

PROPERTY MANAGEMENT STRATEGY REPORT

PROPOSED DEVELOPMENT:
KILMONEY ROAD, CARRIGALINE SHD



CLIENT:
RESIDE
INVESTMENTS
LIMITED

Contents

Section 1- Introduction	4
Executive Summary	4
Development Description	5
Schedule of Accommodation	6
Section 2 - Summary of Relevant Experience	9
Section 3 - Appointment of Property Managing Agent & Associated Responsibilities	11
Section 4 - Amenity Considerations & Management	14
Considerations	14
Management of Resident Community and Amenities	15
Section 5 – Summary of Service Charge Budget	18
Management Costs	18
Utilities	18
Cleaning	18
Waste Management	19
Health and Safety	19
Open Spaces & Landscaping	20
Building Management System (BMS)	21
Access Control	21
CCTV	21
Water Management	21
Fire	22
Section 6 – Parking & Mobility Management	24
Section 7 – Conclusion & Contact Details	28
Contact Details	28
Aramark Key Service Lines	28
Document Control Sheet	29



01

INTRODUCTION

Section 1- Introduction

Executive Summary

Aramark Property have been instructed by Reside Investments Limited, to provide a report on the property management strategy for their proposed residential development located at Kilmoney Road, Carrigaline.

As with any residential scheme, the main challenge for the developer will be to maintain a secure, peaceful, and attractive environment on a 24/7 basis while each occupier in the development carries out their business.

The intention of this report is to set out the management strategy for the scheme post construction in order to demonstrate how once operational, the mechanics of the property management and public realm maintenance will work in practice and be maintained to the highest standards.



Development Description

The proposed development will consist of the following components:

- The construction of 224 no. residential units consisting of 202 no. proposed apartments in 2 no. blocks, ranging in height from 6 to 7 storeys and 22 no. townhouse/duplex units;
- A 184 m² creche/childcare facility;
- The provision of landscaping and amenity areas to include 1 no. local play area, 1 no. kick about areas, an activity trail/greenway along the river, a gathering area/amphitheatre with tired seating areas, a civic space/promenade and 2 no. courtyard areas;
- The provision of 3 no. retail units, residential amenity and management spaces at ground and first floor level; and
- All associated ancillary development including vehicular access on to the Kilmoney Road Lower, and a cycle/pedestrian connection on to the R611 (via an activity trail/greenway along the river), lighting, drainage, roads boundary treatments, ESB Substation, bicycle & car parking and bin storage.

Schedule of Accommodation

Carrigaline SHD - Schedule of Accommodation				Apr-22				
Site Area	Main Site							
	(sqm)							
(Red Boundary Line)	30701							
Proposal	Footprint	GIFA	No. Of Units					
	(sqm)	(sqm)						
Apartment Blocks & Retail (Not incl. Car Park)	9250	23886	202 Units					
Townhouses	867	2034	22 Units					
Total	10117	25920	224Units					
Apartment Blocks & Retail								
Level 00	GIFA	Info		1 Bed	2 Bed (3 Person)	2 Bed (4 Person)	3 Bed	Total
	(sqm)							
Car Parking (Undercroft)	4784	157 Spaces						
Retail	3158	Main Retail Unit: 3000sqm Unit 1: 67 sqm Unit 2: 91sqm						
Residential	664	(Cores/Ancillary etc.)						
Total	8606							
Level 01	GIFA	Info		1 Bed	2 Bed (3 Person)	2 Bed (4 Person)	3 Bed	Total
	(sqm)							
Car Parking	2809	88 Spaces						
Childcare	184	184sqm Internal 164sqm External						
Residential (Amenity)	842	(Cores/Cym/Ancillary/Amenity)						
Total	3835							
Level 02	GIFA	Info		1 Bed	2 Bed (3 Person)	2 Bed (4 Person)	3 Bed	Total
	(sqm)							
Residential	4387	Block 1: 2214sqm / 23 units Block 2: 2173sqm / 22 units		16	4	15	1	36
		Part V		3	1	5		9
Total	4387			19	5	20	1	45
Level 03	GIFA	Info		1 Bed	2 Bed (3 Person)	2 Bed (4 Person)	3 Bed	Total
	(sqm)							
Residential	4423	Block 1: 2214sqm / 24 units Block 2: 2140sqm / 23 units		21	2	16	2	41
		Part V		1	2	3		6
Total	4423			22	4	19	2	47
Level 04	GIFA	Info		1 Bed	2 Bed (3 Person)	2 Bed (4 Person)	3 Bed	Total
	(sqm)							
Residential	4108	Block 1: 2138sqm / 24 units Block 2: 1970sqm / 20 units		20	2	13	3	38
		Part V		1	2	2	1	6
Total	4108			21	4	15	4	44
Level 05	GIFA	Info		1 Bed	2 Bed (3 Person)	2 Bed (4 Person)	3 Bed	Total
	(sqm)							
Residential	4108	Block 1: 2138sqm / 24 units Block 2: 1970sqm / 20 units		20	3	15	4	42
		Part V		1	1			2
Total	4108			21	4	15	4	44
Level 06	GIFA	Info		1 Bed	2 Bed (3 Person)	2 Bed (4 Person)	3 Bed	Total
	(sqm)							
Residential	2012	Block 1: 997sqm / 11 units Block 2: 1015sqm / 11 units		11	1	9	1	22
		Part V						0
Total	2012			11	1	9	1	22
				1 Bed	2 Bed (3 Person)	2 Bed (4 Person)	3 Bed	Total
Total Part V Units				6	6	10	1	23
Overall Area Total	31479		Overall Total Units	94	18	78	12	202
				Percentage Mix (%)	46.5	8.9	38.6	5.9

