

City of Port Phillip Lease Register

City of Port Phillip's Lease Register contains information relating to property leases that it manages. Port Phillip holds a diverse property portfolio comprising of buildings and land worth \$586 million. These assets are located on Crown land for which Council is the Public Land Administrator (appointed Committee of Management), and on land owned by the City of Port Phillip.

Port Phillip leases its property to:

- Support the service delivery, promote health and wellbeing, social, environmental, cultural, recreational and/or economic benefits to the wider Port Phillip community; and
- Generate a net income to support service delivery across the portfolio by leasing or licensing Council owned or managed property to commercial entities.

Income generated from Council's property portfolio supports the delivery of a vast range of community services, which include the provision of library services, waste and recycling management, family support, aged care and disability services, business support, recreation facilities, community centres, and parks and open spaces.

Council is committed to maximising access to, and use of, Council facilities for the benefit of the community in accordance with the Council Plan ([Plan-For-Port-Phillip-2025-35.pdf](#).)

Commercial tenants are required to pay a rental that is market driven, derived through a rental assessment carried out by an Independent Valuer, or via an expression of interest or similar process.

Community organisations may be eligible for a discounted rate ('community rental'). Any rental discount or subsidy received by the tenant will be expressed in the agreement as a percentage of the market rental. Crown and Community Leases are generally aligned with DEECA Guidelines / rental rates.

Port Phillip City Council is committed to being transparent and accountable by providing information in relation to current lease agreement rental amounts, in addition to proposed leases via Council's annual budget.

Note, Licence agreements over Council-owned or managed buildings and land are not included in the register, as they do not grant exclusive use rights and are typically short-term in nature that may be terminated at short notice.

Current at September 2025

| Premises / Address | Suburb | Commencement Date | Expiry Date | Annual Rental | Permitted Use |
|-----------------------------|-------------|-------------------|-------------|---------------|---|
| 1-35 Graham Street | Albert Park | 1/07/2020 | 30/06/2030 | \$ 104.00 | Arts related |
| 21 Graham Street | Albert Park | 1/07/2020 | 30/06/2030 | \$ 104.00 | Arts related |
| 175B Beaconsfield Parade | Albert Park | 1/04/2020 | 31/03/2030 | \$ 143,082.70 | Café/Restaurant |
| 129A Beaconsfield Parade | Albert Park | 1/07/2020 | 30/06/2031 | \$ 81,615.41 | Kiosk - Food & Beverage |
| 18 Dundas Place | Albert Park | 1/07/2021 | 31/12/2022 | \$ 10.00 | Children's Services and associated uses |
| 129B Beaconsfield Parade | Albert Park | 1/04/2015 | 31/03/2036 | \$ 4,689.12 | Yachting, angling and associated club activities |
| 1-35 Graham Street | Albert Park | 1/06/2009 | 31/05/2039 | \$ 0.10 | Electrical Substation |
| 18-30 Richardson Street | Albert Park | 15/04/1980 | 14/04/2030 | \$ - | Nursing Home |
| 72A Beaconsfield Parade | Albert Park | 1/12/2023 | 30/11/2027 | \$ 19,867.77 | Kiosk - Food & Beverage |
| 1/1A St Vincent Place South | Albert Park | 1/01/2023 | 31/12/2027 | \$ 1,007.85 | Tennis Club and associated uses |
| 5-11 Carter Street | Albert Park | 1/01/2023 | 31/12/2027 | \$ - | Children's Services and associated uses |
| 1A St Vincent Place South | Albert Park | 1/04/2024 | 30/03/2033 | \$ 544.20 | Lawn Bowling Bowls and associated club activities |
| 72B Beaconsfield Parade | Albert Park | 1/08/2025 | 31/07/2030 | \$ 460.00 | Lifesaving Club and associated activities |
| 39 The Avenue | Balaclava | 1/01/2024 | 31/12/2028 | \$ 10.00 | Children's Services and associated uses |
| 15 Elwood Foreshore | Elwood | 1/10/2025 | 30/09/2028 | \$ 262,080.00 | Restaurant, Function Centre , Café & Open Terrace |
| 63B Ormond Esplanade | Elwood | 1/07/2021 | 31/12/2029 | \$ 104.00 | Children Services |
| 11 Elwood Foreshore | Elwood | 1/10/2025 | 30/09/2028 | \$ 460.00 | Lifesaving Club and associated club activities |

