

2026

**THE LEGISLATIVE ASSEMBLY FOR THE
AUSTRALIAN CAPITAL TERRITORY**

ELEVENTH ASSEMBLY

**Statement of Leases Granted for the period 1 October to 31 December 2025
pursuant to the *Planning Act 2023*, s268(2)**

**Presented by
Chris Steel MLA
Minister for Planning and Sustainable Development
February 2026**

Executive leases for the period 1 October 2025 to 31 December 2025

CUSTODIAN	DISTRICT/ DIVISION	SECTION	BLOCK	LAND AREA	LEGISLATION	DATE OF OFFER	DATE GRANTED
ACT Education Directorate	Strathnairn	87	1	4.92 hectares	<i>Planning Act 2023</i>	17 November 2025	3 December 2025
ACT Education Directorate	Garran	33	11	4.768 hectares	<i>Planning Act 2023</i>	11 November 2025	12 November 2025

Other leases granted by way of direct sale for the period 1 October 2025 to 31 December 2025

LESSEE	DISTRICT/ DIVISION	SECTION	BLOCK	LAND AREA	LEGISLATION	DATE OF OFFER	DATE GRANTED
Canberra Tradesmen's Union Club Limited ACN 098 615 760	Dickson	34	32	331 square metres	<i>Planning Act 2023</i>	18 November 2025	27 November 2025

Single Dwelling House Leases for the Period 1 October 2025 to 31 December 2025

126 Single dwelling Crown leases were granted in total for the quarter.

No Crown leases were granted to a former owner of an asbestos affected property on the First Right of Refusal.

No Crown lease was granted as an over-the-counter sale post auction.

40 Single dwelling direct sale leases to Community Housing Providers.

No Crown leases were granted as a single dwelling land rent Crown lease.

This is a market value lease –
s263(2)(a)(ii) Planning Act 2023

AUSTRALIAN CAPITAL TERRITORY

PLANNING ACT 2023

**Australian Capital Territory (Planning and
Land Management) Act 1988 (C'th) (ss 29, 30 & 31)**

LEASE GRANTED pursuant to the Planning Act 2023 and the Regulations made under that Act on the third day of December Two thousand and twenty five WHEREBY THE TERRITORY PLANNING AUTHORITY ("the Authority") ON BEHALF OF THE COMMONWEALTH OF AUSTRALIA ("the Commonwealth") in

LESSEE exercising its functions grants to the **AUSTRALIAN CAPITAL TERRITORY** whose registered address is care of the ACT Education Directorate of 220 London Circuit Canberra in the Australian Capital Territory ("the Lessee") ALL THAT piece or parcel of land in the

LAND Australian Capital Territory containing an area of **4.920 hectares** or thereabouts and being **Block 1 Section 87 Division of Strathnairn** as delineated on **Deposited Plan Number 16710** in the Registrar-General's Office at Canberra in the said Territory ("the land")

RESERVING unto the Territory all minerals and the right to the use, flow and control of ground water under the surface of the land TO

TERM HOLD unto the Lessee for the term of **ninety nine years** commencing on the **third day of December Two thousand and twenty five** ("the date of the commencement of the lease") to be used by the Lessee for any purpose permitted pursuant to the Territory Plan YIELDING AND PAYING THEREFOR rent at the rate of five cents per annum if and when demanded and UPON AND SUBJECT TO the covenants conditions and agreements contained in this lease.

INTERPRETATION 1. IN THIS LEASE unless the contrary intention appears:

- (a) "Authority" means the Territory Planning Authority established by section 16 of the Planning Act 2023;
- (b) "premises" means the land building and all other improvements on the land;
- (c) "Territory" means:
 - (i) when used in a geographical sense the Australian Capital Territory; and
 - (ii) when used in any other sense the body politic established by section 7 of the Australian Capital Territory (Self-Government) Act 1988 (C'th);
- (d) "Territory Plan" means the Territory Plan as in effect from time to time under the Planning Act 2023;
- (e) words in the singular include the plural and vice versa;
- (f) words importing one gender include the other genders;
- (g) a reference in this lease to any statute or statutory provision shall include reference to any statute or statutory provision that amends, extends, consolidates or replaces the statute or statutory provision and to any other regulation, instrument or other subordinate legislation made under the statute.

