

SURVEYORS

JOURNAL

VOLUME 10

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SPRING

2020

CHANGE IS COMING



ALSO IN THIS ISSUE

AIRBNB AND GENTRIFICATION

INDUSTRIAL PROPERTY

SCSI SALARY REPORT

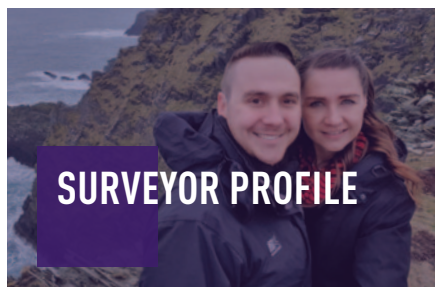
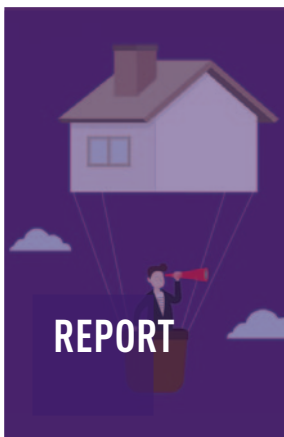




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EXTRAORDINARY TIMES

THIS IS A CHALLENGE LIKE NO OTHER,
BUT WE WILL EMERGE STRONGER TOGETHER.

Given the unprecedented circumstances we all face I don't think you'll be surprised if I focus on the one issue that is totally dominating our personal and professional lives.

The Taoiseach pointed out in mid March that we were entering the critical phase of the battle to contain the coronavirus. If our efforts to lessen the spread are successful, lives will be saved, and fewer people will have to endure illness. We should never lose sight of that. The good health and well-being of our members and staff is the Society's first priority. That is why the primary focus of all of our communications has been on the health aspect and on containing the virus. We want you, your families, your employees and colleagues to stay safe, and we want all members to do everything possible to keep clients and the wider community safe. The best way to do this is to follow the HSE's advice, and to lead by example.

The SCSl moved quickly to support members by providing up-to-date information on the coronavirus and its impacts via a dedicated webpage, guidance documents, e-zines and webinars. Unfortunately, we have been forced to cancel several events and all SCSl meetings are now virtual (dial-in audio or video) until further notice. We've also ensured that services to members are maintained by facilitating staff to work remotely. It may not be quite 'business as usual', but our aim is to make it as close to 'business as usual' as is possible and practicable.

Of course, this is also a very worrying time for members from a business and financial perspective. The virus has caused an economic shock to world and national economies, and its speed and impact have left governments and businesses struggling to catch up. At times like this it is more important than ever to stay engaged with colleagues, fellow members and the Society itself. If you have concerns about particular issues, or ideas on how to help members get through this challenging period, please share them with us.

In recent years there has been a much bigger focus on maintaining good mental health, particularly in the workplace. Now, for many, home will be the workplace but with the added challenge of social distancing thrown in. It's therefore important for each of us to try and maintain a positive outlook, concentrate on the things within our control, and maintain a healthy work-life balance.

Your business

The Government, banks and Revenue Commissioners have put several measures in place to help people and businesses get through this period. Additional measures are sure to follow. You'll see links to all the relevant sites on our website and e-zines. Please review these to see which are applicable or available to you. Perhaps you could advise or discuss some of these measures with a friend, colleague or SCSl representative. Perhaps you know of a friend or colleague who might benefit from contacting the LionHeart Benevolent Fund. Sometimes making or receiving that call can make all the difference.

In this edition of the *Surveyors Journal* you'll also read an interview with our new CEO Shirley Coulter about her plans and aspirations for the Society. Shirley has hit the ground running and is making excellent progress on implementing a range of measures, which will enhance the Society's ability to serve its members while maintaining the highest professional standards. I would much prefer to be discussing those plans, the reports we have published, and the events, such as the annual dinner, CPD seminars or the PMFM lunch, which we hosted over the last three months. And I'm sure you would too, but we will again, once we get through the current crisis. We'll do it together and we'll be stronger for it.

PRESIDENT'S MESSAGE

Johanna Gill
President



PROFOUND CHANGE

IT'S IMPOSSIBLE JUST NOW TO FORECAST THE
IMPACT OF THE CURRENT CRISIS.

Change is coming declares the front page of this *Surveyors Journal*. The reference is to an article on climate change but it does seem very apt for more immediate reasons just now. Beyond the experience of dealing with the problems we will face for weeks, if not months, it will be impossible to forecast how our profession and clients will be affected by the coronavirus, and the disruption it is bringing to all our lives. It is also impossible to accurately assess just how society and the economy will rebound, or even when.

All crises can bring shifts to habits, relationships, patterns of work and ways of life. Clearly the coronavirus will have a profound and lasting effect on society, the economy and government. Here in Ireland, as heralded by the general election, change was in the air, and the Ireland we can look forward to will be very different to that of recent experience. The role of the State in the economy will be reassessed with the likelihood that housing, planning and land administration, construction procurement and, not least, health, will all see an enhanced role for both central and local government.

At a personal level we will learn all sorts of things over the coming weeks. For many the experience of working from home will be revealing. An example of possible profound change is the impact extensive home working could have on the demand for and location of office accommodation, not to mention modes of commuting.

I am sure that all surveyors will find items of interest in this edition. I could not help wondering about the effect of the crisis on surveyor salaries as reported here. Readers will also be interested in reading about our new CEO, Shirley Coulter, who I wish well in her new role.

Finally, when the crisis passes, all surveyors will have to refocus on the great existential threat of our time: climate breakdown. Bara McCabe's article makes a timely contribution on the impact of this on the property market, which will be of interest to all.

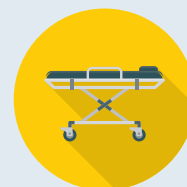
When the next edition of this *Journal* comes out we will all be in a position to reflect on this time. In the meantime, to all surveyors and their loved ones, keep safe, keep your distance and keep healthy.

EDITORIAL

Tom Dunne
Editor

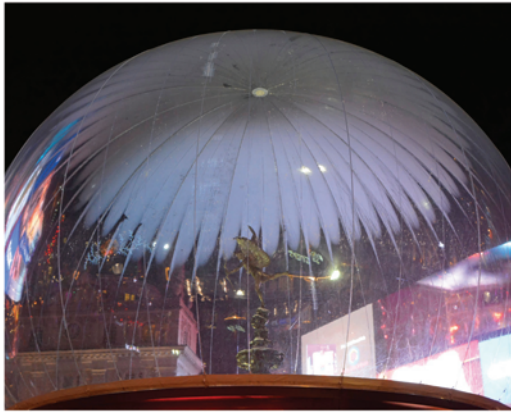


There were ten in the bed
and the little one said...
How many hospital beds do we have per 1,000 people?



Sources: www.link.springer.com; www.researchgate.net.

ASSESS – ASSURE – PROTECT



Cocooned: last Christmas, a large 'snow globe' was built around the Eros statue in Piccadilly Circus, London as an anti-vandalism measure.

Protecting precious things is more important than ever. Please take care over the coming months and we look forward to a resumption of normal business in due course.

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REAL ESTATE EXCELLENCE AWARDS



CELEBRATING EXCELLENCE

Pictured at the TU Dublin MSc in Real Estate Excellence Awards, held in the Shelbourne Hotel in December, were (from left): Mel Sutcliffe, CEO, Quanta Capital; winner of a Special Award for Outstanding Performance Gillian Curran, CIO, Tetrarch; and, Michael Buckley, Chairperson, Quanta. Quanta Capital sponsored the Awards for the third consecutive year.

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BUSY AT THE BUILDING CONSULTANCY



CHARTERED

Above (from left): David Murray; Michael Ferry; Hugh Holt; Ashley O'Toole; Claire Devlin; Ken Mulligan; Paul Finlay; Alan Baldwin; and, Eamonn McMullan. Above right: The Arc Bowling Arena, Navan, Co. Meath. Far right: Martyna Rajska.

The Building Consultancy's Claire Devlin and Ashley O'Toole have successfully completed their Assessment of Professional Competence (APC). This brings the total number of Chartered Building Surveyors in the company to nine. Managing Director Alan Baldwin commented: "We are delighted to see a continuation of our graduate surveyors achieving their Charterships and it's important we can contribute to the development of building surveyors in Ireland".

New interior architect

The company has also announced the appointment of Martyna Rajska to its interior architecture department. Martyna is a recent honours graduate from Technological University Dublin (TUD). The Building Consultancy states that it is delighted Martyna has chosen to develop her career with the company. In other news, as the appointed project managers, The Building Consultancy recently completed the delivery of the Arc Bowling Arena in Navan, Co. Meath.



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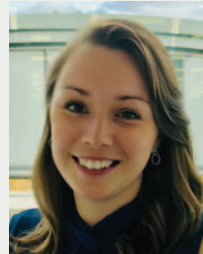
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HOLLIS APPOINTS DUBLIN ASSOCIATE



International independent real estate consultant firm Hollis has appointed Nicola Harrison as an associate to its Dublin office. The company states that Nicola has particular skills in technical due diligence and development monitoring. She has worked for a variety of investor, lending and occupier clients, advising on acquisitions and disposals,

as well as providing contract administration, dilapidations negotiations and defects diagnosis/asset management advice. Hollis states that the appointment follows a strong year for the commercial property market in Ireland.

Tony Grant, Partner, Hollis in Dublin, said: "We anticipate an increase in transactions as investors recycle equity by re-trading assets bought during the economic downturn. Occupier demand has increased in both the office and industrial and logistics sectors, and I struggle to think of a time in recent history when the market was so strong. As the market moves from strength to strength, I'm pleased that our team is expanding in tandem. I'm delighted to welcome Nicola. Her experience will prove vital. I look forward to seeing her career flourish at Hollis".

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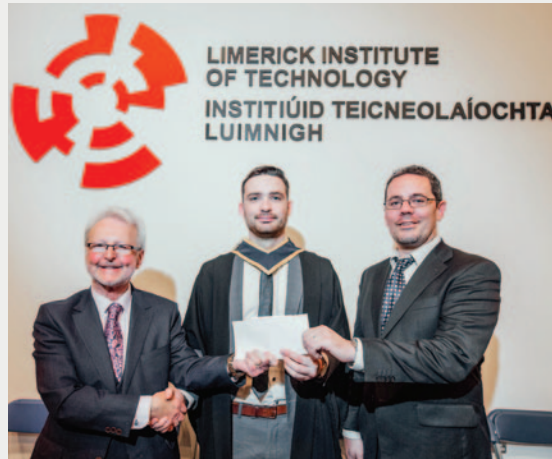
Our Fire Safety Consulting Division bolsters our existing multi-disciplinary team. Coupled with our Fire Safety Contracting team and onsite crew this enables us to provide an end to end fire safety design, remediation and certification service. Keeping costs down and crucially, reducing program duration.

PROMOTION AT KRA

KRA Visionary Project Partners has announced the promotion of Micheal McCabe to the position of Associate Director. Micheal joined KRA in 2015 as a Senior Building Surveyor, and the company states that he has proven himself to be a diligent, reliable and competent surveyor during this time. Managing Director Krystyna Rawicz said: "We are delighted that Micheal has accepted the position of Associate Director within the company. The increased responsibility necessitated by this role is testament to Micheal's in-depth knowledge and experience. We are very much looking forward to continuing to work with Micheal, and watching his career go from strength to strength".



