park/kunanyi.

With a $6.2 million investment by Glenorchy City Council and TasWater, Stage A of the redevelopment has seen the park's former reservoir transformed into an outdoor parkland featuring walking trails and water features.

The Stage B redevelopment builds on this investment to create a vibrant, accessible, and inclusive regional park that enhances community recreation, tourism, and livability.



Projects	Funding request
Cycling Infrastructure - partial realignment of the Criterium Track to improve safety, circulation and functionality. An extension of the car park extension to improve access, reduce congestion and provide safer, more organised parking for cyclists, families and park users.	$1.5 million
Pump Track – a looping, hard-surfaced, inclusive circuit suitable for bikes, scooters, skateboards and rollerblades that connects to the Mountain Bike Park.	$475 000
Community facilities - BBQ areas, shelters, seating, drink fountains, and modern, fully accessible toilets with parenting amenities.	$1.2 million
Environmental Enhancements - to restore natural systems, strengthen ecological resilience, and elevate the overall quality of the Tolosa Park landscape.	$250 000
Accessible walking tracks – the creation of an inclusive, easy-to-navigate trail network that invites people of all ages and abilities to explore the park.	$1.5 million
Multi-use Games Arena - a versatile, hard-surfaced, full-sided outdoor sports space designed to accommodate a range of activities including basketball, netball, futsal, tennis, and general play.	$510 000
Wellington Park access and visitor centre – a welcoming gateway to one of southern Tasmania's most significant parklands. It will provide essential amenities, interpretive information, and a clear entry point for exploring the broader park network.	$1.875 million

Project Impact

Each of these projects align growing community needs across the Greater Hobart Region, as identified through extensive community engagement.

The completion of these projects will create an outstanding regional parkland that will serve not only the people of Glenorchy but the broader Southern Tasmania.

The transformed Tolosa Park will provide outdoor recreation areas for the community and offer opportunities for social inclusion and healthy active lifestyles regardless of age or ability.

Tolosa Park's design emphasises accessibility, reflecting the high proportion of residents with disabilities and health conditions, and affordability, addressing Glenorchy's lower than median income levels.

As a free public space, Tolosa Park supports social inclusion, community cohesion, physical and mental well-being while fostering a connection to nature and encouraging family-friendly activities.

Tolosa Park is expected to deliver lasting social and recreational benefits for current and future generations.

10. ENVIRONMENT

Community Goal – Valuing our Environment

10.1 WASTE AND RESOURCE RECOVERY STRATEGY

Author: Acting Manager, Property, Environment and Waste (Evan Brown)

Qualified Person: Director Environmental Services (Luke Chiu)

File Reference: Waste and Resource Recovery Strategy

Executive Summary

Glenorchy City Council has prepared a draft *Waste and Resource Recovery Strategy* (the Strategy) to provide direction on delivering effective and sustainable waste management in the city over the next five years.

The Strategy is based on the principles of a circular economy and waste minimisation to prioritise reduction, reuse, repair, remanufacture and recycling of materials, avoiding disposal to landfill wherever possible.

The Strategy is influenced by national, state and local government acts, legislation and polices and aligns with Australian Government, Tasmanian Government and regional planning, while focusing on local initiatives including delivery of services and infrastructure.

A strategic action plan has been developed as part of the Strategy to reduce waste generation, minimise the amount of waste deposited in landfill, make separation and recovery systems more effective and improve circular economy outcomes.

The action plan comprises of four key areas:

- Council Leadership
- Community Education
- Infrastructure Services
- Monitoring performance

The draft Strategy was presented to Elected Members in September as part of a Council workshop and has more recently been through a community engagement process via Council's *Lets Talk* platform, which revealed strong support for the draft Strategy with 84% (11) of respondents supporting the strategy in the quick poll, and 100% (20) of respondents supporting the strategy in the full survey.

The final Strategy is now presented to Council for formal endorsement.

Recommendations

That Council:

1. ADOPT the Waste and Resource Recovery Strategy 2025, as set out in **Attachment 1,** as the guiding framework for waste management and resource recovery in Glenorchy for the period 2025–2030.
2. REVOKE AND SUPERSEDE the previous Waste and Resource Recovery Strategy to ensure a single, current strategic framework applies.
3. NOTE the strong community support expressed through the public consultation process and that key themes raised by the community have informed the final Strategy.
4. AUTHORISE the Chief Executive Officer to:
   (a) implement the Strategy in accordance with available operational budgets;
   (b) seek and pursue external funding and grant opportunities aligned with the Strategy, including funding administered by the Waste and Resource Recovery Board; and
   (c) make minor administrative, editorial or grammatical amendments that do not materially alter the intent of the Strategy.
5. REQUEST that progress against the Strategy's Action Plan and key performance measures be reported to Council once annually during the life of the Strategy, including outcomes relating to landfill diversion, contamination rates, education initiatives and circular economy opportunities.
6. DIRECT that the adopted Strategy be published on Council's website and communicated to the community to support transparency, awareness and behaviour change.

Community Plan Reference	Making Lives Better We deliver services to meet our community's needs. Valuing Our Environment We protect and manage our City's natural environment and special places now and for the future.
Strategic Plan Reference	Deliver services to our community at defined levels. Manage waste responsibly and innovate to reduce waste to landfill. Work to reduce our resource use and carbon emissions and prepare the City for the impacts of a changing climate.
Consultation/ Engagement	Elected Member Workshop presentation 1 September 2025 **Community Engagement Platform:** Let's Talk, Glenorchy participants notified that GCC are now seeking consultation. **Social media:** A social media post was shared via GCC's Facebook page **GCC Website**: Council's 'Waste' page was updated to ensure the community was aware of the draft Strategy and how to participate.
Resources	The Strategy implementation will largely form part of the existing operational waste budget. Significant new projects or capital works will be considered as part of Council's annual budget process considerations.
Risk/Legal/ Legislative/ Reputational	The primary risks associated with the Waste and Resource Recovery Strategy 2025 relate to implementation, cost pressures and community behaviour change. While the Strategy is intended to be delivered largely within existing operational resources, competing priorities, future regulatory changes, or increases in processing and recycling costs may affect the timing or scope of some actions. Achieving improved waste diversion and reduced contamination is also dependent on sustained community engagement and behaviour change, which may take time to realise. There is a further risk that high contamination rates in recycling and FOGO streams could undermine service effectiveness and increase costs.

	Council also remains reliant on regional infrastructure, processing capacity and market conditions for recovered materials, which may fluctuate over the life of the Strategy. These risks are considered manageable through phased implementation, ongoing monitoring and education, regional collaboration, performance monitoring and the consideration of significant initiatives through Council's normal budget and decision-making processes.
25/26 Budget Allocation	This will form part of the existing operational waste budget for the remainder of this financial year.
Life of Project, Service, Initiative or (Expectancy of) Asset	Five Year plan.
25/26 Budget Reconsideration	Not applicable
Ongoing Costs (e.g. maintenance, operational)	The Strategy implementation will largely form part of the existing operational waste budget. Significant new projects or capital works will be considered as part of Council's annual budget process considerations.
Other Funding Sources	Grant opportunities that align with the Strategy may arise from the Waste Resource Recovery Board that is funded by the State Government Waste Levy payments.

Proposal in Detail

1. Glenorchy City Council has prepared a draft *Waste and Resource Recovery Strategy* to provide direction on delivering effective and sustainable waste management in the city over the next five years (the Strategy).
2. The Strategy is founded on the aspiration that: *Glenorchy City Council has a vision for the future of the Glenorchy municipality – a clean, safe and vibrant place that makes all of us proud. A place where we work together to minimise waste and conserve resources for the future*.
3. The Strategy is based on the principles of a circular economy and waste minimisation to prioritise reduction, reuse, repair remanufacture and recycling of materials, avoiding disposal to landfill wherever possible.
4. Currently Glenorchy City Council provides waste management services that include, recycling and food organics garden organics (FOGO) and kerbside collection services to Glenorchy residents, as well as litter management, illegal waste dumping control, and public place waste and recycling collection services.

5. The volumes of waste generated in Glenorchy is provided within the Strategy, which shows relatively stable amounts of both waste and recycling over the previous five years, indicating that significant changes to consumption behaviours will be required to meet the challenge of reducing landfilled waste.
6. The national, State, and local strategic and policy context is outlined in the Strategy and includes initiatives such as the Tasmanian Government's commitment to introducing legislation to phase out various problematic single use plastics.
7. The Strategy details a range of positive activities that have occurred with Glenorchy's waste management in recent years including significantly increasing the life of the landfill, the successful introduction of FOGO services that resulted in a 54% reduction in Council's greenhouse gas emissions, and efforts to reduce Council's own waste generation and to implement and grow re-use initiatives. Opportunities are identified to further expand re-use and recycling initiatives.
8. Unfortunately, high contamination rates in FOGO and recycling have been identified which may undermine these services. There are positive actions that can be implemented through Glenorchy City Council's membership and collaborations with regional authorities such as TasWaste South, Rethink Waste Tasmania who provide community education programs to help address this.
9. The underlying strategic principles in the Strategy are:
    - Waste avoidance
    - Regulatory intervention
    - Carbon emissions
    - Material management
    - Alternative technologies
    - Waste Management costs
10. A range of strategic actions are outlined where Council has an opportunity to improve waste management and resource recovery outcomes in Glenorchy across four key areas:
    - Council leadership
    - Community education
    - Infrastructure and services
    - Monitoring performance
11. A copy of the Draft Waste and Resource Recovery Strategy is provided as **Attachment 1**.

Community Engagement

12. Following a workshop with Elected Members in September 2025, Council sought community feedback on the Draft Waste and Resource Recovery Strategy 2025.

13. Community members were provided with a copy of the draft Strategy through the Let's Talk Glenorchy page (DRAFT Glenorchy's waste strategy | Glenorchy City Council), this included a short survey and quick poll.

14. The opportunity to provide feedback was promoted via social media and the GCC website.

15. The community engagement period was open for two weeks from Tuesday 25th November until Sunday, 7th December 2025.

16. Following the conclusion of the community engagement period, feedback was then collated and a report prepared and provided at **Attachment 2.**

17. A total of 164 participants visited the page, with 30 providing a response. There was strong support for the draft Strategy with 84% (11) of respondents supporting the strategy in the quick poll, and 100% (20) of respondents supporting the full survey.

18. Additionally, 80% of respondents rated current waste and recycling services as satisfactory or good, while 20% considered them poor. Respondents highlighted the need for expanded recycling options, particularly for soft plastics.

19. Since the survey was undertaken a recycling service for soft plastics has been introduced at the Glenorchy landfill as a free service for Glenorchy residents.

20. Other feedback provided was for more education on best practice waste management (e.g. what can be recycled), support for broader re-use and recovery operations, and some requests for free waste services.

Community Engagement Results in Response to Questions

21. ***Do you support the draft Waste and Resource Recovery Strategy?***

- 100% of respondents (20) responded "yes" to the full survey
- 84.6% of respondents (11) responded "yes" to the quick poll
- 15.4% of respondents (2) responded "no" to the quick poll

This result demonstrates strong support of the draft waste and resource recovery strategy from respondents.

22. ***How satisfied are with current waste and recycling services in your area?***

- 30% of respondents (7) deemed the current services good
- 50% of respondents (12) deemed the current services satisfactory
- 20% of respondents (5) deemed the current services poor

Overall, the majority of respondents (80%) were satisfied with the current services provided.

23. ***What are your priorities for improving waste management?***

When asked this question from the 24 responses received; more recycling and reuse options was considered the most important followed by more waste education and then reduced greenhouse gas emissions.

24. ***What are the most important options in terms of your waste being managed?***

    Respondents ranked the options in the following order (from most to least important):

    1 Waste services are easy to use and access

    2 Green and organic waste is composted/reused

    3 Waste recovery and recycling options are available where practical

    4 Minimising environmental impact

    5 Cost of waste services are kept to a minimum

    6 Education is provided on best practice waste management

    7 Use of best practice and state of the art technology

25. ***How important are the following environmental issues to you?***

    Respondents ranked the options in the following order (from most to least important):

    1. Reducing landfill waste and improving recycling
    2. Improving local air and water quality
    3. Protecting biodiversity
    4. Reducing illegal dumping
    5. Reducing greenhouse gas emissions

26. ***Are there any specific items you have trouble recycling or disposing of?***

    Of the 23 responses received, soft plastics was deemed the most troublesome followed by e-waste, batteries and mattresses.

27. General feedback received included desires for expanded recycling options, particularly for soft plastics (noting this recycling service has recently been introduced at the landfill as a free service for Glenorchy residents). Other feedback provided was for more education on best practice waste management (e.g. what can be recycled), support for broader re-use and recovery operations, and some requests for free waste services.

Conclusion

28. The Waste and Resource Recovery Strategy 2025 provides Glenorchy City Council with clear, evidence based framework to guide waste management and resource recovery over the next five years. It builds on Council's strong recent performance, including the successful introduction of FOGO services and significant reductions in greenhouse gas emissions, while acknowledging that further change is required to meaningfully reduce landfill disposal and improve recovery outcomes.

29. The Strategy responds directly to national, State and regional policy directions and is firmly aligned with Council's Community Plan and Strategic Plan priorities relating to environmental stewardship, service delivery, waste minimisation and climate action. Importantly, it reflects strong community support, with

consultation results demonstrating high levels of endorsement for the strategic direction, satisfaction with existing services, a clear call for expanded recycling options and improved education.

30. By adopting a circular economy approach, strengthening Council leadership, investing in community education, improving infrastructure and services, and embedding robust performance monitoring, the Strategy positions Glenorchy to deliver practical, cost effective and environmentally responsible waste outcomes. It also provides the flexibility to respond to emerging technologies, regulatory change and funding opportunities over the life of the Strategy.

31. Endorsement of the Strategy will enable Council to progress a coordinated, long-term approach to waste and resource recovery that protects the environment, meets community expectations and supports a more sustainable future for Glenorchy.

Attachments

1. Draft Waste and Resource Recovery Strategy (GCC) [**10.1.1** - 32 pages]
2. Survey Report - Draft Waste And Resource Recovery__2025 [**10.1.2** - 9 pages]


Glenorchy City Council
2025
Waste and Resource Recovery Strategy
Prepared by CoastEco Consulting Pty Ltd
In association with Athena Waste Management
OCTOBER 2025
Version 2.0

DISCLAIMER

This strategy has been prepared for Glenorchy City Council in accordance with the terms and conditions of appointment dated 18 September 2024, and is based on the assumptions and exclusions set out in our scope of work. Information in this document is current as of 25 August 2025. While all professional care has been undertaken in preparing this report, CoastEco Consulting Pty Ltd cannot accept any responsibility for any use of or reliance on the contents of this report by any third party.

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ABBREVIATIONS AND GLOSSARY

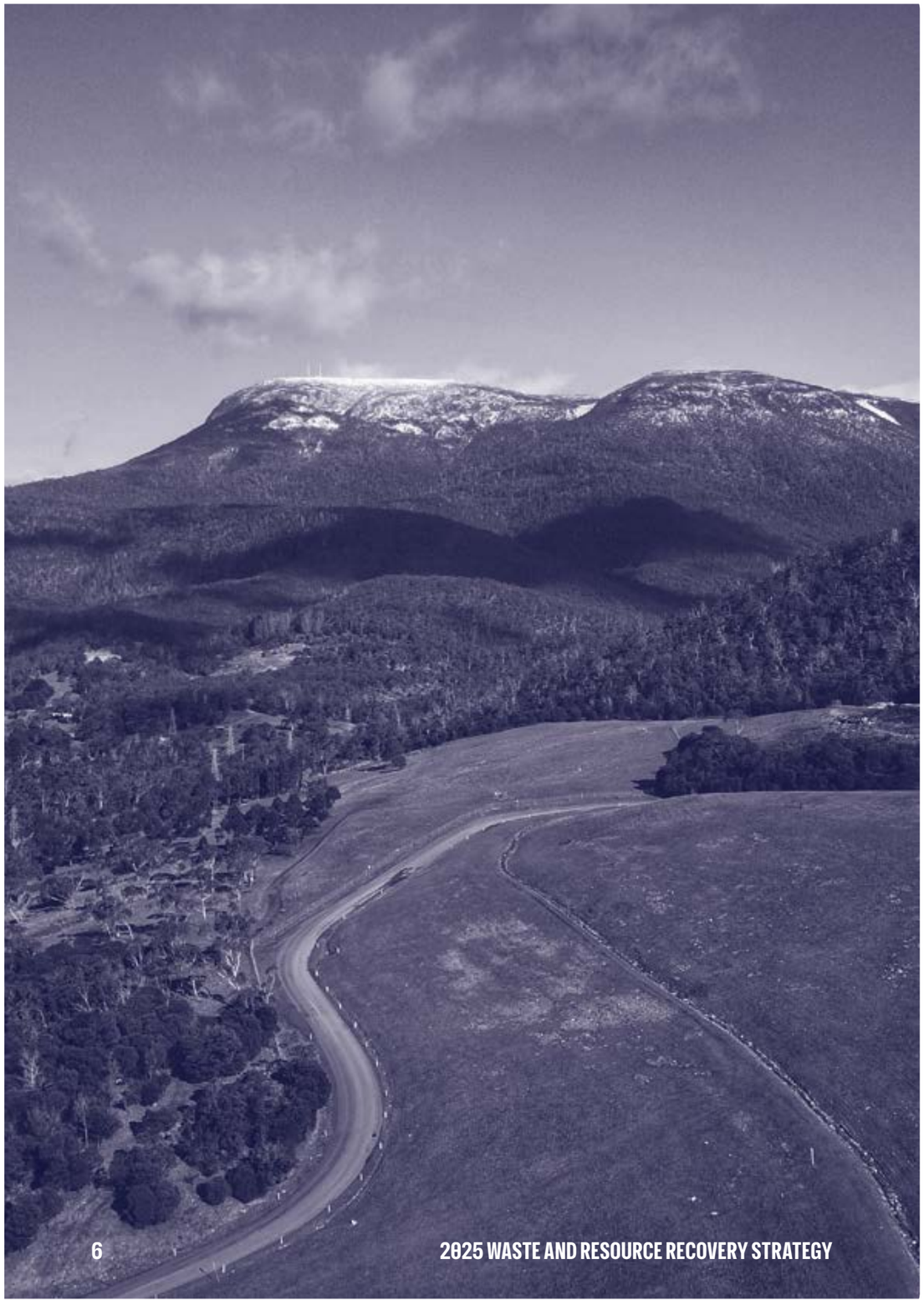
C&D	construction and demolition
C&I	commercial and industrial
CO2-e	carbon dioxide equivalent
EfW	energy-from-waste
EPA	Environment Protection Authority
FOGO	food organics and garden organics
GHG	greenhouse gas
HDPE	high-density polyethylene
LDPE	low-density polyethylene
MBT	mechanical biological treatment
MRF	materials recovery facility
MSW	municipal solid waste
MUD	multi-unit dwelling
PET	polyethylene terephthalate
PFAS	per- and poly-fluoroalkyl substances
RRC	resource recovery centre
SUPs	single use plastics
WRRS	waste and resource recovery strategy

Acknowledgement of Aboriginal People and Country



GLENORCHY CITY COUNCIL ACKNOWLEDGES THE MUWININA PEOPLE AS THE TRADITIONAL OWNERS OF THIS LAND.

We recognise all Tasmanian Aboriginal people as the original owners and continuing custodians of the land and waters of this island, Lutruwita. We pay our respect to Aboriginal Elders, past and present. We commit to working in a way that welcomes and respects all Aboriginal and Torres Strait Islander people.



Executive Summary

Glenorchy City Council's *Waste and Resource Recovery Strategy* provides direction on delivering effective and sustainable waste management in the city over the next five years.

The strategy is based on the principles of a circular economy and waste minimisation – to prioritise reduction, reuse, repair, remanufacture and recycling of materials, avoiding disposal to landfill wherever possible.

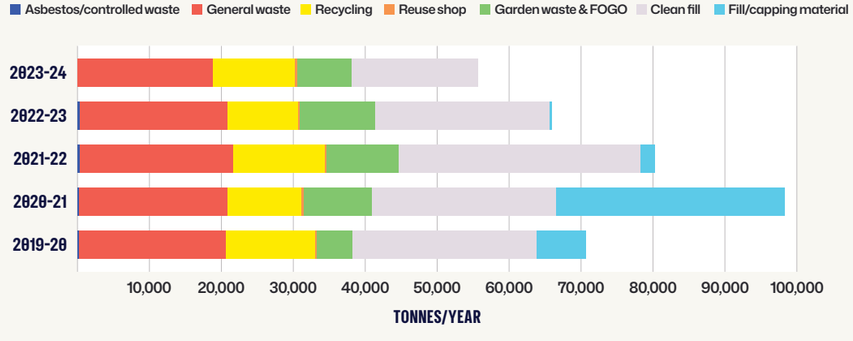
The strategy aligns with Australian Government, Tasmanian Government and regional planning while focusing on areas that are within Council's control, including delivery of services and infrastructure, educating and advocating for change, and governing where necessary.

The quantities of waste generated in Glenorchy over the past five financial years are shown in Figure ES1.

Figure ES1 shows that the total amount of material received each year is highly variable, mostly related to the amount of clean fill received at the Jackson Street landfill. While clean fill can be generated in large quantities, it is generally re-used and not deposited in landfill. The data shows that both landfilled waste and recovered resources peaked in 2021-22 but since then has shown a small reduction.

Overall, generation of both waste and recycling has remained relatively stable over the 5-year period. Significant changes to our consumption behaviours and improvements to Tasmanian recycling initiatives will be required to meet the challenge of reducing landfilled waste.

WASTE GENERATED 2019-20 TO 2023-24 **FIGURE ES1**





Glenorchy City Council provides waste, recycling and food organics and garden organics (FOGO) kerbside collection services to Glenorchy residents, as well as litter, illegal waste dumping, public place waste and recycling services.

The Jackson Street landfill is the major waste facility in Glenorchy; it offers drop-off facilities for various recyclable materials and is expected to fully utilise existing airspace in 2043.

An extension to the airspace is currently being considered; subject to EPA approval, landfill operations could continue at the site for an additional 35-40 years.

Further development of recovery opportunities (via a recycling hub) is planned at the site. A privately operated reuse shop is also located on the site.

The need for change to existing waste management is driven by both challenges and opportunities arising from different attitudes to use of diminishing resources, future regulations (to product stewardship and the use of plastics, among others), the need to reduce greenhouse gas emissions, the safe management of materials, and many other issues.

An action plan (summarised in Figure ES2) has been developed to reduce waste generation, minimise the amount of waste deposited in landfill, make separation and recovery systems more effective and improve circular economy outcomes.

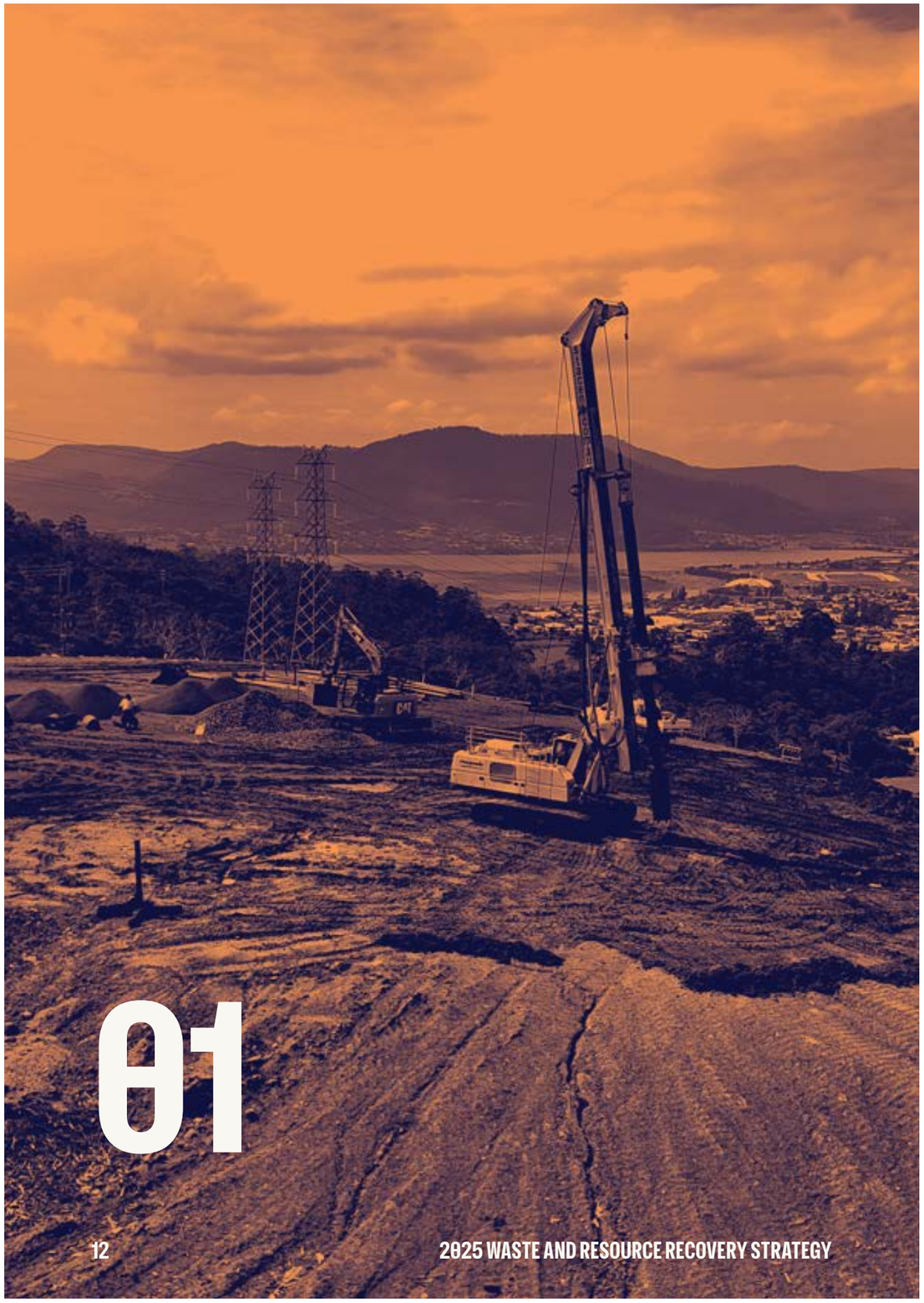
ACTION PLAN SUMMARY **FIGURE ES2**

Council Leadership	
1.1	Continue to utilise Council procurement code in decision-making for tenders and contracts
1.2	Explore options for regional database on recycled content products for procurement
1.3	Explore options for development of regional best practice guidelines for recycling in new MUDs
1.4	Develop a policy which encourages venues and events to reduce waste, increase resource recovery and participate in circular economy
1.5	Continue to work with the EPA and TasWaste South on measures to reduce littering and illegal dumping
1.6	Advocate for relevant policy shifts and/or supporting regulation for: • appropriate changes to Tasmanian planning laws • stronger responses to extended producer responsibility • increased investment in recovery and recycling initiatives from the waste levy • local projects focusing on product repair, reuse and remanufacture
1.7	Maintain equitable 'user pays' approach to waste management costs
1.8	Maintain knowledge of waste management and resource recovery issues in Australia (including performance of EfW facilities)
Community Education	
2.1	Support regional education planning and implementation by TasWaste South
2.2	Support TasWaste South development of a regional waste education centre
2.3	Amalgamate existing Council waste websites into single source of information
2.4	Continue to support information sharing through Rethink Waste Tasmania and TasWaste South
2.5	Encourage TasWaste South to develop a regional waste-wise business group for peer-to-peer learning
2.6	Ensure process is established for community feedback on regional waste education initiatives
Infrastructure & Services	
3.1	Continue operations at Jackson Street landfill as long as possible
3.2	Continue to reduce GHG emissions by diverting food waste from landfill and capturing landfill gas for energy generation
3.3	Develop plan for future operations and development at Jackson Street landfill (including consideration of infrastructure upgrades such as use of solar panels and micro wind turbines to generate renewable energy, landfill leachate evaporation system)
3.4	Recycling hub developed at Jackson Street landfill
3.5	Consider development of expanded resource recovery centre (RRC) and transfer station at Jackson Street landfill

ACTION PLAN SUMMARY **FIGURE ES2**

Infrastructure & Services	
3.6	Assess future need for reuse area at Jackson Street landfill
3.7	Explore options for development of local recycling precinct in Glenorchy
3.8	As kerbside bins reach end of life, ensure replacements comply with Australian Standards
3.9	Consider replacing public litter and recycling bins at end of life with solar compacting bins at specific locations
3.10	Assess potential for expansion of public place recycling network
3.11	Address high contamination rates in FOGO and recycling collections
3.12	When Tasmanian recycling facilities are established for additional materials, explore options and feasibility of collection or drop-off systems for new materials
3.13	Consider regional options for increasing FOGO diversion from the commercial sector (including statewide lobbying)
3.14	Explore options for centralised collection of selected commercial waste streams
3.15	As part of annual landfill pricing review, consider • adequacy of price differential for disposal of separated materials and C&I waste • assess need to charge for selected recovered materials
Monitoring Performance	
4.1	Support TasWaste South to undertake regular audits of regional waste and recycling bins
4.2	Undertake periodic landfill audits, with particular focus on C&I and C&D waste streams
4.3	Regular reporting of FOGO recycling contamination levels, materials, location, etc.
4.4	Monitor and record data on public place waste and recycling services
4.5	Publish relevant performance data on Council waste website
4.6	Expand annual Council community satisfaction survey to include more detailed feedback on waste services
4.7	Annual performance monitored and reported to Council
4.8	Undertake mid-term review of strategy





01

Vision & Principles

The *Glenorchy Waste and Resource Recovery Strategy 2025* has been developed to guide waste management and resource recovery planning in the City of Glenorchy for the next 5 years.

