

SURVEYORS

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LETTERS, COMMENTS AND ARTICLES WELCOME

All submissions will be considered by the Editorial Board: editor@scsi.ie

MAKING A DIFFERENCE

THE SCSI'S MANY REPORTS AND INITIATIVES HAVE RAISED THE PROFILE OF THE PROFESSION AND BROUGHT ABOUT REAL POLICY CHANGE IN THE PUBLIC INTEREST.

As my term as President concludes, it has been a privilege to represent the SCSI and its members. It's been another busy year, and I am thankful to have witnessed the dedication and commitment of the team within the SCSI and the vast contributions from our 12 surveying disciplines – whether they were demonstrating their specialist skills or working as part of a multidisciplinary team providing valuable insights on the issues of the day.

Reports

This year, the SCSI has produced over 30 reports and guides, including several comprehensive submissions to Government, raising our profession's public profile while addressing policy changes to help transform the built environment for the better.

In recent weeks, it was very encouraging to see the Minister for Housing bringing forward to Cabinet an increase to the Vacant Property Refurbishment Grant as part of the Government's extra Housing for All measures. I have no doubt that the SCSI's Real Cost of Renovation Report, which was presented in Leinster House last month to a cross-party audience, was instrumental in these policy decisions. I sincerely thank all the contributors who produced and presented this excellent report. We still recommend introducing a feasibility grant to protect public funds and assist in the sustainable renovation of Ireland's residential building stock.

At our recent Property Insights Conference, we published the tenth in our series of SCSI/Teagasc Agricultural Land Market Review And Outlook Reports. The SCSI continues its commitment to fostering partnerships such as these.

Registration and accreditation

Outside of these events, the SCSI is also engaging with the Property Services Regulatory Authority (PSRA) on licence registration issues raised by our Arts & Antiques and Commercial Agency Professional Groups.

The SCSI's accreditation process is now aligning with higher education programme reviews, helping to ensure that industry feedback is reflected in student courses more rapidly. Our ability to shape the profession's future for the public betterment has never been greater, which is down to the many hundreds of SCSI members who volunteer to progress these and other important initiatives on an annual basis.

Member involvement

As you know, the SCSI has a deep understanding of the many challenges facing the construction industry and the surveying profession. We continue to adapt to new ways of working, policy changes, climate action, digitalisation, innovation, etc., and therefore I encourage you to become more active within the SCSI. With more member support, the SCSI can produce more high-quality, data-driven, evidence-based reports and help attract the next generation of surveyors into our profession. Thank you.



PRESIDENT'S MESSAGE

Kevin James
SCSI President



VALUING LAND

THIS EDITION OF THE *SURVEYORS JOURNAL* FEATURES ARTICLES ON AGRICULTURAL LAND VALUES.

Reflecting the broad areas of practice for Chartered Surveyors in Ireland, there are interesting articles in this edition of the *Surveyors Journal* related to agriculture. Most surveyors, like many people in Ireland, often due to family history, keep an eye on agricultural issues, particularly land values. Many of them will therefore be interested to read the article on page 14 by Edward McAuley, covering the annual SCSJ/Teagasc Agricultural Land Market Review and Outlook 2023. This reports that land values increased by 2% across the country for good quality lots, with the overall average now standing at €11,000 per acre. The report also noted that the land rental market was particularly strong in 2022, with land rents on average increasing by between 9% and 13% across all farming uses in Leinster and Munster. In Connacht/Ulster, the report captures data for grazing and meadowing/silage, with rents increasing by just 3%. Interestingly, one of the main findings is the impact of new environmental regulations (the Nitrates Directive) on farming practices. Resulting decisions for some farmers may be to reduce output or seek more land to farm. The latter has already contributed to land rental inflation and the forecast for 2023 is that land rents will rise on average by 14%. This has an echo in the last word in this edition from Jason Loughrey, Research Officer at Teagasc, who points out that stronger measures for the protection of water quality have implications for agricultural land rents. As always, there are interesting times ahead in agriculture. I note that Johanna Gill, a former President, has been elected to the RICS Governing Council, which is a great honour. I am sure she will contribute significantly at the highest level in the RICS and I wish her well in this important role.

EDITORIAL

Tom Dunne
Editor



ELECTRICAL APPLIANCES – ENVIRONMENTAL AND ECONOMIC COSTS.

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Cost per 10 minutes:

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Emissions after one hour:

1.30kg CO₂



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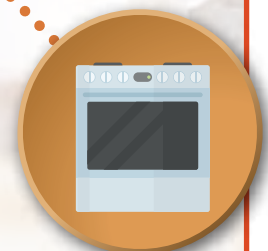
€1.03

Cost per 10 minutes:

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Emissions after one hour:

1.08kg of CO₂



OVEN

2,500W

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Cost per 10 minutes:

€0.17

Emissions after one hour:

1.08kg CO₂

Source: SCSJ Guide to Energy Reduction for Homeowners, February 2023 – https://scsi.ie/wp-content/uploads/2023/02/SCSJ_A-Guide-to-Energy-Reduction-for-Homeowners_proof-3.pdf.

SCSI PAST PRESIDENT ELECTED TO RICS GOVERNING COUNCIL

Congratulations to Johanna Gill, Past President of the SCSI and Director at Cushman & Wakefield, on her election to the RICS Governing Council.



INTRODUCING THE SCSI LOGO AS GAELIGE

An Irish language version of the SCSI logo has been added to our branding resources, and is available now for download by SCSI members and their firms. Download at: <https://scsi.ie>.



KRA VISIONARY RECEIVES CERTIFICATIONS

KRA Visionary Project Partners (KRA) has just received certification for ISO 9001, ISO 14001, and ISO 45001, ensuring that it complies with global standards for quality assurance, environmental stewardship, and health and safety precautions. KRA states that its endeavour to obtain these accreditations is evidence of its dedication to the continuous improvement of management procedures and services, and their effective execution.

KRA believes that its efforts to obtain these certifications highlight its continued commitment to enhancing processes and services. The

company states that a comprehensive staff audit was performed and the business was analysed. As a result, the certification was issued on February 1, 2023, indicating that no significant nonconformities were discovered during the documentation review, pre-audit, first assessment, and clearance of nonconformance phases of the current quality development processes.

Now, KRA states, its clients are getting sustainable solutions that adhere to industry requirements and support quality control, environmental responsibility, and health and safety.

REPORT SIGNALS SLOWDOWN IN PROPERTY PRICE INFLATION

A modest slowdown in asking price inflation has continued, with the market constrained by poor supply and impacted by both positive and negative factors, according to the latest quarterly house price report from MyHome.ie in association with Davy.

The Q1 2023 report found that annual asking price inflation slowed to 3.2% nationwide, 0.6% in Dublin, and 5% elsewhere in the country.

