

# SURVEYORS

# JOURNAL

VOLUME 13

ISSUE 3

JUNE / JULY

2023



## ALSO IN THIS ISSUE

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SCSI PRESIDENT

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## PRESIDENT'S MESSAGE



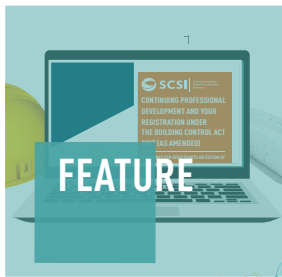
## NEWS



## FEATURE



## EDITORIAL



## FEATURE



## THE LAST WORD



## SURVEYOR PROFILE



## FEATURE

# CONTENTS

■ President's message	4
■ Editorial	5
■ News	6
■ Building the SCSII's role	12
■ Bidding you a good tender	16
■ Maintaining professional standards	18
■ Red Book valuation compliance	20
■ Leading the industry in the public interest	22
■ Building up Dublin	25
■ The last word	26

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### LETTERS, COMMENTS AND ARTICLES WELCOME

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# INDEPENDENT EXPERTS

THE NEW SCSi PRESIDENT WILL CONTINUE TO SUPPORT THE SCSi'S COMMITMENT TO DEVELOPING THE PROFESSION IN THE PUBLIC INTEREST.

**F**irst and foremost, I would like to say that it is an honour to follow the tradition of the SCSi's past Presidents. While I cannot guarantee that I will always be able to match the exceptional standards they set, I take solace in the fact that I am not undertaking this responsibility alone: the strength of the SCSi is in the hundreds of members who volunteer.

I was introduced to surveying as part of an artillery training course as a former officer in the Defence Forces. The shared principles of teamwork, data-driven decision-making, and standards make my decision to enter the surveying profession more apparent. If you have the time, you can read more about my journey in the interview in this edition.

The SCSi's membership is a broad church of professionals working across the built environment. Together and through the SCSi, we have created a repository of knowledge and standards, enabling us to play an influential role in the public interest. High-quality cross-sector market reports and the leveraging of data-driven analysis have become our hallmarks. I was pleased to open a joint seminar with the Department of Housing and the SCSi on residential construction costs in June. Such requests to work with the SCSi are evidence of our success in establishing our reputation as an independent, data-driven industry expert.

## Sustainability standards

We also have a vital role in the global sustainability challenges; the built environment dramatically contributes to our carbon footprint. We need to devise and implement practices to reduce carbon emissions as a matter of urgency. This is a topic that is being addressed across the SCSi. Our role in developing and educating on these standards will only increase in the coming months. For this reason, as announced earlier this year, our CPD requirements were reviewed and updated by Council for 2024 to include one hour of sustainability-specific CPD and one hour of ethics CPD.

Through such commitments, we demonstrate to the public that we will improve the built environment's sustainability performance and uphold the expected ethical standards. It will also help to attract tomorrow's professionals to the land, construction and property sectors. By attracting those who believe in our excellent work, we can address our staff shortage and our need to innovate.

## Growing the profession

The SCSi is well positioned to support the profession through its accreditation of all surveying courses run across the various third-level institutions in Ireland. I want to build on those relationships and grow the number of young people who choose surveying as a career. There is a range of exciting new areas, so whether it's modular construction, operational data analysis or sustainability consultancy, young people should look at what drives them and identify the relevant surveying discipline.

I greatly appreciate all the messages of support and would like to encourage every member to find an area where they would like to contribute. As I've outlined above, there are a great many fronts that we will be working towards; the contribution of each member is valuable in their concerted delivery.



## PRESIDENT'S MESSAGE

Enda McGuane  
SCSi President





# MAKING OUR MARK

A NEW PRESIDENT AND COMMITTEE CHAIRS WILL BE CONTINUING THE SCSI'S PROUD TRADITION OF ADVOCACY IN THE COMING YEAR.

**A**t the outset may I congratulate Enda McGuane, our new President, and wish him well in what will be a very busy year ahead working on behalf of us all. Enda has an unusually varied background, an interesting job at the Land Development Agency, and has only recently moved to Dublin.

I am sure that his interview in this edition of the *Surveyors Journal* will be of particular interest to members who may not be fully aware of his interesting career. As members know, Past President Kevin James made a singular contribution during his year, including many media appearances when he ably represented the SCSI. I am sure Kevin will continue to be involved and share his experience, expertise and professional knowledge.

Congratulations also to all the newly elected chairs and vice chairs who will be making their mark on the profession in the coming year. The involvement, on a voluntary basis, of so many able people in the SCSI's activities is crucial for the future and is a particular strength of professional bodies. For example, it enables the advocacy role outlined in the piece by Edward McAuley, SCSI Director of Practice and Policy. This activity has very positively impacted on the Irish property, land and construction industries in recent years, and has helped public policy development and Government responses to some of the greatest challenges facing the economy and society. It is something all members should be proud of.

Acting in the public interest fulfils one of the essential obligations of a professional body in a way that distinguishes such bodies from trade associations or other groups set up to lobby on behalf of industry players. As is clear from Edward's article (page 22), the range of activities and their reach into public discourse and decision-making is impressive. For members, their clients and the public, the piece provides a window into the diverse roles played by Chartered Surveyors and the high professional standards of members of the SCSI who do this work in the best tradition of a professional body. All of us benefit from this reputationally through better policymaking and enhanced professional standing. All the more reason for getting involved in the SCSI.

## EDITORIAL

Tom Dunne  
Editor



## HOUSING FOR ALL



**29,851**

Number of new homes completed 2022

**24,600**

Housing for All target for new home completions 2022



**7,349**

Number of new homes commenced Q1 2023 (+5% on Q1 2022)

**29,000**

Housing for All target for new home completions 2023



**1,250**

Construction-related apprenticeship registrations Q1 2023 (+8% on Q1 2022)

**557**

Construction-related apprenticeship certifications in Q1 2023 (+33% on Q1 2022)



Source: Housing for All Q1 2023 Progress Report – <https://www.gov.ie/en/publication/t4e85-housing-for-all-q1-2023-progress-report/>.

# AGM HELD IN NEW MEMBER SPACE

This year, the SCSI's AGM was held both online and in person at our newly refurbished member space at 38 Merrion Square.

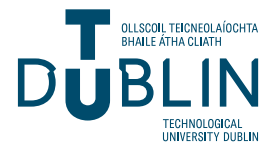
Congratulations to our new President, Enda McGuane, and to all our newly elected chairs and vice-chairs. We would also like to express our thanks to all who have served the profession and the SCSI over the past two years. Particular thanks to our Immediate Past President, Kevin James, for his dedicated leadership and service to our profession.

It is with our shared experiences and backgrounds that the SCSI will continue to evolve and our industry flourish. Members who would like to get involved and make their mark are encouraged to contact us by email at [info@scsi.ie](mailto:info@scsi.ie).



Immediate Past President Kevin James (left) hands over the chain of office to incoming President Enda McGuane.

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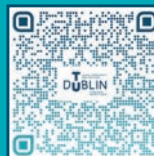
**TU089**

Earn As You Learn  
Level 8 / Level 7



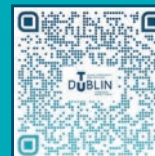
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## DKIT BUILDING SURVEYING COURSE

The Postgraduate Diploma in Building Surveying in Dundalk Institute of Technology (DkIT) is accredited by the SCSl. DkIT states that it equips graduates with the knowledge and skills to become a Chartered Building Surveyor through the SCSl. This Human Capital Initiative (HCI) Pillar 1, Springboard+ funded programme is a one-year, full-time conversion course, which the college states provides construction graduates with the necessary education for a successful career in building surveying. It has been developed as an alternative route into the building surveying profession other than the traditional undergraduate degree.

This course allows students to participate online (full day Monday and half day Friday). This online delivery enables participants to continue to work while advancing their career as a property professional.

To find out more about this course, visit:

[www.dkit.ie/courses/school-of-engineering/built-environment/postgraduate-diploma-in-building-surveying-\(full-time\).html](http://www.dkit.ie/courses/school-of-engineering/built-environment/postgraduate-diploma-in-building-surveying-(full-time).html).