The vision and principles underlying development of the strategy are outlined below.

1.1 VISION

Glenorchy City Council has a vision for Glenorchy to be a clean, safe and vibrant city that works together to minimise waste and conserve resources for the future.

This is consistent with the aspirations outlined in Glenorchy City Council's *Strategic Plan* (Glenorchy City Council 2023) and *Annual Plan 2024/25-2027/28* (Glenorchy City Council 2024), including the following objectives:

- delivering services to meet community needs
- working for a safe and clean City
- encouraging responsible growth
- managing community resources to deliver what matters most
- protecting and managing the natural environment and special places now and for the future.

In delivering this vision, this strategy builds on the goals identified in the Glenorchy City Council Waste Management Strategy 2020:

GOAL 1

To promote the sustainable management of resources

GOAL 2

To provide convenient and affordable waste services that meet the needs of the community

GOAL 3

To minimise negative impacts of waste on the natural and built environments.





1.2 PRINCIPLES

There are two key principles which underpin this strategy: **the circular economy** and **the waste hierarchy**.

These principles focus on optimising our use of the earth's finite resources and minimising the environmental impacts of our waste.

Circular Economy

Our current economic model is based on a linear 'take – make – throw away' use of resources. But a circular economy is one where resources are valued and reused efficiently, and discarded only when their component materials have no possible further use.

This concept is shown in Figure 1 overleaf.

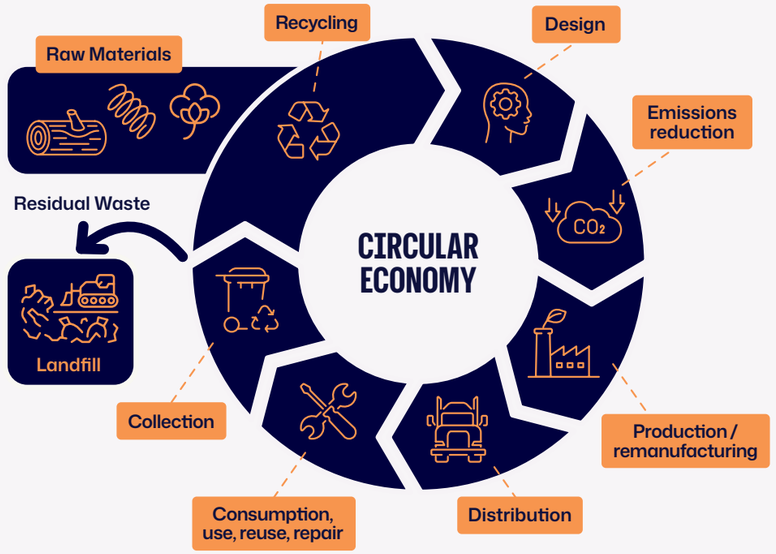
A circular economy designs out waste and pollution, keeps materials in use as long as possible, and returns materials to the economy through efficient recycling processes. Materials may be reused, repaired, recycled and remanufactured into different products many times before reaching their ultimate end of life. A circular economy minimises environmental impacts by reducing consumption of finite natural resources and limiting the amount of waste to landfill, both of which help to avoid climate and ecological degradation. Its success relies on each participant in the economy playing their part in effective material management systems – designers, manufacturers, retailers, consumers, recyclers and waste managers. The circular economy principles are built into Australian legislation and Tasmanian waste planning frameworks.

Waste Management Hierarchy

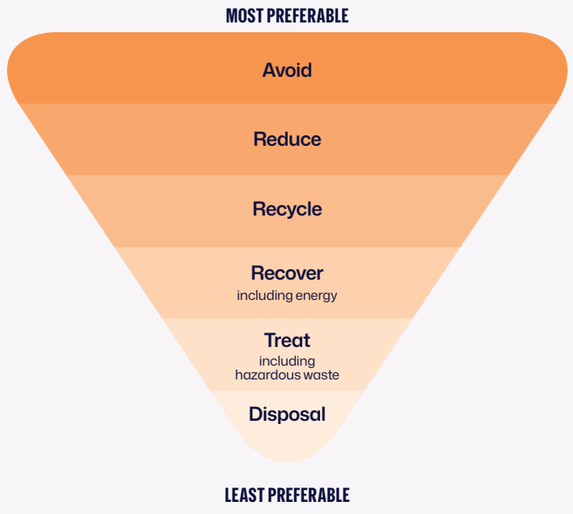
The waste hierarchy states that waste should be managed in order of preference (as shown in Figure 2) – avoid, reduce, recycle, recover (including energy), treat (to reduce impacts) and dispose to landfill only as a last resort.

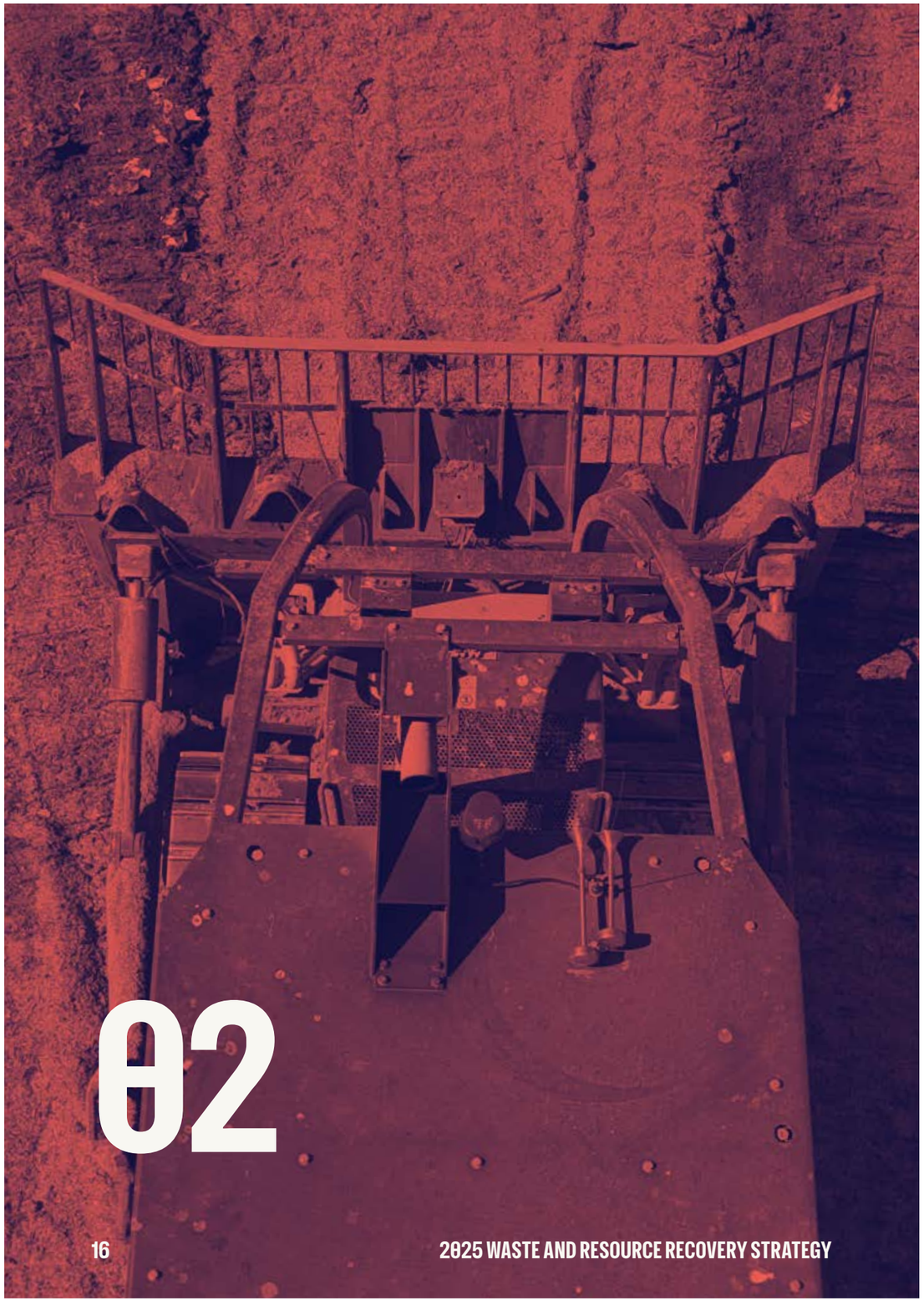
The hierarchy has been the foundation of Australian waste legislation for many years.

CIRCULAR ECONOMY FIGURE 1



WASTE MANAGEMENT HIERARCHY FIGURE 2





02

Strategic and Policy Context

The *Glenorchy Waste and Resource Recovery Strategy* is influenced by national, state and local government acts, legislation and policies, as well as state and regional initiatives.

These are discussed in the following sections.

2.1 NATIONAL

Australia's Circular Economy Framework (DCCEEW 2024) was released in December 2024 and is intended to drive a transition to a circular economy and ensure efficient use of resources and materials.

With the goal of doubling the circularity of the economy by 2035, it prioritises remanufacturing and recycling; design for durability, reuse and lightweighting; reuse of buildings; industrial symbiosis; product as a service; and reducing food waste.

The framework establishes three key targets:

1. shrinking our per capita material footprint by 10%
2. lifting material productivity by 30%
3. safely recovering 80% of our resources.

The *National Waste Policy Less Waste More Resources 2018-2030* provides a national framework for waste and resource recovery.

The policy treats waste as a resource and applies circular economy principles to a whole of waste management system with overarching principles and strategies to:

- Avoid waste
- Improve resource recovery
- Increase the use of recycled material and build demand and markets for recycled products
- Better manage material flows to benefit human health, the environment and the economy
- Improve information to support innovation, guide investment and enable informed consumer decisions.

Targets and actions to implement these strategies are incorporated in the *National Waste Policy Action Plan 2019*, which includes national targets to:

- reduce total waste generated in Australia by 10% per person by 2030
- achieve 80% average resource recovery rate from all waste streams following the waste hierarchy by 2030
- significantly increase the use of recycled content by government and industry
- phase out problematic and unnecessary plastics by 2025
- halve the amount of organic waste sent to landfill by 2030
- make comprehensive, economy-wide and timely data publicly available to support better consumer, investment and policy decision
- ban the export of waste plastic, paper, glass and tyres.

The *Recycling and Waste Reduction Act 2020* establishes a national framework to regulate the export of waste materials and manage the impacts of products, including through voluntary, co-regulatory and mandatory product stewardship schemes. The Act is currently undergoing statutory review, with revised legislation expected in late 2025.

National product stewardship arrangements regulated under the Act address waste oil, packaging, and televisions and computers. Other voluntary schemes (led by industry) incorporate batteries, tyres, paint and mobile phones, while coverage of other products (such as bedding, clothing and solar panels) is under development. A priority list for development of other product stewardship arrangements is usually released each year, however a current list has not been released due to the review of the Act.

The Commonwealth Government also establishes National Environment Protection Measures (NEPMs) that set the basis for agreed national objectives for protecting or managing particular aspects of the environment. Current waste-related NEPMs address used packaging materials and the movement of hazardous waste between states/territories.

National plans and strategies for some materials have also been developed, with others yet to be finalised:

- The *National Food Waste Strategy 2017* aims to reduce food waste by 50% by 2030 by prioritising policy, market development, business improvement and behaviour change.
- The *National Plastics Plan 2021* establishes targets to address Australia's plastics problem through multiple interventions across the entire plastics lifecycle, including the waste export ban on unsorted mixed plastics. The plan supports the Australian Packaging Covenant Organisation (APCO) industry-led product stewardship scheme to meet the agreement to make 100% of packaging in Australia reusable, recyclable or compostable by 2025 or earlier through the following targets:
  1. 70% of plastic packaging will be recycled or composted
  2. 30% average recycled content will be included across all packaging
  3. problematic and unnecessary single-use plastic packaging will be phased out through redesign, innovation or alternative delivery methods
- The *Australian Government Net Zero Plan* (yet to be finalised) will guide the transition to the legislated target of net zero greenhouse gas emissions by 2050. Six major sectors of the economy will have an emissions reduction plan designed and resourced to implement the Net Zero Plan. The waste and resource recovery sector forms part of the industry sector plan.



2.2 STATE

The *Environmental Management and Pollution Control Act 1994* provides overarching environmental governance to waste management operations in Tasmania. The *Environmental Management and Pollution Control (Waste Management) Regulations* regulate controlled wastes and implements Tasmania's responsibilities under the *National Environment Protection (Movement of Controlled Waste between States and Territories) Measure*.

The *Waste and Resource Recovery Act 2022* encourages the diversion of waste from landfill and increasing material recovery. The Act establishes the Tasmanian Waste and Resource Recovery Board, and the Waste and Resource Recovery Account for the purpose of receiving funds from the landfill levy introduced on 1st July 2022.

The *Waste and Resource Recovery Regulations 2022* define the application of the levy funds from the Waste and Resource Recovery Account, and sets the amount of levy (currently $45.84 per tonne of waste landfilled) to be applied up to and beyond 1st July 2026. The Regulations also address the required operational functions, records and reporting associated with administration of the landfill levy for the respective landfill and resource recovery facilities.

The *Container Refund Scheme Act 2022* and the *Container Refund Scheme Regulations 2023* set out Tasmania's Recycle Rewards container deposit scheme, which commenced operations in May 2025. Refund points (including reverse vending machines) have been established across the state to provide a 10c refund for each eligible container returned. Tasmania joins all other states and territories now legislating extended producer responsibility for single use drink containers.

The Tasmanian Government has also committed to a phase-out of various problematic single use plastics, including utensils, foodware, drinkware, bags and produce items, cosmetics, party goods and expanded polystyrene.

A staged approach is proposed, with different plastics to be phased out or banned from 2025–2027; legislation enforcing the phase-out is expected to be enacted later in 2025.

The Tasmanian Waste and Resource Recovery Board is responsible for the management and distribution of waste levy-derived funds to regional waste authorities and through grants programs to local government, community organisations and industry.

The Board released the *Tasmanian Waste and Resource Recovery Strategy 2023-2026* outlining a vision of Tasmania being a place where nothing is wasted. The strategy guides the Board and the Tasmanian Government on how the landfill levy should be reinvested. The strategy promotes the designing out of waste in new products, keeping materials in circulation and improving remanufacturing and recycling. These are core strategic principles supporting the creation of a strong circular economy, investment in critical programs that reduce waste generation and greenhouse gas emissions and improve amenity, liveability and sustainability in Tasmania.

The strategy provides a framework to move toward a circular economy and establishes focus areas to achieve the vision through integrated planning and action, strategic investment, prioritisation of circularity, and engagement and partnerships.

The Tasmania Government also released the *Bioenergy Vision for Tasmania* in 2023. The vision is focused on renewable energy generation from solid and liquid organic wastes and residues generated by industry, agriculture, municipal and forestry sources, and includes a commitment to a policy and regulatory framework which supports investment in commercially and environmentally sustainable bioenergy projects.

The vision recognises the drivers to the adoption of bioenergy in the state as being:

- renewable energy production
- greenhouse gas emissions reduction
- jobs and economic development
- waste management and resource recovery.

2.3 LOCAL

TasWaste South is a Local Government Joint Authority representing the 12 southern councils and established to drive better waste outcomes and efficiencies for its member councils and their communities.

TasWaste South has developed an inaugural Strategic Plan 2024-2027 based on four strategic pillars to support joint initiatives to:

- coordinate activities between member councils to achieve consistent service standards and policies, optimise regional waste infrastructure and minimise duplication across waste activities
- build relationships with member councils, regional and state waste authorities and engage with private sector operators, research institutions and key producers of industrial wastes in the region
- lead change in the region by focusing on minimising waste to landfill and increasing diversion to the circular economy, including contributing to council, state and Commonwealth waste policy settings
- change waste behaviours through coordinated public education programs designed to reduce kerbside contamination and reduce littering and illegal dumping.

Waste in Glenorchy is currently managed under Glenorchy City Council's *Waste Management Strategy* (Glenorchy City Council, revised 2020); once adopted by Council, this *Waste and Resource Recovery Strategy 2025* will replace it.

Glenorchy City Council also has a number of strategies and plans that address the broader implications of waste from an environmental and amenity perspective:

- The *Strategic Plan 2023-2032* recognises that in order to protect and manage the City's natural environment and special places there is a need to:
  a. manage waste responsibly and innovate to reduce waste to landfill
  b. work to reduce resource use and carbon emissions to prepare the City for the impacts of a changing climate.
- The *Waste Services Policy 2021* sets out the waste collection services provided by Council.
- The *Climate Change Mitigation Action Plan 2024* recognises the role of waste in greenhouse gas emissions generated in the City, and includes initiatives to:
  a. maintain the food and garden organics kerbside collection service and promote understanding in the community of the benefits of using it
  b. maximise landfill gas extraction and collection.



03

Waste in Glenorchy today

The current status of waste and recycling in Glenorchy is outlined below, and provides a baseline for future improvements.

3.1 WASTE GENERATED

While information on the amount and type of waste materials generated in Glenorchy has some gaps, the best available data shows the quantities of waste and recyclables generated over the past five financial years in Figure 3 below. This is based on data from the Jackson Street landfill and kerbside collections. Quantities of commercial and industrial (C&I) waste and construction and demolition (C&D) waste generated in Glenorchy but deposited at facilities other than the Jackson Street landfill are excluded.

TOTAL WASTE GENERATED 2019/20 – 2023/24 FIGURE 3

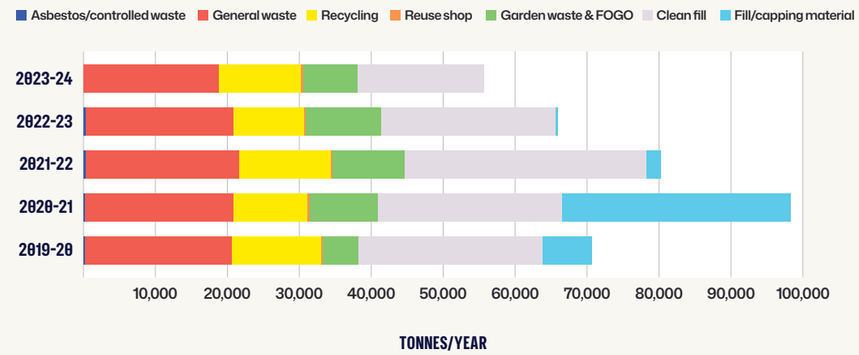


Figure 3 shows that the total amount of material received each year is quite variable, and mostly related to the amount of clean fill received at the Jackson Street landfill. Clean fill can often be generated in large quantities, particularly when large developments are undertaken. However clean fill generally is not deposited in landfill cells and can be re-used, either off-site by private contractors or on-site by Council for internal landfill roads and capping of landfill cells. Figure 3 shows that in some years (particularly 2020-21), Council purchases additional fill/capping material to meet ongoing landfill management requirements.

WASTE AND RECOVERED RESOURCES (TONNES/YEAR) **TABLE 1**

	2019-20	2020-21	2021-22	2022-23	2023-24
Waste to landfill[1]	20,685	20,840	21,708	20,816	18,901
Recycling and reuse[2]	17,602	20,168	22,900	20,564	19,308
Clean fill	25,634	25,488	33,656	24,300	17,482
TOTAL	63,921	66,496	78,264	65,680	55,691

Notes: 1. Comprising asbestos/controlled, general and kerbside waste. Excludes cover and capping material.
2. Comprises recycling and reuse material (including from reuse shop).

The amount of core waste – comprising asbestos/controlled waste, general waste, recycling, reuse shop, garden waste and food organics/garden organics (FOGO) – is less volatile, although this too has changed in recent years, as shown in Table 1.

Table 1 shows that the amount of waste to landfill slowly increased, peaked in 2021-22 and dropped a little in 2023-24. The amount of material recycled and reused shows a similar steady increase, peak in 2021-22 and small drop in 2023-24. It is possible the 2021-22 peak for all materials may relate to activities postponed during the COVID-19 pandemic with some stabilisation in subsequent years, however it is unclear whether the small decrease in waste to landfill in 2023-24 is sustainable. The matching decrease in recycling and reuse quantities does not support this view.

The challenge therefore remains to reduce Glenorchy's landfilled waste.

Waste generation has historically related to population, with growing populations leading to increased waste. However the rate of change in Glenorchy's population does not fully explain the five-year trend in Glenorchy's total waste generation. Shifts in causal factors have also been experienced at a state and national level. The *National Waste and Resource Recovery Report 2024* (Blue Environment 2024) notes that from 2016-17 to 2022-23 waste generation grew by 17% in Tasmania (to 1.1 million tonnes/year) and over 13% across Australia (to 65 million tonnes/year).

These growth factors are higher than population increases. Growing amounts of waste appear to be socially endemic, requiring structural change to our consumption behaviours to reduce it.

For this reason, the amount of waste that Council will need to manage in future is uncertain. Tasmanian Government population projections (Tasmanian Government 2024) for the next 10 years indicate Glenorchy's population growth rate will vary between 0.28% and 0.44% per annum (based on a medium projection), and continue at around half this level for the following 10 years.

Excluding highly variable clean fill, the total amount of waste and recovered resources that Council will need to manage by 2035-36 would be around 40,000 tonnes/year based on the Tasmanian Government projected population rate.

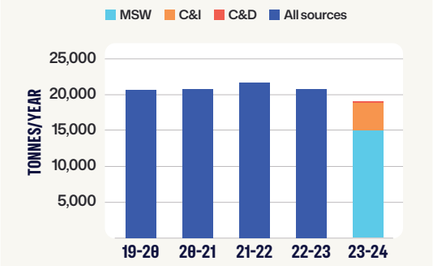
However, based on the population increase experienced in Glenorchy over the past 5 years, the amount needing to be managed by 2035-36 may be more than 47,000 tonnes/year.

This level of uncertainty underscores the need for robust recovery and recycling systems to be put in place at a local level, maximising diversion from the finite availability of future landfill airspace.

Source

Where data allows, waste has been analysed according to its source type: either municipal solid waste (MSW), C&I waste or C&D waste. This excludes landfilled waste for the four years from 2019-20 to 2022-23. Due to categorisation data recording issues, accurate classification of landfilled waste was not possible over this period; these issues were overcome in 2023. However anecdotal evidence suggests that the proportions of MSW, C&I and C&D waste in 2023-24 is broadly consistent with previous years, with the majority of landfilled waste coming from MSW sources, smaller amounts from the C&I sector, and minor amounts from the C&D sector.

WASTE TO LANDFILL BY SOURCE 2019/20 – 2023/24 **FIGURE 4**



Data for the last 5 years for both landfilled waste and reuse/recycling in Glenorchy is shown in the following figures. Note both figures exclude clean fill, some of which is re-used on site for landfill works such as cover and capping.

Figures 4 and 5 show that the majority of both waste and recycling quantities in Glenorchy come from households (MSW). C&I waste quantities are low and expected to remain so as the majority received at Glenorchy's Jackson Street landfill is recycled; it is likely that most C&I waste is deposited at Southern Waste Solutions' dedicated C&I facility at Lutana (for transport to the Copping landfill). Significant quantities of C&I and C&D materials are recycled; this has increased over time.

The figures also show that the amount of material transferred from the landfill to the privately-operated reuse shop at the site is quite low; most reusable material is accepted directly by the operator and is not recorded in Council's database.



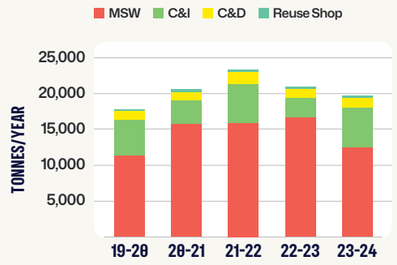
Recovery

Figure 5 shows that the increase in recycling since 2022-23 has largely been driven by improved recovery of construction and demolition waste (e.g. bricks, concrete, garden organics).

The introduction of FOGO collection services in February 2020 also saw a rise in diversion of food and garden organic waste, although this peaked in 2022-23 and has since declined (shown in Figure 3). While some of the reduction in FOGO collected in 2023-24 may potentially result from recent drier climatic conditions, it is unlikely to fully account for the 26% reduction from the previous year.

Over the five-year period the rate of increase in the overall recycling rate is almost equivalent to the rate of increase in per capita waste generation. This shows that resource recovery is mostly keeping pace with increased generation but is making no inroads on the underlying waste quantities being disposed to landfill (as shown in Figure 4), and clearly challenges remain.

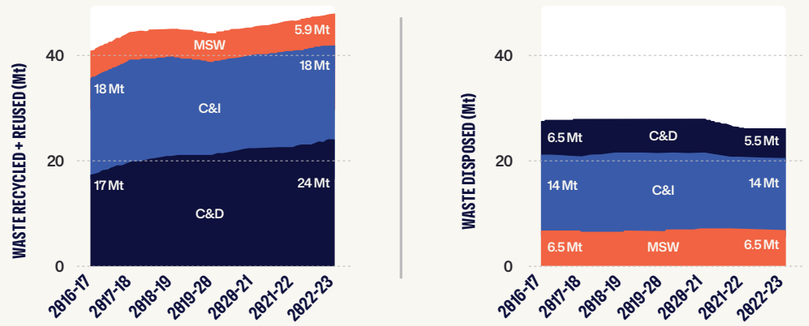
REUSE AND RECYCLING BY SOURCE 2019/20 – 2023/24 **FIGURE 5**



This trend is consistent across Australia, as shown in data from the *National Waste and Resource Recovery Report 2024* (Blue Environment 2024).

National trends in recycling and waste reuse and disposal of core waste plus ash are shown by source in Figure 6, with the relative contributions of the C&I, C&D and MSW sectors.

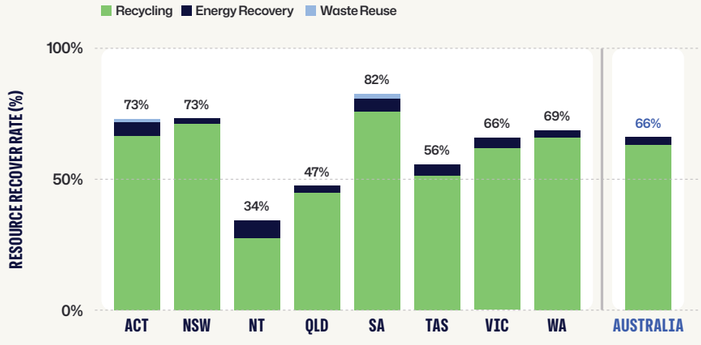
TRENDS IN RECYCLING AND WASTE REUSE (LEFT) AND DISPOSAL (RIGHT) OF CORE WASTE PLUS ASH BY STREAM, AUSTRALIA 2016/17 – 2022/23 **FIGURE 6**



Source: *Blue Environment 2024*

Figure 6 shows that while recycling and reuse (on the left) have increased over time (particularly in the C&D sector), waste disposal (on the right) has generally remained static and shown little decrease. Across Australia, our recycling systems are managing the growth in waste streams arising from recent economic development (potentially the 'low hanging fruit'), but indicate that any further reductions are harder to achieve.

