
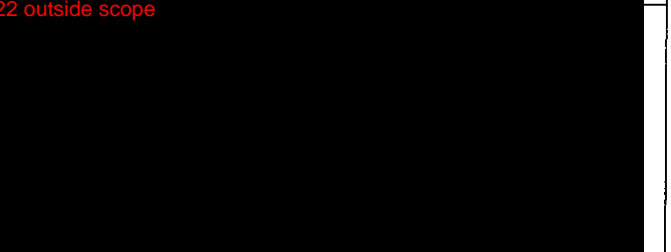



AAA

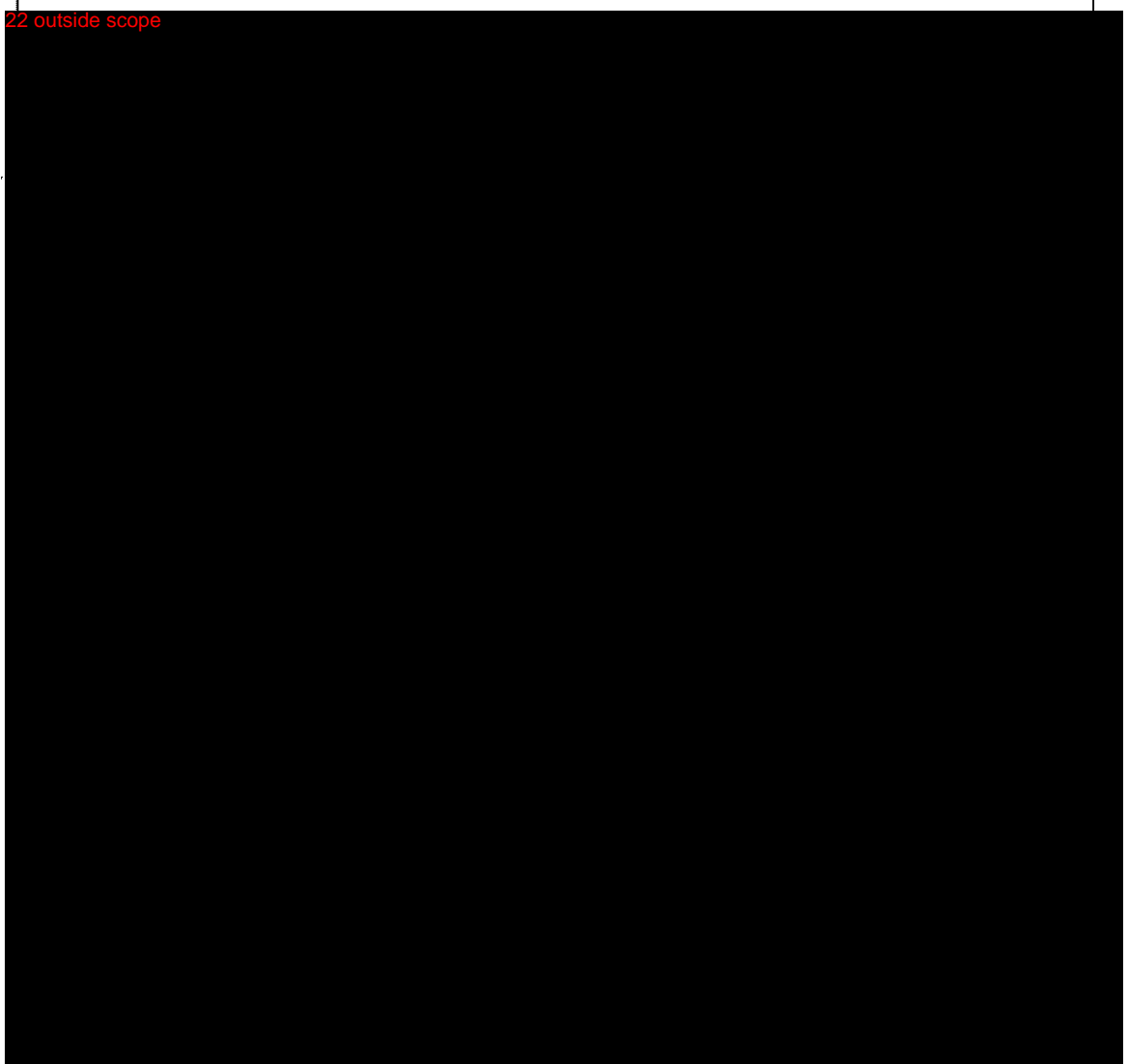
**PROPERTY SUBMISSION**

<b>Expenditure Lease</b>	<b>BONDI JUNCTION DHS SERVICE CENTRE (CENTRELINK PROGRAMS) TENURE ID 14-061</b>
--------------------------	---

