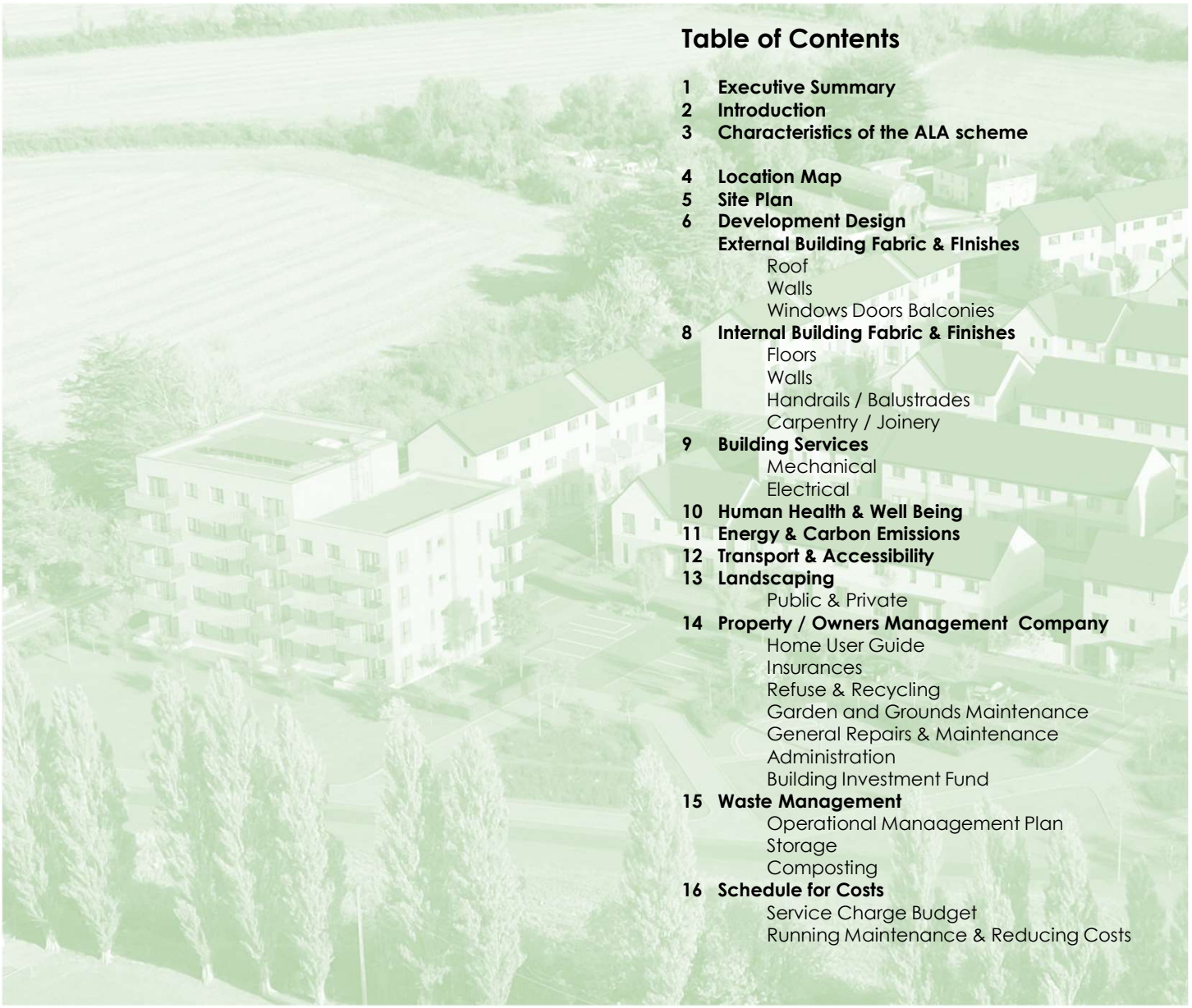
LIFECYCLE & MANAGEMENT REPORT

RESIDENTIAL DEVELOPMENT
AT CONFEY, LEIXLIP
CO. KILDARE

JULY 2026.



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1 EXECUTIVE SUMMARY

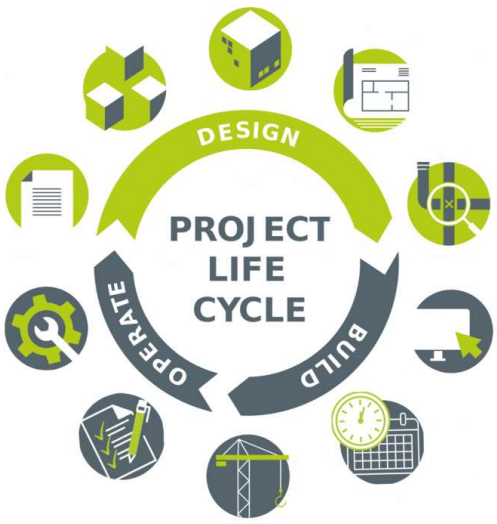
This Building Lifecycle Report for the proposed Residential Development at Confey, Leixlip, County Kildare

The proposed development will be constructed to the highest standards and in compliance with all relevant policies, regulations, and guidelines. The design approach aims to deliver high-quality, energy-efficient, single entity owned and managed, sustainable assisted living residential accommodation scheme for older persons, while also minimising long-term maintenance requirements and associated costs for residents. In consideration of the above, it is anticipated that the information contained within this Report will provide clarity regarding the long-term management and maintenance of the proposed development.

This Building Lifecycle Report outlines: -

- Material durability (typically 20–60 years);
- Estimates long-term running costs per unit;
- Defines service charge strategies.
- Outlines the strategy for managing, repairing, and maintaining common areas of the development;
- Provides an assessment of running costs on a per-unit basis, demonstrating how the proposed design minimizes long-term maintenance expenses for residents;
- Justifies the choice of materials and building elements (e.g., roofs, facades) by ensuring their durability matches the design life required for the project;
- Highlights how selected materials and systems help achieve energy efficiency standards, such as Nearly Zero Energy Buildings (NZEB).

For details of Tenure, Governance, Staffing and Support Services, please refer to the Operational Management Plan that accompanies this planning application.