Townhouses							
Level -O1	CIFA	Info	1 Bed	2 Bed (3 Person)	2 Bed (4 Person)	3 Bed	Total
	(sqm)						
Residential	242	Duplex Units Lower					
Total	242	Units: (2A/2B/3A/4A)					
Level O0	CIFA	Info	1 Bed	2 Bed (3 Person)	2 Bed (4 Person)	3 Bed	Total
	(sqm)						
Residential	663	1 Bed Units & Duplexes Units: (1A/1B/2A/2B/3A /4A/4B/5A/6A/6B/6C)*	7		4		11
Total	663	*1 Beds highlighted in Bold					
Level O1	CIFA	Info	1 Bed	2 Bed (3 Person)	2 Bed (4 Person)	3 Bed	Total
	(sqm)						
Residential	567	Duplex Units Lower Units: (1C/1D/2C/2D/3B /4C/4D/5B/6D/6E/6F)			11		11
Total	567						
Level O2	CIFA	Info	1 Bed	2 Bed (3 Person)	2 Bed (4 Person)	3 Bed	Total
	(sqm)						
Residential	562	Duplex Units Upper Units: (1C/1D/2C/2D/3B /4C/4D/5B/6D/6E/6F)					
Total	562						
Overall Total	2034						Units: 22

Overall Scheme Total	CIFA	Info	Percentage
	(sqm)		(%)
Retail	3158		12.2
Childcare	184		0.7
Residential	22578	224 units	87.1
Total	25920		100



02

RELEVANT EXPERIENCE

Section 2 - Summary of Relevant Experience

Aramark Property is the largest dedicated property management provider in Ireland, with over 40 years' experience in residential, office, retail, and mixed-use developments. Some of our relevant case studies on major schemes that involve residential management would include:

- Beacon South Quarter
- Fernbank
- OPUS
- Capital Dock

Our role within these developments includes the property management of the common areas, internal demises, and estate areas, as well as management of some individual stakeholder's properties. Each estate has several interested parties and it is Aramark's role to maintain the estate and common areas to a high standard as well as meeting the requirements of the different interested parties.



