Notification Waiver Determination

Oscars Group - assets of Courthouse Hotel and Kinselas Hotel, Darlinghurst, NSW

Acquisition	Bijoma North Property Pty Limited as trustee for Bijoma North Property Unit Trust (**Bijoma Property**) and Bijoma North Operating Pty Ltd as trustee for Bijoma North Operating Unit Trust (**Bijoma Operating**) applied for a notification waiver in respect of their proposed acquisition of substantially all the assets of the businesses trading as the Courthouse Hotel and Kinselas Hotel from Taylor Square TT Pty Ltd as trustee for Courthouse Fund Sub-Trust and Kinselas Hotel Trust (in respect of each of the respective land interests) and Taylor Square Fund Pty Ltd (in respect of the business assets), as described in the transaction documents provided as part of the application (the **Acquisition**).
Determination	The Australian Competition and Consumer Commission has determined under section 51ABV(1)(a) of the *Competition and Consumer Act 2010* (Cth) that the Acquisition is not required to be notified.
Date of determination	13 November 2026

Parties to the Acquisition	Bijoma Property and Bijoma Operating are entities within the Oscars Group. Oscars Group is an Australian hospitality group with a portfolio of over 40 assets across a variety of segments including pubs and gaming, accommodation, retail liquor, conference and events centres, chartered vessels, and commercial and residential developments. The Courthouse Hotel is a pub with boutique accommodation, located at 189 Oxford Street, Darlinghurst, NSW 2010. Kinselas Hotel is a pub and entertainment venue, located at 383 Bourke Street (Taylor Square), Darlinghurst, NSW 2010.
Explanation for determination	In making this notification waiver determination, the Australian Competition and Consumer Commission (the **ACCC**) has considered the information provided with the notification waiver application and had regard to the factors in section 51ABV(2)(b) of the *Competition and Consumer Act 2010* (Cth) (the **Act**). Based on the information provided in the application, the ACCC considers that the Acquisition is unlikely to give rise to any material lessening of competition given: a. the increase in Oscar Group's share of supply of dining, function, gaming and on-premises liquor services at pub-style venues and accommodation in the local area surrounding the Courthouse Hotel and Kinselas Hotel is estimated to be small

	b. there are alternative suppliers of the relevant goods and services in the local areas surrounding the Courthouse Hotel and Kinselas Hotel respectively. In these circumstances, the ACCC does not consider it necessary to reach a concluded view on the likelihood of the notification thresholds being met. Given that material competition concerns are unlikely to arise, the ACCC has determined that the Acquisition is not required to be notified. The ACCC considers that the determination is consistent with the object of the Act and the interests of consumers in promoting competition. For more information about the ACCC's approach to considering notification waiver applications and to assessing competition effects more generally, see the ACCC's guidance on notification waivers and merger assessment guidelines.

Determination made by Commissioner Woodward pursuant to a delegation under section 25(1) of the Act