These lands provide a marvellous opportunity to develop a landmark residential development outside Leixlip on the banks of the Royal Canal.

The site is located to the north of Leixlip in the designated first phase of residential development in the Confey Lands Masterplan.

Leixlip and Newbridge SPV Limited (LNSPV) propose a new, high-quality urban quarter with **125 units.**
This unique development that will provide modern architecture, innovative design and high-end finishes in a varied mix of residential house types.

These lifetime homes will consist of housing, duplexes and apartments in 1-to-4-bedroom options.
Building heights will vary. Two and three storey housing will be located toward the centre of the site with taller duplexes along the R149 Road

This Life Cycle Report evaluates the long-term maintenance, operational, and financial costs of the development to support sustainable management and reduce costs for residents, typically over a 30-year span.

This report is submitted pursuant to **Section 6.13** of the Apartment Guidelines (2020).
It will address the long-term running and maintenance, sustainability, and life-cycle costing of common areas and shared services.

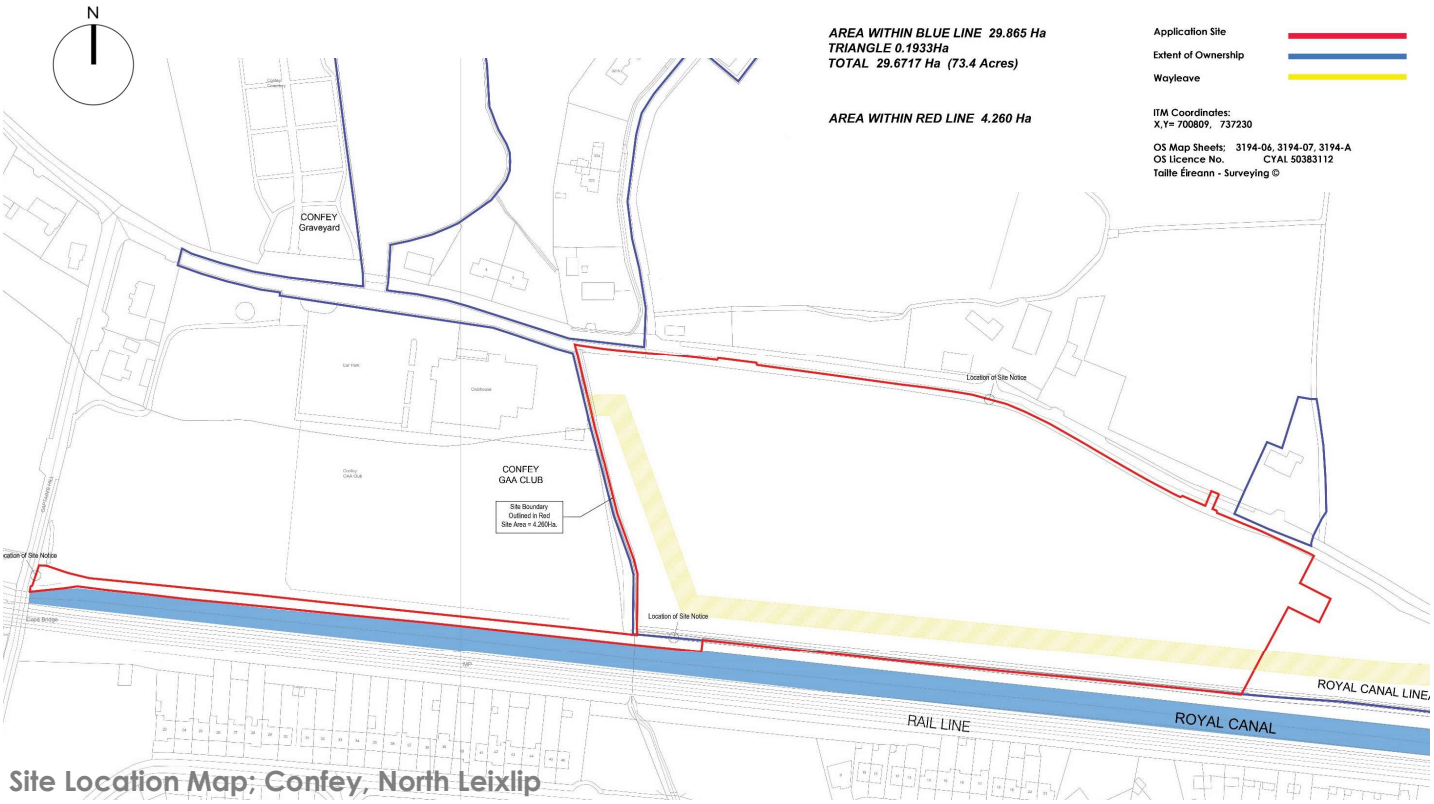
Reference: ***ISO 15686-5*** *(Buildings and constructed assets — Service life planning: Life-cycle costing) and* ***BS ISO 15686*** *series.*

The development will exploit the views, topography, solar orientation, and existing landscape features to deliver a first-class recreational amenity.

The public open spaces will be overlooked and provide both active and passive supervision for the development.
The proposed development will provide a positive addition to the neighbourhood and endeavour to preserve as far as possible the existing ecological condition and its biodiversity.

CONTEXT
The site lies between the R149 road and the Royal Canal just east of Confey GAA grounds.
IT is a natural extension of the existing neighbourhoods north of Leixlip.
The R149 Road connects to Blanchardstown in the east and to Leixlip
and Maynooth in the west