The report also found that asking prices dropped by 0.3% in the quarter nationally and by 0.8% in Dublin. Both companies state that there was a

marginal gain in asking prices of 0.2% outside Dublin, partly because stock levels are still very low. Conall MacCoille, Chief Economist at Davy, said the data suggested that pandemic-era valuations were now cooling off; however, Ireland's property market was not in freefall and would likely fare better than the UK and US markets in the coming months.

Joanne Geary, Managing Director of MyHome.ie, said that housing supply was still the elephant in the room, with stock levels remaining a major concern.

RETURN WITH CONFIDENCE

Return with Confidence is a 12-week, fully-funded, virtual programme hosted by Construction Professional Skillnet that the organisation states is designed to encourage those who are unemployed or have left the construction industry to return to work. According to the organisation, participants come from diverse backgrounds and countries, and are given the opportunity to build their confidence and network for the procurement of job opportunities.

The Construction Professional Skillnet states that the programme includes personal coaching, IT skills refreshers, job preparation skills, soft skills training, and hard skills training such as manual handling

and Safe Pass. It also provides a six-week work placement that is designed to meet the needs of both participants and employers. While finding a suitable placement can be challenging, the programme aims to match participants with employers that suit their needs and skills, ultimately leading them to a new job.

The organisation states that its first programme was a success, with positive feedback from both participants and employers. One employer on the programme hired the person they took on placement. The second programme starts on May 15, and is open to all those interested in returning to the construction industry.

INTERNATIONAL WOMEN'S DAY 2023

We were delighted to have over 100 surveyors, online and in person, attend our International Women's Day event at SCSi Head Office. Thanks to everyone who took part in this year's event and special thanks to our speakers: Laura DeVoy from THE GLOSS x Goodbody Investment Club; Kim Hegarty, Director at Linesight; Edwina Governey, Chief Investment Officer with Hibernia Real Estate Group Limited; and the chair of our event, Valerie O'Keeffe, CEO of ClarityVP Consulting.

At this event we learned that you can start any time in your career, but educating yourself and gaining knowledge is the single best action to take to secure your financial future and #embraceequity.



Pictured at the SCSi International Women's Day Event were (from left): Valerie O'Keeffe, ClarityVP Consulting; Laura DeVoy, THE GLOSS x Goodbody Investment Club; Kim Hegarty, Linesight; and, Edwina Governey, Chief Investment Officer, Hibernia Real Estate Group Limited.

HOLLIS APPOINTS BUILDING SURVEYOR

International, independent real estate consultancy Hollis states that it is delighted to welcome Melanie Baney (De Schutter) as a building surveyor in its Dublin office. Hollis states that Melanie joined the company in her first role as a surveyor after recently relocating to Dublin from an international MEP consultancy, where she worked as a CAD operator for close to a decade. She holds a BSc(Hons) in Architectural Technology and sits within Hollis' measured surveys team.



Tony Grant, Director and Head of Hollis in Dublin, said: "We are delighted to have welcomed Melanie to our Dublin office. Her combined knowledge and experience adds real value to our team and confirms our ongoing commitment to hiring quality talent who are aligned with our culture and values. I look forward to seeing her career flourish at Hollis".

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ONLINE PSRA HOURS

The 2023 Property Services Regulatory Authority (PSRA) CPD course is now live online! Members can log in and complete all five hours in their own time. The PSRA CPD is included in SCSI subscriptions for full members. Simply log in and enrol with your SCSI account. Please be sure to fill in your PSRA licence

number before beginning any lessons to avoid issues with your completion certification. There is no additional fee for fellows, professionals, or associate members for this course. If you have any queries, please contact psracpd@scsi.ie.



NEXUS TABLE QUIZ

It was fantastic to have over 120 members participate in our Nexus Table Quiz held recently at The Bar, St Stephen's Green. Thank you to everyone who took part and special thanks to Colliers and Cushman & Wakefield for supporting this year's event.

Right: Pictured at the SCSI Nexus Table Quiz 2023 were (from left): Aoife Ryan, graduate surveyor at Cushman & Wakefield; Susan McGinnell, Associate Director at Cushman & Wakefield; and, Marcel Stanisz, capital markets surveyor at Colliers.



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REGISTER FOR GEOSPATIAL CONFERENCE 2023



Our annual conference for geomatics surveyors, The Geospatial Conference (formerly Survey Ireland), will take place on Tuesday, May 23, 2023, at Dunboyne Castle Hotel & Spa. This conference brings together experts, leading voices, and professionals from the geospatial industry. Lunch will be served on the day and six CPD hours are available.

Register now at www.scsi.ie.

CONGRATULATIONS APC CANDIDATES



We would like to congratulate the 13 property and land APC candidates who successfully passed their final assessment recently. We look forward to welcoming you as chartered SCSi members.

If you have not yet passed your final assessment, contact the education team for support. We're happy to help you in your journey to get chartered.

Email us at education@scsi.ie.

REGIONAL CONNECTION CONFERENCE, KILKENNY



Joanne Geary of MyHome.ie speaking at the Regional Connection Conference South East Region.

It was wonderful to connect with over 40 construction and property professionals at our 2023 Regional Connections Conference for the South-East Region in Kilkenny. Thank you to all of our speakers and to all who took part, including Kevin Lynch of the Southern Regional Assembly, Joanne Geary of MyHome.ie, Paddy Darmody of the SCSi, and Kevin James, SCSi President and MD of Cogent Associates Ireland.

Special thanks to MyHome.ie for supporting this year's conference.



PROPERTY & LAND INSIGHTS

Over 110 members attended the SCSI Property & Land Insights Conference, which took place in Kilashee House Hotel on April 25. We were delighted that so many members joined us to hear 12 excellent speakers from across the industry. The conference's property session featured the latest market outlook, rent reviews and sales trends. Gerard O'Toole, Director of Valuation & Professional Services at Tuohy O'Toole, presented on the SCSI Real Cost of Renovation Report, and shared valuable insights. The conference also launched the 'SCSI/Teagasc Annual Agricultural Land Market Review & Outlook 2023' report, with presentations from Edward McAuley, Director of Practice and Policy at the SCSI, and Jason Loughrey of Teagasc.

The report provides a detailed breakdown of average land values across the country. Special thanks to all members who contributed to this year's land market survey. Without your contribution, the publication of this report would not be possible. We would also like to thank our sponsor, Independent.ie, for supporting this event.



From left: Jason Loughrey, Economist at Teagasc; SCSI CEO Shirley Coulter; Peter Murtagh, MSCSI Chartered Surveyor, Director at National Property Consultants Partnership (NPC); and, Edward McAuley, Director of Practice and Policy, SCSI.