<b>Property</b>	Existing tenancy occupying part of ground floor at 19-23 Hollywood Avenue, Bondi Junction, NSW.
<b>Date of Submission</b>	27 March 2012
<b>Attachments</b>	22 outside scope 
<b>Federal Member, Party and Electorate</b>	Federal Electorate: Wentworth Member: Malcolm Turnbull Party: LP
<b>Purpose / proposed use</b>	Centrelink Service Centre
<b>Zone</b>	Zone 14 Sydney
<b>Net Lettable Area</b>	Approximately 659m <sup>2</sup>
<b>Lessor</b>	22 outside scope 
<b>Lease Type</b>	
<b>Lease Term</b>	
<b>Approval Due date</b>	
<b>Options</b>	
<b>Car parking provisions provided under the lease</b>	
<b>Lease Incentives</b>	
<b>Building Improvements by Lessor</b>	

443

	22 outside scope
Compliance with Performance Specification	
Compliance with Commonwealth National Lease or ADCL	
Compliance with NABERS	
Compliance with Green Lease Schedule	
<b>Comments and Background on Leasing Negotiations:</b>	
<p>DHS issued Work Order 20101191 on 28 February 2012 <sup>22</sup>outside to negotiate a new Lease over existing premises within Bondi given DHS has been trying to find new premises within Bondi for several years and these premises were deemed suitable to meet their requirements.</p> <p>It is noted that this site was offered to DHS several years ago however prior to finalising the terms the Lessor leased the premises to another tenant. The premises were originally offered to DHS as the entire ground floor comprising of a total of 1,194m<sup>2</sup> comprising of 2 separate tenancies which the Lessor was looking to combine into a single tenancy. DHS reviewed the premises and noted that they were still interested in this location however the space of 1,194m<sup>2</sup> was considered greater than their requirements and therefore they sought for only part of the tenancy consisting of 659m<sup>2</sup>.</p>	

