

PROPERTY MANAGEMENT STRATEGY REPORT

PARKGATE STREET
BLOCKS A & B2

February 2025



CLIENT

RUIRSIDE DEVELOPMENTS
LTD

aramark 

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01

ABOUT US

Section 1 - About us

Aramark Property is the largest dedicated property and facilities management company in Ireland.

We have been providing clients with property management services and strategic advice across all classes of property for over 70 years.

Our property and facilities management team are supported by a multi-disciplinary team which includes a dedicated sustainability consultancy division, a building consultancy and professional services team, energy specialists and health & safety advisors.

Aramark Property is one of a portfolio of companies that form Aramark Ireland.

The group is headquartered in Dublin and is part of the global Aramark Corporation, an international services group with an annual turnover of over \$18 billion. In Ireland, Aramark works across property, facilities, & food services including retailing as Avoca.



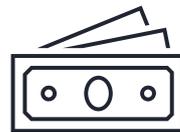
155+

EMPLOYEES



250M+

ANNUAL RENT
COLLECTED



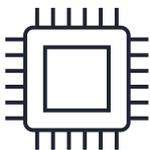
120M+

ANNUAL S/C
COLLECTION



10,000

RESIDENTIAL UNITS



75

INDUSTRIAL &
TECHNOLOGY
BUSINESS PARKS



100+

OFFICE BLOCKS



35+

RETAIL SHOPPING
CENTRES & RETAIL
PARKS



25+

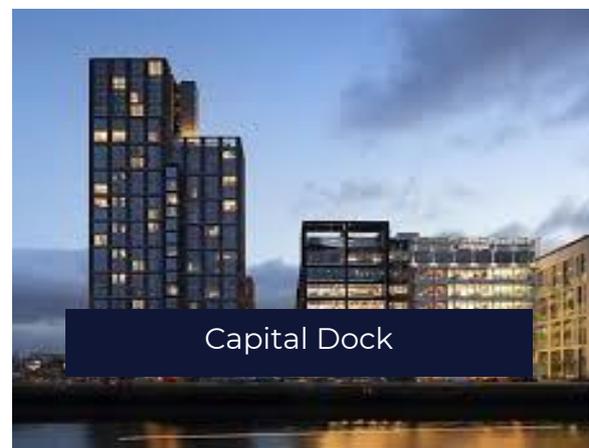
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Summary of Relevant Experience

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
- One Lime Street
- 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.



02

MANAGEMENT
STRATEGY
SUMMARY

Section 2 – Management Strategy Summary

Aramark Property have been instructed by Ruirside Developments Ltd, to provide a report on the property management strategy for their proposed residential development, on a site currently occupied by Hickeys' Fabrics on Parkgate Street, Dublin 8.

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 residential occupiers in the development carry 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 residential and estate property management will work in practice and be maintained to the highest standards.



Development Description

The consented design provides a total of 238 units across blocks A and B2. This comprises 198 in block A and 40 in block B2. The proposed design provides a total of 246 units. This comprises 198 units in block A (same as consented) and 48 units in block B2 (+8).

The improved unit mix results in a reduced number of studios and an increase in quality one bed apartments.

The proposed development comprises a minor amendment to the unit mix in Block A.

All units in Block A designed to meet the Apt Guidelines 2020 in force at the time. The 48 units in block B2, including 8 no. additional units, are all designed in accordance with Apt Guidelines 2023.

Summary of proposal below: •

- 198 units in block A (198 Consented) •
- 48 units in block B2 (40 Consented) •
- 2 no. Stair Cores to Level 27 (1 no. Consented) •
- 2 no. Options for unit mix proposed as outlined in the document •
- Provision of 223sqm food + beverage space

