1. Introduction

2. Global Organisation

3. Modern Commercial Lease

4. Conclusion
Part 2 Global Organisation

2.3 Increasing Global Economy

Businesses Want:
- Consistent processes
- Reporting
- Performance Standard

Part 2 Global Organisation

2.4 Business Functions Outsourced

Part 2 Global Organisation

2.5 Benefits of Business Functions Outsourced

Part 3 Modern Commercial Lease

3.1 Key Issues
- Aims to bring a level of certainty
- Reduce the risk factors
- Enhance security for both investors in terms of returns
- Tenants in terms of tenure and budget

Part 3 Modern Commercial Lease

3.2 Ingredients of a "Global Commercial Lease"
- Defined premises
- Definition of the lease
- Rent
- Building operating costs & expenses
- Role of the parties or disputers
- Use of premises

Part 3 Modern Commercial Lease

3.3 Benefits of a Global Commercial Lease
- Quality data capable of being benchmarked
- Reduce sales or capital equity
- "Hardlink" of revenue
- Asset consolidation
Part 3 Modern Commercial Lease

3.4 Challenges

- Local factors
- Absence of strong commercial legal protections
- Idiosyncrasies

Part 4 Conclusion

4.1 Global Pension Funds

- A modern commercial lease is the foundation of a global commercial lease

Disclaimer

I would like to draw your attention that the views presented in this paper are my own and should not be construed as representing those of the State Government of Victoria, Australia.

The figures within this paper have been altered and do not represent current levels or rates. This has been done for confidentiality.

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