From left: Dr Breda Brennan, Head of School of Engineering, DkIT; Kevin Hollingsworth, Managing Director, Omega Surveying Services; and, Dr Phil Bradley, DkIT Building Surveying Programme Director.

## RISE IN VENDOR SURVEYS IN IRELAND

International independent real estate consultancy Hollis has reported a 172% growth in vendor survey instructions over the past two years compared to the previous two-year period.

Once considered ancillary to the sales process, vendor surveys have become increasingly important amid economic uncertainty and a rise in interest rates, which has forced investors to re-evaluate their property portfolios, and in many cases, offload assets.

According to Hollis, by collating all the due diligence documentation before a property goes to market, technical due diligence (TDD) surveys hasten transactions by ensuring both sides of the deal have everything out in the open. The company states sellers are able to identify issues early on and buyers avoid the need for surveys to be carried out by their own teams, thus mitigating risk and saving time in the process.

The company believes that the importance of the quality and accuracy of a TDD report cannot be overstated; a good report will build trust between parties in addition to streamlining the process.

Tony Grant, Director and Head of Hollis in Ireland, comments: "With rising pressure for real estate transactions to go through quickly in these uncertain, fast-moving market conditions, canny sellers understand that a qualitative vendor survey is a crucial process for buyers to find out what they are getting themselves into before signing off on a deal, and to avoid problems later down the line".



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# ELEVATE: PROMOTING DIVERSITY

Having launched our 2023 Elevate Programme on International Women's Day, we were delighted to have 60 mentees and mentors participate in the SCSI's first Elevate Mentorship Programme training session. The Elevate training programme is designed to provide leadership support for women across the surveying profession. Over the course of the coming months, our mentees will be guided through the sessions by Valerie O'Keeffe, CEO of Clarity Vision & Purpose Consulting, and supported by mentors from across the industry.

Elevate is part of the overall commitment within the SCSI to increase diversity in the surveying profession. The sector has traditionally been male dominated but more and more women are pursuing careers in the industry, and we want to provide them with as much support as possible and that, of course, is the overall aim of Elevate.

To express your interest in joining next year's programme as a mentor or mentee, please get in touch with us by email at [mentor@scsi.ie](mailto:mentor@scsi.ie).



Valerie O'Keeffe, CEO of Clarity Vision & Purpose Consulting, led the SCSI's first Elevate Mentorship Programme training session.



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# CONGRATULATIONS APC GRADUATES

Congratulations to the 56 APC graduates who were awarded APC Diplomas at the Annual Diploma Awards Ceremony on Friday, June 9, in the Pepper Canister Church in Dublin. We congratulate you on reaching this professional milestone and wish you the very best in your careers! If you have not yet passed your final assessment or have questions about your route to chartership, please get in touch with the SCSi education team. Contact us by email at [education@scsi.ie](mailto:education@scsi.ie) or book a free one-to-one chat on our website.

Pictured with a group of APC graduates at the recent graduation ceremony were (front row, from left): Michael Mooring, Chair, SCSi Education & CPD Standing Committee; Ruth Comerford Morris, SCSi Deputy Director of Education; Enda McGuane, SCSi President; James Lonergan, SCSi Director of Education & CPD; Shirley Coulter, SCSi CEO; and, TJ Cronin, SCSi Past President. The full list of graduates is included below.



## APC GRADUATES JUNE 2023

- |   |   |
|---|---|
| <b>Aiden O'Neill</b> , Quantity Surveying                     | <b>Ian Peare</b> , Quantity Surveying                   |
| <b>Alan Driver</b> , Quantity Surveying                       | <b>Ian McDonald</b> , Valuation Surveying               |
| <b>Alexander Kelly</b> , Building Surveying                   | <b>James O'Donovan</b> , Commercial Property Practice   |
| <b>Anita Koitka</b> , Quantity Surveying                      | <b>John Foley</b> , Quantity Surveying                  |
| <b>Barry Hegarty</b> , Quantity Surveying                     | <b>Joseph O'Mahony</b> , Project Management             |
| <b>Barry O'Dea</b> , Quantity Surveying                       | <b>Kate Healy</b> , Commercial Property Practice        |
| <b>Brian Smyth</b> , Quantity Surveying                       | <b>Kian Buckley</b> , Building Surveying                |
| <b>Brian McCarthy</b> , Quantity Surveying                    | <b>Kirsten Devine</b> , Valuation Surveying             |
| <b>Cathal Walsh</b> , Quantity Surveying                      | <b>Liam Smyth</b> , Quantity Surveying                  |
| <b>Christopher Gates</b> , Quantity Surveying                 | <b>Michael Rooney</b> , Valuation Surveying             |
| <b>Ciara Geraghty</b> , Property Management                   | <b>Micheál Walsh</b> , Commercial Property Practice     |
| <b>Ciaran Smythe</b> , Quantity Surveying                     | <b>Naoise Sudway</b> , Commercial Property Practice     |
| <b>Colin O'Shea</b> , Commercial Property Practice            | <b>Paddy Jordan</b> , Commercial Property Practice      |
| <b>Colleen Keane O'Rahilly</b> , Commercial Property Practice | <b>Padraic Murphy</b> , Quantity Surveying              |
| <b>Cormac O'Connor</b> , Quantity Surveying                   | <b>Robert Wilson</b> , Valuation Surveying              |
| <b>Damian O'Brien</b> , Quantity Surveying                    | <b>Róisín Nic Cóil</b> , Building Surveying             |
| <b>David Connolly</b> , Quantity Surveying                    | <b>Ronan Byrne</b> , Quantity Surveying                 |
| <b>David O'Flaherty</b> , Quantity Surveying                  | <b>Ronan O'Conghaile</b> , Quantity Surveying           |
| <b>Ellen McKenna</b> , Valuation Surveying                    | <b>Ros Tierney</b> , Commercial Property Practice       |
| <b>Evan Lonergan</b> , Commercial Property Practice           | <b>Ryan Murphy</b> , Commercial Property Practice       |
| <b>Fodhla Gallagher</b> , Commercial Property Practice        | <b>Sam Horan</b> , Valuation Surveying                  |
| <b>Gary Yong</b> , Quantity Surveying                         | <b>Sarah Forde</b> , Planning & Development             |
| <b>Gavin Donovan</b> , Project Management                     | <b>Sean Miland</b> , Valuation Surveying                |
| <b>Gerard Martin</b> , Quantity Surveying                     | <b>Shane Gallagher</b> , Commercial Property Practice   |
| <b>Hassanah Roseli</b> , Valuation Surveying                  | <b>Sinead Geraghty</b> , Property Management            |
| <b>Hugh O'Donnell</b> , Quantity Surveying                    | <b>Thomas O'Neill</b> , Quantity Surveying              |
| <b>Hugh Herity</b> , Commercial Property Practice             | <b>Warren Egan</b> , Commercial Property Practice       |
| <b>Hugo Gallagher</b> , Quantity Surveying                    | <b>William Heffernan</b> , Commercial Property Practice |



## ADR SEMINAR 2023



Keith Kelliher of Kelliher & Associates addressing the recent ADR Seminar.

It was fantastic to have over 65 members attend our in-person ADR Seminar. This event took place in our newly refurbished member area and featured a range of speakers from across the property, land and construction sectors. Thank you to all who contributed to and attended this year's seminar.

## PROMOTING CAREERS IN SURVEYING

Every year in the lead-up to the CAO deadline, the SCSi education team and member volunteers work to promote surveying professions and courses to Leaving Certificate students. This year the team launched a new online career in surveying information evening that provided 27 students and parents with the opportunity to hear about the wide range of careers available in the field of surveying.

The career evening featured members from across the property, land and construction sectors sharing information and insights about their profession.

In addition to the career evening, the SCSi is running a social media campaign featuring members' stories and encouraging students to choose surveying. Help us to inspire the next generation of Chartered Surveyors by encouraging a student to find out about courses and careers in surveying.

Share our full list of accredited courses (available at [www.scsi.ie/study](http://www.scsi.ie/study)) or encourage a student to book a free online or in-person career chat with a member of our education team. Contact Ruth at [ruth@scsi.ie](mailto:ruth@scsi.ie) or by phone at 087-905 4787.