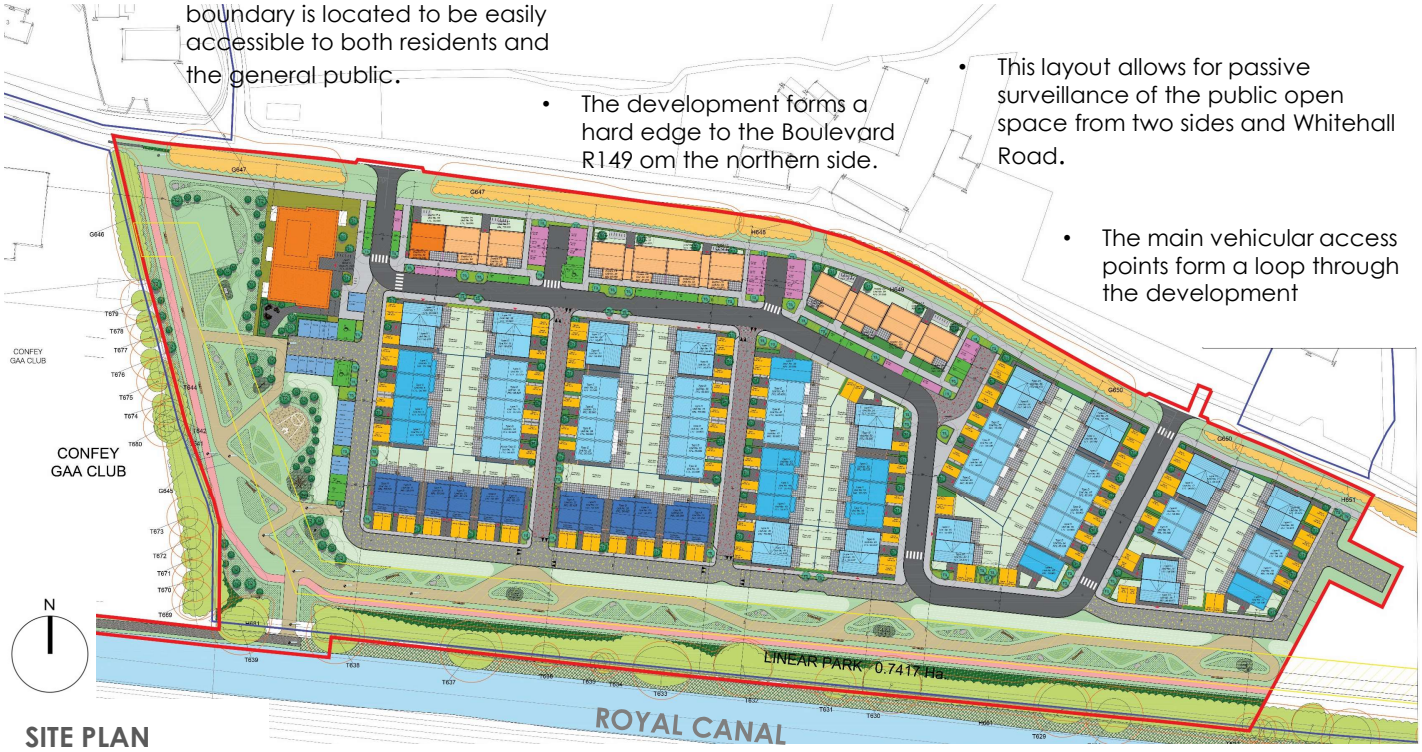
It is 4.260 Ha. in area and lies approximately 1.5 km north of Leixlip town centre.
Confey train station is less than 400m from the western boundary of the site along the canal tow path.
Irish Rail and Dart West are accessed via Leixlip Confey Station and the train takes 16 minutes to get to Heuston Station.
The eastern boundary is next to the Kildare / Dublin County boundary.
The site is well served with several schools within a 20-minute walk.



Site Location Map; Confey, North Leixlip

Aerial Photo; Confey, North Leixlip

- The proposed open space along the canal and the western boundary is located to be easily accessible to both residents and the general public.
- The development forms a hard edge to the Boulevard R149 om the northern side.
- This layout allows for passive surveillance of the public open space from two sides and Whitehall Road.
- The main vehicular access points form a loop through the development



SITE PLAN

DESIGN STRATEGY

1. The Boulevard
2. The Urban Quarter
3. Linear Park

These three locations will be highlighted for the physical interconnection of several paths that inform our decision to designate them as the primary hierarchal zones.
They will act as anchor points within our development to provide a certain concentration of activities, the physical characteristics of which present a strong hierarchal and urban edge form.
The Landmark building will highlight this important junction where the community space and possible local retail unit will adjoin the public open space.
Other elements such as public seating, an information kiosk and a bicycle sharing station will further animate the space.
Emphasise a strong urban corridor along the R149 Road with 3 storey duplexes.

The Layout is designed with links and connections to existing urban fabric.
The design proposes pedestrian / green and vehicular links to increase the permeability of both the proposed new neighbourhood and the surrounding locality.
The new development will deliver a neighbourhood of 125 dwellings clustered between the R149 and the Royal Canal Linear Park. A five storey apartment block on the western boundary overlooking the open space acts as a gateway building and focal point of the scheme.

