Questions and Responses 1

In connection with the Request for Tenders (RFT) for appointment to a Multi-Party Framework for the Provision of Monitoring Surveying Services to Home Building Finance Ireland (HBFI)

(Ref: 2026PR091)

20 November 2026

1. Can you accept experience in the Assigned Certifier role on similar projects as previous experience?

Response:

No, experience in the Assigned Certifier role on similar projects is not acceptable.

2. Do the projects used for the Minimum Experience section need to be projects completed/on-going in Ireland, or can projects abroad, e.g. UK or Germany, be used?

Response:

The projects provided as examples to meet the Minimum Experience minimum requirement as set out in Section 2.3 of Schedule 1 (Minimum Requirements) of the RFT must be located in the Republic of Ireland. Projects from abroad, including the UK or Germany, will not satisfy this requirement. For the avoidance of doubt this does not preclude interested parties from outside of the Republic of Ireland from tendering, providing they can meet the minimum requirements as set out in the RFT.

3. Regarding Panel 2, can we query the definition of residential and whether this includes care homes, purpose-built student accommodation, and hotels / aparthotels?

Response:

The definition of residential includes houses, duplex units, apartments and student accommodation schemes. Care homes, hotels, and aparthotels would not be considered to be residential.

4. Can you advise whether the minimum project experience and staff numbers required is restricted to Ireland, or whether it can be expanded to Northern Ireland and/or UK?

Response:

In relation to the Minimum Experience minimum requirement as set out in Section 2.3 of Schedule 1 (Minimum Requirements) of the RFT Please refer to the response to question no. 2 above.

In relation minimum staff numbers, please refer to section 2.4 (Minimum Average Personnel) of Schedule 1 (Minimum Requirements) of the RFT.

5. Schedule 4, Section 1 states that "HBFI is seeking the provision of legal services under Irish law". Please confirm this should refer to Monitoring Surveying services?

Response:

Yes, this should refer to 'monitoring surveying' services. Please refer to Clarification No. 1 uploaded to www.etenders.gov.ie for further information.

6. Panel 1 Minimum Experience (Schedule 1, section 2.3.1) requires four projects. The table in Appendix 1, Part 1 b) contains three rows. Please confirm that Tenderers may add rows to this table?

Response:

Yes, Tenderers are allowed to add rows to the table at Part 1b. (Minimum Requirements) of Part C (Tender Response Format) of the 2026PR091 Appendix 1_Tender Response Document (TRD), in their response to section 2.3 'Minimum Experience' of Schedule 1 (Minimum Requirements) of the Request for Tender (RFT). For the avoidance of doubt, please refer to Clarification No. 1 uploaded to www.etenders.gov.ie for further information.