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RECOGNISING EXCELLENCE

PROPERTY PROFESSIONALS IN WAITING FROM TU DUBLIN RECEIVED AWARDS ON MARCH 15, AND TWO EXPERIENCED PRACTITIONERS SPOKE ABOUT COMPELLING AREAS OF THE INDUSTRY.



International business and sport franchise valuer Drew Dorweiler regaled attendees with his experiences of valuing some of the world's biggest sports clubs.

On March 15, TU Dublin honoured some of its hardworking students at an awards evening, and the audience heard from two top-class speakers from either side of the Atlantic. You can see the full list of award winners in **Table 1**.

Housing is built on land

Following the awards ceremony, the first speaker was Toby Lloyd. Toby has worked as Senior Policy Officer for the Greater London Authority,

Associate Director for Navigant Consulting, Head of Policy/Head of Housing Development for housing charity Shelter UK, and Special Adviser to Prime Minister Teresa May for housing and local government. Working on both the advocacy and political sides of the housing issue has given Toby a deep understanding of the factors that influence housing policy. The housing market is built on the land market, both literally and figuratively, and Toby told the audience that land does not behave like other types of possession. There is only so much of it and nobody (bar land reclamation) is making any more of it. If you leave the land market alone, land will accumulate in the hands of very few people, who will extract as much money as possible out of it without having to do much.

Policy needs to address this, said Toby: "Not just because it is unfair, but because it fundamentally undermines the efficient workings of the economy".

Taking the UK as an example, Toby explained that house prices are

NEWS FEATURE

Colm Quinn
Senior Journalist,
Think Media Ltd



HE WHO CARES ABOUT LAWS AND SAUSAGES SHOULD TAKE CARE TO NEVER SEE HOW THEY ARE MADE – MARK TWAIN

Table 1: The full list of winners from the TU Dublin student awards.

Programme name	Award	Recipient
Property Economics	Best academic performance Best research	James Lavin
Auctioneering, Valuation & Estate Agency	Best academic performance	James Gillen
Auctioneering, Valuation & Estate Agency	EDI (<i>Sponsor: Sherry FitzGerald</i>)	Rebekkah Till
Real Estate	Best academic performance Best research	Sebastian Skjott
Real Estate	Best academic performance	Ken Whitelaw
Real Estate	Best research	Ian O'Dwyer

ultimately an expression of land values and land prices have been high in the UK since the late 1960s. What happened then was the liberalisation of credit, he said: "Banks love lending on real estate. It's so much easier and more profitable and more secure than doing the difficult, messy business of lending to productive businesses that actually grow the economy".

Toby said that before the early 1970s in the UK, it was illegal for banks to give mortgages, because it was known that if they could, that's all that banks would do, and property prices would explode. This is exactly what has happened and in the UK now, he said, by far the biggest proportion of wealth is in housing.

Toby said housing policy is literally about staving off revolution. Fixing this issue is not just about ensuring that everyone has a roof over their heads, it's about the fundamental structure of the economy.

In his time working for Shelter, Toby was surprised to find that when he talked to conservative organisations, they were saying similar things as his employer was, such as "the housing market is completely broken", "nobody

can afford a home", "our villages are dying" and "it's separating communities". Toby highlighted the importance of suiting your message to your audience. This does not mean completely rewriting what you have to say, and he noted one small change that made a huge difference. At a Conservative Party conference, he gave the same presentation he usually would on social housing, but changed one thing: the images. Instead of showing tower blocks, he showed photos of beautiful, old social housing developments and the response was great.

Tory politicians lined up asking him how could they get more social housing built.

Toby spoke about how policy gets made and quoted Mark Twain: "He who cares about laws and sausages should take care to never see how they are made".

While lobbying, campaigning and careful planning based on evidence have an effect, policymaking is often a chaotic reaction to events. Toby's advice to organisations hoping to influence policy is to be ready when the opportunity appears.



The award recipients in the front row (from left): James Lavin; James Gillen; Rebekkah Till; Sebastian Skjott; Ken Whitelaw; and, Ian O'Dwyer.

Who owns the ball?

Drew Dorweiler is a business valuer and Managing Director of IJW & Co., Ltd, which offers business and securities valuation, financial litigation (as expert witnesses), corporate finance, mergers and acquisitions, and sports business consulting, among other services. He is involved in the valuation of premier sports franchises and properties on both sides of the Atlantic, and has worked on behalf of teams in the National Hockey League (NHL), Major League Baseball (MLB), the English Premier League, and many others. He has valued whole clubs, along with assets such as arenas and broadcasting rights.

Drew told the audience that one great thing about business valuation is that you can follow your passions. This is what brought him to sports valuation. When his employer had work with an MLB team, the company knew Drew liked sport, so he was asked to work on it. This work led to another job, which was a litigation involving the ice hockey team, the Toronto Maple Leafs. This was a huge case in hockey-obsessed Canada. When the team owner Harold Ballard died, he left no money to his children and instead opted to leave his fortune to a charitable foundation. An executor of Ballard's will then sold shares related to the team to himself, which raised red flags in law enforcement. Drew's firm was called in to work on the case. The deal involving the executor eventually stood but the case got a lot of media attention, and people started calling Drew with similar work.

Drew has done valuation work for a number of professional sports teams, including Manchester United. One huge aspect of valuing football teams in Europe, which doesn't exist in other sports in North America, is the promotion/relegation systems from leagues here. Promotion or relegation can have an enormous impact on a club's value and presents a challenge for a valuer. Drew said you have to look at the likelihood of relegation/promotion and try to factor that into a valuation.

Another aspect when valuing a team in the Premier League or one of Europe's other top leagues is the likelihood of the club qualifying for the UEFA Champions League or Europe League in the next few years, in terms of future revenues. Drew said valuation is an art and not a science, and that this situation falls under the art side. You're trying to use your judgement to come up with something that makes sense, and is defensible and as accurate as it can be.



Sebastian Skjott (right) receiving one of his two awards from speaker Toby Lloyd.

Drew's work does not solely involve sports teams. He also offers valuation services to the tech industry and many others. He is on the board of the International Valuation Standards Council, which promotes international valuation standards.

Drew's work takes in financial reporting, valuing tangible and intangible assets, tax-related matters, and many others. He also has experience acting as an expert witness in cases around the world involving valuation. He said this work is high stress but high reward also.

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LAND VALUES STRONG DESPITE INFLATION

AN SCSI/TEAGASC REPORT HAS FOUND THAT WHILE INFLATION IS IMPACTING ON AGRICULTURAL PRICES, STRONG ACTIVITY IS EXPECTED IN THE AGRICULTURAL LAND MARKET.



