

PROPERTY MANAGEMENT STRATEGY REPORT

SEA GARDENS
PHASE 1, BLOCK A

June 2025

CLIENT

Shankill Property
Investments Limited

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.

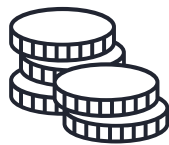
Aramark Property is one of a portfolio of companies that form Aramark Ireland.

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.



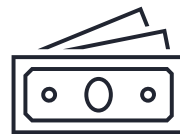
165+

EMPLOYEES



250M+

ANNUAL RENT
COLLECTED



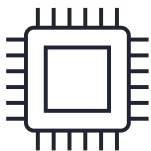
120M+

ANNUAL S/C
COLLECTION



10,000

RESIDENTIAL UNITS



75

INDUSTRIAL &
TECHNOLOGY
BUSINESS PARKS



100+

OFFICE BLOCKS



35+

RETAIL SHOPPING
CENTRES & RETAIL
PARKS



25+

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.



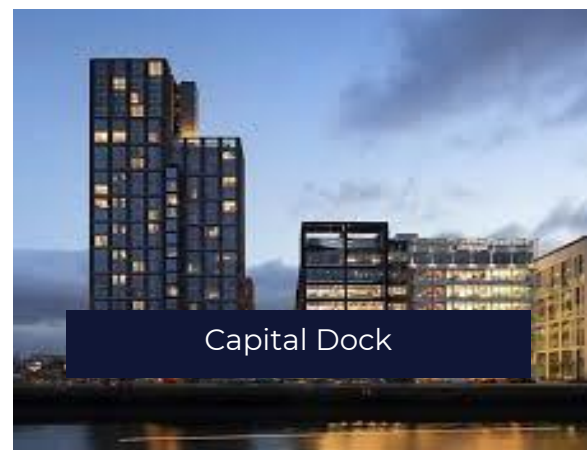
Beacon South Quarter OMC



One Lime Street



OPUS



Capital Dock

02

MANAGEMENT
STRATEGY
SUMMARY

Section 2 – Management Strategy Summary

Aramark Property have been instructed by Shankill Property Investments Limited, to provide a report on the property management strategy for their proposed development on a site of approximately 1.38 hectare located on the former Bray Golf Club Lands off the Dublin Road and Ravenswell Road, Bray, County Dublin

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

Shankill Property Investments Limited (the applicant) is seeking permission from Dun Laoghaire Rathdown Co. Council for a proposed development on a site at the former Bray Golf Club Lands off the Dublin Road and Ravenswell Road, Bray, County Dublin. The C. 1.38-hectare site is generally bounded to the north by existing public open space at Corke Abbey Valley Park, to the east by the Irish Rail Dublin-Wexford/Rosslare main rail line, to the south by undeveloped lands and to the west by Shoreside Park.

The proposed development will consist of 159 no. residential units over/around a shared 2-level podium comprising of: 9 no. 3 to 4-storey terraced townhouses with associated private terraces, comprising 5 no. 4-bedroom and 4 no. 4-bedroom townhouses; and 150 no. apartments in 2 no. blocks consisting of 48 no. 1-bedroom units, 58 no. 2-bedroom units, 44 no. 3-bedroom units.

The apartment blocks will comprise of: Block A1 ranging in height from 6 to 10-storeys and containing 69 no. units consisting of 22 no. 1-bedroom units, 26 no. 2-bedroom units, 21 no. 3-bedroom units all with balconies or terraces, and residential amenity space including a c. 169.7 sq.m work / lounge space and c. 169.3 sq.m communal gym at ground floor level, a c. 33.5 sq.m lobby and c. 52.9 sq.m cinema room at courtyard level; and Block A2 ranging in height from 7 to 11-storeys and containing 81 no. units consisting of 26 no. 1-bedroom units, 32 no. 2-bedroom units, 23 no. 3-bedroom units all with balconies or terraces, and residential amenity space including a c. 63.6 sq.m lobby / lounge at ground floor level, a c. 16 sq.m lobby at courtyard level and c. 235.6 sq.m of bulk storage space at courtyard level.

