

188
COLLINS ST.



TASMANIA'S **PREMIER**
OFFICE TOWER





ABOUT BELLALA

Bellala is the registered business name of Balsa Rejus Pty Ltd, a dynamic organisation that actively pursues commercial investment projects in central Hobart and beyond under the directorship of Justin and Rebecca Hetrel.

Following the completion of several successful ventures in Victoria, Bellala purchased 188 Collins Street Hobart from the Commonwealth Government in June 2000.

Since the purchase, Bellala has dedicated considerable time and resources to the rejuvenation and repopulation of the complex resulting in it being a highly sought-after location for tenants. Due to demand, more than 2,000 square metres of lettable area was added to the building in 2007 and vacant space continues to be a rarity.

By adopting a hands-on management philosophy, Bellala allows tenants direct onsite access to the building owner and specialist staff which streamlines all processes within the landlord/tenant relationship and leads to mutually beneficial outcomes. This second-to-none service to tenants and stakeholders sets 188 Collins Street apart from other externally managed complexes in Tasmania.

188 COLLINS STREET TASMANIA'S PREMIER OFFICE TOWER

188 Collins Street is one of Tasmania's most high profile and desirable commercial buildings, featuring a diverse array of tenants and services not replicated under one roof elsewhere in the market.

The complex is located in the heart of Hobart's central business district and comprises an institutional grade office and retail offering, consisting of more than 25,000 square metres of lettable area over the tower ground floor, 15 upper office levels and adjoining lower height podium buildings, together with secure basement car parking for 77 vehicles. Efficient central core floor plates suit whole and part floor tenants and the freestanding corner location allows for an abundance of natural light throughout all floors.

The property is anchored by several Commonwealth government agencies, financial institutions and successful local enterprises such as Huon Aquaculture. Onsite services include a licenced café, medical practice, dentist and pathology services as well as a large 24 hour gym. The complex is fully air conditioned, serviced by high speed elevators, a concierge and guard service and 24 hour security complimented by a comprehensive CCTV system.

This combination of features and services places 188 Collins Street firmly in the top end of Hobart's premium office offerings.

KEY HOBART PERSONNEL

ANDREW CASHIN

Chief Operating Officer

Employed by Bellala since 2004, Chief Operating Officer Andrew Cashin is the face of the company and responsible for overseeing the day to day management of the business including leasing, capital works, building security, statutory maintenance and project management.

Andrew's hands on approach to managing the asset is highly valued by tenants and other stakeholders. Andrew holds a Diploma of Management, is an accredited National Australian Built Environment Rating System (NABERS) assessor, a Justice of the Peace and has trade qualifications in plumbing and gasfitting.