RESOURCE RECOVERY RATES BY JURISDICTION (2022– 23) **FIGURE 7**



Source: *Blue Environment 2024*

They may be much harder to achieve in Tasmania than some other states. Figure 7 shows recovery rates by jurisdiction in 2022-23, also outlined in the *National Waste and Resource Recovery Report 2024* (Blue Environment 2024); this shows the Tasmanian recovery rate at 56%.

It is worth noting that in previous versions of the National Waste Report, the Tasmanian recovery rate was comparable with the ACT: both jurisdictions achieved a 53% recovery rate in 2016-17. However since then, the ACT's recovery rate has increased to 73%, an improvement of 20% compared to Tasmania's much lower 3%.

Some of the ACT improvement may be explained by the container deposit scheme, introduced in the ACT in 2018 and which commenced in Tasmania in May 2025. Enhanced waste data collection systems in Tasmania introduced in conjunction with the increasing waste levy may highlight improvements in future years. Distribution of the waste levy funds may also see expanded recycling infrastructure developed in Tasmania for greater resource recovery, though significant ground remains to be made up.

3.2 SERVICES PROVIDED BY COUNCIL

Council provides a range of waste and recycling kerbside collection services to the Glenorchy community, servicing over 20,000 households:

- Domestic waste is collected from the majority of households (houses and units) via a fortnightly service using 140 L bins. These bins have dark green lids, which is inconsistent with the relevant Australian Standard (AS4123 Mobile Waste Containers, which specifies red lids with black or dark green bodies for waste bins). Some multi-unit dwellings (flats and some units) share a 240 L bin (with red lids) among up to 3 households, and these are collected weekly. Waste collected is disposed to landfill.
- Domestic recyclables are collected fortnightly in a 240 L bin (with yellow lid, which is consistent with AS4123 for comingled recycling bins). Recyclable material collected includes paper and cardboard, plastic containers, glass bottles and jars, aluminium and steel cans. Recovered material is collected by Council's contractor (Veolia) and sorted at a materials recovery facility (MRF) operated by Cleanaway under a joint regional contract with other southern councils.
- Food organics and garden organics (FOGO) are collected fortnightly by Veolia and transported to a composting facility at Interlaken. A 240 L bin (with a green lid, also consistent with AS4123) is most commonly used, though other sizes may be used in some circumstances (e.g. when service is shared among units or other multi-unit dwellings).

Other waste can be transported and deposited directly by the generator at the Jackson Street landfill.

Council also provides other waste-related services:

- regular street sweeping services
- public place recycling and litter bins are provided at over 300 locations across the City
- illegally dumped waste from around 100 incidents/year is collected and disposed at Jackson Street landfill.

A regional waste audit is being carried out by TasWaste South, and is expected to report soon on the waste types and volumes presented in Glenorchy's kerbside waste bins. An audit of contamination included in Glenorchy's kerbside recycling bins (Veolia 2020) was undertaken in December 2020.

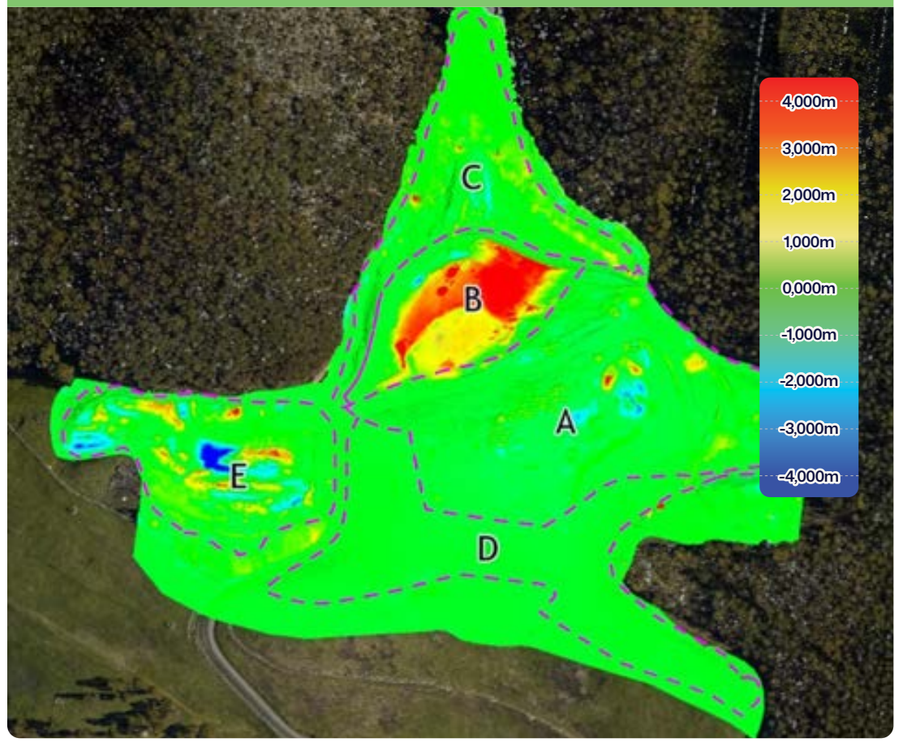
It showed that domestic recyclables had a 17% contamination rate, while FOGO materials had a 6% contamination rate. Both of these are high rates of contamination and undermine the intent and ongoing feasibility of the recycling collection programs.

3.3 COUNCIL INFRASTRUCTURE

The Jackson Street landfill is the major waste facility in the municipality and is owned and operated by Council. A reuse shop (operated by a private business called Recovery Circular Hub) is also located at the site; it salvages various materials for repair and resale.

Landfill operations are regulated by the Environment Protection Authority (EPA). The landfill has operated at the site since 1986 and is licensed to accept up to 80,000 tonnes/year of waste, including mixed putrescible and controlled/special burial waste (excluding clean fill).

MAP OF JACKSON STREET LANDFILL CELLS — FIGURE 8



A map of the landfill cells is shown in Figure 8.

There are three cells (Cells A, B and C) which are currently approved by the EPA to be filled. Note Cells B and C are planned extensions of previously filled cells, and the order of filling is planned for Cell B first (the current active cell), followed by Cell C (a newly constructed cell), then Cell A.

Council is considering future development of a further cell (Cell D), however this has not yet been approved. The area marked E on the map is a hardstand area for garden organics.

The most recent landfill survey (Veris July 2024) estimated the remaining landfill airspace at over 1.4 million m³ across all three cells currently available.

JACKSON STREET LANDFILL AIRSPACE UTILISATION (M^3) **TABLE 2**

Airspace	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Cell A	625,200	625,200	625,200	625,200	625,200	625,200	625,200	625,200	625,200	625,200	625,200	601,000
Cell B	524,600	462,800	400,000	336,000	271,000	204,800	137,400	68,800				
Cell C	263,600	263,600	263,600	263,600	263,600	263,600	263,600	263,600	192,800	121,800	49,500	
Waste to Landfill	24,700	25,100	25,600	26,000	26,500	27,000	27,400	27,900	28,400	28,900	29,500	30,000
Cover Material	37,100	37,700	38,400	39,000	39,700	40,400	41,100	41,900	42,600	43,400	44,200	45,000
Total Airspace Remaining	1,351,700	1,2588,800	1,224,900	1,159,800	1,093,600	1,026,200	957,600	887,900	747,000	674,700	601,000	526,100

Note: All figures are volumetric estimates and rounded.

Based on current usage patterns (and the existing waste compaction rate and daily cover use) as well as projected average waste generation and filling rates, the utilisation of airspace for each of the three cells has been modelled in Table 2.

Table 2 shows that Cell B will be fully utilised in 2032, followed by Cell C in 2035.

Cell A is currently under construction and is expected to remain in use until 2042-43, at which time all existing available airspace will be full.

If development of Cell D proceeds, it is estimated than an additional 1.6 million m3 of airspace would be available, extending the life of the landfill by a further 35-40 years.

The approval, design and construction process (which may take up to 5 years) would need to commence around 2037 to allow for continued landfilling at the site when Cell A closes.

Affiliated infrastructure on the site includes two weighbridges, a site office, equipment shed, vehicle washdown, leachate management system, landfill gas capture system (which allows the gas to be used to generate electricity and fed to the electricity network) and assorted bins and containers for separation and recycling of recoverable materials. A separate building and associated sheds are leased to the privately operated reuse shop.

Materials currently accepted for recycling at the landfill include:

- domestic recyclables (paper and cardboard, glass bottles and jars, aluminium and steel cans, plastics 1-5)
- metals
- tyres
- bricks, concrete and tiles
- mattresses
- garden organics
- clean fill
- gas bottles
- batteries.

As shown in Figure 4, the majority of waste disposed at the landfill is residential waste. This is in line with Council's strategy to maximise the life of the landfill and prioritise available airspace for Glenorchy households. This has been largely achieved through financial incentives which encourage C&I waste to be deposited at other facilities.

While most waste deposited at the landfill is generated within Glenorchy, a small amount of waste is received from the adjoining Brighton municipality (which does not have a landfill). The only other landfill in the Hobart area (McRobies Gully landfill, owned and operated by Hobart City Council) is expected to close by 2030, although drop-off and transfer services are expected to continue at the site.

Council also co-owns (with Hobart City Council) a site at Lutana which is on a long-term lease to Southern Waste Solutions, an arm of the Copping Refuse Disposal Site Joint Authority - a local government joint authority which owns the Copping landfill. The Lutana site is used as a commercial waste transfer station, aggregating C&I waste prior to transport to the Copping landfill. Note Glenorchy City Council is not a member of the joint authority, but receives rent from the Lutana lease; some local businesses could also be said to benefit from the central location of the commercial waste transfer station, avoiding transport costs to the Copping landfill approximately 50 kms away.





04

The need for change

Future waste and resource recovery in Glenorchy faces many challenges, including local and sectoral issues.

4.1 WASTE AVOIDANCE

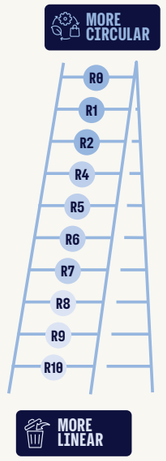
Creating a circular economy requires a different approach to the end-of-life management of products.

This provides for an expansion of the waste hierarchy (in Figure 2), where resources are valued, used, reused and remanufactured efficiently, and discarded only when their materials have no further use.

The expanded hierarchy is shown in Figure 9 and calls for many more steps to be taken before a material is considered for energy recovery.

Landfill disposal does not allow for circularity of materials.

EXPANDED HIERARCHY OF THE CIRCULAR ECONOMY **FIGURE 9**



Smarter product use and manufacture, designing differently

R8 REFUSE

Make product redundant by abandoning its function or by offering the same function with a different product or service, prevent use of raw materials.

R1 RETHINK

Make product use more intensive, e.g. share product

R2 REDUCE

Increase efficiency in product manufacture or use by consuming fewer natural resources and materials.

Extend lifespan of product and its parts

R3 REUSE

Reuse by another consumer of discarded product which is still in good condiion and fulfils its original function.

R4 REPAIR

Repair and maintenance of defective product so it can be used with its original function.

R5 RESTORE

Restore an old product and bring it up to date.

R6 REMANUFACTURE

Use parts of the discarded product in a new product with the same function.

Useful application of materials

R7 REPURPOSE

Use discarded product or its parts in a new product with a different function.

R8 RECYCLE

Process the materials to obtain the same (high grade) or lower (low grade) quality.

R9 RECOVER

Incineration of material with energy recovery.

Adapted from: *PBL Netherlands Environmental Assessment Agency 2019, Sustainability Victoria 2024*

With waste generation outstripping population growth, it is clear consumption patterns need to change; as consumers, we need to reduce the quantity of products we purchase and the amount of waste we dispose of. Further regulatory support, education and action is needed around smarter use of the products we buy, extending their lifespan through repair and reuse, and finding alternative uses for their component parts.

Council can play a role in educating the community and facilitating this change.

4.2 REGULATORY INTERVENTION

Product stewardship

Material circularity relies on avoiding waste through good design, efficient production and distribution, sustainable consumption and effective material recovery systems, with each sector playing a role in the circular economy. This includes a strong commitment from industry, with involvement from designers, manufacturers and retailers.

Some products are currently designed with little thought to repair over the product life or recyclability at end of life. This can include lack of access to replacement parts, inability to disassemble the product and use of composite materials that cannot be separated for recycling. This in turn can result in shorter product lifespans and increased waste of both materials and the product's embodied energy. Legislation in Europe and the US has addressed the 'right to repair' through measures such as financial incentives and obligations on manufacturers.

In 2021 the Productivity Commission explored similar options in Australia, but no further progress has yet been made.

To date industry involvement has mostly relied on voluntary product stewardship schemes with industry associations, however these have often struggled to deliver real change due to a lack of industry coverage (especially international manufacturers, leading to 'orphan' products which are not covered by an Australian scheme) or a failure to reach agreed targets (e.g. recovery rates of used packaging materials).

The Australian Government has expressed support for both expansion of product stewardship and mandated schemes where required. The 2025 review of the *Recycling and Waste Reduction Act* is likely to see some changes around product stewardship, and possibly the 'right to repair'. This could have impacts on the amount and type of end-of-life products that Council may need to manage.

Plastics

The high use of plastics has led to significant use of fossil fuels, environmental pollution and impacts on both animal and human health on a global scale.

In 2022 the United Nations agreed to develop a legally binding agreement on plastic pollution by 2024. While consensus has yet to be reached (and the deadline has been extended to 2025), over 170 nations (including Australia) have expressed commitment to a global plastic pact. If implemented, an international treaty would likely see changes to plastic use, recovery and recycling in Australia.

The Tasmanian Government is proposing to phase out some single-use plastics (refer Section 2.2), including various utensils, foodware, drinkware, bags and produce items, cosmetics, party goods and expanded polystyrene. Different states across Australia cover different plastics in their bans; harmonisation of state approaches (e.g. as part of an international commitment) may see some changes to the material types and timelines for phase-outs or outright bans in Tasmania.

Some types of plastics are more readily recycled than others, with generally robust recycling and remanufacturing systems in place for polyethylene terephthalate (PET), high-density and low-density polyethylene (HDPE and LDPE).

However a voluntary soft plastics collection system implemented by Australia's major supermarkets collapsed in 2022 and has yet to recover. There are few other options for recycling of soft plastics in Australia (and none in Tasmania), and limited recovery of other plastics such as polypropylene or polyvinyl chloride. The amount of common types of plastics (1-7) currently recycled in Australia is only 20% (APCO 2024) – a recovery rate which has remained relatively static for many years. Significant increases in recovery and improvements to collection systems would be required to meet the existing NEPM target (70% by 2025, which is unlikely to be met), as well as any additional international obligations.

4.3 CARBON EMISSIONS

The Southern Councils Climate Collaboration Carbon and Energy Footprint report (2023) quantified the greenhouse gas emissions arising from waste management in Glenorchy, as shown in Table 3.

GLENORCHY GREENHOUSE GAS EMISSIONS (TONNES CO_2-e) **TABLE 3**

Year	Landfilled Waste	Composted Organic Waste	Electricity, Lighting & Fuel	Total Emissions
2019-20	23,458.0	84.3	1,054.7	24,597.0
2020-21	15,227.5	239.4	1,071.0	16,537.9
2021-22	9,939.2	244.1	1.026.3	11,209.6

Source: *Southern Councils Climate Collaboration 2023*

The table shows that most of the greenhouse gas (GHG) emissions resulting from Council operations derives from landfilled waste. Council has a landfill gas capture system in place (which uses the gas to generate electricity) and introduced FOGO kerbside recycling services in 2020 to divert organic waste (which can generate methane) from landfill to composting facilities.

These initiatives can result in significant emission reductions. However Table 3 shows that while emissions more than halved over the 3-year period due to diversion of FOGO, in 2021-22 landfilled waste was still responsible for 89% of Glenorchy's GHG emissions. The report (Southern Councils Climate Collaboration 2023) therefore recommended that waste be targeted for further reductions in GHG emissions.

It is not known whether GHG emissions since 2022 have continued to reduce, although it is considered more likely that in line with waste disposed to landfill (discussed in Section 3.1), emissions may have remained relatively stable.

It is also not known how well domestic FOGO collection services are performing in diversion of organic wastes from landfill. Based on bin audits from other municipalities, it is likely that significant quantities of organic waste remain in the kerbside waste bin, adding to landfill emissions and offering an opportunity for further diversion to composting. Results from TasWaste South's regional waste audit currently being undertaken are likely to provide further direction in this area.

4.4 MATERIAL MANAGEMENT

The waste stream is comprised of myriad types of materials, some of which can be problematic to manage or recycle. The incorrect disposal of batteries (particularly lithium-ion batteries) in the waste stream is becoming an increasing problem, with the resulting fires impacting on worker safety, as well as infrastructure, plant and equipment losses. In some cases collection trucks and recycling facilities have been destroyed, leading to significant disruption to recycling systems and major expense to replace or rebuild. The amount and type of batteries in the waste stream are expected to rise in future, increasing the risk to infrastructure, equipment and worker safety.

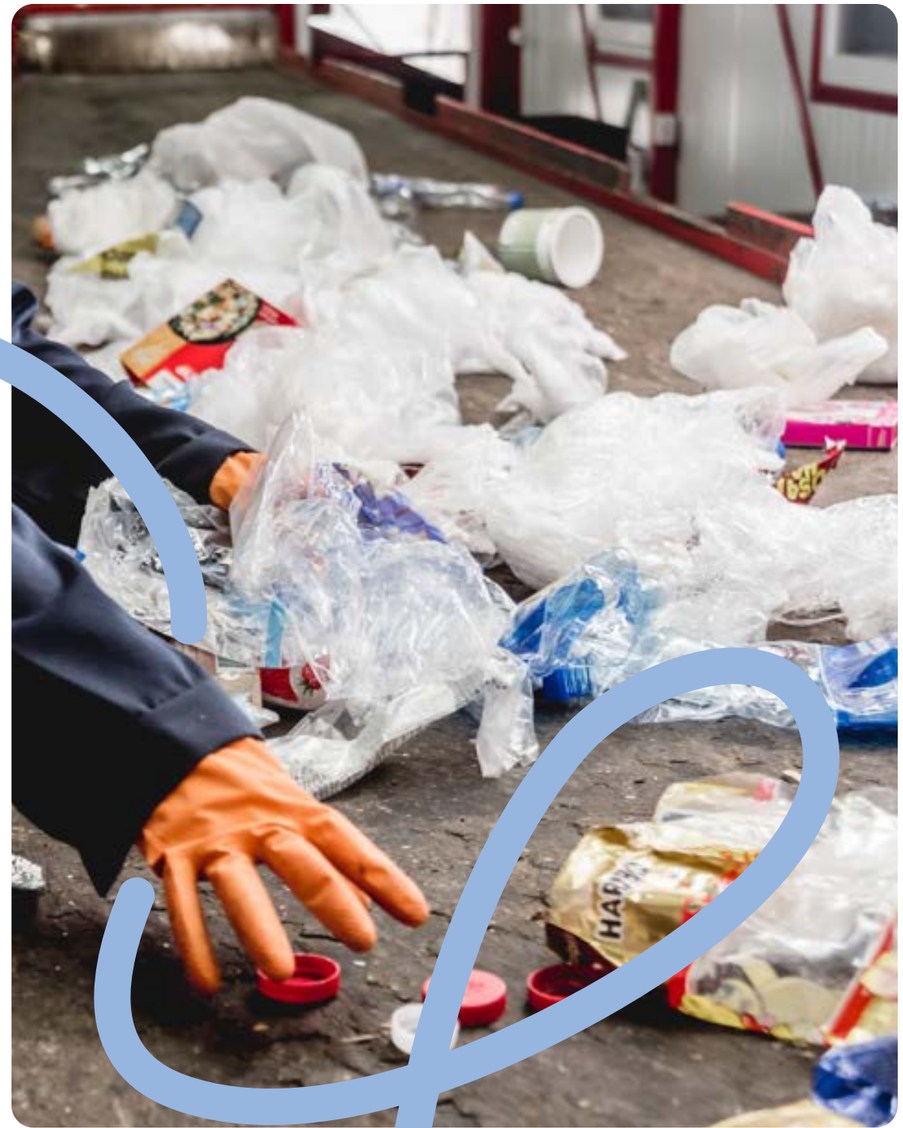
From July 2024, the use of engineered stone benchtops, panels and slabs was banned in Australia due to health and safety concerns. However while its health impacts have been compared to asbestos, there are no similar regulations yet in effect on the safe disposal of engineered stone. Kitchen renovations will see this waste stream increase over time but with few guidelines on safe handling and disposal yet in place.

Tasmania's container deposit scheme (Recycle Rewards) commenced in May 2025 and will see significant diversion of beverage containers from litter and the waste stream. There are additional opportunities for further diversion of FOGO (as mentioned above), both in domestic collections and from commercial processors, restaurants, etc. However high contamination rates can undermine recovery systems, resulting in significant volumes of recyclables diverted to landfill. As discussed in Section 3.2, Glenorchy contamination rates are currently high (17% in domestic recyclables and 5% in FOGO collections), higher than many other municipalities and beyond the level that many automated recycling systems can cope with. If further separation of contaminants is required, additional costs will be incurred by Glenorchy ratepayers. In Victoria, councils are required to provide separate collection services for glass in order to reduce broken glass contamination in paper/cardboard and other comingled recyclables; if a similar requirement for a 4th bin is needed to reduce contamination in Tasmania, costs would further increase in Glenorchy and create more footpath clutter on collection days.

Increasing attention is being given to other contaminants embedded in materials at the point of manufacture, and which cannot be separated during recycling processes. Per- and poly-fluoroalkyl substances (PFAS) are of particular concern. PFAS have been identified as potentially harmful to human health, and are present in a wide range of products including fire-fighting foam, foodware, cosmetics, clothing, carpet, furniture and packaging. PFAS chemicals are also known as 'forever chemicals' and cannot be destroyed via recycling; the only method of destruction is believed to be high temperature incineration, although there is some uncertainty about how successful this is. Environmental regulations in some Australian states are being updated to place limitations on the levels of PFAS permitted in recycled products (particularly from FOGO) and landfill leachate. Until similar limitations are placed on manufactured products and PFAS in the environment is removed, the ongoing recyclability of some materials may be undermined.

Recycling is only fully successful when recycled products are purchased and reused, however the Australian market for products with recycled content is not particularly robust. Some recycled products find it hard to compete with those manufactured from virgin materials; this may be due to a range of reasons (e.g. procurement specifications, cheaper imports, higher recycling collection and processing costs, etc.). Barriers to local markets need to be overcome to improve material circularity in Australia. Council has a role to play in supporting recycled content use through its procurement decisions.





4.5 ALTERNATIVE TECHNOLOGIES

There is increasing interest in Australia in establishing alternative waste treatment technologies, such as energy-from-waste (EfW) and mechanical biological treatment facilities. EfW technologies in particular have been widespread for many years in Europe and Asia, particularly in countries which have landfill space constraints or high demand for heat and electricity. However the Australian experience to date has been mixed. Early facilities in NSW closed due to concerns over dioxin emissions or large costs incurred when commissioning did not prove successful. Numerous other developments were initiated in subsequent years (including by Test Energy in Tasmania), however for varied reasons none came to fruition until the recent development of two combustion facilities in WA. The Kwinana facility (which is expected to receive 460,000 tonnes/year of waste) is in commissioning stage, while construction of the East Rockingham facility (which is expected to receive 300,000 tonnes/year of waste) is nearing completion. Similar facilities are in the development or regulatory approval stages in Victoria and NSW but have yet to commence construction.

While processes differ according to the technology, a common feature is the high cost of development, construction and operation; consequently operators look for long-term waste supply contracts (e.g. over 20 years) and high-volume inputs (e.g. over 250,000 tonnes waste/year) for cost recovery. Meeting these demands is problematic for many local government authorities.

There are also concerns that some technologies can undermine resource recovery and circular economy implementation. This is particularly the case for combustion facilities, where the need for high calorific value waste streams can result in the incineration of plastics. As most plastics are derived from fossil fuels, the net environmental outcome is generally negative.

The social licence of EfW technologies in Australia is also yet to be demonstrated. Due to Perth's reliance on groundwater aquifers, there are limitations on local development of new landfills which have driven interest in EfW facilities in WA. However this is not the case in eastern Australia; indeed, there have been public protests about some proposed EfW facilities. While social acceptance may come, early proponents are likely to experience some community pushback.

A summary of the key treatment technologies, their advantages and disadvantages are provided in Table 4 overleaf.

Due to high construction and operating costs, available waste volumes, waste feedstock and other characteristics, none of them are considered suitable for development in Glenorchy within the term of this strategy. In the longer term it is possible this may change, for example due to changes in government policy, landfill regulations, increased regional waste planning, GHG emission frameworks, the performance of other Australian facilities, etc. Council should keep up to date with industry knowledge and performance of EfW technologies and review its role in local waste management and resource recovery in the longer term.

SUMMARY OF ALTERNATIVE WASTE TREATMENT TECHNOLOGIES TABLE 4

Technology Type	Advantages	Disadvantages
MECHANICAL BIOLOGICAL TREATMENT Residual waste is processed to extract recyclables before the organic fraction is composted or aerobically stabilised.	• No need to change current kerbside services • Extracts recyclable materials from residual municipal solid waste • Residual organic fraction can be stabilised and potentially converted into some usable soil conditioner • If landfilled, the stabilised organics will have lower environmental risk and will sequester carbon	• High cost compared to landfill and source separation options • Low volume resource recovery due to existing FOGO and recycling kerbside services • Recovered recyclables can be lower grade/value • Track record of facilities suggests that stabilised organics are too contaminated (e.g. with chemicals, glass, plastics) to be marketed or used for anything other than landfill cover • Landfilled residuals will have some environmental risk and will not generate much biogas for energy recovery
ANAEROBIC DIGESTION Organic waste is processed in-vessel in anaerobic conditions by bacterial inoculate to produce biogas energy and potentially an organic fertiliser.	• Proven technology for selected organic waste streams (e.g. animal manures, biosolids) • Lower throughput requirement than other EfW technologies (e.g. < 100,000 tonnes/year) • Biogas energy generation • Potential use of digestate as organic fertiliser if uncontaminated products can be extracted • Australian facilities usually located in industrial settings (e.g. on farm) and social licence accepted	• High cost compared to landfill and source separation options • Suited to homogenous waste streams with high moisture content • Maintaining optimal conditions for bacterial growth (e.g. pH, temperature, moisture content, lack of contamination) can be problematic for non-homogenous waste streams • Up to a third of energy generated is needed to power digester • Municipal waste sources likely to be too contaminated for digestate reuse
INCINERATION Materials are combusted to heat boilers and drive steam turbines. Grated floor and fluidised bed technologies are typically used to gasify residuals so that the volatiles are combusted separately from the solid waste, but combustion occurs within the same chamber.	• Proven technology with many international examples • Local facility in WA • Potential for recovery of heat and power • Potential for additional recovery of metals via incorporation of magnets in the process • Can combust up to 90% of waste stream	• Very high capital and operating costs • Large throughput (>250,000 tonnes/year) required to reach economies of scale • Potential toxins in air emissions and fly/bottom ash • May need to use natural gas to maintain combustion temperatures and avoid formation of compounds such as dioxins and furans • Unlikely all potentially recyclable materials can be separated; plastics likely to be incinerated • If buyer of heat energy not secured, operational breakeven point may increase, leading to higher costs • Without heat recovery, the greenhouse gas emissions per unit of recovered energy can be high • Non-combustible slag may require landfill disposal (subject to contaminant levels and alternative uses)

SUMMARY OF ALTERNATIVE WASTE TREATMENT TECHNOLOGIES TABLE 3

Technology Type	Advantages	Disadvantages
GASIFICATION Materials are heated in a low-oxygen environment to produce a syngas (comprising hydrogen, methane and other combustible volatiles) that can be used to heat boilers for steam turbines, or used in gas turbines, or harvested and cleaned as a gas fuel	• Higher energy yields than incineration • Combined heat and power energy recovery is possible • More efficient conversion of waste to energy resulting in lower greenhouse gas emissions per unit of energy than incineration	• Very high capital and operating costs • Large throughput (>250,000 tonnes/year) required to reach economies of scale • Less proven technology commercially and technically for MSW • Some facilities have not met performance and emissions standards due to variability in the mixed putrescible waste stream • Local failure of Brightstar gasification facility at Wollongong, NSW
PYROLYSIS Materials are heated in an oxygen-free environment to produce a liquid oil	• Higher value output than incineration • Proven technology with international facilities • Combined heat and power energy recovery is possible • Can be used to produce char products • More efficient conversion of waste to energy resulting in lower greenhouse gas emissions per unit of energy than incineration	• Very high capital and operating costs • Large throughput (>250,000 tonnes/year) required to reach economies of scale • Less proven technology commercially and technically for MSW • International facilities used mainly for processing of tyres and plastics • Number of Australian facilities proposed but did not proceed to development
PLASMA ARC Materials are thermally degraded using electronic plasma arc technology to produce syngas that can be used in synthesis of organic compounds or fuels	• Can be used to treat large variety of waste streams, especially toxic compounds, high level contaminated soils and persistent organic pollutants • Combined heat and power energy recovery is possible • Inert residue is a glass/slag with potential for use in civil engineering works • More efficient conversion of waste to energy resulting in lower greenhouse gas emissions per unit of energy than incineration	• Higher capital and operating costs than other technologies • More complex technology than others • Limited number of international facilities; used mainly for destruction of hazardous waste, chemical weapons and obsolete military ordinance • Greenhouse intensive if fossil-fuel derived electricity is used • Facilities can be net users of energy but syngas products avoid other energy use in production of first use products

4.6 WASTE MANAGEMENT COSTS

There are a number of factors that are expected to see the costs of waste management rise in the future. Operational landfill costs are likely to increase in line with enhanced regulatory requirements for landfill engineering, design, management and monitoring.

