

Ireland: Real estate agency services on a fee or contract basis

Multi-Supplier Framework for the Provision of Residential Property Management Services Services in 2 Lots (PRO310)

Contract or concession notice – standard regime

1 Buyer

1.1 Buyer

Official name: The Land Development Agency

Legal type of the buyer: Body governed by public law

Activity of the contracting authority: Housing and community amenities

2 Procedure

2.1 Procedure

Title: Multi-Supplier Framework for the Provision of Residential Property Management Services Services in 2 Lots (PRO310)

Description: The Land Development Agency (LDA) is seeking to establish a multi-supplier Framework Agreement for the provision of Residential Property Management Services across Ireland. The Framework will be divided into two Lots: • Lot 1 – Residential Lettings and Tenancy Management • Lot 2 – Residential Block Operations and Management The Framework will support the management of a growing national portfolio of multi-unit residential developments, including Cost Rental, mixed tenure and apartment schemes. The Framework Agreement will have an initial term of two (2) years with the option to extend for up to two (2) additional periods of twelve (12) months (maximum four (4) years in total). Multiple Framework Members may be appointed under each Lot. Call-Off Contracts will be awarded under the Framework in accordance with the procedures set out in the Framework Agreement.

Procedure identifier: eccbb8fd-4ba5-430e-9a62-f3575fcc5482

Type of procedure: Open

The procedure is accelerated: no

2.1.1 Purpose

Main nature of the contract: Services

Main classification (cpv): 70300000 Real estate agency services on a fee or contract basis

Additional classification (cpv): 70331000 Residential property services

Additional classification (cpv): 70210000 Residential property renting or leasing services

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

2.1.2 Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

2.1.3 Value

Estimated value excluding VAT: 37 500 000 Euro

Maximum value of the framework agreement: 37 500 000 Euro

2.1.4 General information

Legal basis:

Directive 2014/24/EU

2.1.5 Terms of procurement

Terms of submission:

Maximum number of lots for which one tenderer can submit tenders: 2

Terms of contract:

Maximum number of lots for which contracts can be awarded to one tenderer: 2

2.1.6 Grounds for exclusion

Sources of grounds for exclusion: European Single Procurement Document (ESPD)

5 Lot

5.1 Lot technical ID: LOT-0001

Title: Residential Lettings and Tenancy Management

Description: The Land Development Agency (LDA) is seeking to establish a multi-supplier Framework Agreement for the provision of Residential Property Management Services across Ireland. The Framework will be divided into two Lots: • Lot 1 – Residential Lettings and Tenancy Management • Lot 2 – Residential Block Operations and Management The Framework will support the management of a growing national portfolio of multi-unit residential developments, including Cost Rental, mixed tenure and apartment schemes. The Framework Agreement will have an initial term of two (2) years with the option to extend for up to two (2) additional periods of twelve (12) months (maximum four (4) years in total). Multiple Framework Members may be appointed under each Lot. Call-Off Contracts will be awarded under the Framework in accordance with the procedures set out in the Framework Agreement.

Internal identifier: 1

5.1.1 Purpose

Main nature of the contract: Services

Main classification (cpv): 70300000 Real estate agency services on a fee or contract basis

Additional classification (cpv): 70331000 Residential property services

Additional classification (cpv): 70210000 Residential property renting or leasing services

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

5.1.2 Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Additional information:

5.1.3 Estimated duration

Duration: 4 Year

5.1.5 Value

Estimated value excluding VAT: 30 000 000 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: No strategic procurement

5.1.9 Selection criteria

Sources of selection criteria: Procurement Document

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: 27/03/2026 12:00 +00:00

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=7558042>

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=7558042>

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

Electronic catalogue: Not allowed

Tenderers may submit more than one tender: Allowed

Deadline for receipt of tenders: 07/04/2026 12:00 +00:00

Deadline until which the tender must remain valid: 180 Day

Information about public opening:

Opening date: 07/04/2026 12:30 +00:00

Place: <https://www.etenders.gov.ie/epps/cft/prepareViewCFTWS.do?resourceId=7558042>

Terms of contract:

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

Electronic invoicing: Allowed

Electronic ordering will be used: yes

Electronic payment will be used: yes

5.1.15 Techniques

Framework agreement:

Framework agreement, partly without reopening and partly with reopening of competition

Maximum number of participants: 20

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: The Land Development Agency

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

Organisation receiving requests to participate: The Land Development Agency

Organisation processing tenders: The Land Development Agency

5.1 Lot technical ID: LOT-0002

Title: Residential Block Operations and Management

Description: The Land Development Agency (LDA) is seeking to establish a multi-supplier Framework Agreement for the provision of Residential Property Management Services across Ireland. The Framework will be divided into two Lots: • Lot 1 – Residential Lettings and Tenancy Management • Lot 2 – Residential Block Operations and Management The Framework will support the management of a growing national portfolio of multi-unit residential developments, including Cost Rental, mixed tenure and apartment schemes. The Framework Agreement will have an initial term of two (2) years with the option to extend for up to two (2) additional periods of twelve (12) months (maximum four (4) years in total). Multiple Framework Members may be appointed under each Lot. Call-Off Contracts will be awarded under the Framework in accordance with the procedures set out in the Framework Agreement.

Internal identifier: 2

5.1.1 Purpose

Main nature of the contract: Services

Main classification (cpv): 70300000 Real estate agency services on a fee or contract basis

Additional classification (cpv): 70331000 Residential property services

Additional classification (cpv): 70210000 Residential property renting or leasing services

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

5.1.2 Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Additional information:

5.1.3 Estimated duration

Duration: 4 Year

5.1.5 Value

Estimated value excluding VAT: 7 500 000 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: No strategic procurement

5.1.9 Selection criteria

Sources of selection criteria: Procurement Document

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: 27/03/2026 12:00 +00:00

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=7558042>

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=7558042>

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

Electronic catalogue: Not allowed

Tenderers may submit more than one tender: Allowed

Deadline for receipt of tenders: 07/04/2026 12:00 +00:00

Deadline until which the tender must remain valid: 180 Day

Information about public opening:

Opening date: 07/04/2026 12:30 +00:00

Place: <https://www.etenders.gov.ie/epps/cft/prepareViewCfTWS.do?resourceId=7558042>

Terms of contract:

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

Electronic invoicing: Allowed

Electronic ordering will be used: yes

Electronic payment will be used: yes

5.1.15 Techniques

Framework agreement:

Framework agreement, partly without reopening and partly with reopening of competition

Maximum number of participants: 20

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: The Land Development Agency

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

Organisation receiving requests to participate: The Land Development Agency

Organisation processing tenders: The Land Development Agency

8 Organisations

8.1 ORG-0001

Official name: The Land Development Agency

Registration number: 710453

Postal address: 2nd Floor, Ashford House, Tara Street,

Town: Dublin

Postcode: D02 VX67

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Email: procurement@lda.ie

Telephone: +3539103400

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

Buyer profile: <https://www.lda.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

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

Telephone: +30 2108094500

Roles of this organisation:

TED eSender

Notice information

Notice identifier/version: 651d8498-26ee-4cb6-b624-28595c18fc0d - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice dispatch date: 03/03/2026 16:37 +00:00

Languages in which this notice is officially available: English