

Planning & Development Surveyor



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.

What is a Planning and Development Surveyor?

Chartered Planning and Development (P&D) Surveyors are professionals involved in a broad variety of work, in both the public and private sector, including:

- Assessment of land and property use requirements and development,
- Regeneration appraisal and
- Related planning implementation processes.

The Planning and Development field is a specialist area where practitioners have a significant impact on the shape of our environment and how it is used. Practitioners are called upon to creatively address the challenges of climate change, population growth and economic development in delivering long term benefits. An understanding of cost and value in this multi-faceted environment is central to the Chartered P&D Surveyors' expertise.

Planning and Development, as an area of practice, is of critical importance in enabling informed investment decisions to be made amongst an increasingly complex range of choices to satisfy sustainability criteria. It is also an area of practice which provides essential support for long term strategic land management.

This field of expertise is increasingly relevant to public policy, as the Government is committed to sustainable development and demanding targets under international climate change regulations. Amongst a wide range of areas Chartered P&D Surveyors have been engaged with government policy on:

- Delivering sustainable development
- Financial viability in planning
- Infrastructure delivery
- Affordable housing
- Neighbourhood planning
- Urban and rural regeneration
- Tax increment financing

Chartered P&D Surveyors can be found working across the globe applying their knowledge and skills to the distinctive challenges presented internationally. They work as independent consultants or as part of large multi-disciplinary teams. The projects can range from delivering small scale infill developments to master-planning large mixed use urban extensions.

Chartered P&D Surveyors are valued because of the broad perspective they bring to development, allied to their pragmatic understanding of the requirements to deliver it.

Why would I need a Planning and Development Surveyor?

Helping you to maximise the potential of your real estate assets is the priority of every chartered P&D surveyor. The Planning & Development Professional Group represents a network of professionals nationwide, who work with a diverse portfolio of clients on a daily basis and understand your needs.

Clients include individual property owners, investment companies, state agencies and community / voluntary sector interests.

Planning & Development Surveyors have been successful nationwide in implementing a mix of quality buildings with the creation of

sustainable communities that are fully integrated with their respective area. As Ireland benefits from economic recovery, it is critically important that you engage a qualified and competent planning & development professional.

As a Professional Group, the SCSi provides Members with up to date training and guidance on new standards and legislation, in addition to engaging with Government and other professional bodies to improve existing requirements for the ultimate benefit of society.



What is the role/ scope of service of a Planning and Development Surveyor?

Once you engage a chartered P&D surveyor, your development project will be thoroughly considered, so that you are fully briefed on all available options and the expected timeline to realise your chosen proposal.

A chartered P&D surveyor investigates, plans, assesses and manages proposals to either build new developments or organise the refurbishment of existing buildings. Planning and development takes into account both the physical and social impact of the built environment and the commercial viability of any proposals.

It is the chartered P&D surveyor's role to carry out the overall strategic planning, coordination 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.

As members of the wider SCSI, the chartered P&D surveyor will be happy to advise you regarding additional expertise available from associated members within the SCSI Construction, Land and Property Professional Groups, where appropriate as the project develops.

The benefits of using a Chartered Planning & Development Surveyor

Given the increasing complexity of development projects and the requirement for multiple professionals including architects, engineers, quantity surveyors and those involved in fire safety and health and safety, having a Chartered Planning & Development Surveyor as the primary interface from the start ensures that the project is will be professionally planned and executed.

Furthermore, with ever changing legal and regulatory requirements, you are assured that as an SCSI accredited member, all relevant obligations will be fully adhered to. A Chartered Planning & Development Surveyor will have a detailed understanding and expertise of this area.

- Chartered P&D Surveyors provide you, as the client, with realistic options for your specific development opportunity to suit business needs.

- Chartered P&D Surveyors will add value to the project in terms of planning requirements, design, cost and value as they have access to tools, techniques, research and published data developed by professionals for implementation on your projects.
- Chartered P&D Surveyors provide evidence of professional competence in planning and development across a wide range of projects to international standards and operate under professional codes of conduct.
- Chartered P&D Surveyors are regulated and have Professional Indemnity Insurance to protect the client.

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



SOCIETY OF
**CHARTERED
SURVEYORS**
IRELAND

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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RICS

the mark of
property
professionalism
worldwide