CGI Image of Proposed Development



Figure 3: Proposed Schedule of Accommodation or Similar

Block A

Floor	Apartment No.	Apartment Description	Beds			Unit Types	Floor Area m ²	Oversized	Part V	Aspect	Number of Balconies
			1	2	3						
L01-L07	A.L01.01-L07	2 Bed	•			2B-4P	79			Dual	
L01-L07	A.L01.02-L07	2 Bed	•			2B-3P	63			Dual	1
L01-L07	A.L01.03-L07	1 Bed	•			1B (S)	57	7		Dual	1
L01-L07	A.L01.04-L07	Studio	•			Studio	37			Single	
L01-L07	A.L01.05-L07	1 Bed	•			1B	47			Dual	
L01-L07	A.L01.06-L07	1 Bed	•			1B	49			Dual	
L08	A.L07.01-L08	2 Bed	•	•		2B-4P	79			Dual	
L08	A.L07.02-L08	2 Bed	•	•		2B-3P	63			Dual	1
L08	A.L07.03-L08	1 Bed (S)	•			1B (S)	57	1		Dual	1
L08	A.L07.04-L08	Studio	•			Studio	37			Single	
L08	A.L07.05-L08	1 Bed	•			1B	47			Dual	
L08	A.L07.06-L08	1 Bed	•			1B	49			Dual	
L09	A.L09.01	2 Bed	•	•		2B-4P	79			Dual	
L09	A.L09.02	2 Bed	•	•		2B-3P	63			Dual	1
L09	A.L09.03	1 Bed (S)	•			1B (S)	57	1		Dual	1
L09	A.L09.04	Studio	•			Studio	37			Single	
L09	A.L09.05	1 Bed	•			1B	47			Dual	
L09	A.L09.06	1 Bed	•			1B	49			Dual	
L09	A.L09.07	1 Bed	•			1B	48			Single	
L10-L26	A.L10.01-L26	2 Bed	•	•		2B-4P	79			Dual	
L10-L26	A.L10.02-L26	2 Bed	•	•		2B-3P	63			Dual	1
L10-L26	A.L10.03-L26	1 Bed (S)	•			1B (S)	57	17		Dual	1
L10-L26	A.L10.04-L26	Studio	•			Studio	37			Single	
L10-L26	A.L10.05-L26	1 Bed	•			1B	47			Dual	
L10-L26	A.L10.06-L26	1 Bed	•			1B	49		17	Dual	
L10-L26	A.L10.07-L26	1 Bed	•			1B	48			Single	
L10-L26	A.L10.08-L26	1 Bed	•			1B	49			Dual	
L27	A.L27.01	2 Bed	•			2B-4P	79			Dual	
L27	A.L27.02	3 Bed	•	•		3B	101	1		Dual	1
L27	A.L27.03	1 Bed	•			1B	47			Single	
L27	A.L27.04	1 Bed	•			1B	50	1		Dual	
L27	A.L27.05	1 Bed	•			1B	50	1		Dual	
L27	A.L27.06	1 Bed	•			1B	49	1		Single	
L27	A.L27.07	1 Bed	•			1B	50	1		Dual	

Block B2

Floor	Apartment No.	Apartment Description	Beds			Floor Area m ²	Oversized	Part V	Aspect	Number of Balconies
			1	2	3					
L01-L07	B2.L02.01-L07	2 Bed	•			66			Single	1
L01-L07	B2.L02.02-L07	2 Bed	•			74			Dual	1
L01-L07	B2.L02.03-L07	2 Bed	•			78			Single	1
L01-L07	B2.L02.04-L07	2 Bed	•			71			Dual	1
L01-L07	B2.L02.05-L07	2 Bed	•			93	7		Dual	1
L01-L07	B2.L02.06-L07	2 Bed	•			90	7		Dual	1
L08	B2.L08.01	1 Bed	•			65	1		Single	1
L08	B2.L08.02	2 Bed	•	•		66			Dual	2
L08	B2.L08.03	2 Bed	•	•		89	1		Dual	1
L08	B2.L08.04	2 Bed	•	•		76			Dual	2
L08	B2.L08.05	Studio	•			38			Single	1

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 property management agent would be appointed to manage the estate & common areas on behalf of the landlord / owners and 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 be responsible for setting the operational service charge budget for the common areas and the estate. To effectively manage the development an annual budget would be billed to the owners on a quarterly in advance basis to ensure enough funds are received to enable effective management of the scheme.