BEACON SOUTH QUARTER



FERNBANK



OPUS



CAPITAL DOCK



03

APPOINTMENT OF
PROPERTY MANAGING
AGENT

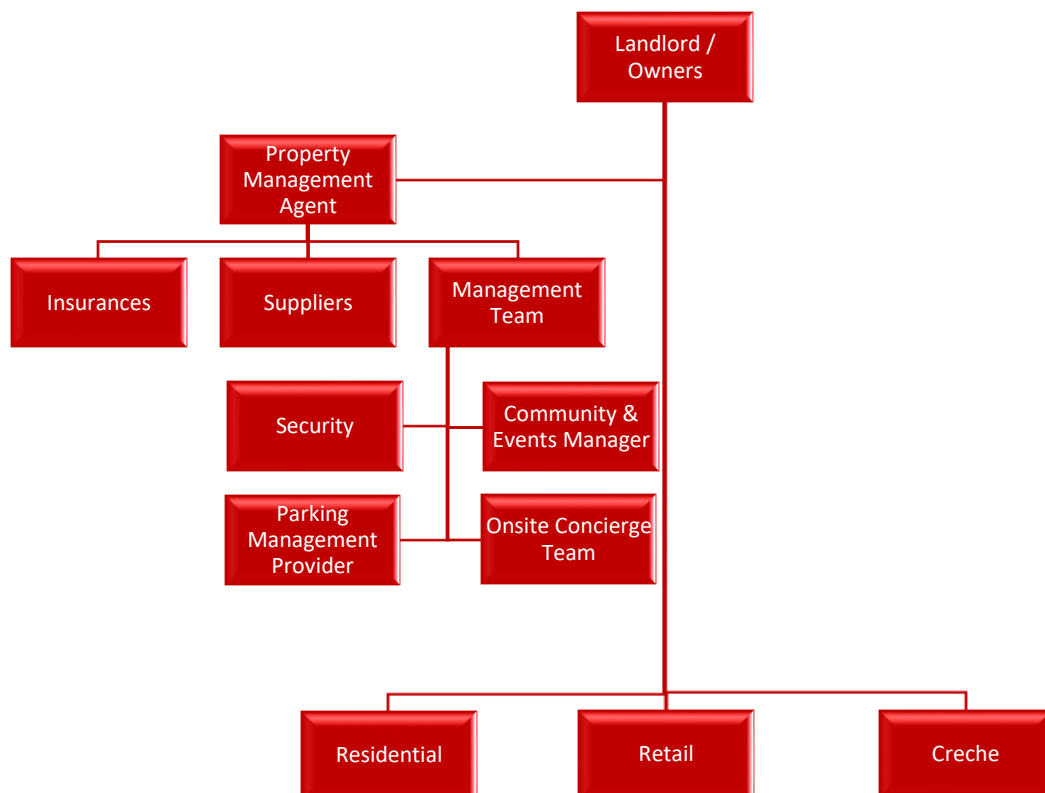
Section 3 - Appointment of Property Managing Agent & Associated Responsibilities

The timing of the appointment of an experienced property management agent by the applicant and subsequent engagement between the agent and the developer would be recommended to take place at least nine months in advance of completion. Our experience shows that the successful outcome on completion can be aided when a property management agent is in place to consult and advise on the operational management strategy.

The Landlord / Owner's Management Company will appoint a managing agent to manage the development on behalf of the members to ensure that the scheme is well managed, and the development is maintained to an extremely high level in line with the planning application for this scheme.

The property agents will have overall responsibility for setting the service charge budget for the development. In order to effectively manage the development an annual budget would be billed to the Landlord / Owner's on an annual basis to ensure enough funds are received to enable effective management of the scheme.

Proposed Structure – Hierarchy of Title



Proposed Management Company Structure

It is the developer's intention that the development will be run by a management company which will in turn appoint a property management agent to manage the common area and estate of the development.

The purpose of this management company will be to establish a controlling entity that will assume ownership over the development post construction phase. This will ensure the estate common areas, public realm and shared areas of the development are retained as the legal responsibility of this Management Company.

The constitution of the management company is drafted by legal counsel and the shareholding will be calculated by the apportionment of the buildings and tenants that occupy the scheme. The management company will retain control of all shared areas and external public realm. Each owner / tenant will be legally contracted to contribute to the service charge regime through leasing and sale arrangements established.

Legal Entity

The Management Company will be formed as a separate legal entity for the sole purpose of management of the shared common areas. The entity will be formed prior to the sale of any of the blocks or units within the development so as the structure and legal entity is set out prior to any sale. In order to effectively maintain the development, the Management Company will then be responsible for appointing an independent property management agent to manage the operational, financial and legal aspects associated with the estate common area management.





04

AMENITY
CONSIDERATIONS
& MANAGEMENT

Section 4 - Amenity Considerations & Management

Considerations

The development has been designed with quality of amenity space as a central consideration for both residents and the wider community.

Shared residential amenities are located on the ground and first floor of the development. A gym and shared workspaces / residential lounges are accessible via the cores or directly off the central podium deck that runs between block 01 and 02.

Childcare facility provisions have also been made at first floor level, which will accommodate 20 children over different ages groups which will cater for residents of the proposed development and families in the wider community.