KRISTY BURDON

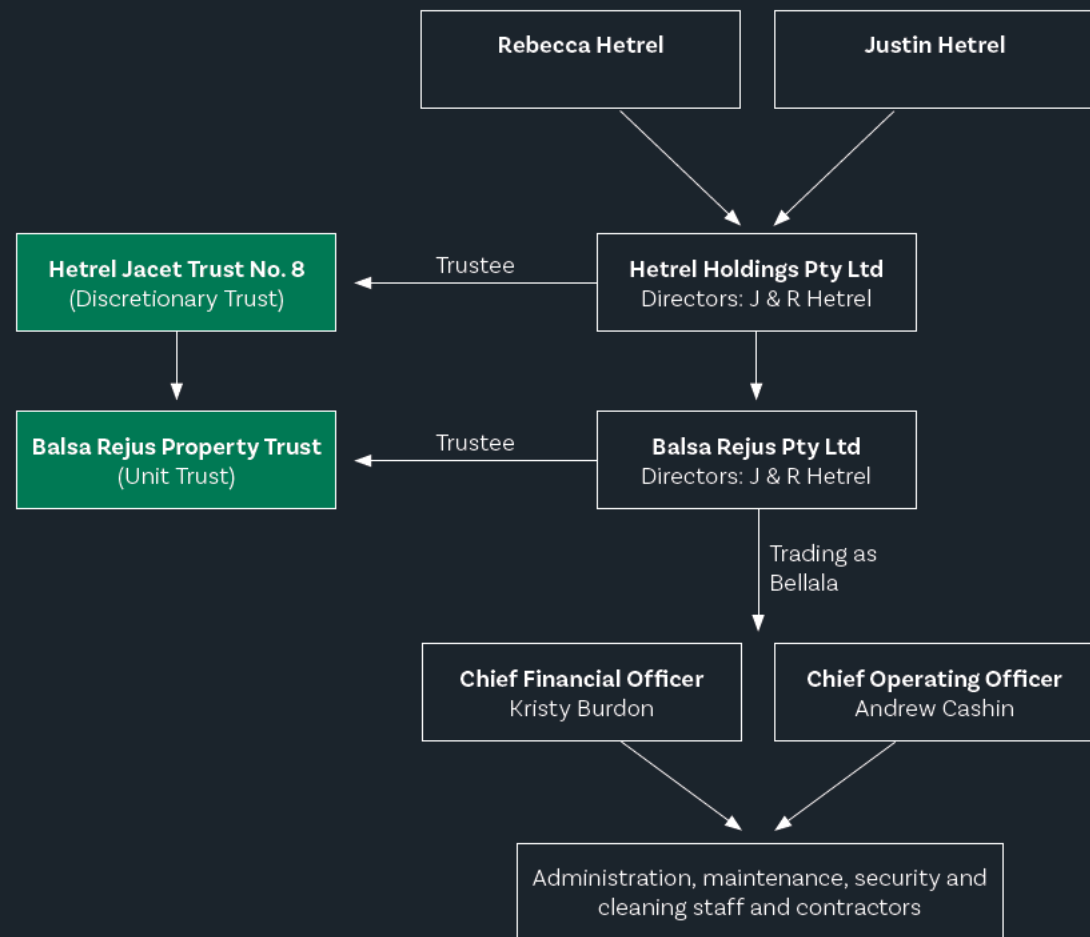
Chief Financial Officer

As Chief Financial Officer, Kristy is responsible for all financial functions of Bellala from cash management, forecasting, invoicing and expense management to strategic planning, budget preparation and financial reporting.

Kristy has over 20 years experience in financial management roles and having been employed by Bellala since 2003, has intimate knowledge of and experience in all operations of the company. She is devoted to ensuring Bellala continues its long history of financial success.

Kristy also manages the Bellala office and prepares all company tender submissions and correspondence.

COMPANY STRUCTURE





BUILDING DESCRIPTION

OFFICE TOWER

The main tower was built in 1973 and extended in 2007 to provide a total NLA of 25,191 sqm. The building is arranged over basement, lower ground and plaza levels with 15 office floors above. With average floor plates of 950 sqm, central core configuration and the building's elevated position within the CBD, occupiers are provided with high quality office accommodation, superb levels of natural light and stunning views over the city and River Derwent.

Access to the property is via the plaza level from both Collins and Harrington Streets which lead to the security/concierge desk and lift lobby.

Onsite amenities include:

- a licenced cafe,
- a doctors clinic,
- a dentist,
- an orthodontist, and
- a 24/7 gymnasium.

BLOCKS 1, 2 AND 3

Blocks 1, 2 and 3 were constructed together in 1993 to provide 188 Collins Street with an additional 8,710 sqm of office accommodation and two levels of secure basement car parking.

Block 3 provides an average floor plate of approximately 1,280 sqm which represents some of the largest and most flexible office accommodation in Hobart's CBD.

