

Macedonian Embassy *O'Malley.*

A briefing on the opportunity to acquire a purpose-built diplomatic residence in O'Malley, ACT — reducing ongoing occupancy costs, establishing a permanent sovereign asset for the Republic, and unlocking the value of existing holdings through a clear three-phase delivery plan.

\$2.8M+

O'MALLEY MEDIAN

11+

MISSIONS IN PRECINCT

~\$6M

10-YEAR FINANCIAL
ADVANTAGE

FIRB

EXEMPT — DIPLOMATIC

An ongoing cost with *no return.*

The Embassy currently occupies premises in O'Malley under a rental arrangement that represents a significant and recurring outflow from the Republic's budget. Each year, a substantial sum is directed toward occupancy costs that accrue no asset value and return nothing to the Republic at lease end.

This briefing outlines a pathway to redirect that expenditure toward acquisition — converting an ongoing liability into a sovereign asset that will appreciate in one of Canberra's most stable and prestigious property markets.

AT A GLANCE

Current tenure	Rental — O'Malley
Cost profile	Significant annual outflow
Asset retained	None at lease end
Proposed action	Acquire freehold title
Mechanism	FIRB-exempt — diplomatic
Target precinct	O'Malley, ACT 2606

RENTAL TENURE VS. ACQUISITION — KEY CONSIDERATIONS

	RENTAL TENURE	ACQUISITION
Annual expenditure	Significant ongoing cost	Capital building equity
Asset at term end	Nothing retained	Full freehold title
Budget certainty	Subject to market review	Fixed — no rent escalation
Staff housing	Separate arrangement	Integrated on-site option
Capital position	Liability — no growth	Appreciating sovereign asset
FIRB requirement	N/A	Exempt — diplomatic mission
Chancery use	Dependent on lease terms	Permitted by right — NCP

The financial case for acquisition is direct: sustained rental expenditure builds no equity and creates no lasting benefit for the Republic. Ownership resolves this permanently.

O'Malley Residence

1,163 m² · 1,768 m² land · 11 minutes to Parliament

1,163 m²

TOTAL BUILT
RESIDENCE AREA

854 m²

INTERNAL
LIVING AREA

1,768 m²

LAND
HOLDING

EMBASSY CONFIGURATION

Executive

- Distinct working wing, separable from private living quarters
- Formal reception spaces suited to official and community functions
- Discreet service entry and secure study — built to diplomatic protocols
- Generous outdoor flow — suited to receptions of significant scale

WHY O'MALLEY

- Officially designated chancery zone — National Capital Plan
- Eleven-plus embassies and missions already established in the precinct
- Security posture and infrastructure purpose-built for diplomatic tenancy
- Among the lowest turnover rates in the ACT — structural scarcity
- Sustained median above \$2.8M with six-year appreciation trajectory

O'Malley is designated by design — not by circumstance. The zoning, the neighbours, and the security posture are all purpose-built for diplomatic tenure.

THE FINANCIAL CASE

~\$6 Million

ESTIMATED 10-YEAR FINANCIAL ADVANTAGE — ACQUISITION VS. CONTINUED RENTAL

EQUITY OVER EXPENDITURE

Rental payments deliver no residual value. Acquisition converts recurring expenditure into sovereign equity — a freehold asset on the Republic's balance sheet.

FIRB EXEMPT

Diplomatic missions are exempt from Foreign Investment Review Board approval, removing the primary regulatory barrier to direct acquisition in Australia.

CHANCERY PERMITTED

Macedonian Embassy site is zoned for chancery use under the National Capital Plan. Official diplomatic functions are permitted from the date of settlement.

Beyond the chancery function, the residence provides a cultural and community asset for the Macedonian-Australian diaspora — suited to National Day receptions, bilateral functions, consular engagements, and cultural programming at significant scale.

From Derelict *to Diplomatic.*

The Republic of Macedonia already owns a property in Canberra. The former Yugoslav Embassy site at 11 Nuyts Street, Red Hill presents an opportunity to fund the O'Malley acquisition — through a structured three-phase plan that converts a dormant asset into a world-class diplomatic residence and Macedonian cultural hub.

1 PHASE 1



Sell

11 Nuyts St — Red Hill

\$2.6M – \$3M

2 PHASE 2



→ **Secure**

O'Malley Land

Deposit + Funding

3 PHASE 3



→ **Build**

New Embassy

\$8.5M Package

11 Nuyts Street, *Red Hill ACT 2603.*

The Republic already owns land in Canberra. The former Yugoslav Embassy site at 11 Nuyts Street, Red Hill has sat dormant — derelict and unproductive — while the active Embassy pays significant ongoing rent just minutes away.

Red Hill is a prestigious inner-south suburb but carries no chancery zoning, no mission infrastructure, and no strategic value to diplomatic operations. Under the National Capital Plan, chancery use is not permitted here.