Communal Amenity				Proposed Communal Amenity			
Required Communal Amenity				Proposed Communal Amenity			
Type	No. of Units	Rate (sqm)	Area (sqm)	Indoor Amenity	Area (sqm)	Outdoor Amenity	Area (sqm)
1 Bed	102	5	510	Gym	167	Podium Courtyards	1892
2 Bed (3P)	14	6	84	Resi Lounges	130		
2 Bed (4P)	96	7	672	Multi-Function Rooms	142		
3 Bed	12	9	108				
				Total	439		1892
Total	224		1374	Overall Total (sqm)		2531	

Management of Resident Community and Amenities

Management Offices

The development will have a designated management office / concierge suite within the development. This area will focus on management of the residential and the overarching management of the scheme, with an emphasis on security, surveillance of vehicular & pedestrian access, waste marshalling area, parcel deliveries, car parking, events management and community and stakeholder engagement.

The management and residents support services area will serve as a meeting place for residents, additional security, and a central hub where key estate and resident management services will be offered. For the management team, it will provide a single space or base from which these elements can be pooled and managed efficiently.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Residential Concierge Team

The development may have a Residential Concierge Team onsite. The service hours are envisaged to be from 08.00 to 20.00 Monday to Friday, Saturday - Sunday 09.00 to 14.00.

Contact details of the key Residential Concierge Team will be shared on move-in, which include a centralised mobile phone number. It is intended that residents will also be able to communicate with the Management Team via a dedicated building website/portal. This will encourage communication on events, maintenance alerts and other notifications.

The Residential Concierge Team will be primarily responsible for the following: -

- Resident communication.
- Management of the move-in and move-out process.
- Management of contractors and other requirements of efficient building operation.
- Co-ordination of post/parcel deliveries.
- Co-ordination of resident events and engagement.
- Ensuring that the appropriate standards for resident behavior are upheld, creating a secure and friendly environment.





05

SUMMARY OF SERVICE
CHARGE BUDGET

Section 5 – Summary of Service Charge Budget

The operational service charge budget will cover all aspects of the estate and common area management. Please see a brief overview of the services we would anticipate would be covered:

Management Costs

- This aspect of the budget would cover any direct management of the development. This includes the managing agent's costs, any on site staffing costs, the company audit fee and any other consultancy works that may be required.

Utilities

- Any costs incurred for water usage (from any water feature or watering of the landscaping), electricity (public lighting etc.) and gas (if any).

Soft Services

Security

- This element of the budget will allow for any Security Guarding or patrol requirements that may be required outside of the onsite staff teams working hours. It will also make a provision for the maintenance and repair to any security systems including CCTV and access control systems.

Cleaning

- The cleaning of the external and internal common areas will be covered under this section. It is vitally important that the common areas are kept as clean as possible, and any vandalism or graffiti is addressed as quickly as possible.
- A maintenance schedule will be put in place and will ensure common areas are checked and cleaned daily.
- Any common furniture, water features, sculptures and litter bins will form part of the cleaning and maintenance protocols which will be defined by the onsite team.
- Window cleaning and external façade cleaning to be carried out 2 – 4 times per annum using boom lift / cherry picker / abseiling or reach and wash systems where appropriate.
- Any common areas with furniture will form part of the cleaning and maintenance protocols.

Waste Management

- Bin stores will be regularly inspected to ensure the area is clean, secure and free from hazards. The residents will take all waste and recycling to this location for disposal.
- Facilities and guidance to residents will be provided to ensure high levels of recycling/brown bin recycling and to encourage a reduction of waste. Residents will be required to segregate waste within their own units. This will be closely monitored by the onsite resident's management team.
- Signage will be posted on or above the bins to show which wastes can be put in each receptacle. Residents will be informed by the management company where they are required to deposit their waste and fobs/keys for access will be provided to their dedicated storage areas.
- Collection's frequency and designated collection points to be communicated to residents upon move in.
- Please refer to the Operational Waste Management Plan for further details.

Health and Safety

- The Management Team post-handover will design a health and safety strategy and Occupiers' Handbook that will ensure the development has the utmost health and safety standards. This will be provided to the residents and also staff/contractors that will be managing and working in the development.
- The Handbook will contain protocols for the times of operation, weather events and planned shutdowns of the water amongst other things.
- The amenity areas will be the focal point of the development and will have a specific health and safety focus. The Management Team will work with the insurance surveyors to ensure that a policy is suitable for an area with use of this nature. There will be an individual set of risk assessments and method statements relating to any outdoor areas.
- This document will also govern the protocols for contractors visiting site to carry out works.
- A comprehensive General Risk Assessment to be completed by an appointed surveyor prior to occupation of the building.

