



NSW Budget Estimates

Questions taken on notice during the hearing

Portfolio Committee No. 3 – Education Friday 29 August 2025
Skills, TAFE and Tertiary Education

What is the commencing gross rent for TAFE, and what is the full-term gross rent?

The commencing gross rent is \$5,256,850.00 per annum. The initial term of the agreement is 3 years with annual escalations of 3 per cent.

What is the date of negotiating the TAFE lease?

Lease negotiations commenced after the formal EOI/RFP process that TAFE NSW ran, and negotiations occurred over the course of some months. The lease was executed by the parties on 5 June 2025.

Is this now going to change the lease arrangements with Council?

There is no change or impact to the ground lease with Canterbury Bankstown City Council. The University has met its obligations under the ground lease.

What percentage of lease space does this represent?

31.4 per cent.

What is the floor space of Bankstown?

33,482 sqm

What space is TAFE leasing?

TAFE NSW sub-lease of for 10,513.7sqm comprising levels 10 -17.

What is the 25% threshold in relation to the lease?

Under the terms of the ground lease, the University pays the Council a peppercorn rent, unless more than 25 per cent of the building is not occupied by the University or used for University purposes. The University's occupied space satisfies this requirement.

Although the sublease to TAFE NSW represents a Net Lettable Area greater than 25 per cent but less than 50 per cent of the total building, TAFE NSW's occupation of the building will be characterised as a University Purpose as per the agreements and therefore does not trigger a liability for payment of Occupation Rent to Council.

This position is supported by the fact that the University has been granted, and continues to hold, the University Occupation Lease for the whole of the building. The sublease to TAFE NSW provides an increased opportunity for both educational institutions to preserve and strengthen their collaborative partnership in the region, materially benefiting the communities

of Canterbury Bankstown, with accessibility to skills training, tertiary education, teaching and research offerings, offered by the University and TAFE.

Have there been discussions with Council regarding the lease with TAFE?

The University began discussing TAFE's potential occupancy with Council once TAFE had indicated the University space was preferred after their EOI/RFP process. Whilst not an obligation under the lease, the University formerly notified Council on 8 September 2025.

When did access for fit-out commence?

Access was given to TAFE NSW's principal fit out contractor on 11 August 2025.