LIMERICK CONFERRING



SPECIAL MERIT

From left: Carlo Hanrahan, Student Liaison Officer, LIT, for the Southern Branch of the SCSi; Special Merit Award recipient Michéal Walsh; and, James Lonergan, Director of Education and Membership, SCSi.

presented by Carlo Hanrahan FSCSI FRICS, Student Liaison Officer, LIT, for the Southern Branch of the SCSi and a Senior Chartered Surveyor with Rooney Auctioneers (Limerick) Ltd, and James Lonergan, Director of Education and Membership, SCSi.

The annual conferring ceremony for the Faculty of Applied Science, Engineering and Technology's Department of Built Environment at Limerick Institute of Technology (LIT) took place late last year.

The recipient of the Special Merit Award in the Department of Built Environment for excellence on the BSc(Hons) in Property Valuation and Management was Michéal Walsh from Garrienderk, Kilmallock, Co. Limerick. Michéal is currently working with Savills in Cork.

This year's award was sponsored by the *Irish Examiner* and consisted of a bursary prize. The award was jointly



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POSITIVE FOR SURVEYOR SALARIES

THE SCSI'S REMUNERATION AND ATTITUDES SURVEY 2019 HAS POSITIVE FINDINGS ABOUT SALARY AND EMPLOYMENT EXPECTATIONS IN THE SECTOR.

The SCSI's latest Remuneration and Attitudes report examines anonymous salary data from almost 1,300 members across the country, covering professionals from estate agents, quantity surveyors and building surveyors, to planning and facility managers. It found that the median national annual salary for a Chartered Surveyor is €70,000. However, the survey also found marked differences between pay levels in Dublin and the rest of the country. While the median salary in Dublin is €74,000, the figure for the rest of the country is 19% less at €62,000. The report contains interesting information on national salaries by firm size, with informative salary ranges from graduate positions up to CEO level, across small to large firms. The results of the survey highlighted that each step up in seniority earned an additional €7,500 for employees, and each year of service to a firm earned them, on average, an additional €800 in salary. Surveyors have a positive view as regards salary prospects, with 73% of members saying that they expect to receive an increase in the next 12 months. Over half (57%) said they had received an increase in the previous year. According to the findings, the premium on basic salaries for those based in Dublin is €11,400. The Society attributes much of this to the higher costs of living in the capital, especially accommodation costs. It is encouraging to see that 85% of surveyors would recommend their profession as a career to school leavers, while 97% said they are satisfied in their job.

Gender

While women make up only 20% of the SCSI's total membership, and naturally receive equal pay, the survey found that there is less participation by women in senior roles. Female participation rates at senior levels are pulled down significantly within the construction-related disciplines, where female representation is as low as 6%. Finally, the outlook for employment opportunities looks favourable, with 52% of companies intending to increase their workforce in 2020.

The full report is available at www.scsi.ie.

FEATURE

Edward McAuley
Head of Practice & Policy, SCSI



THE POWER OF REPRESENTATION

NEW SCSi CEO SHIRLEY COULTER SPEAKS ABOUT HER AIMS FOR THE SOCIETY, AND THE IMPORTANCE OF PROFESSIONAL MEMBER ORGANISATIONS.



Shirley Coulter brings over 14 years of experience in professional member organisations to her new role as CEO of the SCSi (see panel). At the time of our interview, she's been in situ for just six weeks, but says this experience, and the welcome she's received from members and staff, has made the transition a very pleasant one: "It feels familiar, even though it's a different industry. Also, from the minute that the appointment was announced, people have reached out, which I hugely appreciate". Shirley plans to use her experience to good effect in her new role, with an emphasis firmly

on what members need from their professional organisation, and how best to provide it: "I've seen what works, and what doesn't work as well. What has to be key is that member focus, the 'member first' outlook, because our whole *raison d'être* is to serve members, in the public interest". She knows that it's not necessarily the 'big ticket' issues that concern members: "The real issues are the ones that affect their day-to-day working lives. We can add value in lots of ways, at a very high level, and we will continue to do that, but really, it's about tuning in to how can we help members in a very practical way". She sees the challenges that member

organisations face, such as the need to avoid being too 'Dublin-centric', and to be relevant and appeal to different age cohorts and genders, but for Shirley, there's also a 'squeezed middle' that can sometimes be neglected: "People who are maybe struggling to find a work-life balance, who have been caught up in some of the repercussions of the economic downturn and still may be impacted by that. There's a whole generation there that I think, as the profession's representative body, we need to be tapping into and they are quite difficult to engage because they are busy with childcare, or elderly parents. They are definitely a focus".

INTERVIEW

Ann-Marie Hardiman
Managing Editor,
Think Media





Having your voice heard

Shirley is from Dublin, but has fond memories of idyllic holidays in the west of Ireland, where her parents are from. Her first taste of public representation was a stagiaire position as a parliamentary assistant to an Irish MEP in Brussels during her Erasmus year, while studying French and politics in UCD: "That gave me my introduction to representation and what it means to have your voice heard". Shirley has a master's in globalisation, law, politics and economics, and first began working for member organisations with a post as Employment and Communications Officer with the Irish Dental Association. This was followed by seven years with the Irish Medical Organisation, after which she moved in 2015 to The Bar of Ireland, where she was Director of Membership and Public Affairs. Shirley joined the SCSl as CEO in January 2020.

Priorities

These issues naturally feed into Shirley's priorities: a firm emphasis on meeting members' needs, while using the expertise within the Society to make a contribution in wider society: "I want to build on what has already been achieved. The SCSl is a wonderful organisation, and I believe in the value that the Society adds, both for members and for the public, in the impact that we have on the construction, land and property industry".

Those wider social issues encompass both the global and the local: "Ireland is so susceptible to large global economic shocks and we have to be prepared for that. I hate to use the word Brexit, but the impact of that has yet to be realised. The market has stabilised but I keep hearing that we've been at a late stage in the cycle for a long time so we can't be complacent. And more recent issues like coronavirus, the US elections – all of that has the ability to impact on the global economy. That is going to be an issue for everybody, but particularly the construction and property industry. We've seen how economic difficulties impact heavily on this industry".

At local level, there's no doubt that housing supply is the most pressing issue. Our interview takes place just two days after the general election, and as we go to print we're no closer to an announcement on government formation, so there's no way of knowing which party's policies will be implemented. For Shirley, however, the fundamentals haven't changed: "We need to reduce construction costs and we need to ensure that we have the skills. We barely have sufficient skilled manpower to meet the demand now, let alone the demand that is going to arise from the need to increase housing supply. The election saw many, many promises, but there isn't any one single solution. They're going to have to take everything in the round, and be innovative".

WE HAVE THE EXPERTISE HERE AND WE'RE WILLING TO SHARE THAT, AND WORK WITH GOVERNMENT TO MAKE SURE THAT THE RIGHT POLICY DECISIONS ARE MADE, AND THAT SOLUTIONS ARE COSTED, REALISTIC AND ACHIEVABLE.

She points out that the Society made its views clear on these issues in the run-up to the election: "[The new government] needs to look at things like the cost of land, construction costs in general, and at embracing technological innovation. They need to address the skills issue, because who physically is going to build them? The message remains clear from the SCSi that we have the expertise here and we're willing to share that, and work with government and with the various departments to make sure that the right policy decisions are made, and that solutions are costed, realistic and achievable".

The Society has a huge amount to offer here: "Our strengths are the high standards, the education and the expertise of the profession, which is evident in all of the SCSi's outputs from reports and submissions to conferences and events. The fact that our members are engaged at every stage of the life cycle of a build situates the SCSi in a unique position to develop positions that are more joined-up in terms of our recommendations for key property and construction policy formation".

Governance

In order to maximise these valuable assets, Shirley emphasises the

importance of having structures within the Society that encourage collaboration and communication across the many professional groups and committees. A governance review that had begun before she took up her role has now resumed, and this is one of its principal aims: "Our structures at the moment aren't maximising the benefits that can be gained from bringing all of that expertise to the one table. It's about knowing where the SCSi has come from to know where we are now and where we need to be, and then align our resources and our strategy to deliver that for members. Member engagement in that process is obviously going to be key. The focus is on ensuring a solid foundation by seeing what's working, what maybe needs some attention, and then building on it to ensure that the organisation is structured to best deliver for its members".

The Society hopes to have the new structures in place for the start of the new committee year in May.

Member organisations

Shirley recognises that many member organisations are struggling with what can be called the "race for relevance": "Because of the way technology has enabled

access to information, a lot of people feel expert in a lot of areas that they wouldn't have previously. They may feel that they don't need the member body, that they can find the knowledge they need elsewhere".

Challenging that perception is difficult, but Shirley's very interesting approach is to turn the question on its head: "I've often tried to explain what member bodies are to people and what we do, but another way of looking at it is: what would happen if we didn't exist? People can find it difficult to understand if they haven't engaged with services that we provide, if they never come to conferences, or they don't have time to read policy papers or reports. But if professional bodies didn't exist, what would happen? Where would the profession go for CPD? Where would they find the myriad of educational, networking and social events? Where would they go for professional guidance or support? Who would be the voice for the profession?"

She is absolutely convinced of the value of this for the public as well: "Strong representation for the professions means a good deal for the public, because the professions are here to serve the public. If we can make sure that we're producing surveyors that are held to the highest standards, that are offered a suite of continuing professional development that enhances their expertise, and we're producing policy positions and reports based on all of that expertise that will positively influence, for example, things like housing supply, then that is hugely important. And if we didn't fill that role, who would?"

Shirley acknowledges that member organisations sometimes have to work to convince the public that they're not simply another vested interest: "I think we need to be better at marketing the value of the Society to the public. We need to market the value of the profession to the public, and market the value of membership to the profession. People engage professionals in good faith. And I suppose what we would say, and that's where the 'Check they're Chartered' campaign came out of, is that we provide a greater level of comfort for the public because if you engage a chartered professional, you know you're getting the highest standard".

So how will Shirley measure success as she goes through her first year in this role?: "If I really feel that I've engaged with the membership and know that I understand what their expectations are in terms of what the Society does for them, the value that they get from the Society, and that they feel that their interests are represented. If I have a happy and committed staff to meet those expectations for members. And if we have aligned our governance structures to better harness our expertise, so that we can have that positive influencing role in terms of the future development of the sector. That's what I would like to see after year one!"

Building strength

Shirley lives in Dublin with her husband and two young children, who naturally take up a lot of her time. When she's not spending time with them, she reads, and loves to eat out ("I'm a bit of a foodie"). She admits though, that one thing that definitely helps her to relax, is checking her emails! "I'm very bad at being able to switch off. I prefer to check my emails and know, even if it's out of hours, that everything's OK." She also keeps fit, and sings the praises of strength training: "It requires focus and dedication but that means it is brilliant for both your physical and mental health. I highly recommend it!"