2. THE LESSEE COVENANTS WITH THE COMMONWEALTH as follows:

EASEMENT FOR
SERVICES

- (a) That:
 - (i) the Authority, on behalf of the Commonwealth, grants over that part of the land identified as a services easement on the Deposited Plan an easement ("Easement") in favour of the relevant provider (referred to as the "service provider");
 - (ii) the service provider may:
 - (A) provide, maintain and replace services supplied by that service provider through the land within the site of the Easement; and

- (B) do anything reasonably necessary for that purpose, including without limitation:
 - (1) entering or passing through the land;
 - (2) taking anything on to the land; and
 - (3) carrying out work, including without limitation, constructing, placing, repairing or maintaining pipes, poles, wires, cables, conduits, structures and equipment;
- (iii) in exercising the powers in Clause 2(a)(ii), the service provider must take all reasonable steps to:
 - (A) ensure that the work carried out on the land causes as little disruption, inconvenience and damage as is practicable; and
 - (B) ensure that the land is restored as soon as practicable to a condition that is similar to its condition before the work was carried out;
- (iv) Clause 2(a)(iii)(B), does not require the service provider to restore:
 - (A) the land to a condition that would result in:
 - (1) an interference with:
 - (i) any service on or through the land; or
 - (ii) access to any service on or through the land; or
 - (2) a contravention of a law of the Territory; or
 - (B) any building or structure placed or constructed on any part of the land comprising the Easement;
- (v) the Lessee must not place or construct, nor permit to be placed or constructed, a building or structure or any part of a building or structure on any part of the land comprising the Easement UNLESS written advice from the service provider is obtained;

- (vi) for the purposes of the Easement, “services”, includes, without limitation, communication services, the supply of water, gas, electricity and discharge or drainage of water, stormwater and sewerage; and

TRANSFER

- (b) That the Lessee shall not transfer the premises or any part of the premises;

BUILDING SUBJECT
TO APPROVAL

- (c) That the Lessee shall not without the previous approval in writing of the Authority, except where exempt by law, erect any building, or make any structural alterations to any building on the land;

PRESERVATION
OF TREES

- (d) That the Lessee shall not, without the previous consent in writing of the Territory, remove any tree:
 - (i) that has been identified in a development approval for retention during the period allowed for construction of the building; or
 - (ii) to which the Urban Forest Act 2023, applies.

3. IT IS MUTUALLY COVENANTED AND AGREED as follows:

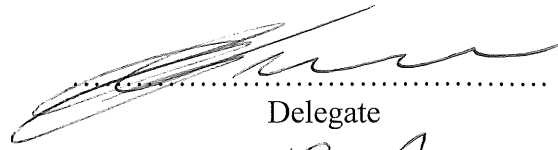
EXERCISE OF
POWERS

- (a) Any and every right, power or remedy conferred on the Commonwealth or Territory in this lease, by law or implied by law may be exercised on behalf of the Commonwealth or the Territory or as the case may be by:
 - (i) the Authority;
 - (ii) an authority or person for the time being authorised by the Authority or by law to exercise those powers or functions of the Commonwealth or Territory; or
 - (iii) an authority or person to whom the Authority has delegated all its powers or functions under the Planning Act 2023.

IN WITNESS whereof the Authority on behalf of the Commonwealth and the Lessee have executed this lease.

Signed by Jonathan Teasdale)
a delegate authorised to execute this lease)
on behalf of the Commonwealth in the)
presence of:)

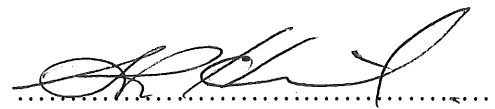
Shannon Mould


.....
Delegate


Jonathan Teasdale #
.....
Witness

SIGNED SEALED AND DELIVERED by)
STUART HUNTER, SENIOR DIRECTOR)
position number P68096,)
ACT Education Directorate for and on)
behalf of the Australian Capital Territory)
in the presence of:)