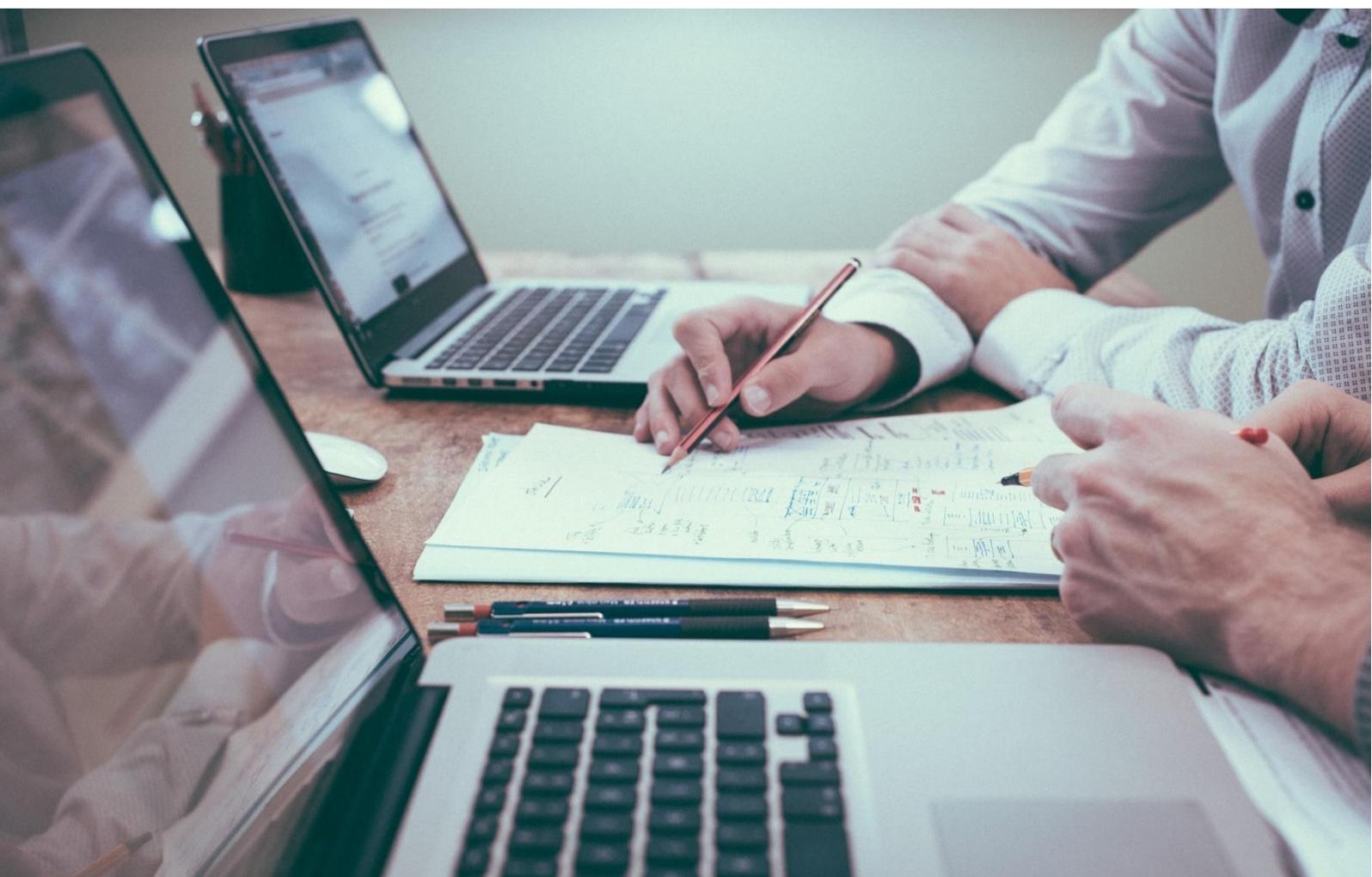