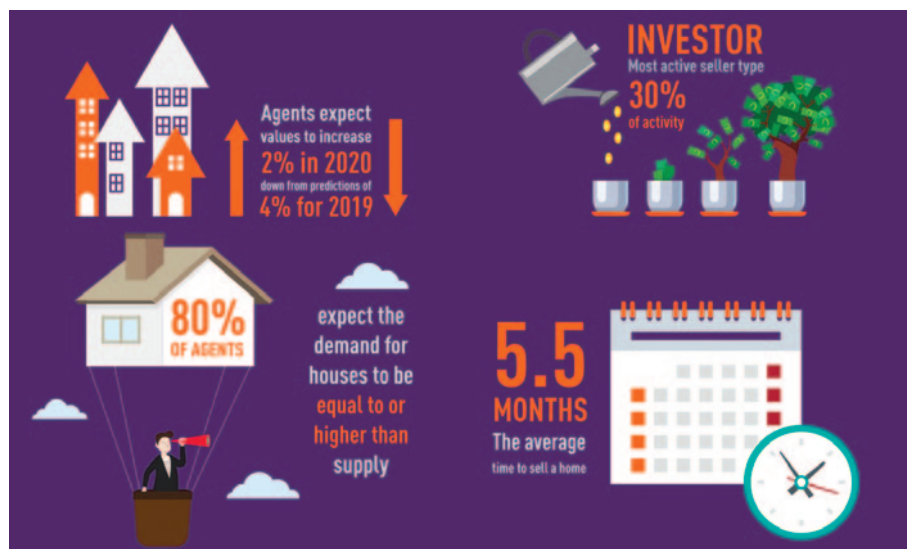
CONVEYANCING DELAYS COSTLY

THE SCSI'S ANNUAL RESIDENTIAL PROPERTY REVIEW & OUTLOOK REPORT COLLECTED THE VIEWS OF SURVEYORS ALL OVER THE COUNTRY ON THE RESIDENTIAL SECTOR.

In its 37th year, the SCSI's Annual Residential Review & Outlook report plays an important role in highlighting current challenges in our sector and forecasting trends for the year ahead. Thanks to our 460 members who completed the survey, the report suggests that national property values will increase by 2% this year, and rents by 5%. House values are expected to increase by 3% in Munster and Connacht, remaining static in Dublin and Leinster. The immediate outlook points to an ending of high sales transaction inflation, and the property market looks set for a period of price stabilisation. Members report that price stabilisation is being driven by more realistic price expectations among sellers, affordability constraints, and increased supply in certain areas such as urban commuter belts. Looking at price expectations, 40% of agents nationally reported that sellers' price expectations had increased during the year; this is down from 80% in 2018 and 96% in 2017.

The Brexit feeling

An interesting highlight in our report was the extent of Brexit's impact on the market. Our members said that Brexit and the uncertainty it caused played a greater role than any other issue in shaping the residential property market in 2019, as general uncertainty delayed and worried



SALES EXPECTATIONS

The report is positive about sales, but says the length of time it takes to sell a home is still a significant issue.

investors. While we may need to temper our expectations about when a new trading arrangement between the UK and EU is announced, our members believe that greater clarity has already led to a renewal of confidence.

Landlords exiting the market

Another stark figure is the impact of rent restrictions and rent certainty measures on landlords. Our agents report that for every one new residential investor, two are selling their investment. This statistic aligns with the record shortage of properties for rent, particularly in large urban centres where demand is highest.

home sale to close is five and a half months. Agents expressed concern about the continued existence of paper-based conveyances and how these delays are frustrating purchasers and sellers. The SCSI publishes useful checklists and consumer guides on our website for agents to present to prospective clients, to help educate them on the main issues affecting house sale delays. Seismic change in the way property is transacted is warranted to improve efficiency, but until then, we all must do what we can to guide our clients so that they are aware of the hurdles in advance to help them prepare for what is often the biggest transaction they will ever be part of.

FEATURE

Edward McAuley
Head of Practice & Policy, SCSI



Conveyancing delays

According to the survey, the average time for a

The full report can be viewed at
www.scsi.ie

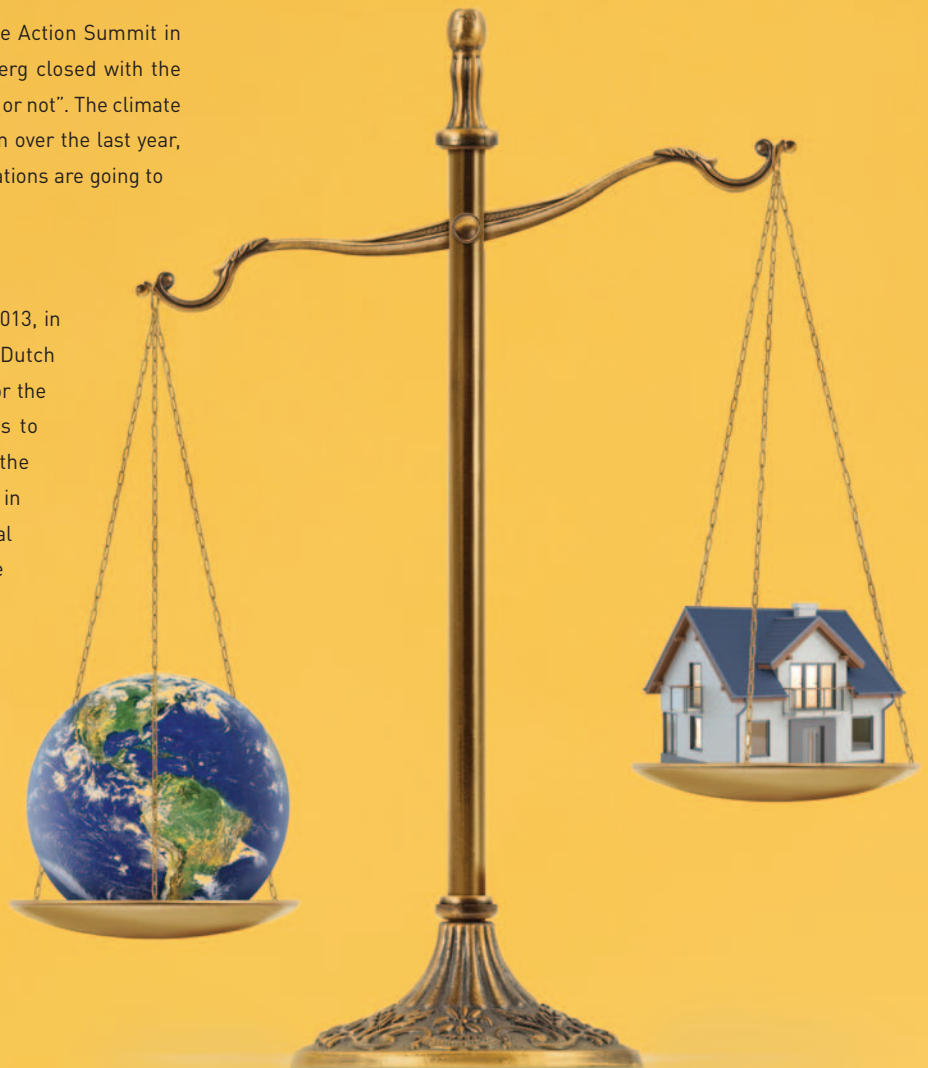
CHANGE IS COMING

PEOPLE AROUND THE WORLD ARE TURNING TO THE COURTS FOR URGENT ACTION ON CLIMATE CHANGE, AND THE IMPACT OF THIS WILL BE FELT IN THE PROPERTY MARKET.

In her address to the United Nations Climate Action Summit in New York in September 2019, Greta Thunberg closed with the words: "Change is coming whether you like it or not". The climate change movement has gained significant momentum over the last year, and more and more affected individuals and organisations are going to court to seek climate change justice.

Suing the state

The first case of this kind in the world was filed in 2013, in the Netherlands.¹ The Urgenda Foundation, a Dutch environmental group, sued the Dutch Government for the failure of the Dutch State to take sufficient actions to prevent dangerous climate change. At the time, the Netherlands was one of the most polluting countries in the European Union. In 2018 the Dutch Court of Appeal accepted that the "real threat of dangerous climate change" results in "the serious risk that the current generation of citizens will be confronted with loss of life and/or a disruption of family life". Obligations under the European Convention on Human Rights led the Court to conclude that "the State has a duty to protect against this real threat", and ruled that the Dutch State must reduce greenhouse gas emissions by at least 25% by the end of 2020 compared to 1990 levels.



FEATURE

Barra McCabe BL
Barrister-at-law and
former surveyor



GIVEN THE MOMENTUM THE CLIMATE CHANGE MOVEMENT IS GAINING, WE SHOULD EXPECT MULTIPLE CHANGES IN THE PROPERTY MARKET.

The decision was affirmed by the Dutch Supreme Court on December 20, 2019. The *Urgenda* case was recognised as the world's first climate liability lawsuit, and set a precedent that has since inspired other legal actions around the world.

Irish case

In Ireland, the NGO Friends of the Irish Environment wanted more ambitious action on climate change and sued the State. It argued that the Government's approval of Ireland's National Mitigation Plan (NMP) is unconstitutional and in breach of human rights obligations, and that it does not meet the requirements of the Climate Action and Low Carbon Development Act 2015. While Friends of the Irish Environment were unsuccessful in the High Court in January 2019, their appeal has been leapfrogged to the Supreme Court and is due to be heard on June 22, 2020.

The impact of this renewed focus on climate change is starting to trickle into the property market, and given the momentum the climate change movement is gaining, we should expect multiple changes in the property market.

The Climate Action Plan (CAP) published by the Government in June 2019 and the National Planning Framework adopted in May 2018 focus on the formulation of suitable planning policy to respond to the requirement to reduce greenhouse gas emissions. An Bord Pleanála (ABP) has signalled that it is increasingly prepared to examine projects capable of having a direct or indirect effect on greenhouse gas emissions through the lens of what is required to achieve Ireland's overall climate action targets, and to refuse planning permission for developments utilising technologies seen as

harmful for the climate.² In December 2016, ABP gave an extension of duration of planning permission to Bord na Móna to continue co-firing of biomass with peat at its power plant at Edenderry, Co. Offaly, until 2023. ABP concluded, having considered the Government's climate change policies in effect at that time, that the proposal for the co-firing of biomass with peat was in accordance with "proper planning and sustainable development". In 2019, ABP came to a different conclusion concerning a very similar proposal to extend the duration of planning permission for the co-firing of peat with biomass at the ESB-owned West Offaly Power Station at Shannonbridge, Co. Offaly. ABP concluded that, having regard to national, EU and international climate change mitigation obligations, the proposed development ran contrary to "proper planning and sustainable development". This was due to the fact that the biomass would be largely imported and transported to the midlands by heavy goods vehicle (HGV) from ports. ABP also concluded that the continued firing of peat for electricity production was no longer acceptable in planning policy terms due to the higher emissions profile of this energy source.³

Right to light

A further example of planning policy change relates to an expansion of what benefits from a right to light. In 2019, in the English case of *R v Medway Council and Another*,⁴ the claimant was granted planning permission to install solar panels on the south-facing wall of his residential property in October 2017. Judicial review proceedings were brought against a planning permission granted in respect of a neighbouring residential extension, on the grounds that the extension would overshadow the claimant's solar panels. In granting the planning permission, the local authority took the view that the extension was "in keeping with the local area", and that the effect on daylight to the claimant's solar panels was not a material consideration but rather a "purely private interest of the claimants that did not require protection in the public interest". The court held that the local authority cannot reject as immaterial the effect of a development proposal on a renewable energy system, and that such rejection was "irrational".⁵ The courts came to this determination as a result of s.38(6) of the English Planning and Compulsory Purchase Act 2004, which requires that "any determination of a planning application must be made in accordance with the development plan", as further enhanced by s.19(1A), which further requires that development plans must include policies that contribute to the mitigation of, and adaptation to, climate change. It was the court's view that this applied regardless of the scale of the "renewable energy system", and as a result the grant of the planning permission was quashed.