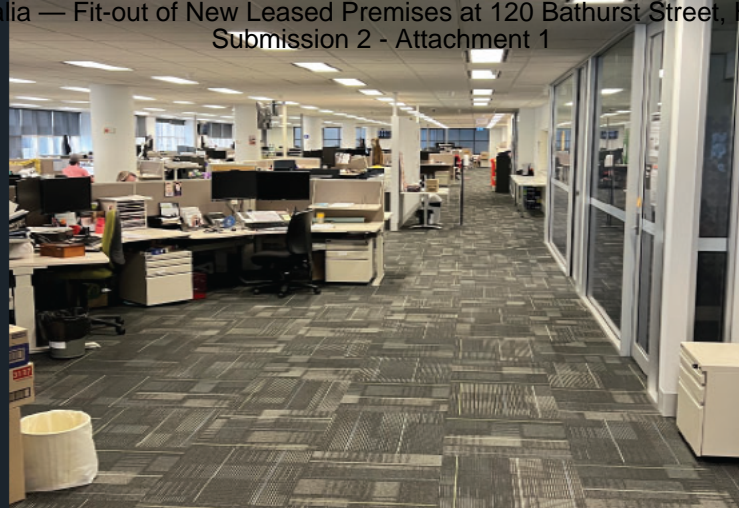
SUSTAINABILITY

Since purchase, Bellala has invested in excess of \$30,000,000.00 on building upgrades of which more than \$7,000,000.00 has been used solely for sustainability initiatives to directly reduce the complex's carbon footprint.