The high inflation environment over the past year has hit farming hard with input prices skyrocketing. The 'SCSI/Teagasc Annual Agricultural Land Market Review & Outlook 2023' has found that the largest input cost increases were related to fuel, fertiliser, and feed, which were up by 80%, 155%, and 6%, respectively. Some farming sectors enjoyed higher than usual output prices for their product, which mitigated against the high input prices mentioned. For example, in dairying, milk prices increased by 46%. The net margin increase in cent per litre was around 24 cent in 2022, and is expected to fall to 14 cent per litre in 2023.

Similarly, cereal farming also had higher prices for grain, mainly due to the shipment restrictions of wheat, rapeseed, etc., placed on Ukraine, one of the world's largest exporters

of grain. There is real uncertainty about these factors, and therefore significant uncertainty about output prices at harvest time. Based on current futures markets, the expectation is that cereal-based net margins will be negative on approximately 50% of specialist tillage farms in 2023.

Sheep and beef

For sheep farming and beef finishers, the high-input costs such as fuel, fertiliser, and feed also remained, yet output prices remained low, with net income margins being compressed in 2022. The outlook for beef in 2023 looks positive, with an increase of 10% being paid for meat, coupled with the

FEATURE

Edward McAuley
Director of Practice
and Policy, SCSi



Table 1: Average values per acre 2022 – Leinster excluding Dublin (non-residential farmland, without entitlements).

	Less than 50 acres		Between 50 and 100 acres		Over 100 acres	
	Poor quality	Good quality	Poor quality	Good quality	Poor quality	Good quality
Louth	€9,417	€13,917	€8,667	€13,417	€8,250	€13,500
Meath	€8,750	€15,200	€8,550	€13,750	€8,500	€13,850
Wicklow	€7,375	€13,875	€6,875	€13,500	€6,563	€12,875
Wexford	€9,143	€14,857	€8,714	€14,071	€8,179	€13,571
Kildare	€9,083	€15,333	€8,833	€15,167	€9,250	€14,667
Carlow	€8,250	€14,250	€7,000	€14,250	€6,875	€12,875
Kilkenny	€8,400	€14,200	€7,500	€13,200	€7,350	€12,700
Laois	€7,357	€13,357	€6,929	€13,214	€6,214	€12,714
Offaly	€6,800	€11,500	€5,600	€11,600	€5,700	€11,000
Westmeath	€6,960	€13,300	€7,000	€12,800	€6,150	€13,700
Longford	€6,000	€12,167	€6,167	€11,500	€5,333	€11,667

Source: SCSl research.

Table 2: Average values per acre 2022 – Munster (non-residential farmland, without entitlements).

	Less than 50 acres		Between 50 and 100 acres		Over 100 acres	
	Poor quality	Good quality	Poor quality	Good quality	Poor quality	Good quality
Waterford	€7,000	€15,000	€6,800	€17,400	€4,800	€10,800
Cork	€7,750	€14,250	€6,000	€15,000	€7,188	€12,150
Kerry	€6,800	€13,200	€5,800	€13,000	€5,100	€11,400
Tipperary	€6,225	€14,938	€5,550	€14,813	€5,600	€13,375
Limerick	€4,800	€12,500	€4,800	€12,200	€4,700	€11,000
Clare	€4,125	€8,813	€3,825	€8,150	€2,667	€7,750

Source: SCSl research.

expansion of agri-climate schemes, which is also expected to add to their gross margins. For sheep farmers, the return of strong lamb prices in 2021 is not expected in 2023. High levels of imported lamb meat to the EU market from places such as New Zealand are expected to continue, thus keeping prices lower than previous years.

Land values – sales

The impact of the conflict in Ukraine and the general inflation that occurred did not seem to have a significant impact on land values. Values across the country increased by 2% for good quality lots, with the overall average now standing at €11,172 per acre. Agricultural land plots placed on the market for sale are not homogeneous, and will have multiple unique features

that will result in land selling for higher or lower than the national average rate. The report found that the most expensive land in the country is in Kildare, with good quality land across different plot sizes fetching an average of €15,056 per acre (Table 1).

After Kildare, the most expensive land is in Meath and Waterford. The average price of good quality land on holdings of less than 50 acres in Kildare is €15,333 per acre, followed

THE LAND RENTAL MARKET WAS PARTICULARLY STRONG IN 2022, WITH LAND RENTS ON AVERAGE INCREASING BY BETWEEN 9% AND 13% ACROSS ALL FARMING USES IN LEINSTER AND MUNSTER.

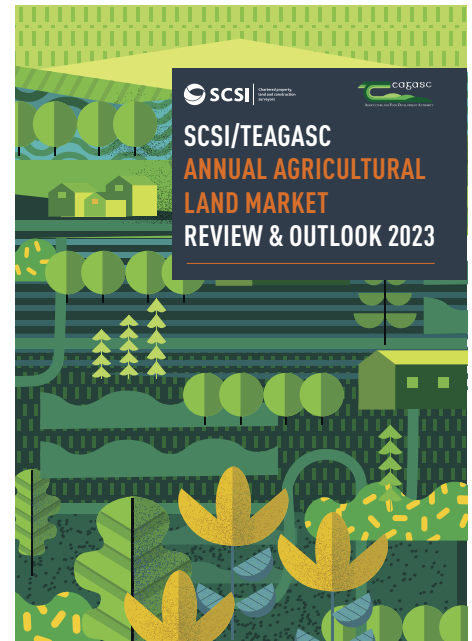


Table 3: Average values per acre 2022 – Connacht/Ulster* (non-residential farmland, without entitlements).

	Less than 50 acres		Between 50 and 100 acres		Over 100 acres	
	Poor quality	Good quality	Poor quality	Good quality	Poor quality	Good quality
Galway	€5,375	€9,500	€4,083	€8,583	€3,250	€7,875
Leitrim	€3,300	€6,140	€3,020	€4,580	€2,980	€3,590
Mayo	€3,625	€10,092	€2,933	€6,783	€2,040	€4,000
Roscommon	€4,188	€9,938	€3,688	€8,000	€2,813	€3,563
Sligo	€4,250	€9,550	€4,058	€7,850	€4,167	€8,100
Donegal	€3,786	€12,143	€3,693	€8,000	€3,786	€8,400

Source: SCSi research. *Monaghan and Cavan – insufficient level of land value data provided.

by Meath at €15,200 and Waterford at €15,000. Tipperary at €14,938, Wexford at €14,857, and Carlow and Cork at €14,250 round off the top seven locations (Tables 1 and 2).

The land with the lowest value is poor-quality land in Mayo (Table 3), where the average price is €2,866 per acre.

Rental

For farmers who are unable to access land to purchase, the land rental offerings provide a vital lifeline for those looking to enter the occupation or expand an existing operation.