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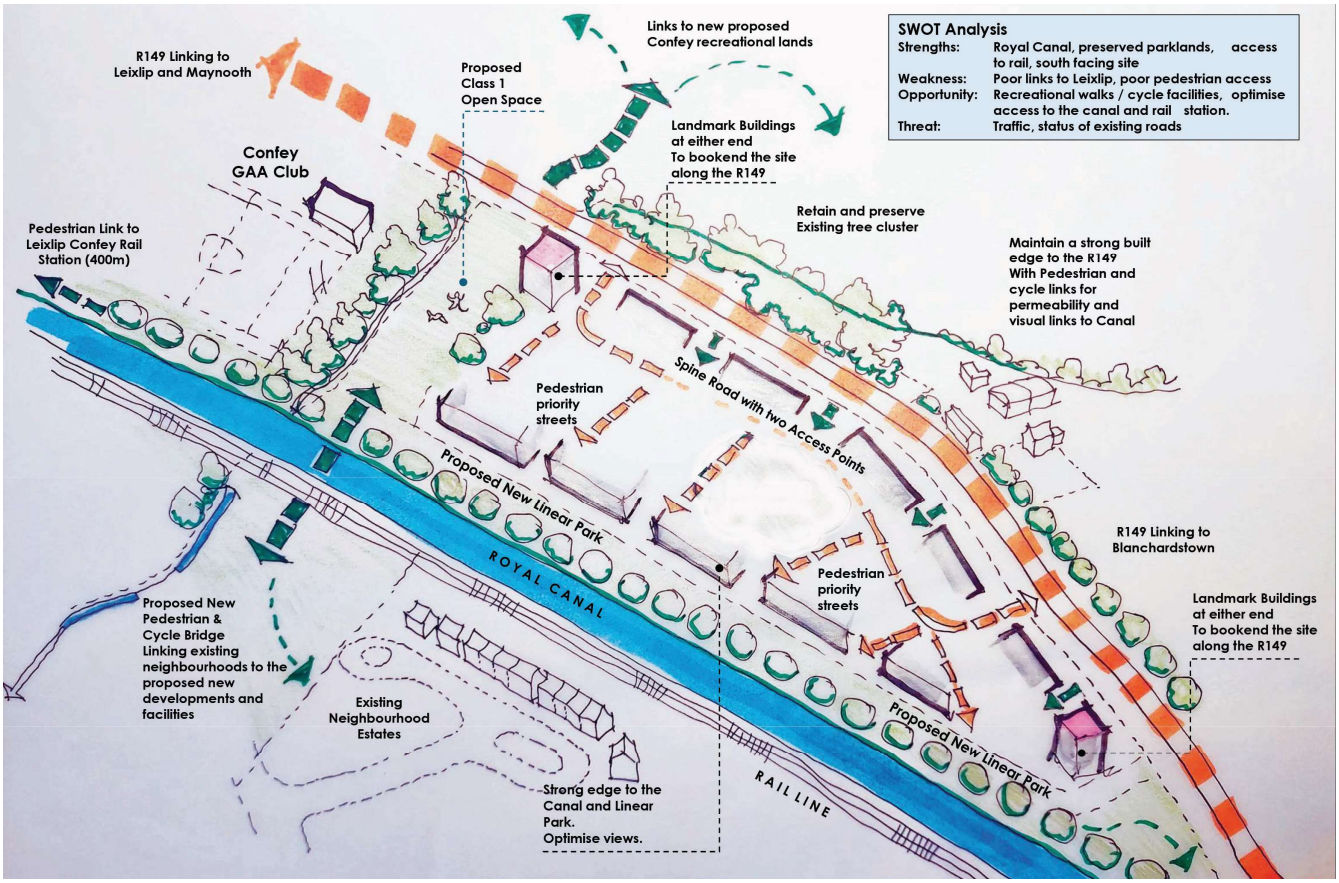


Proposed Materials;
The choice of materials for the proposed development was made in the context of it's setting.
The materials chosen are high quality and would require minimal future maintenance, the primary materials being buff brick.
Green roofs will be used on Apartment Block A which in addition to the aesthetic benefits assist with managing rainwater run-off and improve biodiversity.

Roof	Materials	Benefits	Lifecycle
Green sedum roofs	Lightweight, typically used in residential or low-load-bearing commercial applications, requiring minimal maintenance and ideal for flat or low-sloped roofs	Green sedum roofs offer significant environmental and structural benefits, including improved stormwater management (retaining up to 80% of rainfall), enhanced biodiversity by providing habitats for pollinators, and reduced urban heat island effects.	30-50 years
Pitched roof	Selected Anodised aluminium cladding.	Zinc or aluminium cladding protects the building's structure from rainwater and weathering.	40+ years

Walls			
Brickwork	Brickwork & Render The use of brick and Render as the predominant material is a response to the surrounding urban context.	It is warmer and gives human scale to the facade. These were also selected for their robustness, domesticity, and ease of maintenance.	30-60 years. Low to medium maintenance
Zinc / Aluminium Cladding	Selected Anodised Aluminium / Zinc cladding.	Zinc or aluminium cladding protects the building's structure from rainwater and weathering.	24- 30 years (waterproofing system)

Windows. Doors & Balconies	Materials	Benefits	Lifecycle
Windows	Low maintenance double glazed aluminum windows to selected RAL colour, with access door onto private balconies to match.	Double-glazed aluminium windows offer significant long-term benefits, combining superior thermal efficiency with exceptional durability. They reduce heating bills and heat loss by up to 50%–68% compared to single glazing	Low Maintenance 40-50 years
Doors	Low maintenance double glazed aluminum doors to selected RAL colour, with access door onto private balconies to match.	Double-glazed aluminium windows offer significant long-term benefits, combining superior thermal efficiency with exceptional durability. They reduce heating bills and heat loss by up to 50%–68% compared to single glazing	Low Maintenance 40-50 years
Balconies	Pre-fabricated steel balconies.	Prefabricated steel balconies in Ireland offer significant long-term benefits, primarily driven by galvanized steel construction, which provides 70+ years of maintenance-free, rust-resistant, and corrosion-resistant life, crucial for Ireland's damp climat.	70+ years

Floors	Materials	Benefits	Lifecycle
Stairwells & Lobbies	Ceramic floor tiles Selected carpet coverings	Ceramic and porcelain tiles are an ideal choice for high-traffic areas like stairwells and lobbies due to their exceptional durability,, water resistance, and long lifespan, often lasting 20-50 years.	Low Maintenance 20-30 years (High quality 50 years +)
	Selected carpet coverings	Installing carpet in high-traffic commercial or residential areas like stairwells and lobbies offers significant safety, acoustic, and protective benefits. While it typically requires more frequent replacement than hard flooring, its specialized functionality often justifies the investment.	Regular maintenance. High foot traffic areas. Professional cleaning. 10-15 years
Walls			
Internal Walls	Metal stud partition walls.	Metal stud partition walls offer a significantly longer lifespan compared to traditional timber framing. Their longevity is primarily due to their resistance to environmental factors that degrade wood, such as moisture, rot, and termites..	Low Maintenance 50-100 years
	Solid construction internal walls.	Typically built from masonry materials like brick, concrete block, or stone—offer significant advantages in terms of durability, comfort, and longevity. They provide a robust, stable structure that can last over 100–120 years.	Low Maintenance 100 years +
Handrails & Balustrades			
Handrails	Stainless steel, timber or spelialised nylon coatings.	Fixings must be secure and durable and designed for high frequency use.	With proper Maintenance 70 years +
Balustrades	Stainless steel / high quality galvanised and powder coated steel.	Galvanized and primed painted steel structures for balconies have a longer life expectancy, often cited as 70+ years.	With proper Maintenance 70 years +
Carpentry & Joinery			
Doors	Selected solid or hard wood veneered internal doors	Lifespan increased with regular inspection and maintenance.	30 Years +. Decorate every 7 years.
Skirting & Architraves	Painted timber / MDF.	Lifespan increased with regular inspection and maintenance.	30 Years +. Decorate every 7 years.

