SCSI

Chartered property, land and construction surveyors

SCSI DIGITALISATION STRATEGY –

BUILDING ON THE PAST & PRESENT FOR THE FUTURE

RICS®

Contents

Introduction – Building on the Past & Present for the Future

Across industries and professions, digitisation is reshaping operational landscapes. The SCSI Digitisation Strategy aligns with this global trend, where digital technologies are being integrated into the heart of firms and professionals' daily lives. These changes are enhancing efficiency, reducing environmental impact, and unlocking new business value. The surveying professional can and has realised significant benefits in these areas by leveraging and building on learnings from others. The digital adoption agenda is not only modernising the tools we use but also adopting global best practice standards for a common language of working and building on the trust which the public has in the profession.

Significant work has been achieved in Ireland and internationally to progress the digital agenda (see Appendices 1 and 2). This SCSI strategy aims to build on the important work of others and complement previous and current initiatives to help progress our profession and industry towards a digital future. The SCSI will treat this as a live document reviewing it regularly to ensure the framework is fit for purpose for a continually evolving digital landscape.

Insights from a recent SCSI Member Survey emphasise the urgency: over 75% of member respondents viewed digital transformation as critical, yet more than 30% don't know where to begin. Meanwhile, the built environment contributes significantly to global emissions and resource use, reinforcing the profession's responsibility to act.

This strategy offers a path forward that is grounded in cultural transformation centred on building a shared language, motivation, a sense of agency, and the required capabilities to ensure that SCSI members are empowered to continue to shape the future of the built environment in collaboration with other professions from across the sector.

In Context

It is important for Surveyors to broadly understand the context for this strategy as this will assist in understanding the important work that has already been done. This has been set out at a high level in Appendices, which include background information on various initiatives to date along with a selection of resources, which may be beneficial to those who would like further detail, support and context. Given the breadth of information and initiatives within the digital space, this information is not exhaustive, the intention is to highlight just some of the key initiatives that are of relevance for SCSI Members. Some of the initiatives and standards included have a global reach , providing a broader context for digitalisation, which is particularly important in the context of both EU Regulation and in providing an understanding of requirements for members and firms who operate both on smaller projects at a local or national level and those who operate across Europe or globally. Both Irish and European legislation is considered briefly as a more detailed review of legislation is beyond the scope of this strategy.

Sustainability: A key benefit of digitalisation is the potential to increase sustainability across the built environment, meaning that digitalisation and sustainability are inextricably linked. Policies in Ireland include but are not limited to: the Climate Action and Low Carbon Development (Amendment) Bill 2021 (July 2021), Housing for All – a New Housing Plan for Ireland (September 2021), the Climate Action Plan 2021 and the National Development Plan Review 2025 and is closely linked to Project Ireland 2040 can all benefit from digitalisation to help ensure targets are achieved. At a global and European level, the UN Sustainable Development Goals (SDG's) provide a framework for considering sustainable development and action although they are non-binding. The Paris Agreement is a legally binding treaty with a long term goal to keep the rise in global surface temperatures to well below 2 degrees. It also aims to reduce emissions by 51% by 2030 and net-zero greenhouse gas emissions at an EU level by 2050. The Paris Agreement speaks of the vision of fully realising technology development and transfer for both improving resilience to climate change and reducing GHG emissions, highlighting the importance of digitalisation. It establishes a technology framework to provide overarching guidance.

Construction: In a construction context, the EU's BIM Task Group has developed guidance to harmonise BIM standards across member states. This helps to facilitate cross-border collaboration and supply chain integration, benefiting many firms in Ireland. More recently, the Sustainable Energy Authority Ireland (SEAI) conducted a public consultation to gather feedback on its Life-Cycle Global Warming Potential (LC GWP) Calculation Methodology, which will guide the development of a national standard for reporting a building's carbon footprint. Similarly, RICS guidance on Whole Life Carbon Assessment will play a vital role in this space.

Property: Looking more specifically at the property sector, the Energy Performance of Buildings Directive (EPBD) is a European Union directive that aims to improve the energy performance of buildings through a reduction in energy consumption and greenhouse gas emissions from the building sector, contributing to the EU's climate goals. Property surveying in Europe benefits from extensive digital land registries and cadastral systems with some countries providing fully digital, publicly accessible land records.

Energy Efficiency Directive (EED): Similarly, the Energy Efficiency Directive (EED) aims to improve energy efficiency across all sectors. It sets targets for improving energy efficiency across the EU and supports the transition to a climate neutral Europe by reducing carbon emissions and lowering energy bills for citizens and businesses.

land surveying: in Europe has also benefited from digitalisation. Global Navigation Satellite Systems (GNSS) and remote sensing technologies are being embraced, allowing for faster surveys with a high level of precision. This contributes to the delivery of timely and accurate data on projects across the built environment. Galileo, Europe's satellite navigation system, provides increased accuracy and reliability for land and property surveys. The European Spatial Data Infrastructure (ESDI) is promoting the sharing of geospatial data and standardising practices for interoperability between national systems.

Skills shortages: present a particular challenge both in Ireland and internationally, impacting capacity and productivity. Efforts to increase efficiency through the use of Modern Methods of Construction are part of the picture in terms of a solution and broader digital adoption can contribute further.

National & European Context: There are other challenges both at national and European levels including data privacy and security, the digital divide between regions, the cost of digital transformation the continuous need for education and training to address knowledge gaps and skills shortages across all surveying disciplines, lack of client demand and lack of awareness of benefits, which all need consideration.

Executive Summary

The Irish built environment is continuing to adapt to change driven by growing sustainability demands, evolving client expectations, and an increasingly complex regulatory landscape. Digitalisation is a critical enabler for delivering sustainable, efficient, and transparent outcomes. Recognising this, SCSI has developed a comprehensive strategy to build on the significant work already undertaken by the surveying profession and others within the construction, land and property sectors, and to assist members and broader stakeholders through continued changed and transformation towards a digitised sustainable future, where digitalisation – behaviours, processes, and tools, support sustainable practices and outcomes. This strategy places cultural change at its core, fostering shared understanding, capability building, and collaborative momentum across the value chain.

In this strategy, digitalisation refers to the collective use of digital tools, processes, roles and responsibilities, shared language and standards, as well as behaviours that support collaboration across the value chain. Digitised sustainability is the integration of all the above to help drive sustainable practices and value creation. It is a foundation for collaboration, transparency, better decisions, and a more sustainable industry.

Digitised sustainability provides significant benefits:

- **Cost and Resource Efficiency:** Optimised design, construction, and operations, reducing waste and cost.
- **Data-Driven Decisions:** Reliable, real-time data supporting transparent decision-making and risk management.
- **Lifecycle Collaboration:** Seamless information flow across disciplines, enabling better asset management and circularity.
- **Operational Sustainability:** Enhanced performance monitoring, carbon reduction, and compliance alignment.
- **New Business Models:** Emergence of value-based service models and long-term economic and environmental gains.

Aims

The aims of this strategy are to:

- To prepare and equip SCSI, our Members, students and broader stakeholders such as investors and member clients to use digitalisation to improving competencies, increase knowledge and developing a greater sense of agency.
- Identify the challenges and risks posed by digitalisation for our industry e.g. cost/perceived cost, privacy, digital disruptors, technology dependence and share lessons learned.
- Provide advice and guidance on the use of digital solutions to increase efficiency, facilitate collaboration and allow for monitoring and capture of data to improve decision making.
- Focus on the how, not on any particular technology.

- Learn lessons both from existing initiatives both in Ireland and other jurisdictions and apply learnings in our context with consideration to Irish law, regulation, practice etc.
- Ensure that professionals currently in property, land and construction and the future pipeline of professionals are all considered as requirements may differ.
- Ensure interaction with other professions e.g. architects, engineers, bankers, solicitors etc.

Change Tracks as Strategic Stepping Stones

The strategy will be operationalised through nine Change Tracks, each with clear actions and recommendations. KPI's, supporting activities, and defined stakeholder engagement will also be put in place to support the realisation of the strategy:

1. **Governance, Roles & Responsibilities:** Establish governance frameworks, clarify stakeholder roles, and continue to foster cross-sector coordination.

2. **Impact Communication & Engagement:** Continue to build SCSI's role as a national voice and trusted advocate, through targeted communications.

3. **Policy & Legislative Influence:** Influence national and EU policy frameworks to contribute to the process of embedding digital sustainability into legislation, regulation and policy.

4. **Common Digital Language:** Develop and promote a common language, standards, and interoperable data structures to enable seamless collaboration.

5. **Common Tools & Processes:** Drive adoption of standardised digital tools, reporting formats, and workflows to reduce fragmentation and improve performance tracking.

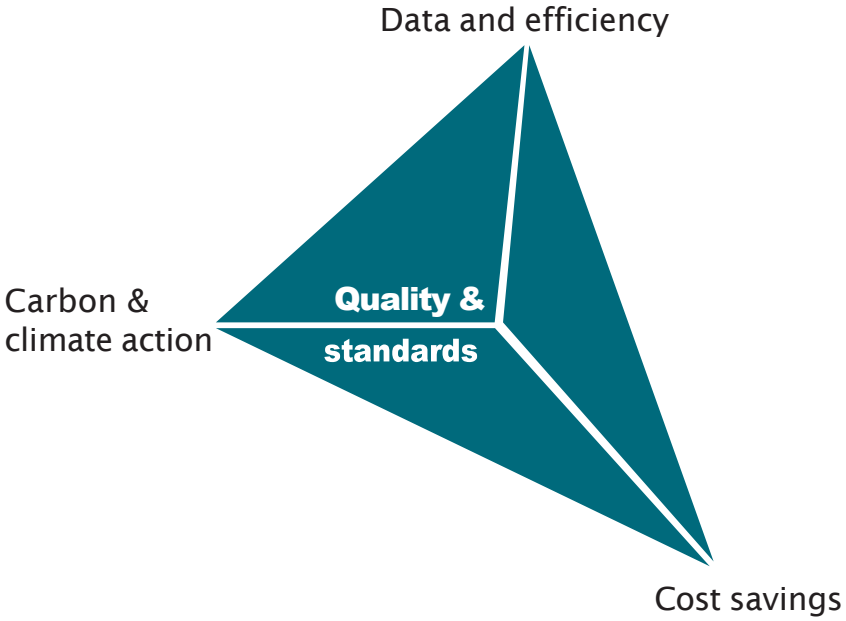
6. **Data-Driven Decisions:** Foster a robust, interoperable data ecosystem that enables data sharing, certification, and sustainability benchmarking across lifecycles.

