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land and construction
surveyors

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A Guide to the Residential Agency Surveyor



RICS

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property
professionalism
worldwide

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 **4,000 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.



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What is a Residential Agency Surveyor?

Residential agency surveyors are professionals working in the property industry and their work mostly involves selling and letting residential property whilst carrying out other property related services such as acquisitions, valuations for secured lending and probate valuations.

Otherwise known as estate agents or auctioneers, the residential surveyor provides a consultancy service to their clients and as such, the residential surveyor is best placed to provide advice on the property market so that an informed decision can be made regarding any property transactions.

Services Provided by the Residential Surveyor

Services provided by the residential surveyor can vary slightly from practice to practice. In general terms, the residential surveyors core practice often involves the sale and letting of residential property.

From putting your property on the market to providing advice on marketing strategies, the residential surveyor will conduct all the necessary viewings and negotiations to ensure the best possible outcome.



Why Would I Need a Residential Surveyor?

If you are considering disposing or acquiring an interest in a residential property, you will need the services of a residential surveyor. The residential surveyor will be able to advise the client on the sales process and highlight the advantages and disadvantages of the various sales options. The surveyor will have access to a wide variety of real-time accurate market data to assist in an accurate market appraisal.

The property market in Ireland is regularly measured as an indicator for economic performance. The residential surveyors nationwide are regularly surveyed on their opinion on market trends. This is evident with the Central Bank of Ireland / SCSi joint quarterly residential survey which is used to gauge current and anticipated levels of activity in the residential market by regions in Ireland.

The Society of Chartered Surveyors Ireland (SCSi), Residential Agency Professional Group has produced professional guidance in the area of real estate agency for SCSi members. The *'Real Estate Agency Practice Manual'* is a comprehensive guidance note covering all aspects of real estate agency.



Always ask the residential surveyor if he/she is adopting this best practice.

What is the residential agency professional group?

The Residential Agency Professional Group is the section within the SCSi for professionals involved in sale and letting of residential property. The Professional Group produce professional guidance for members and useful consumer guides, the most recent consumer guide being 'A Guide to Selling a Home'.

To download this free guide please visit www.scsi.ie.



The Benefits of Using a Residential Surveyor

Given the increasing complexity of acquiring or disposing of property estate, and the need to liaise with multiple professionals including solicitors, financial institutions and building energy specialists, the residential surveyor is the primary interface in the selling or leasing process and is the responsible professional to ensure a smooth process.

Furthermore, with ever changing legal and regulatory requirements, the SCSi accredited member will ensure that all relevant obligations will be fully adhered to. A residential surveyor will;

- Be fully licenced by the Property Service Regulatory Authority
- Be subject to continuing professional development (CPD) hours each year
- Have access to reliable market data for the purpose of valuations & market appraisals
- Have access to a substantial network of other disciplines in the SCSi including planning & development surveyors, building surveyors, quantity surveyors and property management surveyors.
- Hold Professional Liability insurance to protect the client
- A clear guide to selling a home
- A guide to flooding
- A guide to security desposits
- Local property tax guide
- SME guide to property
- Apartment owners under the MUD act



Available at www.scsi.ie



For further information or to find a residential surveyor in your area, please visit www.scsi.ie or contact 01 6445500.



SCSI

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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.

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