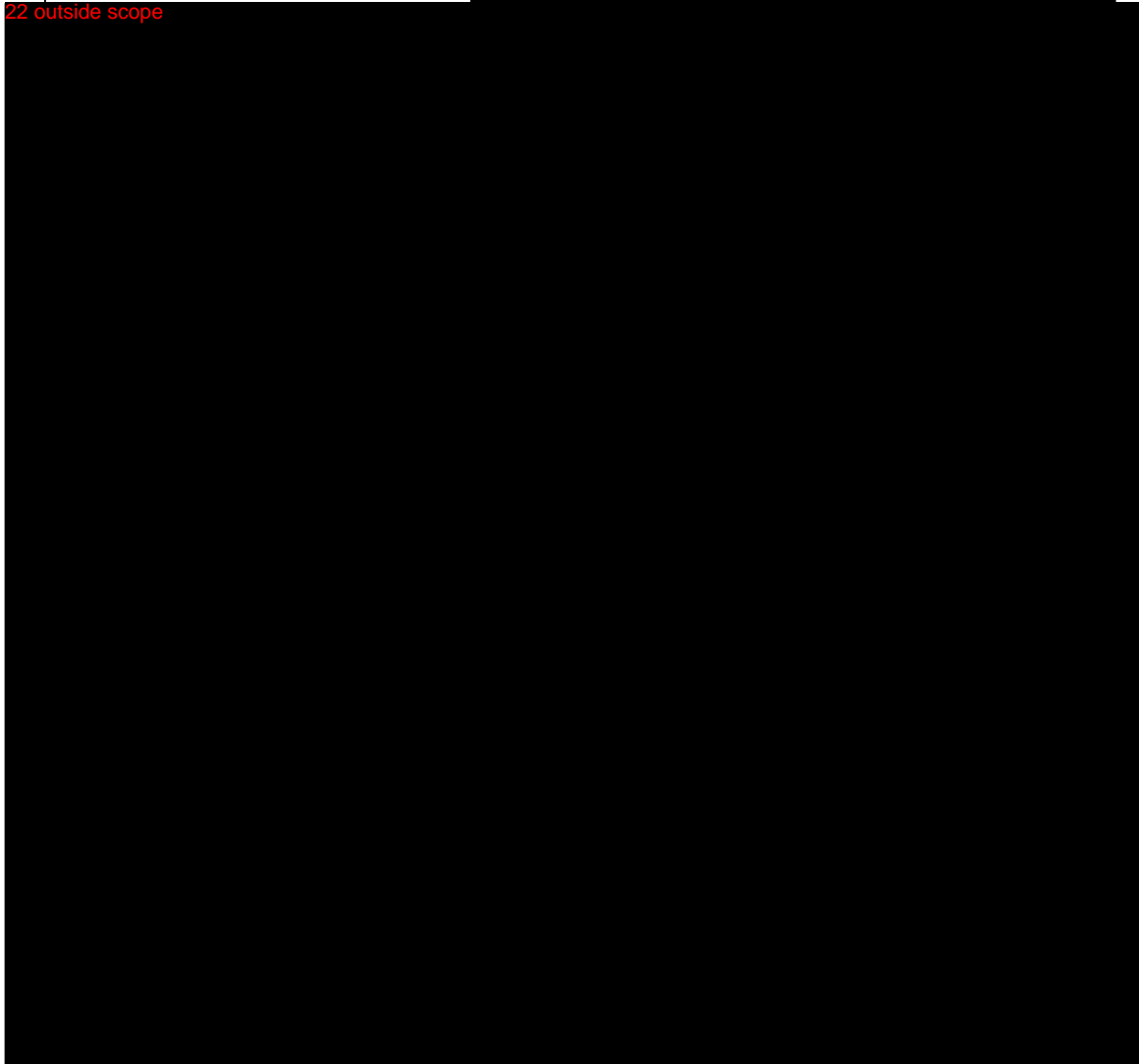


442

**PROPERTY SUBMISSION**

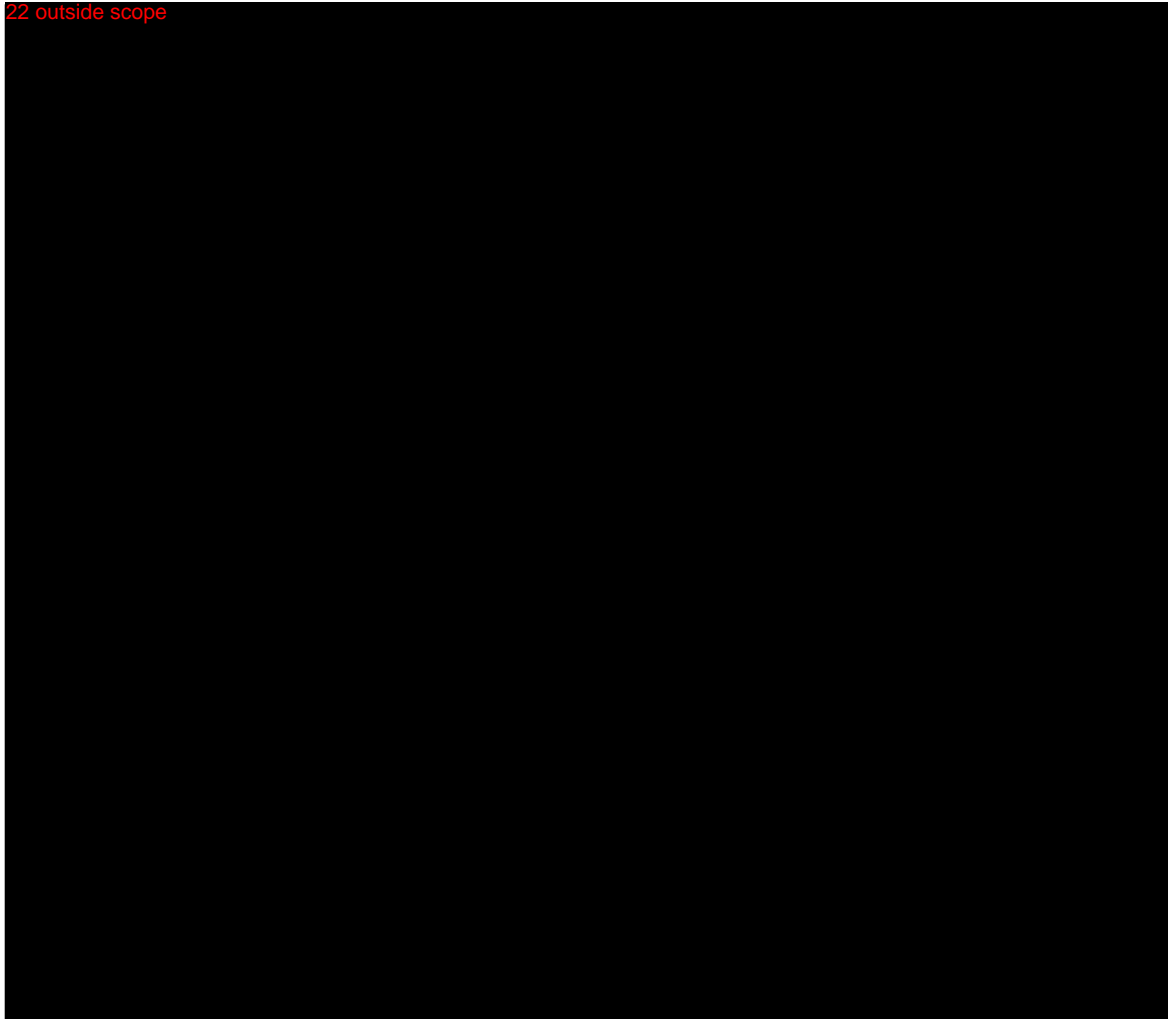
Expenditure Lease	BONDI JUNCTION DHS SERVICE CENTRE (CENTRELINK PROGRAMS) TENURE ID 14-061
-------------------	---