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- Level 6 Higher Cert. in Property Services & Facilities Management - 2 yrs - 120 Credits
- Level 7 Cert. in Auctioneering & Estate Agency Practice - 1 yr - 30 Credits
- Level 8 BSc in Real Estate Development & Valuation - 2 yrs - 60 Credits
- Level 8 BSc in Facilities & Building Services Management - 2 yrs - 60 Credits

### Construction & Project Management

- Level 7 Cert. in Construction Site Management - 1 yr - 30 Credits
- Level 7 Cert. in Digital Construction Technology - 1 yr - 30 Credits
- Level 7 BSc in Construction Management - 2 yrs - 60 Credits
- Level 8 BSc (Hons) in Construction Project Management - 2 yrs - 60 Credits
- Level 9 Cert. in Strategic Construction Management - 1 yr - 30 Credits
- Level 9 Cert. in Construction Law, Procurement & Finance - 1 yr - 15 Credits
- Level 9 Cert. in BIM & Lean Construction Management - 1 yr - 25 Credits
- Level 9 Cert. in Project Management - 1 yr - 15 Credits
- Level 9 MSc in Project Management - 3 yrs - 90 Credits

Further information and application portal for September 2023 start  
can be found at <https://www.atu.ie/online-courses>





## NEW FELLOWS

The fellowship grade of SCSi membership represents a prestigious award that reflects the career achievements of a special group of property, land and construction professionals. Attaining the SCSi fellowship is a true mark of distinction. Congratulations to the new fellows:

- Fiona Dawson – Quantity Surveying
- David Graham – Geomatics
- Gerard O'Malley – Quantity Surveying

- Sarah Sherlock – Geomatics
- Peter Walshe – Quantity Surveying
- Mark Wearen – Quantity Surveying

We congratulate you on reaching this milestone and thank you for your service to the profession and to the SCSi. Visit the fellowship page of our website or contact the education team at [education@scsi.ie](mailto:education@scsi.ie) to find out more about becoming a fellow member of the SCSi.



## NEW PHOTO FEATURE FOR PROPERTY CLINIC WRITERS

The SCSi's Property Clinic series with *The Irish Times* continues to raise awareness of the profession and address public questions. We are delighted to now have the photos of each writer

included online and in the Thursday print edition. Please contact us if you'd be interested in writing for the Property Clinic or getting involved in other communications opportunities.



## 2023 GEOSPATIAL CONFERENCE



Peter Brennan from Bid Services speaking at the 2023 Geospatial Conference.

Over 75 members attended the 2023 Geospatial Conference, which took place in Dunboyne Castle Hotel on May 23. During the conference, the SCSi Boundaries Working Group launched the latest edition of the boundaries guidance note. This new guidance note is now available for members in our professional guidance library. Thank you to all members who contributed to the conference and to the launch of the new guidance note.

Thanks also to Murphy Geospatial for sponsoring this year's conference, and to our exhibitors KOREC Group, Survey Instrument Services, Tailte Éireann, Topcon Positioning Ireland, and Bluesky International Limited.

### Focusing on the task in hand

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# BUILDING THE SCSI'S ROLE

NEW SCSI PRESIDENT ENDA MCGUANE HAS A VARIED CAREER BACKGROUND THAT HAS TAKEN IN THE PUBLIC, PRIVATE AND SEMI-STATE SECTORS, FOLLOWING A LONG CAREER IN THE DEFENCE FORCES.



**E**nda McGuane's introduction to surveying came when he was an Officer in the Defence Forces, where he took part in deployments to Lebanon and East Timor: "Surveying was part of the skill set we learned as part of my artillery young officer six-month course in 1994. So that's where I first got introduced to surveying *per se*, in terms of measurement, single source of data, using a theodolite, setting out points and all the basic elements that go with surveying. Mapping was also a huge element of that course".

Following his time in the Defence Forces, Enda began a wide-ranging career in property and has been involved with the SCSI for over a decade. His latest role is in the Land Development Agency (LDA): "I've worked in a variety of industries, mainly in property-related roles, both in the public

and private sectors. The last ten years I spent running a property management business, which operated purpose-built student accommodation, residential lettings, owner management companies, as well as a sales and valuations and planning and development consultancy service in Galway. Then in September I took on the role of Asset Management Lead for the Land Development Agency based in Dublin. The LDA is a commercial, State-sponsored body that has been created to co-ordinate land within State control for more optimal uses where appropriate, with a focus on the provision of housing. As the Asset Management Lead I have responsibility for cost rental housing, as

## INTERVIEW

Colm Quinn  
Senior Journalist,  
Think Media Ltd



## Role within the LDA

Enda's role within the LDA is to establish the asset management function of the Agency, he explains: "There are a number of aspects to that. Firstly, obviously, is the management of our cost rental portfolio. Cost rental is the provision of rental accommodation, under the Affordable Housing Act, which is below market rents. It's targeting a mid tier of people who are above the thresholds for social housing, who may be struggling with the private rental market, and providing affordable rents in locations across the country for that cohort. That's the first element. The second aspect is the management of sites and land from an asset management perspective. This involves onboarding, property management of those banks, including securing and insuring. The recently launched report on relevant public land was the first of its kind and is designed to serve as a strategic and ongoing process to assess the potential of underutilised State-owned lands and to support in building a pipeline of potential land for the provision of affordable housing into the future. This first report identifies 83 parcels of land and assesses them as having the potential to deliver up to 67,000 new affordable homes over the medium to long term. In light of this report, the land portfolio that potentially could come our way is very large and has huge potential, but we are at very early stages of that process. From a cost rental perspective, the LDA has been tasked with delivering 5,000 homes under Project Tosaigh. These are in addition to homes built on State lands, which was the LDA's original remit. The aspiration is that the LDA plays a leading role in supporting the broader property sector to deliver affordable homes for both rental and purchase".



well as land and site management. It's a very diverse role in a rapidly growing organisation. My planning and development skills also come in handy in support of Project Tosaigh, which has expanded in recent months and will see the LDA purchase 5,000 homes that will be made available as cost rental or affordable to purchase homes".

### Plans for the presidency

Enda is a Chartered Fellow with dual status as both a property and facilities management surveyor, and as a planning and development surveyor. His involvement with the SCSi up to this point has been as Chair of the West/Northwest Regional Committee, as a member of the Property and Facilities Management and Planning and Development Professional Groups, the Practice and Policy Committee, the SCSi Council and the SCSi Board. Enda has also been involved in the APC process as a mentor, panel member and panel chair, and acted as an external examiner on the PMFM course delivered by TUD.

In terms of ambitions for his time as President, Enda says: "First and foremost I hope to build on the work done by a long line of previous presidents and support the members across all practising disciplines in both their working lives but also in their interactions with the Society. We are fortunate to have an excellent executive team who have worked with members to enhance the SCSi's role in the property, land and construction sectors but also across society as an independent voice. The SCSi has always been a repository of knowledge and a driver of standards in both education and practice, and continues to produce good quality, data-driven analysis and cross-sector market reports.

"Secondly is to enhance recognition of the SCSi's role in education. The SCSi currently encompasses all surveying courses run across a variety of third-level institutes in Ireland. I want to build on those relationships,

which help to highlight the very broad role surveyors play in society, while also maintaining the long-established recognition of Chartered Surveyor status. That status is based on the rigour of the APC process and our registration role. This will also help to grow the number of young people who choose surveying as a career.

"Third but not last, I'm looking at exploring how we can help to improve the built environment's performance from a sustainability perspective. Obviously the built environment, both from a construction and an operations perspective, is a huge contributor to our carbon footprint. We have recently produced an excellent report exploring the challenges of reusing buildings. But we also need to establish what good looks like in terms of the operation of both commercial and residential property. We have certifications in place when these buildings are commissioned and some of the highest standards in the EU. But do they perform to these standards post commissioning? How do we capture that information and how do we improve the performance of the building? But also, how do we educate occupants and influence their behaviour to bring down operational carbon?"

Enda's varied career has shown him the property, land and construction industry from many different angles, and he hopes to bring this experience to the role of President: "In addition to the SCSi I've also been active in a voluntary capacity on a number of approved housing bodies, both tier three and tier two. Obviously with my role in the LDA, I'm working now in a commercial semi-State environment so I hope that I have a rounded perspective across land, construction and property. For me, it's very much about marrying all skill sets across the Society, as in the experience of members in their practising disciplines and the skills of our executive, and also working with external stakeholders, to harness the knowledge and generate the information and that data that



the Society can utilise to lead the continued development of sustainable land, property and construction sectors”.