Hard Services

- An allowance will be made for any maintenance required on plant and equipment. This includes the servicing and management of any pumps, lifts, gates, and any other items of plant located within the external and internal common areas.
- There will be a budget for general repairs which will cover basic works such as lighting repairs and any rectification to areas of the common areas that may become damaged or dilapidated.

Open Spaces & Landscaping

- Based on the landscape plans received, the communal areas will be of the forefront of management's maintenance priorities.
- Given the scale of the proposed public/communal space it will be essential for an appropriate maintenance schedule to be devised and implemented by the managing agents, with a focus on the planting scheme as envisaged by the landscape architects.
- A schedule of maintenance will be implemented for cleaning of hard surfaces and garden features throughout the landscaped areas and open spaces.
- The landscape maintenance schedule will include annual contracts that specify weekly visits by the external contractors and this service will be closely managed and tailored to suit the scheme specifics to ensure a high standard is upheld.
- A policy document will be developed around this process and issued to all residents of the overall estate.



Building Management System (BMS)

- The Building Management System will be maintained in accordance with manufacturer guidelines.

Access Control

- Provision for all electronic access control systems including access control devices that control barriers to bicycle storerooms and block entrance doors will be made.
- Apartment access: Residents will be provided with keys/fobs/app enabled access control depending on the system installed. The property management team would be granted the ability to access the apartment for purposes of inspection, emergencies and maintenance works in line with management policies and leases. Visitors will be required to request access through electronic intercom/access system installed at the block entrance doors and gates.

CCTV

- Location: CCTV will be in operation in key circulation areas as part of the overall security strategy.
- Monitoring: All CCTV systems shall be configured such that they form one site wide system that can be remotely monitored from the management office.
- Maintenance: Provision will be in place for camera maintenance and routine checks in accordance with manufacturer guidelines.
- GDPR compliance will be paramount.

Water Management

- Cold Water Storage & Feed: The cold-water storage and feed will be maintained in accordance with manufacturer guidelines.
- Risk Assessment: An independent and comprehensive Legionella Risk Assessment and Water Testing will be completed. Both are to be completed by an approved surveyor prior to occupation.
- Tanks: The water tanks will be maintained in accordance with manufacturer guidelines.
- Pumps: The pumps will be maintained in accordance with manufacturer guidelines.

Fire

- Evacuation:
 - Excavation Strategy / Resident Guide: A step by step guide of what to do in the event of a fire will be provided to the Residents within the Residents Guide.
 - Signage: Appropriate exit signage will be in place throughout the property.
 - Notices: Notices will be displayed in high traffic areas advising of the fire action policy.
- Prevention Equipment: The Management Team will ensure Fire Protection Equipment is provided.
- A Risk Assessment will be instructed to be carried out by an independent consultant and a comprehensive Fire Risk Assessment will be completed prior to occupation of the building.
- Alarm: The fire alarm panel will be maintained and serviced in accordance with manufacturer guidelines. Each unit will have its own fire alarm system.
- Dry and wet risers: Dry and wet risers will be maintained in accordance with manufacturer guidelines.
- Sprinklers: The sprinklers will be maintained by a suitably qualified professional and serviced in accordance with manufacturer guidelines. The Property Manager will ensure appropriate contracts are in place with a contractor for maintenance of the risers.





06

PARKING & MOBILITY
MANAGEMENT

Section 6 – Parking & Mobility Management

Schedule of Car & Bicycle Parking

CAR SPACES | 255

CYCLE SPACES | 503

Land Use Category	Spaces	Land Use Category	Spaces
Residential Parking		Retail Parking	
Total Residential Car Parking Provided	140	Total Retail Car Parking Provided	115
EV Parking with charge points 10%	14	Parent and Child spaces 10%	12
Disabled Parking 5%	7	EV Parking with charge points 10%	12
Motorcycle Parking 1 in 10 spaces	14	Disabled Parking 5%	6
		Motorcycle Parking 1 in 10 spaces	12