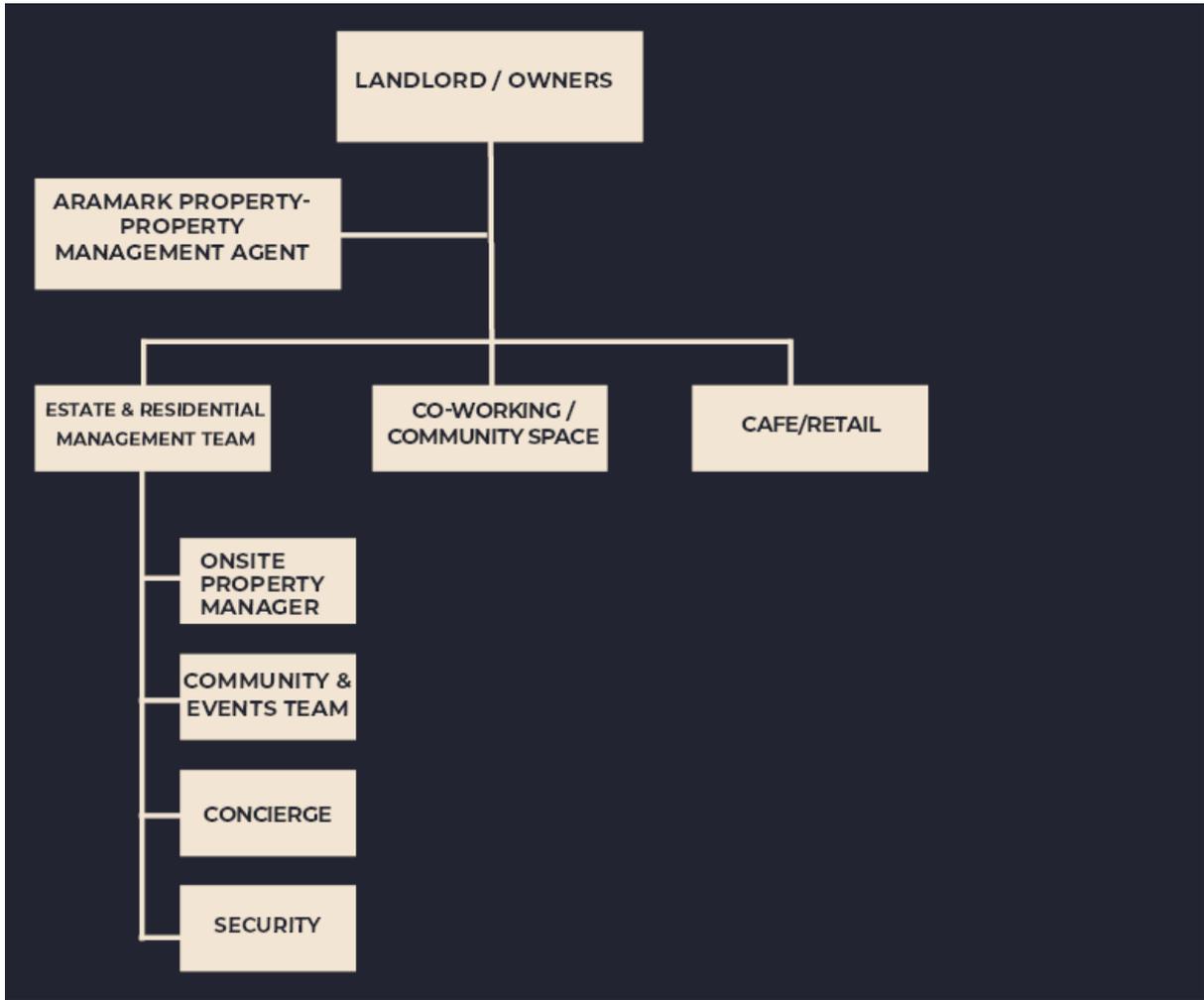