For any young person who is thinking about surveying as a career, Enda says they should “take a look at areas that interest them, what is their passion, what drives them, and identify a surveying discipline that represents that. In addition, it’s also important to look to the future: modular construction, operational data analysis, sustainability practitioners. There are a host of new elements developing, which are going to be critical in the coming years, so it’s important to consider how each practising discipline will evolve. For new graduates, get involved with the Society. NEXUS is really excellent at providing that pathway but so too are professional groups, all of which are looking for new members. This will also start to develop your network, both your peers, but also people that are at different levels across the industry. That network is critical to young people as they develop their career and build professional but also personal relationships across a wide range of industries. While a lot will change in the future as technology develops, one thing we have learned over the last few years is that we all value our interactions with other people, from both a learning and an emotional perspective, and these will stand the test of time”.

#### Challenges for surveyors

Inflation and rising interest rates are some of the main challenges for



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## A big move

In the past year, Enda and his family moved from Galway to Dublin: “We’ve relocated up here, which probably goes against the normal direction of travel; however, we have a lot of family in Dublin and it was a case of now or never as my eldest is going to secondary school next September. We’re in the throes of renting, trying to buy a property and settling in to a new community, so I understand the challenges people face across the country when trying to rent or buy. Having said that, it’s been very, very positive. People have been very welcoming and open and overall it’s been great. My downtime activity is, I coach Gaelic football and hurling with Kilmacud Crokes. I played football with Clare and have been involved in coaching since I stopped playing and there’s a great reward in seeing kids of all abilities and ages develop and grow while having fun with their friends”.

Enda says for someone in his line of work and with his position in the Society, one valuable aspect of renting and trying to purchase a home is that it provides an insight into what many around the country are going through: “For me, given the role I have here and my involvement with the Society and property in general, going through the process and experiencing the market directly gives you an even greater understanding of the challenges that young people are facing. It’s a far easier process for me as someone who’s established in their career as opposed to someone who’s just out of college trying to get themselves in a position to rent with a view to buying and trying to start their career”.

surveyors. Interest rates were at historic low levels for many years, says Enda: “That has changed and is not likely to go back anytime soon. We need to be able to give confidence across the construction sector and across the land sector that Ireland is open for business and that surveyors, through their work, like quantity surveyors working on prices, property facility management surveyors who are delivering in terms of operating costs of units, or valuing surveyors who are establishing what the values of properties are – that throughout all those disciplines, we can support the country as it moves through those challenges”.

The industry is still working through the changes driven by Covid, Enda believes: “We’re still trying to understand what they are and the impact on how we live and how we work. Every surveying discipline has its own challenges, but they’re all impacted broadly by a number of things. Obviously, confidence in construction is one. We have a huge housing demand at this point in time in the country. It’s important that we continue to see construction levels grow. Most recent reports are citing the need for 100,000 workers over the next number of years to come into the construction sector. We need to see a mechanism whereby those people can be brought into the sector, where we can also create a greater recognition for the skills that exist currently within the sector. I think that’s an important factor for us as the SCSi because that helps our members get the recognition of their education status, but also of the skill sets that they hold”.



**If you are buying a security service your provider must be licensed by the PSA even if their primary business is not security.**

Electricians, Property & Facilities Management Companies, and others providing security services must be licensed.

Using unlicensed providers puts your business at risk as you could:

- Face Prosecution
- Invalidate your insurance cover
- Compromise the safety of your staff and customers

**To ensure that your security provider is licensed with the PSA visit [www.psa-gov.ie](http://www.psa-gov.ie)**



**An tÚdarás Slándála Príobháidí**  
**The Private Security Authority**

# BIDDING YOU A GOOD TENDER



THE SCSI RECENTLY HELD A CPD EVENT ON PUBLIC PROCUREMENT, WHERE ROISIN MALLON OF BID SERVICES WENT THROUGH HOW TO GET THE BEST OUT OF YOUR TENDERS.

**R**oisin Mallon of Bid Services has 15 years' experience in bid management and enables companies to deliver world-class bids for world-class projects. She spoke to SCSI members at a recent CPD event, giving them the ins and outs of achieving tender excellence.

At the CPD event, Roisin covered one of the modules in Bid Services' Tender Training Excellence Programme, which is free and available on [bidservices.ie](https://bidservices.ie). She explained how to find the right tenders for your organisation, to understand the jargon and pitfalls, and how to win more bids.

## Public vs private

Roisin talked about the differences between private and public procurement. Public procurement is

very transparent, completely rule based and open to all. In private procurement, organisations decide what rules they want to use, and there is no public portal where you can find private sector tenders. It requires you to network and be proactive.

One of the reasons to bid for public projects is that this market is set to be worth over €150bn over the next five years, said Roisin: "Procurement is a key priority because you can't have development without procurement and you can't have procurement without a budget".

These projects will range in value from thousands of Euro to multi-million-Euro projects. The basics of public procurement are that all bodies receiving exchequer funding,

## FEATURE

Colm Quinn  
Senior Journalist,  
Think Media Ltd





# PROCUREMENT IS A KEY PRIORITY BECAUSE YOU CAN'T HAVE DEVELOPMENT WITHOUT PROCUREMENT AND YOU CAN'T HAVE PROCUREMENT WITHOUT A BUDGET.

including charities, must procure by competitive tender through the eTenders portal. Generally, explained Roisin, the higher the value of the tender, the more complex the application will be: "We're guided by EU procurement directives and the system is extremely transparent. It is a very fair system by which suppliers are chosen".

For those wanting to tender for contracts in Northern Ireland or Britain, the UK Government portal for this is Contract Finders, as well as localised tender portals such as etendersNI, Public Contracts Scotland, and Sell2Wales.

One thing that people often find confusing about tenders is the process, said Roisin. There are generally three stages to tenders, but you often don't have to start at the first stage and can go directly to stage two: "It depends on the contract and authority, and how they want to run the tendering process. If you start at the first stage, this would be your RFI, EOI or PQQ, so that is a request for information, an expression of interest or a pre-qualification questionnaire. These are an initial indication of how you present yourself as an organisation, who you are as an organisation, and usually what your experience is".

This stage is often used to whittle down applicants. Generally, the contracting authority is trying to get the number of tenderers down from perhaps dozens to under 10.

The second stage is the request for proposal (RFP) or request for tender (RFT) stage, and Roisin explained: "This stage is legally binding. Anything that you write in this response at this stage will form the basis of the contract, so you need to be extremely careful".

After this stage, you may be called to make a best and final offer, although there is no obligation on you to drop your price. Roisin often advises her clients at this stage to explain to the contracting authority that they provided a fair price and don't feel they could complete the contract to the standard required for a reduced price.

There may be an interview or presentation stage where tenderers are asked to present the core parts of their bids and how they think they would be the best organisation to take on the work.

## What you need

Roisin stressed that if you're planning on bidding, you need commitment from management: "Bidding is a big commitment. It takes time. It takes effort and it does require more than one person to do it, so you need commitment from management level. You need to have a capacity to research. You need to be able to look at where you've had previous successes or, if you have never bid before, where you've got clients who have generated successful relationships and where you can use them to lean on. You can ask to use them as case studies or as references".

Organisations can appoint a bid manager, but Roisin said that appointing an author is more important: "Someone who can write and someone who can put you across with your best foot forward and to the best of your ability".

Research is vital. You have to know who you would like to work with and roughly what tenders are common. You want to know what you can put forward and what helps you stand out from the competition once you're in a tender competition: "Once you're in the tender it's all about

compliance and making sure that you are maximising your efforts to get the highest marks possible, meeting the deadline (which is always tough), and making sure that you are true to yourself as an organisation too, and that you reflect what you can do for the client. Post tender, obviously assuming you are successful, exploit any learning opportunities or lessons learned from the previous process and request a reference from the new client".

Before tendering, you should list the ways you can compete. Brief everyone in the bid team and tell them you're going to win the tender and how you're going to win it: "Successful tenderers know what tenders are being published before they're issued. That is just about knowing your potential clients and knowing your market. If your competitors are winning, ask why are they winning and why are you not?"