The land rental market was particularly strong in 2022, with land rents on average increasing by between 9% and 13% across all farming uses in Leinster and Munster. In Connacht/Ulster, the report captures data for grazing and meadowing/silage, with rents increasing by just 3%.

Nitrates Directive

One of the main findings within the report is the impact of new environmental regulations (the Nitrates Directive) on farming practices. There are new banding limits for those farmers

applying nitrogen (N) via organic or artificial fertiliser on land, and this is impacting on dairy farmers more than most, given their heavier reliance on the use of N. The decisions for farmers in this regard are to consider reducing output (for example, number of cows per acre) or seek more land to farm over.

The latter has already contributed to land rental inflation and the forecast for 2023 is that land rents will rise on average by 14%.

The full report is available at: www.scsi.ie and www.teagasc.ie/news-events/news.

OFFICE IMPROVEMENT: CASE STUDY



MODULE GROUP'S REFURBISHMENT OF AN OFFICE BUILDING IN DUBLIN SHOWS WHAT CAN BE DONE TO IMPROVE ENERGY EFFICIENCY AND REDUCE ENERGY COSTS.

This project, designed and managed by Module Group, was a refurbishment of an existing two-storey office building built in 1997, and located at Citywest Business Campus in Co. Dublin. **Table 1** shows the floor area for the building. The pre-existing building, which is of a cavity wall construction with a timber truss roof, bituminous felt, and a slate finish, had a BER C3 rating and a very low energy efficiency performance due to a lack of insulation. The heating was a low-pressure high temperature (LPHT) gun barrel pipework installation connecting to a gas boiler with single-phase electricity.

Retrofit

This was a deep retrofit with a fabric-first approach used to increase airtightness, which reduced carbon emissions and improved energy efficiency. The existing gas and air conditioning were replaced with an electric air source heat pump (ASHP), utilising the original gun barrel pipework infrastructure. Redundant mechanical and electrical services were stripped out and replaced with a

passive, hybrid zero embodied carbon ventilation system. Smart LED digital addressable lighting interface (DALI) lighting controls that respond to building occupancy and daylight were installed. New solar photovoltaic (PV) panels were installed on the roof. The complex was also fitted out with electric vehicle (EV) chargers, a new shower block, and bicycle parking facilities. **Table 2** is a breakdown of the associated costs.

The outcome of this refurbishment was to bring the property up to current market standards to achieve a BER A3 rating, a WiredScore certification, and to improve energy efficiency and performance. This was planned to meet the nearly zero-energy building (NZEB) Irish targets for climate change by 2050. The building was the first on the campus to achieve 91% energy cost reduction and 92% carbon emissions reduction.

FEATURE

Yanesca Millans and
Andrew Ramsey
Module Group



Table 1: Areas schedule.

Floor	m ²	ft ²
Ground floor	642	6,910.42
First floor	642	6,910.42
Total	1,284	13,820.85

THE BUILDING WAS THE FIRST ON THE CAMPUS TO ACHIEVE 91% ENERGY COST REDUCTION AND 92% CARBON EMISSIONS REDUCTION.



Original office space with inefficient lighting.



Upgraded office space with LED daylight sensor lighting.



Original WC facilities.



Original reception area.



Refurbished reception area.



Upgraded WC facilities with water reduction taps.



Original building entrance.



Upgraded building entrance, with new landscaping and EV charging points.



New shower block and changing rooms.

Table 2: Breakdown of costs.

Items	Refurbishment (€)	Performance improvement to reach A3 (€)
Demolition	62,587	76,751
Wall airtightness and insulation	8,654	158,255
Roof airtightness and insulation		66,589
Fire stopping	12,928	
Internal wall finishes	13,625	
Floor refurbishments	59,229	
Ceiling finishes	54,640	
Internal wall finishes	17,694	
Floor finishes	45,691	
Mechanical services	275,328	46,555
Electrical services	150,570	11,222
Fittings and fixtures	10,000	
Builders' work	8,000	
External work	14,180	5,500
Lift refurbishment	15,000	
Shower block and toilets	85,196	
Solar PV panels		68,580
Total	833,322	433,452

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EXPERIENCE MATTERS

PART 2

HOW CAN SURVEYORS GAIN THE SKILLS AND EXPERIENCE
NEEDED TO WORK WITH OLDER BUILDINGS?
PART 1 OF THIS ARTICLE APPEARED IN OUR MARCH 2023 EDITION.

For those struggling to gain a foothold of experience in a typical small- to medium-sized, non-specialised or commercial surveying practice, it is suggested that they advertise their interest within their own practice by appealing to senior staff to seek and accept instructions involving older buildings (within their competence), and ask that they might be tasked with any relevant commission. In essence, surveyors

should use every opportunity to grab any bit of experience and demonstrate their interest by positioning themselves as best they can to get their hands on projects. The advice for those starting out is to make themselves seen and heard, and to evidence their interest by taking affirmative action. For sole practitioners, it is the unfortunate reality that some 'loss leaders' may be necessary to kickstart this early experience.

FEATURE

Jimi Johnston BSc (Hons) MSCSI
MRICS MSc CHE PG Dip ABRC
Chartered Building Surveyor
Assistant lecturer, TU Dublin



Every building counts

At this point, perhaps the most crucial observation is that conservation experience is not limited to working with protected structures of the most significant importance. Conservation experience is available in any of the 45,000+ protected structures

THE RECENT PANDEMIC MAY WELL BROADEN THE ACCESSIBILITY OF BUILDING CONSERVATION COURSES IF THE POPULAR DEMAND FOR MORE REMOTE DELIVERY BECOMES A REALITY, BUT ONLY TIME WILL TELL.



across the length and breadth of Ireland.¹ Furthermore, many of the same philosophical approaches, challenges and solutions are found in the c. 175,000 buildings of traditional construction throughout the country.²

Consider the following question: is a brick or stone bound in lime mortar in a nationally important country house any different in terms of its material properties, conservation challenges and correct methods of care and repair to a brick or stone in a workman's cottage without any protected status? Materials do not deliberate over their own existence, whether they are in a palace or a cowshed.

Their basic technology remains the same, as do the challenges of their correct assessment, repair and maintenance. The only differentiating criteria is that of significance – and perhaps client budget!

It follows that applicants can acquire and build upon some very relevant experience in working with relatively modest buildings. The question of significance can then begin to be tackled with a structured learning plan. In this regard, it is essential that the candidate develop a healthy appetite for self-directed reading and research. It is also worth considering one of the 20 or so specialist postgraduate courses in building conservation throughout Ireland and the UK. The recent pandemic may well broaden the accessibility of these courses if the popular demand for more remote delivery becomes a reality, but only time will tell.