PROPERTY FACTS

Address	11 Nuyts St, Red Hill ACT
Zoning	Residential — not diplomatic
Status	Derelict / unoccupied
Owner	Republic of N. Macedonia
Est. Value	\$2.6M – \$3M

1

PHASE 1 — SELL THE RED HILL ASSET

\$2.6M – \$3M

ESTIMATED SALE RANGE — RED HILL RESIDENTIAL MARKET

List 11 Nuyts Street through a specialist ACT residential agency. The Red Hill market supports strong demand — recent comparables confirm \$2.6M–\$3M for landholdings of this scale.

- Engage specialist ACT residential agency
- Vacant possession — no lease complications
- Proceeds held in trust as Phase 2 deposit
- FIRB clearance not required for sovereign disposal

A dormant, derelict property in a non-diplomatic suburb is a liability. Converting it to capital now funds a sovereign asset that will compound for generations.

Use the sale proceeds *as the deposit.*

With Red Hill proceeds in hand, the Embassy moves to secure the O'Malley landholding. The deposit positions the Republic to raise the balance through diplomatic channels, sovereign development finance, or grant mechanisms available to recognised foreign missions in Australia.

- FIRB-exempt acquisition — diplomatic mission
- Chancery-zoned under National Capital Plan
- Deposit locks site — balance raised to market
- No ongoing rent from point of settlement
- Funding: sovereign, bilateral, or grant

FUNDING STRUCTURE

PHASE 1 PROCEEDS — RED HILL SALE

\$2.6M – \$3M

Equity deposit for O'Malley

MARKET FUNDING — BALANCE RAISED

~\$6M – \$8M

Diplomatic / sovereign / grant

TOTAL PACKAGE — LAND + BUILD

~\$10M

Phases 2 & 3 combined

RED HILL VS O'MALLEY — WHY THE MOVE MAKES SENSE

	11 NUYTS ST — RED HILL	O'MALLEY — TARGET SITE
Diplomatic zoning	No — residential only	Yes — National Capital Plan
Chancery permitted	No	Yes — by right
Embassy neighbours	None	11+ missions established
Capital trajectory	Standard residential	Diplomatic precinct premium
Strategic value	Nil to the mission	Core to the mission
Current use	Derelict / vacant	Executive residence ready

"The logic is clear: sell what does not serve the mission. Acquire what defines it."

A purpose-built embassy.

Owned by the Republic. Forever.

\$8.5M

HOUSE & LAND
BUILD PACKAGE

1,163 m²

TOTAL BUILT
RESIDENCE AREA

1,768 m²

LAND SIZE
O'MALLEY SITE

~2 yrs

ESTIMATED
BUILD PERIOD

The builder is engaged under a fixed house and land package valued at \$8.5 million — a single all-inclusive arrangement covering design, construction, and delivery to a fully operational embassy. The Embassy oversees progress through a dedicated project liaison with milestone payments tied to completion stages.

- Fixed \$8.5M package — cost certainty from day one
- Builder engaged — O'Malley specialist
- Milestone-based payment schedule
- Embassy project liaison oversees build
- Delivered fully operational at completion

WHAT THE REPUBLIC RECEIVES

- › Full freehold title — sovereign asset
- › Macedonian cultural & community hub
- › Diaspora gathering & consular centre
- › \$0 rent — permanently
- › Working embassy + ambassador's residence
- › National Day reception venue
- › Compound appreciation — Canberra's top diplomatic precinct

THE MACEDONIAN HUB — MORE THAN AN EMBASSY

Beyond the chancery function, the residence is configured for culture, hospitality, and community at scale. It becomes the permanent home of the Macedonian-Australian community — one of the larger southern European diaspora communities in the country.

- National Day receptions and state commemorations
- Community gatherings and religious observances
- Consular services for the Macedonian-Australian diaspora
- Cultural events and exhibitions showcasing Macedonian heritage
- Bilateral trade functions hosted by the Ambassador
- Permanent anchor for the Macedonian community in Canberra

"A residence of this calibre, in this precinct, becomes more than an address — it becomes the Macedonian community's permanent anchor in the Australian capital."

Three phases. One outcome.

A sovereign asset. Built to last.

PHASE	ACTION	CAPITAL	OUTCOME
1	Sell Red Hill 11 Nuyts St <i>Derelict, non-diplomatic</i>	\$2.6M–\$3M <i>proceeds</i>	Deposit secured <i>for O'Malley</i>
2	Secure O'Malley Deposit placed <i>Balance raised to market</i>	~\$6–8M <i>funding</i>	Site secured <i>Construction ready</i>
3	Build Embassy House & land package <i>O'Malley specialist</i>	\$8.5M fixed <i>package</i>	Operational embassy <i>+ cultural hub</i>

\$0

ONGOING RENT

AFTER COMPLETION

~\$6M+

FINANCIAL ADVANTAGE

VS. RENTAL PATH

100%

SOVEREIGN FREEHOLD

OWNERSHIP

The Republic of Macedonia already owns land in Canberra. That asset — dormant, derelict, and unproductive — is the key to unlocking something far greater: a purpose-built embassy, a cultural anchor for the Macedonian-Australian community, and a freehold diplomatic asset in one of Canberra's most prestigious precincts.

Three phases. One decision.

Sell what serves no one. Build what stands for the Republic.