

## Legislation Fact Sheet

### Crown Lands (Treasury Complex) Bill 2026

- The purpose of the Bill is to create clear title to the Treasury Complex site (the Complex) at 21 Murray Street, Hobart.
- The Complex is a unique collection of eight interconnected and adjoining buildings with street frontage to Davey Street, Murray Street and Macquarie Street, and provides a focal point between Hobart's Central Business District and the waterfront.
- With a rich history dating back to 1824, the Complex has been at the centre of Tasmania's judicial, political and administrative life. Under the stewardship of the Department of Treasury and Finance as current custodians, the Complex stands as a cornerstone of Tasmania's history, embodying both historical and architectural significance.
- Treasury sought advice from the Office of the Crown Solicitor regarding the necessity for, and the appropriate mechanism, to create title for the Complex in 2025. Similar advice had been received in 2015, and this advice was reconfirmed in 2025.
- The OCS advice noted that the *Land Titles Act 1980* provides a blunt and basic administrative process to title Crown land and that process does not provide adequate mechanisms to address the specific risks of this site.
- The OCS advised that legislation represents the most appropriate solution to provide title due to:
  - certain aspects of the Complex (overhanging eaves, subterranean areas under surrounding roads/footpaths) will be challenging to deal with;
  - positive covenants (similar to those that were used to bind potential future owners to ongoing obligations for the *parliament square* development) are not available for the Complex in the absence of legislation; and
  - it is unlikely that the conventional tools can adequately or efficiently deal with the risks about unknown or competing historic interests in the land.
- As part of the Government's *2030 Strong Plan for Tasmania's Future*, the Government is seeking proposals through a multi-staged Expression of Interest Process to explore investment opportunities to repurpose the Complex.
- The first stage of the repurposing process, the Registration of Interest, was released on 6 May 2025 and closed on 4 June 2025.
- The second stage of the repurposing process, the Expression of Interest, was released on 28 October 2025 and closed on 17 December 2025.
- The third and final stage of the repurposing process, the Request for Tender is a closed process involving proponents shortlisted from the EOI, commenced on 29 April 2026 and is anticipated to close on 15 July 2026. Proponents invited to participate in this stage are required to submit their final proposed concept (building on their EOI submission) and firm, binding financial proposals for the Complex.
- Creation of title is now expected to occur in conjunction with the RFT phase of the repurposing process for the Complex. This will provide additional confidence to that process and a more commercially appealing foundation for proponents.

However, creation of title should occur regardless of the repurposing process outcomes.

- The creation of title is also considered important to:
  - ensure clarity of the Complex boundaries;
  - ensure control from a Crown land asset management perspective, especially in regard to heritage maintenance, architectural overhangs and surrounding footpaths;
  - ensure any historical reservations are removed from the site;
  - ensure the creation of possible easements to assist with public access; and remove all doubt that there are no proclamations outstanding that may restrict the particular usage of a component of the site.
- The Complex comprises all that area of land of about 5689 square metres shown and bounded by a heavy black line on Plan 11660 in the Central Plan Register.