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| 63A Ormond Esplanade | Elwood | 11/01/2022 | 10/01/2027 | \$ 79,471.10 | Café, yoga studio and associated activities |
| Kiosk 5, 29A Ormond Esplanade | Elwood | 28/10/2022 | 27/10/2027 | \$ 42,436.00 | Kiosk - Food & Beverage |
| 18 Poets Grove | Elwood | 1/01/2023 | 31/12/2027 | \$ 10.00 | Children's Services and associated uses |
| 3 Elwood Foreshore | Elwood | 1/04/2023 | 31/03/2026 | \$ 2,416.85 | Angling and associated club activities |
| 69A Ormond Esplanade | Elwood | 1/04/2023 | 31/03/2026 | \$ 1,665.10 | Tennis Club and associated club activities |
| 5 Elwood Esplanade | Elwood | 1/04/2023 | 31/03/2026 | \$ 3,428.93 | Sailing, storage of boats & associated activities |
| 135A Ormond Esplanade | Elwood | 1/07/2023 | 30/06/2025 | \$ 765.00 | Croquet Club and associated club activities |
| 1 Elwood Foreshore | Elwood | 1/07/2024 | 30/06/2025 | \$ 460.00 | Water sports and other Scout associated activities |
| 85-87 Tennyson Street | Elwood | 1/11/2024 | 31/10/2029 | \$ 460.00 | Provision of community services |
| 46 Tennyson Street | Elwood | 1/01/2024 | 31/12/2028 | \$ 10.00 | Children's Services and associated uses |
| 1 Elwood Foreshore | Elwood | 1/07/2025 | 30/06/2027 | \$ 460.00 | Water sports and other Scout associated activities |
| 254-256 Richardson Street | Middle Park | 1/01/2023 | 31/12/2027 | \$ 10.00 | Children's Services and associated uses |
| 38 Beach Street | Port Melbourne | 1/02/2019 | 31/01/2029 | \$ 9,327.28 | Yacht Club, boat storage & associated activities |
| 9 Waterfront Place | Port Melbourne | 1/08/2012 | 31/07/2032 | \$ 45,347.94 | Licensed Restaurant/Café |
| 13 Waterfront Place | Port Melbourne | 1/03/2001 | 28/02/2041 | \$ 73,111.19 | Restaurant/Function Centre |
| Grd Floor, 147 Liardet Street | Port Melbourne | 1/03/2021 | 28/02/2026 | \$ 238,135.00 | Retail - Discount variety store |
| 11 Waterfront Place | Port Melbourne | 1/03/2001 | 28/02/2041 | \$ 67,006.62 | Licensed Restaurant/Café |
| 1/144 Nott Street | Port Melbourne | 5/10/2014 | | \$ 14,340.00 | Residential |

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|--------------------------------------|-----------------|------------|------------|-----------------|---|
| 2/144 Nott Street | Port Melbourne | 11/09/1998 | | \$ 4,756.44 | Residential |
| 525 Williamstown Road | Port Melbourne | 20/12/2016 | 19/12/2037 | \$ 104.00 | Football Club and associated club activities |
| 524 Williamstown Road | Port Melbourne | 1/03/2021 | 29/02/2024 | \$ 104.00 | Nursery for indigenous and native plants |
| 523 Williamstown Road | Port Melbourne | 1/01/2021 | 31/12/2024 | \$ 104.00 | Emergency service operations |
| 333 Bay Street | Port Melbourne | 1/10/2003 | 30/09/2024 | \$ 0.10 | Electrical substation & associated activities |
| 525 Williamstown Road | Port Melbourne | 30/04/2021 | 31/03/2024 | \$ 5,604.45 | Gymnasium (PMFC) |
| 240 The Boulevard | Port Melbourne | 1/03/2022 | 28/02/2027 | \$ 104.00 | Life Saving Club and associated activities |
| 38-40 Beaconsfield Parade | Port Melbourne | 2/04/2022 | 1/04/2027 | \$ 104.00 | Life Saving Club and associated activities |
| 2 Batman Road | Port Melbourne | 1/01/2023 | 31/12/2027 | \$ 10.00 | Children's Services and associated uses |
| 85 Liardet Street | Port Melbourne | 24/01/2023 | 31/12/2027 | \$ 10.00 | Children's services and associated uses |
| 83 Swallow Street (Morris Reserve) | Port Melbourne | 1/03/2023 | 29/02/2028 | \$ 104.00 | Tennis Club and associated activities |
| 422-430 Plummer Street | Port Melbourne | 1/07/2023 | 30/06/2028 | \$ 4,869.07 | Soccer Club and associated club activities |
| Kiosk 9, 40 Beaconsfield Parade | Port Melbourne | 1/07/2024 | 30/06/2029 | \$ 25,235.00 | Kiosk - Food & Beverage |
| Part First Floor, 147 Liardet Street | Port Melbourne | 1/12/2024 | 30/11/2028 | \$ 41,000.00 | Office |
| 509 Williamstown Road | Port Melbourne | 20/12/2024 | 20/12/2025 | \$ 1,750,000.00 | Mail Delivery Centre |
| 1 Tucker Avenue | Port Melbourne | 24/03/2025 | 31/03/2028 | \$ 460.00 | Dog obedience training |
| 130 Spring Street West | Port Melbourne | 1/09/2025 | 31/08/2030 | \$ 6,000.00 | Lawn Bowling Club |
| 179-197 Napier Street | South Melbourne | 1/01/2015 | 31/12/2035 | \$ - | Hostel / Aged Care Facility |