7. **Technology & AI:** Lead responsible integration of AI and automation, supporting skill development, ethical deployment, and efficiency gains.

8. **Innovation & Demonstration:** Establish a national ecosystem of demonstrator projects, de-risking innovation and showcasing real-world digital transformation.

9. **Education for Digitised Sustainability:** Build a comprehensive national education ecosystem, embedding digital competence across all career stages and disciplines.

Barriers, Opportunities & Value



The digital transformation embraces current opportunities while aiming to overcoming barriers towards a fully digitised and sustainability oriented future.

Digitised sustainability will ensure cost savings, carbon reduction, data and efficiency, which will become a strategic advantage in a future where sustainability is increasingly valued by consumers, investors and regulators.

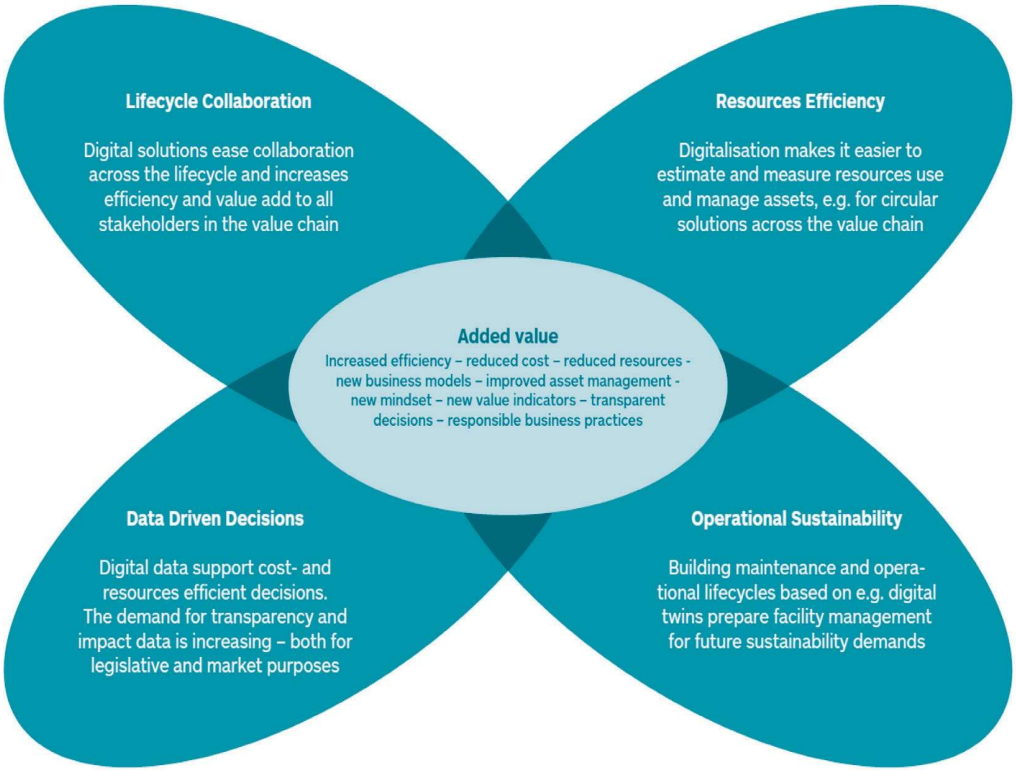
Key Barriers

- Traditional siloed structures
- Resistance to change
- Cost driven decision making
- Lack of systems thinking
- Fragmented data systems
- Poor interoperability between digital tools
- Gaps in asset and equipment data
- Inconsistent sustainability metrics
- Uncertainty/lack of awareness around legislative requirements
- Lack of shared language
- Risk averse behaviours / contracts and tenders reinforcing same
- Lack of general awareness
- Training gaps & skills shortages
- Need for increased incentives

Key opportunities

- Greater efficiencies and productivity gains
- Support risk management
- Enable data driven decision making
- Support collaboration across value chain
- Support innovation
- Greater clarity and accountability
- Real time insights to empower professionals and clients
- Improved transparency and trust
- Support circular practices e.g. structured reuse platforms, enhanced asset management coordination
- Reduction in costly duplication
- Harnessing AI responsibly to drive innovation
- Support increased awareness of importance of lifecycle of assets

Value from digitised sustainability



Roles, Responsibilities & Governance

SCSI

SCSI will work in close collaboration with stakeholders from across the indsutry as digital tranformation continues to evolve. This transformation must be both digital, sustainable, and future-proof.

As both a professional body and national voice, SCSI will aim to:

SCSI Members (Public, Private & Students)

- Embed digital best practices in their discipline
- Guide clients, educate peers, and share best practices
- Actively contribute to CPD, pilot schemes, and member-led innovation

Property & Development (Clients, PMs, Investors)

- Early adoption of digital tools, KPIs, and sustainability-by-design approaches
- Drive clearer collaboration between FM and design teams
- Invest in upskilling and client-side education

Land and Construction Surveying

- Champion BIM, digital procurement, and common sustainability metrics
- Upskill PMs and clients, articulate digital value propositions
- Enable consistent delivery models across project types and sectors
- Embrace role as providing data leadership

Facilities & Operations

- Lead in FM systems integration, data warehousing, and national FM standards
- Promote CPD for lifecycle data continuity and long-term value management
- Engage in early-stage design discussions to shape sustainable asset outcomes

Finance Sector

- Shape project demands through investment conditions and ESG reporting
- Require standardised frameworks and promote data transparency
- Develop financial KPIs, case studies, and ROI models to validate digital approaches
- Engage with public and private stakeholders to align requirements

Government & Regulation

- Communicate public sector success stories
- Continue to drive change across the public sector
- Continue process of providing grants, incentives, and statutory levers to enable market transformation

Education Providers

- Facilitate lifelong learning via CPD, undergraduate, postgraduate and micro-credentials
- Close skill gaps across the lifecycle — from students to senior practitioners
- Share local exemplars and international learning
- Address fear of digital disruption through guidance and support
- Ensure cross-discipline upskilling and role clarity in curricula

Clients (Public & Private)

- Set the tone for digital uptake and sustainability through procurement and design briefs
- Require clearer alignment of expectations, standards, and reporting
- Must be educated, supported, and resourced to act as informed digital commissioners

Emerging Competencies & Responsibilities

Precision in Data Capture & Quantification

- Expertise in gathering structured, high-quality data on costs, materials, performance, and sustainability metrics
- Ability to support lifecycle asset data, enabling better decision-making from design to reuse

Digital Contract & Procurement Expertise

- Skilled in drafting digital-ready contracts that embed circularity, transparency, and traceability
- Uses structured data to align commercial terms with digital workflows and ESG goals

Advanced Cost Modelling & Lifecycle Valuation

- Integrates digital tools for real-time cost analysis and lifecycle forecasting
- Supports carbon and resource accounting through digital twins, BIM, and cost-data fusion

Digital Risk Management & Accountability

- Applies data-driven methods to identify cost, delivery, and sustainability risks
- Enables transparent reporting and verification using digital platforms and standards

Driving Data-Informed Decision-Making

- Translates complex data into practical insights for clients and project teams
- Ensures every decision – financial, material or environmental – is supported by verifiable evidence

Embedding Circularity through Digital Tools

- Promotes traceability of materials and assets using digital identifiers
- Enables reuse, disassembly, and material banking by linking data across life-cycle phases

Enhancing Economic & Sustainability Outcomes

- Optimises value by balancing digital efficiencies with long-term environmental gains
- Models scenarios to help clients invest wisely in sustainable and resilient outcomes

Connecting Stakeholders Across the Value Chain

- Bridges the language of design, construction, operations and finance
- Acts as an integrator across disciplines by using digital tools and shared data environments

Championing the Transition

- Leads the cultural shift towards digital adoption across public and private sectors
- Advocates for common standards, digital training, and fair access to innovation
- Positions the profession as a key enabler of a smarter, greener built environment

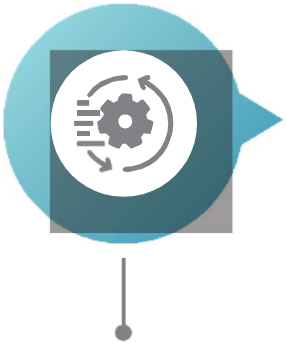
Digital Project Management

- Act as digital lead where appropriate and in collaboration with other professionals
- Represent the client's digital interest and translate needs into actionable delivery goals
- Facilitate cross-disciplinary collaboration by connecting data, people, and platforms
- Ensure data continuity across phases, including collection, structuring, storage, and sharing
- Translate technical tools (e.g. BIM, CDEs, Digital Twins) into client-aligned value
- Communicate clear benefits of digital adoption to stakeholders at varying maturity levels
- Align project delivery with relevant digital standards, ESG goals, and lifecycle planning
- Drive culture change by removing fear and enabling capability among all actors
- Work closely with contractors, architects, FM, and tech providers to bridge gaps
- Capture and share learnings across the organisation and wider industry

Measuring Success

The success of this strategy will be measured through a combination of factors across a three year period including member surveys and analysis of data held by SCSI in relation to CPD and use of guidance. As outlined in the actions in the next section, a key proposal is the establishment of a Digitalisation Working Group within SCSI who will help to define KPI's and provide regular feedback and insights to ensure the success of this strategy. The success measures below are indicative examples, which will be added to by the Working Group, when established.