Figure 5: Proposed Structure – Hierarchy of Title



04

AMENITY
CONSIDERATIONS &
MANAGEMENT
PLAN

Section 4 – Amenity Considerations & Management Plan

The development has been designed with quality of amenity space as a central consideration. A proposed mix of amenities at various differing floor levels is provided for the residents.

The consented development, as amended, will continue to deliver a mix of residential, retail and café/restaurant uses in accordance with its mixed use Z5 zoning. In addition to providing a high-quality residential scheme at upper levels, the ground level units and areas remain primarily given over to active uses, including retail, café/restaurant, public and private amenities, and open space, which animate Parkgate Street and the surrounding public realm.

The proposed public open space will have the potential to accommodate uses such as farmers markets and outdoor cinema events, subject to appropriate separate licensing and consents. Block A also delivers residential co-working space as part of its suite of internal residential amenities.

Open Space (Private, Communal, Public)

The development has been designed with quality of amenity space as a central consideration for the residents. Throughout the scheme there are several areas which are dedicated to resident use. Blocks B1 and C have shared amenity spaces on the lower ground floors for the use of all residents ensuring an active ground floor realm with clear pedestrian connections and surveillance of all areas.

Private Amenity Space

It is a policy requirement of the Design Standards for New Apartments 2022 and DCC Development Plan 2022-2028 that private open space in the form of gardens or patios/terraces for ground floor apartments and balconies at upper levels be provided.

'Balconies should adjoin and have a functional relationship with the main living areas of the apartments. In certain circumstances, glassscreened 'winter gardens' may be provided. A minimum depth of 1.5m is required for balconies, in one usable length to meet the minimum floor area requirement'

Private amenity space has been included for all units in the link building in line with the below. No material change is proposed to Tower A. •

- Studio: 4sqm •
- One Bed Apartment: 5sqm •
- Two Bed (3 person) Apartment: 6sqm •
- Two Bed (4 person) Apartment: 7sqm •
- Three Bed Apartment: 9sqm

The proposed Block B2 design provides private amenity space through the use of private winter gardens and roof terraces which achieve and/ or exceed the prescribed minimum areas and adjoin the main living spaces of the apartments.

Winter Gardens are provided to units at the eastern corner of the building as shown in the floor plans where they will benefit from natural sun light for at least part of the day.

For apartments that do not have access to an individual balcony or winter garden, they have access to external amenity open space of Level 09 and Level 28 in addition to tenant amenity spaces.

Exclusive Communal Open Space

An exclusive communal open space is provided on the 9th floor level accessed via resident's lounge that forms a connection between the tower and landscaped terrace. This will be an attractive professionally landscaped space with views into the communal courtyard, The River Liffey and Phoenix Park beyond. There are minor changes to the terrace, including a

ramp for Block A access and a rearrangement of planters to accommodate this. A 1.5m high previously consented screen and carefully placed planting will mitigate any adverse wind on this level. In addition Block A residents will be able to enjoy a lounge area located adjacent to the Rooftop Open Space.

An exclusive communal open space is provided on the 28th floor level, accessed via rooftop lounge. This amenity becomes a 360 degree viewing platform of the surrounding area. In addition to this spectacular viewing point, residents will have access to bookable rooms within the internal lounge for hosting parties or dining experience at the rooftop level.

Residents and their visitors will enter either through the main entrance from Parkgate Street and before travelling towards the vertical circulation core which allows access to their unit. Access to all entrances and circulation cores will be secured by fob access.

Management of Estate Community and Amenities

Management Offices

The development will have a designated management / concierge office, this office will focus on management of the residents as well as the overall estate and the overarching management of the scheme, with an emphasis on security, pedestrian access, waste marshalling area, parcel deliveries, car parking, events management and community and stakeholder engagement.

Onsite Estate Manager

There will be an on-site estate manager employed during 'normal' working hours 9am – 6.00pm weekdays to deal with issues which are escalated from the onsite staff / concierge daily. The on-site estate manager would ultimately be responsible for the standard of service provided by either the other on-site staff or third-party contractors.

The on-site estate manager would also be responsible for overseeing and coordinating resident / tenant move in/out strategy in terms of deliveries and use of loading bays / drop offs. The service would operate from the community space provided. The onsite estate manager would be responsible for promoting a sense of community within the scheme.

The Onsite Estate Management Team will be primarily responsible for the following: -

- Management and implementation of the parking and mobility strategy.

- Management of lease agreements and operational budgeting for the effective management of the common areas.
- Management of contractors and other requirements of efficient building and estate operation.
- Co-ordination of stakeholder and community events and engagement.
- Ensuring that the appropriate standards for resident behavior are upheld, creating a secure and friendly environment.
- Management of delivery strategies to ensure full access to facilitate deliveries for all stakeholders as required.
- The Estate manager would facilitate prospective residents, commercial tenants, and other stakeholders in setting up a community safety strategy which would encompass neighborhood watch initiative. The management team would encourage interaction and facilitate meetings with security providers, local gardai and other relevant parties to devise suitable initiatives.

Residential Concierge Team

The development will have a concierge onsite. The opening 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 onsite Management 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.
- Work closely with the estate managing agent.