Time will tell how developing climate change law will fully impact the property market, but one thing is for sure, change isn't just coming...change is here.

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AIRBNB AND GENTRIFICATION

PHD RESEARCH CARRIED OUT IN TU DUBLIN LOOKS AT THE IMPACT OF AIRBNB RENTALS IN DUBLIN AND COMES TO SOME WORRYING CONCLUSIONS.

Collaborative consumption of the urban arena through sharing economy platforms, such as Airbnb, is a growing concern for urban planners. In the past decade, Airbnb has become a norm within the hospitality sector, but it has recently become infamous for its negative impacts. At the forefront of this is the removal of homes from traditional housing markets and the acceleration of rising rent prices, fuelling gentrification.

Gentrification

Gentrification research stems from work by the sociologist Ruth Glass, which describes increases in house pricing perpetuated by the influx of middle-class 'gentry' into lower-class areas. Since its conception in 1964, the term has developed to encompass displacement of local populations by large-scale urban change, such as that caused by modern neoliberalisation and housing commercialisation. Airbnb represents commercialisation of residential areas, placing economic pressure on neighbourhoods, and leading to price increases locally and on a wider scale. Many landlords in cities such as Dublin are turning to Airbnb to commercialise their properties, removing them from the residential rental market with the aim of creating ghost hotels, and taking advantage of the tourism industry.

Facts and figures

Since 2016, the number of Airbnbs in Dublin has grown by over 250%. As of June 2019, there are 9,220 available, including entire home/apartment (EHA), private room (PR), and shared room (SR) listings. Growth in EHAs is highest, with a 298% increase, now making up 51% of all listings. It becomes clear that EHAs hold a dominant position in Dublin's Airbnb market. Looking at such listings alone, density is concentrated in similar regions to that exhibited by all listings, wherein the city centre dominates, with a concentration seen in the north inner city (Figure 1). Of the 9,220 Dublin listings, 50.25% can be deemed to be purely commercial. These are listings that overlook the home-sharing purpose of Airbnb and use the platform as a source of commercial income. A host may be deemed commercial if they meet any one of the following conditions:

- ownership of more than one EHA;
- ownership of one EHA that is available for over 90 days per year;
- ownership of more than two PR/SR listings; or,
- ownership of a PR listing that is available for over 90 days per year.



Commercial listings create a potential monthly revenue (PMR) of €16,269,862, or 67% of total PMR, despite ownership by only 35% of hosts. Dublin's highest-earning commercial hosts own a large proportion of Dublin's listings and earn a majority of the revenue. Top earners have not only more listings, but also a higher nightly price, which increases revenue. The top 10 hosts all operate multiple EHAs, with annual revenue for each of these hosts in the millions of Euro. This uneven distribution highlights Airbnb's inequality. It remains unclear to what extent regulations have been overlooked by these hosts, although it is clear that the intended use of the platform has been ignored.

Impact on residential rental sector

Considering full-time listing counts, which cover listing ownership and annual availability, an estimated 409-940 rental units have been removed from Dublin's residential rental market. Considering listing occupancies for these units, a minimum of 1,481 people have been displaced, rising to a possible 3,456 when considering high-end figures. The impacts of this are concentrated in the city centre, where tourism is



FEATURE

Antonia Blankenberg
PhD student, TU Dublin



Commercial Airbnb listings, June 2019

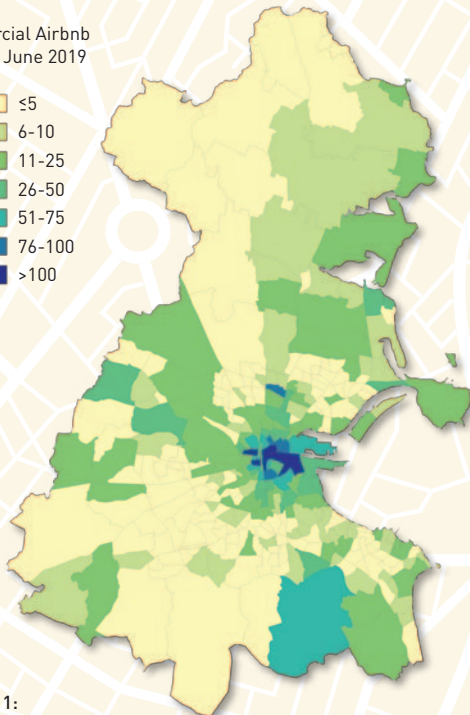
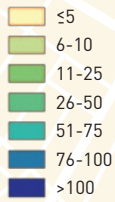


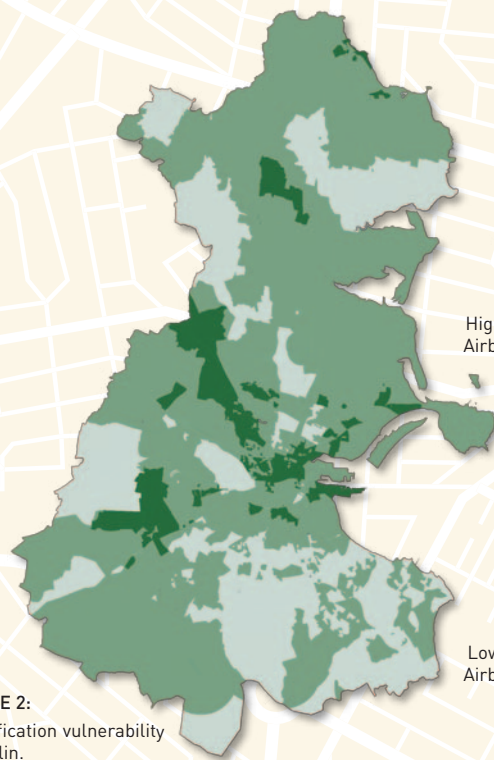
FIGURE 1: Commercial listings in Dublin.

FIGURE 2: Gentrification vulnerability in Dublin.

High vulnerability to Airbnb gentrification



Low vulnerability to Airbnb gentrification



concentrated, creating an advantageous market for conversion from traditional renting. In certain areas of Dublin, over 2.5% of the residential rental market has been removed, with up to 6.8% of the population displaced by these conversions.

Dublin's Airbnb growth shows a strong positive correlation to growth in rent prices. It can be determined that should Airbnbs increase by 1,860 from current figures, average rent prices are projected to rise to €1,594.43, a 3.15% increase on current figures. This figure is higher in city centre areas, with Dublin 1 showing a projected increase of 4.6%. When considering these figures, there is a clear impact of the reduction of the housing supply in Dublin due to growing long-term rental conversion to Airbnb. Dublin's projected 3.15% rent price increase is higher than those calculated in other cities (research in Boston shows a potential increase of 0.4%), highlighting Dublin as a critical case of Airbnb gentrification, commercialising housing markets beyond previous neoliberalisation processes.

Future implications

There is no doubt that the lowered rate of affordable housing is impacting Dublin populations, particularly in lower-income areas. Growing Airbnb figures within the city will lead to higher amounts of exclusionary displacement, which can be as detrimental, if not more detrimental, than direct displacement, due to its extra-local impact. As such, it becomes important to outline what the impact may be in the future without adequate legislation. Weighted consideration of Airbnb growth, housing conversion, rent price increases, rental rates, and

socioeconomic conditions allows for the determination of gentrification vulnerability. As would be expected, many areas with high susceptibility to gentrification are clustered within Dublin city centre, where public transport, tourist attractions, and amenities are concentrated. However, vulnerability is also high within the north inner city, Smithfield, and Phibsboro, where factors such as commercial listings were highest. Some suburbs, such as Ballymun, Finglas, and Clondalkin, may be highlighted as prone to Airbnb gentrification (Figure 2). Such areas are generally lower in affluence, which creates an environment for economic displacement of locals. These areas, despite poorer access, are

generally subject to lower Airbnb prices, and thus, larger influxes of tourists, which trigger rises in rent prices. Considering the vast impact of Airbnb in Dublin, there is a clear need for additional research and outlining of the effectiveness of legislation such as the Planning and Development Act 2019. It is not yet certain whether this Act has impacted commercial Airbnb rates within the capital; this will only become clear in the coming months. While this Act provides a solid start for Airbnb regulation, it's geographically targeted and purely quantitative; thus, a more nationwide and hybrid approach may be needed to better tackle the expanding sharing economy in Ireland.

SINCE 2016, THE NUMBER OF AIRBNBS IN DUBLIN HAS GROWN BY OVER 250%. AS OF JUNE 2019, THERE ARE 9,220 AVAILABLE

WAREHOUSE EVOLUTION

THIS ARTICLE WAS ORIGINALLY WRITTEN BEFORE THE OUTBREAK OF COVID-19 IN IRELAND. WHILE IT MAINLY DEALS WITH TRENDS IN THE IRISH AND EUROPEAN INDUSTRIAL AND LOGISTICS PROPERTY MARKETS, IT WOULD BE REMISS NOT TO ADDRESS THIS SEISMIC EVENT.

With the ESRI now predicting a 7.1% contraction in the Irish economy this year, it seems certain that property values in all sectors will fall in the short term. The extent of the decline in consumer demand will depend on the level of business closures and job losses. In theory, companies in transport and logistics, pharma, food supplies, healthcare supplies and technology should thrive, while many active in or supplying the hospitality, airline, retail and automotive sectors will suffer.

The availability of industrial and warehousing space is at a historic low, and a slump in demand may free up units, particularly smaller buildings where occupiers may not be financially resilient. Many developers of larger warehouses who had been expected to commence construction of new buildings imminently have paused their plans and, unless there are mass business failures, it is unlikely that supply will increase dramatically in these larger sizes. That said, a fall in consumer demand will impact demand for warehousing generally.

With most shops closed and many people working from home, one consequence of this crisis may be to accelerate the adoption of



NEW WAVE OF WAREHOUSES

IPUT Dublin Real Estate is developing two warehouse projects, including this one at Aerodrome Business Park in Rathcoole.

online retailing. Another mitigating factor might be that companies increase inventory levels to make up for volatility in the supply chain. Unfortunately, the only thing we can be sure of at the moment is what we don't know.

Industrial and warehousing trends

The e-commerce effect

One area of growth in the industrial and logistics property sector that has caught investors' attention is e-commerce or online retail.

In June 2019, Blackstone bought a portfolio of US warehouse investment properties for \$18.7bn. In Europe, it has amassed a warehouse portfolio worth €8bn in a venture with M7 Real Estate, and has signalled its intent to grow this. Blackstone believes that the growth in e-commerce is only in its infancy, and that this will drive significant demand for warehousing and logistics property into the future.