1. Cultural Shift & Awareness

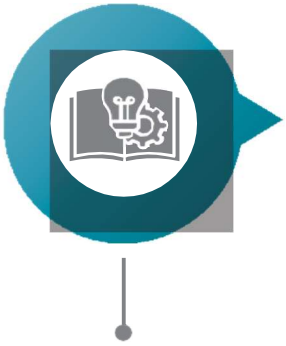


Annual survey to measure:

% of members who understand the value of digitised sustainability

% of members who feel motivated to contribute to the transformation

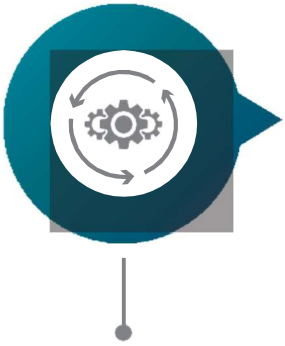
2. Skills & Capability Development



% of members completing CPD relating to digital tools & sustainability

% of members reporting they are confident in applying skills in practice

3. Adoption of Common Tools, Processes & Standards



% of members reporting they are using common tools, processes and standards

Frequency of toolkits reported being used across project phases and value chain

4. Collaboration Across the Value Chain

% of members reporting increased cross-disciplinary data sharing

% of projects reported as using fully digital documentation and structured data handover

Actions & Recommendations/ Change Tracks

Contribution and collaboration between all built-environment stakeholders is required to achieve the aims of this strategy. Actions are specified for SCSI, which will be operationalised by the executive and staff in collaboration with Members and developed into a project plan, identifying short and long term actions. Given the pace of change in this space, the action plan will be dynamic and will adapt and be added to as required.

Recommendations are made for industry, government and the education sector also. As the digital agenda is so broad and progresses so quickly, actions and recommendations are not exhaustive and may be added to or amended over time.

Governance

SCSI Action
Establish a digitalisation working group within SCSI with responsibility for overseeing the actions of this strategy. The group should be made up of representatives from all PG's, Nexus, academic partners and with involvement from non-member stakeholders as appropriate. Add any additional actions that may be necessary for specific PG's to achieve their objectives. Consider involvement of existing industry group e.g. CSG to assist with collaboration across built environment
Leverage existing stakeholder groups e.g. CSG to ensure cross-professional collaboration with multiple stakeholders
Conduct stakeholder analysis to ensure that all relevant actors are consulted/informed as required
Ensure digitalisation is on the agenda for all SCSI Professional Groups to gather feedback regularly and guide development. Ensure broad PG representation on working group for regular feedback
Develop a client/user forum to seek input from clients
Engage with government to encourage incentive based initiatives e.g. grants.
Leverage circularity incentives to promote data-driven sustainability
In collaboration with all relevant stakeholders, develop a governance model for digitalisation and roles matrix to document responsibilities and decision pathways. Use case studies to illustrate how this could work in practice
Continue to build awareness through existing channels such as CPD, training, technical guidance, media, social media, etc.
Explore opportunities for greater cross-professional collaboration on awareness building and develop plan for same
Identify suitable CPD, training and education opportunities along with guidance documents to help embed governance into practice
Review EU DigComp Framework update on publication to explore possibilities for aligning digital competence with a common EU Framework

Industry Recommendations	Education Providers Recommendations	Government Recommendations
• Ensure staff are aware of any forthcoming legislative or regulatory changes through consistent upskilling and CPD • Develop clear policies relating to the use of AI • Enable public access to building performance data (within GDPR) • Ensure appropriate consideration is given to the EU Artificial Intelligence Act in development of all actions.	• Partner with industry to demonstrate digital delivery with sustainability outcomes on real projects through, • for example, site visits for students • Identify suitable education opportunities to help embed governance into practice	• Evolve guidance and digital approaches to lifecycle costing and lifecycle analysis

Engagement & Communication

SCSI Action
Develop a comprehensive communication strategy & plan to include a case for change with particular focus on SME's. Leverage existing channels for communication.
Identify opportunities to develop regular podcasts when in person speakers are in SCSI
Publish guidance notes to assist Members and broader stakeholders. Initial focus on responsible use of AI in surveying
Ensure digitalisation topics are considered in developing programmes for all events, conferences etc.
Review and update supervisor and counsellor APC training as appropriate to ensure that relevant digitalisation topics are included. Develop and provide tools to assist in mentoring
In collaboration with PG's, develop case studies for all main pathways to illustrate benefits of digitalisation
Ensure young members and recent graduates are included in digitalisation working group - provide opportunities for these individuals to upskill in relevant areas where possible
Ensure the digitalisation working group has representatives from broad stakeholder groups including other professional bodies, academia etc. to ensure consensus on co-designing solutions
As case studies above are developed, use SCSI marketing channels to promote projects and case studies where best practice is evident
Review opportunities to expand mentoring programmes within SCSI to encompass digital skills and transformation
Continue to use all SCSI communication channels to ensure strong awareness of membership in relation to training relevant to their discipline e.g. property related training in property ezine
Continue to use existing networks to engage clients and professionals in cross-sector conversations
Explore the use of technology to improve accessibility to resources e.g. use of AI to provide event summaries, podcasts of CPD videos etc.
Ensure active collaboration with existing groups and experts e.g. Build Digital, IGBC, SEAI, CSG on a continual basis
Develop a dedicated section of the SCSI website with tools, videos, and impact stories, similar to existing Surveyors Declare page
Contribute regularly to national debate via op-eds, journal articles, conferences etc.
Continue to establish strategic communications partnerships with universities, government bodies, and NGOs
Identify experts within SCSI to act as spokespeople on digital topics ensuring representation across property, land and construction, as required
Undertake annual survey of membership to measure KPI's in relation to actions identified within this strategy and any new initiatives that may be required

Policy & Legislative Influence

SCSI Action
Ensure digitalisation is considered in relevant advocacy work and publications such as pre-budget submissions
Align digitalisation policy objectives with aims of Practice & Policy Committee
In collaboration with other professional bodies, host an annual policy summit to bring together policymakers, industry, and academia
Continue to submit recommendations to relevant government consultations
Expand strategic partnerships to encompass relevant EU partners to expand knowledge and increase contacts for potential involvement in CPD, conferences etc.
Continue to provide tools, guidance, CPD and training in BIM adoption for Members
Build on existing work from other stakeholders on development of a reduction roadmap for all surveying sectors. Expand to collaborate with other professional bodies and related stakeholders over time

Industry & Education Providers Recommendation	Government Recommendation
• Fund and disseminate independent research quantifying benefits to industry of digitalisation for sustainability. Collaborate with academic partners where possible	• Continued support of groups such as the CSG to ensure continued leadership and collaboration in a national coalition for digital built environment standards • Explore digitalisation of NDP project tracker to support data analysis and the publication of cost and carbon data for various project typologies.

Common Digital Language

SCSI Action
Conduct a mapping of existing standards, taxonomies, and digital libraries
In partnership with other stakeholders, define a shared open-source data architecture and protocol framework
In partnership with other stakeholders, continue national dialogues on common language – through groups such as CSG and BuildDigital. Encourage groups to consider broader dialogue with other stakeholders through, for example, townhalls, webinars, publications
Promote pilot use cases of shared taxonomies across project scales and actors
Continue to build and cultivate long-term collaborations with, for example, RICS, CIF, and EU standardisation platforms
Promote public-private co-development of interoperable tools and data models
Mandate standardised digital delivery through the private sector

Industry Recommendation	Education Providers Recommendation	Government Recommendations	All Recommendation
• Partner with software suppliers to promote open APIs and compatibility • Embed auditability and quality assurance into the common data environment	• Explore opportunities for development of cross professional education and training. Liaise with industry and SCSI to identify opportunities.	• Explore SAQ forms being digitised to allow for reduced inputs and administration for tender responses. • Collaborate with infrastructure department of DPER to ensure that government policy incorporated into CWMF	• In collaboration with all stakeholders, establish a national open digital language repository for use by all built environment actors • In collaboration with all stakeholders, co-create a cross-industry governance model for digital standards adoption

Common Tools & Processes

SCSI Action
Ensure that ARM 5 is embedded within appropriate third level courses as part of accreditation process
Draft ICMS, IPMS and ILMS client guides
Identify opportunities to collaborate with other professional bodies and related stakeholders on the development of practical guides and templates for industry
Identify international success stories across property, construction and land that provide opportunities for learnings for Members and industry leaders
Develop standardised cost and carbon reporting for private sector projects
Develop and ICMS framework for dilapidations

Industry Recommendations	Education Providers Recommendations	Government Recommendations
• Promote understanding and value of ICMS, ILMS and IPMS with clients • Continue to integrate technology and AI into planning, procurement, and delivery tools	• In collaboration with SCSI and other Professional Bodies, identify areas where upskilling is required and develop short courses e.g. micro-credentials to upskill professionals	• Develop standardised cost and carbon reporting for public sector projects • Communicate public sector success stories e.g. sharing of share exemplars across the public sector for potential replication in the private sector.

