

Planning Department
Dublin City Council
Civic Offices
Wood Quay
Dublin 8

03 November 2022

Dear Sir/Madam,

**Re: Large Scale Residential Development at Carlisle, Kimmage –
Operational Management Statement**

We refer to the Large Scale Residential Development application for the above site.

On behalf of the application, 1 Terenure Lands Ltd., we note that an Owner's Management Company (OMC) will be established pursuant to the Multi-Units Developments Act, 2011, for the development.

A property management company will be appointed by the OMC to manage and maintain the development. The property management company will be responsible for all aspects of estate management including the common areas and the external facades and roof spaces.

Routine and reactive maintenance will be carried on site by qualified staff with appropriate health and safety training, whilst more technical works and planned preventive maintenance may be outsourced and supported by appropriately qualified contractors.

In addition, the property management company will have responsibility for the following:

- Preparation of a detailed management strategy to include the fire strategy, security, out of hours procedures/cover, lift maintenance, cleaning, water management, health and safety, pest control and staff welfare.
- Preparation of an annual service charge budget for the development's common areas.
- Fair and equitable apportionment of the annual operational charges in line with the MUD Act 2011.
- Accounting & Corporate Services
- Insurance Management
- After Hours Services

Yours sincerely,



Charlie Ginty
Head of Asset Management

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