



Chartered property,
land and construction
surveyors

Check.  They're Chartered.

Chartered Project Management Surveyors



The Society of Chartered Surveyors Ireland is the leading organisation of its kind in Ireland for professionals working in the property, land and construction sectors. As part of our role we help to set, maintain and regulate standards - as well as providing impartial advice to governments and policymakers. The Society has over **6,000 members and is closely linked to RICS**, the global professional body for Chartered Surveyors with over **100,000** members worldwide who operate out of **146 countries**, supported by an extensive network of regional offices located in every continent around the world.

To ensure that our members are able to provide the quality of advice and level of integrity required by the market, **Society of Chartered Surveyors Ireland/RICS** professional qualifications are only awarded to individuals who meet the most rigorous requirements for both education and experience and who are prepared to maintain high standards in the public interest. With this in mind, it's perhaps not surprising that the letters **MSCSI/MRICS** are the mark of property professionalism in Ireland and worldwide.



What is a Chartered Project Management Surveyor?

Chartered Project Management Surveyors are experienced construction professionals who act as the client's representative and 'single point of contact' on a construction project.

Construction and development projects involve the co-ordinated actions of many different professionals and specialists to achieve defined objectives. The task of project management is to bring professionals and specialists into the project team at the right time to enable them to make their best possible contribution.

The Project Manager leads, directs, controls, motivates, co-ordinates, supervises and provides strong insight to the project lifecycle in association with the project team. The Project Manager can assist the client in putting together a business case to meet the client's expectations and aspirations for the project.

The knowledge areas of a Project Manager encompass a full understanding of Integration, Scope, Cost, Quality Assurance, Document Management Systems, Business Case Appraisal, Stakeholder Management, Benchmarking, Due Diligence, Health & Safety, Value Management, Brief Definition, Programming, Scheduling, Reporting, HR, Public Relations, Communication and Risk and Procurement Management Processes.

Project Managers liaise with statutory agencies and act as the client's representative when dealing with external regulatory organisations to facilitate the smooth running of the construction project to its successful conclusion.

Chartered Project Management Surveyor's Role

It is the Project Manager's role to carry out the overall strategic planning, co-ordination and control of a project from inception to completion aimed at meeting a client's requirement in order to produce a functionally and financially viable project that will be completed on time within authorised cost and to the required quality standards. Project stages typically consist of: Feasibility, Design, Tender, Construction, Handover and Project Closure. The Project Manager coordinates and manages each of these stages on behalf of the client.

The primary role of the Chartered Project Management Surveyor is to be the 'single point of contact' with the design team, contractors and third parties on behalf of the client. They are responsible for managing the project lifecycle which includes the coordination of areas including reporting, programming, scheduling, project team assembly, appointments, fees cash-flow, approval of payments and end of project reviews. The Project Manager will ensure that all parties work to schedule to ensure completion of a functionally and financially viable project that will be completed on time, within the authorised cost and to the required quality and safety standards.

Typical Project Management services:

Project Inception

- Establishment of the Client brief and definition of the project scope
- Establishment of project organisational structure, associated appointments, roles & responsibilities, and reporting
- Identification and procurement of required consultants for the project and subsequent management of the fee budget
- Establishment of the overall programme for the project from inception to completion

Project Execution

- Scheduling, co-ordination and management of project related meetings
- Co-ordination and attendance at meetings with local authorities, utility companies and other key third parties
- Coordinating the development of the roles, responsibilities and deliverable for all project functions and team members
- Development and tracking of the programme for the project

Design Phases

- Co-ordinating the development of the design brief in consultation with the design team and the client
- Monitoring of the design process for the client, highlighting any areas of concern to the team and the client
- Identifying any design related issues that need decisions / recommendations, while being cognisant of costs / budget

Procurement & Tendering

- Co-ordinate with the project team on the development of a procurement strategy and programme serving the project needs
- Review and comment on the construction contract preliminaries
- Co-ordination of the preparation of the tender documents
- Review and comment on tender submissions prior to agreement on selected contractor

Construction & Handover

- Monitoring and reporting of progress of construction activities on site
- Identifying issues and managing them appropriately, including liaison with third parties, design issues, construction issues etc.
- Carrying out the role of contract administrator
- Management of the handover of the project to the client and/or tenant for the project

Other services that Chartered Project Management Surveyors undertake include the carrying out of site/building pre-purchase due diligence reports, bank monitoring, development management, expert planning and scheduling services incl. contractor claim analysis, programme (portfolio of projects) management, project controls and project audits.

Benefits of using a Chartered Project Management Surveyor



Given the increasing complexity of projects and the requirement for multiple professionals including architects, engineers, quantity surveyors and those involved in planning, fire safety and health and safety, having a Chartered Project Management Surveyor as the primary interface will ensure that the full project lifecycle is professional managed.

Furthermore, the changing legal and regulatory landscape has meant that it is more important than ever to ensure that all legal requirements and building standards are fully adhered to. A Chartered Project Management Surveyor will have a detailed understanding and expertise of this area.



- Chartered Project Management Surveyors will provide the client with increased certainty that the project can be completed on time and within budget.
- Chartered Project Management Surveyors will add value to the building project in terms of design, cost and value as they have access to tools, techniques, research and published data developed by professionals for implementation on your projects.
- Chartered Project Management Surveyors can provide evidence of professional competence in Project Management to international standards and operate under professional codes of conduct.
- Chartered Project Management Surveyors are regulated and have Professional Indemnity Insurance to protect the client.



For further information, and a list of Chartered Project Management Surveyors, please visit the Society of Chartered Surveyors Ireland (SCSI) website www.scsi.ie



Chartered property,
land and construction
surveyors

Dating back to 1895, the Society of Chartered Surveyors Ireland is the independent professional body for Chartered Surveyors working and practicing in Ireland.

Working in **partnership with RICS**, the pre-eminent Chartered professional body for the **construction, land and property** sectors around the world, the Society and RICS act in the public interest: setting and maintaining the **highest standards of competence and integrity** among the profession; and providing **impartial, authoritative** advice on key issues for business, society and governments worldwide.

Advancing standards in construction, land and property, the Chartered Surveyor professional qualification is the **world's leading qualification** when it comes to professional standards. In a world where more and more people, governments, banks and commercial organisations demand greater certainty of professional standards and ethics, attaining the Chartered Surveyor qualification is the recognised mark of **property professionalism**.

Members of the profession are typically employed in the construction, land and property markets through private practice, in central and local government, in state agencies, in academic institutions, in business organisations and in non-governmental organisations.

Members' services are diverse and can include offering strategic advice on the economics, valuation, law, technology, finance and management in all aspects of the construction, land and property industry.

All aspects of the profession, from **education** through to **qualification** and the continuing **maintenance of the highest professional standards** are **regulated** and overseen through the partnership of the Society of Chartered Surveyors Ireland and RICS, in the public interest.

This valuable partnership with RICS enables access to a worldwide network of **research, experience and advice**.

Society of Chartered
Surveyors Ireland
38 Merrion Square,
Dublin 2, Ireland
Tel: + 353 (0)1 644 5500
Email: info@scsi.ie

www.scsi.ie