Not only is e-commerce disrupting long-established retailing patterns on the high street, but online retailers require three times as much warehouse/logistics space as traditional 'bricks and mortar'

FEATURE

Kevin McHugh
Director, HARVEY, Industrial
Property Specialists



retailers, according to Datex, a leading US warehouse management systems expert.

In Ireland, online retailing makes up around 12-13% of the retail market, but experts predict that this has the potential to grow exponentially. For example, according to its Office for National Statistics, the UK has already hit 20% market penetration, and this is predicted to grow to 25% by 2023. Surprisingly, some large EU countries such as Italy and Spain are lagging behind at around 5%, so these markets could see some of the strongest growth in Europe in future.

Last mile logistics

Another trend emerging in major European cities is 'last mile' or 'last link' logistics. This is the last leg of the journey when delivering goods to consumers in densely populated urban centres. The current thinking is that this additional link to the supply chain is only required where delivery times from the distribution warehouse are in excess of 30 minutes; therefore, they are not yet a feature in Ireland. In large cities such as London and Paris, companies are competing for the limited number of centrally located warehouses. Many of these might have a higher value if redeveloped into residential or offices, so tend to be expensive by warehouse standards, but they are becoming a more important feature because they can drive more efficiencies than any other part of the supply chain.

Domestic warehousing trends

In Ireland, the highest demand tends to come from: transport and logistics (including e-commerce); traditional retail; wholesale; pharma; construction; food; and, data centres. In recent years, Ireland has been following European and international trends with growing demand for larger distribution warehouses. Both domestic and international companies have scaled up and we are now seeing a much larger proportion of development devoted to 'big box' warehousing (9,300 sq. m./100,000 sq. ft. +). In addition, it looks like Ireland will see its first e-fulfilment centre for pure-play online retail in the coming year. In simple terms, this is a large warehouse used by pure online retailers where online orders are picked, packed and dispatched.

As the fastest growing economy in Europe for the past five years, Ireland has attracted more than its fair share of interest from international property investors. The profile of many industrial and warehouse developers has changed too. Many of the new wave of developers are backed by international private equity. The pension fund IPUT Dublin Real Estate has made the leap from warehouse investor to developer, and has two new projects: Aerodrome Business Park in Rathcoole; and, Quantum Distribution Park in Kilshane near M50 Junction 5.

Supply/demand imbalance

Naturally, the Covid-19 crisis is likely to lead to an increase in warehousing supply, at least in the short term. Up to this point, vacancy rates had been falling throughout Europe and are below 4% in many countries. The supply/demand mismatch, coupled with extremely high construction costs, had driven the growth in prime rents in Dublin, which now range from €105-€112 per sq. m./€9.75-€10.45 per sq. ft. Except for London Heathrow, these are the highest rents in Europe. That said, warehouse real estate costs typically represent a small proportion of overall supply chain costs (less than 5%, according to international research from Prologis and The Sequoia Partnership).

Sustainability

Another trend in European warehousing that has arrived in Ireland relates to sustainability. With global investors and international warehouse occupiers increasingly focused on the environmental impact of their property portfolios, developers in Ireland are beginning to design warehousing with greater environmental credentials than required by the new near zero energy building (NZEB) rules.

Both LEED and BREEAM certification are now being considered by most developers, and new sustainable features include: enhanced building envelope thermal performance; PV panels; electric car charging points; sensor-controlled LED lighting; and, rainwater harvesting. Large warehouse occupiers have identified benefits such as lower operating costs, brand enhancement, employee recruitment, retention and productivity, and investor appeal, and are more likely to choose a building that best meets these needs. As the importance of sustainability grows in the public mind, it is inevitable that the gap in value between highly sustainable and less sustainable buildings will widen.

Future

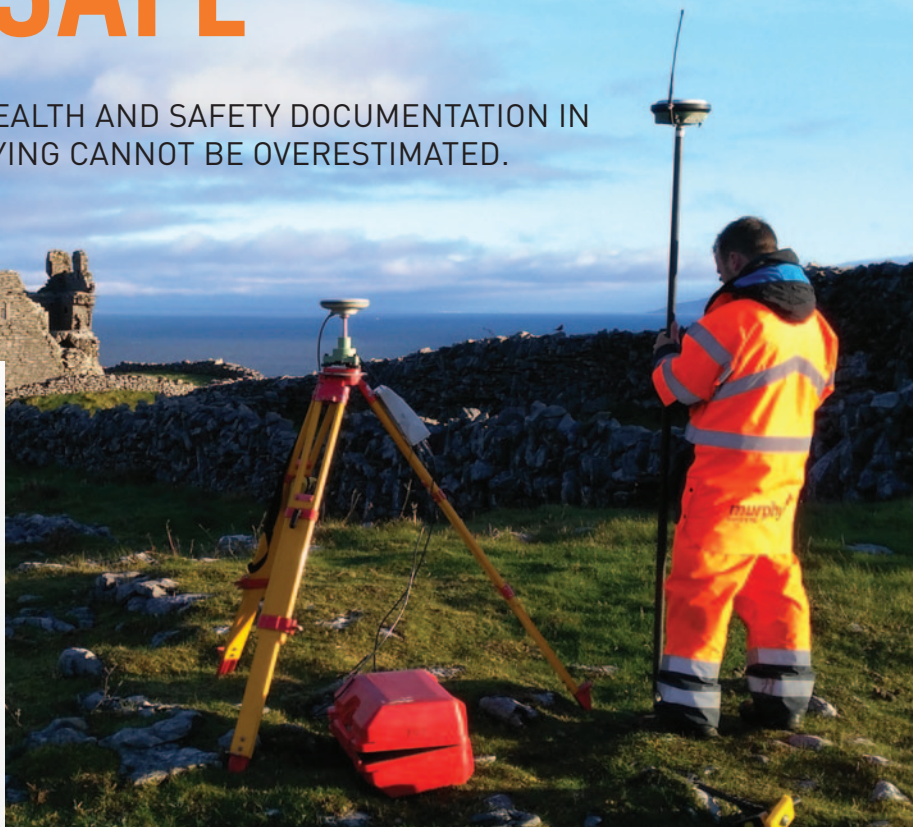
As with many things in the global economy, warehousing in Europe is becoming more homogenised and this is filtering down to Ireland, with common international owners and occupiers, larger warehouses and standardised design features. As the supply chain continues to evolve, so too will warehousing trends, such as use of automation and robotics. While it is hard to see past the current crisis, the market will recover and the trends we have seen recently that have driven demand for warehousing will continue into the future.



MAKING SAFE

THE IMPORTANCE OF HEALTH AND SAFETY DOCUMENTATION IN GEOMATIC SURVEYING CANNOT BE OVERESTIMATED.

Geomatic surveyors record geospatial data in a wide range of environments and locations. Each of these environments and locations will have its own particular health and safety hazards, and the associated risk of exposure to them. In addition, the process of surveying will add more hazards and risks to the surveyors involved. Thus, the surveyor must have the proper control measures in place prior to attending these sites. The purpose of these measures is to control the risk of a hazard occurring. If these are not in place, the occurrence of hazard could lead to an accident/incident resulting in injury to the surveyor or damage to equipment.



Preparation for a safe survey

A useful example is that of a surveyor and their assistant tasked with conducting a topographical survey of a field. They will use a total station and a surveyor's pole to collect the geographical location and heights of the features of the field to client requirements. The process of preparing for a safe survey involves more than just turning up at the field and 'winging it'. It will involve a detailed assessment of what the potential hazards in the field are and the likely risks of exposure to these hazards. Once this assessment has been made, then appropriate control measures can be applied to ensure the surveyor's health and safety. This is where the preparation of health and safety documentation, and in particular the method statement and risk assessment (MSRA or RAMS), becomes crucial.

Method statement

Preparing a health and safety method statement begins with asking a number of questions. **Table 1** is an example of the questions that might be asked in a method statement for a field survey.

Further analysis is conducted of the potential hazards, the likelihood of these occurring, and how severe the consequences of these may be. This is achieved through a risk assessment.

Risk assessment

A risk assessment is an analysis of how likely a health and safety hazard is, and what will be the consequences of such an occurrence. For any risk of a hazard occurring, a risk rating (RR) is calculated by multiplying the likelihood (L) of the hazard occurring by the severity (S) of the occurrence. Once calculated, this RR allows decisions to be made on how the risk of a hazard occurring can be controlled. **Table 2** is a sample risk assessment for surveying in an agricultural field.

FEATURE

Dermot Guiney
Safety, Health, Environmental and
Quality Officer, Murphy Surveys Ltd



A **hazard** is a potential source of harm or adverse health effect on a person or persons. **Risk** is the likelihood that a person may be harmed or suffer adverse health effects if exposed to a hazard.
Source: HSA, Hazard and Risk – www.hsa.ie/eng/Topics/Hazards/.

The risk assessment in **Table 2** indicates that there is likely to be livestock present in the field (L=4) during the survey, and if they were to attack, the consequences could be quite serious (S=4). A risk rating of 16 was calculated (LxS; 4x4=16), meaning that this activity could not proceed unless control measures were put in place. The suggested controls were to request permission of the landowner/farmer before entering the field, and ensure no livestock were present. The RR post controls is now 4 (LxS, 1x4=4), which is considered low; thus, the survey of the field can proceed.

Why health and safety documentation?

The MSRA/RAMS is just one of the health and safety documents that needs to be in place to ensure that the survey of the field can be conducted safely. Other locations, for example a large construction site, may require further health and safety documentation.

Purpose of this documentation:

- surveying activities occur in many different environments, and the health and safety hazards from location to location can vary hugely – the process of risk assessment will determine particular health and safety risks in each location;
- documentation improves awareness of the possible health and safety issues involved in a surveying task or activity on a particular site;
- documentation acts as a preventive measure to ensure that adequate control measures are in place to control risks associated with potential health and safety hazards – preventive measures highlighted in these documents thus minimise the occurrence of accidents/incidents on site;
- documentation acts as a record that proper analysis and assessment has been undertaken to determine the health and safety hazards, the risks of these occurring, and that measures to control these are in place; and,
- any inspection or audit of the health and safety performance of surveying activities on site will refer to these documents and check whether they match what is actually taking place on site – without these, any demonstration of good health and safety performance will be hard to determine.

Table 1: Questions to ask when preparing a health and safety method statement for a field survey.