Engagement and education

Membership of and active engagement with non-Government organisations like the Irish Georgian Society (IGS), the Dublin Civic Trust (DCT), Building Limes Forum Ireland (BLFI), and the Society for the Protection of Ancient Buildings (SPAB) Ireland is strongly encouraged and presents plenty of opportunities for CPD and networking within the conservation sector.

For those who wish to supplement their evolving experience with more specific involvement, perhaps in more significant projects with

the intention of 'beefing up' their application portfolio, the potential for secondment or co-working might be considered. Mentoring is another possible mechanism, voluntary or otherwise. A recent development in the UK is the emergence of fee-based mentoring. Indeed, the very nature of mentoring can theoretically lend itself to remote delivery, as it is not usually about providing candidates with access to commissions, but is more about providing guidance, support and feedback on the candidate's progress and draft portfolio.

Make it happen

For any surveyor interested in working with historic buildings, we would encourage you to act on this interest, and build your experience base any way you can.

For the surveyor who is already working with historic buildings, and who has done so for many years in various capacities, but has yet to formalise that experience, then why not consider the accreditation path?

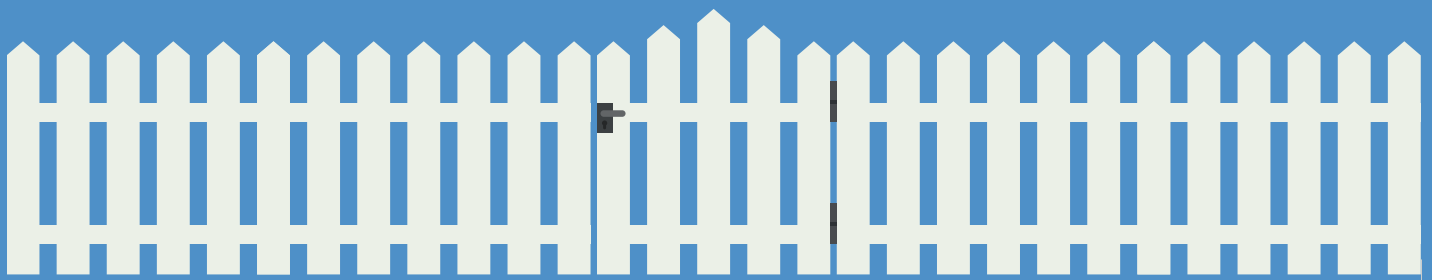
Our accreditation schemes are very much open for business and it is the author's view that surveyors make excellent conservation professionals. Our inherent strengths include measurement, recording, inspection, systematic investigation and pathology. We invariably act in client-facing roles, often in a team-leading capacity. Our work is varied, but is predominantly concerned with existing buildings. Why not exploit our own strengths and in doing so, help safeguard our shared historic built environment for future generations?

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1. Government of Ireland. 'Ireland's Long-Term Renovation Strategy'. 2020. Available from: <https://www.gov.ie/en/publication/a4d69-long-term-renovation-strategy/>.
2. Heritage Council. 'Public Engagement during works to Traditional Buildings'. 2021. Available from: <https://www.heritagecouncil.ie/content/files/Public-Engagement-during-works-to-Traditional-Buildings.pdf>.

UNDERSTANDING PROPERTY BOUNDARIES

PROPERTY BOUNDARIES ARE A COMPLEX BUSINESS, WITH MANY ELEMENTS TO CONSIDER.



Navigating property boundaries can be a complex task, which is why understanding the different types of real-world entities is extremely important. The forthcoming SCSl guidance note on boundaries is, as a result, a complex and fairly technical document. It seeks to give guidance to surveyors on how to carry out high-quality boundary surveys and produce appropriate mapping. This article, on the other hand, is for those who do not want to engage with the technical complexity of property boundaries, but would still like to have an idea of what they involve.

There are four real-world entities associated with boundaries, i.e., things that exist in a three-dimensional physical space, and five delineations, either on paper or in digital form, which model the real-world entities to some extent. The four real-world entities are:

- physical dividing features;
- physical property boundaries;
- legal boundaries; and,
- land ownership parcels.

Physical dividing features

A physical dividing feature is a feature in the landscape that is linear and continuous, and separates pieces of land from each other. These features can be natural or man made, and can vary in function. For instance, they can be separators of land use within a property, can be aesthetic or decorative, can be used to provide wind shelter, and so on.

Physical dividing features can vary in width or thickness depending on their composition. A hawthorn hedge may constitute a physical dividing

FEATURE

Muiris de Buitléir
Geomatics Committee; joint
SCSl representative, Council of
European Geodetic Surveyors



feature of a number of metres in thickness, and of varying and imprecise shape along its length. At the other end of the spectrum, expanded metal mesh, welded/woven wire, or chain link fencing may be very precise and no more than a few millimetres thick if the mesh panels are considered to be the dividing feature.

Physical property boundaries

A physical property boundary is a physical dividing feature that has been invested with the legal attributes of a legal boundary, where the feature forms the physical separation of two adjacent ownership land parcels. Therefore, a physical property boundary is a practical and physical approximation of the legal boundary, which is tangible and acts as a pragmatic and working boundary between properties. Because a physical boundary has an appreciable thickness and a legal boundary has none, the question arises as to where the legal boundary is located within the physical boundary, which will be explored later.

Legal boundaries

A legal boundary is a plane of zero width in three-dimensional real space, where the rights of one landowner end and those of the adjoining landowner begin. It is a virtual entity and, because of this, it is impossible to set out physically with absolute precision. However, reasonable working approximations are possible. A legal boundary is usually given physical expression by a physical property boundary, as mentioned previously.

Ownership land parcels

An ownership land parcel is a single contiguous area of land held under a single title and surrounded by legal boundaries, which separate it from adjoining ownership land parcels. It consists of two components:

1. The land itself, which can be utilised for farming, recreation, construction, etc.
2. The legal boundaries enclosing this land.

Delineations

There are five key delineations, and they help in identifying and locating the four entities, or at least some aspects of those entities:

1. National Mapping Division of Tailte Éireann (formerly Ordnance Survey Ireland (OSI)) large-scale mapping.
2. Land Registry Title Plan delineations.
3. Title deed parcels clauses and deed maps.
4. Defined boundaries included in boundary agreements.
5. Conclusive boundary registration.

National Mapping Division of Tailte Éireann

National Mapping Division large-scale map delineations, at scales of 1:1,000, 1:2,500 and 1:5,000, show topographical features, and indicate the physical dividing features mentioned above, but leave out legal boundaries. In terms of precision and accuracy, they vary, because of scale and generalisation. Because of the methods of surveying used in their production (predominantly photogrammetry), their standard of accuracy is not precise enough for defining legal property boundaries. Indeed, the National Mapping Division categorically states that their mapping does not delineate legal boundaries and should not be interpreted in that context. National Mapping Division mapping also generalises how physical dividing features are displayed. For instance, a hedge that is three metres wide would measure three millimetres in width at a 1:1,000 scale. However, National Mapping Division mapping will most likely display such a feature as a single line of approximately 0.1mm in thickness.