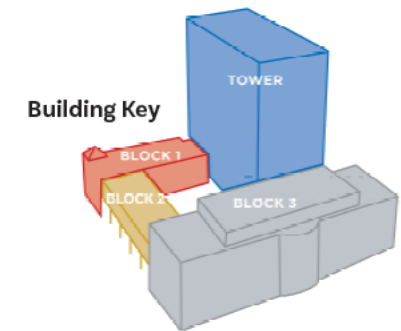
SERVICES AUSTRALIA CURRENT SPACE



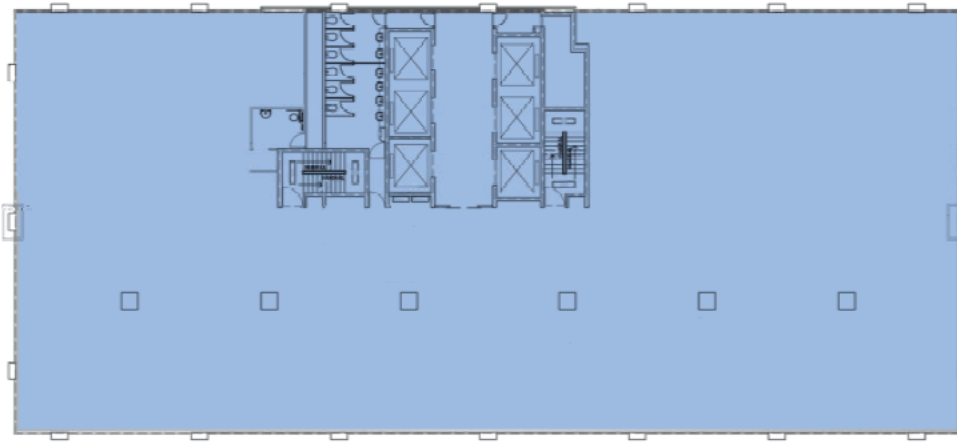




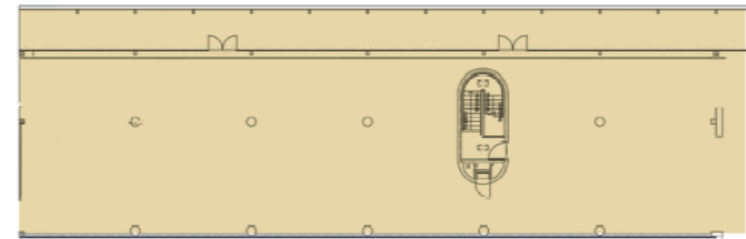
FLOOR PLATES



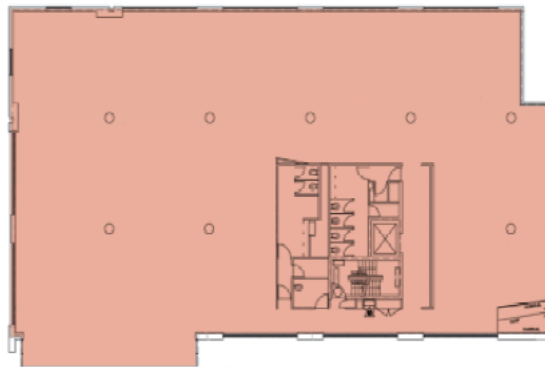
Typical Tower Floor Plate



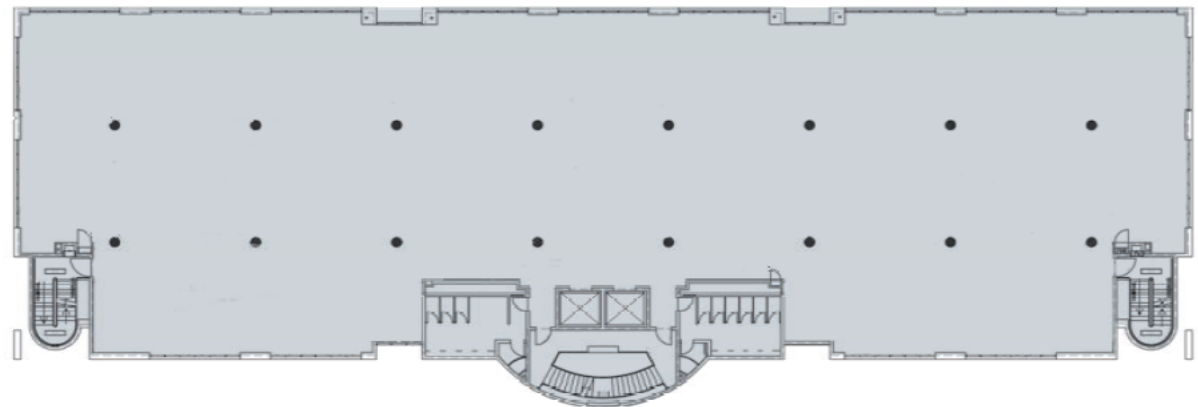
Typical Block 2 Floor Plate



Typical Block 1 Floor Plate



Typical Block 3 Floor Plate





BUILDING TENANCY PROFILE

188 COLLINS STREET

TOWER

Level 15	DHA 787					
Level 14	DHA 1057					
Level 13	Huon Aquaculture 690			M&PS 246		
Level 12	Huon Aquaculture 950					
Level 11	Services Australia 619		Font PR 163		Dubois 121	
Level 10	Services Australia 955					
Level 9	Services Australia 951					
Level 8	DPP 458		Spirit Super 463			
Level 7	Spirit Super 950					
Level 6	Spirit Super 950					
Level 5	IAG 563	Frontier Education 190		Engineers Australia 158		
Level 4	Services Australia 950					
Level 3	Services Australia 951					
Level 2	Services Australia 949					
Level 1	CBA 986					
Plaza	MAX Solutions 498		Gurner 182	Café 131	FOYER	DHA 268
Lower Ground	ZAP Fitness 656		Frontier Leadership 467		Bellala 237	Plant Rooms
Basement	STORAGE	PLANT ROOMS			STORAGE AREA	PABX