Data Driven Decision Making

SCSI Action
Map data needs across disciplines and project types for surveyors, expand to include other disciplines in collaboration with other stakeholders
Promote awareness of data silos and advocate for open-sharing benefits
In partnership with relevant stakeholders, continue to promote the interoperability between digital tools and ESG frameworks
Develop parameters for LCC for components that are part of an existing asset.

Industry Recommendation

- Develop a data governance framework with structured, categorised, standardised formats
- Launch pilot projects with shared data environments, aligned to sustainability goals
- Identify and test certification and compliance data workflows
- Engage clients on custom reporting needs, building adaptable metrics libraries
- Establish an indexable, cross-sector asset data registry (property, equipment, asset lifecycle)
- Scale up automated, AI-supported decision support tools
- Engage with clients on developing sustainability metrics
- Design a cost-sharing model for asset register updates and digital twins

Education Providers Recommendation

- Develop education programs to build capacity in data ethics, interoperability, and analysis

Technology & AI

SCSI Action
In alignment with existing cross professional initiatives such as Dept of Education's Building Heroes, SCSI's Day in the Life and Maynooth University led Space, Surveyors Students programmes, promote digital aspects of work within disciplines to highlight digital skills, tech appeal and encourage greater participation in industry
In collaboration with all PG's map data needs across built environment lifecycle for surveyors. Expand to include other professions.
Publish an SCSI version of the RICS "Responsible Use of AI" framework updated to reflect Irish market needs
Develop and roll out a Course Certification Standard with CPD courses in AI, BIM, and innovation
Recommend to PSRA a change to CPD requirements for property professionals to include topics related to AI and digital
Ensure AI topics are considered in developing programmes for all events, conferences etc.
Identify & promote surveying tasks ripe for automation (e.g. data capture, photographic scanning, measurement, change management) and collaborate with PG's and broader industry on potential impact
In collaboration with Geomatics PG, and academic providers explore the potential use of AI in work related to land and boundaries
Provide guidance on the appropriate use of technologies such as digital twins and real time asset monitoring
Advocate for change to legislation where relevant to improving processes and outcomes for government, clients and contractors using digital and AI tools where appropriate
Position SCSI as a go-to authority on technology integration relating to surveying for media, government, and education providers.

Industry Recommendation
• Partner with SCSI on sharing information on pilot programs using AI e.g. for photographic survey quality checks and predictive maintenance
• Support continued creation of BIM solutions integrated with AI analytics

Innovation & Demonstration

SCSI Action
Create a formal framework for selecting pilot programmes and case studies to share with industry. Ensure PG representation in decision making
Launch an open call for demonstrators in partnership with public and private clients
Run facilitated workshops and match-making events (SCSI, Universities, Industry, Technology Providers)
Establish a knowledge hub where outputs, KPIs, and stories are published openly. House in dedicated page in SCSI site, similar to existing Surveyors Declare
Continued use of case studies and inclusion of pilot programmes as part of CPD programme
Launch an SCSI Innovation Learning Library with cross-industry case studies and research. Collaborate with, for example, third level partners and other professional bodies in development of same
Provide members with information on accessing innovation funding and digital transformation grants. Collaborate with grant providers on disseminating information
Examine opportunity to include new award in annual awards to recognise and showcase best practice in digital space
Establish evidence standards for awards based on innovation success (technical, social, carbon, cost)
Formalise feedback loops for continuous member feedback and improvement
Provide opportunities within digitalisation working group to allow for sharing and discussion of innovation, new ideas and practices

Industry Recommendation	Government Recommendation
• Secure funding from national & EU innovation streams to support transformation • Scale successful pilot programmes/case studies to full schemes	• Continue to build procurement toolkits, design templates, and upskilling modules

Education for Digitised Sustainability

SCSI Action
Review all APC pathways and ensure digitalisation appropriately reflected. Consult with RICS throughout process to ensure alignment
Explore potential for development of training and accreditation in digital project management skills for all members
Continue to ensure digitalisation appropriately reflected in accreditation for 3rd level partners and in APC pathways
Embed importance of digitalisation into supervisor and counsellor training and refresher training to assist trainees in upskilling
Consider the value proposition in developing any education related initiatives to help ensure success
Collaborate with all relevant stakeholders including RICS, RIAI, EI, ACEI, CIF etc in joint training, CPD and events
Collaborate with third level partners on developments of short courses, research and common frameworks for certain topics e.g. ICMS
Review CPD offerings, identify gaps relating to digitalisation and develop plan to address same
Include recommendation within accreditation of third level accreditation that students engage in cross disciplinary projects/interaction, where possible
Encourage Members to partake in education initiatives such as CPD and training, using practical case studies to highlight best practice in digital space
Review methods used for delivery of education and training to ensure diverse learning needs are addressed
In collaboration with RICS, review CPD requirements to ensure continued opportunity for upskilling to align with aspects such as current and future digital mandates and national planning and procurement strategies
In collaboration with third level providers, explore opportunities for common frameworks for education delivery, where required e.g. ensuring QS graduates have a consistent knowledge of ICMS coming into industry
Expand current collaboration with third level and other stakeholders on initiative such as SpringBoard and Apprenticeship with a focus on digitalisation, where possible
In collaboration with RICS, explore opportunities for company level certification for digital readiness

Industry Recommendation	Education Providers Recommendation
• Fund pilot projects showcasing digital workflows and share with industry stakeholders • Share case studies and best practice to demonstrate benefits of digitalisation including payback, KPI's, business models and measurable outcomes	• Provide a range of learning opportunities from levels 6-9 at, for example, modular, short course and degree levels to support upskilling of SME's and other stakeholders • Collaborate with SCSI and other stakeholders, where relevant, to avail of funding solutions such as Spring Board, Apprenticeship etc. • Develop and maintain an industry-driven training research database • Integrate topics such as AI ethics, carbon accounting, and data literacy into all curricula. Work in collaboration with SCSI and industry to identify appropriate topics per course/discipline as part of accreditation and programme review processes • Explore opportunities to standardise training formats and delivery platforms across sectors, where appropriate. Use ICMS as initial opportunity to work in a collaboration between SCSI, industry and academia to develop a common framework for education on this topic & review potential for similar initiatives • Continue collaboration with SCSI to identify potential new third level courses for development to meet current and future member needs • In alignment with point directly above, explore potential for accumulating micro-credentials in digital space to lead to cert/ degree/diploma awards.

Additional Reading & Resources

Appendix 1:

Key Digital Programmes Transforming Ireland's Property, Land, and Construction Sectors

Ireland's government and industry stakeholders have launched a range of programmes to digitise the property, land, and construction sectors. These initiatives – spanning policy reforms, technology projects, and new agencies – are modernising how land and buildings are planned, built, and managed. Below is a comprehensive list of the key government and agency programmes driving this digital transformation, with a brief synopsis of each and their significance for professionals such as SCSI members. The initiatives mentioned are not an exhaustive list but is intended to provide an overview of some key areas of relevance to SCSI Members.

Strategic Oversight: Building Innovation Report & Construction Sector Group (CSG)

The **Building Innovation Report (2020)** – Published in June 2020 by the Department of Public Expenditure, reviewed trends in Ireland's construction industry and charted a course for innovation. It assessed challenges (including early COVID-19 impacts) and identified high-impact actions needed to increase construction innovation and productivity. Notably, it outlined priority action points – such as establishing digital and innovation programs – to deliver the infrastructure Ireland needs. These recommendations directly set the stage for the digitisation initiatives now underway.

Construction Sector Group (CSG) – To implement the report's recommendations, the government's Construction Sector Group, chaired by the Department of Public Expenditure (now Department of Public Expenditure, NDP Delivery and Reform), oversees various innovation programmes. Within CSG, a dedicated **Innovation and Digital Adoption Sub-Group** was formed to drive modernisation in the industry. The CSG brings together government officials and industry leaders (from bodies like CIF, SCSI, RIAI, Engineers Ireland, etc.) to coordinate efforts. Under CSG oversight, multiple projects – including the Build Digital Project and Construct Innovate – have been launched as "Priority Actions" to digitise and modernise construction. For SCSI members, CSG's work means the profession is actively involved in policymaking and benefits from a more innovative, efficient industry.

Synopsis: A 2020 government report ("Building Innovation") mapped out how to boost construction tech adoption. In response, the Department of Public Expenditure established the Construction Sector Group and its Innovation Sub-Group to oversee digital transformation efforts, ensuring industry stakeholders (including SCSI) are engaged in rolling out the report's recommended initiatives[1][2].

"Build Digital" Project – Driving Digital Construction Adoption

One of the flagship initiatives emerging from the Building Innovation Report is the **Build Digital Project**. Launched in 2021 under Project Ireland 2040, Build Digital is a government-funded programme to drive digital technology uptake across the entire construction sector. It was identified as one of seven priority action points from the 2020 report, focused on enabling widespread use of Building Information Modelling (BIM), data

tools, and modern digital workflows in construction. Build Digital is a project led by Technological University Dublin (TU Dublin), with partners who include Atlantic Technological University (ATU), Munster Technological University (MTU), South East Technological University (SETU) and University College Dublin (UCD).

They have made significant contributions to the body of knowledge available to industry and help to ensure that where appropriate digital practices already exist that these are adopted throughout the industry and supply chain, thereby contributing to a more sustainable and innovative sector.

- **Goals:** Build Digital's mission is to *"deliver digital adoption across the Irish construction and built environment sector"*. This includes promoting BIM standards (like ISO 19650), common data environments, and digital best practices to improve productivity and efficiency in design and construction. By increasing digital skills and tools, it helps the industry meet targets in the National Development Plan and Project Ireland 2040 for delivering infrastructure faster and more cost-effectively.