Read all the bid documents and then get someone else to read them, said Roisin, and make sure to pay attention to the marks awarded for each section in the awards criteria: "I have seen clients really stress themselves out and work themselves up over something that's maybe worth 2% while completely neglecting something that's worth 20".

Ask for clarifications if you don't understand something using the messaging facility on eTenders. You should note that any response will be available to anyone else who bids or expresses interest, so be careful not to ask something that gives away your strategic position.

## Why bids fail

Roisin explained that bids fail for many reasons, but not carrying out an assessment at the beginning is a major cause of failure. Not every tender will be right for your company and you should be able to assess which are and which are not. You need to give details and tailor your answers to the specifics, rather than just giving generic answers, Roisin said: "The client wants to feel that you understand them and their business needs, and that you can work to meet their needs".

**This is the first in an SCSI CPD event series – to book upcoming or view past procurement CPDs, go to [scsi.ie/procurement](https://scsi.ie/procurement). To learn more about BID Services, visit [bidservices.ie](https://bidservices.ie).**

# MAINTAINING PROFESSIONAL STANDARDS



A NEW SCSI DOCUMENT OUTLINES GUIDELINES FOR REGISTRANTS ON THEIR OBLIGATIONS REGARDING CONTINUING PROFESSIONAL DEVELOPMENT.

**T**he SCSI's 'Continuing professional development and your registration under the Building Control Act 2007 (as amended)' report provides guidance to registrants about their requirements under the statutory continuing professional development (CPD) system. The document is of benefit to registrants who want to find out more about CPD and the requirements involved, registrants being audited, and employers of registrants who want to find out more about their employees' CPD responsibilities.

## CPD and registration

CPD is a requirement of your registration under the Building Control

Act (BCA). You need to meet the CPD standards set by the SCSI to remain on the register. The BCA designates the SCSI as the registration body and competent authority in the State under EU Directive 2005/36/EC. CPD is a way that you can continue to learn and develop throughout your career to keep your skills/knowledge up to date. CPD is not only gained through formal courses, but through any relevant learning activity.

## CPD mandatory requirements

The statutory CPD system adopted by the SCSI under the BCA (as amended by the 2022 Act) requires registrants to undertake the following:

- a minimum of 20 hours of CPD each year to meet the CPD standards;
- maintaining a record of CPD undertaken – a minimum of 10 hours must be formal, structured CPD;
- a maximum of 10 hours may be informal CPD;
- as part of the annual requirement, a minimum of at least one hour of CPD must relate to ethics and one hour to sustainability;

## FEATURE

Rebecca Pollard  
Journalist and sub-editor,  
Think Media



- ensure your CPD is relevant to your practice as a Quantity or Building Surveyor, including the manner in which the CPD may improve your service delivery and benefit your service users; and,
- co-operate with the SCSi if you are subject to an audit.

The CPD calendar year runs from January 1 to December 31 each year. Each registrant will have access to the SCSi's online CPD management portal to record and keep track of their CPD activities. The details and dates of all the activities carried out should be recorded to show that you carried out CPD that meets the standards. It is recommended that you always include evidence of those activities that require it as and when you record them, so that you have the relevant evidence available when you are required to provide it.

### Meet the standards

The SCSi has adopted six standards that registrants must meet when carrying out their CPD.

- **Standard 1:** A registrant must comply with the minimum requirements set down by the SCSi as part of the statutory CPD system (as explained under CPD mandatory requirements).
- **Standard 2:** A registrant must demonstrate that their CPD activities are a mixture of learning activities relevant to their practice as a Quantity or Building Surveyor.
- **Standard 3:** A registrant must seek to ensure that their CPD has contributed to the quality of their practice as a Quantity or Building Surveyor and service delivery.
- **Standard 4:** A registrant must seek to ensure that their CPD benefits the service user.
- **Standard 5:** A registrant must maintain a continuous, up-to-date and accurate record of their CPD activities.
- **Standard 6:** A registrant must, if requested by the SCSi, provide supporting evidence (which must be their own work) explaining how they have met the standards of CPD.

### Supporting evidence

You may be asked to provide supporting evidence containing information about how you have met the standards. Possible examples of evidence to support your CPD might include: materials/accreditations you have got from others; materials you have; and, materials showing you have reflected on and evaluated your learning and work.

Your CPD must be your own work. A profile that was written by someone else will not meet this standard. If your CPD profile includes plagiarised material it might be considered non-compliant, resulting in your registration being removed.

### The audit process

When you apply and renew your registration, you are required to declare that you will meet our standards, including the requirements and standards for CPD. If a registrant joins the register mid-calendar year,

## YOUR CPD MUST BE YOUR OWN WORK. A PROFILE THAT WAS WRITTEN BY SOMEONE ELSE WILL NOT MEET THIS STANDARD.

they must commence their CPD without delay. They will not be eligible for audit until the end of the next calendar year. If you are subject to an audit, you are required to co-operate with any request for information relating to your CPD compliance and submit this information by a deadline date specified by the SCSi. If you do not send the information sought by the SCSi as part of the audit process within timeframes specified by the SCSi, you may be removed from the Register.

### Assessment outcomes

Once your profile has been assessed, there are three possible outcomes available to the Registrar:

1. Your profile meets the standards.
2. The SCSi may seek further information.
3. Your profile does not meet the standards.

If you are given additional time to meet the standards, you will be contacted and told what you need to do and by when. If you are not offered additional time to meet the standards, and you fail to meet the standards within that specified time period, the Registrar, on behalf of the SCSi, in accordance with the BCA (as amended), will determine that you are non-compliant with the statutory CPD system and will remove your name from the Register.

### Right to review

If the Registrar makes a decision to remove your name from the Register, you can submit an application for a review of this decision by the Independent Reviewer. A request for a review must be lodged by submitting the prescribed form to the SCSi within 21 days of the date of the decision by the Registrar. If your name is removed from the Register, you may be able to apply to be registered again in the future.

### Exemption or modification of CPD requirement

If you are not in a position to complete your CPD obligations in accordance with the statutory CPD system, you can ask the SCSi to exempt you from the requirement to complete CPD for a given year, or to modify the requirement to complete CPD for a given year. You may be asked to send supporting documentation indicating why you cannot take part.

Compliance with the SCSi statutory CPD system is mandatory for all registrants from January 1, 2024.

The full document and a supporting FAQ document are available at <https://scsi.ie/registration-body-cpd-requirements/>.



# RED BOOK VALUATION COMPLIANCE

THE SCSi HAS PUBLISHED GUIDANCE TO ASSIST SURVEYORS WITH PRACTICAL COMPLIANCE SUPPORT WHEN MAKING VALUATIONS OF RESIDENTIAL PROPERTY.



**M**embers of the SCSi undertaking written valuations must be members of the Royal Institution of Chartered Surveyors (RICS) Valuer Registration Scheme (VRS) and must comply with Red Book and VRS rules.

RICS Valuation – Global Standards, commonly known and referred to simply as the Red Book, contains mandatory rules, best practice guidance and related commentary for all SCSi/RICS members undertaking asset valuations. The current edition of the Red Book was released on January 31, 2022.

In October 2022, the SCSi published guidance to provide members with practical compliance support when undertaking routine valuations of residential property for a number of purposes for which valuers will commonly receive instructions, such as taxation and Fair Deal purposes. This was in response to a misconception among some members that compliance with the Red Book is overly onerous and requires massive documents in the way of terms of engagement and reports. The guidance is published on the SCSi website, but is not intended to be a substitute for valuers having a full understanding and knowledge of Red Book requirements.

## FEATURE

Patrick (Paddy) Darmody FSCSI FRICS  
Profession Support and Assurance  
Technical Specialist [Surveying]  
RICS Valuer Registration Scheme



### Red Book standards

The Red Book contains seven standards: Professional Standards (PS) 1 and 2; and, Valuation, Technical and Performance Standards (VPS) 1-5. PS 1 and 2 are mandatory for all members providing written valuations and VPS 1-5 are also mandatory, apart from exceptional circumstances that are set out in PS 1.5.

## IN OCTOBER 2022, THE SCSI PUBLISHED GUIDANCE TO PROVIDE MEMBERS WITH PRACTICAL COMPLIANCE SUPPORT WHEN UNDERTAKING ROUTINE VALUATIONS OF RESIDENTIAL PROPERTY FOR A NUMBER OF PURPOSES, SUCH AS TAXATION AND FAIR DEAL.