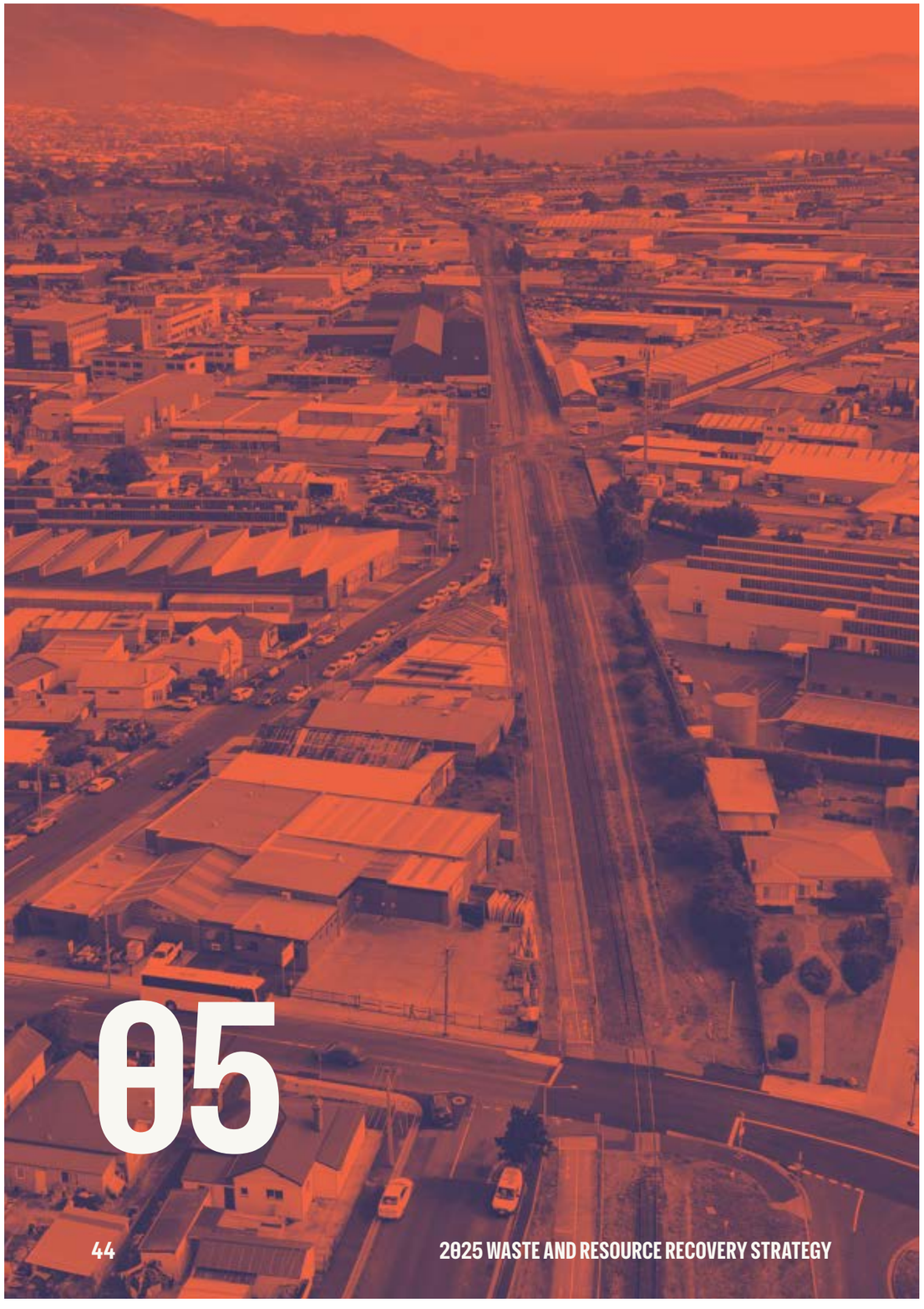
Legislated waste levies will rise to increase the financial incentives to reuse and recycle, and reduce waste deposited to landfill. Increased labour and processing costs are likely to contribute to cost increases for the provision of kerbside collection services. While Council is committed to the cost-efficient delivery of services, these and many other cost increases are beyond Council's control.

Waste costs are reflected in annual waste management charges, and equitably distributed across ratepayers on a 'user pays' basis. The 'user pays' ethos connects individual household waste behaviours with financial outcomes, providing incentives to reduce and recycle rather than dispose of waste to landfill.

In the past some waste services were provided without cost to selected individuals, e.g. those householders who accessed the landfill on free waste drop-off events. While Council still incurred landfill operating and labour costs for the 'free' events, around 3% of residents took advantage of the events to dispose of their waste. This meant that all ratepayers were subsidising the actions of a small minority of the population, and the practice ceased due to equity concerns.

Pre-approved clean-ups of Council owned or managed land will continue without charge given the wider benefit to the community. However broader free waste disposal services conflict with waste minimisation efforts and the user pays principle, and are not expected to be provided in future.





05

Strategic Actions

Glenorchy City Council is one of many stakeholders in the waste and resource recovery sector.

There are some things Council can control and others it can influence, with actions falling in three main areas:

1. **DELIVERY**
   Delivery of services, infrastructure development, leading by example by improving own operations
2. **INFLUENCE**
   Advocating for change, seeking action from other levels of government or other organisations, providing information and advice, motivating community action
3. **GOVERN**
   Developing guidelines or local laws.

Opportunities for Council to act to improve waste management and resource recovery in Glenorchy using each of these methods are outlined below.

5.1 COUNCIL LEADERSHIP

Council has shown leadership in its procurement practices, adopting a code for tenders and contracts which allows Council to consider the environmental impacts and benefits of purchasing decisions.

There are opportunities to expand the environmental criteria for decision-making to incorporate circular economy principles; this could include prioritising products which have recycled content, particularly those products which incorporate raw materials from local recycling initiatives.

This would help support new markets for recycled materials, as well as the sustainability of the local recycling industry. The impact on Council resources involved in procurement decisions could be minimised by supporting initiatives to build a regional database of relevant product information (e.g. by TasWaste South for use by all southern councils), as well as accessing information on relevant products from other reputable sources (e.g. Sustainability Victoria).

Existing kerbside waste services have evolved to meet household waste and recycling needs; however the increasing density of Australian cities through development of multi-unit dwellings (MUDs) provides new challenges to the current system. Large MUDs can create difficulties for waste storage and collection, while recycling systems were often not built into older buildings and can be difficult to retrofit. There is potential for Council to work with MUD developers to ensure requirements to manage FOGO (and other recycling streams which may be recovered in future) are incorporated into all new developments. This could be through facilitating development of regional guidelines to achieve higher recovery rates and lower contamination rates in new developments (e.g. development of best practice guidelines by TasWaste South).

Council has made a concerted effort to reduce waste from Council's own operations, offices and affiliated tenancies (e.g. Moonah Arts centre, Tolosa Park huts, community centres, memorial pool, child care centres, sporting facilities, etc.).

However there may be opportunities to further expand resource recovery and recycling from these venues; this extends to community events which are held in Council venues, as well as other public events which are sponsored or supported by Council.

Council could establish a policy which encourages venues and events to:

- divert food waste for collection by Council's FOGO contractor
- cease using single-use plastics included in the proposed ban, as well as other single-use plastics which are not included in the proposed ban (e.g. balloons)
- reduce other environmental impacts (e.g. encouraging use of tap water instead of bottled water, use of renewable energy, etc.)
- use products made with recycled content at local events
- reinforce community waste education and circular economy principles (e.g. Council stall, signage, recycling bins).

Illegal dumping is an ongoing issue in Tasmania, mostly managed at state and regional level. Council should continue to work with TasWaste South and the EPA on regional and statewide litter and illegal dumping campaigns.

Council could also utilise its membership of organisations such as TasWaste South and the Local Government Association of Tasmania, as well as its role in community networks, to advocate for change on a range of issues relevant at both a state and national level.

This could include:

- advocating for Tasmanian planning law amendments to mandate the requirement for waste minimisation and resource recovery plans for all proposed developments (including MUDs) as a condition of planning approval
- advocating for stronger extended producer responsibility, including better design of products for recyclability, reduction of excessive/unrecyclable packaging, government-mandated product stewardship schemes, and manufacturer take-back schemes for end-of-life products
- advocating for increased investment from waste levy funds for recovery and recycling initiatives to support a resilient local recycling sector
- encouraging innovation, jobs and social enterprise through local pilot projects focusing on product repair, reuse and remanufacture.

5.2 COMMUNITY EDUCATION

The education and engagement of the community to improve resource recovery and waste management is a vital element of implementing a circular economy. Education on statewide themes is currently provided through Rethink Waste Tasmania (https://rethinkwaste.com.au), an online source of waste information and resources managed by the three regional waste groups in Tasmania (including TasWaste South, of which Council is a member). Regional waste education is also the responsibility of TasWaste South, which is proposing to develop a regional waste education centre; this would allow increased learning through practical sessions, such as school visits, community tours and other initiatives. Further regional education initiatives will be developed by TasWaste South in future.

Council also plays a role in waste education at the local level. Currently online information is provided through the following sources:

- the Jackson Street landfill website (**jacksonstlandfill.com.au**) which provides information on the landfill's opening hours, disposal fees, materials accepted, etc.
- the Waste starts with U site (**wastestartswithu.com.au**) which provides information on Council's collection services, recycling tips, videos and fact sheets
- an app called Recycle Coach, which provides information on local recycling options.

Ongoing maintenance of these different sites has proven a challenge, with some information updates slow to be implemented. It would be more practical to amalgamate local information in one location, e.g. a single website combining all information on the landfill, waste services and recycling initiatives. This would allow for easier maintenance, as well as providing a single source for Glenorchy residents seeking local waste information. Benchmarking Glenorchy's performance against other councils in southern Tasmania would also give residents context for their achievements, as well as provide incentive for further progress. Such a website would also provide an opportunity for further information to be found through links to Rethink Waste Tasmania and additional regional, state and other relevant sources.

Typical education needs for the circular economy include information and resources which address:

- options to change purchasing behaviours through the 'refuse, rethink, reduce' hierarchy (shown in Figure 9)
- avenues for repair and reuse of items (e.g. facilitating repair cafes, publicising charity donation schemes, etc.)
- ongoing reinforcement of materials accepted/not accepted in the recycling bin and the FOGO bin
- encouraging participation in community events such as Clean Up Australia Day, National Recycling Week, Garage Trail, etc.
- promoting alternatives to single-use plastics (e.g. in kitchen caddies and other food-related uses)
- promoting local 'waste-wise' initiatives and businesses which reduce Glenorchy's environmental footprint
- periodic programs targeting problem areas (e.g. recycling at MUDs, disposal of cigarette butts, litter and illegal dumping, recycling contamination)
- correct use of public place waste/recycling bins to reduce high contaminant loads.

Many of these needs can be met at a regional level through future TasWaste South education programs, however there will be a continuing role for Council to provide localised information on Glenorchy initiatives and services. While ongoing resources may be needed to maintain local waste education, success can lead to improved waste behaviours and reduced contamination rates, as well as reduced waste costs and environmental impacts.

There is also potential to expand waste education programs to local businesses. Previous experience shows that the business sector is driven by peer-to-peer learnings, with waste-wise business groups particularly successful in many locations around Australia. These groups have provided opportunities to learn more about ways to reduce waste management costs, make businesses more resource-efficient, reduce their environmental footprint, and sometimes offer a business-to-business exchange of 'waste' materials (where one business's waste is another's raw material) – all contributing to a more successful, sustainable business community. Council could consider supporting the development of a business waste-wise group at a regional level with the assistance of TasWaste South.

Education programs are most successful when including a feedback mechanism, such as an online feedback form and/or periodic community survey. This would help identify areas where additional information or further attention is needed, as well as monitor the performance of education programs and the different delivery methods used. Council should encourage TasWaste South to consider this at a regional level.

5.3 INFRASTRUCTURE AND SERVICES

While expensive EfW facilities are being developed in other states, they are feasible only at scale and therefore unlikely to be part of Tasmania's waste management system for the foreseeable future. This makes the limited landfill airspace available at the Jackson Street site a valuable community asset which should be optimised, and used only for waste which cannot be otherwise diverted. This is in line with Council's commitment to keep the Jackson Street landfill open and operational for as long as possible.

It is also important to continue to divert organic waste from the landfill and capture ongoing methane gas generated in order to reduce the site's GHG emissions. Given the site's large footprint, there may be additional opportunities for generating renewable energy, e.g. through the deployment of solar panels or micro wind turbines. The landfill is located close to an electricity sub-station, improving the potential for feeding electricity to the grid. However consideration would need to be given to a wide range of factors in determining the feasibility of this; Council could explore this further as part of future planning for the site. Future explorations could also consider options for further reducing site costs, e.g. evaporation of landfill leachate to reduce trade waste costs.

Council is currently moving all waste management operations to the Jackson Street landfill site, and is planning to expand the current recycling hub to divert more material from landfill disposal. Council's current plans focus on diverting around 16,000 tonnes/year of construction and organic waste from the landfill. This would involve developing a hardstand area with covering roof, encompassing sorting bays for concrete, organics, metals, plastics, glass, and paper and cardboard. The sorting bays would have concrete barriers to allow for easy disposal (and transfer to the landfill's tipping face) of both domestic and commercial waste. Allowing further separation of organic waste from landfill disposal would also decrease the amount of methane (a potent greenhouse gas) generated at the landfill. Construction of the extended recycling hub is planned to commence in 2025-26 subject to funding considerations.

There is potential for further recovery of materials in future, with a particular focus on the landfill's role in providing clean raw materials for repurposing or remanufacturing in line with circular economy principles. This is particularly the case for products which are increasing in composition of the waste stream, such as e-waste, solar panels, batteries from electric vehicles, etc. Many of these products contain rare earths and valuable minerals which play an increasingly important role in 'high tech' products, and demand for these recovered materials is likely to grow.

Council could therefore consider future expansion of the Jackson Street landfill recycling hub to develop a resource recovery centre (RRC), offering opportunities to recycle a wide range of other materials. Directing all residential users through the hub would allow for further separation of recyclable materials from the residual waste stream. This would allow the site to fulfil its potential as an important facility in existing and future product stewardship schemes, accepting materials including mattresses and bedding, paint, e-waste, clothing, solar panels, batteries and other items as part of product stewardship take-back programs.

The RRC could also encompass a transfer station, allowing for deposition of waste by domestic users; landfill staff would then transfer the waste to the landfill's active cells. This is in line with landfill best practice, which outlines the need to reduce the risk of accidents arising from small vehicle and public access interaction with large machinery at the landfill tip face. This two-step drop-off and transfer process also provides an opportunity for increased supervision of user activities and additional separation of recoverable resources before transfer. While small vehicles would no longer access the tip face, large trucks and dedicated C&I waste loads would continue to deposit waste at the tip face. There are a number of different transfer systems which could be used (e.g. deposition in skips, direct to trucks/pits/compactors, etc.); however there are site constraints (e.g. filled land, access, site contours) and other issues which need to be considered in determining the most feasible and cost-effective system to be used. This would need to be investigated further by Council before deciding on the most suitable transfer technology to use.

An example of an RRC using skips within covered, concrete sorting bays for both recycling and waste transfer is shown in Figure 10 for information purposes only; any future Glenorchy facility would likely be configured differently.

EXAMPLE OF RRC INCORPORATING WASTE TRANSFER FACILITY — FIGURE 10



Source: *Mitchell Shire Council (Seymour RRC)*

With the role of reuse, repair and refurbishment increasing as part of a circular economy, as well as increased recovery arising from development of a RRC and transfer station at the Jackson Street landfill, a large area is likely to be needed to manage items diverted for reuse. Council should assess the need for a dedicated reuse area at the landfill. This may have implications on the site area available for any additional infrastructure development at the Jackson Street site (e.g. future recycling facilities).

The Jackson Street facility could also play an important role in the development of a local recycling precinct. This would see recycling facilities developed by private organisations either at the Jackson Street landfill or on land within a short distance of the landfill for ease of access. The combination of a source of clean raw materials, nearby commercial/industrial land, labour workforce and access to markets may be unique in southern Tasmania, providing incentive for the private development of recycling businesses which contribute to the local economy and employment outlook. The most recent research for the Commonwealth Government in 2009 (Access Economics 2009) indicated that for each 10,000 tonnes of waste, 2.8 jobs were created by landfill disposal while 9.2 jobs were created by recycling. Given the increase in recycling since 2009, the ratio of recycling jobs is likely to be much higher, indicating the potential for growth in the Glenorchy economy. To allow for this potential precinct, Council would need to ensure that relevant planning provisions do not place any barriers to its future development and that Council's vision and support was communicated to potential proponents.

Council should also ensure other infrastructure and equipment is suitable for future use.

As public place waste and recycling bins age, Council could consider the feasibility of replacing them with solar compacting bins which have inbuilt sensors to monitor their filling rate. This would help to minimise waste truck movements and costs (and the use of fossil fuels), as well as reducing potential litter and increasing public amenity; these may be more suited to some locations (e.g. rural areas) than others. There may also be potential for expansion of the public place recycling network. Any future locations need to be considered in the light of likely pedestrian usage while minimising the potential for contamination (e.g. household waste dropped off by passing traffic).

All kerbside waste and recycling bins should comply with Australian Standards. This ensures that bins readily network with collection systems and equipment, as well as provide consistent messages across Australia via dedicated colours for recycling of relevant material types. While Glenorchy's recycling bins comply with the Australian Standard, the waste bins do not. As waste bins are replaced at end-of-life (either singly or via contract renewal), Council should ensure that new red lids are provided to meet Australian Standard AS4123.

Council FOGO and comingled kerbside recycling services currently experience high contamination rates, negatively impacting on the value of recovered materials, waste disposal costs and the future viability of the services. Ongoing attention should be given to community education, regular audits and enforcement of service provisions to reduce these contamination rates. When the current regional MRF receival contract is renewed, Council should consider amendments to allow closer monitoring of contaminant types received from Glenorchy collections and the collection areas of highest offending.

Service standards in some other states have banned the use of liners in kitchen caddies, as the misuse of plastic liners (many mis-labelled by manufacturers as 'biodegradable' or 'compostable') has contributed to the high rate of contamination in FOGO waste streams. Ongoing reporting by the current FOGO contractor on the type of contamination present in the FOGO material would provide direction to Council on if and when a similar move is needed in Glenorchy.

Council should also employ community education methods to maximise diversion of food and garden organics into the FOGO collection service, and monitor this through regular audits of the waste bin.

With future improvements to the Tasmanian recycling sector likely, the separation and recovery of further materials from the waste stream will increase; it may be feasible to collect some of these at kerbside in future. For example, currently in areas of NSW with soft plastics recycling facilities, soft plastics are aggregated in a single plastic bag which is collected each week in the domestic recycling bin. Once received at the MRF, the plastic bags are sorted into a separate material stream and sent to the soft plastics recycling facility. This type of collection system may prove to be a model for Glenorchy once soft plastics recycling facilities are established in Tasmania. Any new collection systems should be investigated and trialled before introduction. Where it is not feasible or safe to provide collection services, Council should ensure alternative drop-off facilities are available, particularly for materials likely to significantly increase in volume in the future (e.g. e-waste, batteries, engineered stone benchtops).

There are also opportunities to increase diversion and recovery from the commercial and business sector. These include:

- **Council could explore options for centralised collection systems for selected commercial waste streams where feasible. This could be based on examples in other Australian cities such as:**
  a. **Boroondara City Council provides bins for cardboard, FOGO and other recyclables in a secure compound at a council carpark adjacent to a local market and shopping strip. Local traders have keyed access and materials are collected by council's contractors. Waste management charges apply to participating businesses.**
  b. Melbourne City Council provides similar keyed access compounds at various locations targeting specific business aggregations. This includes in-vessel organics processing in restaurant precincts and cardboard compactors in other areas. Waste management charges apply to participating businesses.
- Developing waste-wise business groups (discussed in Section 5.2).
- Establishing infrastructure at Jackson Street landfill for diversion of additional materials (discussed above)
- Encouraging FOGO diversion from businesses with high rates of food waste (e.g. restaurants, food processors). This may be best achieved by working with TasWaste South to lobby for statewide programs.

Council has used pricing signals to good effect in the past in reducing the amount of commercial waste received at the Jackson Street landfill; the commercial waste facility operated by Southern Waste Solutions at Lutana is now more competitive and receives most C&I waste in the municipality. Continuing attention should be given to coordinating Council's pricing policy with future waste sources and gate fees at competing facilities. This is particularly the case with C&I waste, which has been shown in many studies to be very price sensitive. Any short lapse in attention could see small price changes at competing facilities drive a rapid increase in C&I waste at Jackson Street landfill or a reduction in the amount of C&I recycling.

Ongoing consideration of gate fees charged at Jackson Street landfill will assist Council to implement other strategic initiatives; this should be considered on an annual basis when setting site disposal fees. It is noted that some other sites are charging to accept certain recovered materials.

Council could also consider this as part of its annual pricing review, although it may wish to differentiate between material types, such as those which do or do not:

- have well developed recycling systems and remanufacturing markets in place
- form part of a product stewardship scheme incorporating industry reimbursement of collection costs
- require longer holding periods on site (to accumulate necessary volumes) or specific management/handling measures
- involve higher risk to the community or site workers and infrastructure
- generate revenue for Council.

These considerations would change over time for different materials, and would need to be balanced against Council's role in encouraging the community to increase recovery and recycling as part of a circular economy.

Council provides a comprehensive suite of waste disposal services to Glenorchy residents. The only additional service offered in some interstate cities is a kerbside-based hard waste collection service.

However interstate experience shows significant issues associated with hard waste collections, including:

- the requirement for manual handling of all hard waste increases work health and safety risks, as well as interruptions to flow in high traffic areas
- public scavenging can increase risk of accidents and traffic issues
- due to higher use of labour, collection costs are also much higher than other automated waste collection services
- often requires multiple collections using different trucks (e.g. separate e-waste, furniture, etc. trucks), leading to increased GHG emissions, traffic and cost impacts
- wastes left out for collection can include inappropriate and unacceptable wastes (e.g. hazardous chemicals, heavy materials unable to be lifted manually)
- can lead to higher illegal dumping incidence as some residents become confused about timing of collection and deposit waste throughout the year (this is common in areas with high concentrations of MUDs)
- additional Council resources and costs needed to organise and manage service – these would be passed on to all ratepayers, regardless of whether they use the service or not
- can lead to odour, litter and visual amenity impacts.

A hard waste collection service is therefore not considered suitable for introduction in Glenorchy.

5.4 MONITORING PERFORMANCE

Expanding data collection, analysis and reporting can enhance Council's understanding of material flows, identify performance gaps, and inform future waste and resource recovery strategies and actions.

Potential areas for improvement include:

- regular analysis of the waste stream, for example through participation in regional waste and recycling bin audits
- periodic landfill waste audits (e.g. 5-8 years), particularly focused on the C&I and C&D waste streams which are less well understood
- requiring regular reports on FOGO and comingled recycling contamination levels from Council's service providers
- recording information on usage of public place waste and recycling bins (including quantity presented, contamination level, collection frequencies, etc.)
- providing waste diversion data in easy-to-access online format (e.g. via dedicated Council waste website) to allow the community to easily monitor its own performance.

Further information on community views of waste and recycling services, costs and performance would also assist Council in directing resources towards community priorities. Council currently undertakes an annual survey of all council services; consideration could be given to expanding this survey to provide more information specific to waste and recycling.

Council currently monitors the annual performance of its waste management initiatives through a range of performance indicators, as well as undertaking interim reviews of strategic actions to determine if program changes need to be made or unexpected issues arise. Results should continue to be monitored on an annual basis, with a mid-term review of the strategy in its entirety in 2027-28.

5.5 ACTION PLAN

A summary of strategic actions discussed above is provided in the action plan below. The action plan will be implemented over the 5-year life of the strategy.