- **Funding & Structure:** The project is backed by a €2.5 million grant from the Department of Public Expenditure, allocated over five years. It is led by a consortium of Irish universities (TU Dublin, South East TU, etc.) and industry partners (often referred to collectively as the *Build Digital Alliance*). An online knowledge hub – the **Irish Build Digital Exchange** – has been created to share standards, templates, and lessons learned across the sector.

- **Key Initiatives:** In 2022–2024, Build Digital has supported the government's new **BIM Mandate**. The Minister for Public Expenditure announced that from January 2024, BIM use is mandated for public capital works projects via updates to the Capital Works Management Framework. Build Digital has been pivotal in preparing the industry for this mandate – for example, by publishing templates and guidance to help firms meet the public-sector BIM requirements. This mandate means that design teams on public projects must work in BIM to a defined standard, a major step in digitising how public buildings and infrastructure are delivered.

- **Impact on SCSI Members:** Through Build Digital, surveyors and construction professionals are gaining access to training, standards, and systems to work in a fully digital environment. Adoption of BIM (Building Information Modelling), in particular, transforms the roles of quantity and building surveyors – enabling more accurate cost estimation, construction sequencing, and facility management through shared 3D models. SCSI members are actively involved: SCSI is represented on the Build Digital advisory panel and helps ensure that standards and tools developed align with professional needs. Ultimately, Build Digital is raising the digital competency of the entire industry, which improves collaboration and productivity for all practitioners.

In 2023, Build Digital published an especially useful report on International Best Practice in Digital Construction Adoption, which outlines practices in eight countries including the UK and Denmark to learn lessons for the Irish context. A similar approach has been adopted by SCSI in looking to the Danish market for inspiration and potential learnings for Ireland as part of our strategy development, which provides a useful comparison given similar population size, similar percentage of the population employed in the construction sector and the fact that Denmark has also mandated the adoption of BIM since 2007.

More recently, SCSI and Build Digital collaborated on and International Cost Management Standards (ICMS) Event held in Grangegorman in May 2025. Over 150 professionals from the Irish construction and built environment industries attended the event, which highlighted the role of ICMS in cost and carbon reporting, enabling the sustainable and efficient delivery of Ireland's built environment infrastructure across the asset lifecycle.

Synopsis: Build Digital is a five-year government-funded programme (2021-2026) established to accelerate digital transformation in construction. It implements a key recommendation of the Building Innovation Report by training the industry in BIM and digital processes. With €2.5m support, it's rolling out standards (like ISO 19650 for BIM) and a knowledge hub to ensure even SMEs can adopt modern digital construction tools. In 2024, its work underpins the new requirement that all public works projects use BIM, signalling a major industry shift to digital working.

Build Digital Project Funding

€2.5 million

Five-year grant (2021-2026) from Department of Public Expenditure to drive industry-wide digital adoption.

BIM Mandate Start

Jan 2024

Irish government began requiring BIM for new public construction projects, following templates/guidance from Build Digital.

Priority Actions from 2020 Report

7

Build Digital is 1 of 7 priority actions in the CSG's innovation roadmap, focusing on digital construction and BIM uptake.

Construct Innovate – National Construction Technology Centre

Construct Innovate is another cornerstone initiative, launched in late 2022 to advance innovation in construction. It serves as **Ireland's National Construction Technology Centre**, a hub for research and industry collaboration hosted by University of Galway. This centre was established with €5 million in funding over 5 years through Enterprise Ireland, as part of the government's Housing for All plan to boost construction sector productivity.

- **Mission and Scope:** Construct Innovate aims to make Ireland a *"global research and innovation leader for sustainable construction and built environment technology."*. For SCSI members and other professionals, it means there is now a dedicated R&D powerhouse looking at new building methods, materials, digital systems, and sustainability solutions in the Irish context. The centre's work is organized under five pillar themes – Productivity, Affordability & Cost, Quality & Safety, Sustainability, and Skills & Training. Digital adoption is explicitly one of its focus areas, alongside modern methods of construction (MMC) and sustainability.
- **Structure:** The centre is a consortium led by University of Galway with partners at Trinity College Dublin, University College Dublin, University College Cork, and the Irish Green Building Council. It operates as an **Enterprise Ireland Technology Centre**, meaning it facilitates industry-driven research. Over 300 researchers across 22 research groups are involved, and industry members can join to collaborate on

projects. By early 2024, the centre had signed up dozens of member companies (86 companies by late 2024) plus the Land Development Agency as a patron, indicating strong industry uptake.

- **Activities:** Construct Innovate supports applied R&D projects that tackle real industry challenges – for example, studies on off-site construction techniques, digitisation tools for SMEs, or new materials testing. It launched seed funding calls for industry-led research and even a Work-Ready Graduate Programme that places graduates into companies to work on innovation projects. Notably, Construct Innovate is prioritising housing innovation in its first three years (aligned with Housing for All), focusing on areas like rapid build methods and retrofitting, to help address the housing supply challenge.

- **Relation to CSG and Government Policy:** This centre was another direct outcome of the Construction Sector Group's plan – it corresponds to the CSG Priority Action to establish a Construction Technology Centre. The Tánaiste (Enterprise Minister) officially launched Construct Innovate in December 2022, emphasizing it as *"one of the actions under Housing for All to drive innovation, productivity and structural change in construction."* It complements Build Digital: where Build Digital focuses on near-term digital adoption, Construct Innovate focuses on longer-term innovation and R&D to transform practices (e.g., it works on modern methods like 3D modular construction, new digital processes for compliance, etc.). Together, these efforts create a pipeline from research to practical implementation.

- **Impact on SCSI members:** SCSI (Society of Chartered Surveyors Ireland) is one of the industry stakeholders involved in Construct Innovate's network (the initiative explicitly involves professional bodies like SCSI, Engineers Ireland, CIF, etc. in its activities). Through this centre, SCSI members get access to cutting-edge research findings, pilot projects, and opportunities to pilot new technologies. For example, a quantity surveying firm might partner on a Construct Innovate project around automating cost estimation with BIM data – gaining early access to new tools. The centre ultimately helps Irish property and construction professionals stay at the forefront of innovation, improving competitiveness and capability. The Construct Innovate website also houses resources relating to the SEAI funded *ENACT Enabling Commercial Retrofit Project*, which SCSI is a contributor to.

Synopsis: Construct Innovate is a new Construction Technology Centre (est. 2022) that brings Ireland's universities, industry, and government together to research and deploy next-generation construction innovations. With €5m state funding, it focuses on digital adoption, modern methods of construction, and sustainability. It operates as an Enterprise Ireland Technology Centre hosted by University of Galway, with over 300 researchers and dozens of companies collaborating. By accelerating R&D and pilot projects (from off-site modular building to advanced BIM tools), Construct Innovate helps practitioners - including SCSI members - to access and implement the latest innovations, driving productivity and better outcomes in the built environment.

BIM Mandate and Digital Standards for Public Projects

In addition to broad programmes like Build Digital and Construct Innovate, the Irish government has introduced concrete policy measures to propel digitisation. A pivotal change is the implementation of a **BIM Mandate for public sector construction**:

- **Public-Sector BIM Mandate:** From January 2024, Ireland began mandating the use of Building Information Modelling (BIM) in public capital works tenders and projects, phasing it in via updates to the Capital Works Management Framework. As part of the BIM Mandate, the International Cost Management Standard (ICMS) was integrated into the Capital Works Management Framework (CWMF) and mandated for use in Ireland for new public works projects from January 1, 2024. Consultants engaged to design and oversee the construction of public works contracts with a value in excess of €100m have Building Information Modelling (BIM) requirements included in their scope of service. From 2025, these requirements also apply

to Contractors and Supply Chain, and the threshold for Design Team has decreased to €20m. This is part of a four year plan, under which requirements will be extended to include the engagement of consultants and contractors down to projects with a value less than €1m. This means that architects, engineers, and surveyors bidding on government projects must deliver their designs and documentation in digital BIM formats to specified standards. The decision was announced by Ministers Paschal Donohoe and Ossian Smyth in July 2023 as part of a package of construction procurement reforms. By requiring BIM on public projects, the government leverages its role as a client to accelerate industry-wide digital transformation.

- **Implementation Support:** The Office of Government Procurement (OGP) and the Build Digital Project have been supplying guidance to industry on compliance. For example, templates aligned with ISO 19650 (the international BIM standard) and a staged roadmap for different project sizes have been published. Early 2024 saw outreach and training so that even smaller contracting firms and consultancies can meet the mandate. Over time, the mandate will extend to a wider range of projects and higher levels of BIM maturity.

- **Impact:** For SCSI members, the BIM mandate significantly impacts project workflows. Quantity surveyors now often extract quantities directly from 3D models, and building surveyors might use BIM for lifecycle asset management on public projects. The mandate creates increased demand for BIM expertise – a skillset that many SCSI members are upskilling in. In the short term, meeting the mandate might be challenging for some firms, but in the long term it leads to more efficient project delivery and better collaboration among disciplines (reducing variations and cost overruns). It also opens opportunities for surveyors to expand services (such as 5D BIM costing, digital facilities management, etc.). Essentially, this policy accelerates the *digital-by-default* culture in construction that SCSI has advocated for.

- **SCSI Mandate:** The SCSI as a member of the ICMS Coalition and Trustee has committed to supporting members as the they adopt this global best practice and provide a range of supporting documentation and CPD. SCSI have mandated the use of ICMS with public and private clients unless advised by the client to apply a different standard.

Beyond BIM, standards and frameworks are being updated: new guidelines on data exchange, digital project management, and use of common platforms are coming through CSG and the OGP. All these efforts ensure that digitisation isn't just happening in pockets but is being embedded in public procurement and regulations.