The proposed development will include 171 no. car parking spaces of which no 9 are accessible spaces. Of this total 166 are located within the 2-level podium, and 5 no. spaces will be within the private garages of the western terraced houses.

20% of all spaces will be provided with direct EV charging facilities. The proposed development will also include 8 no. resident motorcycle spaces within the shared 2-level podium and 365 no. bicycle parking spaces comprising 332 no. resident spaces within the shared 2-level podium and 33 no. visitor spaces at surface level.

The proposed development will also include: c. 1,874 sq.m communal open space within the central podium courtyard; c. 7,363 sq.m public open space including play areas; all associated landscaping, public lighting, pedestrian / cycle linkages with adjoining existing and permitted developments; associated connections to the surrounding existing and

permitted road network; all associated plant and substations/switch rooms; refuse storage areas; drainage arrangements; utility connections; and all site development works.

Figure 1: Proposed Site Layout Plan

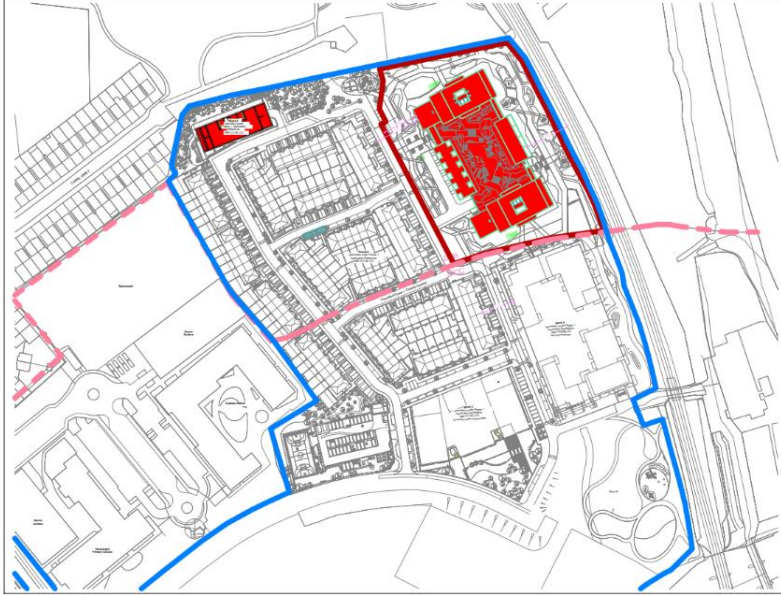


Figure 2: CGI Image of Proposed Development



Figure 3: Site Metrics

Development Schedule : Plots																	
	Block A1					Block A2					Podium					Total	
	Resi NIA	Resi GIA*	Amenity GIA	Plant GIA	Total GIA	Resi NIA	Resi GIA*	Amenity GIA	Plant GIA	Total GIA	Resi NIA	Resi GIA*	Amenity GIA	Plant GIA	Parking GIA	Total GIA	GIA
L09	0	0	0	0	0	344	454	0	0	454	0	0	0	0	0	0	454
L08	344	454	0	0	454	448	579	0	0	579	0	0	0	0	0	0	1033
L07	448	579	0	0	579	625	780	0	0	780	0	0	0	0	0	0	1359
L06	625	780	0	0	780	625	780	0	0	780	0	0	0	0	0	0	1560
L05	625	780	0	0	780	784	964	0	0	964	0	0	0	0	0	0	1744
L04	784	964	0	0	964	784	964	0	0	964	0	0	0	0	0	0	1928
L03	784	964	0	0	964	784	964	0	0	964	0	0	0	0	0	0	1928
L02	784	964	0	0	964	784	964	0	0	964	570	588	0	0	0	588	2516
L01	748	927	37	0	964	748	926	37	0	963	768	793	0	0	0	793	2720
M01	508	760	0	220	980	508	980	0	0	980	466	501	0	0	2480	2981	4941
L00	244	603	323	0	926	402	914	67	0	981	259	470	0	252	2365	3087	4994
Sub Total	5894	7775	360	220	8355	6836	9269	104	0	9373	2063	2352	0	252	4845	7449	25177
		76%					74%					88%					