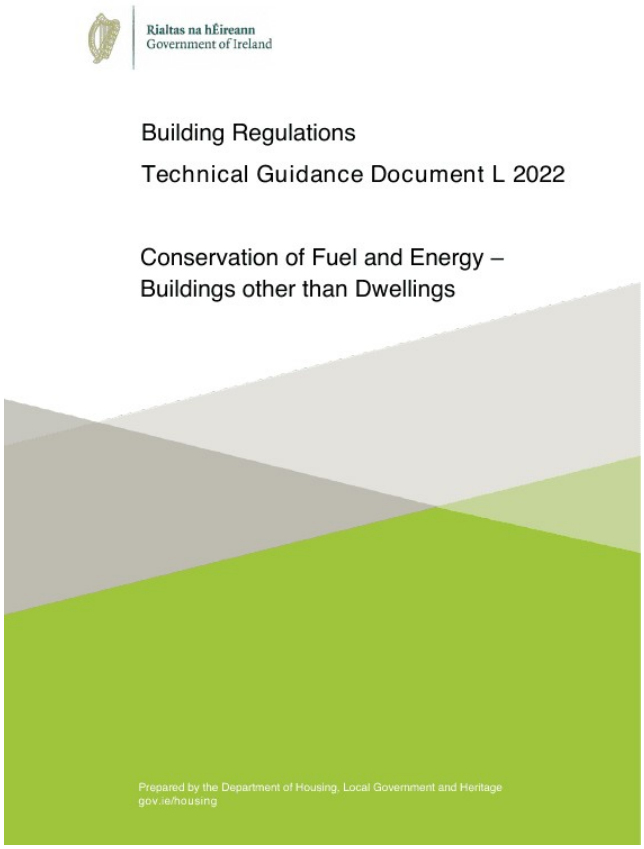
Mechanical	Description	Benefits	Lifecycle
	Water Heating Services	Water heating services offer benefits throughout the entire system life cycle.from One can maximizie efficiency, reducing energy costs, and extending equipment life. Regular maintenance, such as flushing, prevents sediment buildup, ensuring consistent hot water and preventing premature failures. Timely service and repairs can extend a heater's life by several years	Annual maintenance
	External Water Mains	Regular maintenance.	20 Years
	Waste Pipes & SVPs		20 Years
	Lift Elevator & Controls	Elevator lift and control services optimize vertical transportation by enhancing safety, reliability, and energy efficiency, generally extending component life beyond 20–25 years. Regular maintenance essential for peak performance	20-25 Years
	AOV's	Automatic Opening Vents (AOVs) are critical fire safety systems that automatically extract smoke and heat, keeping escape routes clear. They improve occupant safety by providing clear visibility, aid firefighter access, and can double as daily ventilation to improve air quality, ensuring regulatory compliance and reducing fire damage	25 Years

Electrical	Description	Benefits	Lifecycle
	Lighting Internal	Advanced LED systems and controls, significantly extends component life, reduces operational energy costs by up to 75% through daylight harvesting, and lowers maintenance needs.	Low maintenance. 20 years
	Lighting External	External lighting systems, particularly modern LED technologies, provide significant benefits including 40–50% reduced energy consumption, lower maintenance costs, and enhanced safety.	Low maintenance. 20 Years
	Fire Alarms & Emergency Lighting	Fire alarm and emergency lighting systems are essential, legally required life-safety installations that provide automatic detection, alert, and illuminated escape routes during power failures or fires. They minimize panic, prevent injuries, and guide occupants to safety, with lifespans ranging from 3–15 years for batteries to over 10 years for core systems	10 Years
	Smoke Detectors	Smoke detectors have a critical 10-year lifespan, after which sensors degrade and necessitate total unit replacement, even if they appear functional. They provide vital early warnings with modern 10-year sealed units eliminating yearly battery changes.	10 Years
	Security Access & CCTV	Security and CCTV systems typically have a 5–10 year lifespan, with cameras lasting 4–6 years and access control systems 5–7 years, heavily influenced by maintenance, environment, and technology changes. Proper lifecycle management (maintenance and software updates) is crucial to prevent cybersecurity vulnerabilities and ensure optimal performance.	Regular maintenance. 5-10 Years

This scheme prioritises resident well-being through an integrated design that supports both physical and mental health. By adopting a Universal Design approach, the development ensures a safe, accessible and supportive environment throughout its life cycle. Natural daylighting, enhanced security and inclusive access are central to creating this sustainable, healthy living space.

Key Design Pillars include;

- **Daylight & Sunlight:** All units are designed to meet or exceed **BRE 209 (2022)** and **EN 17037** standards. Maximising natural light reduces reliance on artificial lighting, regulates circadian rhythms, and enhances occupant mood.
- **Accessibility:** Full compliance with **TGD Part M 2022** ensures barrier-free movement. Features include level thresholds, wide circulation corridors (min. 1200mm), and high-specification passenger lifts serving all floors to facilitate independent living.
- **Security:** Safety is maintained through **Passive Surveillance** and controlled access points. Strategically placed windows and clear sightlines across communal areas create a secure environment while reducing long-term management costs.
- **Amenities:** High-quality communal spaces and private balconies provide vital social outlets and "restorative" environments. These areas are designed for low maintenance, ensuring they remain attractive and functional assets throughout the building's life.