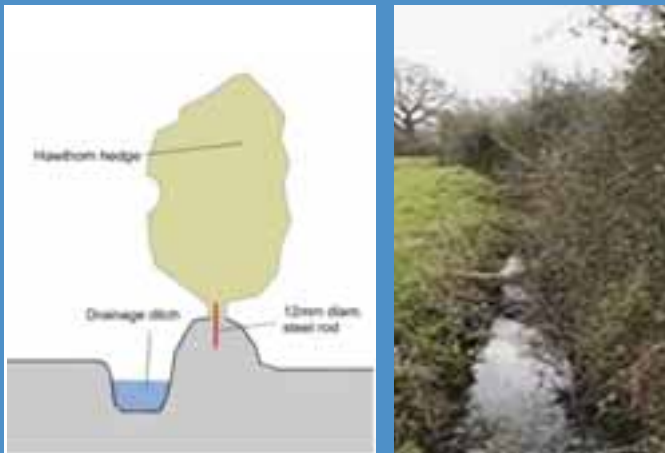
Land Registry Title Plan delineations

The Land Registry Title Plans are based on National Mapping Division large-scale mapping, so the generalisation and accuracy issues described above apply with equal force. Additionally, the Land Registry explicitly states that the red line delineations on these plans do not define or describe legal boundaries. As was noted earlier, an ownership land parcel consists of two components: the general land area; and, the legal boundaries surrounding that land area. Land Registry mapping indicates and guarantees the land area component, but not the boundary component.

Title deed parcels clauses and deed maps

The title deeds and their associated deed maps are the definitive identifiers of the legal boundaries to any given ownership land parcel. The parcels clause provides a text description of the legal boundaries, and the deed maps provide a graphical delineation, often with annotation and dimensions. You might think that this settles the matter of where legal boundaries lie, but unfortunately, in many cases, it does not. Often there can be conflicts between the parcels clause description and the deed map. Sometimes the graphical map and written dimensions may conflict or the map may be geometrically inconsistent. Very often, deed map delineations are traced from or overlaid on National Mapping Division mapping and, in the case of older mapping, the National Mapping Division map may have been superseded, updated, amended, or transferred to a new reference system, and the mapped locations of physical dividing features will have changed accordingly. In most instances, the map scale is too small to allow accurate measurement and, in any case, the shortcomings of National Mapping Division mapping for boundary definition are still an issue. Older deed maps provide no





Segment	Point ID	Marker no.	Easting	Northing
Northern	P1	7	650188.200	660192.700
Northern	P2	9	650195.400	660192.000
Northern	P3	16	650221.300	660194.500
Northern	P4	12	650240.900	660195.900
Northern	P5	6	650247.900	660196.800
Northern	P6	34	650264.200	660197.600
Western	P7	1	650195.400	660152.200
Western	P8	23	650201.900	660117.500
Western	P9	3	650210.500	660070.200

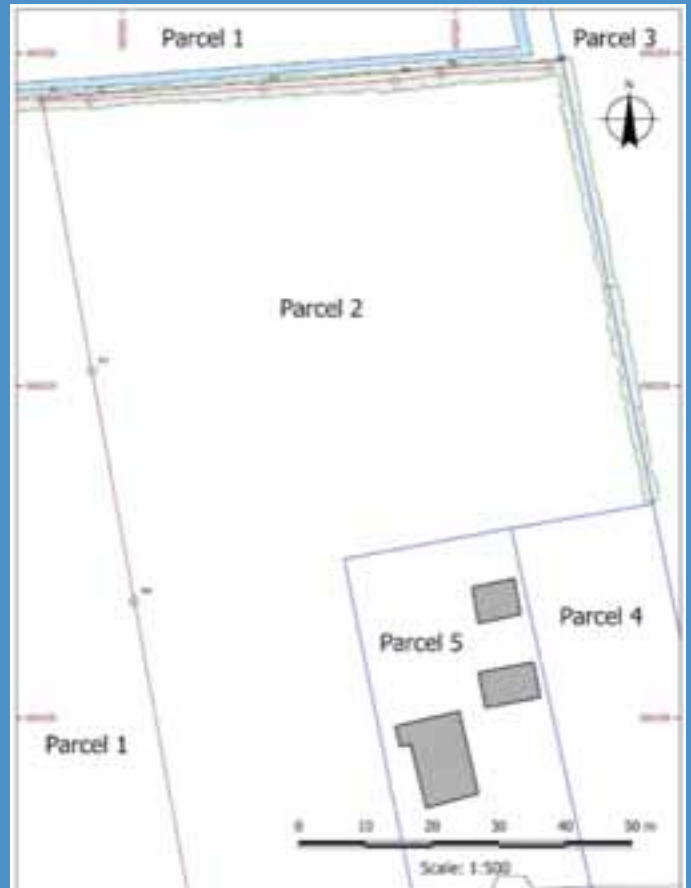


FIGURE 1: An example of part of a boundary definition survey.

indication of who produced the mapping, the competence of that person, or the adequacy of the methodology or equipment used in making the measurements. For all these reasons, deeds and deed maps may fall short of indicating accurately where the legal boundary of an ownership land parcel lies. Problems of interpretation and agreement for landowners and their surveyors may still remain.

Defined boundaries included in boundary agreements

This procedure is the only one that allows the location of legal boundaries, physical boundaries, the associated ownership land parcels, and the related physical dividing features to be definitively established and recorded. The key element is agreement between adjoining owners. A precise ground truth survey (GTS) is carried out, and based on the best evidence, boundary markers can be set out along the boundaries. In the case of soft or indistinct boundaries, such as hedges, suitable markers can be inserted in the ground or, in the case of more permanent boundary features such as walls or fences, clearly identifiable points on the structures can be marked. These points are inspected by both landowners and once they agree that they represent the change points in the legal boundary between their properties, they can be described, photographed, sketched, dimensioned, and precisely defined in Irish Transverse Mercator (ITM) co-ordinates using modern global navigation satellite system (GNSS)

and total station surveying equipment in accordance with SCS1 boundary guidance notes. This provides a reproducible defined location for each point, accurate to +/- 25mm. This defined boundary survey can be incorporated in a deed agreeing the boundary, executed by both parties (Figure 1). If used for future deed maps, this procedure would also ensure that these deed maps would not suffer the deficiencies of their predecessors.