Unit Schedule : Plots																
	Block A1					Block A2					Podium					Overall
	1 Bed	2 Bed	3 Bed	4 Bed	Total	1 Bed	2 Bed	3 Bed	4 Bed	Total	1 Bed	2 Bed	3 Bed	4 Bed	Total	Total
L09	-	-	-	-	0	0	0	2	-	2	-	-	-	-	0	2
L08	-	-	2	-	2	0	0	4	-	4	-	-	-	-	0	6
L07	-	-	4	-	4	2	2	3	-	7	-	-	-	-	0	11
L06	2	2	3	-	7	4	2	2	-	8	-	-	-	-	0	15
L05	4	2	2	-	8	4	4	2	-	10	-	-	-	-	0	18
L04	4	4	2	-	10	4	4	2	-	10	-	-	-	-	0	20
L03	4	4	2	-	10	4	4	2	-	10	-	-	-	-	0	20
L02	4	4	2	-	10	4	4	2	-	10	-	-	-	-	0	20
L01	2	5	2	-	9	2	5	2	-	9	-	-	-	-	0	18
M01	1	4	1	-	6	1	4	1	-	6	-	-	-	4	4	16
L00	1	1	1	-	3	1	3	1	-	5	-	-	-	5	5	13
Sub Total	22	26	21	0	69	26	32	23	0	81	0	0	0	9	9	159

1 Bed	2 Bed	3 Bed	4 Bed	Total
48	58	44	9	159
30%	36%	28%	6%	

03

APPOINTMENT OF
PROPERTY
MANAGING
AGENT

Section 3 - Appointment of Property Managing Agent & Associated Responsibilities

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.