- **PS 1 Compliance with standards where a written valuation is provided:** Practical compliance will be achieved by compliance with PS 2 and VPS 1-5.
- **PS 2 Ethics, competency, objectivity and disclosures:** Practical compliance is achieved if the valuer has appropriate qualifications, a VRS membership, sufficient knowledge of the asset type in its particular market, and the skills and understanding necessary to undertake the valuation competently. Members are required to undertake a conflict of interest check and record the results of that check on file.
- **VPS 1 Terms of engagement (scope of works):** Sets out the matters of minimum content that a valuer needs to include in the terms of engagement (TOE), which must be agreed and signed by the client prior to issuing the valuation report. The guidance includes a sample compliant TOE reduced to just two A4 pages.
- **VPS 2 Inspections, investigations and records:** Requires valuers to carry out inspections and investigations to produce a valuation that is professionally adequate for its purpose. A proper record must be kept of inspections, investigations and other key inputs in an appropriate business format. While not mandatory, it is recommended that valuers employ a template for this purpose, which will guarantee that all relevant matters are considered, ensuring consistency across valuation files. A template for this purpose is included in the guidance and, when fully completed, it satisfies the requirement to record comparable evidence used to arrive at the valuation, its analysis and linkage between the comparables and the valuation figure reported, thus demonstrating the valuer's thinking and rationale. The Red Book allows valuations to be undertaken on the basis of a limited inspection. For example, if the property has been previously inspected by the valuer, such limitations must be agreed with the client and set out in the TOE and in the report.
- **VPS 3 Valuation reports:** Requires valuers to produce a report that clearly sets out the conclusions of the valuation in a manner that is neither ambiguous nor misleading, and that deals with all matters agreed with the client in the TOE. The format of the report is a matter for the valuer but must also deal with the matters of minimum content of VPS 3.2.1. The guidance also includes a sample compliant report on just two A4 pages.
- **VPS 4 Bases of value, assumptions and special assumptions:** Practical compliance with this standard will be achieved by compliance with VPS 1 and VPS 3. The purpose of the valuation will often determine the appropriate basis of value to be adopted. While many valuations will be on the basis of market value as defined in the Red Book, the correct bases of value for valuations for taxation (probate and property transfer), the Fair Deal Scheme and Local Property Tax, etc., will be derived from legislation. The correct basis of value and its definition must be stated in the TOE and in the report. Details of these bases of value and their definitions are set out in the guidance.
- **VPS 5 Valuation approaches and methods:** Requires the valuer to state and, if necessary, justify the valuation approach adopted. In this regard, the Red Book recognises three approaches: market approach; income approach; and, cost approach. In some cases, it may be appropriate to adopt more than one approach.

### Compliance

The VRS provides for the monitoring of members' compliance with Red Book and VRS rules. Following Covid-19, the focus on monitoring has been on member support visits (MSVs) conducted remotely. During the monitoring process, a sample valuation file, together with other documents, are uploaded by the valuer to a secure SharePoint folder. They are reviewed by the profession assurance surveyor that is conducting the MSV, and feedback regarding compliance and non-compliance issues is given, together with guidance and supporting documentation to assist the valuer in reaching full compliance. In addition to compliance with the Red Book, the process looks at compliance with VRS rules. The principal rules are the requirement to hold adequate professional indemnity insurance cover and to have an RICS-compliant complaints handling procedure (CHP) and log. Also, members who operate as a firm that has a sole principal (a sole trader or sole principal in a corporate practice) must have appropriate arrangements in place in the event of the sole principal's death, incapacity or other extended absences. Red Book compliance is essentially about risk mitigation and a valuer's best defence in defending a valuation in a court of law or other tribunal is compliance with these standards.



# LEADING THE INDUSTRY IN THE PUBLIC INTEREST

THE SCSI'S ADVOCACY EFFORTS HAVE POSITIVELY IMPACTED ON THE IRISH PROPERTY, LAND AND CONSTRUCTION INDUSTRY IN THE PUBLIC INTEREST.

**T**he SCSI has been a leader in the public interest debate on the built and natural environment through our high-quality, data-driven, evidence-based thought leadership activity. Over the past year, the SCSI's independent, expert approach has been cited by policymakers as invaluable, as it informs the decisions they make in the public interest. This article summarises the critical achievements outlined in full in our Annual Report (available on [scsi.ie](http://scsi.ie)), focusing on the public interest impact of the SCSI's work.

## 'Real Costs' and real sustainable housing

Since 2016, the SCSI has been preparing reports under its 'Real Cost' banner. The series continued this year with the 'Real Cost of Renovation Report – Vacant and Derelict Properties for Residential Use'. The SCSI launched this report, based on 20 case studies on the opportunities and barriers to returning vacant property to habitable use, to a cross-party briefing in Leinster House. By advocating for renovating under- or unused building stock, the SCSI sees an opportunity to use existing buildings with embedded carbon to create a sustainable housing stock towards a greener future, and provide much-needed homes. A range of recommendations on how to increase the viability of renovation projects are included in the report.

**Impact:** By the end of April, the Government had made several changes to the Croí Cónaithe renovation grants in line with SCSI recommendations. The SCSI continues to recommend the introduction of a feasibility study grant to widen the number of communities that could benefit and protect the public purse.

## Remediation legislation to address defects

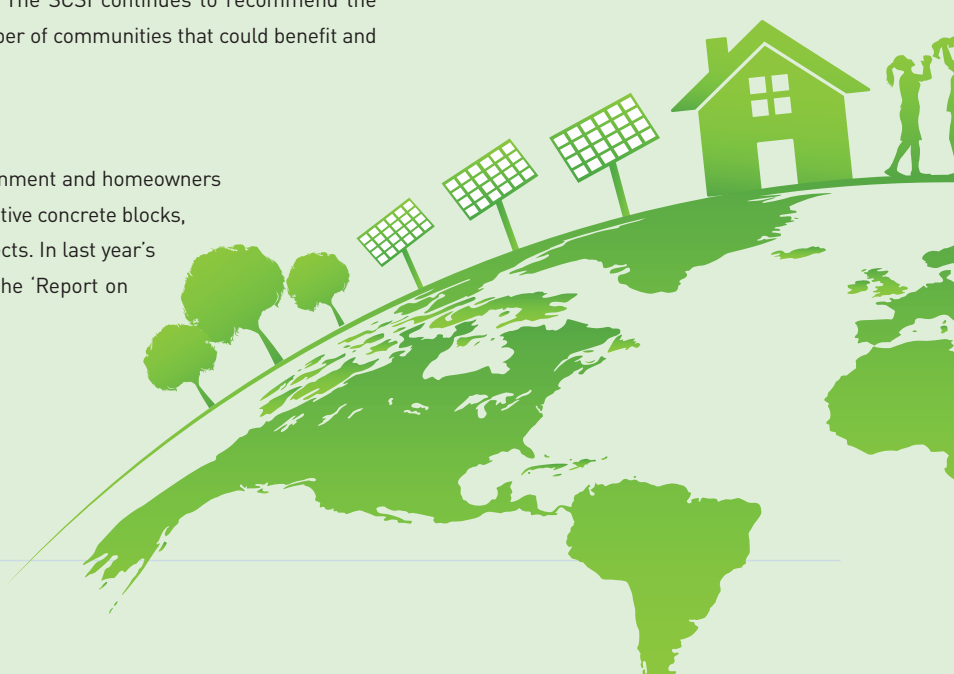
Over the past few years, a significant issue for the Government and homeowners has been how to deal with building defects, both for defective concrete blocks, and for apartments with fire safety and other severe defects. In last year's SCSI Annual Report, we highlighted the publication of the 'Report on

Construction Costs for the Defective Concrete Block Scheme'. Following this, in February 2023, the SCSI published an annual update to the average rebuilding rates for the north-west region. Then in April 2023, at the request of the Minister for Housing, the SCSI published average rebuild costs for the mid-west region.