Conclusive boundary registration

Under Land Registry legislation and rules, it is possible to apply to the Land Registry to have a legal boundary entered on the register as conclusive. As part of this application, a written agreement between the parties, coupled with accurate mapping, must be submitted. The defined boundary survey and boundary agreement outlined in the previous paragraph would provide an ideal basis for such an application.

Always seek advice

The above is a very superficial overview. If you come across boundary issues that seem difficult or complex, the best advice is to get the help of a geomatics surveyor who specialises in boundary issues.

CELEBRATING ARTS AND ANTIQUES

KATIE MCGALE IS CHAIRPERSON OF THE SCSI'S ARTS AND ANTIQUES PROFESSIONAL GROUP.

Katie McGale has had an exciting and busy career progression. Her journey began by achieving a BComm in Commerce and Spanish from UCD, followed by an MPhil in Irish Art History from Trinity College Dublin: "That's where I discovered that I loved everything art related, especially Irish art". From there, Katie started an internship at Adam's Auctioneers, where she then spent five years working first as an art valuer in the Fine Art Department, and later moving to train in the Jewellery Department. Katie has since taken a different direction in her career. She is currently a Senior Associate in Davy's Private Clients Department, working with the Institutional Consulting Group, but she has never cut ties with the world of arts and antiques: "Irish art and art generally is a passion for me and I think it's really important to support the arts in Ireland. I think art, for society, is an incredible tool for documenting who we are and for bringing issues to our attention".

Making changes

At Adam's, Katie experienced all areas of auctioneering, from planning auction schedules to valuing and cataloguing lots for auction, helping to set up auction venues, managing sales, and working on PR and marketing for the company. She says: "One of my favourite things about the job was that you would get to handle everything. I got to see things that, in a museum, you'd only ever get to see from a distance, behind

a rope. I think that was my favourite part of the job, and also how varied and on the go it was". Although she no longer works directly as an arts and antiques surveyor, she works closely with the SCSI, as Chairperson of the Arts and Antiques Professional Group. Katie and the other members have been working to rejuvenate the Group, starting with improving member engagement: "There wasn't a huge amount of engagement, for me personally, with the Society, and I began to find that among my peers, they were finding it quite difficult to engage with the Society and that there wasn't much interaction between Group members". SCSI Director of Membership and Public Affairs Patrick King reached out to the Group for feedback on how to improve communication and that was when Katie became fully involved with the committee. In addition to attracting new members, another focus has been raising the Group's profile. As the SCSI is such a highly recognised body that has the respect of the Government and other professional organisations in Ireland, Katie wants to bring more attention to the Arts and Antiques Professional Group: "There are certain issues that members need help with and need a certain amount of lobbying with regulatory bodies, and we've got that in motion already. We have also had a number of new members in the time since we've started working on this". Katie also expressed a passion for improving professional pipeline development for young professionals, working with the SCSI to assist her peers to become accredited as surveyors: "Historically, it's been more difficult for people in the arts and antiques sector to be recognised for their experience and qualifications. It's more difficult to define the path in arts and antiques because it's such a niche area. There are

numerous qualifications that are relevant and contribute to a valuer's knowledge of their subject, and this makes it very hard to measure or assess when it comes to being accredited. That's one of the things that we've been working to improve, to put a template in place so that people can be assessed".

A more sustainable approach

The next step for the Arts and Antiques Group, and the wider SCSI, is to put more of a focus on sustainability and social responsibility: "The SCSI is quite involved in fundraising, for example, for homeless charities, which I think is really important and commendable. One of our next projects for this group will be to look at how we can support small businesses to become more sustainable in how they do things. I do a lot of work with clients as part of my day job to help them invest sustainably so naturally the green agenda is never far from my radar".



Outside of work and her contribution to the SCSI, Katie likes to stay involved with Ireland's art scene, and has worked with individuals to build collections of Irish art, particularly by 20th century artists. She also enjoys yoga and singing. She has performed at friends' weddings, and is a member of the choir at Davy.

SURVEYOR PROFILE

Rebecca Pollard
Journalist and sub-editor
Think Media Ltd



NITRATES PRESSURE ON LAND RENTS



THE IMPLEMENTATION OF THE NITRATES DIRECTIVE IN IRELAND HAS IMPLICATIONS FOR AGRICULTURAL LAND RENTAL PRICES.

There is increased pressure on agriculture to become more environmentally sustainable and this is increasingly evident at EU policy level. The Nitrates Action Programme – the means by which the EU Nitrates Directive is delivered in Ireland – has undergone a number of changes, with stronger measures introduced for the protection of water quality.

Changes

A revised methodology to calculate the amount of organic nitrogen (N) generated on farm is being implemented in 2023 to produce a more accurate organic N stocking rate for individual farms. The new methodology will result in an increase in the amount of organic manure deemed to be generated on some farms, relative to the approach previously used. This will have implications for some farms, as each is bound by an organic N stocking rate. The

change has particular importance for dairy farms because livestock intensity per hectare tends to be higher compared to other farming enterprises.

For the purposes of the Nitrates Directive, livestock intensity is measured according to the livestock excretion rates for organic N and organic phosphorous (P). The estimation of organic N is based on a series of co-efficients for each livestock type. Until 2023, a common co-efficient was applied. With the introduction of so-called 'banding' in 2023, there are now three specific N co-efficients that can be applied to cows depending on milk yield. The implications of this banding are particularly important for the subset of dairy farms in the highest band, i.e., where the average milk yield per cow exceeds 6,500kg (approximately one-fifth of specialist dairy farms). In order to maintain current levels of milk production, many of these farms will need to either increase their land area or reduce milk production in the short term.

farming is prevalent. This increase is expected, given the very positive recent returns in dairy farming. However, the introduction of the banding policy is also likely to be a factor.

The impact of the banding policy on the agricultural land rental market could be highly dependent on farming structures in a locality and the willingness of landowners to lease out additional land. Localities with a high density of dairy farms where milk yields exceed 6,500kg per cow will tend to experience a larger increase in rental prices. Some farmers will be outbid in the local land market, including those with tillage and drystock (beef and sheep) farms. In those situations, the challenge for these farmers may be to hold on to their existing access to rented land. Many medium and long-term land lease contracts are fixed in price until the contract comes to an end. However, the banding policy could eventually impact on the price of these previously arranged leases. In addition, young and new entrant farmers may face even higher land prices in places where there is a high concentration of dairy farms in the highest band.

THE LAST WORD

Jason Loughrey
Research Officer, Teagasc



Implications for the land market

The SCSi/Teagasc Land Market Review & Outlook 2023 points to sharp increases in land rents in Leinster and Munster, where dairy

The full report is available at: www.scsi.ie and www.teagasc.ie/news-events/news.

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