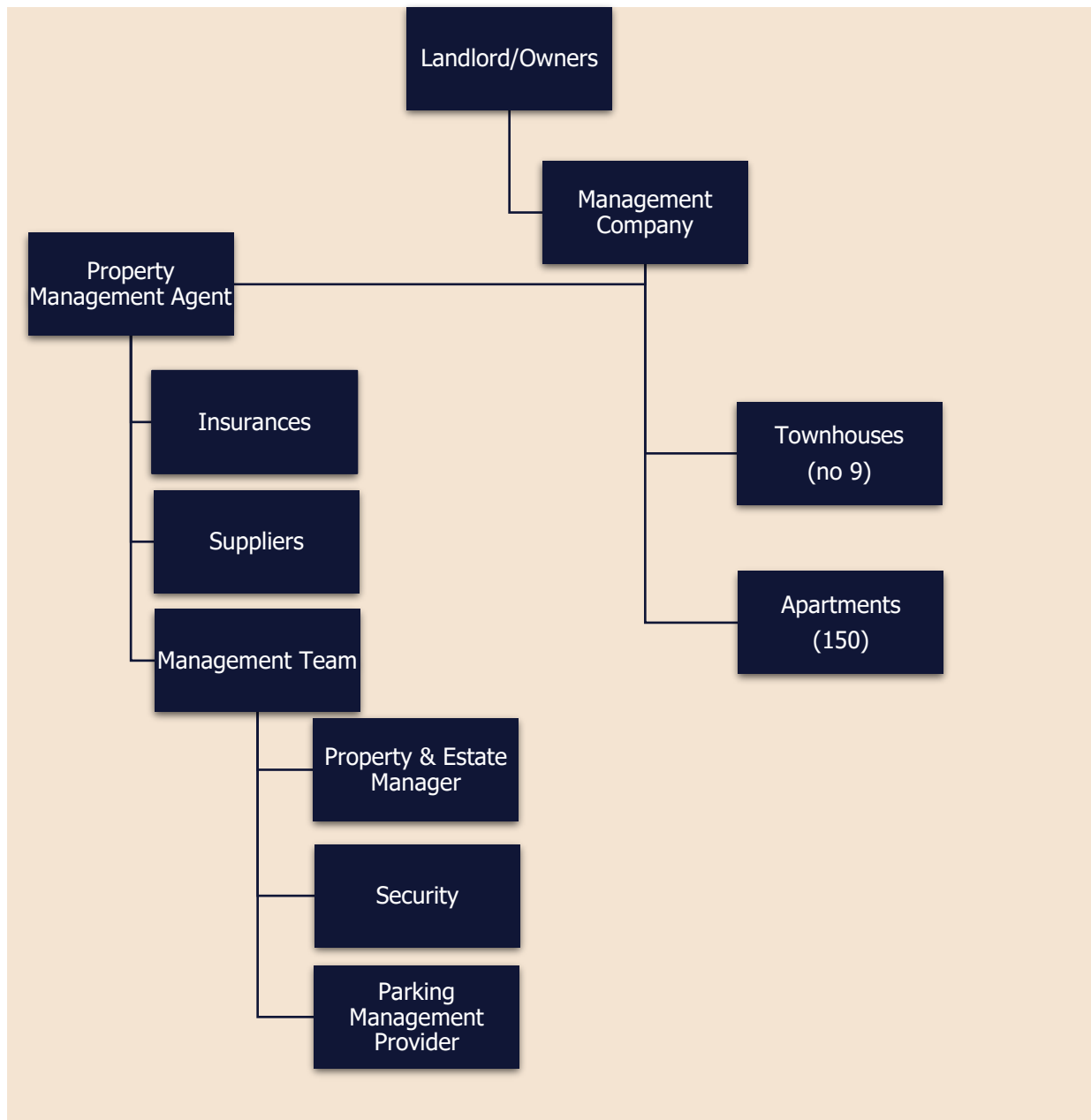


Legal Entity

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 development.

Figure 4: Proposed Structure – Hierarchy of Title



04

AMENITY
CONSIDERATIONS &
MANAGEMENT
PLAN

Section 4 – Amenity Considerations & Management Plan

The development is centered around communal amenity spaces that encourage community interaction. These spaces are designed to be active and inviting, creating vibrant hubs that attract foot traffic and promote engagement.

Figure 5 Communal Open Space Provision



External Spaces

Podium Gardens

The residents' communal amenity space is located on top of the car park below, with direct access from both Block A1 and Block A2 at Level 01. This space is designed to offer both recreational and relaxing areas, ideal for socializing or enjoying the surrounding natural environment.

It also offers views of the Irish Sea, particularly from the nearby town houses. In addition to the communal amenity area on the podium, defensible planting is incorporated in front of all windows facing the podium, ensuring residents' privacy.

Access

Access to the amenity space is restricted to residents only, with the main entry points located through the building cores. Additional access and escape stairs will link the podium

gardens to the park to the west and the green link to the east, enhancing connectivity within the development

Internal Communal Spaces

It is important to note that while Block A is proposed for private ownership, it offers high-quality internal communal and recreational amenities for residents. These facilities are strategically located on the ground floor, just inside the main entrance.

On the first floor, residents can access a private communal garden. A cinema room is also proposed in Block A1 at mezzanine level.

The following services and amenities are proposed within the block to support residents:

Post and Parcel

Both Cores will have their own access and small lounge / lobby space with space for post boxes and rest.

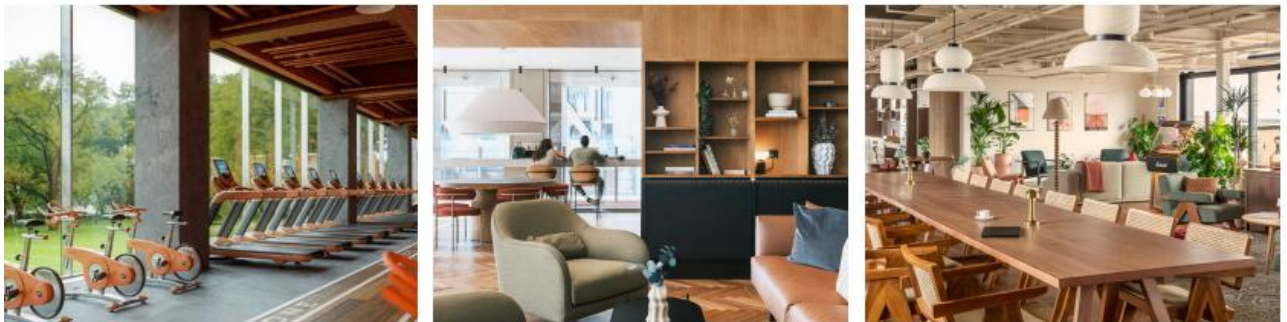
Gym

One of the key spaces within the resident's amenity is a gym overlooking the public park.