ACTION PLAN **TABLE 5**

Council Leadership

Action		Targets and Indicators
1.1	Continue to utilise Council procurement code in decision-making for tenders and contracts	Increase in recycled content products purchased
1.2	Explore options for regional database on recycled content products for procurement	Initiative considered/supported by TasWaste South
1.3	Explore options for development of regional best practice guidelines for recycling in new MUDs	Development of regional guidelines for MUD recycling in conjunction with TasWaste South
1.4	Develop a policy which encourages venues and events to reduce waste, increase resource recovery and participate in circular economy	Policy developed and implemented % of venues and events which: • divert food waste to FOGO service • do not use single use plastics • use products with recycled content • promote waste education and circular economy principles • work to reduce other environmental impacts
1.5	Continue to work with the EPA and TasWaste South on measures to reduce littering and illegal dumping	Incidents of littering and illegal dumping decrease
1.6	Advocate for relevant policy shifts and/or supporting regulation for: • appropriate changes to Tasmanian planning laws • stronger responses to extended producer responsibility • increased investment in recovery and recycling initiatives from the waste levy • local projects focusing on product repair, reuse and remanufacture	Issues raised and given ongoing support through TasWaste South, LGAT and other relevant organisations
1.7	Maintain equitable 'user pays' approach to waste management costs	No free waste disposal
1.8	Maintain knowledge of waste management and resource recovery issues in Australia (including performance of EfW facilities)	Relevant training and knowledge base of Council officers

ACTION PLAN **TABLE 5**

Community Education

Action		Targets and Indicators
2.1	Support regional education planning and implementation by TasWaste South	Regional education plan implemented by TasWaste South
2.2	Support TasWaste South development of a regional waste education centre	Regional waste education centre developed and operational v
2.3	Amalgamate existing Council waste websites into single source of information	Single waste website established and information regularly maintained
2.4	Continue to support information sharing through Rethink Waste Tasmania and TasWaste South	Support provided Links provided on Council's waste website
2.5	Encourage TasWaste South to develop a regional waste-wise business group for peer-to-peer learning	Options explored at regional level Waste-wise business group established
2.6	Ensure process is established for community feedback on regional waste education initiatives	Feedback mechanisms established by TasWaste South

Infrastructure & Services

Action		Targets and Indicators
3.1	Continue operations at Jackson Street landfill as long as possible	Council commitment maintained Airspace availability optimised
3.2	Continue to reduce GHG emissions by diverting food waste from landfill and capturing landfill gas for energy generation	Increase in FOGO recycling Ongoing arrangements for landfill gas capture and energy generation Continue to monitor and report on Glenorchy's GHG emissions
3.3	Develop plan for future operations and development at Jackson Street landfill (including consideration of infrastructure upgrades such as use of solar panels and micro wind turbines to generate renewable energy, landfill leachate evaporation system)	Landfill plan developed which considers feasibility of additional activities and upgrades on site
3.4	Recycling hub developed at Jackson Street landfill	Recycling hub constructed and open
3.5	Consider development of expanded resource recovery centre (RRC) and transfer station at Jackson Street landfill	Development options considered, feasibility assessed and plan developed

ACTION PLAN TABLE 5

Infrastructure & Services

3.6	Assess future need for reuse area at Jackson Street landfill	Needs analysis undertaken
3.7	Explore options for development of local recycling precinct in Glenorchy	Options considered and feasibility assessed If necessary, planning provisions implemented and Council vision updated
3.8	As kerbside bins reach end of life, ensure replacements comply with Australian Standards	Kerbside waste bins have red lids
3.9	Consider replacing public litter and recycling bins at end of life with solar compacting bins at specific locations	Consider feasibility at end of life of existing bins
3.10	Assess potential for expansion of public place recycling network	Assessment completed Public recycling bins installed in any locations identified as suitable
3.11	Address high contamination rates in FOGO and recycling collections	Regular bin audits conducted Information obtained on contaminant types, amounts, locations, etc Conduct targeted campaigns to reduce contamination of bins
3.12	When Tasmanian recycling facilities are established for additional materials, explore options and feasibility of collection or drop-off systems for new materials	Monitor recycling sector to identify opportunities as they arise Options explored and feasibility assessed
3.13	Consider regional options for increasing FOGO diversion from the commercial sector (including statewide lobbying)	Options explored with TasWaste South
3.14	Explore options for centralised collection of selected commercial waste streams	Options considered and feasibility assessed
3.15	As part of annual landfill pricing review, consider • adequacy of price differential for disposal of separated materials and C&I waste • assess need to charge for selected recovered materials	Impacts assessed Pricing policy changed as necessary Policy reviewed annually

ACTION PLAN TABLE 5

Monitoring Performance

Action		Targets and Indicators
4.1	Support TasWaste South to undertake regular audits of regional waste and recycling bins	Regional audits undertaken on regular basis
4.2	Undertake periodic landfill audits, with particular focus on C&I and C&D waste streams	Landfill audit undertaken on periodic basis
4.3	Regular reporting of FOGO recycling contamination levels, materials, location, etc	Annual reports received from FOGO service provider
4.4	Monitor and record data on public place waste and recycling services	Data reported annually
4.5	Publish relevant performance data on Council waste website	Data published each year
4.6	Expand annual Council community satisfaction survey to include more detailed feedback on waste services	Survey amended Enhanced community feedback on waste services received
4.7	Annual performance monitored and reported to Council	Annual report provided to Council
4.8	Undertake mid-term review of strategy	Strategy reviewed in 2027-28 and updated where relevant

NOTES

References

Access Economics (2009) *Employment in waste management and recycling*, prepared by Access Economics for the Department of the Environment, Water, Heritage and the Arts, Canberra

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PBL Netherlands Environmental Assessment Agency (2019), PBL, The Hague

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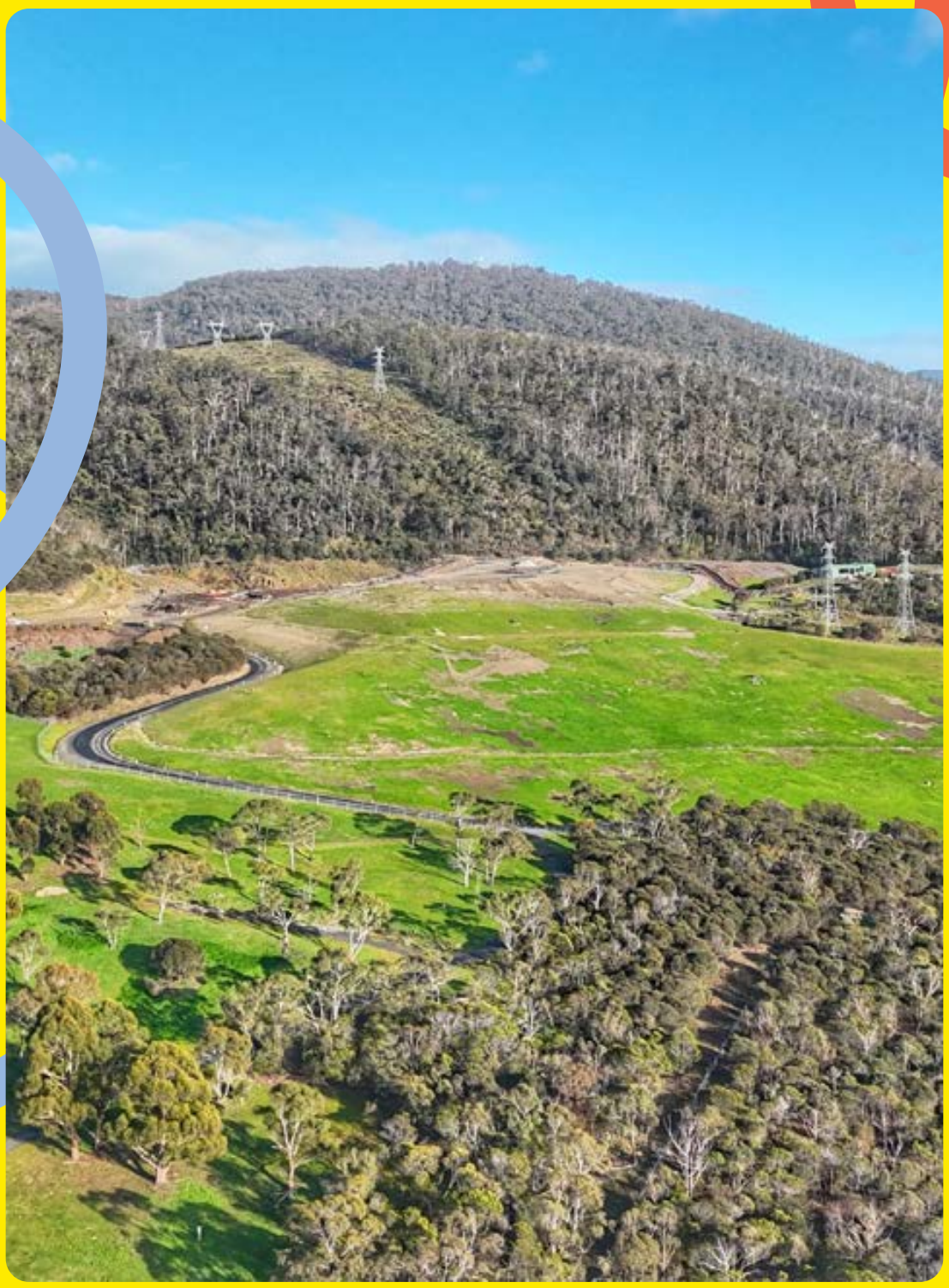
Tasmanian Government (2024) T*asPOPP 2024: Tasmanian and Local Government Area Population Projections 2023-2053*, Tasmanian Government, Hobart

Tasmanian Waste and Resource Recovery Board (2023) *Tasmanian Waste and Resource Recovery Strategy 2023-2026*, Hobart

TasWaste South (2024) *TasWaste Strategic Plan 2024-2027*, Hobart

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Veris (July 2024) *Glenorchy City Council Jackson Street Landfill – Volumetric Survey,* prepared for Glenorchy City Council, Hobart



Glenorchy City Council

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(03) 6216 6800 gccmail@gcc.tas.gov.au

PO Box 103, Glenorchy TAS 7010
374 Main Road, Glenorchy
Monday – Friday | 8:30am – 5pm

Project Report

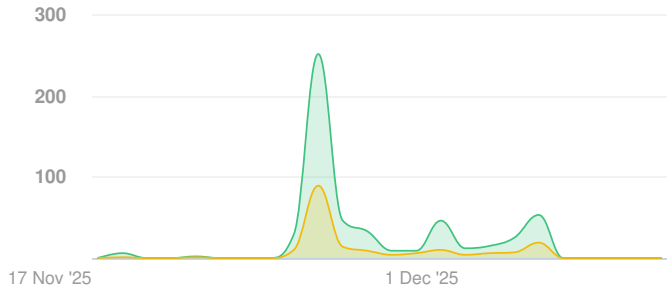
11 November 2025 - 10 December 2025

Let's Talk, Glenorchy

Draft Waste and Resource Recovery Strategy

GRANICUS

Visitors Summary



Highlights

TOTAL VISITS 217

MAX VISITORS PER DAY 89

NEW REGISTRATIONS 2

ENGAGED VISITORS 30

INFORMED VISITORS 105

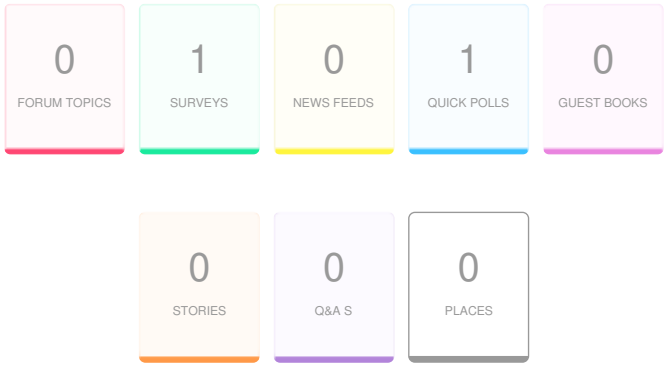
AWARE VISITORS 164

Aware Participants	164
Aware Actions Performed	Participants
Visited a Project or Tool Page	164

Informed Participants	105
Informed Actions Performed	Participants
Viewed a video	0
Viewed a photo	0
Downloaded a document	75
Visited the Key Dates page	0
Visited an FAQ list Page	0
Visited Instagram Page	0
Visited Multiple Project Pages	51
Contributed to a tool (engaged)	30

Engaged Participants	30		
Engaged Actions Performed	Registered	Unverified	Anonymous
Contributed on Forums	0	0	0
Participated in Surveys	24	0	0
Contributed to Newsfeeds	0	0	0
Participated in Quick Polls	7	0	6
Posted on Guestbooks	0	0	0
Contributed to Stories	0	0	0
Asked Questions	0	0	0
Placed Pins on Places	0	0	0
Contributed to Ideas	0	0	0

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	Waste Strategy 2025 Survey	Draft	81	24	0	0
Quick Poll	Do you support the draft Waste and Resource Recovery Stra...	Draft	14	7	0	6

INFORMATION WIDGET SUMMARY

1	0	0	0	0
DOCUMENTS	PHOTOS	VIDEOS	FAQS	KEY DATES

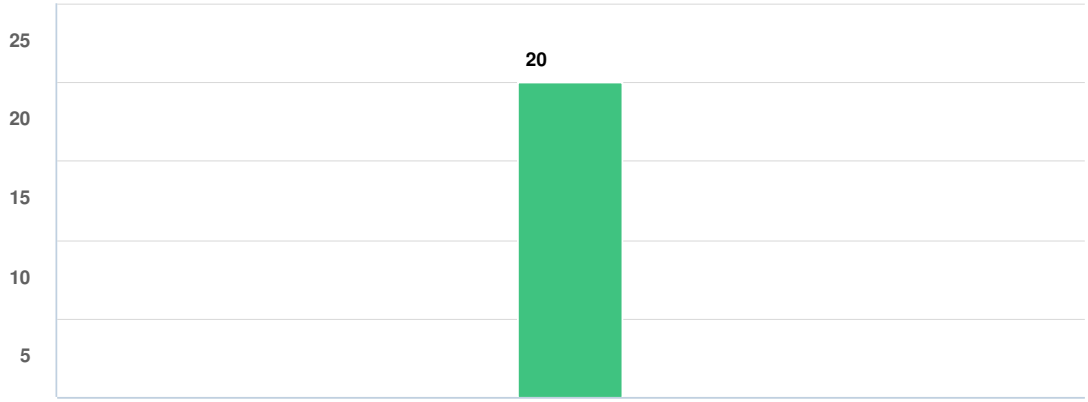
Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Draft Waste and Resource Recovery Strategy (GCC).pdf	73	97
Document	deleted document from	2	2

ENGAGEMENT TOOL: SURVEY TOOL

Waste Strategy 2025 Survey

Visitors 81	Contributors 24	CONTRIBUTIONS 24

Do you support the draft Waste and Resource Recovery Strategy?



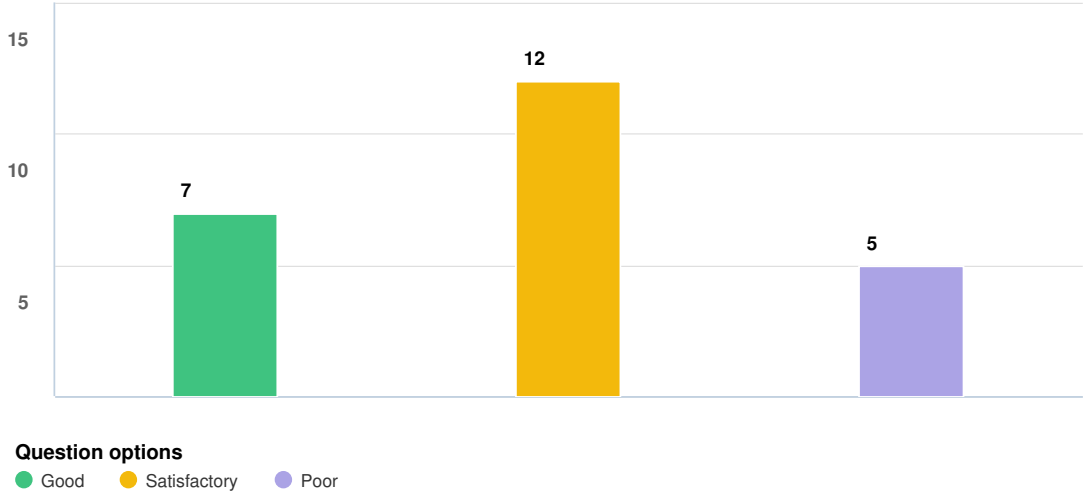
Question options

Yes

Optional question (20 response(s), 4 skipped)

Question type: Checkbox Question

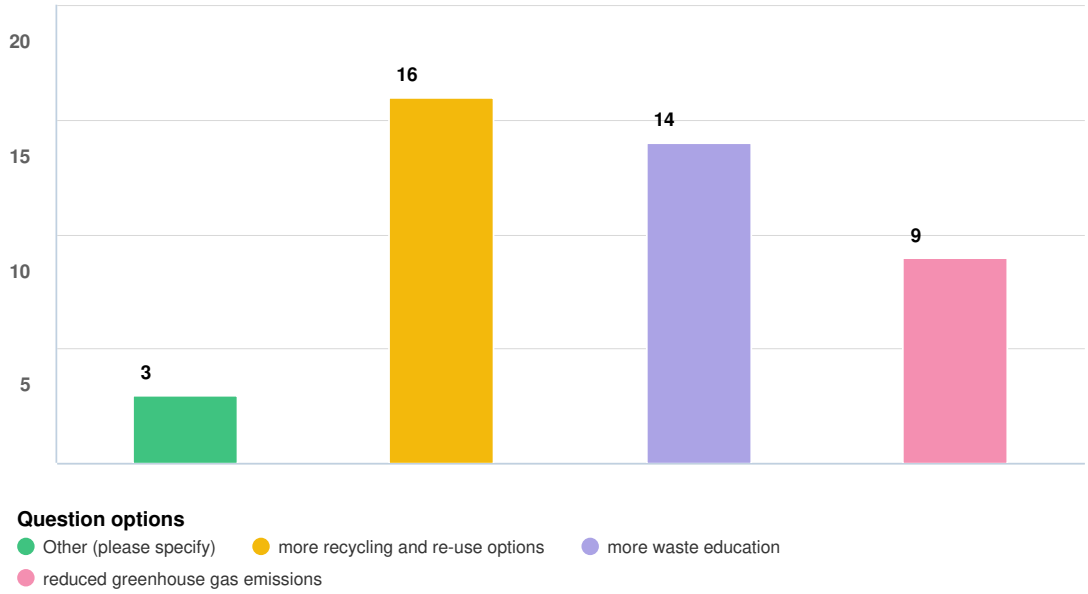
How satisfied are you with the current waste and recycling services in your area?



Optional question (24 response(s), 0 skipped)

Question type: Checkbox Question

What are your priorities for improving waste management?



Optional question (24 response(s), 0 skipped)

Question type: Checkbox Question

What are the most important points listed below, in terms of your waste being managed? (please number in order of priority...

OPTIONS	AVG. RANK
Waste services are easy to use and access	2.67
Green and organic waste is composted/reused	3.41
Waste recovery and recycling options are available where practical	3.52
Minimising environmental impact	3.55
Cost of waste services are kept to a minimum	4.29
Education is provided on best practice waste management	4.54
Use of best practice and state of the art technology	5.23

Optional question (24 response(s), 0 skipped)

Question type: Ranking Question

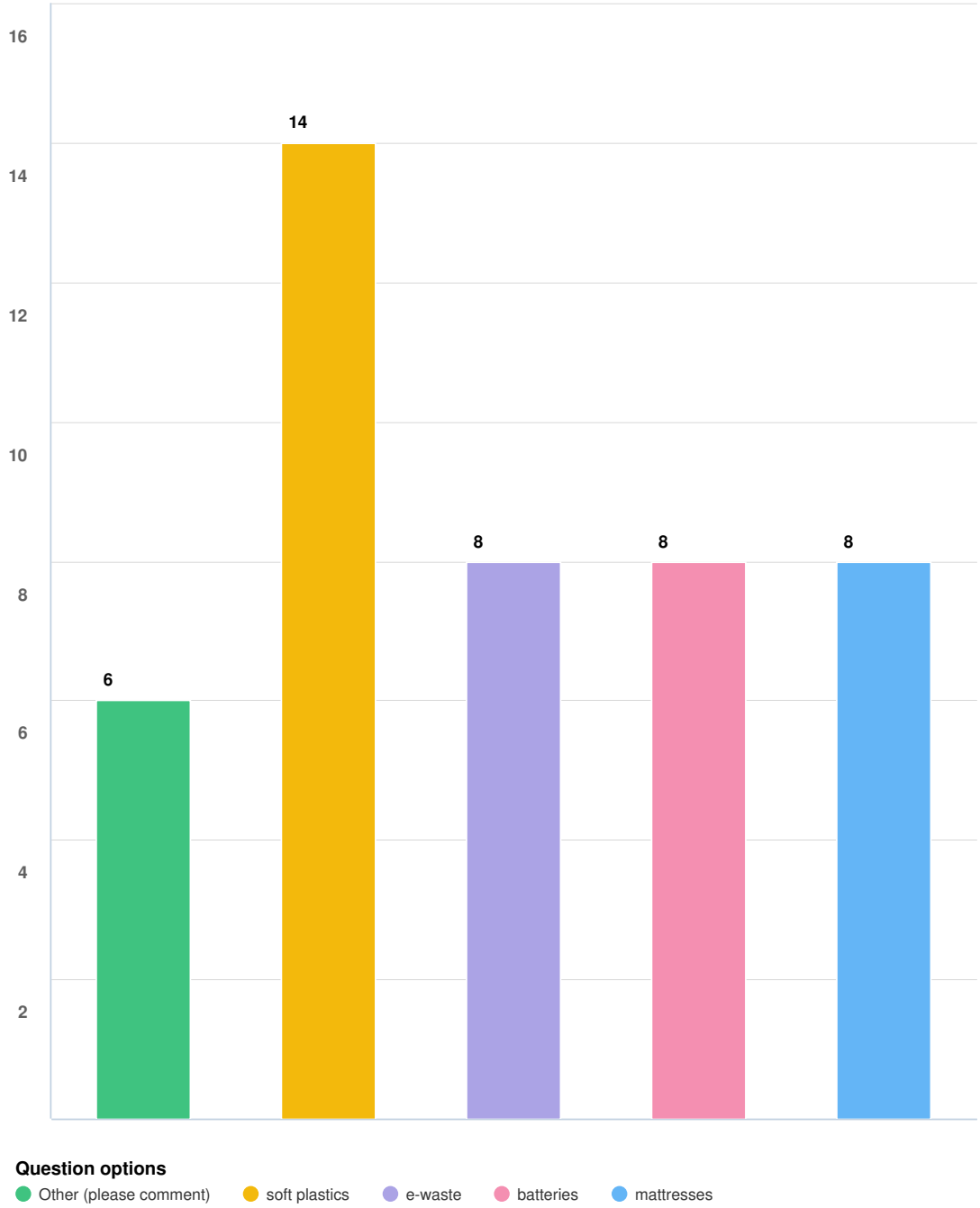
How important are the following environmental issues to you?(please number in order of priority from 1 to 5, where 1 is your highest priority)

OPTIONS	AVG. RANK
Reducing landfill waste and improving recycling	2.42
Improving local air and water quality	2.71
Protecting biodiversity	3.04
Reducing illegal dumping	3.13
Reducing greenhouse gas emissions	3.54

Optional question (24 response(s), 0 skipped)

Question type: Ranking Question

Are there any specific waste items you have trouble recycling or disposing of?



Optional question (23 response(s), 1 skipped)

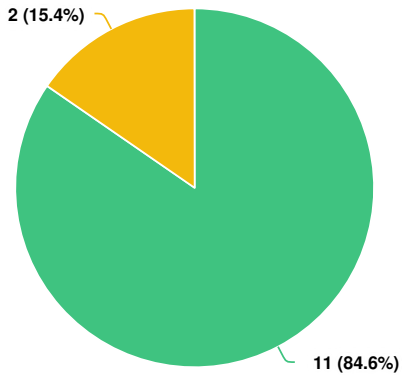
Question type: Checkbox Question

ENGAGEMENT TOOL: QUICK POLL

Do you support the draft Waste and Resource Recovery Strategy?

Visitors 14	Contributors 13	CONTRIBUTIONS 13

Do you support the draft Waste and Resource Recovery Strategy?



Question options

Yes No

Mandatory Question (13 response(s))

Question type: Radio Button Question

11. GOVERNANCE

Community Goal – Leading our Community

11.1 FINANCIAL PERFORMANCE REPORT TO 31 DECEMBER 2025

Author: Chief Financial Officer (Michael Sokulski)

Qualified Person: Director Community and Corporate Services (Tracey Ehrlich)

File Reference: Corporate and Financial Reporting

Executive Summary

This report provides an overview of Council's financial performance for the year to date ending 31 December 2025**.** The reported result indicates a favourable position of $765,000 which is in general alignment with the 2025/26 overall budget at 2.2% variance to budget.

The reported financial position is influenced by several factors. This includes timing between the budget expectation and the actual occurrence of financial transactions, as well as more permanent variations which will be addressed in the mid-year budget review.

Operational revenue is currently $375,000 (0.5%) above budget across a wide range of revenue streams. There are usually external factors influencing the revenue result including fluctuations in the property market, interest rate decisions, commercial rates of return in outsourced services and leasing activities, and availability of grants.

Of note this month are favourable variances in Development Application fees, Kerbside Waste Management charges, Property Services reimbursements, outsourcing of Environmental Health services, TasWater ownership dividends and Landfill methane gas sales.

There are however budget shortfalls in Childcare revenue and Landfill gate fees.

Operational expenditure is $389,000 (1.0%) below budget representing a combination of timing issues and permanent variations. Otherwise, expenditure remains well-controlled, and no remedial action is required.

Of note this month are underspends in Employee expenses, Waste Management collection and processing, and Landfill state government levies.

There is, however, an overspend in Depreciation expense.

Non-operating items are tracking within expected ranges. Capital grant revenue is on target at $5.192 million**,** non-monetary asset contributions are $219,000 and there are no monetary contributions received. Asset disposals currently reflect a small net gain of $75,000**,** noting that gains and losses depend on the relationship between sale price, book value, and derecognition of assets. Capitalisation of assets created in the capital works program has commenced resulting in $676,000 of obsolete or residual assets being written off to date.

Year-to-date expenditure on the capital works program totals $10.527 million**,** well ahead of the phased budget. A detailed quarterly capital works update will continue to be provided to Council.

Significant progress has been made on the Glenorchy War Memorial Pool upgrade**,** with approximately 42% of contract works completed as of 31 December 2025. Works remain on schedule for completion within the financial year, with $2.529 million spent against a total project budget of $6.500 million.

Further details on financial performance, capital works, and variance analysis are provided in **Attachment 1** to this report.

Recommendation

That Council:

1. RECEIVE and NOTE the attached report on Council's financial performance to 31 December 2025.

Community Plan Reference	Leading Our Community We are a leader and partner that acts with integrity and upholds our community's best interests. We responsibly manage our community's resources to deliver what matters most.
Strategic Plan Reference	Make informed decisions that are open and transparent and in the best interests of our community. Deploy the Council's resources effectively to deliver value while being financially responsible.
Consultation/ Engagement	Executive Leadership Team All Managers Community consultation was not required due to the regular and operational nature of this report.
Resources	Not applicable
Risk/Legal/ Legislative/ Reputational	1. Financial Risk There is an ongoing risk of revenue or expenditure variations arising later in the financial year due to economic conditions, timing of grant receipts, inflationary pressures, or unplanned maintenance requirements. Continuous monitoring and quarterly reviews mitigate this risk. 2. Budget Management Risk If budget variations are not appropriately approved or reflected in future reporting, Council may lose visibility over true financial performance. Regular review and alignment of budget estimates, as proposed in this report, reduces this risk. 3. Capital Delivery Risk Delays in the delivery of capital works or the use of carried forward grant funds may result in project underspend or deferred community benefits. This risk is mitigated through project monitoring and separate Capital Works reporting. 4. Compliance Risk Failure to report or approve budget adjustments in accordance with Section 82(4) of the Local Government Act 1993 could lead to non-compliance with legislative requirements. This is mitigated by ensuring Council approval of all budget variations. 5. Operational Risk

	Timing differences in expenditure recognition, staff vacancies, and supplier delays can create short-term fluctuations in reported results. These are managed through monthly reviews and adjustments to ensure reports reflect the true financial position. 6. Reputational Risk Inaccurate or inconsistent financial reporting may undermine public confidence in Council's financial management. Transparent financial reporting and the inclusion of explanatory notes help maintain community trust and accountability.
25/26 Budget Allocation	The Financial Performance Report details actual results against budget.
Life of Project, Service, Initiative or (Expectancy of) Asset	Not applicable
25/26 Budget Reconsideration	There is no budget reconsiderations proposed in this report.
Ongoing Costs (e.g. maintenance, operational)	Not applicable
Other Funding Sources	Not applicable

Report in Detail

Financial Performance Report

1. Details of Council's Financial Performance Report (Report) for the year-to-date ending 31 December 2025 is included in **Attachment 1**.
2. The Report highlights Council's operating result as at the end of December is $765,000 favourable to budget.
3. The Report details overall revenue and expenditure are both favourable to budget. An analysis of material budget variations does not indicate the need for any adjustments prior to the mid-year budget review.

Revenue

4. Year-to-date operational revenue is $72.876 million compared to budgeted revenue of $72.501 million. This represents a favourable result of $375,000 or 0.5% against budget.

5. There are several key revenue sources reporting variations outside of normal tolerances. These will be revised in the mid-year budget review being presented to Council at the February 2026 meeting. There are no variations requiring immediate remedial or corrective action prior to the mid-year budget review.

6. Non rates revenue can be influenced by external factors such as economic stability, property market activity and ensuring commercial rates of return are achieved on our leases and outsourcing activities.

Expenditure

7. Year-to-date operational expenditure is $38.019 million compared to budgeted expenditure of $38.409 million. This represents a favourable result of $389,000 or 1.0% against budget.

8. There are several key expenditure sources reporting variations outside of normal tolerances. These will be revised in the mid-year budget review being presented to Council at the February 2026 meeting. There are no variations requiring immediate remedial or corrective action prior to the mid-year budget review.

9. The budgeted month for the payment of materials and services can contribute to variances if the timing of the actual payment differs. These are usually temporary in nature and are allowed for in forecasted annual expenditure.

Non-operating – Capital Grant Revenue

10. Capital grant revenue is $5.192 million against the annual $5.846 million budget.

11. The main capital grant is for repairs and upgrade of the Glenorchy War Memorial Pool. An update on the progress of works is detailed in this report.

Non-operating – Monetary Contributions

12. No monetary contributions have been received, and no budget is provided due to the ad-hoc nature of this revenue.

13. Typically, this revenue is held in reserve to fund future capital works where current developments will impose capital upgrades on Council earlier than anticipated.