In 2017, the SCSI raised concerns regarding apartments constructed between 1991 and 2013 with fire safety defects, water ingress issues, structural safety issues or a combination of all three. In July 2022, the Minister's working group, which included SCSI representative Kevin Hollingsworth, published 'Defects in Apartments – Report of the Working Group to Examine Defects in Housing'. Many SCSI members – from property managers to building surveyors – have

## FEATURE

Edward McAuley  
Director of Practice  
and Policy, SCSI





# “WHETHER SHAPING POLICY FOR SUSTAINABILITY, EMPOWERING PROFESSIONALS THROUGH CONTINUOUS LEARNING, PROMOTING DIVERSITY, OR ENHANCING ETHICAL STANDARDS, THE SCSi CONTRIBUTES TO A MORE RESILIENT, INCLUSIVE, AND RESPONSIBLE INDUSTRY.”

seen the defects highlighted here first-hand and the toll it has taken on individual homeowners and their families over many years.

**Impact:** The work of the SCSi assisted the Government and homeowners in progressing remediation schemes to benefit hundreds of homeowners. In the case of apartment defects, the SCSi has also been working with the Government on key steps to implement the Report’s recommendations, including a Ministerial Advisory Group on the Code of Practice in the context of the Fire Services Acts. In January 2023, the Government approved a €2.5 billion remediation scheme to address apartment defects.

## Ensuring the highest standards through continuous learning

In the SCSi’s capacity as Registration Body for Building Surveyors and Quantity Surveyors, we have worked closely with the Department of Housing on legislative changes to the Building Control Act 2007. In particular, to ensure registrants maintain and enhance their expertise to benefit the users of their services, the SCSi welcomed the legislative

update requiring the SCSi to maintain and monitor a statutory system of CPD for registrants. The CPD system was adopted by the SCSi for launch in June and will require registrants to comply with the CPD system as a condition of registration. See page 18 of this edition for a feature on this topic.

**Impact:** The SCSi has elevated industry standards by equipping professionals with the necessary skills and knowledge, resulting in consumer protection. It also equips members with the skills to identify and mitigate potential risks associated with their work.

## SCSi rental market data used for Cabinet decision

In January, the SCSi’s ‘Residential Property Market Monitor: Review and Outlook 2023’ flagged the issue of supply and demand in the Irish rental market. When the Cabinet met to discuss the Government’s lifting of the eviction ban in March, *The Irish Times* reported that this SCSi report was included in papers that were used to assist the Cabinet in reaching a decision on the eviction ban.

**Impact:** The Cabinet decision reflected concerns about the rental market and the long-term impact extending the ban would have on landlords and tenants through the use of publicly published SCSi data.

## Engagement with the Oireachtas

The SCSi has sought to create a dialogue with members of all parties in the Oireachtas. By better understanding their legislative programmes, the SCSi can provide public submissions of relevance and value. There were five presentations in Leinster House, including to both the Joint Committee on Housing, Local Government and Heritage and the Joint Committee on Finance, Public Expenditure and Reform. At these presentations, the SCSi discussed construction cost inflation, the proposed concrete levy, the remediation of dwellings impacted by concrete blocks, the real cost of renovation of vacant properties, and other topical issues regarding property, land and construction. Additionally, the SCSi issues a quarterly report of publications to Oireachtas members and other policymakers.

**Impact:** Through widening engagement with the Oireachtas, the SCSi has raised awareness of the data available from a profession involved in the whole built environment life cycle.

## Prosecution for the misuse of title

Proceedings were taken in the Dublin District Court against an individual who wrongly used the protected title of ‘Building Surveyor’, which concluded with a guilty plea. The Building Control Act 2007 provides public protection against non-registered professionals calling themselves a ‘Quantity Surveyor’ or ‘Building Surveyor’. When a non-registered individual uses these titles, the SCSi, as Registration Body, will seek to address the matter under Sections 32 and 46 of the Building Control Act, 2007, and the offence can carry a fine of up to €5,000 and a 12-month sentence.



**Impact:** The Court concluded that such offences are “very serious” and highlighted the importance of bringing such prosecutions to protect the general public. This is another significant achievement for the SCSl in terms of upholding our role under the Building Control Act 2007 and acting in the public interest to protect consumers.

#### Guide to calculating house rebuilding costs for insurance purposes

Produced each year, the SCSl’s House Rebuilding Cost Calculator provides the public with invaluable guidance as they seek to renew their home buildings insurance. The calculator covers seven regional hubs and six design types of speculatively designed homes.

**Impact:** The calculator was used over 429,000 times in the past 12 months. The use of the calculator assists the public in ensuring that they have adequate building insurance cover in the unfortunate situation that they need to use it.

#### Partnerships in providing property and land market transparency

Over the past 12 months, the SCSl has published 11 market update reports covering commercial property, residential property and agricultural land. The research and publication of many of these reports are in collaboration with global and local partners, including the Central Bank of Ireland, MSCl, Teagasc and the Royal Institution of Chartered Surveyors (RICS).

**Impact:** The SCSl assisted policymakers through providing independent research. The Central Bank’s Deputy Governor said: “Engagement with the SCSl and its members has provided us with valuable insights on the functioning and evolution of property markets in Ireland”.

#### Expert insights on construction cost inflation and recommendations to unlock supply

Our construction and development members have been at the coalface of the construction cost inflation debate with clients and contractors. When the Oireachtas Joint Committee sought to understand the cost drivers better, they invited the experts in the SCSl to address them. In differentiating local from global cost drivers, the SCSl identified the potential areas that were within the scope of the Government to address, such as development levies. Additionally, following Budget 2023, the SCSl published potential cost estimates concerning the impact of the proposed concrete levy.

**Impact:** In April 2023, the Government announced that it would waive development levies for 12 months on residential properties. Shortly after Budget 2023 and the SCSl’s analysis of the concrete levy impact, the Government announced a revised levy scheme, which deferred implementation and halved the rate.

#### Sustainability and homeowner guidance

Through our consumer guides, the SCSl seeks to ensure that the public knows their role in managing or

building their home. Guides launched include ‘Engaging the Services of a Building Contractor: A Checklist for Homeowners’ and ‘A Guide to Energy Reduction for Homes’. In addition, the public can ask questions on a range of property, land and construction topics via the joint production of The Property Clinic with *The Irish Times*.

**Impact:** These guides have raised awareness among homeowners of the actions they can and should take to protect their homes and the environment. Over the past year, members from a range of disciplines answered 73 questions from the public in The Property Clinic.

#### Co-ordinated approach to improving standards in the industry

The SCSl has seven accredited higher education institution partners involved in the training of the professionals of the future, including Maynooth University (MU), Technological University Dublin (TUD), Dundalk Institute of Technology (DkIT), Munster Technological University (MTU), South East Technological University (SETU), Technological University of the Shannon (TUS), and Atlantic Technological University (ATU). SCSl policy and research partners and collaborators included the International Valuations Standards Council (IVSC), the Property Services Regulatory Authority (PSRA), the European Association of Real Estate Professionals (CEPI), the RICS, the Department of Housing, Local Government and Heritage (DOHLG), Bank of Ireland, the Construction Industry Council (CIC), the Construction Sector Group (CSG) and Sub-Group, MSCl, the Central Bank of Ireland (CBOI), PwC Ireland, MyHome, Teagasc, and many others.

**Impact:** Improvement of built environment standards is multidisciplinary and dynamic; the wide range of partners that the SCSl has worked with means that it is well positioned to be a thought leader for the industry. Changes to the accreditation process allow higher education institutions to better align with the needs of the industry. Working with global organisations provides international innovation and best practice that helps inform SCSl reports and submissions. The local network of partners is invaluable as the industry must work collectively if change is to be adopted.

#### Conclusion

The SCSl’s advocacy efforts positively impact on the Irish property, land and construction industry in the public interest. Through the work of SCSl member volunteers, the SCSl provides policymakers with an independent, expert and trusted voice for the built and natural environment. Whether through shaping policy for sustainability, empowering professionals through continuous learning, promoting diversity and inclusion, or enhancing ethical standards, the SCSl contributes to a more resilient, inclusive, and responsible industry. The positive changes brought about by the SCSl’s advocacy efforts benefit industry professionals and profoundly impact on society, the environment, and the overall well-being

of the Irish population. As the SCSl continues to drive positive change, it remains a driving force for excellence and a catalyst for progress in the industry.



# BUILDING UP DUBLIN

PAT NESTOR IS A SENIOR BUILDING SURVEYOR AND HEAD OF BUILDING CONTROL AT DUBLIN CITY COUNCIL.

