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# Property brief

## Infrastructure Sustainability Council of Australia

31 August 2018



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# Property brief

Friday, 31 August 2018

Dear Agent,

## **Re: Infrastructure Sustainability Council of Australia – office requirement – Sydney**

Tenant Representation Services Pty Limited (TRS) has been appointed as Tenant Advocate by Infrastructure Sustainability Council of Australia to search and secure office accommodation for their Sydney based operations.

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### **Client request**

Infrastructure Sustainability Council of Australia has strictly requested that any parties in the design or construction industry who wish to potentially participate in this project are to contact TRS directly.

Any party failing to comply with Infrastructure Sustainability Council of Australia's instruction will not be provided with an opportunity.

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### **Property brief**

There are seven sections to the Property Brief:

1. Existing Property Details
2. About Infrastructure Sustainability Council of Australia
3. Property Requirement
4. Agent's Procedures
5. Consultant's Fees
6. Submission Procedures
7. Key Contact

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## **Existing property details**

Infrastructure Sustainability Council of Australia currently occupies:

- Property : 220 George Street
- Area (Sqm) : 100Sqm NLA
- Level(s) : 6
- Lease Expiry : 02/01/19
- Option Period : N/A

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# Property brief

## 2

### About our client

The Infrastructure Sustainability Council of Australia (ISCA) is a member-based, not-for-profit peak body operating in Australia and New Zealand with the purpose of enabling sustainability outcomes in infrastructure. We do this in the following ways;

- With an Infrastructure Sustainability (IS) rating scheme for planning, design, construction and operations of infrastructure assets,
- Education, training and capacity building,
- Connecting suppliers of sustainable products and services with projects through ISupply,
- Bringing together experts to share knowledge and lift the community of practice,
- Recognition and rewarding best practice.

ISCA's greatest strength is our community of engaged stakeholders – we have a great deal of expertise within our network of members. We position ourselves as a network for collaboration, discussion and education. Our regular events, conferences and seminars facilitate knowledge sharing, and enable experts to get together in a focused environment.

We provide three primary services to the infrastructure industry:



#### Ratings

- Ratings
- Support/ Advisory
- IS Supply



#### Knowledge

- Training
- Professional Accreditation



#### Community

- Membership
- Awards
- Events
- Advocacy

For further information please refer to their website: <https://www.isca.org.au/>



# Property brief

## 3

### Property requirements

Our client's property requirements are set out as follows;

- **Area** Approximately 140 to 170 Sqm NLA (subject to space planning).
- **Grade** A / B
- **Location** Sydney CBD
- **Amenities** Retail and Cafes in close proximity
- **IT** Standard provisions – fibre preferred
- **Expansion** Right of first refusal over adjacent / contiguous space would be advantageous.
- **Lease Start** 14 December 2018
- **Lease Term** Minimum Five (5) years plus Five (5) year option
- **Lease Type** Direct Leases, Sub-Leases and Assignments will be considered provided the required term is met.
- **Signage** N/A
- **Configuration** Preference for a single floor. High quality fitted out options preferred – please supply a floor plan or photos to support your nomination.
- **Public Transport** Good public transport within close proximity to site
- **Car Parking** Not required
- **Security** Quality provisions
- **Access for fit out** Two months prior to Lease Start
- **NABERS** 4+ stars - required



# Property brief

## 4 Agent's procedures

Agents submitting property details must have valid instructions from the respective building owners. Any Agency disputes that arise from duplicate submissions will be referred to the landlord for resolution.

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## 5 Consultant's fees

Infrastructure Sustainability Council of Australia will pay TRS directly.

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## 6 Submission procedures

TRS would request that proposals that meet with our client's requirements be submitted by **Close of Business on Friday, 14 September 2018** to secure inspection timing. Submissions should be emailed to [nominations@tenantrep.com.au](mailto:nominations@tenantrep.com.au) and contain the following as a minimum:

- Building and address / building owner
  - A brief description of the building and size of the premises
  - Availability date and brief financial parameters
  - The nature of the Agency appointment
- 

## 7 Contact

**Conor Whiting**  
02 8243 6744  
[nominations@tenantrep.com.au](mailto:nominations@tenantrep.com.au)

We look forward to receiving your submissions and appreciate your co-operation towards a successful solution for our client.

Yours sincerely

Mark McGrath MRICS  
Tenant Representation Services Pty Ltd