

PROPERTY MANAGEMENT STRATEGY REPORT

PROPOSED
DEVELOPMENT

FORD CORK LRD
NOV 2024



CLIENT

Matina Quarter Ltd



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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.

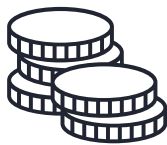
Aramark Property is one of a portfolio of companies that form Aramark Ireland.

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.



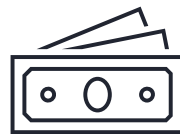
150+

EMPLOYEES



150M+

ANNUAL RENT
COLLECTED



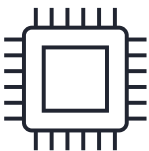
120M+

ANNUAL S/C
COLLECTION



8,000

RESIDENTIAL UNITS



75

INDUSTRIAL &
TECHNOLOGY
BUSINESS PARKS



100+

OFFICE BLOCKS



35+

RETAIL SHOPPING
CENTRES & RETAIL
PARKS



25+

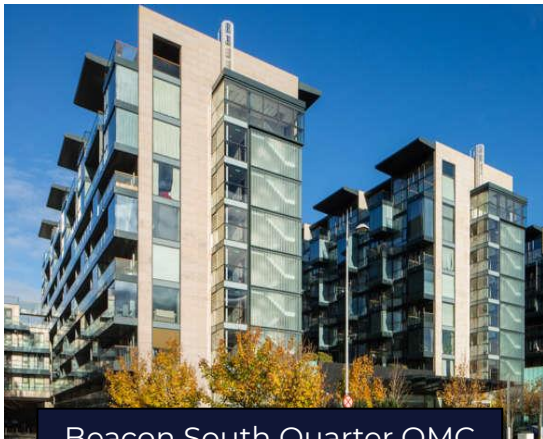
LOGISTICS PARKS

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.



Beacon South Quarter OMC



One Lime Street



OPUS



Capital Dock

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MANAGEMENT STRATEGY SUMMARY

Section 2 – Management Strategy Summary

Aramark Property have been instructed by Matina Quarter Limited to provide a report on the property management strategy for their proposed development, relating to the redevelopment of the Ford Distribution site, Centre Park Road, Cork. and construction for a mixed-use development.

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 proposed development comprises the following:

The construction of 176 no. 1, 2 and 3 bed apartment units in 2 no. blocks, 1 no. creche, 1 no. gym, a retail/café space and all associated ancillary development works.