Synopsis: The Irish government has begun mandating digital construction methods in public projects, notably by introducing a phased BIM mandate in 2024. All large public works tenders now require working in BIM, following standardised processes (per the Capital Works Management Framework). This policy forces rapid adoption of digital modelling and information management across the industry, directly impacting how surveyors and other professionals deliver services on public contracts. Government bodies, with support from Build Digital, are providing standard BIM templates and guidance to help the industry comply, ensuring this transition improves efficiency and transparency in project delivery.

Agreed Rules of Measurement (ARM 5)

Agreed Rules of Measurement (ARM) provide a uniform basis for measuring building work and embody the essentials of good practice. ARM documents are primarily aimed towards quantity surveying and construction students studying introductory modules in building measurement or quantity surveying studies. ARM5 was published in 2024. It includes a revised referencing system to facilitate computerised BQ production, BIM and other applications. ARM5 was mandated by government in January 2025 for new projects and was also mandated by SCSI as best practice. ARM5 was launched in a collaboration between the CIF and SCSI in February 2025.

"Built to Innovate" Campaign and MMC Initiatives

To complement the above, the government has also expanded existing enterprise support schemes to domestic construction firms via the **Built to Innovate** initiative. Announced in 2022, Built to Innovate is an awareness and grant support campaign led by Enterprise Ireland to encourage construction companies (especially housebuilders) to avail of funding for digitalisation, Lean process improvement, and R&D. Traditionally, Enterprise Ireland's innovation grants were for export-oriented industries; now Irish construction SMEs can get these supports to invest in digital tools (like project management software, drone surveying, etc.) and training. For example, a small surveying firm could get an innovation voucher to develop a digitised workflow, or a contractor might get grant aid for implementing a new project management system. This programme raises innovation awareness ("toolkits to boost productivity" in construction) and has been promoted through industry roadshows and the Construction Innovation portal.

Additionally, **Modern Methods of Construction (MMC)** are a focus intertwined with digitisation. The CSG Innovation Sub-group also oversees an MMC action plan. A **National Modern Methods of Construction Demonstration Park** has been established at Mount Lucas, Co. Offaly (through a cross-government initiative launched mid-2025). This physical demo park will showcase off-site construction techniques, such as modular housing and panelised systems, in a real-world setting. While primarily about construction innovation, MMC often relies on digitisation (for example, digital design for modular components, or using BIM to precision-manufacture assemblies). Government ministers have tied this initiative to the overall drive for construction sector modernisation, as part of Housing for All's push to increase housing output with productivity gains. SCSI members involved in project management or cost control of housing developments will likely engage with outputs from the MMC programme – such as new certification standards, cost data from the demo projects, and best practices for procuring modular builds.

The Department of Further & Higher Education, Research, Innovation and Science published a Modern Methods of Construction (MMC) Action Plan, in June 2025. The report identifies MMC as critical for the construction and built environment sector for accelerating housing supply, improving quality and efficiency, addressing labour shortages and reducing costs and provides concrete actions to deliver on the aims of the plan. The Skillnet MMC Accelerate platform, which was launched in May 2025 is noted in the action plan as it supports construction companies in transitioning to Modern Methods of Construction (MMC). The platform signposts users to MMC-related education and upskilling courses nationwide for training and professional development, illustrates clear career pathways and provides industry insights, resources, and business support events.

Synopsis: Enterprise Ireland's Built to Innovate campaign (launched 2022) extends grants and training to construction businesses for digitalisation and process improvement. Meanwhile, the government's focus on Modern Methods of Construction (MMC) – e.g. modular and off-site building – is supported by initiatives like the new MMC Demonstration Park at Mount Lucas (2025) to showcase and trial innovative building techniques. These efforts, while not purely digital, complement digitisation by encouraging construction firms to adopt advanced methods and the digital tools that go with them. Together, they contribute to a more innovative construction sector, aligning with CSG's goals to improve productivity.

Tailte Éireann – Digital Integration of Land and Property Services

Turning to the property and land domain, a major development impacting SCSI members (particularly those in land surveying, property valuation, and planning) is the creation of **Tailte Éireann**.

Tailte Éireann is a new state agency, officially operational from March 2023, that merges three key public bodies: the Property Registration Authority (which managed the Land Registry and Registry of Deeds), Ordnance Survey Ireland (the national mapping agency), and the Valuation Office (responsible for property valuations for tax/rate purposes). This merger was provided for by the Tailte Éireann Act 2022 and represents a once-in-a-generation reform of Ireland's land administration system.

- **Purpose:** The aim is to create *"an authoritative new centralised agency to provide a property registration system, property valuation service, and national mapping and surveying infrastructure for the State."* By integrating these services, Tailte Éireann provides streamlined access to land and geospatial data for the public, professionals, and policymakers. Instead of separate offices for mapping, deeds, and valuation, there is now one entity, which can efficiently combine the wealth of land information (legal, spatial, fiscal) and develop unified digital platforms.

- **Digital Initiatives under Tailte Éireann:** The new agency is expected to be a leader in delivering enhanced digital services:

- **Land registry** systems have been digitised, helping to streamline property transactions and replacing paper records.

- Continues the work of Ordnance Survey Ireland with **a repository of mapping and geospatial information including online maps, APIs for** integrating mapping data into third-party applications, interactive map viewers and open data initiatives releasing certain datasets for unrestricted public use.

- Online management of valuation appeals, digital access to valuation lists, automated notifications on revaluations and integration with GIS systems for mapping property boundaries.

- A **central land information portal** is envisioned, where one can obtain title information, maps, and valuation data in one place. This would benefit surveyors and solicitors needing comprehensive property info.

- **Data integration:** For example, linking geospatial data (maps) with registry data means map-based search of property titles is improved.

- Ongoing projects like the **Registry of Deeds digitisation** (scanning centuries-old deed records into an online database) come under Tailte Éireann's remit, improving archival access.

- The **Land Direct** portal allows for both professionals and members of the public to conduct due diligence including searching for deeds, downloading maps, accessing historical titles and viewing interactive mapping and geospatial data.

- **Geohive** provides a very useful national geospatial data hub, providing both data and a free visualisation tool.

- The agency will likely build on the **Landdirect.ie** system (the PRA's online portal) and OSi's **GeoHive** mapping portal to create next-generation services. It becomes the primary national source of authoritative geospatial and property datasets.

- **Impacts:** For SCSI members in geomatics (land surveying), having Ordnance Survey in Tailte Éireann means closer alignment of mapping products with land registry needs – for instance, ensuring survey data can be easily submitted and retrieved digitally for registrations. Valuers will have more seamless access to valuation office data (like commercial baseline valuations) and mapping, aiding appraisal work. Planning and development surveyors benefit from improved land information when conducting site feasibility studies or due diligence. In short, Tailte Éireann's creation is a foundational step in the digitisation of land and property administration, promising more efficient workflows when dealing with titles, boundaries, and property data.

The Minister for Housing described Tailte Éireann as enabling *"more coordinated strategic planning, evidence-based decision-making, and innovative service delivery"* in areas like planning and environmental management. By unifying these datasets, Ireland is catching up with international best practice in having a one-stop-shop cadastre system, and SCSI – which represents professionals in each of these fields – has welcomed this development.

Synopsis: Tailte Éireann (established 2023) is a single agency for land and property data, created by merging the Land Registry, Mapping, and Valuation offices. It modernises how land records are managed by integrating title registration, cadastral mapping, and valuation into one digital framework. This greatly benefits users: surveyors, valuers, and planners now have streamlined access to authoritative maps, ownership data, and valuation info from one source. The agency is expected to deliver new digital services (like unified land information portals), making property transactions and analysis more efficient and data-driven – a significant boost for SCSI professionals dealing with land and property information.

June 2020: CSG "Building Innovation" Report

Government and industry publish a report outlining how to boost construction innovation and digitisation, recommending key actions (BIM, tech centre, etc.).

Nov 2021: Build Digital Project Kick-off

Consortium led by TU Dublin wins the Build Digital grant. By early 2022 the project is underway to roll out BIM and digital supports industry-wide.

Dec 2022: Construct Innovate Launched

Tanaiste Leo Varadkar officially launches the new Construction Technology Centre at University of Galway, funded by Enterprise Ireland.

Mar 2023: Tailte Eireann Established

New agency Tailte Eireann begins operations, merging the PRA, OSi, and Valuation Office to unify Ireland's property and geospatial data services.

Jan 2024: Public-Sector BIM Mandate Begins

The government mandates BIM use for new public construction projects, with guidance and templates provided to industry (via OGP and Build Digital).

Jun 2025: MMC Demonstration Park Groundbreaking

Government breaks ground on a Modern Methods of Construction demo park in Offaly, reflecting a cross-department push for off-site construction innovations (as part of Housing for All).

National Planning and Building Control Digital Systems

Two other critical "digital plumbing" pieces for property and construction are the **ePlanning system** and the **BCMS**, which directly impact how SCSI members interact with regulatory processes:

The Planning and Development Act 2024 was signed into law in October 2024. The process of commencing various provisions of the Act is now in motion. The Act established An Coimisiún Pleanála, the entity which has replaced An Bord Pleanála. Governance and decision-making arms of the Board have been separated. The Act also includes provisions for digital transformation, including a move towards fully digital planning services and documentation. While e-planning is not yet in place in all local authorities, it is expected that this will be in place by the end of 2025.

National ePlanning Portal: After years of development, Ireland has implemented a nationwide online planning application system. By 2022–2023, the Local Government Management Agency (LGMA) rolled out the Local Government Online Planning Portal to all 31 local authorities. This ePlanning system allows planning applications and objections to be lodged electronically, replacing the old paper-based submissions. It was piloted successfully in Tipperary and Galway (where over half of applications were filed online by end 2021) before national rollout. As of 2023, counties like Wicklow, Meath, and others went live on the portal. The portal provides a single website where users can:

- Submit a planning application (upload forms, drawings, etc. digitally).
- Pay fees online.
- Make a submission/observation on an application.