Attachment A	
FINANCIAL MANAGEMENT AND ACCOUNTABILITY ACT - REGULATION 10	
<u>For authorisation of</u>	Mark Wellington National Manager Customer Service Property
<b>Section 1 – Contract (Lease) details:</b>	
<u>Contract (Lease) with:</u>	22 outside scope
<u>Contract (Lease) term:</u>	
<u>For the provision of:</u>	Property Lease – Part ground floor at 19-23 Hollywood Avenue, Bondi Junction, NSW
<u>Type of funds</u>	22 outside scope



22 outside scope

44



PROPERTY SUBMISSION

440

22 outside scope



Approval

1. The details contained in this submission are true and correct.
2. The property is "available on the market" as that expression is used in Section 40 of the Lands Acquisition Act, 1989 as it was: Please tick appropriate box.
  - advertised as available for sale
  - listed with a real estate agent
  - offered in response to a public advertisement
3. The provisions of Financial Management and Accountability Regulations 8, 9 and 10 have been observed and/or applied as appropriate in relation to this transaction.

439

FM&A  
LAA

22 outside scope

<p>Approved by: _____</p> <p>Signature: <u>[Signature]</u> 5, 4, 12</p> <p>Position: Business Manager Customer Service Property Network Property</p> <p>Print name: <u>Allen Sims</u> Planning and Leasing</p> <p>For and on behalf of the National Manager, Customer Service Property, as an "approver" for the expenditure of Public Money in accordance with Financial Management and Accountability Act 1997 - Regulation 9.</p>	<p>APPROVED pursuant to Section 40 of the Lands Acquisition Act 1989.</p> <p>Signature: <u>[Signature]</u> 5, 4, 2012</p> <p>As a Delegate of the Minister for Finance and Deregulation</p> <p>Position: National Manager Customer Service Property Position Number: 4144</p> <p>Name: <b>Mark Wellington</b></p>
--	---

**Property Address:** Existing tenancy occupying part of ground floor at 19-23 Hollywood Avenue, Bondi Junction, NSW.

22 outside scope



**PUBLIC TENDER**

## Exceptional Leasing Opportunity

**COMMONWEALTH LEASE – CENTRELINK BONDJ JUNCTION, NEW SOUTH WALES**




**Invitation to express interest**

Expressions of interest are invited for the provision of leased office accommodation for:

- 660 square metres NLA of high quality, carpeted, air-conditioned, office accommodation, within close proximity of public transport and parking;
- Site location is to be within the Bondj Junction commercial and retail precinct;
- Lease term of seven (7) years with options;
- Existing and proposed premises will be considered;
- Two (2) secured and covered car bays are required.