**P**at Nestor's surveyor journey started in MTU Cork, studying architectural technology and completing an internship with Hassett Leyden Flynn Architects in his home county of Clare. He furthered his studies at the University of Bedfordshire, where he graduated in building surveying. After graduation, Pat went straight back to Cork, where he worked with Kelly Barry O'Brien Whelan Architects, and Project Management Group, Cork. Later on, he applied to be a building surveyor for Cork City Council, which directly led him to building control, where he now works as senior surveyor and Head of Building Control for Dublin City Council.

## Building control

Pat's team, which is made up of seven building surveyors, two building inspectors, and six in the administration team, provides public oversight for ensuring compliance with the requirements of building regulations and standards, and checks active construction work on sites throughout the city. There is a collaborative effort between the Building Control Department and other areas of the industry such as builders, designers, surveyors, engineers, and architects. Pat explains: "It's not easy; with the complexity of construction increasing, there are pressures from all sides in terms of delivering on time, on budget and complying with the building regulations, so we're there to support people who are making that effort, and ensuring that the rules are applied consistently and fairly to everybody working in the industry".

He is also a member of the SCSi, and finds that his membership is very valuable professionally, through engagement with other building

surveyors on matters affecting the industry. He continues: "Being part of the Working Group on the recent Real Cost of Renovation report was very interesting, and I'm also chairing a group to produce an information paper on how building regulations apply to traditional buildings".

He and the building control team welcome a broader appreciation for the work that Dublin City Council's Building Control Department does. He believes that it is working very well, in that the rules are being implemented very effectively and the industry is delivering high-quality projects.

He said: "We have a small number of people on our side, but currently it's enough because of the good work that is going on across the board. It wouldn't be possible for quality buildings to be delivered if the industry wasn't supporting that delivery of quality and embracing the spirit and intent of the regulations".

## Access, inclusivity, culture

Pat also occupies the role of Access Officer for Dublin City Council, where he works to ensure that City Council services are accessible by people with disabilities. In more recent years, this has also included the reform of online services to ensure that they are more accessible to people, including those who are partially sighted.

He says: "The City Council is developing a broader framework to ensure that disabled persons' organisations are included in public consultations as part of the City Council's efforts to implement the United Nations CRPD (Convention on the Rights of Persons with Disabilities)".

Pat also stays connected with Dublin City's vibrant culture by engaging with providers of large-scale, outdoor events. His role is to make sure that all temporary structures used at these events are safe and fit for purpose, which involves making sure stages, seating, barriers, and platforms are all properly erected and

checked: "Just knowing the support that local government gives to cultural life around the country, to supporting people in all walks of life, I find it very rewarding working with the City Council. It's great to see people working to improve the city across the board. So many groups are working to improve the city, improve the cultural life, the nightlife, the environment". Recently, he has been involved in a statutory consultation as part of the planning and licensing process for the Mother Pride Block Party that's happening in Collins Barracks, and the main Dublin Pride Parade. As a member of the Diversity and Inclusion Management group for Dublin City Council, and part of the LGBTQ+ community, Pat talked a bit about his experience as a gay man in the industry: "The Society has done a lot of work to increase diversity and inclusion, to make everybody feel welcome. I suppose day to day, the construction industry can be tough to deal with, but throughout my education and career, I have always felt very welcome everywhere I've worked. And certainly, Dublin City Council is a hugely supportive employer in terms of diversity and inclusion".



Photograph: Conor McCabe

Pat lives in Portobello with his partner John. He says: "It's a great part of the city to live in and we have a great community around us". Being so close to the city centre means that he is close to the major cultural activities in the city, with great music venues, theatres and cinemas all on his doorstep.

## SURVEYOR PROFILE

Rebecca Pollard  
Journalist and sub-editor  
Think Media Ltd





# RESTRICTIONS ON BUILDING SURVEYORS



BUILDING SURVEYORS EXPRESS CONCERN ABOUT RESTRICTIONS PLACED ON THEM IN TENDERING FOR DEPARTMENT OF EDUCATION PROJECTS.

**M**embers of the SCSl Building Surveying Professional Group have reflected on the significant changes and increased professionalism in the building industry over the past 30 years. They attribute these improvements to construction legislation in Ireland and Europe, which has driven advances in areas such as regulation, energy efficiency, sustainable construction practices, health and safety, digitalisation, and the circular economy. Chartered Building Surveyors play a crucial role in addressing these topics in their day-to-day work. They are highly qualified professionals who adhere to a code of practice, emphasising accountability, competency, and maintaining exacting standards within the industry. Building surveyors in Ireland work for various entities, including private surveying firms, Government agencies, local authorities, and construction companies. Their responsibilities include overseeing building projects, ensuring compliance with regulations and standards, and providing advice on

property management, maintenance, repairs, design, and renovations.

Building surveyors collaborate with other professionals and disciplines, depending on a project's complexity. They are actively involved in presenting and participating in construction-related matters to Government boards and inquiries. Additionally, they are recognised as professionals capable of fulfilling the roles of assigned certifiers and design certifiers as defined by the Building Control Regulations 2014.

## Limitations

Therefore, the authors express surprise and concern at any restrictions imposed on building surveyors for works within a certain Government Department. The approach regarding the limitations placed on building surveyors in relation to involvement in Department of Education (DoE) projects is unclear.

The DoE's guidance on procuring consultants for small work projects restricts the building surveyor's involvement based on capital value and the presence of design or conservation elements. Restricted practices are placed if there is a substantial design element or a conservation aspect. The term "substantial element of design" is defined by the DoE as having implications for the future development

of the school, which is open to interpretation.

Building surveyors are not limited in their ability to design, as they receive core design fundamentals as part of their Bachelor of Science (BSc) programme. They believe that their expertise in building pathology and knowledge of building components make them well suited for design work. The question is: why does the DoE impose these caps on building surveyors when other entities, such as the Department of Housing, Local Government and Heritage, do not have similar limitations?

It should be noted that the DoE's requirements for small work projects are highly prescriptive, providing example layouts and granting funds specifically for those designs. Part of that engagement emphasises the DoE's design choices, for which they provide funding. Therefore, the authors question the necessity of capping building surveyors' involvement if the DoE's design requirements are already set.

Within the SCSl Building Surveying Professional Group, there is concern and frustration with the restrictions placed on building surveyors in DoE projects. This is highlighted by surveyors' qualifications and construction capabilities, as well as the limited flexibility imposed in design choices due to the DoE's prescriptive requirements.

## THE LAST WORD

Members of the SCSl Building Surveying Professional Group

# PROPERTY IN THE IRISH TIMES

**RESIDENTIAL PROPERTY**

**Residential Property**

**Stud farm returns with €11.5m**

Ballinacorney Stud, a six-bed Georgian house on 120 acres close to Enniskerry, was bought for €7m during the boom, significantly overvalued following attempts to sell for €2.5m in 2008. It is back on the market for €11.5m.

**66**

There is a real boom for residential property in Ireland. The market is recovering and there is a real property boom.

**KnightsFrank.ie**

GLOBAL REAL ESTATE AGENCY OF THE YEAR

**COMMERCIAL PROPERTY**

**Commercial Property**

**The Square Tallaght on offer for €22m**

Shopping centre's second phase is being developed with a total of 1.7ha.

**22m**

Global Property Advisers

For Sale by Private Treaty in Rowlettstown

Apartment Land Building

For Sale by Private Treaty in Swords

Three Corner Development Opportunity

**ART, ANTIQUES & COLLECTING**

**Art, Antiques & Collecting**

**Paul Henry's original 'W'**

Artist's view of Ireland through the eyes of a Communist in the world.

**Michael Parsons**

Paul Henry's original 'W' is a rare and valuable work of art. It is a reproduction of the original painting.

**IMPORTANT IRISH ART**

Adam's Auctioneers

O'Reillys

Herman & Williams

**HOME & DESIGN**

**Home & Design**

**Ireland's Houses of the Year**

The 20th Annual IAH Awards celebrate the best of architecture today. At last night's event the winners of one of the most eagerly awaited categories, Houses of the Year, included designs ranging from an original house in Knocklyon to a transformed stone farmhouse in Kildare.

**Safe haven**

Mod Thais Heffernan's home comforts (Page 7)

**George Tipton**

Y

**Black & Decker**



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