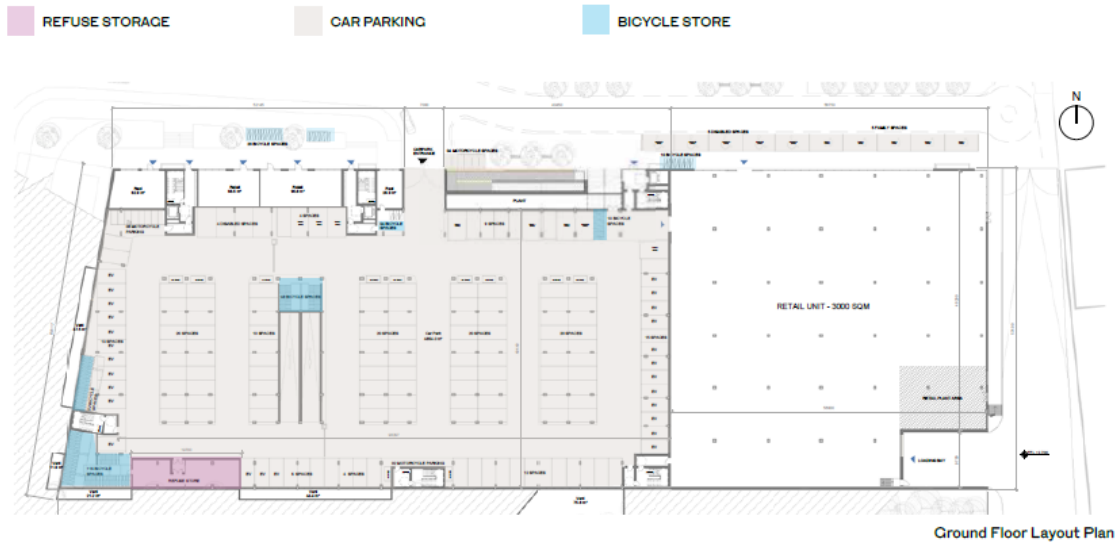
Car Parking Management Strategy

Car Parking facilities are located on the ground and first floor of the development, with a total of 157 spaces on the ground floor, 88 on the first floor and 10 external spaces. Bringing the total number of spaces to 255.

The managing agent will ensure an active parking management strategy is regularly enforced in the development via the on-site estate management team. Car parking spaces will be allocated in accordance with Management Company policies and leasing structure for perspective owners within the development. The purchase of a unit will not guarantee the right to a designated parking space. Residents who request a private car parking space will be allocated on a 'first come, first served' basis

The recommendation to combat abuse of parking facilities and abandonment of cars is generally to implement a clamping regime. A clamping regime can be tailored to suit the management structure and would start off by engaging in a contract with a preferred supplier.

Owners will only be able to utilise their allocated car parking space and the onsite management team will provide a permit to the resident who will display it on the window of the vehicle. No additional car parking will be provided by the proposed development. If no car parking spaces are available, the future owner will be informed of this prior to occupation of a residential unit.



Bicycle Parking Management Strategy

Bicycle storage is also provided for a total of 503 bicycles in accordance with the Local Authority Plan for the Carrigaline municipal area, which is located across the ground and first levels of the development.

A secure facility will assist in preventing theft or abandoned bikes becoming common and taking up spaces, however in the event of significant abandoned bicycles, managing agents typically “cull” bicycle parking by removing abandoned bicycles after a short time has elapsed.

Each storage system will be carefully chosen and set out through consultation between the design team members to ensure the best system is used in the best and most practical locations.

Mobility Management Strategy

The onsite management team will perform the function of a mobility manager while creating a mobility management plan for the site.

The primary duties of the Mobility Manager are:

- To develop and oversee the implementation of the initiatives outlined in the plan
- To actively manage the residential, and visitor car & bicycle parking
- To manage public transport discount fare schemes, cycle promotion schemes and events
- To provide “travel advice and information” to owners / residents.
- To monitor progress of the plan and to promote and market the plan.





07

CONCLUSION & CONTACT
DETAILS

Section 7 – Conclusion & Contact Details

Based on the information provided, Aramark Property have considered the schemes proposals. From our experience to date of similar schemes we manage, we have set out an overview of how we believe the overarching management of the scheme can be successfully managed in best practice for the benefit of the owners of this scheme, the future occupiers and the wider community.

Contact Details

Darren Davidson

Director

E: Davidson-darren@aramark.ie

M: +353 83 450 8794

D: +353 1 871 5494

W: www.aramarkproperty.ie

Aramark Key Service Lines



Document Control Sheet

Client:	RESIDE INVESTMENTS LIMITED
Project Title:	KILMONEY ROAD, CARRIGALINE SHD
Document Title:	PROPERTY MANAGEMENT STRATEGY REPORT

Rev.	Status	Author	Reviewed By	Issue Date
AP 01.	DRAFT	Darren Davidson	Louise Phillips	04/05/2022
AP 02.	FINAL	Darren Davidson	Louise Phillips	05/05/2022