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	<ul style="list-style-type: none"> This aspect of the budget would cover any direct management of the estate. 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	<ul style="list-style-type: none"> Any costs incurred for water usage (from any water feature or watering of the landscaping), electricity (public lighting etc.) and gas (if any). Energy conservation has been incorporated into the design in many ways. Measures such as LED lighting systems including a specification that all internal common light fittings, where safely practical, have been designed to include passive infra-red sensors (PIR's).
Soft Services	
Security / Community Safety	<ul style="list-style-type: none"> 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, access control systems amongst others. Given the scale of the development it would be advisable to provide for a 24/7 security service which will be based within the development. This would allow for patrols within the development and the management of the CCTV cameras and access controls for shared areas. The scheme will provide some public open space for the community towards the entrance with an attractive ground floor activity. CCTV will be provided throughout the scheme and managed by FM and adequate lighting to all areas. A fob key electronic access system will be used for secure access for all residents and other stakeholders as required to the community/cultural spaces. The scheme will provide lighting to all areas and will comply with all the minimum requirements of Part M access lighting. The lighting will be suitable for all landscaped areas and to all journeys to

	<p>the apartment entrance whether pedestrian or from the secured basement car and cycle parking spaces. Internal lighting will be provided 24/7 to all internal common areas.</p> <ul style="list-style-type: none"> • The open landscaped areas will have ample lighting with the residents having the ability to overlook all areas creating natural surveillance. The landscaping will be maintained by the property management company to avoid any overgrowth and to maintain a pleasant atmosphere. • The onsite team will liaise with all local departments to create any specific emergency response plans to the site and wider community. Fire drills will be carried out by the onsite and communicated to residents. • The management team will liaise with residents and keep a continued communication and assist in organising workshops regarding community safety in conjunction with local authorities and policing. • The onsite team will liaise with all local departments to create any specific emergency response plans to the site and wider community including liaising with local policing.
CCTV	<ul style="list-style-type: none"> • 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.
Cleaning	<ul style="list-style-type: none"> • 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. • The maintenance schedule will be put in place and will ensure common areas are checked and cleaned daily. • Any common furniture, water feature, sculpture and litter bins will form part of the cleaning and maintenance protocols which will be defined by the appointed agents.

	<ul style="list-style-type: none"> Window cleaning and external façade cleaning carried out 2 – 4 times per annum using boom lift, cherry picker, abseiling or reach and wash system where appropriate. Any common areas with furniture and litter bins will form part of the cleaning and maintenance protocols.
Waste Management	<ul style="list-style-type: none"> 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 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 to their dedicated storage areas will be provided. Collections frequency and designated collection points to be confirmed.
Health & Safety	<ul style="list-style-type: none"> 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 which ensure the wellbeing of the residents and the staff/contractors that will be managing the development. The Handbook will contain protocols for the times of operation, weather events, planned shutdowns of the water etc. 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 this 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.
Health & Safety	<ul style="list-style-type: none"> 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	

<p>M & E</p>	<ul style="list-style-type: none"> • An allowance will also 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 also 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.
<p>Open Spaces & Landscaping</p>	<ul style="list-style-type: none"> • Based on the landscape plans received, the communal areas will be of the forefront of management's maintenance priorities. • As permitted under ABP-306569-20 public amenity open space is a significant feature of the overall scheme which includes the 'river walk' and public plaza, connecting to Parkgate Street and the River Liffey. As such, it will be essential for an appropriate maintenance schedule to be devised and implemented. • There will also be a schedule of maintenance in place for cleaning of hard surfaces, garden features throughout the communal garden areas, terraces and open amenity 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.
<p>Communal Outdoor Amenity Areas & Roof Terraces</p>	<ul style="list-style-type: none"> • The outdoor communal amenity areas would allow outdoor events, such as barbecues, outdoor dining experiences, and other events. These would be organised by the on-site team to the benefit of residents. Attendance at all community events will be organised and controlled centrally through the onsite management team, with the assistance of the on-site security team. • Access to communal terrace areas would ideally have the capability of being time restricted e.g., 9.00am to 11.00pm daily and with CCTV coverage fed back to the management offices. This would allow the managing agent to control who has access to each communal terrace and to restrict access to certain times if needed.
<p>Building Management System (BMS)</p>	<ul style="list-style-type: none"> • The Building Management System will be maintained in accordance with manufacturer guidelines.