BLOCK 1

CBA 503

CBA 538

City Doctors 369

Andrew Wilkie 236

BLOCK 2

Services Australia
487

Spirit Super 612

BLOCK 3

Services Australia 1278

Services Australia 1285

Services Australia 1288

Services
Australia 549

Services
Australia 518

Services Australia 982

Car Park 1 - 38 bays

Car Park 2 - 39 bays

EXPANSION 188 COLLINS STREET

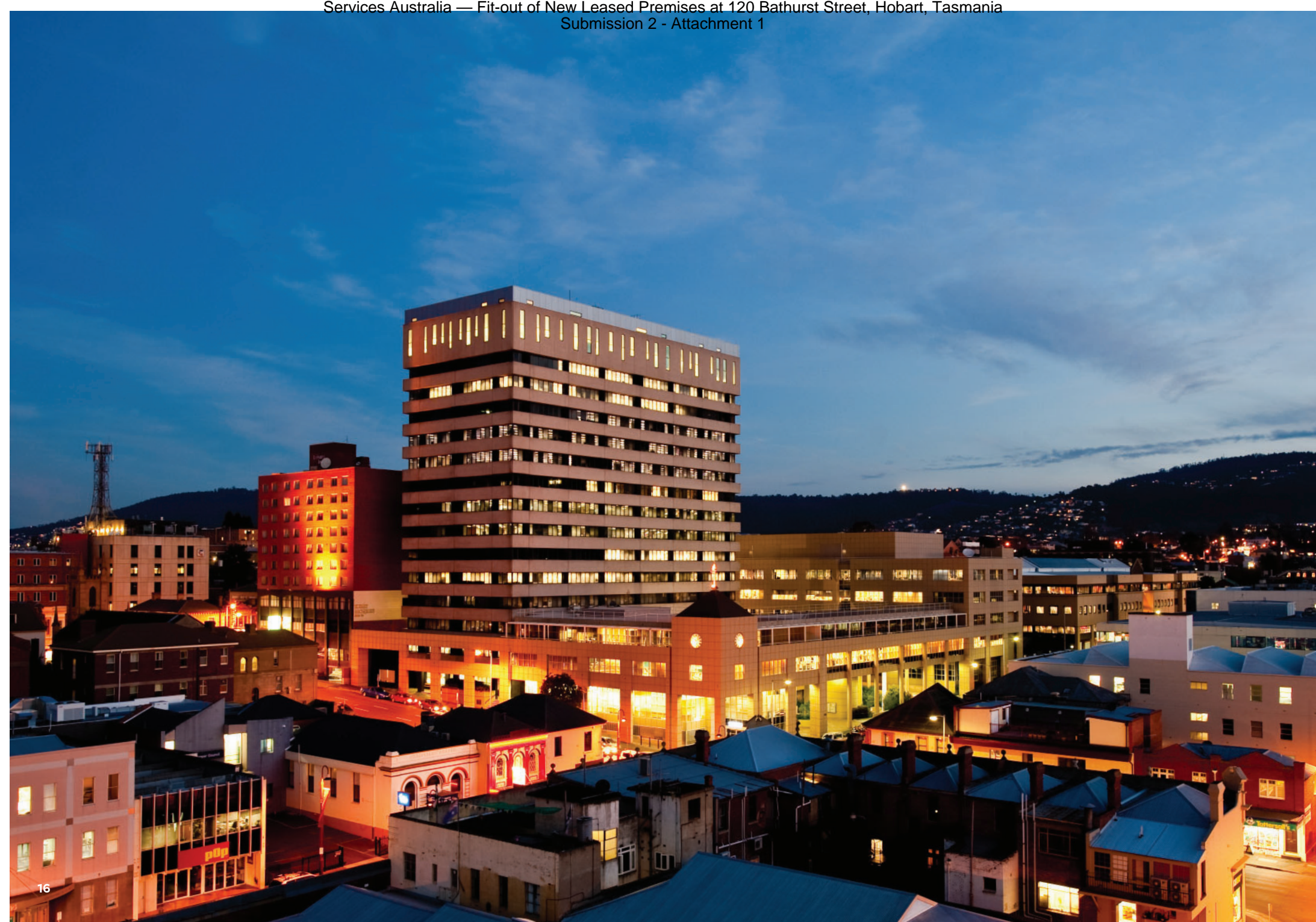
In response to a request from Services Australia, Bellala commissioned the design of a rooftop extension to Block 3 to provide the complex with an additional 4,000m² of NLA.

The development application has been approved by Hobart City Council and the work fully costed by our preferred building contractor, Hutchinson Builders.

Upon obtaining a pre-commitment from an approved tenant the project could be completed and ready for occupation within 18 months.







CONTACT US

BELLALA

ANDREW CASHIN