Questions to ask	Answers from example of field survey
Where is it going to be done?	Surveying will be conducted in a field. This field could, for example: <ul style="list-style-type: none"> ■ have livestock in it – possible risk of interaction between personnel and livestock; ■ have crops in it – possible risk of damage to crops during surveying operations; or, ■ be vacant – if vacant, it could be used to dump waste, with possible risk of exposure to hazardous waste.
What is going to be done?	Topographical survey involving use of total station, surveyor’s pole and ancillary equipment. Relevant questions include: <ul style="list-style-type: none"> ■ what measures will be taken in the event of an emergency? ■ what personal protective equipment is required?
Why is it being done and for whom?	To obtain geospatial data of the field, which will be sent to the client. If the client is an architect or consultant engineer, they will use this data to progress the design of any developments they may be working on.
How is it going to be done?	This is a key issue to determine, leading to further questions, including: <ul style="list-style-type: none"> ■ where are the surveyors going to park their vehicle? ■ how are they going to get themselves and their equipment from the vehicle to the field being surveyed? ■ how is the equipment going to be set up? ■ how long is it going to take?
Who is doing it (training/competence)?	This relates to the individual surveyor and the following interlinked concepts: <ul style="list-style-type: none"> ■ how knowledgeable are they of health and safety issues while surveying? ■ how many years’ experience do they have in surveying and following on-site health and safety policies and procedures? ■ have they been trained in health and safety: Safe Pass; manual handling; site-specific inductions; and, company inductions – knowledge of the company safety statement and policies and procedures.
When is it going to be done?	Ideally in daylight hours, but some surveys may require working late/early hours during twilight or night-time conditions.

Table 2: Sample risk assessment.

Hazards	Risks	Risk rating (pre control)			Control measures	Risk rating (post control)			Responsibilities
		L	S	RR		L	S	RR	
Livestock	Animal attack	4	4	16 (H)	Seek permission from landowner or farmer before entering agricultural land. Get specific information about animals present. Do not enter if livestock present.	1	4	4 (L)	All personnel

- 1-5 Low (L), activity can proceed
- 6-12 Medium (M), activity can proceed, but with caution
- 13-25 High (H), immediate action required. Activity should be stopped until control measures can be implemented.

OFF THE LAOIS

PORTLAOISE HAS SEEN A LOT OF RESIDENTIAL DEVELOPMENT IN RECENT YEARS AND LAOIS COUNTY COUNCIL AND OTHERS ARE NOW LOOKING AT WAYS TO IMPROVE THE TOWN FOR THE PEOPLE LIVING THERE.

Portlaoise is on a mission to become Ireland's first low-carbon town. This involves getting people living in the town centre again and making the area more pedestrian and cycle friendly. Angela McEvoy, Senior Planner at Laois County Council (LCC) says the Main Street is dominated by cars and doesn't give a great pedestrian experience. The Council is trying to make the pedestrian connection between Main Street and Laois Shopping Centre more pleasant, as it is a very walkable distance and there is no need to drive between the two.

Portlaoise is often thought of as a commuter town. One of LCC's aims is to get fewer people leaving the county every day for work. The Council wants to encourage more businesses to set up in the town and has facilitated space to make it easier to work remotely from Portlaoise. But Portlaoise's central location and good transport links have benefitted the town. Situated on the M7, in the centre of Ireland, and with the Dublin-Cork and Dublin-Limerick rail lines running through it, it has become very popular for companies who want to move goods around

Ireland easily. Andrew Cremin, a valuer and commercial surveyor based in the town says you can reach the whole country from Portlaoise easily and that he has seen a huge demand for warehousing: "Those connections and Laois sitting right in the middle of it, that's why we have experienced massive demand. Every company that is trying to contain their costs and hit all the markets in Ireland, where the biggest densities are, have all looked at basing themselves in Portlaoise". However, Andrew explains that when it comes to commercial developments, building costs are still ahead of market values.

Portlaoise has a scheme to encourage retailers to open in the town. Under the three-year rate incentive scheme, new businesses in units that have been vacant for six months or more get 75% off their rates in the first year, 50% in the second, and 25% in the third.

Andrew is part of the Portlaoise Development Taskforce, which LCC put together with prominent local business leaders and associations: "It consists of people from the retail business community, planning, local county councillors,

Rental and house prices

Average asking price in Laois: €173k.

Quarterly change: +1.9%

Yearly change: +1.9%.

Daft.ie House Price Report Q4 2019.

Average rent in Laois: €990 per month

Quarter change: +1%

Yearly change: +7.4%

Daft.ie Rental Price Report Q4 2019



banking. It's not all business, it's social groups, traders' organisations, Laois County Council's own Business Development Unit, which they formed out of this, and Laois Tourism. Everybody with a stake in Portlaoise, socio or economic, sits at this table. They set out to look at what we had, where we were and where we wanted to be".

The Council has also been improving the town's cultural quarter, says Angela: "We opened Fitzmaurice Place, which we took from a very concreted, grey public realm space and we landscaped it, opened up the old fort walls and added more planting and vegetation and biodiversity around it".

There has been much housing development in the town since the end of the recession, along with some significant business investments. Find out more on the map.

FEATURE

Colm Quinn
Journalist and Sub-editor,
Think Media



The Maltings and Granary

Planning granted for 40 apartments on this site, where the developer hopes to build a total of 175, along with a nursing home.

Social housing

There are 52 units at the old Presentation Convent site being developed by the Sophia Housing Association.

Fort Protector and Fitzmaurice Place

Part of the cultural quarter, these received funding for regeneration under the Historic Towns Initiative of the Heritage Council

Borris Road

Developer Liam Conroy was granted permission in 2019 to build 72 houses on the Borris Road.

Maryborough Village

Graham Developments is building 433 houses on this site, making it one of the largest housing developments in the town in recent years.

Mount Stewart

UK-based Hollybrook Homes is building 79 three- and four-bed houses in its Mount Stewart development.

Ashwood Walk

This land was some of the first to be developed after the crash by Aston Homes and a new phase of four-bed houses is going on the market.

Bellingham

ONS Ireland is building 123 houses here, with some already sold and more coming to market soon. Prices start at €260k.

Supermacs Plaza

Fast-food chain Supermacs is building a €10m motorway service station at Junction 17 of the M7.

Glanbia Cheese EU

Dairy giant Glanbia is building a €130m mozzarella cheese factory, which will employ 250 during construction and 78 full-time workers once up and running.

Greenfield Global

A 40,900 sq ft manufacturing plant, which will provide 75 jobs over five years. A producer of alcohol and fuel ethanol, this will be its new EU manufacturing HQ.

SPACE, SURVEYORS AND STUDENTS

AN EXCITING NEW PROJECT, ARISING FROM AN SFI DISCOVER AWARD, OFFERS SURVEYORS THE OPPORTUNITY TO INSPIRE THE NEXT GENERATION TO JOIN THE PROFESSION.

M

any people are aware that Science Foundation Ireland (SFI) is the national body promoting applied and basic research in Ireland, but they may be less aware that SFI also funds public engagement with science, engineering, technology and maths (STEM). The SFI Discover programme is an example of one such outreach funding scheme, designed to enable projects that encourage people of all ages and from all walks of life to be informed, inspired and involved in STEM. SFI Discover awards have been used to fund a number of successful outreach programmes in recent years: the Engineers Ireland STEPS programme is probably one that

most surveyors will be aware of. A specific goal of these awards is to reach new audiences not normally engaged with STEM. As Chartered Geomatics Surveyors, we have the profile and the national reach to target many underrepresented groups. We understand that promoting STEM is essential to increase the profile of the profession, demonstrate how important surveying is, and enthuse the next generation to choose surveying as a career.

Partnership projects are welcomed in Discover applications, and in 2019 the SCSi joined with Maynooth University, TU Dublin, Ordnance Survey Ireland and Esri Ireland on a proposal to showcase satellite mapping to students. The 5*S – Space, Surveyors and Students – STEM and the Sustainable Development Goals project was successful in the 2019 call and the partnership has kicked off in 2020 with a number of free training and volunteering opportunities that Chartered Surveyors can benefit from.

Space and surveyors

The 2019 SFI Discover call particularly encouraged projects with a space context and these were reviewed in association with the

European Space Education Resource Office (ESERO) Ireland. Promoting application of space data among the wider SCSi has been a goal of the Geomatics Professional Group (PG) since the flooding in Storm Desmond in December 2015, and four articles have been published in the *Surveyors Journal* and *RICS Land Journal* introducing satellites as a survey tool. CPD and presentations to other SCSi PGs have helped to highlight Ireland's financial commitment to the European Space Agency (ESA) and the role of satellite information in Ireland. Space data also featured in the *2018 SCSi/Teagasc Land Market Review and Outlook* and in 2019, the Geomatics PG, via SCSi, also made a submission to the Department of Business, Enterprise and Innovation's first *National Space Strategy for Enterprise 2019-2025*, highlighting the roles that Chartered Surveyors could play in leveraging Ireland's investment in the ESA. The SFI Discover programme therefore presented an excellent opportunity to scale up the work being done by volunteers on the Geomatics PG, and to recruit two dedicated staff to offer free training opportunities to Chartered Surveyors and promote our profession and STEM to the wider public.

FEATURE

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Angela Ricard
Assistant Professor,
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Eimear McNerney FSCSI FRICS
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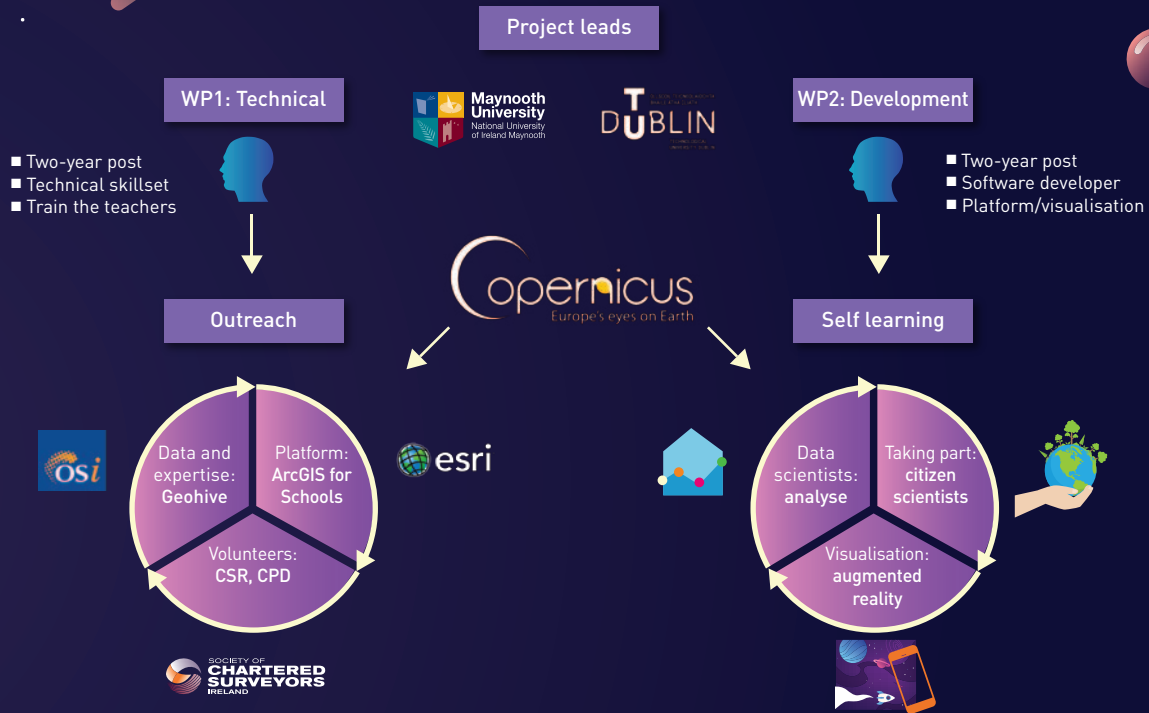


FIGURE 1: 5*S follows a two-tier outreach plan. The first primary work package focusses on a 'train the trainer' approach using existing school outreach programmes, while the second will develop a self-directed approach by exploring applications of citizen science through an augmented reality app.