PATRICK COFFEY


.....
Lessee


.....
Witness

**This is a market value lease –
s263(2)(a)(ii) Planning Act 2023**

AUSTRALIAN CAPITAL TERRITORY

PLANNING ACT 2023

**Australian Capital Territory (Planning and
Land Management) Act 1988 (C'th) (ss 29, 30 & 31)**

LEASE GRANTED pursuant to the Planning Act 2023 and the Regulations made under that Act on the twelfth day of November Two thousand and twenty five WHEREBY THE TERRITORY PLANNING AUTHORITY ("the Authority") ON BEHALF OF THE COMMONWEALTH OF AUSTRALIA ("the Commonwealth") in exercising its functions grants to the **AUSTRALIAN CAPITAL TERRITORY** whose registered address is care of the ACT Education Directorate of 220 London Circuit Canberra in the Australian Capital Territory ("the Lessee") ALL THAT piece or parcel of land in the Australian Capital Territory containing an area of **4.768 hectares** or thereabouts and being **Block 11 Section 33 Division of Garran** as delineated on **Deposited Plan Number** in the Registrar-General's Office at Canberra in the said Territory ("the land") RESERVING unto the Territory all minerals and the right to the use, flow and control of ground water under the surface of the land TO

LESSEE

LAND

TERM

HOLD unto the Lessee for the term of **ninety nine years** commencing on the **twelfth day of November Two thousand and twenty five** ("the date of the commencement of the lease") to be used by the Lessee for any purpose permitted pursuant to the Territory Plan YIELDING AND PAYING THEREFOR rent at the rate of five cents per annum if and when demanded and UPON AND SUBJECT TO the covenants conditions and agreements contained in this lease.

INTERPRETATION 1. IN THIS LEASE unless the contrary intention appears:

- (a) "Authority" means the Territory Planning Authority established by section 16 of the Planning Act 2023;
- (b) "premises" means the land building and all other improvements on the land;
- (c) "Territory" means:
 - (i) when used in a geographical sense the Australian Capital Territory; and
 - (ii) when used in any other sense the body politic established by section 7 of the Australian Capital Territory (Self-Government) Act 1988 (C'th);
- (d) "Territory Plan" means the Territory Plan as in effect from time to time under the Planning Act 2023;
- (e) words in the singular include the plural and vice versa;
- (f) words importing one gender include the other genders;
- (g) a reference in this lease to any statute or statutory provision shall include reference to any statute or statutory provision that amends, extends, consolidates or replaces the statute or statutory provision and to any other regulation, instrument or other subordinate legislation made under the statute.

2. THE LESSEE COVENANTS WITH THE COMMONWEALTH as follows:

EASEMENT FOR
SERVICES

- (a) That:
 - (i) the Authority, on behalf of the Commonwealth, grants over that part of the land identified as a services easement on the Deposited Plan an easement ("Easement") in favour of the relevant provider (referred to as the "service provider");
 - (ii) the service provider may:
 - (A) provide, maintain and replace services supplied by that service provider through the land within the site of the Easement; and

- (B) do anything reasonably necessary for that purpose, including without limitation:
 - (1) entering or passing through the land;
 - (2) taking anything on to the land; and
 - (3) carrying out work, including without limitation, constructing, placing, repairing or maintaining pipes, poles, wires, cables, conduits, structures and equipment;
- (iii) in exercising the powers in Clause 2(a)(ii), the service provider must take all reasonable steps to:
 - (A) ensure that the work carried out on the land causes as little disruption, inconvenience and damage as is practicable; and
 - (B) ensure that the land is restored as soon as practicable to a condition that is similar to its condition before the work was carried out;
- (iv) Clause 2(a)(iii)(B), does not require the service provider to restore:
 - (A) the land to a condition that would result in:
 - (1) an interference with:
 - (i) any service on or through the land; or
 - (ii) access to any service on or through the land; or
 - (2) a contravention of a law of the Territory; or
 - (B) any building or structure placed or constructed on any part of the land comprising the Easement;
- (v) the Lessee must not place or construct, nor permit to be placed or constructed, a building or structure or any part of a building or structure on any part of the land comprising the Easement UNLESS written advice from the service provider is obtained;

- (vi) for the purposes of the Easement, “services”, includes, without limitation, communication services, the supply of water, gas, electricity and discharge or drainage of water, stormwater and sewerage; and

TRANSFER

- (b) That the Lessee shall not transfer the premises or any part of the premises;

BUILDING SUBJECT
TO APPROVAL

- (c) That the Lessee shall not without the previous approval in writing of the Authority, except where exempt by law, erect any building, or make any structural alterations to any building on the land;

PRESERVATION
OF TREES

- (d) That the Lessee shall not, without the previous consent in writing of the Territory, remove any tree:
 - (i) that has been identified in a development approval for retention during the period allowed for construction of the building; or
 - (ii) to which the Urban Forest Act 2023, applies.

