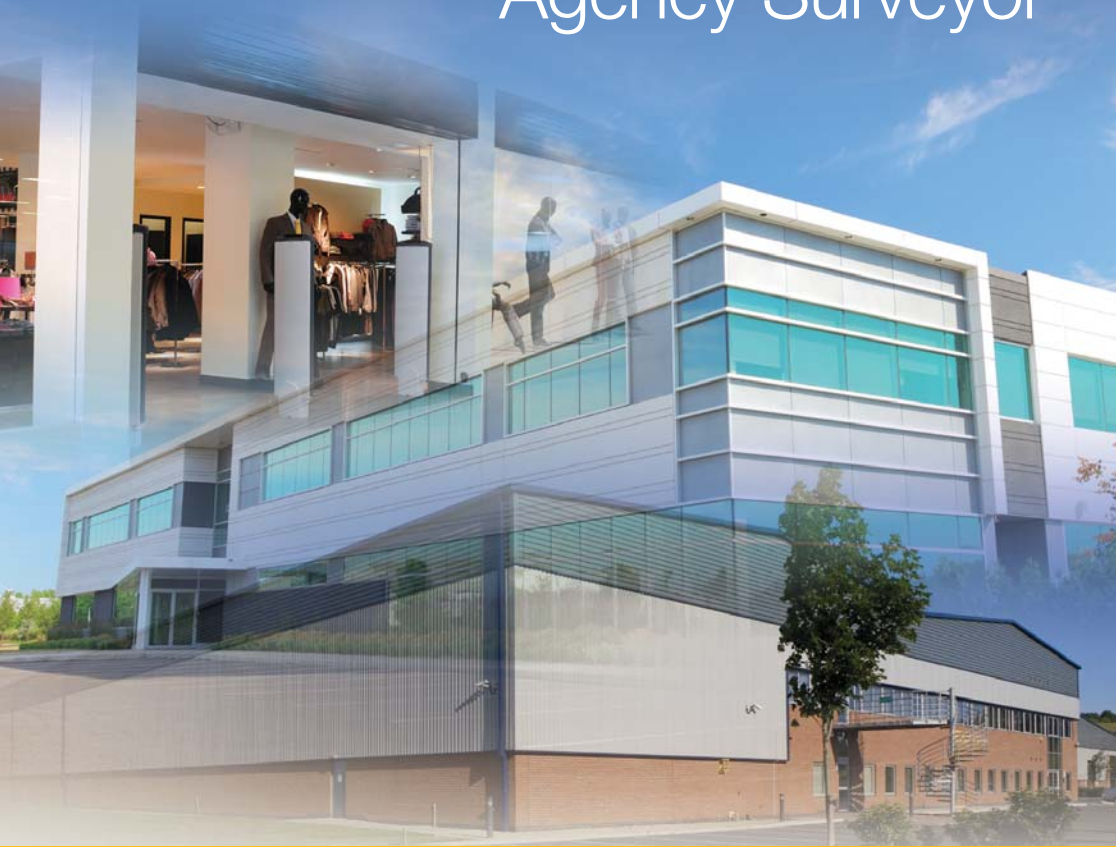


The Benefits of Engaging the Services of a Chartered Commercial Agency Surveyor



RICS

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property
professionalism
worldwide

What is a Chartered Commercial Agency Surveyor?



The chartered commercial agency surveyor is the interface between vendor and purchaser or landlord and tenant in a commercial property transaction.

The chartered commercial surveyor is a property professional that contains a unique skillset and caters for additional professional services for vendor / purchaser or landlord / tenant, such as;

- Acting on behalf of a client to acquire, dispose, rent or lease commercial real estate
- Providing consultancy services covering all aspects of lease negotiations and rent renewals
- Strategic management advice on operational real estate
- Carrying out appraisals, performance measurement and analysis of commercial real estate
- Location solutions: Assisting with site needs for R&D, retail, corporate offices, manufacturing, back offices (shared services, call centres, data centres), business continuity
- Sustainability: Help customers lessen their environmental impact, manage risk effectively, reduce costs and ultimately gain a strategic competitive advantage
- Mixed-use buildings: Assist in delivering large-scale mixed-use schemes
- Corporate recovery: Help a failing commercial organisation avoid administration

Chartered surveyors can be found working across the globe applying their knowledge and skills to the distinctive challenges presented internationally. They work as independent consultants in public and private organisations / firms.

Why do I need a Commercial Agency Surveyor?

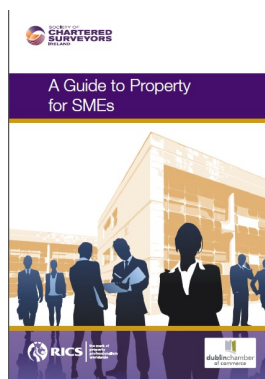
Managing commercial real estate assets can be a complicated process. Taking into account legislation governing the leasing / sub- leasing of property and keeping abreast of landlord and tenant obligations, can be a complex procedure. Commercial real estate is often acquired as an investment, and the importance of extracting the highest financial return from this investment is always a high priority. The chartered surveyor is the best placed professional to advise on commercial real estate and can ensure the client is complying with all relevant regulations.

Many investors value the expertise that a chartered surveyor can bring to ensure quality of service and considered advice tailored to each individual commercial property.

Helping you to maximise the potential of your real estate is the priority of every chartered surveyor.

The Commercial Agency Professional Group represents a network of professionals nationwide, who work with a diverse portfolio of clients and understand your needs.

The commercial agency division of the SCSI regularly produces consumer guides in the public interest with the most recent guide a joint publication with Dublin Chamber of Commerce called 'A Guide to Property for SME's' which is available for free download on www.scsi.ie.



What is the role / scope of service of a Commercial Agency Surveyor?

Once you have engaged the services of a Chartered Commercial Surveyor, you are employing the services of a professional that will act in your interest.

You can be assured that your commercial interest will be nurtured and managed in such a manner to ensure that the best outcome for your asset.

As members of the wider SCSi, the Chartered Surveyor will be happy to advise you regarding additional expertise available from associated members within the SCSi Construction, and and Land professional groups, where appropriate.

The chartered surveyors' client can be the vendor / purchaser / landlord or tenant and it is therefore the chartered surveyors role to manage the sale / leasing of a commercial asset by meeting with prospective purchasers / tenants and contract the asset for sale or lease according to the instruction of the client.



The benefits of using a Chartered Commercial Agency Surveyor

The industry has undergone substantial change over the past decade such as the introduction of a ban on upward only rent reviews for new leases, building energy rating regulations, and the introduction of statutory regulation of agents.

With the increase in complexity deriving from legislation governing the sale, leasing and managing of commercial real estate, the Chartered Commercial Agency Surveyor has evolved as the 'go to' professional to optimize the performance of a commercial asset.

• **Key role of the Chartered Commercial Agency:**

Chartered Commercial Surveyors provide expert advice and handles the sale/ leasing or renting of a commercial property.



- The chartered commercial surveyor acts in your interest at rent reviews and can carry out valuations and other professional services such as arbitrations.
- Chartered commercial agency surveyors are regulated by the Property Services Regulatory Authority and carry Professional Indemnity insurance to protect the client.
- Chartered commercial agency surveyors provide evidence of professional competence in commercial real estate and operate under professional codes of conduct.

For further information, and to find a list of chartered commercial agency surveyors in your area, please visit the Society of Chartered Surveyors Ireland (SCSI) website www.scsi.ie or call 01 6445500.



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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