Non-Operating – Net Gain/(Loss) on Disposal / Derecognition of Assets

14. Disposal of assets currently records a minimal gain of $75,000 against an annual budget loss of $1.375 million.

15. Activities in this area are related to disposal of obsolete computer equipment, minor plant and vehicle changeovers. Land sales also contribute to the monthly result.

16. The sale price of all disposed assets is tempered by the expense in writing down the book value of those assets. There is also an allowance for derecognised assets when the physical asset is no longer in accordance with the asset register.

Non-Operating – Contributions Non-Monetary Assets

17. Non-monetary assets to the value of $219,000 have been received to date against an annual budget of $3.675 million.

18. Typically, these are donated/gifted assets received from subdivisions and like developments, as well as assets found not to be currently recorded in the asset register.

Non-Operating – Assets Written Off

19. Assets to the value of $676,000 have been written off to date against an annual budget of $700,000.

20. Typically, this relates to the residual value of assets that have reached the end of their useful lives and have been replaced.

Capital Works

21. Year-to-date capital works expenditure is $10.527 million against the nominal budgeted year to date expenditure of $10.199 million.

22. Separate quarterly capital update reports will continue to be provided to Council and will include recommendations for variations to the capital program or budget where necessary.

Glenorchy War Memorial Pool Update

23. Works on the repairs and upgrade of the pool are making good progress.

    Change room building:

    - Plastering completed
    - Floor drain works completed – screeding underway
    - Glazing in progress
    - External painting commencing

    Pool Structure:

    - Pool accessible ramp works on-going, base and first wall concrete pours completed
    - Access ramps poured (curing for tile prep & install)

    Plant Room:

    - Screed to plant room floor
    - Sewer tank install
    - Rising main connection, cut strip out of floor to get drainage from plant room

    Site Works:

    - Grandstand stair works underway

    Changing Place Pod:

    - Deed received
    - Temporary Occupancy Permit finalisation underway

24. Approximately 42% of the contract works completed as of 31 December 2025.

25. Works remain on track with the program to complete this financial year.

26. Expenditure is on track with only minor variations of $42,991 incurred to date (0.6%). A total spend of $2.529 million has been incurred to date (including $2.438 million to the principal contractor) against a budget of $6.500 million.

Budget Variations

27. No budget variations are proposed in this report.

Further Information

28. Further details on revenue, expenditure and capital works figures are provided in **Attachment 1** to this report.

Attachments

1. Attachment Financial Performance Report Dec 2025 [**11.1.1** - 10 pages]

Glenorchy City Council

Monthly Financial Performance Report for the year-to-date ending 31 December 2025

GCC.TAS.G

Statement of Comprehensive Income

Statement of Comprehensive Income to 31 December 2025					
Year-to-Date (YTD)	**Note**	**FY2026 Budget $'000**	**FY2026 Actual $'000**	**FY2025 Actual $'000**	**FY2026 Variance Actual to Budget**
Operating Revenue					
Rates	1	54,812	54,829	52,103	⇧
User charges and licences	2	12,105	12,285	11,428	⇧
Interest	3	418	433	838	⇧
Grants	4	3,920	3,819	2,155	⇩
Contributions - cash	5	23	2	54	⇩
Investment income from Tas Water	6	1,086	1,195	1,086	⇧
Other income	7	136	313	196	⇧
Total Operating Revenue		**72,501**	**72,876**	**67,859**	⇧
Operating Expenditure					
Employment costs	8	15,953	15,572	13,989	⇩
Materials and services	9	11,119	10,723	9,891	⇩
Depreciation and amortisation	10	8,485	8,863	8,998	⇧
Finance costs	11	8	1	74	⇩
Bad and doubtful debts	13	-	-	-	⇔
Other expenses	14	2,844	2,861	2,033	⇧
Total Operating Expenditure		**38,409**	**38,019**	**34,985**	⇩
Total Operating Surplus/(Deficit)		**34,092**	**34,856**	**32,874**	⇧
Non-Operating Revenue					
Contributions – non-monetary assets	15	-	219	-	⇧
Net gain/(loss) on disposal of property, infrastructure, plant and equipment	16	(5)	75	609	⇧
Capital grants received specifically for new or upgraded assets	17	5,646	5,192	6,444	⇩
Contributions –monetary	18	-	-	-	⇔
Total Non-Operating Revenue		**5,641**	**5,487**	**7,054**	⇩
Non-Operating Expenses					
Assets written off	12	-	676	-	⇩
Total Non-Operating Expense		**-**	**676**	**-**	
Total Surplus/(Deficit)		**39,733**	**39,668**	**39,927**	⇩

Operating Revenue

Year-to-date operational revenue is $72.876m compared to budgeted operational revenue of $72.501m. This represents a favourable result of $375k or 0.5% against budget.

All noted amounts are reported as variance to budget as at 31 December 2025.

Note 1 – Rates Revenue

Favourable against the year-to-date $54.812m budget by $17k, noting net general rate revenue gains ($138k) plus penalties and costs ($20k) offset by new charitable remissions ($140k).

Note 2 – User Charges and Licences Revenue

Favourable against the year-to-date $12.105m budget by $180k, noting favourable higher development application fees ($247k), kerbside waste management revenue above original forecasts ($145k), reimbursements from property services and environmental health resource sharing ($46k) and s132 & s337 certificates ($45k) offset by lower landfill fees ($203k), childcare parent fees ($105k) and property services leases & licences ($60k).

Note 3 – Interest on Investments

Interest on cash and investments is $433k against an annual budget of $1.750m. Interest received from at-call accounts is $169k. Interest received from reserve accounts is $44k. Interest reinvested on term deposits is $297k. Accrued interest on term deposits before 1 July is $77k.

Note 4 – Operating Grants

Unfavourable against the year-to-date $3.920m budget by $101k, noting grants yet to receive are federal government childcare subsidy ($300k), multicultural centre ($37k) and waste minimisation ($12k) offset by grants received for Jackson street landfill ($40k), cricket nets ($72k), full gear ($56k), kitchen kickstart ($60k) and childcare working together ($119k).

Note 5 – Contributions - Cash

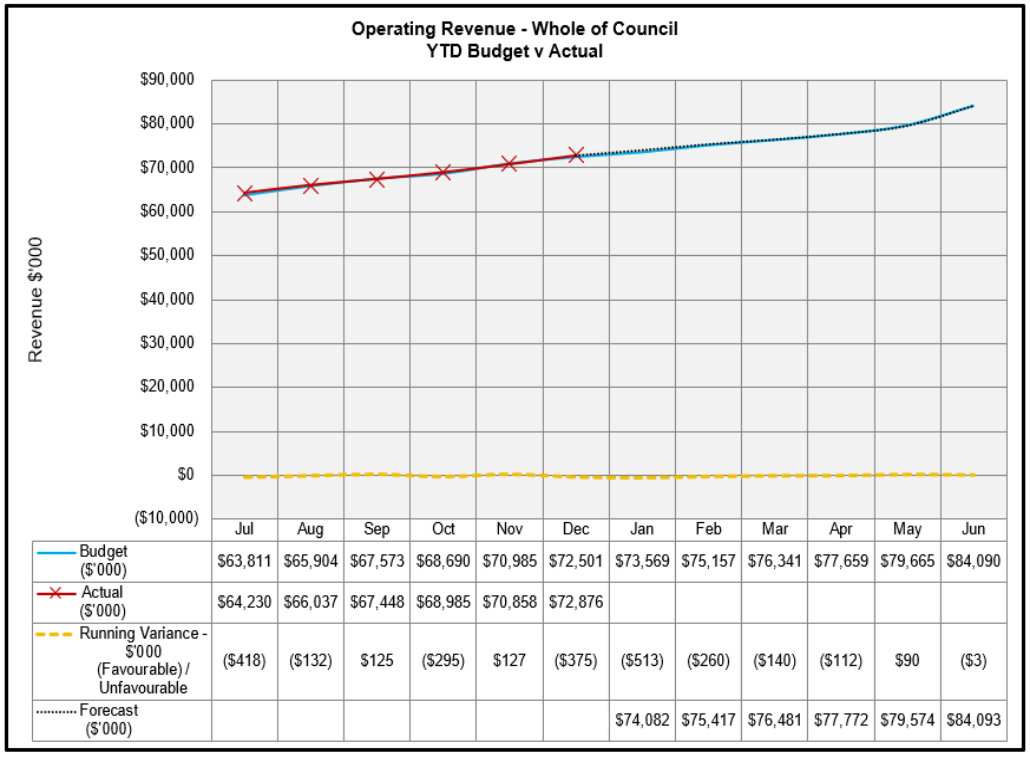
Unfavourable against the year-to-date $23k budget by $20k, noting this budget covers planning cash-in-lieu ($9k budget $0 received) and private stormwater connection permits ($14k budget $2k received) which are customer driven.

Note 6 – Tas Water Income

Favourable against the year-to-date $1.086m budget by $108k, noting the two dividends received to date for $597k each are higher than the $543k expected.

Note 7 – Other Income

Favourable against the year-to-date $136k budget by $177k, noting favourable multi-year recovery of gas royalties from the Jackson street landfill ($141k) and insurance claim reimbursements ($31k).



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Budget ($'000)	$63,811	$65,904	$67,573	$68,690	$70,985	$72,501	$73,569	$75,157	$76,341	$77,659	$79,665	$84,090
Actual ($'000)	$64,230	$66,037	$67,448	$68,985	$70,858	$72,876						
Running Variance - $'000 (Favourable) / Unfavourable	($418)	($132)	$125	($295)	$127	($375)	($513)	($260)	($140)	($112)	$90	($3)
Forecast ($'000)							$74,082	$75,417	$76,481	$77,772	$79,574	$84,093

Operating Expenditure

Year-to-date operational expenditure is $38.019m compared to budgeted expenditure of $38.409m. This represents a favourable result of $389k or 1% against budget.

Note: All noted amounts are reported as variance to budget as at 31 December 2025.

Note 8 – Employment Costs

Favourable against the year-to-date $15.953m budget by $380k, noting position vacancies and lead-times in recruitment will result in reduced employee expenses across the organisation. To cover essential vacancies, labour hire personnel have been engaged to the value of $362k.

Note 9 – Materials and Services Expenditure

Favourable against the year-to-date $11.119m budget by $396k, noting favourable results in the waste management ($499k) and landfill ($273k) offset by information technology ($517k) and works department ($127k).

Note 10 – Depreciation and Amortisation

Unfavourable against the year-to-date $8.485m budget by $377k, noting a reforecast of the depreciation budget will be undertaken in the mid-year budget review due to capitalisation effects of the large works program undertaken in recent years.

Note 11 – Finance Costs

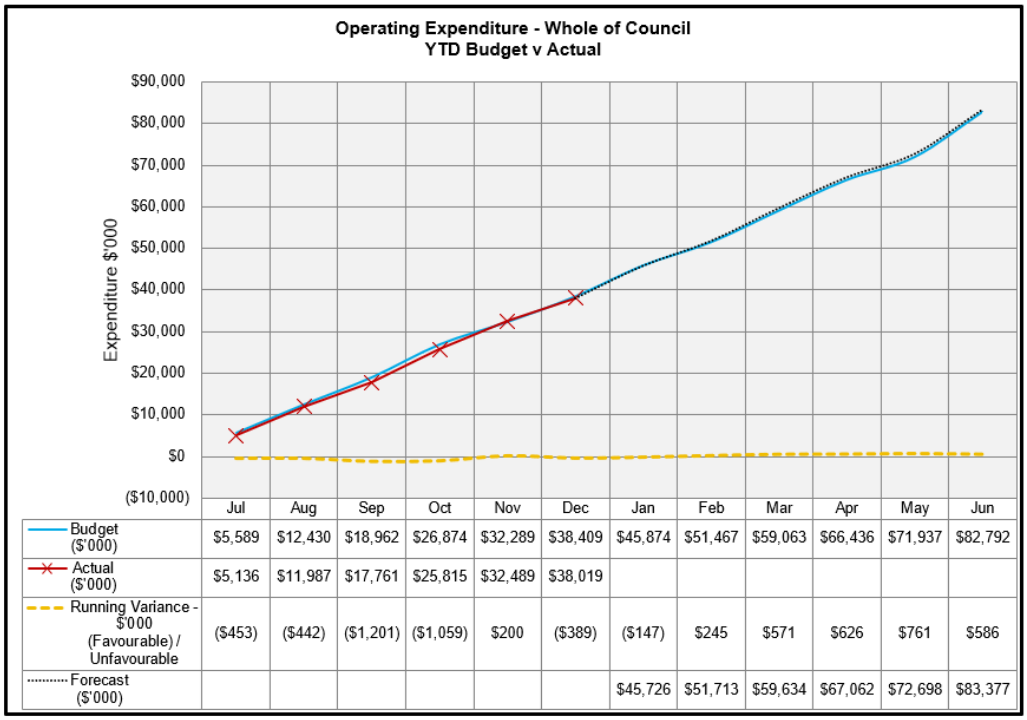
Materially in line with budget with only minor expenditure against the $8k budget.

Note 13 – Bad and Doubtful Debts

No bad or doubtful debts identified to date.

Note 14 – Other Expenses

Unfavourable against the year-to-date $2.844m budget by $17k, noting fleet amortisation awaiting reconciliation ($136k) offset by community sponsorships / cultural grants yet to pay ($53k) and lower land tax ($64k).



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Budget ($'000)	$5,589	$12,430	$18,962	$26,874	$32,289	$38,409	$45,874	$51,467	$59,063	$66,436	$71,937	$82,792
Actual ($'000)	$5,136	$11,987	$17,761	$25,815	$32,489	$38,019						
Running Variance - $'000 (Favourable) / Unfavourable	($453)	($442)	($1,201)	($1,059)	$200	($389)	($147)	$245	$571	$626	$761	$586
Forecast ($'000)							$45,726	$51,713	$59,634	$67,062	$72,698	$83,377

Non-Operating Revenue

Note 15 – Contributions – Non-Monetary Assets

Non-monetary assets to the value of $219k have been received against an annual budget of $3.675m.

Note 16 – Gain or Loss on Disposal of Assets / Derecognition of Assets

Gain on disposal of assets is $75k against the annual loss of $1.375m budget, noting proceeds received from the public auction of changeover fleet and obsolete plant / equipment ($101k) offset by disposal costs and book value write offs ($21k) and land sale expenses ($5k).

Note 17 – Capital Grants

Capital grant revenue is $5.192m against the annual $5.846m budget, noting $4.698m of the Glenorchy Pool grant and $22k for Abbotsfield Road VRUP have been carried forward to this year, new VRUP grant ($8k), glenorchy pool changing places ($130k) and roads to recovery ($333k).

Note 18 – Contributions - Monetary

No contributions - monetary capital revenue has been received, and no budget is provided.

Non-Operating Expenditure

Note 12 – Assets Written Off

Assets to the value of $676k have been written off against an annual budget of $700k.

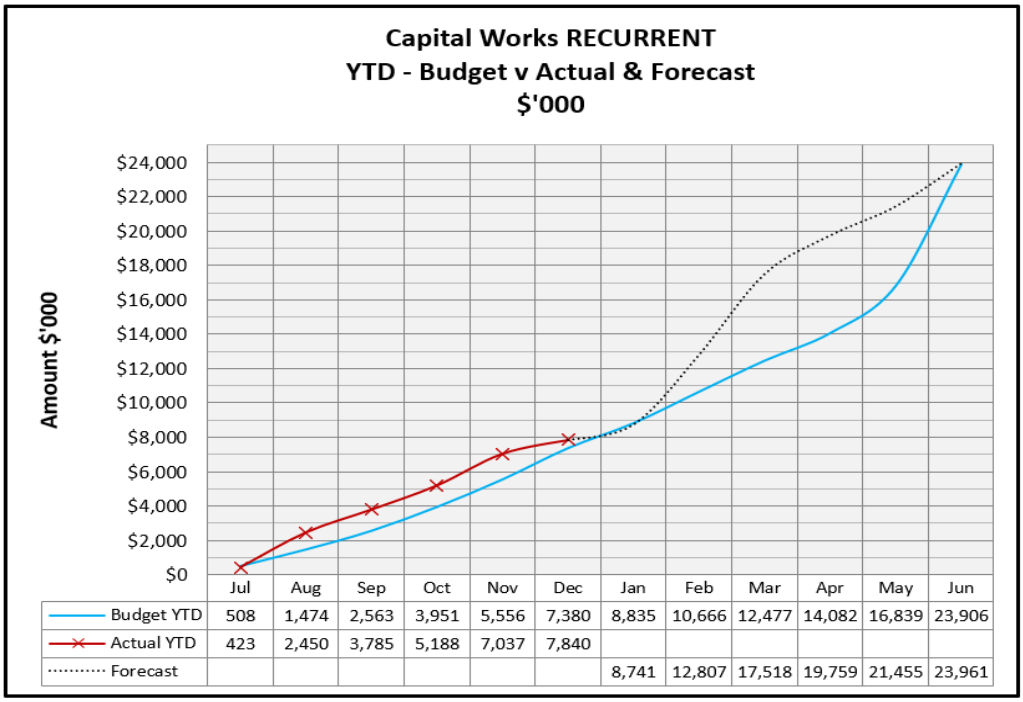
Capital Works

Year-to-date Capital Works expenditure is $10.527m against the nominal year-to-date budget of $10.199m with the expenditure split between Recurrent and Major projects being:

- RECURRENT: $7.840m has been expended against a budget of $7.380m
- MAJOR PROJECTS: $2.686m has been expended against a budget of $2.819m

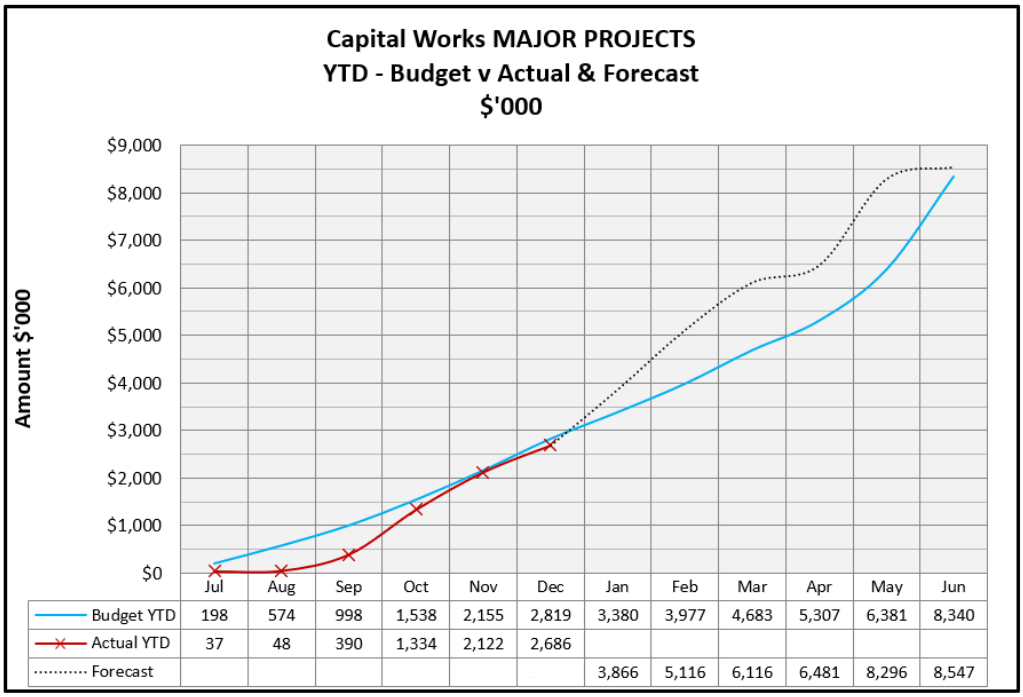
Forward forecasts indicate the capital works program will achieve budget by 30 June 2026. The Infrastructure Management Group (IMG) actively monitors project progress and expenditure. In the event forecast trends suggest budget might not be achieved, funds will be redirected to other capital projects.

Capital Program – Recurrent



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Budget YTD	508	1,474	2,563	3,951	5,556	7,380	8,835	10,666	12,477	14,082	16,839	23,906
Actual YTD	423	2,450	3,785	5,188	7,037	7,840						
Forecast							8,741	12,807	17,518	19,759	21,455	23,961

Capital Program – Major Projects*



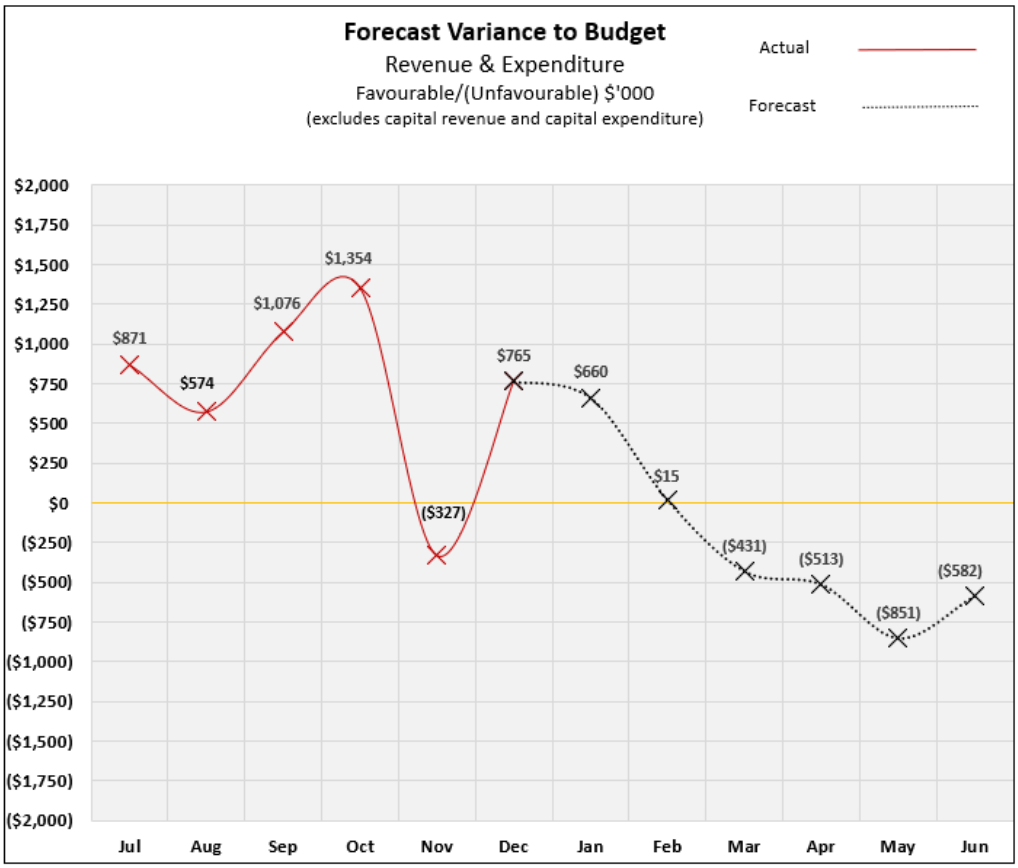
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Budget YTD	198	574	998	1,538	2,155	2,819	3,380	3,977	4,683	5,307	6,381	8,340
Actual YTD	37	48	390	1,334	2,122	2,686						
Forecast							3,866	5,116	6,116	6,481	8,296	8,547

*The following projects form the Major Projects capital works program:

Project	YTD Actual	ANNUAL Budget	ANNUAL Forecast
102231 - Glenorchy Pool Reopening Repairs	$2,529,214	$6,500,000	$6,500,002
102312 - Glenorchy Pool Changing Places Facility	$105,032	$0	$130,032
102489 - Humphreys Rivulet Rehabilitation	$4,620	$1,689,500	$1,689,500
102490 - International Food Garden	$0	$150,000	$150,000
Various Unbudgeted Expenditure on Carryover Projects	$47,617	$0	$77,617
TOTALS	**$2,686,483**	**$8,339,500**	**$8,547,152**

Operating Forecast to 30 June 2026

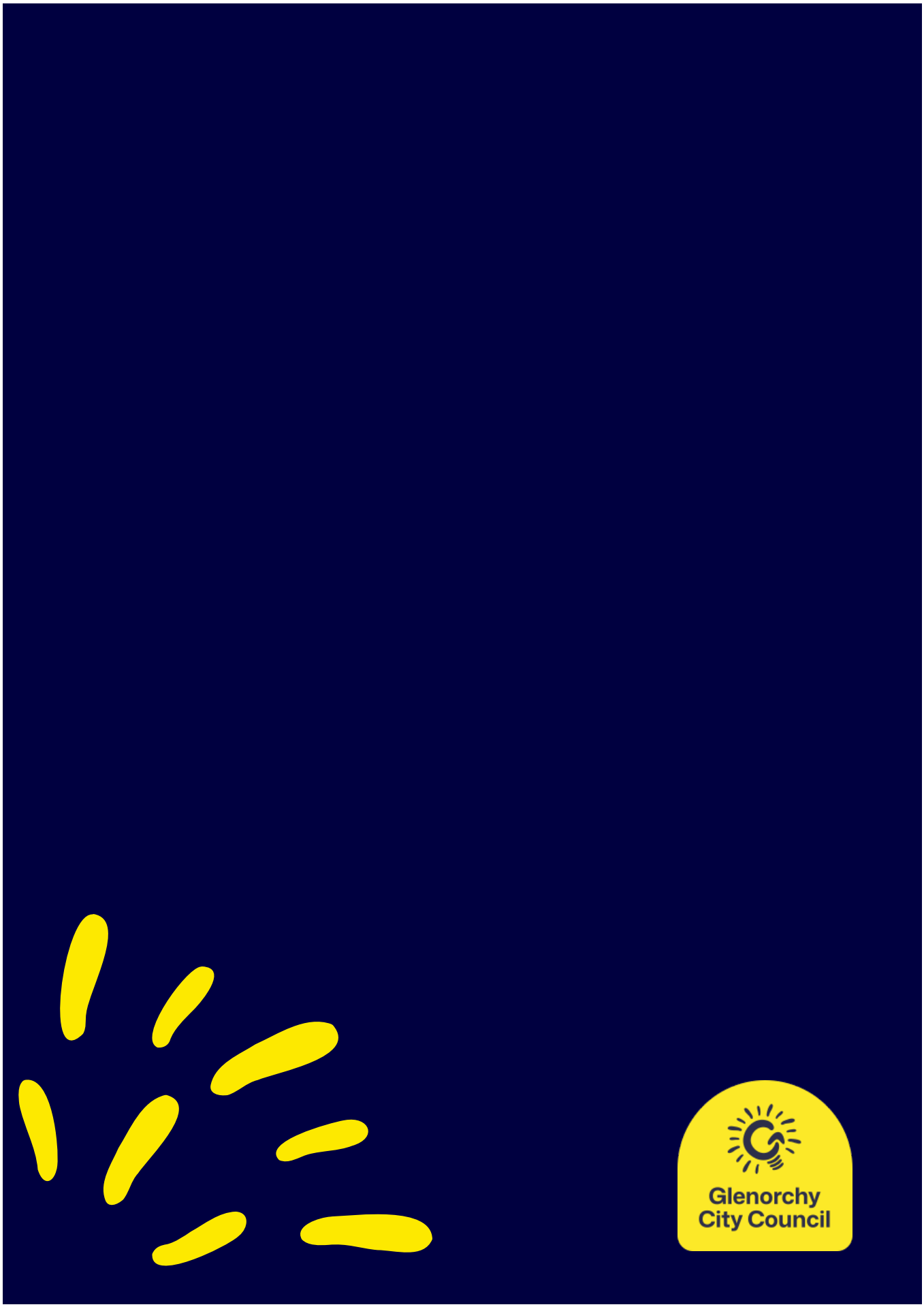
The forecast through to 30 June 2026 is currently showing an unfavourable end of year result of $0.582m based upon (a) the actual variation reported year to date to 31 December 2025 and (b) all remaining months achieving forecast. The Mid-Year Budget Review to be presented to Council in February will revise targeted budgets resulting in a change to the current reported end of year result.



Note 1: The data in this chart is a compilation of actual, budget and forecast revenue / expenditure. It is recalculated each month to ensure it represents the most up-to-date analysis of Councils financial position which may result in differences to previously reported charts.

Adjustments to amounts previously reported

There are instances where ledger adjustments are required in respect of amounts reported in prior periods. These adjustments will be visible when comparing this report against previously presented Financial Performance Report.