3. IT IS MUTUALLY COVENANTED AND AGREED as follows:

EXERCISE OF
POWERS

- (a) Any and every right, power or remedy conferred on the Commonwealth or Territory in this lease, by law or implied by law may be exercised on behalf of the Commonwealth or the Territory or as the case may be by:
 - (i) the Authority;
 - (ii) an authority or person for the time being authorised by the Authority or by law to exercise those powers or functions of the Commonwealth or Territory; or
 - (iii) an authority or person to whom the Authority has delegated all its powers or functions under the Planning Act 2023.

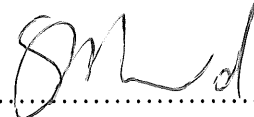
IN WITNESS whereof the Authority on behalf of the Commonwealth and the Lessee have executed this lease.

Aaron Oshyer

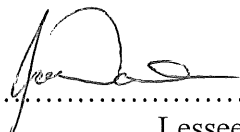
Signed by)
a delegate authorised to execute this lease)
on behalf of the Commonwealth in the)
presence of:)


.....
Delegate

Shannon Mould


.....
Witness

SIGNED SEALED AND DELIVERED by)
position number *E0520* ,)
ACT Education Directorate for and on)
behalf of the Australian Capital Territory)
in the presence of:)

 *JOHN NAKHAN*
.....
Lessee

 *- Ben Saunders*
.....
Witness

**This is a market value lease –
s263(2)(a)(ii) Planning Act 2023**

AUSTRALIAN CAPITAL TERRITORY

PLANNING ACT 2023

**Australian Capital Territory (Planning and Land
Management) Act 1988 (C'th) (ss 29, 30 & 31)**

LEASE GRANTED pursuant to the Planning Act 2023 and the Regulations made under that Act on the twenty seventh day of November Two thousand and twenty five WHEREBY THE TERRITORY PLANNING AUTHORITY (“the Authority”) ON BEHALF OF THE COMMONWEALTH OF AUSTRALIA (“the Commonwealth”) in exercising its functions grants to **CANBERRA**

LESSEE **TRADESMEN’S UNION CLUB LIMITED (ACN 098 615 760)** a company having its registered office at 2 Badham Street Dickson in the Australian Capital Territory (“the Lessee”) ALL THAT piece or parcel of land in the Australian

LAND Capital Territory containing **an area of 331 square metres** or thereabouts and being **Block 32 Section 34 Division of Dickson** as delineated on **Deposited Plan Number 16681** in the Registrar-General’s Office at Canberra in the said Territory (“the land”) RESERVING unto the Territory all minerals and the right to the use, flow and control of ground water under the surface of the land TO HOLD unto the

TERM Lessee for the term of ninety nine years commencing on the twenty seventh day of November **Two thousand and twenty five** (“the date of the commencement of the lease”) to be used by the Lessee for the purpose set out in Clause 3(d) of this lease only YIELDING AND PAYING THEREFOR rent in the amount and in the manner and at the times provided for in this lease and UPON AND SUBJECT TO the covenants conditions and agreements contained in this lease.