Students – leveraging two existing outreach schemes

5*S builds on two existing national school-based programmes. A collaboration between Esri Ireland's award-winning, *ArcGIS for Schools* programme and the SCSi *Day in the Life* recruitment programme offers the opportunity to combine a national network of volunteers with an existing data/training infrastructure in Irish schools. Esri Ireland provided over half a billion Euro of free software and data to schools across Ireland in 2018 and this software facilitates a major outreach scheme like 5*S. Our partnership with the Department of Education in Maynooth University also opens the initiative to student teachers on both under and postgraduate teaching degrees there, and enables co-creation of lesson plans tailored for different age groups (Figure 1).

Sustainable Development Goals

Governments, businesses and individuals in Ireland are mobilising efforts to achieve the United Nations Sustainable Development Goals (SDGs) by 2030. Universal, inclusive and indivisible, this far-reaching plan calls for action by all countries to improve the lives of people everywhere. Students place the environment, climate change, and a sustainable future as one of their top, if not their top, concerns.

Ordnance Survey Ireland, another 5*S partner, has played an active role on the United Nations Global Geospatial Information Management (UN-GGIM) Committee of Experts since 2012 and its work, in collaboration with the Central Statistics Office, has resulted in the development of Ireland's SDG data platform. The SDG platform (irelandsdg.geohive.ie) has been developed on GeoHive, the State's geospatial data hub, and provides authoritative information and focussed content on Ireland's progress against the SDGs for citizens, business and policy makers. 5*S will facilitate the use of satellite data for Ireland's reporting on the SDGs and will raise awareness among geospatial professionals.

So.....get involved?

Satellites are often considered as a tool suitable only for large-area mapping of environmental variables, but we are trying to change that perception and encourage professionals to incorporate satellite data in their work practices. 5*S offers free, in-house training for any Chartered Surveyors interested in exploring what ESA data can do. In

return, the surveyors are asked to enrol as volunteers in the 5*S programme and be paired with their local school for a one-off class visit. Volunteering will not only be personally rewarding, but will also assist with your professional development. SCSi voluntary activities and mentoring count towards members' annual 20-hour CPD requirement, and your involvement as a volunteer in the 5*S programme can also help you to advance your professional membership with the SCSi. For example, undertaking voluntary activities with the SCSi is one of the central requirements of advancing from a Chartered Member to a Chartered Fellow. The fourth-year BSc Geographic Science students in TU Dublin have become our first 5*S GeoMentors – completing their training in February 2020 – and will be paired with schools in the coming weeks and months.

If incorporating satellite data in your workflows or learning more about the SDGs sounds interesting, if volunteering is something you would like to do, or if you know of a school in your area that might like a visit from our team – please email conor.cahalane@mu.ie. We will also have a formal launch in the coming months – so follow @5S_Discover on Twitter for more info.

Acknowledgments

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CONSTRUCTION IN 2020

THE 10TH ANNUAL GMIT INTERNATIONAL CONSTRUCTION MANAGEMENT CONFERENCE TOOK PLACE IN MARCH, WITH OVER 350 DELEGATES ATTENDING SESSIONS THROUGHOUT THE DAY.

T

he annual conference is the largest construction event in the West of Ireland and is hosted by the Department of Building and Civil Engineering at Galway-Mayo Institute of Technology (GMIT). The conference is sponsored and supported by the Chartered Institute of Building (CIOB), the SCSi, the Chartered Association of Building Engineers (CABE), and the Construction Industry Federation (CIF).

The event is a fixture in the calendar for academics, contractors, architects, engineers, surveyors, and property professionals, as well as delegates from the public sector and semi-State organisations. It is also attended by senior students from GMIT built environment programmes and from other colleges around Ireland.

Overview

John O'Regan, Director, Head of Buildings and Places, AECOM Ireland, gave an overview of the construction sector, comparing output before the economic collapse in 2006 (€35 billion) to a post-collapse figure in 2011 (€10 billion). Since then there has been consistent growth year on year.

The forecast is for continued growth of 10% this year (2020) to a projected €25 billion. John noted that there would be some significant changes to the approach the industry must take in the years to come:

- energy – renewable energy will be the norm;
- transport – electric shared autonomy and more employees walking, cycling and running to and from work;
- water – critical infrastructure will have provision of water as a central theme;
- buildings – carbon/low energy used in building operations;
- cities will be the focus – denser living being part of this; and,
- investor funds – more climate-focused investment decisions being taken.

Better buildings

Johanna Gill, SCSi President and Director at Cushman & Wakefield, gave a presentation on 'Building Better Buildings'. Johanna prompted the audience to engage in higher-level strategic thinking about how the construction and property industries could work together to provide better buildings.

She stated that we are at a turning point and that we need to examine how we view buildings, streets, cities, etc. Johanna asserted that it is incumbent on the industry to do this. Her holistic view examined how buildings can be made better for occupiers, businesses, the environment, and landlords/owners. While there is evidence to show that high-performance buildings cost more to construct, there is very little evidence available yet to substantiate the view that they may be worth more. Johanna highlighted the BedZED development in London (a large-scale eco village) and The Edge development in Amsterdam to demonstrate what could be achieved in terms of high-performance buildings. She stated that in the short to medium term, the emphasis is going to be on a brown discount on property values as opposed to a green premium, but that this will change as more emphasis is placed on 'green issues' as part of the property funding process.

Well-being

Jayne Hall, Senior Vice-President of the Chartered Association of Building Engineers and Built Environment Enforcement Officer at South Gloucestershire Council in the UK, addressed the audience on the very pertinent topic of 'Well-Being and Mental Health in the Construction Sector'. Mental health in the construction industry is a very serious, and sometimes fatal, issue. UK Health and Safety Executive figures indicate that 20% of all cases of ill health in the UK construction sector are due to work-related stress, depression and anxiety, and that over 400,000 workdays are lost each year due to this. A startling statistic delivered by Jayne is that the suicide rate for construction labourers is three times



CONSTRUCTION MANAGEMENT CONFERENCE

From left: David Courtney, Chair, Chartered Association of Building Engineers; Mary Rogers, Head of Department of Building and Civil Engineering, GMIT; Justin Molloy, Director, Construction Industry Federation; Dr Martin Taggart, Conference Chair and lecturer in the GMIT Department of Building and Civil Engineering; and, Paul Nash, Past President, Chartered Institute of Building. (Photos: Cormac Staunton Photography.)



SPEAKERS

Dr Martin Taggart, Conference Chair and lecturer in the GMIT Department of Building and Civil Engineering, with Johanna Gill, SCSi President. (Photos: Cormac Staunton Photography.)



PLENARY SESSIONS

Delegates and students/staff attending the GMIT International Construction Management Conference. (Photos: Cormac Staunton Photography.)

higher than the male suicide rate in the UK. As a male-dominated industry, this is of serious concern. Jayne highlighted that employers need to take measures to show staff that they value them. One way they can do this is by improving the physical environment that the staff work in.

Conference Chair, Dr Martin Taggart of GMIT, noted that similar mental health issues pertained in the Irish construction sector. Dr Taggart stated: "Mental health is a significant issue in the construction industry and is gaining significant attention from firms within the industry, and positive mental health is being heavily promoted by the Construction Industry Federation".

Sessions

Following the opening plenary session, the conference split into sessions looking at construction and conservation, and sustainability and building information modelling.

Richard Fitzpatrick, Chair of Lean Construction Ireland (LCI), and Angelyn Rowan, a partner with Phillip Lee Solicitors, shared a common theme in their presentations. They outlined the necessity for an organisational and industry change in culture for the adoption of Lean thinking principles and practice into the construction sector.

David Humphreys and Nancy O'Keeffe from Architectural Conservation Professionals provided an excellent presentation on the challenges of conserving historic buildings.

Pat Barry, CEO of the Irish Green Building Council, noted that the built environment influences over 50% of Ireland's carbon emissions and that Ireland cannot meet the commitments set out in the Paris Agreement without eliminating all carbon emissions (operational and embodied). He explained the application of Environmental Product Declarations (EPDs), and how they allow manufacturers of construction products to provide verifiable information on the environmental impacts of their products.

Continuing the theme of building more efficiently, Darragh Lynch, Principal at Darragh Lynch Architects, gave a very interesting presentation on the Boiler House project in Ballymun, Co. Dublin, which has since won the National 'Green Construction Award' and the SEAI's 'Green Building Award'.

The sustainability features of the Bonham Quay project, which is currently under construction in the Galway Docks, were described by Alan Cawley, Sustainability Manager for Sisk Contractors, while Shane O'Connor, Senior Civil Engineer for John Sisk and Sons, gave a very informative presentation on the large Grangegorman development for Technological University Dublin (TUD).

Dr Mark Kelly, lecturer and researcher in the Department of Building and Civil Engineering in GMIT, described what is meant by the circular economy with respect to construction and how it could be implemented.

In the afternoon plenary session, delegates heard from Eddie Tuttle, Director of Policy, Research and Public Affairs at the CIOB, who shared the platform with Paul Nash, Past-President of the CIOB.

The final two presentations of the day were made by member firms of the CIF, Collen Construction and Wills Bros Ltd. Alan Barnes, Senior Project Manager of Collen Construction, gave a presentation on the refurbishment and extension of the Scots Church project off Abbey Street in Dublin, and Keith Mayock, Design Manager for Wills Bros Ltd, provided a detailed overview of the new N5 Westport to Turlough Road project in County Mayo.

SURVEYOR MAKES EXTRAORDINARY FIND



AMAZING FIND

Pictured at the launch were (from left): Minister of State Seán Canney TD MSCSI; Brendan Arrigan FSCSI, who found the fossil; Councillor Jimmy McClearn, Mayor of Co. Galway; and, Dr Matthew Parkes, National Museum of Ireland – Natural History.



RARE AND SPECIAL

The rare example of *Phanerotinus Cristatus* was found in a stone wall outside Tuam in Co. Galway, and is approximately 400 million years old.

When Chartered Surveyor Brendan Arrigan stopped for a cuppa while carrying out a survey outside Tuam in Co. Galway last autumn, he made an extraordinary find – a large fossil embedded in a limestone wall. Says Brendan: “My studies at NUIG Adult Learning and Continuing Education

in geology had given me some insight into fossils, so I knew that it was something special once I had a closer look”.

The fossil, known as a *Phanerotinus Cristatus*, is approximately 400 million years old, dating from the Carboniferous Period, and is very rare. Worldwide, only 15 of these unusually large fossils have been discovered to date (10 in Ireland), and they are only to be found in a band of limestone stretching between Ireland and Britain. *Phanerotinus Cristatus* was a gigantic snail with spiny flanges around the outside. It lived on the sea floor at a time when Ireland was situated close to the equator and covered by a warm tropical sea.

Brendan’s find is also special because it comprises both pieces of the rock, which was originally split by a stonemason to expose both the fossil itself and also the counterpart impression.