Design Strategy

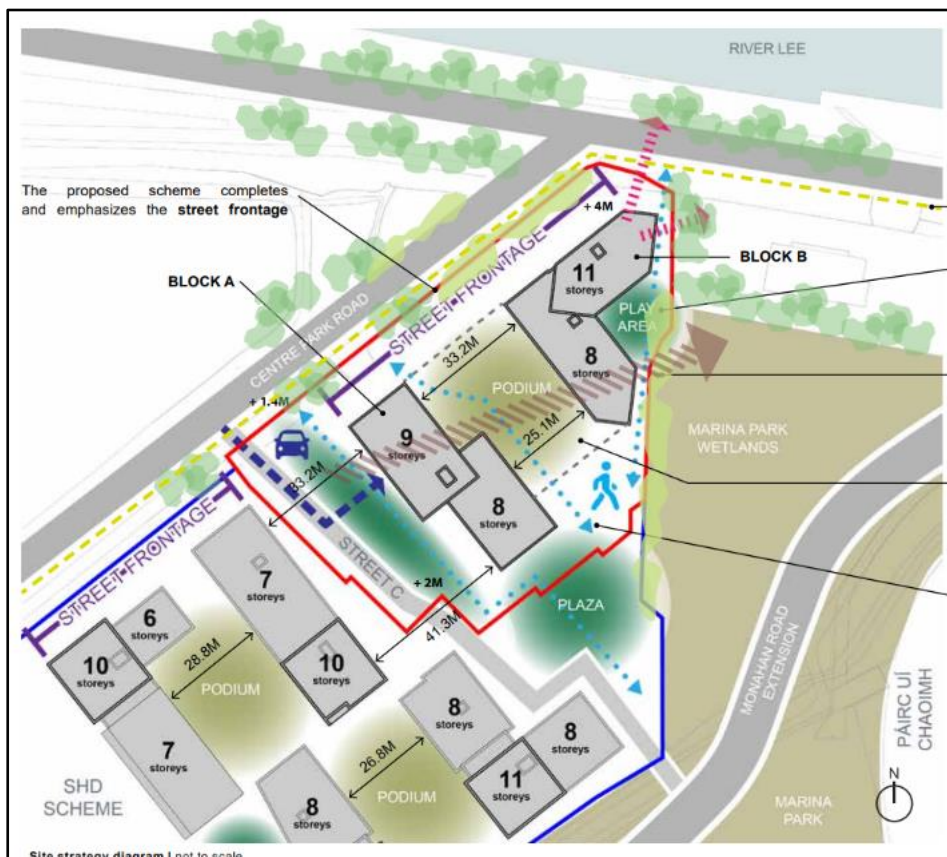


Figure 2: Proposed Site Plan

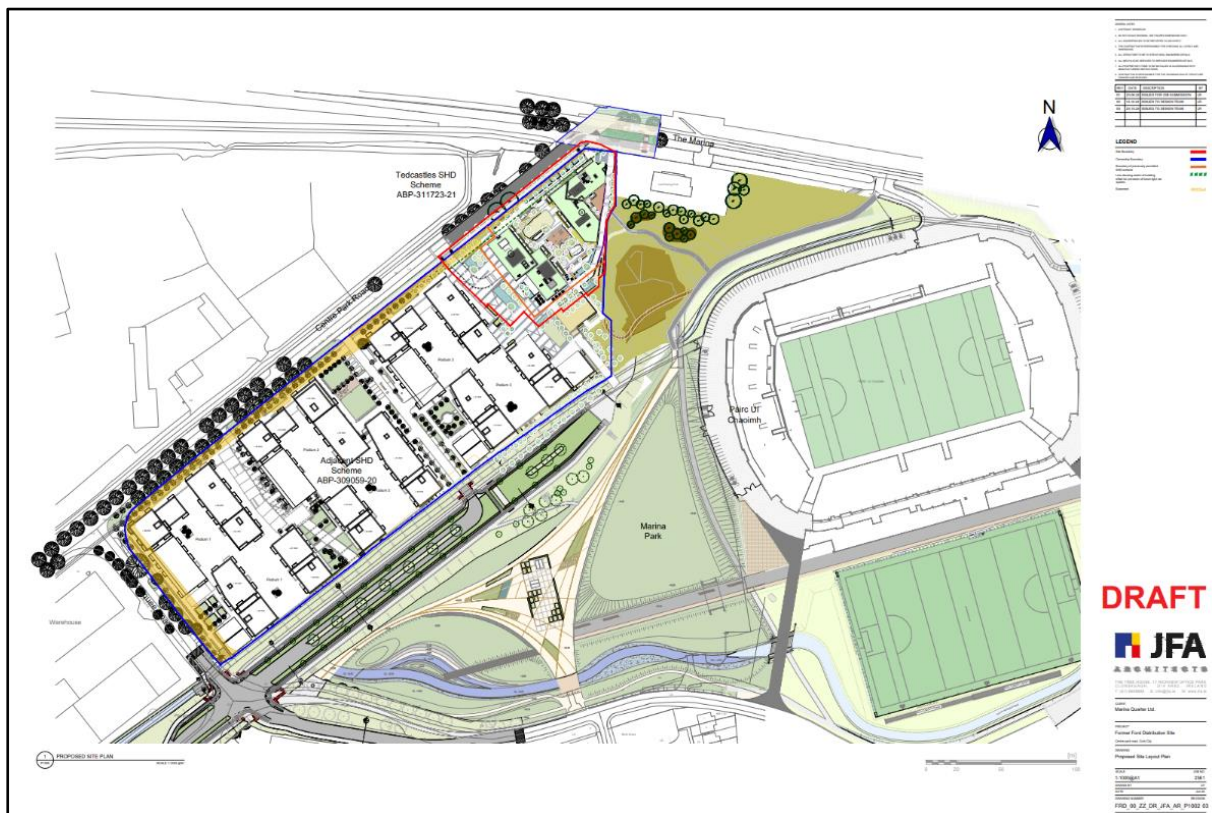
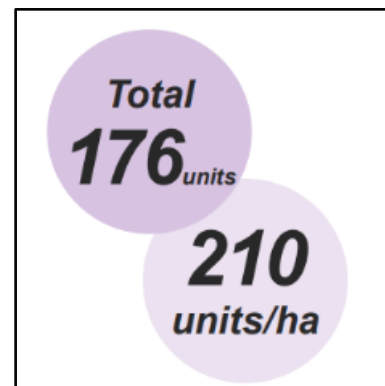