INTERPRETATION

1. IN THIS LEASE unless the contrary intention appears:

- (a) “Authority” means the Territory Planning Authority established by section 16 of the Planning Act 2023;
- (b) “building” means any building or structure, constructed or partially constructed or to be constructed, as the context permits or requires, on or under the land;
- (c) “consolidation” has the same meaning as in Section 256 of the Planning Act 2023
- (d) “Lessee” shall:
 - (i) where the Lessee consists of one person be deemed to include the Lessee and the executors administrators and assigns of the Lessee;
 - (ii) where the Lessee consists of two or more persons be deemed to include in the case of a tenancy in common the persons and each of them and their and each of their executors administrators and assigns and in the case of a joint tenancy be deemed to include the said persons and each of them and their and each of their assigns and the executors administrators and assigns of the survivor of them; and
 - (iii) where the Lessee is a corporation be deemed to include such corporation its successors and assigns;
- (e) “premises” means the land and any building or other improvements on the land;
- (f) “Territory” means:
 - (i) when used in a geographical sense the Australian Capital Territory; and
 - (ii) when used in any other sense the body politic established by section 7 of the Australian Capital Territory (Self-Government) Act 1988 (C'th);
- (g) words in the singular include the plural and vice versa;
- (h) words importing one gender include the other genders;

- (i) a reference in this lease to any statute or statutory provision shall include a reference to any statute or statutory provision that amends, extends, consolidates or replaces the statute or statutory provision and to any other regulation, instrument or other subordinate legislation made under the statute.

2. THE LESSEE COVENANTS WITH THE COMMONWEALTH as follows:

- | | |
|---------------------------------|---|
| RENT | (a) That the Lessee shall pay to the Authority rent at the rate of five cents per annum if and when demanded payable within one month of the date of any demand made by the Authority relating thereto and served on the Lessee; |
| MANNER OF
PAYMENT
OF RENT | (b) That any rent or other moneys payable by the Lessee to the Authority under this lease shall be paid to such person as may be authorised by the Authority for that purpose at Canberra in the said Territory without any deduction whatsoever. |

3. THE LESSEE FURTHER COVENANTS WITH THE COMMONWEALTH as follows:

- | | |
|------------------------------|--|
| COMPLETION
OF DEVELOPMENT | (a) That the Lessee shall within forty eight (48) months from the date of the commencement of the lease or within such further time as may be approved in writing by the Authority complete the erection of an approved development on the land in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority and in accordance with every Statute Ordinance or Regulation applicable to such development; |
| PURPOSE | (b) To use the premises only for the purpose of consolidation with Block 30 Section 34 Division of Dickson; |
| CARPARKING | (c) That the Lessee shall provide and maintain an approved drained and sealed carparking area on the land to a standard acceptable to the Authority in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority; |
| LANDSCAPING | (d) That the Lessee shall provide and maintain landscaping on the land to a standard acceptable to the Authority in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority; |
| LIGHTING | (e) That the Lessee shall illuminate and keep illuminated all public access areas, carparks and driveways on the land at the Lessee's cost during the evening hours of operation to a standard acceptable to the Authority in accordance with plans and |

specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;

PRESERVATION
OF TREES

- (f) That the Lessee shall not, without the previous consent in writing of the Territory, remove any tree:
- (i) that has been identified in a development approval for retention during the period allowed for construction of the building; or
- (ii) to which the Urban Forest Act 2023, applies;

FACILITIES AND
ACCESS FOR PERSONS
WITH A DISABILITY

- (g) That the Lessee shall provide and maintain facilities and access on the land for persons with a disability in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;

SERVICE AREAS

- (h) That the Lessee shall screen and keep screened all service areas to the satisfaction of the Authority and shall ensure that all plant and machinery contained within the premises is suitably screened from public view;

BUILDING
SUBJECT TO
APPROVAL

- (i) That the Lessee shall not without the previous approval in writing of the Authority, except where exempt by law, erect any building, or make any structural alterations to any building, on the land;

REPAIR

- (j) That the Lessee shall at all times during the said term maintain repair and keep in repair the premises to the satisfaction of the Authority;

FAILURE TO
REPAIR

- (k) If and whenever the Lessee is in breach of the Lessee's obligations to maintain repair and keep in repair the premises the Authority may by notice in writing to the Lessee specifying the repairs and maintenance needed require the Lessee to effect the necessary work in accordance with the notice. If the Authority is of the opinion that a building or some other improvement on the land is beyond reasonable repair the Authority may by notice in writing to the Lessee require the Lessee to remove the building or improvement and may require the Lessee to construct a new building or improvement in place of that removed within the time specified in the notice. If the Lessee does not carry out the required work within the time specified by the Authority any person or persons duly authorised by the Authority with such equipment as is necessary may enter the premises and carry out the necessary work and all costs and expenses incurred by the Authority in carrying out the work shall be paid by the Lessee to the Authority on demand and from the date of such demand until paid shall for all purposes of this lease be a debt due and payable to the Authority by the Lessee;

