

All fire related services in the external common areas such as fire mains, hydrants and other services will be inspected and maintained on a quarterly basis and any faults or failures are identified and corrected to ensure that the integrity of the fire safety certificate is never compromised.

2.2.4 On-Site Staff and Facilities-(possible provision as part of overall development)

A management office for use by the OMC and its on-site operatives may be provided for the management of the overall estate. The management office will provide all on site staff with cleaning and washroom facilities while also providing residents with a place to report maintenance issues and have parcels held if they are not home to receive same. The management office will be staffed Monday to Friday by the site manager / concierge while active evening and weekend periods will be staffed by contract security.

Landscaping contractors will attend to grounds and hard surfaces. On site staff will notify specialist contractors of maintenance issues as they arise for immediate attention. The combination of all services should ensure the enjoyment of the common areas and wider development by all residents.

2.2.5 Energy Consumption and Management

As part of the sustainability strategy for Tandy's Lane Village, Phase 2, Adamstown, Lucan, Co. Dublin, each dwelling unit within the development, will utilise an air source heat pump system, utilising grid supplied electricity to extract thermal energy from a heat source in this case, the external ambient air.

Common area lighting and power consumption will be monitored on a regular basis to strike a balance between comfort and efficiency. All plant and equipment will be maintained in accordance with manufacturer's guidance and guarantees to ensure that they are operated efficiently, and that the full life expectancy is delivered.

2.2.6 Waste Management

The strategy for domestic waste will be based upon the Operational Waste Management Plan, compiled by AWN Consulting, and included within the Planning application. This will enable the OMC to optimize waste segregation and encourage residents to re-cycle and segregate as much waste as possible by providing multiple receptacles on site. The use of bin compactors will optimize the use of bins while reducing the number of bins. On site staff (if provided) will manage waste storage areas keeping them free from lingering odours and vermin and ensuring that waste management areas are not unpleasant places for residents to visit and dispose of their waste and recycling. Waste and Recycling areas will be well managed with bins clearly identified to encourage segregation and prevent contamination. In all likelihood the waste system may operate on an individual unit basis in which the resident will control waste disposal.

2.2.7 Maintenance

Maintenance of all plant and equipment in accordance with statute, best practice and manufacturers warranties and guidance, is essential for optimizing the operation of the estate and delivering comfort to residents. Maintenance contracts will be entered into for all such facilities to include, closed circuit (if communal system installed), television systems, access control etc. In addition to maintenance contracts and relevant consultants will be engaged to advise on best practice for maintenance and occasional review of contractor's performance.

2.2.8 Landscaping and Grounds

The landscaping plan has been designed to provide the following:

1. Robust high slip resistance materials to be used for paving, fencing (where applicable), furniture, bin & bicycle storage units, (if utilised) to minimise on-going maintenance inputs
2. Pedestrian and cyclist friendly hierarchy of streets and open spaces are complemented by generous and high-quality landscape treatments providing exceptional long term residential environments.
3. Sustainability elements of this proposed residential development, in conjunction with the housing aspect are, the use of native trees across the site, where possible. Other species have been carefully selected for compatibility, with the size of available spaces considered, as this is an important factor in the long-term management of the overall development.
The overall objective is to enhance the biodiversity potential of the development in addition to providing seasonal interest and variety.
4. Maintenance and management requirements have been considered through the design process by MOLA Architecture and DOT Landscape Architects. Complex planting arrangements have been omitted thus avoiding onerous maintenance and management requirements.

2.3 Service Charge Scheme

2.3.1 The preparation of a Service Charge Budget is a key function of the OMC and Property Management Agent, as it determines the services and service levels deliverable to the residents and OMC members for the coming year. The budget covers all items in connection to the maintenance, management, insurance, repair, upkeep, cleaning of common areas and equipment in accordance with the Multi Unit Developments Act 2011 ("MUD" Act). A sample annual budget is shown in Appendix A which is itemised per residential unit.

The Service Charge Budget will also detail different cost centres to reflect the enjoyment and consumption of services by different property types within the estate. This will enable the OMC to recover the costs from unit owners in an equitable and transparent manner.

The Service Charge budget will be prepared on a "normal year", basis ignoring warranties and guarantees available in the first year to establish a realistic service charge budget that should not vary greatly within the first three years of establishment. The budget will include a reasonable reserve fund, separate to the sinking fund, to provide for unforeseen expenditure and enable the OMC to equalise its costs year to year without fluctuating the contributions from unit owners.

The Service Charge Budget will be agreed in the first year in advance of the first unit being sold in consultation between the developer and the property management agent. Following the sale of the first unit and prior to the levying of any further service charge, the budget will be presented to the membership for approval at a general meeting of owners.

A service charge budget should also include an allowance for a Sinking Fund and a Reserve Fund. (see Appendix A)