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| 208-220 Bank Street | South Melbourne | 1/05/1988 | 1/05/2048 | \$ - | Electrical substation |
| 14A Ferrars Place | South Melbourne | 18/01/2021 | 17/01/2026 | \$ 104.00 | Returned Services League activities |
| 69 White Street | South Melbourne | 1/07/2021 | 30/06/2028 | \$ 148,817.27 | Office |
| 56-78 White Street | South Melbourne | 1/07/2021 | 30/06/2028 | \$ 17,500.00 | Storage -provision of civil infrastructure service |
| 404-412 Clarendon Street | South Melbourne | 1/01/2023 | 31/12/2027 | \$ 10.00 | Children's Services and associated uses |
| 97 Eastern Road | South Melbourne | 1/01/2023 | 31/12/2027 | \$ 10.00 | Children's services and associated uses |
| Grd Floor, 222-228 Bank Street | South Melbourne | 29/10/2024 | 28/10/2025 | \$ 38,700.18 | Office |
| 44-54 White Street | South Melbourne | 1/01/2025 | 31/10/2028 | \$ 56,000.00 | Hardstand |
| 200-202 Bank Street | South Melbourne | 1/09/2025 | 31/08/2028 | \$ 104.00 | Retail Shop |
| 71A Acland Street | St Kilda | 29/07/2011 | 28/07/2026 | \$ 273,646.96 | Restaurant / Hospitality |
| 26 Acland Street | St Kilda | 1/07/2020 | 30/06/2030 | \$ 104.00 | Art Gallery |
| 2-4 Belford Street, St Kilda | St Kilda | 7/12/2017 | 30/11/2025 | \$ 775.00 | Amenities Facility |
| 14 Lower Esplanade | St Kilda | 1/04/2017 | 31/03/2047 | \$ 1,034,676.67 | Theatre / Live Entertainment Venue |
| 36-40 Jacka Boulevard | St Kilda | 1/09/2016 | 31/08/2037 | \$ 358,495.91 | Restaurant |
| 8 Jacka Boulevard | St Kilda | 22/12/2000 | 5/02/2045 | \$ 275,000.00 | Commercial Car Park |
| 11 Shakespeare Grove | St Kilda | 14/05/2015 | 13/05/2030 | \$ 104.00 | Community garden and associated activities |
| 34 Jacka Boulevard | St Kilda | 19/12/2016 | 18/12/2037 | \$ 104.00 | Lifesaving Club and associated activities |
| 114 Inkerman Street | St Kilda | 14/07/1979 | 13/07/2054 | \$ - | Aged Care Facility |

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| 42C Marine Parade | St Kilda | 1/03/2021 | 28/02/2026 | \$ 104.00 | Meteorological Weather Station |
| 2 Jacka Boulevard | St Kilda | 1/03/2017 | 28/02/2038 | \$ 46,805.46 | Sailing Club |
| 30 Jacka Boulevard | St Kilda | 2/03/2016 | 1/03/2046 | \$ 473,094.23 | Restaurant |
| 99A Carlisle Street | St Kilda | 1/05/2007 | 30/04/2037 | \$ - | Electrical substation |
| 55B Blessington Street | St Kilda | 12/08/2025 | 11/08/2040 | \$ 460.00 | Educational Facility (Eco Centre) |
| 5-7 Duke Street | St Kilda | 1/01/2024 | 31/12/2026 | \$ 104.00 | Provision of Youth Services |
| 17 Eildon Road | St Kilda | 1/01/2024 | 31/12/2028 | \$ 10.00 | Children's Services and associated uses |
| 67-69 Argyle Street | St Kilda | 16/12/2024 | 15/12/2025 | \$ 38,245.45 | Commercial Kitchen and administration offices |
| 42A Marine Parade, | St Kilda | 1/04/2025 | 26/09/2028 | \$ 500,000.00 | Marina and associated activities |
| 20 Jacka Boulevard | St Kilda | 1/09/2025 | 31/08/2028 | \$ 45,454.45 | Kiosk and associated activities |
| 200 Alma Road | St Kilda East | 15/09/2023 | 14/09/2028 | \$ 104.00 | Community Office |
| 330A Beaconsfield Parade | St Kilda West | 1/12/2009 | 30/11/2027 | Turnover % | Restaurant / Hospitality |