RIGHT OF
INSPECTION

- (l) Subject to the provisions of the Planning Act 2023 to permit any person or persons authorised by the Authority to enter and inspect the premises at all reasonable times and in any reasonable manner;

RATES AND
CHARGES

- (m) To pay all rates charges and other statutory outgoings assessed levied or payable in respect of the premises as and when they are due for payment.

4. THE COMMONWEALTH COVENANTS WITH THE LESSEE as follows:

QUIET
ENJOYMENT

That the Lessee paying the rent and all other money due and observing and performing the covenants and stipulations on the part of the Lessee to be observed and performed shall quietly enjoy the premises without interruption by the Authority or any person lawfully claiming from or under or in trust for the Authority.

5. IT IS MUTUALLY COVENANTED AND AGREED as follows:

TERMINATION

- (a) That if:
- (i) any rent or other moneys payable under this lease shall remain unpaid for three months next after the date appointed for payment thereof (whether such rent or other moneys shall have been formally demanded or not); or
 - (ii) an approved development in accordance with Clause 3(a) of this lease is not completed within the period specified in the said Clause; or
 - (iii) after completion of an approved development as aforesaid the said land is at any time not used for a period of one year for the purpose for which this lease is granted; or
 - (iv) the Lessee shall fail to observe or perform any other of the covenants herein contained in this lease on the part of the Lessee to be observed or performed and shall have failed to remedy such breach within a period of six months from the date of service on the Lessee of a notice in writing from the Authority specifying the nature of such breach

the Authority on behalf of the Commonwealth may terminate this lease but without prejudice to any claim which the Authority or the Commonwealth may have against the Lessee in respect of any breach of the covenants on the part of the Lessee to be observed or performed;

ACCEPTANCE
OF RENT

- (b) That acceptance of rent or other moneys by the Authority during or after any period referred to in Clauses 5(a) (i), (ii), (iii) or (iv) of this lease shall not prevent or impede the exercise by the Authority of the powers conferred upon it by the said Clauses;

FURTHER LEASE

- (c) Subject to the Lessee paying all money required to be paid under the provisions of the Planning Act 2023 the Lessee shall be entitled to a further lease of the land for such further term and at such rent and subject to such conditions as may then be provided or permitted by Statute Ordinance or Regulation;

NOTICES

- (d) That any notice requirement demand consent or other communication to be given to or served upon the Lessee under this lease shall be deemed to have been duly given or served if signed by or on behalf of the Authority and delivered to or sent in a prepaid letter addressed to the Lessee at the registered office of the Lessee in the said Territory BUT if for any reason the Lessee does not have a registered office in the said Territory then at the usual or last-known address of the Lessee or affixed in a conspicuous position on the premises;

EXERCISE OF
POWERS

- (e) Any and every right, power or remedy conferred on the Commonwealth or Territory in this lease, by law or implied by law may be exercised on behalf of the Commonwealth or the Territory or as the case may be by:
- (i) the Authority;
 - (ii) an authority or person for the time being authorised by the Authority or by law to exercise those powers or functions of the Commonwealth or Territory; or
 - (iii) an authority or person to whom the Authority has delegated all its powers or functions under the Planning Act 2023.

IN WITNESS whereof the Authority on behalf of the Commonwealth and the Lessee have executed this lease.

Signed by **Aaron Oshyer**)
a delegate authorised to execute this lease)
on behalf of the Commonwealth in the)
presence of **Katherine Hicks**)


.....
Delegate


.....
Witness

Signed by **CANBERRA TRADESMEN'S**)
UNION CLUB LIMITED)
(A.C.N. 098 615 760) by:)


.....
Signature


.....
Signature

Michael Hiscox
.....
Name in full

Joshua Bolitho
.....
Name in full

Director
.....
Director/Secretary

Director
.....
Director/Secretary