The proposed development is designed in strict accordance with **TGD Part L 2022 (Dwellings)**, which mandates the **Nearly Zero Energy Building (NZEB)** standard. To ensure long-term operational efficiency and reduced carbon intensity over its life cycle, the scheme targets a minimum **A2 Building Energy Rating (BER)**

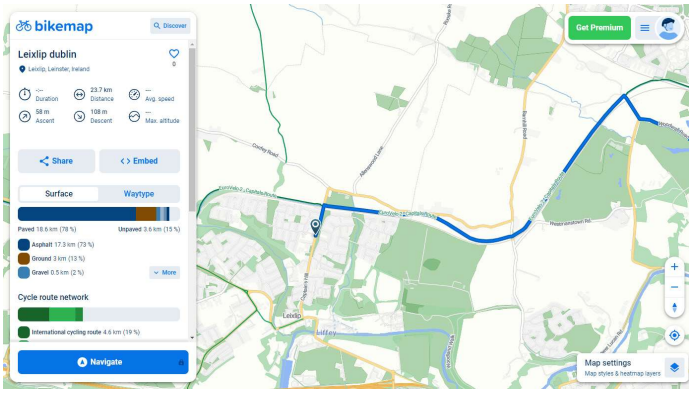
Compliance is achieved by meeting the following performance metrics as calculated via the **Dwelling Energy Assessment Procedure (DEAP)**:

Energy Efficiency: Achieving a **Maximum Permitted Energy Performance Coefficient (MPEPC)** of **0.30**.

Renewable Contribution: Meeting a **Renewable Energy Ratio (RER) of 20%**, typically through high-efficiency air-to-water heat pumps and rooftop Solar PV
The design prioritises a **"fabric-first" approach**, utilising superior insulation and low U-values to minimise heat loss. By reducing operational energy demand, the project significantly lowers life cycle carbon emissions, future-proofing the development against rising energy costs and aligning with Ireland's 2030 climate targets

User-Friendly Controls: Simple, intuitive thermostats and LED lighting with motion sensors in common areas reduce the maintenance burden for residents.

These measures target an **A-rated Building Energy Rating (BER)**, directly lowering monthly utility bills and future-proofing the community against rising energy costs.



Leixlip Bikemap.

Confey, Leixlip Rail Station; DART West.

The proposed development will be well served by the Greenway Canal side path that runs along the Royal Canal.

This allows secure and safe access to Confey, Leixlip Train Station and future Dart extension.

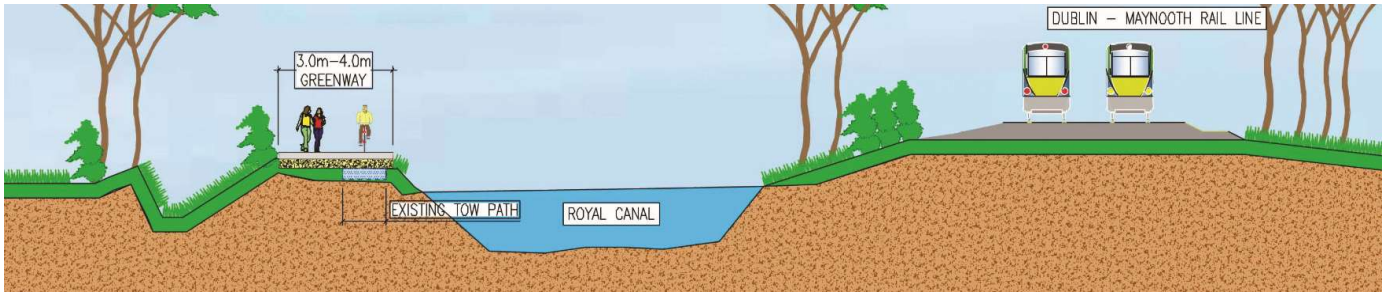
This also provides a pedestrian / cycle link into the network of the extended Greenway Routes.

The R149 links eastwards toward the N3 and M50 .

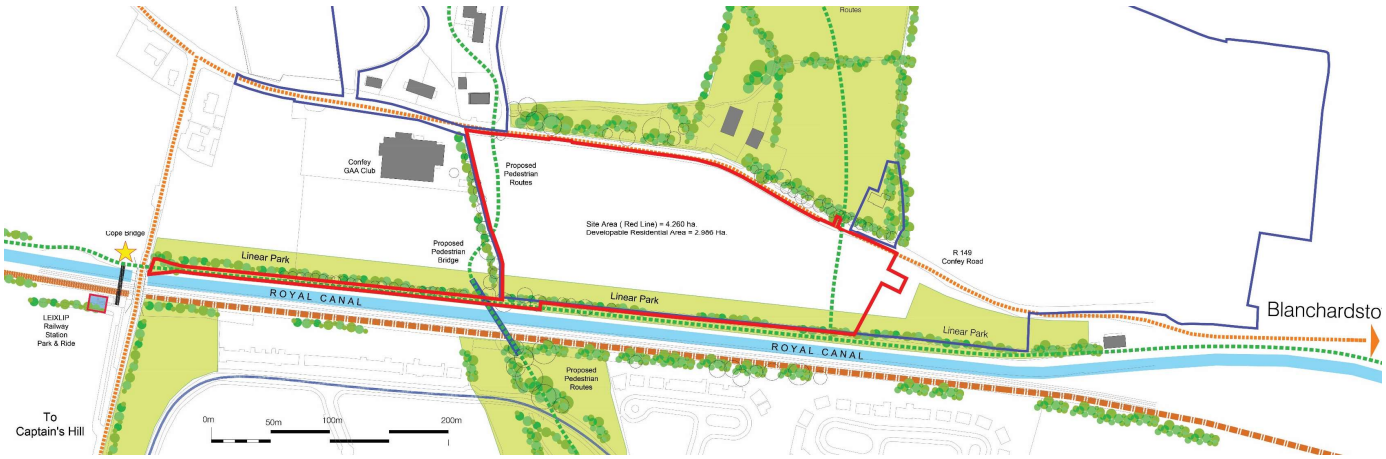
Westwasds along the Dunboyne Road brings you into Maynooth.

Easy access to

- Leixlip Train Station
- Confey GAA
- Leixlip Town Centre



Proposed Greenway Cycle Route along Royal Canal



Site Location Map

TĒGOS ARCHITECTS

- **Green Roofs:** Must adhere to Kildare's SuDS Design Guide to mitigate the Urban Heat Island effect and manage SuDS. Reports specify high-quality membranes and substrate depths to ensure a 20+ year lifespan with minimal irrigation.
- **Paving & Pathways:** Prioritizes permeable materials to reduce surface runoff. Selection focuses on high-slip resistance and "robustness" to withstand weathering, reducing long-term replacement levies for Owners' Management Companies (OMCs).
- **Site Layout Design:** Must promote "permeability" and "legibility," ensuring layouts facilitate easy maintenance access and integrate with existing green infrastructure corridors.
- **Boundary Treatments:** Kildare County Council regulates boundary treatments to preserve the rural character(native hedging) over hard walling where possible. Where walls are used, high-quality stone or brick is required to ensure longevity and prevent graffiti or structural decay.