Search and view all planning applications and their status nationwide. For professionals, this is a major efficiency gain. Planning consultants and surveyors can handle client applications entirely online, track application progress, and receive automated updates. It also improves transparency, with planning registers accessible in real-time. The ePlanning initiative "modernises the processing and administration of planning" and was part of the government's broader strategy to move public services online. By eliminating stacks of paper documents (Meath County Council noted it handled 60kg of paper plans a month, a burden now eased), it reduces costs and speeds up the planning process.

Building Control Management System (BCMS): While not new (launched c.2014), the BCMS is an online platform for lodging building commencement notices, compliance certificates, and other building control documentation. Run by the LGMA and Department of Housing, BCMS is essentially the digital backbone for building regulation compliance (covering fire safety certificates, completion certificates, etc.). All builders and assigned certifiers (including many SCSI building surveyors) use BCMS to submit required documents when starting or finishing construction projects. It has brought consistency and transparency to building control across Ireland. Recent enhancements include integrations with other systems and better data analytics on construction activity. BCMS complements other digital efforts by ensuring that once you have planning permission (via ePlanning), the next steps (commencement and compliance submissions) are also done online. This end-to-end digital chain significantly improves regulatory efficiency and record-keeping.

Together, ePlanning and BCMS form a cradle-to-grave digital pathway for construction projects: from planning approval through to construction completion sign-off. These systems have a direct day-to-day impact on SCSI members' work, making regulatory interactions faster and more trackable. SCSI has provided input on these systems over the years, advocating for user-friendly design and proper resourcing.

Synopsis: Government and local authorities have digitised key development processes. The National Online Planning Portal (available nationwide by 2023) lets users submit and track planning applications entirely online, improving efficiency and transparency in the planning process. Likewise, the Building Control Management System (BCMS) provides a digital platform for all building regulation filings (commencement notices, certificates), streamlining compliance. These systems save time for professionals and clients by replacing paper with online workflows, and they integrate with other data (e.g. digital maps), contributing to a fully digital development cycle.

eConveyancing – Towards Digital Property Transactions

One remaining frontier in property digitisation is the legal transfer of property. **eConveyancing** refers to moving the entire conveyancing process online, and Ireland has a major project underway to achieve this, led by the Law Society with state support. This is highly relevant to SCSI members in agency, valuation, and legal support roles because it will transform how property sales are completed.

- **Law Society's eConveyancing Project:** The Law Society of Ireland has been developing a secure central electronic conveyancing system for over a decade, in collaboration with the Property Registration Authority and financial institutions. Government first endorsed this in the **Construction 2020** strategy, recognizing the need to modernise the "creaking" paper-based system. The envisioned system, sometimes dubbed "eConveyancing Project" or *eRegistration*, will allow solicitors, banks, and the Land Registry to share information and complete property sales via an online hub in real time. Key features would include:
  - **Digital contracts and signatures** – no exchanging physical documents.
  - **Instant registration** – once a transaction is completed on the platform, the title registration update at Land Registry happens immediately (versus weeks delay currently).
  - **Secure payment transfers** – purchase funds and stamp duty handled through the system electronically.
  - **Audit trail and fraud reduction** – the secure portal reduces risk of title or payment fraud and user errors.

As of the latest updates, an inter-departmental government group has been studying how to implement eConveyancing, and the Law Society has identified a technology partner willing to finance the rollout. Work is continuing steadily – by 2021/2022, the Law Society reported the project was on track towards implementation, pending full stakeholder (especially banking sector) buy-in.

- **Current status and interim steps:** While full eConveyancing is not live yet, preparatory steps are happening:
  - **Digital mortgage approvals** and some banks' systems are increasingly online.
  - The PRA has enabled more **eRegistration services** (certain simpler title updates can be lodged online by solicitors).
  - The introduction of **Electronic Payments** of property transaction taxes and use of email for some documents during COVID-19 accelerated the culture shift.
  - A new platform "**MyConveyance.ie**" (a private fintech initiative in early 2025) is piloting aspects of online conveyancing for solicitors, indicating market readiness for change.
- **Impact:** Once implemented, eConveyancing could cut the average home sale closing time from the current ~20+ weeks down to possibly a few days for straightforward cash sales. For SCSI estate agents and valuers, a digital conveyancing system means faster deal completion (valuations and surveys would be uploaded to the portal, issues flagged earlier, reducing last-minute hitches). It will also provide better visibility of transaction progress for all parties. The Law Society notes that conveyancing will remain complex and require professional oversight, but the tedious administrative parts will be streamlined by the platform. SCSI has long supported eConveyancing because it improves the property market's transparency and efficiency – benefiting consumers and professionals alike. In the meantime, to assist in helping to identify and avoid potential delays in selling property, SCSI collaborated with the Law Society in developing a Guide to Speed up Your Property Sale.

Synopsis: Ireland is in the midst of an eConveyancing revolution - a Law Society-led project to enable paperless property transactions via a secure digital platform. Supported by government, this initiative will allow solicitors, banks, and the Land Registry to complete sales and registrations online, with instant updates and electronic funds transfer. While still being finalized, its eventual rollout will dramatically cut transaction times (potentially from months to days) and reduce errors or fraud in property deals. For SCSI members involved in sales and valuations, eConveyancing will mean faster closings and a more seamless, trackable process from sale agreed to keys handed over.

Conclusion: A More Digital Future for Property & Construction

In summary, Ireland's property, land, and construction sectors are undergoing a comprehensive digital transformation driven by these government and agency initiatives. The Construction Sector Group's innovation agenda has yielded concrete programmes like Build Digital (to upskill industry in BIM and digital tools) and Construct Innovate (to research new tech and methods), directly benefitting construction professionals through improved productivity and knowledge-sharing. Policies such as the BIM mandate ensure that digital practices become standard, starting with public projects.

On the property and land side, the creation of Tailte Éireann and the advancement of ePlanning and eConveyancing systems bring centuries-old processes (land registration, planning approvals, property sales) into the digital age. These changes make it easier and faster to transact and manage property, which is good for the public and for professionals who can deliver services more efficiently.

For SCSI members, who span all aspects of land, property and construction, each initiative has tangible impacts:

- **Chartered Surveyors in construction** now work on projects where digital models and data are the norm (thanks to Build Digital and the BIM mandate). They have opportunities to collaborate in R&D through Construct Innovate and access cutting-edge knowledge, keeping them at the forefront of their field.
- **Property surveyors and valuers** benefit from integrated data and faster processes – Tailte Éireann's unified data services or the upcoming eConveyancing platform will allow them to retrieve and lodge information with unprecedented ease.
- **Land and geomatics surveyors** see improved mapping and registry systems and can leverage digital submission of their surveys, with Tailte Éireann enabling better accuracy and service interoperability.
- **Planning and development surveyors** find that ePlanning makes lodging and monitoring applications simpler, and the policies emerging from these programmes create a more predictable, innovation-friendly environment to plan within.

Overall, these government and agency programmes create a more efficient, transparent, and innovative built environment sector. Ireland's construction industry is poised to deliver projects with greater productivity and less risk by using digital technologies, and the property market will operate with greater speed and clarity. As these initiatives mature, Ireland's professionals and citizens alike will see faster housing delivery, smoother property transactions, and better data to inform decision-making – key outcomes that the SCSI and its members are actively supporting.

Appendix 2:

Other Agencies & Professional Bodies

Collaboration Among Professional Bodies

In order for a digital transformation to succeed, collaboration is essential. SCSI will continue our important collaborations with other professional bodies such as the Royal Institute of Architects Ireland (RIAI) who have developed a BIM pack, Engineers Ireland, Association of Consulting Engineers Ireland (ACEI) and the Construction Industry Federation (CIF) along with others. SCSI and our Members will continue to regularly interact with other professions as it is vital that there is collaboration and consistency in advice and guidance to Members across the professions.

Sustainable Energy Authority Ireland (SEAI)

The SEAI National Energy Research Development and Demonstration (RD&D) Funding Programme invests in energy RD&D projects. SEAI publishes an annual call for research funding with funding available under both industrial research and experiential development categories and differing levels of funding available depending on the size of the enterprise applying. Their recently published Impact Report provides valuable insights into the outcomes and outputs of research including economic, societal, scientific and policy-oriented. In 2025, SEAI held a public consultation on reports and a draft methodology to develop Ireland's LC GWP calculation methodology and the National embodied carbon Database of Building Materials. This is a requirement of the recast Energy Performance of Buildings Directive (EPBD).
https://www.seai.ie/sites/default/files/2025-04/life-cycle-gwp-calculation-methodology.pdf
https://www.seai.ie/sites/default/files/2025-04/recommendation-on-irelands-lc-gwp-methodology.pdf

National Standards Authority of Ireland (NSAI)

The National Standards Authority of Ireland (NSAI) plays a key role in supporting the digitalisation, for example, through the development of standards providing certification and resources to facilitate digital transformation. NSAI has published "BIM Essentials" and "BIM Advanced" collections of standards, aligned with international best practices and the Irish BIM Mandate. Specifically, NSAI promotes the use of ISO 19650, which provides guidelines for information management in construction projects.

NSAI also offers Agrément certification for Modern Methods of Construction (MMC), which can help companies meet compliance and sustainability goals as it assesses and confirms whether new or innovative building materials, systems or products are fit for purpose and can be used.