Figure 3: Schedule of Accommodation

Site Area		BLOCK A					BLOCK B				
Level		Gross Internal Area (GIA)	1 Bed	2 Bed /3P	2 Bed /4P	3 Bed	Gross Internal Area (GIA)	1 Bed	2 Bed /3P	2 Bed /4P	3 Bed
		m ²	Units				m ²	Units			
-01	Basement	3382									
	Gym	400									
00	Ground Floor	1025	6	1	4	0	1009	5	1	1	2
	Retail	131					181				
01	First Floor	1025	4	0	8	0	1027	4	0	3	4
02	Second Floor	1025	4	0	8	0	1027	4	0	3	4
03	Third Floor	1025	4	0	8	0	1027	4	0	3	4
04	Fourth Floor	1025	4	0	8	0	1027	4	0	3	4
05	Fifth Floor	1025	4	0	8	0	1027	4	0	3	4
06	Sixth Floor	1025	4	0	8	0	1027	4	0	3	4
07	Seventh Floor	551	2	0	4	0	435	1	0	1	2
08	Eighth Floor	0	0	0	0	0	428	0	1	1	2
09	Ninth Floor	0	0	0	0	0	428	0	1	1	2
10	Tenth Floor	0	0	0	0	0	0	0	0	0	0
Block Total excl Basement		7728	32	1	56	0	8462	30	3	22	32
		48%	36%	1%	63%	0%	52%	34%	3%	25%	37%
			89					87			
Total Block A & B excl Basement		16190									
Total incl Basement		19572									



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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 (the “Agent”) by the Developer and subsequent engagement between the Agent and the Developer is recommended to take place at least twelve months in advance of completion of the development. Our experience shows that the successful outcome on completion can be aided when the Agent is in place to consult and advise on the operational management strategy.

The Agent would be appointed to manage the estate & common areas on behalf of the owners and /or the Developer to ensure that the scheme is well managed, and the development is maintained to an extremely high level in line with the planning permission for this scheme.

The 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 and /or the Developer on a quarterly in advance basis to ensure enough funds are received to enable effective management of the scheme.