This space is suitably sized for residents use and creates all day activation to the park.

Workspace/ Lounge

With the boom in working from home, a communal space will be created alongside a lounge space for those needing some additional space away from their home environment.



Management / Concierge Offices

The development will have a designated management office and reception suite, this office will focus on security, surveillance of vehicular & pedestrian access, waste marshalling area, parcel deliveries and car parking.

Onsite Operations Management Team

The Onsite Operations 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 development.
- Management of contractors and other requirements of efficient building and estate operation.
- Co-ordination of events and engagement.
- Management of delivery strategies to ensure full access to facilitate deliveries for the residents.

Security

Security provisions will be tailored around the size and location of the site. The aim will be to provide visible but unobtrusive security, through a combination of CCTV provision, access control and security personnel.

The security measures proposed are:

- Entrances will be secure, and residents will require a fob to gain access to the buildings, thus ensuring that only authorised persons have access.
- Residents will be issued with a fob when they first arrive, and these will all be individually registered and strictly controlled.
- The door entry system will require residents to meet their visitors at the main door.

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.
<p>Waste Management</p>	<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.
<p>Health & Safety</p>	<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.
<p>Health & Safety</p>	<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	
M & E	<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.
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. 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.
Communal Outdoor Amenity Areas & Roof Terraces	<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.
Building Management System (BMS)	<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"> • Evacuation 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

Vehicle Parking

The proposed Block A development will contain a total of 159 no residential units comprising apartments and townhouses with 171 car spaces. Please refer to the Traffic Impact Assessment by Atkins for a detailed assessment of parking.

Access to Parking

The Block A car park has been designed as a simple structure between the two apartment blocks. It is separated away from the accommodation to reduce the number of spaces that are below residential accommodation. Access to the parking is provided through an entrance to the west as per the previous application. The access road is designed as a Homezone to ensure low speeds as the road crosses the green space.

Garages

The west facing townhouses are provided with a private entrance from the park and individual garages. A small area of defensible space is situated adjacent to each unit, enhancing privacy and security.

Parking Spaces

The primary parking provision is distributed across two levels, with internal access via a ramp. Ventilation is incorporated into the east and west facades and will be seamlessly integrated into the landscaping and terracing design. Accessible parking bays are strategically positioned near the core entrances for ease of access, while motorcycle spaces are located in the corners of the car park.

The proposed quantity of car parking has been carefully considered in the context of the site's strategic location within the built-up area of Bray and its close proximity to public transport services. The number of spaces provided is significantly below the maximum permissible threshold, while still ensuring adequate provision to meet the expected requirements of future residents.

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.

Figure 6: Car Allocation Breakdown

Car Spaces	Standard Bays	Accessible Bays	Total	Motorbike
Block A Car Park	157	9	166	8
Block A Garages	5	0	5	
Total	162	9	171	8