The fossil was placed in the Galway County Council Office, High Street, Tuam, in an exhibition that was officially launched by Councillor Jimmy McClearn, Mayor of Co. Galway, and Seán Canney TD, Minister of State for Community Development, Natural Resources and Digital Development. Minister Canney is also a Chartered Surveyor.

The fossil will be on public display in Tuam for a period of time, and also at a branch of the National Museum of Ireland in Dublin.



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INTERNATIONAL WOMEN'S DAY



MASTERCLASS

At the SCSI's event to mark International Women's Day were (from left): SCSI CEO Shirley Coulter; Natasha Fennell, Stillwater Communications; and, Johanna Gill, SCSI President.

To mark International Women's Day on March 6, SCSI President Johanna Gill hosted a 'Breakfast and Networking Masterclass' in 38 Merrion Square. Over 50 members attended the booked-out event, which was presented by Natasha Fennell from Stillwater Communications. Feedback from all who attended was extremely positive.



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MEET THE TEAM IN MERRION SQUARE

Gwendolyn Wilson

Gwendolyn is the Society's Director of Regulation and Registrar. She has both legal and regulatory qualifications and is currently undertaking a Master's in Leadership and Strategy.

As Director of Regulation, Gwendolyn plays a key role in the Society's disciplinary process with responsibility to monitor and investigate complaints made against members and apply sanction for CPD non-compliance. She played a key role in the development and launch of the Society's new CPD policy in 2018: "We are in the second year of that new policy and there are notable improvements in CPD compliance rates among the membership. Members understand their requirements and recognise the importance of CPD to their business and careers. In addition, dual SCSI/RICS members no longer have the onerous task of duplicating CPD

records to the RICS portal as was the case in previous years".

Gwendolyn also has a keen interest in alternative dispute resolution (ADR) and one of her 2020 initiatives is to develop an ADR scheme that members will be able to offer to customers to resolve disputes at an early stage. Gwendolyn was appointed Statutory Registrar, in accordance with the Building Control Act, in July 2019, and as a result is responsible for maintaining the Statutory Register of Quantity Surveyors and Building Surveyors, as well as ensuring awareness of and compliance with statutory registration. On behalf of the Registration Body, she has initiated its first prosecution to the District Court, which relates to misuse of the statutory protected title 'Building Surveyor'. It is expected that the Court will rule on the matter later this year.



ICMS FOR GLOBAL CONSISTENCY

The International Construction Measurement Standards (ICMS) are a global standard for benchmarking and reporting of construction project cost, and cover both capital and whole-life costing, while providing a way to present costs in a consistent format.

Research from the World Economic Forum has shown that improvements in the design and construction process can be achieved by using international standards like the ICMS to gain comparable and consistent data. The ICMS provides a high-level structure and format for classifying, defining, measuring, recording, analysing and presenting construction and other life cycle costs. This will promote consistency and transparency across international boundaries, which in turn will lead to more confidence to increase global investment in construction projects.

Examples of where the ICMS would be used include:

- global investment decisions;
- consistent data to go into a building information model (BIM);
- international, national, regional or state cost comparisons;
- feasibility studies and development appraisals;
- project work including cost planning and control, cost analysis, cost modelling, and the procurement and analysis of tenders;
- dispute resolution;
- reinstatement costs of insurance; and,
- valuation of assets and liabilities.

The use of the ICMS will be of benefit to SCSI members and their clients in public and private projects across the domestic and international markets. Adoption of the ICMS will also facilitate the formation of a global cost database for construction and life cycle costs in the future. The SCSI has agreed to mandate the use of the ICMS within one year of publication (the current edition was published in September 2019).

COVID-19 – SCSI MEASURES

The Society has described the challenges posed by the coronavirus to the personal and professional lives of all Irish people as unprecedented, and says that it will have a very significant immediate impact on the property and construction sector here. In its communications to members, the Society stressed that its key priority at this extremely challenging time is the health and safety of its members and staff. It has called on members to stay safe and to play their part in containing the virus by following Government and HSE guidelines. The Society has taken a number of measures to minimise the risks to members and staff, and to contain the virus. These include:

- setting up a coronavirus webpage;
- drafting and circulating 'Guidance Sheets' for members, their staff and clients;
- drafting and circulating 'Guidance Sheets' for facilities managers and property managers;
- providing health information on Covid-19;
- providing information on the impact of Covid-19 on businesses;
- postponing numerous events and meetings;
- stipulating that all SCSI meetings will be dial-in only until further notice;
- postponing Valuer Registration review visits and exploring alternative arrangements for reviews to be carried out remotely;
- communicating up-to-date information on how the virus affects the property, construction and land sectors;
- hosting webinars on coronavirus and the workplace;
- ensuring that services are maintained to members by facilitating staff to work remotely;
- encouraging members to engage with staff on any issues of concern; and,
- circulating details of the LionHeart Benevolent Fund to members.

The SCSI will continue to update members on the latest developments as they impact their work, and will do everything in its power to continue to support members in these very difficult times.

FROM SOUTH AFRICA TO THE SOUTH EAST

SOUTH AFRICAN QUANTITY SURVEYOR COUPLE GERHARD AND FRANCONETTE HOELL TOOK THE HUGE STEP OF MOVING TO ANOTHER CONTINENT AND ARE NOW ENJOYING LIFE IN WEXFORD.

Gerhard and Franconette Hoell's Irish adventure began in 2019, when Gerhard was initially approached by a recruiter on LinkedIn who asked him if he would be interested in a move to Ireland. The idea intrigued the couple and after careful consideration, they decided it was an opportunity they couldn't pass up, says Gerhard: "My wife and I decided that it would be a life-enriching journey to work and live in a different country. The cherry on the top was that it was in one of the most beautiful countries in the world, and that we would be living and working outside a city, as at that time we were working between our company's two offices in South Africa, located in Pretoria and Johannesburg respectively, which are both large cities".

Gerhard started work as a Senior Quantity Surveyor at McGrath Construction Consultants' (MCC) Wexford office in September 2019. Franconette also secured a job as a Senior Quantity Surveyor at building contractor David Flynn Limited (DFL) in Waterford City. Although the South Africans had a lot to learn when they got here, they were able to pass on knowledge to their Irish colleagues as well, says Franconette: "With all the learning we had to do in adapting to the Irish standard, we also have

some skills that we can transfer to our colleagues and businesses, which is rewarding". Moving is a stressful process, but moving to another country takes it to another level. One of their most anxious times was when they were waiting for the Critical Skills Employment Permit (CSEP) to be approved, says Gerhard: "Nobody could give us a date on which it would be completed and you aren't allowed to be in Ireland during your CSEP application. All this while, we had to plan our lives with regard to resignations from our current employer, booking flights and the shipping of all our possessions". Because Franconette and Gerhard were both already members of the RICS, getting registered in Ireland was an easy process with help from the SCSJ to guide them.

Different places, universal profession

Surveying in South Africa has one major difference to Ireland: its large mining sector. Franconette and Gerhard worked for the same company, which was involved in various mining projects. Gerhard believes that with a good education and experience in quantity surveying, you can apply these skills anywhere in the world: "The major differences between surveying in Ireland and South Africa is the construction methods, materials and their application". Franconette says the move was mind blowing in that they were leaving jobs they both knew very well and starting over somewhere new. She agrees that good training makes all the difference: "I believe in university we were



trained in various aspects of the industry, from accounting, architecture, town planning, engineering, statistics, law, economics and so forth, and therefore we are able to adapt our minds to anything that is thrown at us. We will analyse the data and/or information that is supplied and deliver the required result". Although more used to warmer climates, Franconette has some advice for South Africans coming here: "There is no such thing as bad weather, just bad clothes. We all get told we are going to hate the weather. I haven't hated it one day, and there is no time to not like it as it changes so quickly. The Irish people are amazing, warm, kind and have great sense of humour (similar to the South African humour)". Gerhard and Franconette extend their thanks to Ronan McGrath (MD, MCC) and Joe Dempsey (DFL Commercial Manager) for the opportunity to work in Ireland, and all their assistance and support.

SURVEYOR PROFILE

Colm Quinn
Journalist and Sub-editor,
Think Media



HOME SWEET HOME

AFTER GENERAL ELECTION 2020, WE ARE NO CLOSER TO GOVERNMENT FORMATION. HERE IS A REMINDER OF SOME OF THE PARTIES' MAIN PROPOSALS TO SOLVE THE HOUSING CRISIS.

GREEN PARTY

- National Housing Plan as key part of overall National Plan
- Dedicated fund for local authorities to build 36,000 homes per annum (minimum 35% social housing, 35% affordable)
- Transform Local Property Tax into site value tax
- Restore 80% rezoning windfall tax
- Create cost rental model for social housing to produce minimum 3,000 units in first phase

SOCIAL DEMOCRATS

- Set Land Development Agency a target of 20,000 homes a year
- Make €500m of Government's additional discretionary funding available for house building
- Specific site value tax on land hoarding
- Affordable Housing Scheme to reserve 20% of private developments for affordable housing (in addition to current 10% social)
- End favourable tax treatment for real estate investment trusts

LABOUR

- Rent freeze and rent caps until housing crisis is solved
- Long-term leases for renters, with rent certainty
- Construction of 80,000 homes through a €16bn fund
- Build homes for €200,000 each by building on public land
- Regulate build-to-rent, co-living and student accommodation, to require the construction of more long-term homes

SINN FÉIN

- Use projected €4bn to be transferred from NAMA to the Exchequer as one-off capital investment in public housing
- €6.5bn to deliver 100,000 social and affordable homes on public land
- Increase Vacant Site Levy to 15% and Part V obligation on private developments to 25%
- Three-year rent freeze and €301m for three-year refundable tax credit for renters
- Amend Home Building Finance Ireland to focus on delivering homes below €250,000

FIANNA FÁIL

- 42,000 new units on State lands from National Redevelopment Agency
- Increase home building targets to 50,000 per annum
- Rent Tax Credit: €500 per renter
- Tax measures to retain landlords in the system
- Increase capital budget for social housing by over €400m

FINE GAEL

- Build 35,000-40,000 new homes every year
- Provide more than 10,000 newly built affordable and 60,000 social homes
- Comprehensive review of tax treatment of landlords
- Develop cost rental for cities and large towns
- 1,400 sites in towns with populations under 2,000 to deliver 8,600 homes

PEOPLE BEFORE PROFIT

- Create national construction company
- Five-year housing programme: 100,000 homes for €14bn over five years
- Establish national building control system managed by local authorities to inspect and certify building works
- Transfer 20,000 NAMA housing units to local authorities
- Impose vacant dwelling levy

THE LAST WORD

Ann-Marie Hardiman
Managing Editor,
Think Media



PROPERTY IN THE IRISH TIMES

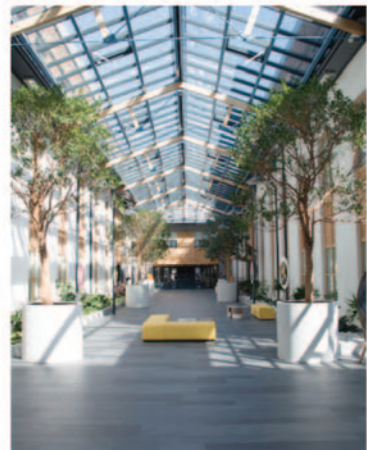


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