

10.12.Tender 26/2024 - Property Management Services

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ENDORSED BY	Duncan Rennie, Acting Director Corporate Services
ATTACHMENTS	1. CONFIDENTIAL - Tender 26/2024 [10.12.1 - 7 pages]
CSP LINK	2. Our Built Infrastructure 2.1 Infrastructure and assets meet diverse community needs

PURPOSE:

The purpose of this report is to provide Council with an analysis and recommendations of the tender process for Tender (26/2024) for property management services.

EXECUTIVE SUMMARY:

- Tenders were called and received until 3pm 25 March 2025 for the submission of tenders to undertake property management services of Council's property portfolio.
- If Council wishes to discuss the report, the meeting should be closed to the public to do so, in accordance with s10A(2) (d)(i) of the Local Government Act 1993:
commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and because consideration of the matter would, on balance be contrary to the public interest as publication of all tendered amounts would discourage potential tenderers from submitting commercial information in future and would affect Council's ability to obtain value for money services. of the Local Government Act (LGA).

RECOMMENDATION:

1. THAT Council accept the tender of the highest ranked Tenderer for Tender 26/2024 for Property Management Services.

2. THAT the Chief Executive Officer be authorised to take any necessary action to implement the decision including entering into associated contracts.

3. THAT Council resolves that the identified attachment to this report is to be treated as confidential in accordance with section 11(3) of the Local Government Act for the following reason under section 10A(2) of the Local Government Act:

commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and because consideration of the matter would, on balance be contrary to the public interest as publication of all tendered amounts would discourage potential tenderers from submitting commercial information in future and would affect Council's ability to obtain value for money services. of the Local Government Act (LGA).

It is further noted that the release of this information would, on balance, be contrary to the public interest as publication of all tendered documents would discourage potential tenderers from submitting commercial information in future and would affect Council's ability to obtain value for money services.

Background

North Sydney Council has a large and varied property portfolio across a range of categories of property. In addition, Council has a large network of Outdoor Dining licences, enabling local restaurants and cafes to expand their business operations onto Council's footpaths and promoting the economic development of the commercial centres.

To effectively manage the property portfolio, Council engages commercial property consultants. The existing Property Management Services contract expires in 2025, with this tender undertaken to assess and select a property consultant for the new contract from 2025 to 2027, with two further two-year options to extend.

Report

The methodology adopted to undertake the tender evaluation of Tender 26/2024 was based on selection criteria outlined in the tender documents and in accordance with the Local Government Act 1993 and the Local Government (General) Regulation 2005.

Open tenders were called and were received until 3pm 25 March 2025 via Tenderlink. At close of tenders, six tenders were received. Listed in **strict alphabetical order**, the tenderers were:

Tenderer
Colliers
Cushman & Wakefield
Knight Frank
Pure Property Management
Strathfield Partners
The Trustee for SHP Management

Information provided by tenderers which is commercial-in-confidence has been protected and will not be disclosed in accordance with section 10A(2)(d) of the Local Government Act 1993.

A consistent standard for all tenderers has been used in assessing any request for confidentiality by a tenderer.

The following information is treated as confidential in the confidential attachment:

1. Tender evaluation including selection criteria

The tender process has been reviewed and endorsed by Council's Procurement Panel for adherence to the Procurement Policy.

2. Tender evaluation panel results

The final ranking and point scores (out of a total 100) of the tenders are identified in the table in the confidential attachment. The assessment was based on Council's standard tender evaluation methodology, as outlined in the selection criteria.

3. Funding and costing details

Application for access to documentation should be through lodgement of a GIPA Public Information application form and payment of prescribed fees.

Consultation requirements

Community engagement is not required.

Financial/Resource Implications

Funding will be provided under the property budget allocation for financial years 2025/26 and 2026/27.

Legislation

Council acceptance of tenders must be undertaken in accordance with clause 178 of the Regulation. For transparency, minutes record the names of the councillors who supported the decision and any councillors who opposed the decision. Clause 178(3) of the Regulation gives council six options where it either accepts none of the submitted tenders or receives no tenders. The options are:

- postpone or cancel the proposal for the contract;
- invite fresh tenders, either open or selective, based on the same or different details;
- invite fresh applications by public advertisement (clause 168) from persons interested in tendering for the proposed contract;
- invite fresh applications from recognised contractors listed by council (clause 169) interested in tendering for contracts of the same kind as the proposed contract;
- enter into direct negotiations with any person with a view to entering into a contract in relation to the subject matter of the tender;
- carry out the requirements of the proposed contract itself.

Project Program

Anticipated Start:	01 July 2025
Anticipated Completion:	30 June 2027 (with two further two-year options to extend)
Responsible Officer:	Alistair White, Commercial Property Specialist