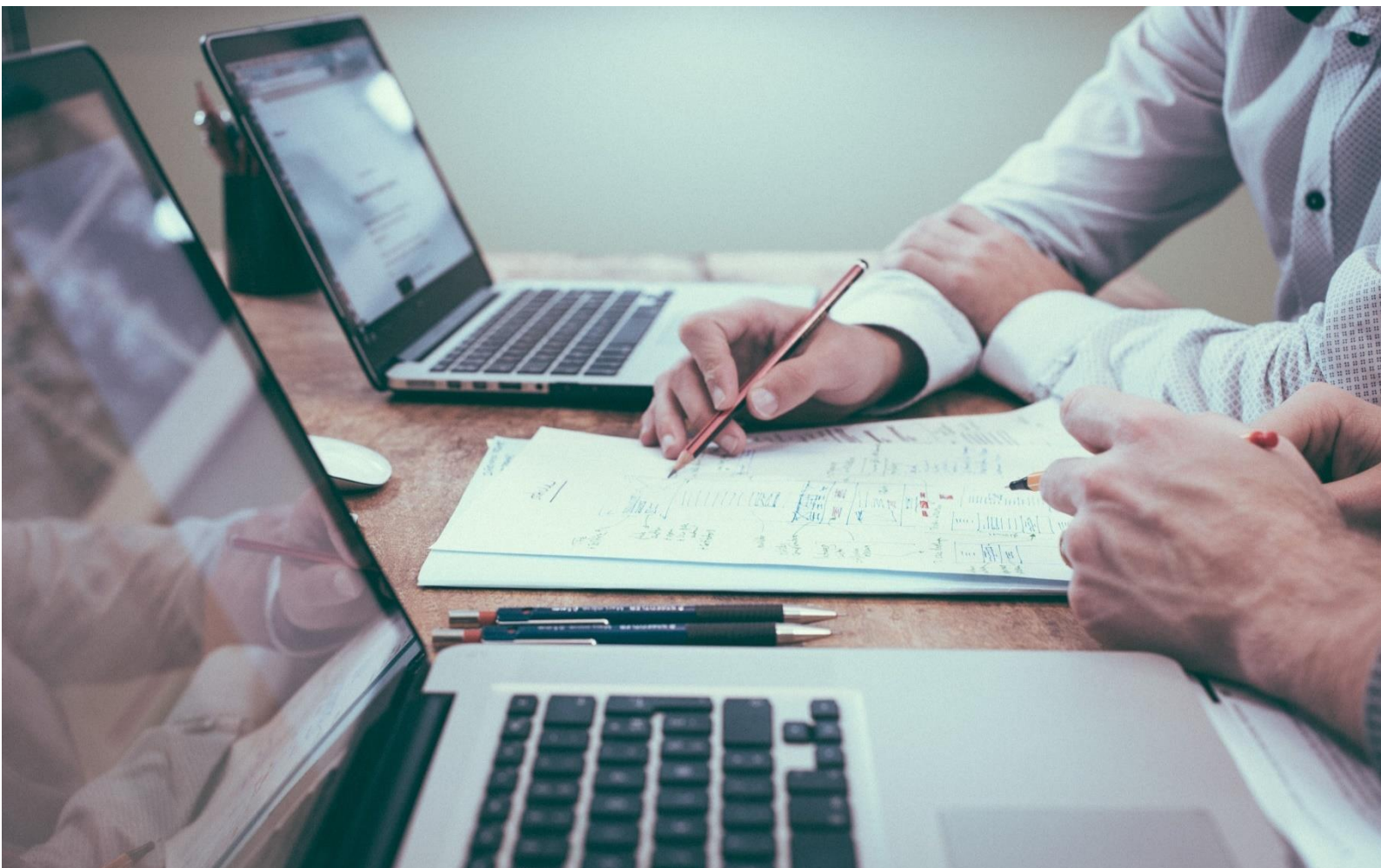
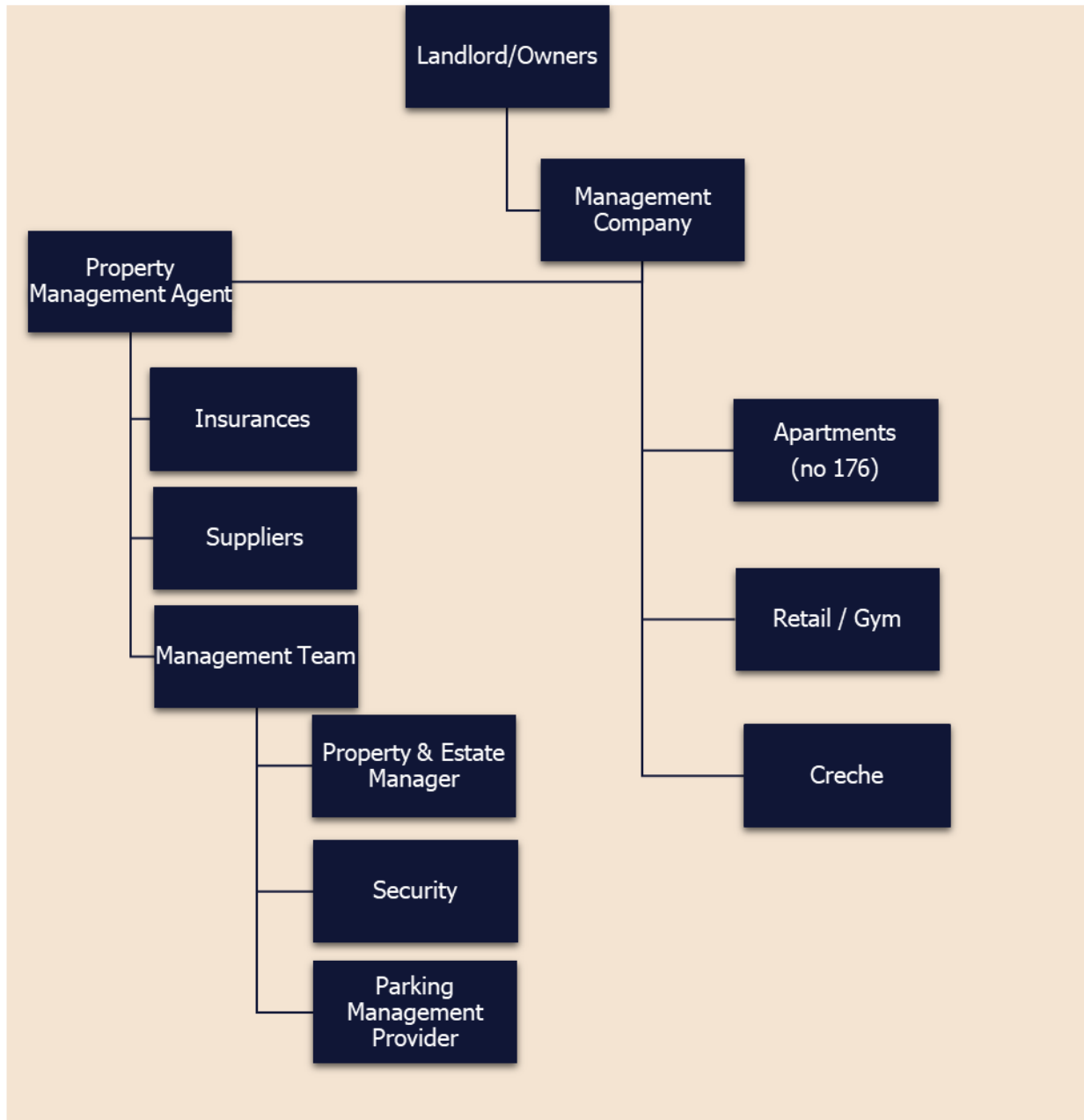