Glenorchy
City Council

11.2 CAPITAL WORKS STATUS REPORT

Author: Director Infrastructure and Development (Patrick Marshall)

Qualified Person: Chief Executive Officer (Emilio Reale)

File Reference: Capital Works Program

Executive Summary

This report provides Council with a progress update on the 2025/26 Capital Works Program to 31 December 2025.

Council's 2025/26 Capital Works Program is progressing well, with $10.53 million expended to 31 December 2025, representing 33% of the annual budget. Delivery across transport, stormwater, property, and community infrastructure projects remains steady, supported by improving market conditions, stronger contractor availability and more competitive tender outcomes. While construction cost escalation continues to influence forward planning, current industry forecasts of 5% for building works and 6% for infrastructure remain manageable and are being closely monitored.

Significant works completed this quarter include extensive road resealing across multiple suburbs, footpath renewals at Kilpa Street, Grove Road and Brent Street, and stormwater upgrades at Riverview Parade, Chapel Street Reserve and Richards Road. Major reconstruction at Renfrew Circle is well advanced, and several community projects, including the Apex Park Playground, Tolosa Park Lagoon Boardwalk and Windermere Walking Track, are moving into delivery.

Major grant funded projects are currently showing as underspent due to delays from the Federal Government in finalising grant deeds, particularly for the Humphreys Rivulet Rehabilitation and International Food Garden projects, with expenditure expected to shift into next financial year. The Glenorchy War Memorial Pool Reopening Repairs project continues to progress, with 43% of works completed.

Budget variations this quarter reflect scope changes and updated cost estimates. While the recurrent program is currently overspent, the Infrastructure Management Group will continue to manage expenditure to identify offsetting savings across the broader program.

Overall, Council remains on track to deliver a substantial and well-governed capital program that maintains essential assets, enhances community infrastructure and supports the long-term liveability and growth of Glenorchy.

Recommendation

That Council:

1. RECEIVE AND NOTE the Capital Works Status Report as of 31 December 2025.
2. APPROVE the proposed capital works budget adjustments detailed in this report:

Program	Acc	Project	Budget	Estimate	Variation	Commentary
Property	102481	AYC Netball Lighting Upgrade	$50,000	$90,000	-$40,000	
Property	102513	CBD Art Murals	$0	$60,000	-$60,000	
Transport		Lecia iCG160 (tilt) Construction Rover	$0	$39,912	-$39,912	
Transport		Mt Hull Road – Safety improvements	$0	$236,000	-$236,000	
Property	102418	Abbotsfield Park Lighting Replacement	$200,000	$264,000	-$64,000	
Property		New Water Line to Landfill Dozer Shed	$0	$60,000	-$60,000	
Property	102302	Jobs Hub Fitout	$71,000	$120,000	-$49,000	
Compliance		Replacement of body worn cameras	$0	$12,980	-$12,980	
Transport	102362	38972-Cadbury Road-04 (From Box Hill Road To Bilton Street)	$220,948	$245,025	-$24,077	Scope extended additional area resealed
Transport	102367	246857-Car Park - Outside Berriedale Tennis Club	$49,856	$54,358	-$4,502	
Transport	102370	32922-Derwent Park Road-05 (From Brooker Highway To O'Grady	$48,735	$145,489	-$96,754	
Transport	102371	32923-Derwent Park Road-06 (From O'Grady Avenue To Cox Aven	$179,342	$161,117	$18,225	
Transport	102372	32924-Derwent Park Road-07 (From Cox Avenue To Bowen Road)	$201,898	$235,866	-$33,968	
Transport	102375	32632-Berriedale Road-01 (From Main Road To Chardonnay Driv	$84,111	$154,484	-$70,373	Additional section resealed towards Berriedale Rd roundabout
Transport	102383	33596-Sixth Avenue-03 (From Easton Ave To Twelfth Ave)	$17,358	$35,589	-$18,231	
Transport	102384	33595-Sixth Avenue-02 (From Eighth Avenue To Easton Avenue)	$42,911	$87,131	-$44,220	
Transport	102386	32965-Easton Avenue-03 (From Caversham Road To Sixth Avenue	$32,508	$36,372	-$3,864	
Transport	102388	33684-Tenth Avenue-03 (From Sixth Avenue To Easton Avenue)	$31,007	$54,990	-$23,983	
Transport	102389	33755-Walker Street-01 (From Katoomba Cr To Katoomba Cr)	$134,561	$163,290	-$28,729	
Transport	102391	32967-Ebden Street-01 (From Russell Road To House Number 22	$83,740	$153,818	-$70,078	

Transport	102393	33441-Nathan Street-01 (From Chandos Drive To House Number	$36,068	$49,380	-$13,312	
Transport	102394	32778-Centenary Crescent-03 (From Dalgety Street To End Of	$39,053	$739	$38,314	
Transport	102519	32803 Chardonnay Drive-01 (From Berriedale Road To Cabernet Drive)	$0	$165,903	-$165,903	Additional reseal works
Transport	102520	32365 Berriedale Road-04(From Chandos Drive to Croome Court)	$0	$40,895	-$40,895	Additional reseal works
Major Grant	102489	Humphreys Rivulet Rehabilitation	$1,689,500	$104,620	$1,584,880	Delayed due to grant deed not received yet
Major Grant	102490	International Food Garden	$150,000	$0	$150,000	Delayed due to grant deed not received yet
Major Grant	102312	Glenorchy Pool Changing Places Facility	$0	$105,032	-$105,032	Budget required Grant co-contribution
		Total	**$3,362,596**	**$2,876,990**	**$485,606**	

Community Plan Reference	Making Lives Better We deliver services to meet our community's needs. Valuing Our Environment We improve the quality of our urban and rural areas as places to live, work and play. Investment in infrastructure to achieve our community's vision.
Strategic Plan Reference	Maintain our roads, footpaths, trails, parks, playgrounds, open spaces, stormwater and building assets so they are functional, safe and clean. Deliver services to our community at defined levels. Make our City more liveable by providing and upgrading public places and facilities for people to come together. Make our City more liveable by investing in our City's infrastructure. Improve our parks and public spaces for the enjoyment, health and wellbeing of our community. Manage the City's assets responsibly for the long-term benefit and growth of our community.
Consultation/ Engagement	Consultation has been undertaken with: • Chief Executive Officer • Executive Leadership Team • Managers and Coordinators within the relevant Departments • External agencies such as TasWater, Community Sport and Recreation and numerous sporting clubs. Community consultation is undertaken on specific projects as required. There are several projects included in this report where specific community engagements have been undertaken to determine the final outcomes to be achieved.
Resources	The delivery of the capital works program (including project management of outsourced works) is managed within Council's existing resources.
Risk/Legal/ Legislative/ Reputational	Council plans and delivers a suitable capital works program to ensure that its assets are able to service the needs of the community. Council's reputation and the community's amenity would suffer if assets and service levels are not maintained at necessary standards. The consequence of inadequate

	maintenance and upgrade of capital assets would be increased costs in the future.
25/26 Budget Allocation	Not applicable
Life of Project, Service, Initiative or (Expectancy of) Asset	Not applicable
25/26 Budget Reconsideration	Not applicable
Ongoing Costs (e.g. maintenance, operational)	It is important to note that for every new asset created by Council there will be additional, ongoing operational costs. New assets should therefore be treated as a new service to the community which incurs additional cost. On current estimates and experience, the cost of new assets to Council's ongoing operational budget over the life if the asset is around 2.5% of the capital cost for maintenance and 2.5% for depreciation. Budgets are allocated to keep new assets in a good state of repair and renewed when they reach the end of their useful life. Delivery of a capital works program is essential to ensure that Council is financially sustainable, and that Council's assets are being renewed, maintained, and developed to meet the current and future needs of the Glenorchy community. Failing to maintain and renew assets can lead to environmental impacts and assets not delivering the required level of service to the community.
Other Funding Sources	Not applicable

Proposal in Detail

1. The delivery of the capital works program directly supports Council's Community Plan objectives of making lives better, valuing the environment and investing in infrastructure to achieve the community's vision. The program also aligns with Council's Strategic Plan by maintaining and upgrading roads, footpaths, parks, stormwater systems and buildings, improving public spaces, and responsibly managing Council's asset base for the long-term benefit of the community.
2. Council remains committed to delivering high value infrastructure projects that enhance community wellbeing, promote sustainable development, and ensure

responsible asset management. This report outlines key achievements in the capital program, addresses budget adjustments, and details the status of major projects, underscoring Council's commitment to transparency and accountability.

Program Context and Market Conditions

3. Council continues to deliver its capital works program amid ongoing changes in the construction and infrastructure sector. Supply chain pressures have eased compared with previous post Covid years, supporting more reliable project scheduling. Contractor availability has improved, resulting in stronger tender participation and more favourable pricing.

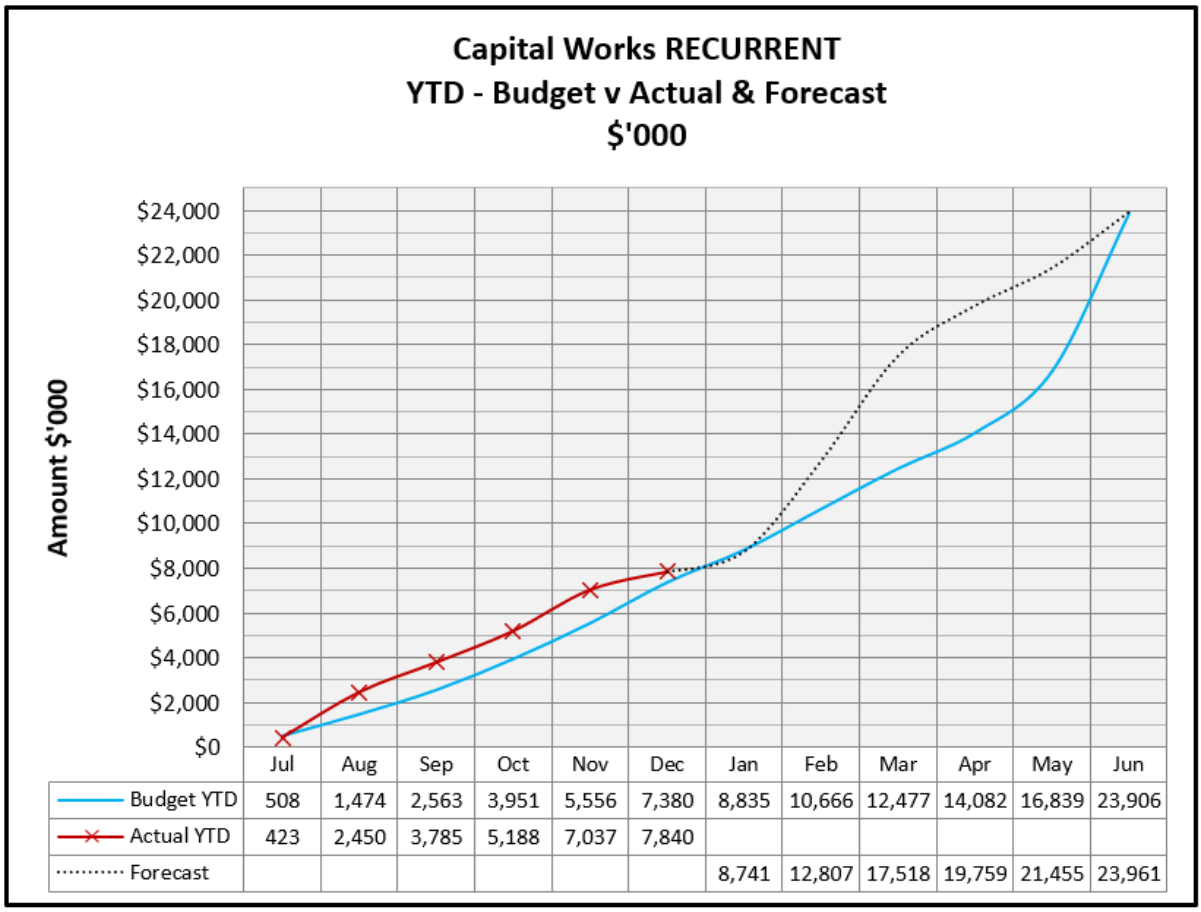
   Construction cost escalation continues to influence project forward planning, with industry forecasts suggesting potential increases of approximately 5 per cent for building works and 6 per cent for infrastructure projects in 2026/27. These trends are monitored by the Infrastructure Management Group to ensure Council can manage associated risks and make informed decisions regarding project scope and scheduling.

Financial Performance and Budget Adjustments

4. As of 31 December 2025, total capital expenditure of $10.527 million reflects a balanced delivery profile across programs. Transport projects have progressed steadily, while stormwater, property and plant and equipment programs are tracking well against expectations. Major grant-funded projects are currently below forecast expenditure due to delays in the Federal Government’s finalisation of grant deeds, particularly for the Humphreys Rivulet Rehabilitation and the International Food Garden. Expenditure on these projects is expected to shift into next financial year once funding agreements are finalised.

5. The recurrent capital program is being carefully monitored, with budget variations managed through approved internal processes. Where expenditure exceeds original allocations, this is largely attributable to extended scopes, improved levels of service, or updated cost estimates, and is intended to be balanced through savings elsewhere in the capital program year to date (YTD) Expenditure.

6. Currently, the recurrent capital works program is reporting actual expenditure slightly ahead of budget at the end of December 2025. The rate of expenditure is expected to level out and finish the financial year within budget.



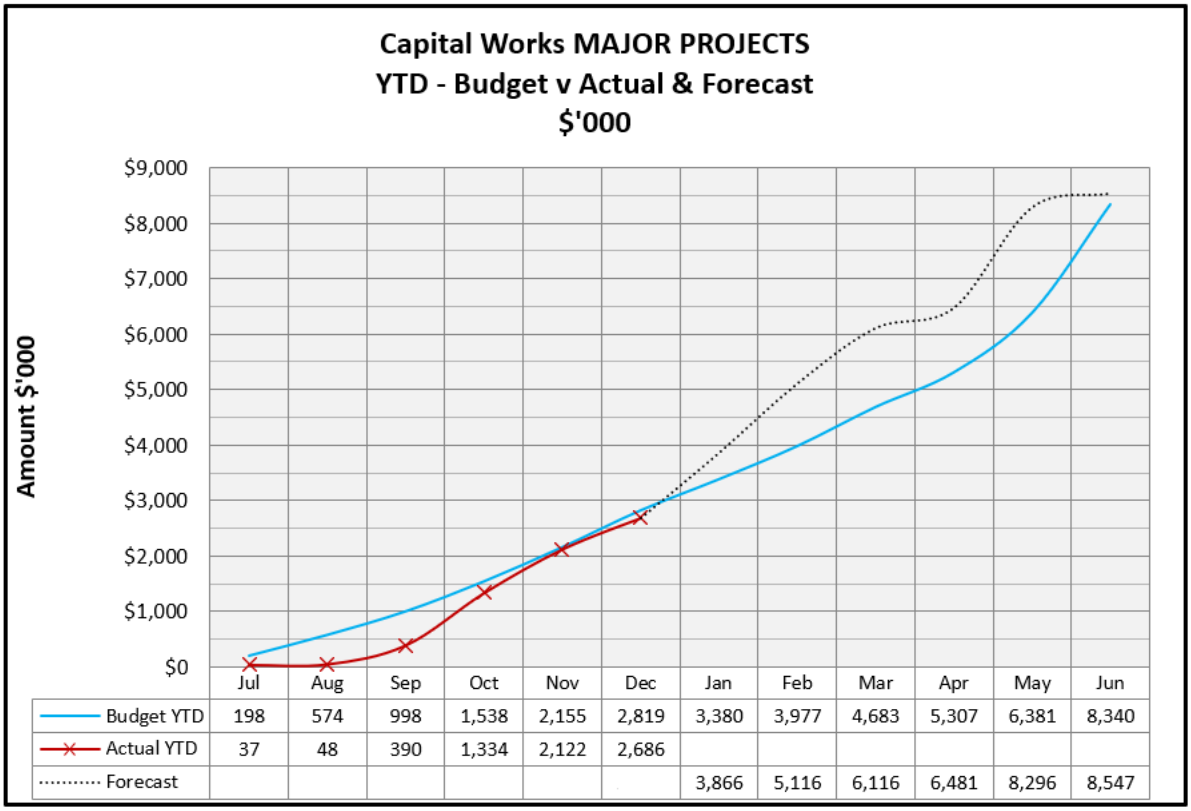
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Budget YTD	508	1,474	2,563	3,951	5,556	7,380	8,835	10,666	12,477	14,082	16,839	23,906
Actual YTD	423	2,450	3,785	5,188	7,037	7,840						
Forecast							8,741	12,807	17,518	19,759	21,455	23,961

7. The expenditure per program is shown in the table below:

Program	Total Budget	Expenditure YTD	vs Budget
ICT & Other	$ 293,980	$ 13,880	5%
Transport	$ 16,001,196	$ 5,184,686	32%
Property	$ 3,824,383	$ 995,945	26%
Plant & Equipment	$ 2,308,312	$ 987,608	43%
Fleet	$ 535,000	$ -	0%
Stormwater	$ 1,722,200	$ 658,005	38%
Major Grant Funded Projects	$ 8,339,500	$ 2,686,484	32%
Total	**$ 32,245,109**	**$ 10,526,607**	**33%**

8. The Major/Grant funded projects graph below shows that expenditure is slightly below budget. That is due to delays to the Humphreys Rivulet Rehabilitation project. This project has been delayed due to the Federal Government's grant deeds not yet being finalised, and the forecast spend this financial year is $104,620, with the remainder of the funds to be spent in 26/27 and 27/28 financial years.

9. Grant deeds have also not yet been received for the International Food Garden, and therefore expenditure isn't expected to be until the 26/27 financial year.



Account	Project	YTD Actual	ANNUAL Budget	ANNUAL Forecast
101250	Grant - North Chigwell Football and Community Facility	4,597	0	4,597
102176	Chambers Renovations and Accommodation - Stage 2	5,252	0	5,252
101536	Tolosa Park Dam Rehabilitation	178	0	178
102173	Landfill Lift	34,316	0	34,316
102231	Glenorchy Pool Reopening Repairs	2,529,214	6,500,000	6,494,622
102312	Glenorchy Pool Changing Places Facility	105,032	0	130,032
102489	Humphreys Rivulet Rehabilitation	4,620	1,689,500	104,620
102490	International Food Garden	0	150,000	150,000
	Totals	**2,686,484**	**8,339,500**	**6,773,717**

Budget Adjustments

10. Adjustments are made during the year through the Infrastructure Management Group (IMG). Some budget variations are funded through grants and existing reserves, with no impact on Council's general funds.

11. The current Budget Adjustments for the December quarter are listed below:

Program	Acc	Project	Budget	Estimate	Variation	Commentary
Property	102481	AYC Netball Lighting Upgrade	$50,000	$90,000	-$40,000	
Property	102513	CBD Art Murals	$0	$60,000	-$60,000	
Transport		Lecia iCG160 (tilt) Construction Rover	$0	$39,912	-$39,912	
Transport		Mt Hull Road – Safety improvements	$0	$236,000	-$236,000	
Property	102418	Abbotsfield Park Lighting Replacement	$200,000	$264,000	-$64,000	
Property		New Water Line to Landfill Dozer Shed	$0	$60,000	-$60,000	
Property	102302	Jobs Hub Fitout	$71,000	$120,000	-$49,000	
Compliance		Replacement of body worn cameras	$0	$12,980	-$12,980	
Transport	102362	38972-Cadbury Road-04 (From Box Hill Road To Bilton Street)	$220,948	$245,025	-$24,077	Scope extended additional area resealed
Transport	102367	246857-Car Park - Outside Berriedale Tennis Club	$49,856	$54,358	-$4,502	
Transport	102370	32922-Derwent Park Road-05 (From Brooker Highway To O'Grady	$48,735	$145,489	-$96,754	
Transport	102371	32923-Derwent Park Road-06 (From O'Grady Avenue To Cox Aven	$179,342	$161,117	$18,225	
Transport	102372	32924-Derwent Park Road-07 (From Cox Avenue To Bowen Road)	$201,898	$235,866	-$33,968	
Transport	102375	32632-Berriedale Road-01 (From Main Road To Chardonnay Driv	$84,111	$154,484	-$70,373	Additional section resealed towards Berriedale Rd roundabout
Transport	102383	33596-Sixth Avenue-03 (From Easton Ave To Twelfth Ave)	$17,358	$35,589	-$18,231	
Transport	102384	33595-Sixth Avenue-02 (From Eighth Avenue To Easton Avenue)	$42,911	$87,131	-$44,220	
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Transport	102388	33684-Tenth Avenue-03 (From Sixth Avenue To Easton Avenue)	$31,007	$54,990	-$23,983	
Transport	102389	33755-Walker Street-01 (From Katoomba Cr To Katoomba Cr)	$134,561	$163,290	-$28,729	
Transport	102391	32967-Ebden Street-01 (From Russell Road To House Number 22	$83,740	$153,818	-$70,078	
Transport	102393	33441-Nathan Street-01 (From Chandos Drive To House Number	$36,068	$49,380	-$13,312	
Transport	102394	32778-Centenary Crescent-03 (From Dalgety Street To End Of	$39,053	$739	$38,314	

Transport	102519	32803 Chardonnay Drive-01 (From Berriedale Road To Cabernet Drive)	$0	$165,903	-$165,903	Additional reseal works
Transport	102520	32365 Berriedale Road-04(From Chandos Drive to Croome Court)	$0	$40,895	-$40,895	Additional reseal works
Major Grant	102489	Humphreys Rivulet Rehabilitation	$1,689,500	$104,620	$1,584,880	Delayed due to grant deeds
Major Gran	102490	International Food Garden	$150,000	$0	$150,000	Delayed due to grant deeds
Major Gran	102312	Glenorchy Pool Changing Places Facility	$0	$105,032	-$105,032	Budget required
		Total	**$3,362,596**	**$2,876,990**	**$485,606**	

12. The current variations are showing an overspend of the recurrent Capital Works Program, however the program will continue to be monitored through the financial year with the aim of covering the additional expenditure from savings within the overall capital program and finishing the financial year within budget.

Key Project Progress

13. Significant progress has been achieved across a wide range of projects. Footpath renewals at Kilpa Street (95% complete), Grove Road and Brent Street (100% complete) are either complete or nearing completion, improving pedestrian safety and accessibility. The road resealing program has delivered extensive upgrades across multiple local streets, enhancing road condition and asset life. The following road segments have been completed:

    - Sixth Avenue
    - Easton Avenue
    - Tenth Avenue
    - Walker Street
    - Nathan Street
    - Centenary Crescent
    - Cadbury Road
    - Garden Grove
    - Derwent Park Road
    - Berriedale Road
    - Central Avenue
    - Ebden Street

14. Major reconstruction works at Renfrew Circle are progressing well (45% complete), with kerb and channel replacement, new footpaths, traffic calming and drainage improvements underway.

15. Several stormwater projects, including Riverview Parade, Chapel Street Reserve and Richards Road, have been completed, delivering improved drainage performance and reduced flood risk.

16. Community infrastructure projects are also advancing. Design and procurement for the Apex Park Playground are complete, with construction scheduled to commence in February.

17. Works are also planned to commence shortly on the Tolosa Park Lagoon Boardwalk and the Windermere Walking Track.

18. The Landfill Office Accommodation upgrade is nearing completion (90% complete), and the Shoobridge Wicket replacements have been finalised.

19. The Glenorchy War Memorial Pool Reopening Repairs project continues to progress, with works currently 43 per cent complete. This project is critical to enabling the safe reopening of the pool and includes accessibility upgrades such as a compliant ramp into the main pool and a Changing Places facility. Works commenced include:

    - Site establishment
    - Building permits
    - Dilapidation surveys
    - Demolition works
    - Construction work progressing well in the plant room, change rooms and pool access ramp

Resourcing and Asset Sustainability

20. The capital works program is delivered within Council's existing resourcing structure, including internal project management and external contractors where required. Council recognises that the creation of new or upgraded assets carries ongoing maintenance and depreciation costs, which are incorporated into long-term asset and financial planning.

21. The timely delivery of the capital works program is essential to maintaining service levels, managing long-term costs and protecting Council's reputation. Failure to adequately renew and upgrade assets would result in higher future costs, reduced service levels and potential environmental impacts.

22. Glenorchy City Council's capital works program delivers safe, reliable and accessible infrastructure that supports community wellbeing, protects long term asset value and provides value for money for ratepayers.

Conclusion

23. Council's 2025/26 Capital Works Program is progressing well and continues to deliver tangible improvements across the City. While some budget and timing variations have emerged, these are being actively managed through established governance and financial controls. With stabilising market conditions and continued focus on quality, safety and value for money, Council is well positioned to deliver its capital works commitments, maintaining a high asset sustainability ratio, and supporting the ongoing liveability and growth of Glenorchy.

Attachments

Nil

11.3 PROCUREMENT EXEMPTIONS

Author: Legal Officer (Stella Edwards)

Qualified Person: Director Community and Corporate Services (Tracey Ehrlich)

File Reference: Procurement

Executive Summary

In accordance with section 333B of the *Local Government Act 1993*, Council has adopted a Code for Tenders and Contracts (the Code).

Under the Code, a report must be prepared for Council detailing any instances where the usual public tender or quotation has not been applied. Such procurement exemptions are to be reported at the earliest ordinary Council meeting following the execution of a contract or issue of a purchase order.

This report details an approved procurement exemption for urgent rectification works required to address a sinkhole on the traffic island at the intersection of Mentmore Street and Main Road, Berriedale.

The sinkhole presented an immediate and unforeseeable risk to public safety and infrastructure, necessitating urgent permanent remediation. Following technical assessment, a directional drilling solution was selected as the most efficient option, enabling timely delivery with minimal traffic and community disruption.

A detailed quote was obtained from specialist contractor Water Industry Solutions Pty Ltd, and on 8 December 2025 the Director Infrastructure and Development approved an exemption to directly engage Water Industry Solutions Pty Ltd to undertake the works for $93,390.00 (excluding GST).

This procurement satisfies the exemption criteria under the Code, as the urgency arising from an unforeseeable event meant Council's requirements could not be met in time through the usual public tender or quotation process.

Recommendation

That Council:

1. RECEIVE and NOTE the exemption for urgent sinkhole and surrounding infrastructure rectification works.

Community Plan Reference	Leading Our Community We are a leader and partner that acts with integrity and upholds our community's best interests. We responsibly manage our community's resources to deliver what matters most. Transparent and accountable government.
Strategic Plan Reference	Make informed decisions that are open and transparent and in the best interests of our community. Deploy the Council's resources effectively to deliver value while being financially responsible. Manage compliance and risk in Council and our community through effective systems and processes.
Consultation/ Engagement	• Director Infrastructure & Development • Acting Manager Assets, Engineering and Design • Procurement and Contracts Coordinator
Resources	There are no human resources implications.
Risk/Legal/ Legislative/ Reputational	As this report is recommended for receiving and noting only, no risk management issues arise. Risks around procurement are monitored and reported on a continuous basis as part of standard processes and procedures.
25/26 Budget Allocation	The budget for the remediate works is allocated within the 2025/26 capital works budget.
Life of Project, Service, Initiative or (Expectancy of) Asset	This is a one-off urgent rectification project to remediate the sinkhole and restore affected infrastructure. Upon completion, the infrastructure will return to normal service and be subject to standard inspection and maintenance regimes consistent with its original design life.
25/26 Budget Reconsideration	Not applicable
Ongoing Costs (e.g. maintenance, operational)	The quotation for the remediation works is $93,390.00 (excluding GST). Usual maintenance and service costs relating to the infrastructure are expected upon completion.
Other Funding Sources	Not applicable

Proposal in Detail

1. The exemption relates to urgent works that were required to repair and reinstate a sinkhole reported on the traffic island at the intersection of Mentmore Street and Main Road, Berriedale.
2. Following a report of the road collapse/sink hole, investigations and survey assessments confirmed that the sinkhole was caused by the deterioration and failure of the existing stone culvert beneath the roadway. Immediate safety measures were implemented to temporarily fill the void and restrict pedestrian access across the affected crossing.
3. Subsequent engineering assessments determined that permanent remediation works were necessary. Council officers assessed two remediation options:

   (i) Installation of a new stormwater line across the main arterial road

   - Estimated cost: $160,000.00 (excluding GST), with substantial traffic disruption expected over several weeks

   (ii) Installation a new pipe within the existing culvert using directional drilling

   - Estimated cost: $100,000.00 (excluding GST) with minimal traffic disruption and faster delivery
4. Given the urgency of addressing the safety risk, restoring infrastructure functionality, and minimising disruption to the community, the directional drilling option was recommended.
5. A detailed quote was obtained from specialist directional drilling contractor, Water Industry Solutions Pty Ltd, following site inspections and confirmation of the scope of works. The quote is considered accurate and reflective of the full extent of the required works.
6. On 8 December 2025, the Director Infrastructure and Development approved an exemption to the standard procurement process to directly engage Water Industry Solutions Pty Ltd to undertake the rectification works at a value of $93,390.00 (excluding GST).
7. Under the Code, an exemption from the usual public tender or quotation process may be approved for purchases or contracts valued less than $250,000.00 where:

   "In so far as is strictly necessary where, for reasons of urgency brought about by unforeseeable events, Council's Requirements could not be obtained in time using normal competitive market test."
8. This procurement meets the above criteria for exemption. The sinkhole presented an immediate and unforeseeable safety risk, requiring urgent action to prevent further collapse, protect public safety, and maintain the functionality of the road and stormwater network.