The landscaping elements of the development must align with the **Kildare County Development Plan 2023-2029** and the Life Cycle Report must ensure landscaping elements are durable, low-maintenance, and ecologically resilient.
Murphy Sheanon have proposed a landscape strategy for this development that has been carefully designed to support the needs of the community it is catering for, older residents, who are transitioning from larger family homes to a more communal living environment. The design provides a variety of high-quality outdoor spaces that promote health, wellbeing, and social connection.
These include zones catering to community use, new public open spaces and age-friendly communal open spaces. Planting is thoughtful and engaging throughout, with seasonal interest, sensory elements, and ecological value. The landscape is intended to foster a strong sense of place and community, while also offering opportunities for both active participation and quiet reflection.

1. Legal Requirements for the Owners' Management Company (OMC)
The Multi-Unit Developments (MUD) Act 2011 and the Companies Act 2014 provide the primary legal framework for OMCs.

Establishment & Structure: The developer must establish the OMC as a corporate entity (usually a **Company Limited by Guarantee**) before any units are sold.

Transfer of Common Areas: Legal ownership of common areas must be transferred to the OMC at the developer's expense before the first unit sale.
Membership: Every unit owner automatically becomes a member of the OMC upon purchase.

Statutory Reporting: The OMC must:

- File annual returns with the Companies Registration Office (CRO).
- Hold an **Annual General Meeting (AGM)** and provide an annual report to members.
- Set up and maintain a **Sinking Fund** for long-term, non-recurring capital expenditure.

Fire Safety: Developers must provide a certificate of fire safety compliance from a qualified professional (architect or engineer) as part of the Building Control Acts

2. Licensing for Property Management Agents
If you are setting up a firm to act as the agent for an OMC, you must be regulated by the Property Services Regulatory Authority (PSRA).

Financial Protections:

- **Professional Indemnity Insurance** must be in place.
- A contribution to the **Property Services Compensation Fund** is required.
- An **Accountant's Report** verifying financial systems for protecting client money must be submitted.

Property management structures involves two distinct entities:
*an **Owners' Management Company (OMC)**, which is the legal body owned by the residents, and a **Property Management Agent**, which is the licensed professional firm hired to handle day-to-day operations*

The Housing Agency

3. Planning & Management Standards
Planning authorities, such as local councils, may impose specific standards through the Design Standards for New Apartments Guidelines (2025).

Building Life Cycle Report: Planning applications for multi-unit schemes must include a report assessing long-term maintenance costs and measures to manage these efficiently for residents.

Maintenance of Private Common Areas: Planning conditions often require the OMC to maintain areas that are "private but common," such as internal lobbies, lifts, gated parking, and roof gardens.

Minimum Rental Standards: If the management company also oversees rentals, the property must meet RTB Minimum Standards regarding structural soundness, heating, ventilation, and fire safety (e.g., providing fire blankets and alarms).
House Rules: The OMC has the legal authority to create "House Rules" to ensure the "quiet and peaceful enjoyment" of the development, which are binding on all owners and tenants.

HOME USERS GUIDE

A home user guide is a comprehensive manual detailing a property's systems, maintenance, and emergency procedures, crucial for new builds, rentals, or efficient home management.
It serves as a "playbook" covering appliance operations, utility shut-offs, and local contact information to ensure safety and comfort.

Key Elements of a Home User Guide:

Emergency Information: Locations of main water shut-off valves, electricity fuse boards, and gas isolation switches.

Appliance Manuals: Operation and maintenance instructions, along with warranty details for items like dishwashers, ovens, and boilers.

Maintenance Schedules: Regular tasks for gutters, heating systems, and ventilation.

Local Services: Information on waste collection schedules, nearby amenities, and contact details for contractors

INSURANCES

Property management insurance typically involves three distinct layers of protection: coverage for the **managing agent's business**, insurance for the **property owner**, and specialized policies for **apartment block management**.

1. Insurance for Property Management Agents
Managing agents in Ireland have specific statutory and professional requirements to protect their business operations.

Professional Indemnity Insurance (PII): A legal requirement under the Property Services (Regulation) Act 2011. It protects agents against claims of professional negligence, errors, or omissions in their duties.

Public Liability Insurance: Protects the agency if a member of the public is injured at their office or during business activities (e.g., during a property viewing).

Employers' Liability: Essential if the agency employs staff for maintenance, cleaning, or administration.

REFUSE & RECYCLING

In Ireland, property management companies (PMCs) are legally responsible for arranging refuse and recycling collection for multi-unit developments, such as apartment blocks, and the cost is typically included in the residents' annual management fees.

Management Company Responsibilities
PMCs must ensure that developments are compliant with local by-laws and national waste legislation.

Provision of Containers: They are required by law to provide adequate containers for segregated waste (general, recycling, and organic/food waste) within designated storage points.

Waste Collection Contracts: PMCs must hold a valid contract with an authorised door-to-door waste collector. Major providers for commercial and residential portfolios include Panda, Greyhound Recycling, and Thorntons Recycling

Maintenance: They must keep communal bin stores clean, tidy, and orderly.

Compliance & Auditing: Professional property managers often use services that provide "zero-landfill" guarantees and detailed monthly waste reports for audit purposes.

GARDENS AND GROUNDS MAINTENANCE

Property management firms and owners in Ireland can access a wide range of specialized grounds and garden maintenance services.

These providers typically offer both routine upkeep and large-scale landscaping tailored for apartment blocks, housing estates, and commercial premises

Core Maintenance Services
Standard packages for property managers often include:

Lawn Care: Regular grass cutting, edging, fertilizing, and weed control.

Hardscaping Maintenance: Power-washing for patios, paths, and driveways to ensure safety and curb appeal.

Pruning & Trimming: Expert hedge trimming and shrub pruning to maintain a structured and safe landscape.

Waste Management: Comprehensive removal of green waste, leaves, and debris from communal areas.