<p>Access Control</p>	<ul style="list-style-type: none"> • Provision for all electronic access control systems including access control devices that control barriers to bicycle storerooms and entrance doors will be made. • Keys / Fobs: Residents will also be provided with their access fob for their apartments; the on-site Management Team will retain one set of keys for inspection and access purposes. Visitors to the building will be encouraged to dial directly to the apartments via the door entry system and will not be permitted access into the residential areas without this access being permitted.
<p>Water Management</p>	<ul style="list-style-type: none"> • 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 survey 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.
<p>Fire</p>	<ul style="list-style-type: none"> • Evacuation: <ul style="list-style-type: none"> • 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 display in high traffic areas advising of the fire action policy. • Prevention Equipment: The Management Team will ensure FPE is provided following the recommendation from an independent survey. • Risk Assessment will be instructed to be carried out by an independent and comprehensive Fire Risk Assessment to be complete 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
MANAGEMENT

Section 6 – Parking Management

Parking Management Strategy

- 22 no. cycle spaces provided in Block A cycle store in line with consented scheme.
- 16 no. additional cycle parking spaces provided in Block B2 cycle store for 8 no. additional apartments in Block B2. •
- A further 27 no. additional cycle parking spaces provided in Block B2 cycle store for additional 27 bedrooms in Option 2 for Tower A. •
- Remainder of cycle parking for blocks A, B1, B2 and C provided in basement of Blocks B&C

The management company will ensure an active parking management strategy is regularly enforced in the estate via the on-site estate management team.

Car parking spaces will be allocated in accordance with the policies and leasing structure for the development.

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.

Residents 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.

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

Michelle Finnerty

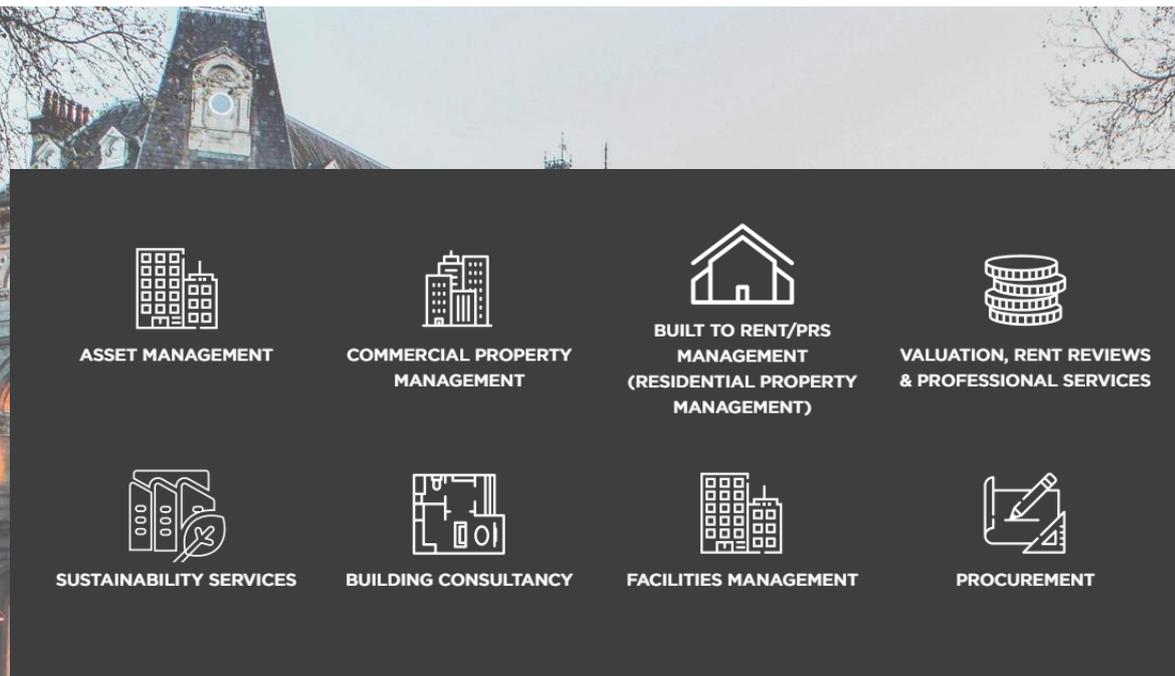
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Section 8 – Disclaimer

The content of this report is provided for the benefit of the Developer and the Local Authority. No liability is accepted by Aramark Property for any action taken by any third party in reliance on the information in this report. In preparing the report, Aramark Property has relied on the information provided to them by the Developer.

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