Attachments

Nil

11.4 CITY OF HOBART NOTICE OF MOTION REGARDING AMALGAMATION WITH CITY OF GLENORCHY

Author: Chief Executive Officer (Emilio Reale)

Qualified Person: Chief Executive Officer (Emilio Reale)

File Reference: Local Government Reform

Executive Summary

This report discusses Glenorchy City Council's considered response to the Notice of Motion passed by the City of Hobart proposing the exploration of a potential voluntary amalgamation between the two municipalities.

Glenorchy City Council is approaching this matter constructively and in good faith, recognising that reform conversations are both timely and necessary, given increasing service complexity, financial pressures, workforce constraints and evolving community expectations.

Glenorchy supports structural reform where it is evidence based, community informed and designed to deliver long term benefits for Tasmanians, especially when local communities are affected. Experience nationally demonstrates that, when well designed and appropriately sequenced, reform including amalgamation can strengthen strategic capacity, improve service coordination and enhance financial resilience. However, it also demonstrates that trying to amalgamate significantly different communities can introduce significant transition costs, disrupt service delivery, place upward pressure on rates, and undermine community confidence.

This report outlines the potential benefits and risks of amalgamation, drawing on comparative data across Greater Hobart councils and the distinct roles each municipality performs. The report demonstrates that Glenorchy City Council is in a strong and sustainable financial position. Glenorchy is debt free, maintains comparatively low residential rates, delivers a substantial capital works program, and funds its asset renewal obligations in full. Its asset sustainability ratio is among the strongest in Tasmania.

The report highlights the fundamentally different cost structures, responsibilities and economic functions of Glenorchy City. The City of Hobart, as the State's capital city, carries higher-order metropolitan, heritage and CBD infrastructure obligations that are appropriately reflected in its financial and rating structures.

Over recent years, Glenorchy City Council has emerged as a strong, self-sufficient and financially resilient city, the result of sustained local leadership, disciplined financial management and the collective effort of locally elected Councillors, dedicated staff and a patient community. This transformation has delivered a debt free Council, low residential rates, full funding of asset renewal and a significant capital works program, while preserving Glenorchy's distinct identity and economic role within Greater Hobart. Glenorchy is now realising the benefits of this long-term effort. In this context, Council is mindful that any amalgamation process carries a real risk of diluting Glenorchy's hard won progress, financial strength and emerging momentum within a capital city centric

structure and is therefore committed to ensuring that locally driven success, affordability and community confidence are not diminished through reform that does not clearly demonstrate improved outcomes for Glenorchy residents.

Glenorchy's City Identity is defined as a strategically positioned satellite city within Greater Hobart, functioning as a self-contained urban centre with a diverse economic base, major employment hubs, affordable housing and capacity for future growth. Its economic model, combining industry, employment, cultural assets and residential affordability in close proximity to the capital, is a strategic asset for the State. This report identifies that broad rate harmonisation or standardised planning approaches, through a council merger, could unintentionally undermine Glenorchy's economic competitiveness and affordability.

This report concludes that merging Hobart and Glenorchy City Councils in isolation from broader reform, risks being perceived as an expansion of one council into another rather than as genuine local government reform. A comprehensive, State led reform agenda would provide a clearer mandate, stronger evidence base, equitable treatment of communities and greater public confidence. It would allow reform to be designed around functional geographies, regional service networks and long-term strategic challenges such as climate adaptation, integrated transport, digital transformation and workforce capability.

Glenorchy City Council remains open to constructive discussion on reform and reaffirms its commitment to strong regional collaborations that strengthen local government while protecting community confidence, affordability and local identity.

Recommendation

That Council:

1. NOTES the Notice of Motion passed by Hobart City Council regarding potential voluntary amalgamation discussions.
2. CONFIRMS that Glenorchy City Council is open to discussions that supports structural reform of local government when undertaken as part of a coordinated, statewide process.
3. RESOLVES not to participate in the amalgamation process outlined in the letter from the City of Hobart at this time outside of a broader, State led reform agenda.
4. REAFFIRMS its commitment to strong regional collaboration through existing Greater Hobart governance arrangements.
5. AUTHORISES the Chief Executive Officer to communicate this position to Hobart City Council and the Minister for Local Government.

Community Plan Reference	Making Lives Better We deliver services to meet our community's needs. We champion greater opportunities for our community. Open for Business We value our community by delivering positive experiences. Leading Our Community We are a leader and partner that acts with integrity and upholds our community's best interests. Transparent and accountable government.
Strategic Plan Reference	Work proactively with other governments, service providers and the community to improve public safety in our City. Identify and engage in partnerships that provide services effectively to our community. Listen to our community to understand their needs and priorities. Communicate effectively with our community and stakeholders about what Council is doing. Champion and work together to address our community's needs and priorities. Make informed decisions that are open and transparent and in the best interests of our community. Build and maintain productive relationships with all levels of government, other councils and peak bodies to achieve community outcomes for Glenorchy and Greater Hobart.
Consultation/ Engagement	No Community Engagement has been undertaken in the drafting of this report. There has been extensive media reporting regarding the City of Hobart's Notice of Motion, and it is likely that the outcomes of this report will be published in several media channels.
Resources	Not applicable
Risk/Legal/ Legislative/ Reputational	There is a risk that this report may be interpreted by external stakeholders or the broader community as signalling support for, or the commencement of, bilateral amalgamation discussions, rather than as a considered response advocating for a coordinated, State led reform framework. This risk will be mitigated through a clear Council resolution, consistent messaging and formal communication of Council's

	position to the City of Hobart and the Minister for Local Government.
25/26 Budget Allocation	No budget allocation has been reserved for any potential Council amalgamation process.
Life of Project, Service, Initiative or (Expectancy of) Asset	Not applicable
26/27 Budget Reconsideration	No budget consideration has been given for any potential Council amalgamation process.
Ongoing Costs (e.g. maintenance, operational)	Not applicable
Other Funding Sources	Not applicable

City of Hobart Notice of Motion on Potential Voluntary Amalgamation

1. This report sets out Glenorchy City Council's response to the Notice of Motion endorsed by the City of Hobart proposing the exploration of a potential voluntary amalgamation between the two municipal areas as per **Attachment 1.**
2. The motion commits the City of Hobart to holding an elector poll on amalgamation of Glenorchy and Hobart Councils at the next Local Government Elections and respecting the result, contingent on Glenorchy City Council doing the same.
3. The sub text of the motion also proposes establishing a funding arrangement MOU between the Councils and the State Government, with the State Government to bear the majority of costs associated with amalgamation of the two cities.
4. Glenorchy is approaching this matter constructively and in good faith, recognising the genuine intent behind ongoing discussions about the future of local government in Tasmania. Council acknowledges that reform conversations are timely and necessary, particularly in light of increasing service complexity, financial pressures, workforce constraints and the higher expectations of contemporary communities.
5. Glenorchy City Council is open to discussions that supports reform that strengthens local government, improves outcomes for communities and positions Tasmania to meet future economic, environmental and technological challenges.
6. Structural reform, when well designed and thoughtfully implemented, can deliver lasting benefits. Equally, poorly sequenced or partial reform risks undermining public confidence and imposing unintended costs on communities.

7. A statewide approach provides the strongest foundation for reform that is fair, transparent and durable, and aligns with the direction of recent Tasmanian policy discussions.

Positive Impacts of Council Mergers

8. The merging of local government areas is one of several tools available to governments when seeking to modernise local government systems. When pursued as part of a broader reform agenda, council amalgamation has, in some jurisdictions, delivered tangible benefits for communities that are similar in structure.

9. In theory, larger, well designed councils can provide stronger strategic leadership across functional regions, allowing land use planning, transport, housing supply, economic development and environmental management to be considered in a more integrated way. Larger regional councils can support clearer service standards and more coordinated infrastructure delivery, particularly in metropolitan and suburban areas.

10. Merged Councils can also enhance organisational capability. Larger entities are often better placed to attract and retain specialist expertise in areas such as strategic planning, climate resilience, asset management, digital transformation and regulatory services. Over the longer term, broader revenue bases and consolidated asset portfolios can improve financial resilience and support sustained investment in community infrastructure.

11. These potential benefits explain why council mergers continues to feature in reform discussions nationally and why Glenorchy City Council remains open to reform that is evidence based, community informed and strategically justified.

Recognising the Risks and Challenges

12. Experience across Australia demonstrates that council mergers are complex, especially when communities differ significantly, and if not carefully designed, can introduce significant transitional challenges as has been demonstrated in NSW. After the NSW Gov lost several High Court challenges regarding forced amalgamations, the Local Government Amendment (De-amalgamations) Act 2024 was established providing a clearer, evidence-based pathway to reverse mergers. This recognises that many councils and communities are structured differently and cannot be easily merged.

13. Merging councils requires the alignment of governance frameworks, industrial arrangements, workforce structures and accommodation, ICT systems, planning schemes and asset management practices. These processes can take many years to complete and often require substantial upfront investment over many years before any efficiencies are realised.

14. The 2023/24 Future of Local Government Review process made numerous recommendations including that the State Government should fund setup and transition costs of any merger process. At this stage the State Government has not committed to fund feasibility studies and transition costs. Given the shape the State Budget, it is unlikely that there will be any funds available from the State

Government to assist with the cost of consultants to undertake required feasibility studies or to offset substantial setup and transition costs.

15. Where councils have materially different rating structures as is the case with the City of Hobart and Glenorchy City Council, rate harmonisation can place upward pressure on communities, particularly in the early years following a merger. There can also be impacts on community identity and local representation if governance models are not carefully designed to protect local voices.

Current Context in Greater Hobart

16. Tasmania maintains 29 municipal councils serving a population of approximately 575,000 people. This equates to a proportionately high number of councils relative to population compared with other States. These councils vary significantly in scale, geography, asset bases, financial settings and social profiles. Each council carries its own set of Elected Members, management structures and council officers to carry out statutory roles, community support and asset management responsibilities.

17. Glenorchy has invested significant effort over recent years to restore and strengthen its financial foundations. With around 51,000 residents, Glenorchy is free of external debt, maintains comparatively low residential rates, and is delivering sizeable capital works programs that remains fully aligned with its long-term asset management obligations.

18. Glenorchy's asset base exceeds $1.2 billion, and its asset renewal programs are fully funded. This demonstrates a level of financial discipline and long-term sustainability that places the City of Glenorchy in a stable and resilient position relative to many other municipal areas.

19. Glenorchy remains on average, the lowest rated Council in the Greater Hobart group and one of the lowest rated city councils in the State. Glenorchy has maintained its free parking policy and is not reliant on this revenue to supplements rates or other costs.

20. Glenorchy maintains one of the strongest asset sustainability ratios in Tasmania. This position reflects many years of disciplined financial management and a strong focus on long-term sustainability.

21. The City of Hobart, as Tasmania's Capital City, operates under a different set of responsibilities and cost pressures. Hobart has the role of the regional service centre which brings population density, higher order infrastructure expectations, community and tourism facilities, heritage and metropolitan service obligations that are appropriately reflected in its financial and rating structure.

22. In the Greater Hobart group of councils, municipalities such as Glenorchy, Kingborough and Clarence have experienced ongoing population growth and economic expansion, while Hobart carries substantial metropolitan and heritage infrastructure obligations linked to their role as a Capital City and a regional service centre.

23. Council officers prepared a set of comparative indicators as part of a desktop analysis to illustrate the scale and structure of Greater Hobart's four major councils. These indicators demonstrate that while each municipality is financially sustainable, they operate under extremely different cost structures and strategic pressures.

GREATER HOBART – KEY COMPARATIVE INDICATORS (2024–2025 ESTIMATES)

These values are the most recent publicly available or modelled from budget documents, ABS data and Annual Reports.

Indicator	Glenorchy City Council	Hobart City Council	Clarence City Council	Kingborough Council
Population	~51,000	~56,000	~64,000	~41,000
Rateable Properties	~22,500	~28,500	~29,200	~19,500
Average Residential Rates (incl charges)	$2,196	$3,827	$2,450	$2,350
Rates & Charges Revenue	$52.2m	$117.2m	$71.7m	$42.8m
Operating Revenue	$92.1m	$186.9m	$118.1m	$75m
Operating Expenditure	$76.5m	$166.5m	$92.3m	$58m
Capital Works (2024–25)	$32m	$22.1m	$21.6m	$17.7m
Net Debt	$0	$36m	$10m	$14m
Asset Base (Carrying Value)	$1.2b	$1.8b	$1.3b	$994m
Annual Depreciation	$20m	$30m	$21.4m	$16m
Asset Sustainability Ratio	92%	85.36%	40%	37%
Employees (FTE)	221 FTE (plus casual and part time employees)	528 FTE (plus casual and part time employees)	315 FTE (plus casual and part time employees)	145 FTE (plus casual and part time employees)
Parking Revenue Model	No paid parking	Heavy reliance on paid parking	No paid parking	No paid parking
Community Socio-Economic Profile	High economic disadvantage with steady growth pattern	Higher CBD service expectations, tourism demand	Strong residential growth	Rapid population growth corridor

24. The key comparative indicator table outlines that Glenorchy City Council is in a stable and sustainable financial position.

Glenorchy's Emergence as a Strong, Self-Sufficient City

25. Over recent years, the City of Glenorchy has undergone a deliberate and disciplined transformation. Through sustained local leadership, sound governance and prudent financial management, Glenorchy has emerged as a strong, self-sufficient and financially resilient city in its own right.

26. This outcome has not occurred by chance. It is the result of the collective effort of locally elected Councillors, committed and capable staff, and a community that has demonstrated patience and confidence in long-term decision making. Together, they have rebuilt financial stability, restored organisational confidence and positioned the city to invest meaningfully in its future.

27. Glenorchy is now realising the benefits of that work. The Council is debt free, financially sustainable, delivering significant capital investment, maintaining affordability for residents and meeting its asset renewal obligations in full. These outcomes reflect years of disciplined choices made in the best interests of the local community, often in challenging circumstances.

28. Importantly, this success has been achieved while preserving Glenorchy's distinct identity and economic role within Greater Hobart as a self-contained city with its own employment base, activity centres, cultural assets and growth potential. Glenorchy is no longer a council in recovery; it is a council in consolidation and emergence.

29. In this context, any amalgamation process must carefully consider the risk that Glenorchy's hard won progress, financial strength and emerging momentum could be diluted within a capital city centric structure. There is a legitimate concern that the unique characteristics, affordability advantages and locally driven successes of Glenorchy could be diminished rather than strengthened through a merger.

30. Council's position is therefore informed not by resistance to reform, but by a responsibility to protect what has been built. Glenorchy's recent achievements represent a significant local success story, one grounded in local leadership and community effort and Council is committed to ensuring that this progress is not lost, overshadowed or absorbed in a process that does not clearly demonstrate improved outcomes for Glenorchy residents.

City Identity

31. In consideration of the merger proposal from the City of Hobart, Glenorchy's Elected Members contemplated what was the identity of the City of Glenorchy and its prominence in the State of Tasmania. The observations concluded that Glenorchy is one of Tasmania's largest cities and can be described as one of the State's most strategically positioned and diverse satellite cities, offering a distinctive blend of economic strength, cultural significance and future growth potential.

32. As a satellite city within Greater Hobart, Glenorchy functions as a self-contained urban centre, anchored by three distinct activity centres (Glenorchy, Moonah, Claremont CBDs) that provide retail, commercial, light industrial, civic and community services to residents well beyond its municipal boundary. This

structure supports local employment, reduces pressure on the Hobart CBD and underpins Glenorchy's role as a key economic engine for the northern metropolitan area.

33. The city is home to some of Tasmania's most recognisable and visited destinations, including the internationally renowned Museum of Old and New Art (MONA) the iconic Cadbury chocolate factory, the My State Bank Areana, (the home of the Jack Jumpers) all of which attract significant tourism, investment and national recognition. These attractions reinforce Glenorchy's identity as a place of creativity, innovation and industry.

34. Glenorchy also hosts major employers of State and national significance, such as Nyrstar, Incat and Cadbury, alongside a broad base of commercial, light industrial and service sector businesses.

35. Glenorchy remains a city with room to grow. It offers a mix of established neighbourhoods and developable land suitable for future residential growth, supported by existing infrastructure, transport connections and employment hubs. This positions the city to accommodate population growth while maintaining liveability and access to jobs.

36. Glenorchy is a diverse, inclusive and evolving city that combines industrial capability, cultural prominence, employment opportunity and residential potential, making it a vital contributor to Tasmania's economic and social future.

37. Glenorchy is home to diverse communities, including some of Tasmania's most economically vulnerable households. Affordability, accessibility and local identity are serious considerations. Any reform that places upward pressure on household costs or shifts investment away from suburban centres would have real impacts on Glenorchy resident's daily life.

Economic Profile

38. Glenorchy City occupies a distinctive and strategically important position within Tasmania's urban and economic landscape. It functions not just as a residential municipality, but as a fully integrated city economy, one where commercial, retail and industrial activity coexists with large, affordable residential areas in close proximity to the State's capital.

39. A key strength of Glenorchy is the diversity of its land use zoning, which continues to accommodate a range of industrial and commercial activities that are increasingly difficult to locate elsewhere in Greater Hobart. Glenorchy has also made a deliberate decision to keep parking free in its municipal area. This is an economic decision to ensure shoppers and traders enjoy the benefits of free parking and to encourage visitation into the Glenorchy CBDs. This flexibility, combined with comparatively lower cost land and operating costs, has made Glenorchy an attractive location for businesses seeking to remain close to Hobart while avoiding the cost pressures associated with more constrained urban environments.

40. Equally important is Glenorchy's role in supporting a local and regional workforce. The city provides some of Greater Hobart's most affordable housing options,

enabling skilled employees to live close to their place of work. This proximity reduces travel costs, supports workforce retention, and strengthens the viability of local businesses, particularly in industrial and service sectors that depend on accessible, skilled labour.

41. This carefully balanced structure with industry and employment, affordable land, accessible housing, and immediate proximity to the capital sets Glenorchy apart from any other city in Tasmania. The city's economic structure has evolved organically over time, responding to market demand and community need, and continues to deliver strong outcomes for businesses, workers and the broader regional economy.

42. This balance could be disrupted where structural changes such as council mergers and broad rate harmonisation risk unintentionally disrupting the conditions that underpin Glenorchy's economic competitiveness. Uniform rating structures or planning approaches may diminish Glenorchy's ability to offer cost effective locations for industry and business, potentially driving investment and employment away from Greater Hobart and toward northern Tasmanian centres where land availability and cost structures remain favourable.

43. For these reasons, Glenorchy's current model is recognised as a strategic asset for Tasmania. Preserving the city's economic diversity and affordability is essential not only for Glenorchy, but for maintaining a balanced and resilient statewide economy.

Previous Consideration of Reform

44. Both cities of Hobart and Glenorchy participated extensively in the 2023/24 Future of Local Government Review. During that process both councils made it clear that they did not have sufficient information to form a position on an amalgamation and highlighted several areas requiring further analysis, including community sentiment, the governance arrangements for kunanyi/Mt Wellington, the alignment of planning systems, financial catchments and long-term service priorities.

45. The Review acknowledges that reform (including amalgamation, where pursued) carries significant transition and implementation costs, particularly in areas such as workforce alignment, ICT systems, governance, planning schemes and change management.

46. It notes that past reforms in Tasmania and other jurisdictions have failed or stalled where costs were underestimated or inadequately funded, and it explicitly warns against councils bearing these costs alone.

47. The Review recommends that any future reform program be State led, with the State having a role in:

    a. setting the reform framework,

    b. sequencing change, and

    c. considering funding and support mechanisms to enable reform to occur in an orderly and equitable way.

48. However, the Review stops short of any financial commitment. It does not specify funding amounts, funding formulas, or Treasury commitments. It does not guarantee that the State would fully or partially fund transition or amalgamation costs. Any reference to funding is framed as a principle or expectation for future consideration, not as an agreed policy position.

49. Prior to this, in 2017, SGS Economics and Planning considered possible reforms across Greater Hobart, including a hypothetical Hobart and Glenorchy merger. That work is now outdated. Since then, the Greater Hobart Act has been introduced, the Greater Hobart Strategic Partnership has been established, and the Hobart City Deal is in place. Significant changes have occurred within both council's financial positions, and new economic, legislative and strategic circumstances have emerged. Relying on assumptions from 2017 would no longer provide a credible foundation for major structural change.

Why a Statewide Approach Matters

50. A comprehensive, State led reform program would provide a stronger foundation for reform by ensuring equity and consistency across councils and by distributing impacts fairly between communities. It would allow reform boundaries to be designed around functional geographies such as transport corridors, economic catchments, environmental systems and shared service networks, rather than existing municipal borders alone.

51. A statewide approach also supports contemporary governance expectations, including shared regional services, consistent digital platforms, modern representation structures and clear accountability arrangements. Importantly, it aligns with Ministerial and departmental expectations that reform be evidence based, fiscally responsible and supported by meaningful community engagement.

52. Whilst Glenorchy City Council is open to discussions on reform, positioning reform as a collective statewide endeavour, avoids perceptions of imbalance (one council taking over another) and builds greater public confidence in both the process and the outcome.

53. It is also important to recognise that Glenorchy and Hobart already collaborate extensively through established mechanisms such as the Greater Hobart Act, the Greater Hobart Strategic Partnership the City Deal and other regional bodies. These frameworks demonstrate that effective regional cooperation does not require merging councils and can deliver shared outcomes while preserving local identity and financial autonomy.

Conclusion

54. Glenorchy City Council recognises the importance of ongoing discussion about the future of local government in Tasmania and acknowledges the intent behind Hobart City Council's Notice of Motion.

55. Council is open to discussions that supports reform that is strategic, equitable and focused on long-term community benefit. While council mergers can, in appropriate circumstances, form part of effective reform, Glenorchy does not

support progressing a merger with Hobart City Council outside a broader, State led reform framework.

56. A comprehensive statewide approach would provide a clearer and impartial mandate, a stronger evidence base and a more balanced platform for reform. It would better align with contemporary Tasmanian policy discussion, protect community confidence and ensure that local government is positioned to meet the social, economic and technological challenges of the decades ahead.

Attachments

1. Correspondence Out - Mayor of Glenorchy Sue Hickey re potential for future amalgamation - 26 November [**11.4.1** - 2 pages]

OFFICE OF THE LORD MAYOR
HOBART TOWN HALL

Alderman Sue Hickey
Mayor of Glenorchy
Glenorchy City Council

Via email: sue.hickey@gcc.tas.gov.au

Dear Sue

At its meeting of 24 November 2025, the Council considered the potential future amalgamation of the City of Hobart and the Glenorchy City Council.

Discussions about the amalgamation of our Councils have been ongoing for several years. To date, the Councils have preferred focusing on potential resource sharing and collaborations such as our work on the Northern Suburbs Light Rail and through our joint work on the Greater Hobart Strategic Partnership.

The Council had a constructive and positive discussion on the matter and resolved to proceed as follows:

1. *The Council commits to holding an elector poll on amalgamation of Glenorchy and Hobart Councils at the next Local Government Elections and respecting the result, contingent on Glenorchy City Council doing the same.*

2. *If Glenorchy Council commits to the above, then the Council:*

    a) *Request the Chief Executive Officers to prepare an evidence-based report on the potential implications, opportunities, and risks associated with voluntary council amalgamations, including consideration of the current State Government policy.*

    b) *Include within the report an assessment of the feasibility, benefits, challenges, and community impacts of any potential amalgamation involving the City of Hobart and Glenorchy City Council.*

    c) *Request that the report outline any legislative, financial, operational, and governance factors that would need to be examined prior to the Council forming a position on voluntary amalgamation.*

    d) *Establish a funding arrangement MOU between the Councils and the State Government, with the State Government to bear the majority of costs associated with amalgamation of the two cities.*

CITY OF HOBART
GPO Box 503, Hobart Tasmania 7001 Telephone: (03) 6238 2702 lord.mayor@hobartcity.com.au

e) *Write to the Glenorchy City Council and request that they participate in steps 2, a, b, c, and d.*

f) *Require that the report be presented to a Council workshop for discussion prior to any further decisions or correspondence being undertaken.*

Considering the Council's decision, I request that the Glenorchy City Council formally consider joining the City of Hobart in this process, as outlined above.

It's important to note that while it is mentioned first in the decision, an elector poll of our communities would be held after all of the research and discussions take place identified in clause 2 of the decision. This will allow us to jointly present the case for and against, to the community in a well-informed way.

As the decision suggests, we will need to do this work together and seek to jointly fund the research and assessments that we need to undertake over the coming months, prior to the next Local Government elections.

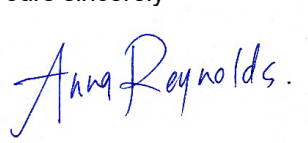
Committing to go to our community for the final decision is an important principle for our Council. It is important to note in the Future for Local Government Review Final Report, the Board also recommended the importance of this, stating:

"*In those areas where amalgamation proposals are being developed, a community vote should be held before any reform proceeds, to consider an integrated package of reform that involves both a formal council amalgamation proposal and a funded package of opportunities to improve community outcomes." (Recommendation 7, Page 61)*

In its response, the Tasmanian Government supported this recommendation in principle saying *"Councils developing amalgamation proposals will determine how they engage with and seek community support as part of the development of their proposal. The Government supports the need for community engagement for any proposal to amalgamate."*

The Council's CEO, Michael Stretton and/or I would be pleased to have the opportunity to meet with your Elected Members at a workshop or otherwise to discuss the Council's decision. Please reach out to my office if you would like to arrange for this to occur.

Yours sincerely



Councillor Anna Reynolds
LORD MAYOR

Wednesday 26 November 2025

Copies to: City of Glenorchy Elected Members
Mr Emilio Reale, CEO Glenorchy City Council

CITY OF HOBART
GPO Box 503, Hobart Tasmania 7001 Telephone: (03) 6238 2702 lord.mayor@hobartcity.com.au

11.5 NOTICES OF MOTION - QUESTIONS ON NOTICE / WITHOUT NOTICE

The meeting be closed to the public to allow discussion of matters that are described in Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2025*.

The meeting was closed to members of the public and the live stream was terminated at [TIME]

The Chair adjourned the meeting for a 5-minute recess.

12. CLOSED TO MEMBERS OF THE PUBLIC

The closed session commenced at [TIME]

12.1 CONFIRMATION OF MINUTES (CLOSED MEETING)

12.2 APPLICATIONS FOR LEAVE OF ABSENCE

12.3 NON-APPLICATION OF PUBLIC TENDER PROCESS: SHORT-TERM MANAGEMENT SERVICES GLENORCHY WAR MEMORIAL POOL

This item is to be considered at a Closed Meeting of Council by authority of the Local Government (Meeting Procedures) Regulations 2025, in accordance with the following reason(s):

> *15(2)(d) (Contracts and tenders, for the supply and purchase of goods and services and their terms, conditions, approval and renewal)*

12.4 NOTICES OF MOTION - QUESTIONS ON NOTICE/ WITHOUT NOTICE

This item is to be considered at a Closed Meeting of Council by authority of the Local Government (Meeting Procedures) Regulations 2025.