

# **Ireland: Property management services of real estate on a fee or contract basis CFT 3832 – Property management services for 60 affordable and 56 social homes at Canal Bank, Clonburris, Clondalkin, Dublin 22**

Contract or concession notice – standard regime

## **1 Buyer**

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### **1.1 Buyer**

*Official name:* South Dublin County Council

*Legal type of the buyer:* Local authority

*Activity of the contracting authority:* General public services

## **2 Procedure**

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### **2.1 Procedure**

*Title:* CFT 3832 – Property management services for 60 affordable and 56 social homes at Canal Bank, Clonburris, Clondalkin, Dublin 22

*Description:* The properties in Canal Bank are nearing completion (due for completion in November 2025) and the sales process has commenced. The OMC will be established in the coming weeks and the services of a managing agent will be required prior the sale of the homes. SDCC is the contracting authority for the purposes of this tender. However, upon the establishment of the Owners Management Company (OMC) for Canal Bank, it is anticipated that this contract will novate to the OMC in its entirety. Neither the contracting authority nor the OMC has any obligation to do so.

*Procedure identifier:* cdbd74ba-d6b6-4289-80f5-d6b6327d3d34

*Type of procedure:* Open

*The procedure is accelerated:* no

#### **2.1.1 Purpose**

*Main nature of the contract:* Services

*Main classification (cpv):* 70330000 Property management services of real estate on a fee or contract basis

*Additional classification (cpv):* 70331000 Residential property services

*Additional classification (cpv):* 70332100 Land management services

*Additional classification (cpv):* 70333000 Housing services

*Additional classification (cpv):* 71315000 Building services

*Additional classification (cpv):* 71315400 Building-inspection services

*Additional classification (cpv):* 66515200 Property insurance services

#### **2.1.2 Place of performance**

*Country subdivision (NUTS):* Dublin (IE061)

*Country:* Ireland

#### **2.1.3 Value**

*Estimated value excluding VAT:* 300 000 Euro

#### **2.1.4 General information**

*Legal basis:*

Directive 2014/24/EU

### **5.1 Lot technical ID: LOT-0001**

*Title:* CFT 3832 – Property management services for 60 affordable and 56 social homes at Canal Bank, Clonburris, Clondalkin, Dublin 22

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*Internal identifier:* 0

#### **5.1.1 Purpose**

*Main nature of the contract:* Services

*Main classification (cpv):* 70330000 Property management services of real estate on a fee or contract basis

*Additional classification (cpv):* 70331000 Residential property services

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*Additional classification (cpv):* 71315000 Building services

*Additional classification (cpv):* 71315400 Building-inspection services

*Additional classification (cpv):* 66515200 Property insurance services

#### **5.1.2 Place of performance**

*Country subdivision (NUTS):* Dublin (IE061)

*Country:* Ireland

*Additional information:*

#### **5.1.3 Estimated duration**

*Duration:* 36 Month

#### **5.1.5 Value**

*Estimated value excluding VAT:* 300 000 Euro

#### **5.1.6 General information**

*Reserved participation:* Participation is not reserved.

Procurement Project not financed with EU Funds.

*The procurement is covered by the Government Procurement Agreement (GPA):* yes

#### **5.1.7 Strategic procurement**

*Aim of strategic procurement:* Reduction of environmental impacts

*Description:* Pollution prevention and control

*Approach to reducing environmental impacts:* The transition to a circular economy

*Green Procurement Criteria:* EU Green Public Procurement criteria

#### **5.1.11 Procurement documents**

*Languages in which the procurement documents are officially available:* English

*Languages in which the procurement documents (or their parts) are unofficially available:* English

*Deadline for requesting additional information:* 02/09/2025 16:00 +01:00

*Address of the procurement documents:* <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=6288303>

### 5.1.12 Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.etenders.gov.ie/epps/cft/viewTenders.do?resourceId=6288303>

Languages in which tenders or requests to participate may be submitted: English

Electronic catalogue: Not allowed

Tenderers may submit more than one tender: Not allowed

Deadline for receipt of tenders: 15/09/2025 16:00 +01:00

Deadline until which the tender must remain valid: 12 Month

Information about public opening:

Opening date: 15/09/2025 16:30 +01:00

Place: <https://www.etenders.gov.ie/epps/cft/prepareViewCfTWS.do?resourceId=6288303>

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: Not yet known

Electronic invoicing: Required

Electronic ordering will be used: yes

Electronic payment will be used: yes

### 5.1.15 Techniques

Framework agreement:

No framework agreement

Information about the dynamic purchasing system:

No dynamic purchase system

### 5.1.16 Further information, mediation and review

Review organisation: The High Court of Ireland

Organisation providing offline access to the procurement documents: South Dublin County Council

Organisation providing more information on the review procedures: The High Court of Ireland

Organisation receiving requests to participate: South Dublin County Council

Organisation processing tenders: South Dublin County Council

## 8 Organisations

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### 8.1 ORG-0001

Official name: South Dublin County Council

Registration number: 9509808P

Postal address: County Hall, Tallaght, Dublin 24, D24 YNN5

Town: Dublin

Postcode: D24 YNN5

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Email: [procurement@sdblincoco.ie](mailto:procurement@sdblincoco.ie)

Telephone: +3531 4149320

Internet address: <https://www.sdcc.ie>

Buyer profile: <https://www.sdcc.ie>

Roles of this organisation:

Buyer

Organisation providing offline access to the procurement documents

*Organisation receiving requests to participate*  
*Organisation processing tenders*

### **8.1 ORG-0002**

*Official name:* The High Court of Ireland  
*Registration number:* The High Court of Ireland  
*Department:* The High Court of Ireland  
*Postal address:* Four Courts, Inns Quay, Dublin 7  
*Town:* Dublin  
*Postcode:* D07 WDX8  
*Country subdivision (NUTS):* Dublin (IE061)  
*Country:* Ireland  
*Email:* [HighCourtCentralOffice@courts.ie](mailto:HighCourtCentralOffice@courts.ie)  
*Telephone:* +353 1 8886000  
*Roles of this organisation:*  
*Review organisation*  
*Organisation providing more information on the review procedures*

### **8.1 ORG-0003**

*Official name:* European Dynamics S.A.  
*Registration number:* 002024901000  
*Department:* European Dynamics S.A.  
*Town:* Athens  
*Postcode:* 15125  
*Country subdivision (NUTS):* Βόρειος Τομέας Αθηνών (EL301)  
*Country:* Greece  
*Email:* [eproc-esender@eurodyn.com](mailto:eproc-esender@eurodyn.com)  
*Telephone:* +30 2108094500  
*Roles of this organisation:*  
*TED eSender*

#### *Notice information*

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*Notice identifier/version:* 4b4aa0af-967f-452e-8ec5-6786805330c1 - 01  
*Form type:* Competition  
*Notice type:* Contract or concession notice – standard regime  
*Notice dispatch date:* 11/08/2025 15:56 +01:00  
*Languages in which this notice is officially available:* English