Parties wishing to express interest must obtain the Project Documents from Dudley D'Souza on 02 6274 9832 or Simon Briggs on 02 6274 9854. The Project Documents will be provided electronically or if requested, in hard copy, a fee of \$100 will apply.

The National Code of Practice for the Construction Industry in accordance with the Australian Government Implementation Guidelines (revised September 2005) applies to the project.

---

Expressions of interest accompanied by the Registration Form must be received by Jones Lang LaSalle no later than 2.00 p.m. (ACT local time) Monday 16, October 2006.

EOI WO 67086  
 Dudley D'Souza  
 Jones Lang LaSalle  
 Level 9, 15 London Circuit  
 P.O. Box 2068  
 Canberra ACT 2601  
 Facsimile: 02 6274 9877  
 Email: dudley.d'souza@ap.jll.com

Selected persons who register an expression of interest may be invited to submit a formal offer.



**URGENT PROOF**  
 Please read & check all information is correct

**hma Blaze**  
 Telephone 02 6280 3800  
 Facsimile 02 6280 3880

CLIENT:	Jones Lang LaSalle
COORDINATOR:	Ian
MATERIAL DEADLINE:	12/09/06 5pm
PUBLICATION:	Aust Financial Review
SIZE:	17x4 147mm
INSERTION:	14/09/06
CLASSIFICATION:	Real Estate
NOTE:	
JOB NUMBER:	JC000012
PROOF NUMBER:	2
SPELL CHECKED BY:	Ieah
SIZE CHECKED BY:	Ieah

Please advise us of any corrections to this proof as soon as possible. Your attention is drawn to the fact that the advertiser is responsible for the accuracy of the information contained in this advertisement. The advertiser's name and address are printed on the back of the proof. Your valued clients.

OK TO GO: Date: \_\_\_\_\_ Time: \_\_\_\_\_  
 Signed: \_\_\_\_\_

This proof serves as your media booking confirmation.  
 Please Note: Without final approval, this advertisement will not be submitted to the media.



**Exceptional leasing opportunities  
Commonwealth leases - Centrelink  
INVITATION TO EXPRESS INTEREST**

**Expressions of interest are invited for the provision of leased office accommodation for:**

**Bondi, New South Wales**

- 800 to 1230 square metres NLA of high quality, carpeted, air-conditioned, office accommodation;
  - All ground floor accommodation is preferred, however other options will be considered. Preferred minimum ground floor content is 550 square metres;
  - Site location is to be within the commercial and retail precinct of Bondi Junction however close surrounding regions may also be considered;
  - Site must be located in close proximity to public transport and car parking;
  - Lease term of 7 years with options;
  - Existing and proposed premises will be considered;
  - Two (2) secured and covered car bays are required.
- EOI Number 20090125**

**Palmerston, Northern Territory**

- 3755 square metres NLA of high quality, carpeted, air-conditioned office accommodation, with a minimum ground floor content of 1155 square metres;
  - Site location is preferred to be within the commercial and retail precinct of Palmerston however close surrounding regions may also be considered;
  - Site must be located in close proximity to public transport and car parking;
  - Lease term of 7 years with options;
  - Existing and proposed premises will be considered;
  - Ten (10) secured and covered car bays are required.
- EOI Number 20090124**

Parties wishing to express interest must obtain the Project Documents from [www.jllprecom.com](http://www.jllprecom.com). The Project Documents will be provided electronically, or if requested in hard copy, a fee of \$100 will apply. Expressions of interest accompanied by the Registration Form must be received by James Lang LaSalle no later than 4:00 p.m. (ACT local time) 11 December 2009.

Selected persons who register an expression of interest may be invited to submit a formal offer.

The National Code of Practice for the Construction Industry in accordance with the Australian Government Implementation Guidelines (reissued June 2009) applies to the project.

The Australian Government Building and Construction OHS Accreditation Scheme also applies to the project.

**EOI (number)** Level 9, 15 London Circuit Phone: 02 6274 9832  
**Russell Smith** P.O. Box 2058 Facsimile: 02 6274 9877  
**Jones Lang LaSalle** Canberra ACT 2601 Email: [russell.smith@apjll.com](mailto:russell.smith@apjll.com)