Figure 7: Mezzanine Plan

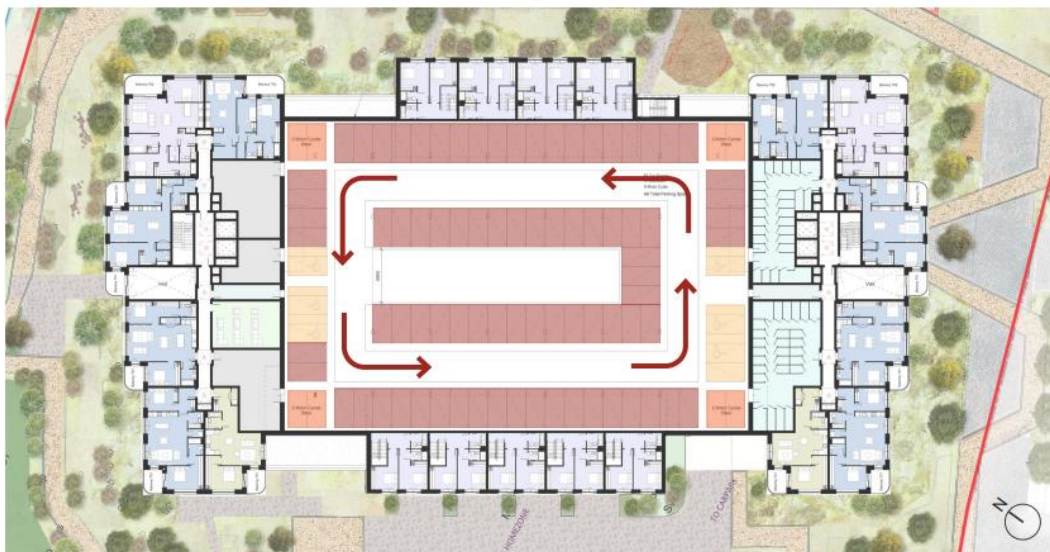
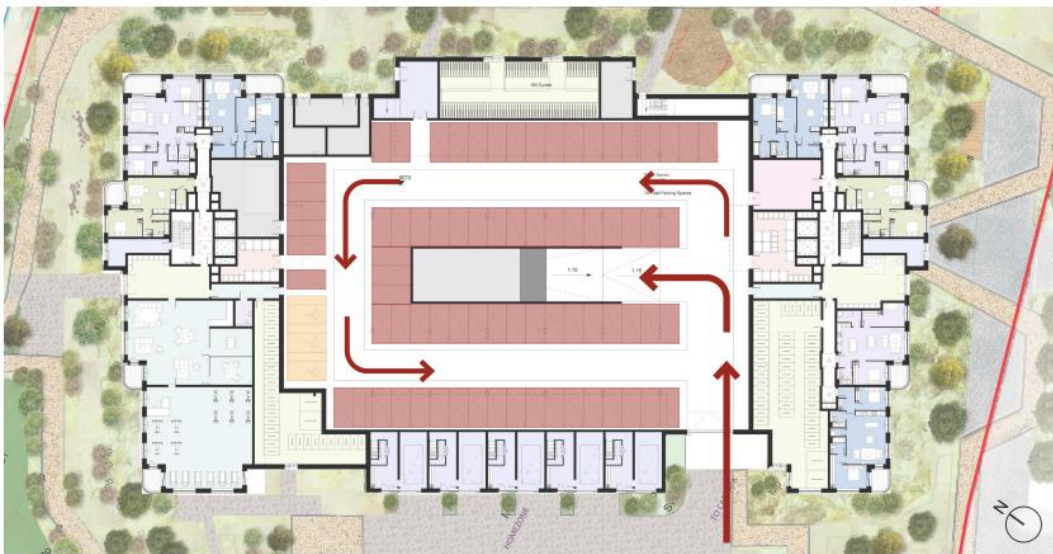


Figure 8: Ground Floor Plan



Cycle Storage

Bike Stores

There are three cycle stores within Block A, for the long stay spaces. Two of the cycle stores directly face onto the west in the linear park. The stores include all of the single stacking 'Sheffield Stand', and Universal Cargo cycle stands, 174 in total. The remaining long stay spaces are accessed from the Eastern Green space and are formed of double stacking spaces.

The types of bike storage have been designed to align with the DLR Standards of Cycle Parking and associated Cycling Facilities for New Developments, which will make cycling more convenient for residents

Access Points

Active travel is key design driver for Sea Gardens and ensuring cycles are promoted has been well considered. By locating the cycle entrances off the main thoroughfare, Frontage is given to the cycle entrances and direct connection through to the residents' amenity.