Seasonal Prep: Leaf removal in autumn and winter-specific maintenance like gritting or plant protection.

GENERAL REPAIRS AND MAINTENANCE

Property management and maintenance can range from full-service agencies that handle tenant sourcing and rent collection to dedicated maintenance firms focused on reactive and planned repairs.

Most comprehensive management services in major hubs like Dublin typically cost between 6% and 12% of the monthly rent.

Core Property Management Services
Full-service property managers generally provide a "one-stop-shop" approach:

Tenant Management: Sourcing, vetting, lease preparation, and Residential Tenancies Board (RTB) registration.

Financial Administration: Rent collection, monthly financial statements, and service charge management.

Regulatory Compliance: Arranging Building Energy Rating (BER) certificates, fire safety checks, and health and safety statements.

Communication: Serving as the primary contact for tenants and representing the owner at Management Company Board meetings

ADMINISTRATION

Property management and administration involve the day-to-day oversight, maintenance, and financial operation of real estate on behalf of owners.
Property Management typically focuses on strategic operations and tenant relations, while Property **Administration** prioritizes clerical support and documentation.

Core Responsibilities

- **Tenant Management:** Finding and screening tenants, handling lease agreements, and acting as the primary point of contact for resident concerns.
- **Financial Administration:** Collecting rent, managing service charge budgets, paying operational expenses, and providing detailed financial reports to owners.
- **Maintenance & Operations:** Coordinating routine repairs, overseeing large-scale renovations, and ensuring compliance with health, safety, and energy regulations.
- **Compliance & Legal:** Maintaining accurate property records and ensuring all activities align with local housing laws and lease obligations.

BUILDING INVESTMENT FUND

A Building Investment Fund (BIF), often called a Sinking Fund, is a mandatory financial reserve for Owners' Management Companies (OMCs) in multi-unit developments, designed to cover long-term, non-recurring maintenance and major repairs. It acts as an investment to preserve property value, with reports guiding appropriate, pro-active sinking fund contributions.

Key Aspects of BIFs and Property Management

- **Purpose:** According to the Multi-Unit Developments (MUD) Act 2011, OMCs must maintain a BIF for major works such as structural repairs, roofing, or major refurbishments, as distinct from routine service charges.
- **BIF Reports**: These are professional assessments, often over 5–20 years, that can identify when elements of a building will fail or need replacement, allowing for accurate, proactive budgeting.
- **Investment vs. Cost:** Properly funded sinking funds increase or preserve the asset value, avoiding sudden, large special levies on property owners.
- **Legal Compliance:** While the MUD Act stipulates a minimum of €200 per unit annually, this is generally considered low, and proper BIF reporting is essential for meeting legal obligations.
- **Implementation Gaps:** Studies show a low uptake (roughly 13-31%) of BIF reports among OMCs, with many failing to fully implement findings, storing up financial risks

Mandatory Waste Segregation & Services

Three-Bin System: You must avail of a permitted three-bin kerbside collection service (or utilize a local civic amenity site).

Segregation: Waste must be strictly separated. Recyclables must be kept clean, food waste must be compostable, and residual waste covers what cannot be recycled.

Proof of Service: You must be able to prove you avail of an authorized, permitted waste collection service.

Along with local authorities across the country Kildare County Council have adopted Bye-Laws to ensure a consistent approach to managing our waste – Segregation, Storage and Presentation.

All household and commercial waste must be segregated into:

- Dry Recyclables
- Food and Compostable Waste
- Residual Waste

Food waste and other compostable waste must be disposed of by either composting, using civic amenity sites or via a brown bin service provided by your authorised waste collection service.

Authorised Waste Collection Services are obliged by law to provide separate bin service for food / compostable waste in agglomerations of 500 or more people.

Kildare County Council are actively carrying out inspections to help ensure compliance with the Bye-Laws and failure to comply with the requirements of the Bye-Laws may result in a fine or legal prosecution.

Operational Waste Management Plan

- Residential and apartment developments must focus on source segregation and communal storage to meet the Kildare County Council Waste Management (Segregation, Storage and Presentation of Household and commercial Waste) ByeLaws 2018.

Storage

- **In-Unit:** Each apartment requires a **3-bin system** (general, dry recycling, food waste) integrated into the kitchen design.
- **Communal Areas:** Shared **Waste Storage Areas (WSAs)**, typically at ground level, must be ventilated, accessible to all, and clearly labelled.
- **Capacity:** WSAs must accommodate large 1,100-litre bins with space for movement (approx. 1.5x bin floor area)

Composting

- **Food Waste:** Dedicated brown bins must be provided in all communal stores.
- **Collection:** Weekly pickup of organic waste by a permitted contractor to prevent odours.

Service Charge Budget

Components of Service Charge Budgets
Service charges are designed to cover shared expenses, including:
Maintenance & Repairs: Landscaping, cleaning of common areas, elevator repair, and waste management.
Safety & Security: Building insurance, fire alarm maintenance, security personnel, and electric gate systems.
Utilities & Services: Lighting and electricity in common areas, concierge services, and waste disposal.
Administrative & Legal: Audit fees for the management company and management agent fees.

Budgeting and Sinking Funds
Annual Budgeting: A budget is prepared by the management company for approval at the AGM,
Sinking Funds: A separate reserve fund is legally required for major, non-recurring expenses like roof replacements or lift upgrades.

Running Maintenance & Reducing Costs

Apartment maintenance fees in Ireland vary depending on development size and amenities. These service charges cover cleaning, insurance, lighting in common areas, and bin collection. A separate "sinking fund" for major works should ideally contribute an additional sum per unit annually.

Key Components of Running Costs

- **General Upkeep:** Cleaning, landscaping, pest control, and security (lifts, gates).
- **Utilities & Services:** Electricity for common areas and refuse collection.
- **Insurance:** Building insurance for the structure.
- **Managing Agent Fees:** Costs for professional management companies.
- **Sinking Fund:** A fund for long-term repairs (roofs, lifts)

Factors Affecting Cost

- **Amenities:** Gyms, lifts, concierges, and underground parking significantly increase costs.
- **Age of Building:** Older buildings often require higher maintenance spending.