Irish Green Building Council (IGBC)

The IGBC has developed digital tools, including an Environmental Product Declarations Platform to enable the mainstreaming of life cycle assessment for buildings in Ireland, the Home Performance Index, CO2 Performance Ladder, Carbon Designer for Ireland, a free early-stage whole life cycle carbon assessment tool for the Irish region and Construction Materials Exchange (CMEx), a digital platform that connects organisations so that they can exchange or trade excess construction materials. They have also developed a number of relevant publications including the recently published "Building a Circular Ireland – Roadmap"

Also reference https://www.igbc.ie/wp-content/uploads/2025/03/INDICATE-TechnicalReport-FINAL.pdf . Spain and Czech Republic are also taking part in the INDICATE project through Green Building Council's in their countries

CitA

CitA was established as a research project in DIT Bolton St. in association with Waterford IT in May 2001 with the vision of harnessing the potential of ICT in the Irish Construction Industry. CitA provides information, training and education and recently launched the MMC Accelerate Skillnet.

MMC Ireland

MMC Ireland provides advocacy, and support to help the MMC sector grow and succeed. They bring together collective expertise from their members to provide guidance, support, technical standards, training and professional development.

Appendix 3:

Standards, Guidance & Resources

Construction Reporting - International Cost Management Standards (ICMS)

A reporting template that creates principles-based international standard that sets out how to classify, define, measure, record, analyse, present and compare construction project life cycle costs and carbon emissions in a structured and logical format. Although life cycle costs include only construction, renewal, operation, maintenance and end of life costs, ICMS also makes provision for including acquisition costs, which may significantly impact a project's budget.

Property Reporting – International Property Measurement Standards (IPMS)

The International Property Measurement Standards (IPMS) establishes a consistent methodology for measuring buildings around the world and helps users and related organisations have confidence in what to expect when they instruct a professional to measure their buildings.

All Buildings supersedes all previously published IPMSC standards for individual asset classes by utilising the concepts and objectives contained in those specific versions of IPMS into one harmonised standard. IPMS All Buildings is applicable to all types of Buildings independent of their use or their occupation. SCSI has mandated the use of IPMS for commercial office space, meaning that Members must use IPMS for measuring commercial office properties, moving away from previous standards like Net Internal Area (NIA), unless the client requests a different standard.

International Land Measurement Standard (ILMS)

ILMS is a land measurement standard and a due diligence framework that enables evidence-based assessment of land and property. ILMS is both a global standard and a due diligence framework to enable evidence-based assessment of land and property and is designed to address a lack of transparency and consistency in recording key land data elements, such as land rights and other interests when engaged in land acquisition and transfer processes. ILMS can be used in an urban or rural environments, for single or multiple land parcels, and is robust enough to be used in the most data-rich or data-poor environments. ILMS due diligence standards help to create a stable and transparent model for practice. ILMS is focussed on 'on the ground' land activities and so provides a critical land information link back to governance and legal due diligence frameworks.

Royal Institution of Chartered Surveyors

The SCSI and the Royal Institution of Chartered Surveyors (RICS) have a long-standing partnership for the delivery of guidance, education, training and CPD. Chartered Surveyors in Ireland are required to hold dual membership with both SCSI and RICS, allowing them to access a global network with guidance based on international best practices.

SCSI work in close collaboration with RICS on development of guidance and standards including those focused on areas such as ICMS, IPMS and ILMS. SCSI have adopted the RICS guide on Professional Conduct and the Responsible use of AI. An SCSI version of this guide has been developed and will co-launch with the SCSI Digital Strategy as an immediate resource relevant for all Members across all disciplines.

RICS publishes an annual digitalisation in construction report, which provides a useful, global barometer in terms of digital adoption. It is notable that the barriers identified within the SCSI Digital Strategy align well with those identified within the most recent, 2024 report from RICS.

Other recent reports and research from RICS also provide useful insights and information that can be considered when identifying actions for SCSI and recommendation for other stakeholders within our strategy. The reports and resources linked below may be of interest to those who wish to gain further insights into some of RICS's important work in this area:

Why are ESG efficiency and cost savings driving the adoption of Proptech?

Facilities Management – measuring social performance.

The future of commercial property valuation.

Evolution 4.0: The net zero revolution will be digitalised

Construction industry digitisation in numbers
Digitisation in construction report 2024

Education Resources

Many of the bodies and groups listed above provide various educational resources. Other professional bodies such as RIAI and EI run CPD and training and provide guidance to their members, as do bodies such as the IGBC. In addition to these and others, the following resources may be useful to Members in understanding the educational landscape for digital skills and in identifying training and education materials suitable for their needs. Other resources may be useful for further reading into some of the topics mentioned above.

SCSI/RICS Accredited Courses

- https://scsi.ie/students/studying/study/ and https://www.ricscourses.org/
- SCSI and RICS accredit third level courses at undergraduate and postgraduate level nationally and internationally. As part of accreditation requirements, third level institutes are required to demonstrate alignment between programme and module learning outcomes with both SCSI/RICS competencies and the UN SDG's. This alignment helps to ensure that graduates are equipped with the skills required to excel in industry. As digitalisation accelerates, we will continue our collaboration with academic partners to help ensure that graduates have the skills and competencies required for the workplace of tomorrow.

SCSI/RICS CPD & Guidance

- Extensive offerings of CPD and guidance documents are available to SCSI Members via the SCSI andRICS websites as SCSI Members hold joint Membership with RICS. Links to a small selection of these are provided below as illustrative examples, with further examples available to Members on both the SCSI and RICS websites:
- https://scsi.ie/armhome/
- https://scsi.ie/wp-content/uploads/2021/02/SCSI-TU-Dublin-BIM-Information-Guide-Final.pdf
- https://scsi.ie/icms/
- https://scsi.ie/surveyors-declare-sustainability-resource-guide/

- https://scsi.ie/wp-content/uploads/2022/03/SCSI_SustainableDevelopment_30-03-22_web.pdf
- Supply Chain Sustainability School https://www.supplychainschool.ie/
- The Supply Chain Sustainability School provides free educational materials, including live webinars and e-learning to aid understand and implementation of sustainable practices. Information and resources are provided on construction, property, infrastructure and facilities management with content of relevance to most, if not all, SCSI Members.
- DASBE (Digital Academy for the Sustainable Built Environment) offer the construction industry a range of subsidised courses in Energy Efficiency, Circular Economy and Digitalisation https://dasbe.ie/.

Enterprise Ireland

- Digital Transition Fund: https://www.enterprise-ireland.com/en/supports/digital-transition-fund
- Digital Discovery Advice: https://www.enterprise-ireland.com/en/supports/access-advice-digital-discovery
- Digital Process Innovation: https://www.enterprise-ireland.com/en/supports/digital-process-innovation

Build Digital

- International Best Practice in Digital Construction Adoption Report – Build Digital https://arrow.tudublin.ie/cgi/viewcontent.cgi?article=1002&context=builddigitalrep
- ICMS3 Explainer: https://arrow.tudublin.ie/cgi/viewcontent.cgi?article=1011&context=builddigitaltool

Government Reports & Publications

- The Digital Ireland Framework: https://www.gov.ie/en/department-of-the-taoiseach/publications/harnessing-digital-the-digital-ireland-framework/
- Expert Group on Future Skills Needs report identifies Skills Needs to support delivery of Climate Action Plan over the coming decade https://www.gov.ie/ga/an-roinn-fiontar-turas%c3%b3ireachta-agus-fosta%c3%adochta/preaseisiuinti/expert-group-on-future-skills-needs-report-identifies-skills-needs-to-support-delivery-of-climate-action-plan-over-the-coming-decade/#:~:text=The%20Expert%20Group%20on%20Future%20Skills%20Needs%20report%20outlines%20recommendations,energy%20generation%2C%201.5%2D2.5GW
- Skills for Zero Carbon Report: https://www.skillsireland.ie/latest-news/2021/skills-for-zero-carbon/
- MMC Action Plan: https://www.gov.ie/en/department-of-further-and-higher-education-research-innovation-and-science/publications/modern-methods-of-construction-action-plan/
- Department of Public Expenditure, Infrastructure , Public Service Reform and Digitalisation Annual Report: https://assets.gov.ie/static/documents/Annual_Report_2024_English_Version.pdf
- Reducing Embodied Carbon in Cement and Concrete Through Public Procurement in Ireland Report: https://enterprise.gov.ie/en/publications/publication-files/reducing-embodied-carbon-in-cement-and-concrete-through-public-procurement-in-ireland.pdf

SCSI Chartered property, land and construction surveyors

Dating back to 1895, the Society of Chartered Surveyors www.scsi.ie Ireland is the independent professional body for Chartered Surveyors working and practicing in Ireland.

Working in partnership with RICS, the pre-eminent Chartered professional body for the construction, land and property sectors around the world, the Society and RICS act in the public interest: setting and maintaining the highest standards of competence and integrity among the profession; and providing impartial, authoritative advice on key issues for business, society and governments worldwide.

Advancing standards in construction, land and property, the Chartered Surveyor professional qualification is the world's leading qualification when it comes to professional standards. In a world where more and more people, governments, banks and commercial organisations demand greater certainty of professional standards and ethics, attaining the Chartered Surveyor qualification is the recognised mark of property professionalism.

Members of the profession are typically employed in the construction, land and property markets through private practice, in central and local government, in state agencies, in academic institutions, in business organisations and in non-governmental organisations.

Members' services are diverse and can include offering strategic advice on the economics, valuation, law, technology, finance and management in all aspects of the construction, land and property industry.

All aspects of the profession, from education through to qualification and the continuing maintenance of the highest professional standards are regulated and overseen through the partnership of the Society of Chartered Surveyors Ireland and RICS, in the public interest.

This valuable partnership with RICS enables access to a worldwide network of research, experience and advice.

www.scsi.ie

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