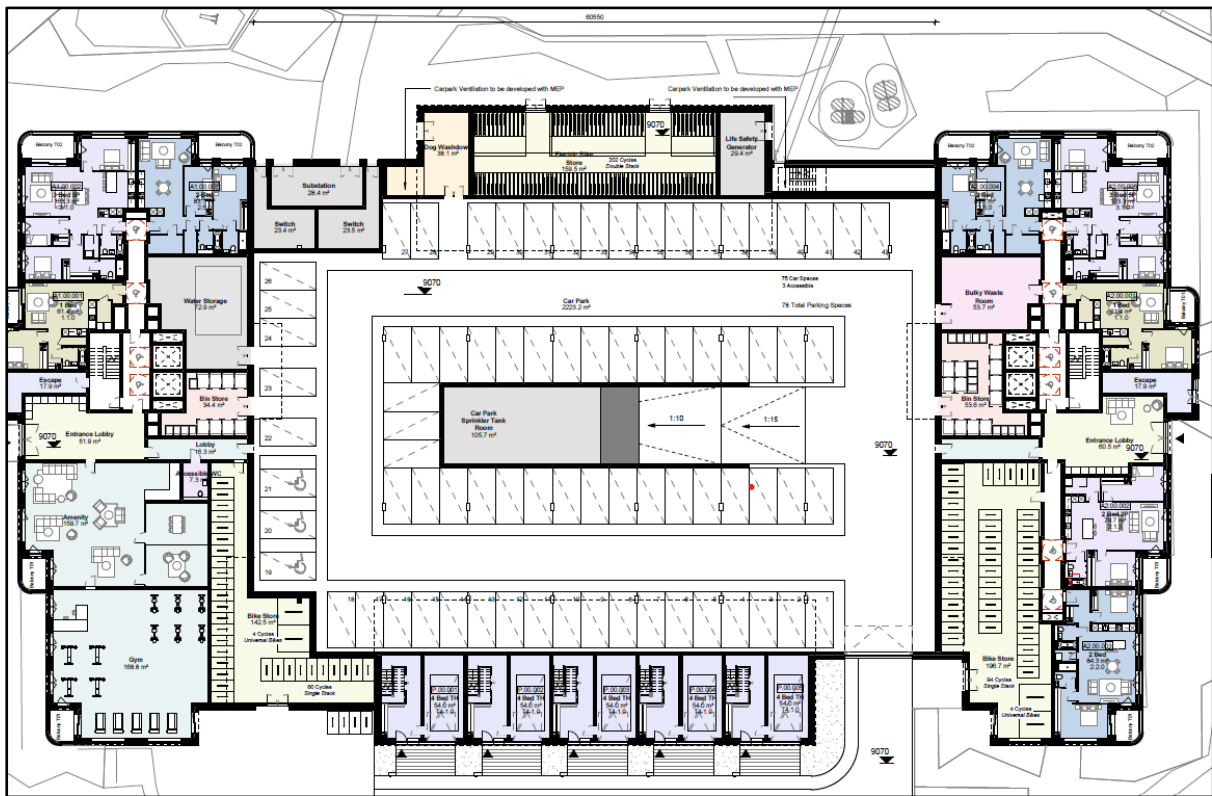
Visitor

Visitor spaces will be provided within the landscape around the building. They will be close to the main entrances of Block A1 and A2 and integrated into the overall landscape design.

Figure 9: Bicycle Allocation Breakdown

Long Stay	Visitor Ratio	Visitor No.	Total
332	20%	33	365
Long Stay Single Stack	Long Stay Double Stack	Visitor Single Stack	Visitor Double Stack
174	158	33	-

Figure 10 Ground Floor 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

Michelle Finnerty

Divisional Director

E: Finnerty-michelle@aramark.ie

M: +353 86 169 0540

D: +353 1 871 5400

W: www.aramarkproperty.ie



ASSET MANAGEMENT



COMMERCIAL PROPERTY
MANAGEMENT



BUILT TO RENT/PRS
MANAGEMENT
(RESIDENTIAL PROPERTY
MANAGEMENT)



VALUATION, RENT REVIEWS
& PROFESSIONAL SERVICES



SUSTAINABILITY SERVICES



BUILDING CONSULTANCY



FACILITIES MANAGEMENT



PROCUREMENT

Section 8 – Disclaimer

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