niche FM

CAPABILITY STATEMENT

Facilities. Property. Projects. Advisory.

WE GET THINGS DONE.



HE WĀHANGA MOTUHAKE O TE MĀKETE

ABOUT NICHE FM

We make complex easier to manage.

We're a hands-on team working across Aotearoa New Zealand, helping organisations get more from their facilities, property, assets and projects.

We bring together practical know-how, technical capability and commercial thinking to solve problems, improve performance and keep things moving. We stay close to the work, understand what matters and follow things through.

Our clients trust us with everything from day-to-day facilities management and property advice through to national portfolios, capital projects and complex operational environments. Where larger firms send graduates and leverage models, we send experienced practitioners who do the work themselves.

WHY NICHE FM?

We stay close to the work
The people leading the conversation stay involved in delivery.

We keep it practical
Clear advice, realistic solutions and no unnecessary complexity.

We look at the bigger picture
Property, facilities, assets, contracts and projects rarely operate in isolation. Neither do we.

We adapt
From a single piece of advice to ongoing management, our involvement fits what the organisation actually needs.

GOVERNMENT | ENERGY | COMMERCIAL PROPERTY | INFRASTRUCTURE | SCIENCE | EDUCATION | HEALTHCARE

HOW WE WORK

The right support, in the right place.

Every organisation is different, so we don't force a standard model.

EMBEDDED IN YOUR TEAM

We work alongside your people and within your systems, adding specialist capability, leadership or additional resource where it is needed most.

MANAGED FOR YOU

When you want to hand over the responsibility, we can manage your facilities, property or projects as an extension of your business. You stay informed and in control without having to manage every detail.

Either way, we work alongside you, take ownership and keep the focus on getting the right outcome.

TRUSTED BY LEADING NZ ORGANISATIONS

Meridian · Powershop · Ōtākou Whakaihu Waka University of Otago · Hotel Grand Central · KiwiRail · Air New Zealand · Environment Canterbury Regional Council Kaunihera Taiao ki Waitaha · Bioeconomy Science Institute Maiangi Taiao · Damwatch Engineering Beyond the Surface · Dunedin City Council kaunihera a-rohe o Ōtepoti · CAA Civil Aviation Authority of New Zealand · Westland Milk Products Hokitika New Zealand · NZBlood Te Ratonga Toto O Aotearoa

OUR SERVICES

From advice to delivery.

Sometimes you need an independent view. Sometimes you need someone to take ownership and run with it.

Our services cover the full property and facilities lifecycle, from understanding what you have and planning what comes next through to managing buildings, contracts and complex projects.

FACILITIES ADVISORY

- Facilities Maturity Health Checks
- Asset Condition Assessments
- Whole-of-Life & Long-Term Asset Planning
- OPEX & CAPEX Budget Planning
- Operating Models, Manuals & Processes
- New Building & Soft Landing Support

LEASING & PROPERTY ADVISORY

- Lease Negotiation & Renewal
- Portfolio Strategy & Optimisation
- Client-Side Oversight & Coordination
- Tenant & Stakeholder Relationships
- Market Analysis & Financial Reporting

PROJECT MANAGEMENT

- End-to-End Project Delivery
- Live & Regulated Environment Projects
- Building Fabric & Remediation
- Office Fit-Outs & Relocations
- Plant, Machinery & Capital Renewals
- Independent Project Review & Assurance
- Programme & PMO Management

TECHNICAL ADVISORY & ASSURANCE

- Building Services Technical Advisory
- Healthcare, Medical & Regulated Facility Advisory
- Security & Access Control Advisory
- Asset Failure & Maintenance Diagnosis
- Commissioning & Handover Assurance
- Maintenance Optimisation & Procurement

PROPERTY & FACILITIES MANAGEMENT

- Outsourced Facilities Management
- Planned & Reactive Maintenance
- Compliance & Building Warrant of Fitness
- Operating Budgets & Financial Management
- Tenant & Occupier Liaison
- Owner Reporting & Delegated Authority

CONTRACT & CONTRACTOR MANAGEMENT

- Contractor Performance Management
- Contract Management & Administration
- Contractor Compliance & Onboarding
- Contract Negotiation & Support
- Performance & Value Analysis
- Scoping & Tender Support
- Managing Underperforming Contracts

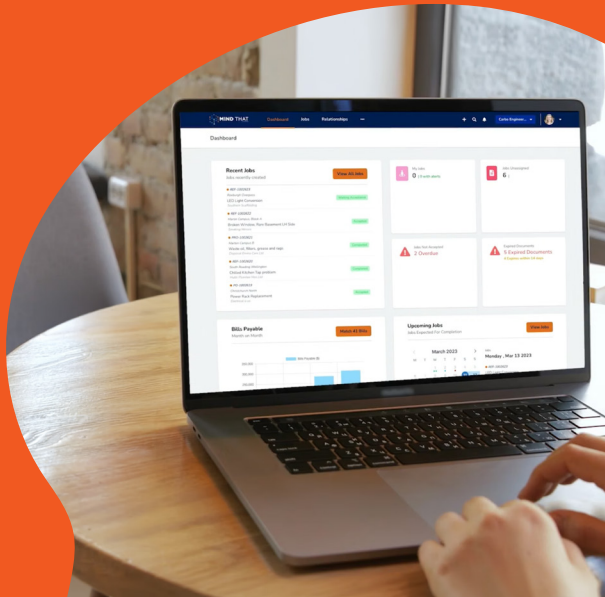
INTEGRATED SOLUTIONS

- Embedded Leadership Roles
- Embedded Roles & Secondments
- Multi-Disciplinary Team Leadership
- Leadership Through Change
- Team Capability Development
- Performance & Operational Reviews

MIND THAT

OUR OWN PLATFORM

Mind That is our job and asset management software, built because nothing off the shelf fitted the way the work actually happens. Maintenance, contractors, assets and costs, visible in one place.



Niche | a distinct segment of the market

WHAT OUR CLIENTS SAY

The work speaks for itself.

We're proud to work alongside organisations across Aotearoa, building relationships that go beyond a traditional client-supplier model.

Our clients rely on us to understand their organisation, stay ahead of what needs attention and get on with the work.

"Niche FM defines what exceptional, innovative and proactive looks like in the way they deliver integrated facilities and asset services to Meridian Energy. They have a natural curiosity and do things differently to challenge the status quo. They have immersed themselves in understanding our company purpose and values and are a highly valued partner to Meridian Energy."

Nick Robillard
Property and Procurement Manager,
Meridian Energy

Meridian

"Niche FM are embedded within our property team across our Rotorua and Lincoln campuses, providing senior facilities, capital works and leasing expertise as part of the Bioeconomy Science Institute. They understand the demands of a working science organisation, where our laboratories and research facilities have to perform, and they have delivered real continuity through a period of significant change. They are people we trust to get on with the work."

Quentin Smith
Chief Financial & Operating Officer

Bioeconomy Science Institute
Maiangi Taiao

LET'S GET THINGS DONE.

Whether there's a problem to solve, a project to deliver or a function that needs stronger support, talk to us.



AMOTAI REGISTERED

+IMPAC PREQUAL HEALTH & SAFETY ASSESSED

Proud member of
Property Council New Zealand

GOLD AWARD 2025 NEW ZEALAND COMMERCIAL PROJECT AWARDS

Member of the All-of-Government Construction Consultancy Services panel

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