Figure 5: Proposed Structure – Hierarchy of Title



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, including all roads and open space 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 aspect with the estate common area management.

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AMENITY CONSIDERATIONS & MANAGEMENT

Section 4 – Amenity Considerations

The development has been designed with quality of amenity space as a central consideration for both residents and the wider community. A provision has been made for high-quality, well-integrated public open space to include facilities to benefit new and existing residents which will be taken in charge by the local authority.

These open spaces will utilize high-quality materials such as paving, lighting, and street furniture to establish a distinctive character. An extensive planting scheme will include feature trees, shrubs, herbaceous plants, lawns, and meadows, all focused on native species to boost biodiversity and seamlessly integrate the site with the surrounding landscape.

All open spaces are accessible to all residents and avoid physical and visual barriers. Passive surveillance is considered carefully throughout. The spaces will have the benefit of passive surveillance from apartments and houses and this in addition to the detailed landscape design will foster the provision of safe secure usable and active spaces within the proposed development.

Proposed Open Space



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SERVICE CHARGE
BUDGET FOR
SHARED COMMON
ESTATE

Section 5 – Summary of Service Charge Budget for Shared Common Estate

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 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	<ul style="list-style-type: none"> Any costs incurred for water usage, electricity, and gas.
Soft Services	
Security	<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 and access control systems.
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. 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	<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 to encourage a

	<p>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.</p> <ul style="list-style-type: none"> • 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 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 & 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. This will be provided to the residents and 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	
M & E	<ul style="list-style-type: none"> • 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	<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. 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 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. The outdoor communal amenity areas would allow outdoor events, such as barbecues, outdoor cinema, and other events. These would be organised by the on-site team to the benefit of the residents. Attendance at all community events will be organised and controlled centrally through the management team, with the assistance of the on-site security team.
Access Control	<ul style="list-style-type: none"> 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. Visitors will be required to request access through electronic intercom/access system installed at the block entrance doors and gates.
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.

<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 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.
<p>Fire</p>	<ul style="list-style-type: none"> • Evacuation: <ul style="list-style-type: none"> o 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. o Signage: Appropriate exit signage will be in place throughout the property. o 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.

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PARKING & MOBILITY MANAGEMENT

Section 6 – Parking & Mobility Management

Parking Management Strategy

The site benefits from excellent frontage on to Centre Park Road and the infrastructure locally is expected to improve with the development of the Monahan Road extension to the southeast, and future bridge immediately to the northeast. It is also envisaged that the site will be adjacent to the future Light Rail Transit route along Centre Park Road.

At present buses 202, 202a and 212 all pass near the site and plentiful transport links are available within a short walk. The site is ideally suited to cycling and walking routes to the city centre and will benefit from upgrades ongoing throughout the South Docks, including light rail

The revised scheme has a secure bike parking area underneath the podium with direct access to the street, segregating cycle, vehicular and pedestrian traffic.

The managing agent will ensure an active parking management strategy is regularly enforced in the development via the on-site management team. Car parking spaces will be allocated in accordance with Management Company policies for the development. The purchase /rental 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.

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.

No additional car parking will be provided by the proposed development. If no car parking spaces are available, the future owner / resident will be informed of this prior to occupation of a unit.

Car spaces	56
Car parking ratio	0.32

Bike Spaces	427
Bike ratio	2.43

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

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ASSET MANAGEMENT



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MANAGEMENT



BUILT TO RENT/PRS
MANAGEMENT
(RESIDENTIAL PROPERTY
MANAGEMENT)



VALUATION, RENT REVIEWS
& PROFESSIONAL SERVICES



SUSTAINABILITY SERVICES



BUILDING CONSULTANCY



FACILITIES MANAGEMENT



PROCUREMENT

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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