



Chartered property,
land and construction
surveyors

Check.  They're Chartered.

A Clear Guide to the services provided by Chartered Building Surveyors

Client Guide



Chartered Building Surveyors

Chartered Building Surveyors are highly valued professionals who offer a variety of services across the whole of the built environment. The knowledge base of a Chartered Building Surveyor is broad but based on a solid technical understanding of how buildings work both technically and functionally. Their role therefore touches on all aspects of the construction and property industries, allowing them to approach their jobs from a holistic angle. The full range and attributes of Chartered Building Surveyors is too large to cover here, but some key highlights include:



Commercial Pre-Purchase Advice and Vendor Building Surveys

- For investment, owner-occupiers and pre-lease.
- Building adjoining sites that are being redeveloped.
- Building adjoining roads / bridges that are being widened / altered.
- Building Survey reports specifically for sale of assets.
- Preparation of Capital Expenditure plans.



Pre-purchase advice and Building Surveys

- When purchasing a residential property, it is vital that a survey of the building is carried out to identify the condition of the property and any potential construction, planning or legal issues.
- There are a number of different levels of surveys available from basic building survey (level one), which provides an overview of the property's condition and highlights significant issues, to full building surveys (level three), which provides a comprehensive breakdown of the structure and condition of the property and will list defects and provide advice on repairs and maintenance and high level costs.



Dilapidations

- Dilapidations Assessment reports – early planning for budgets.
- Advice on exit strategy.
- Schedules of Dilapidations for landlords and defense of Schedules of Dilapidations for tenants.
- Schedules of Condition to limit tenant's liability.



Property Management

- Issuing landlords consent for tenant alterations and monitoring of tenant alterations for landlords.
- Planned Preventative Maintenance reports.
- Stock condition surveys.



Development Monitoring

- Monitoring developments for Lenders, Investors and Occupiers.
- Reports on drawing down of finding including assessment of Contractor Valuations.



Contract Administration

- An essential element of any building project is the contract administration.
- Building Surveyors provide a holistic service from the design and specification of a project, through preparation of tender documents, selection of contractor, and the management of on-site work to final completion and certification.
- Assessment of monthly valuations and administer the Building Contract in a fair manner for the Employer and Contractor.



Design

- Building Surveyors can develop a project from initial conception through to final design stage whether commercial or residential.
- Because of their wide knowledge base, Building Surveyors are well suited to leading a multidisciplinary team, to completion of refurbishment, new build and space planning projects.
- Development Monitoring where building adjoining sites that are being redeveloped.
- Assessment of tenants fit out design where elements of the fit out are being retained at the end of the lease or if the tenant is altering landlord fixtures & fittings as part of their fit out.



Project Management

- On projects which require liaising between a variety of specialist consultants, it is important to have a Project Manager to coordinate and control the project to ensure it is completed on schedule, budget and brief.
- The wide scope of knowledge that a Building Surveyor has provides them with all the attributes to be an excellent Project Manager/Lead Consultant. Building Surveyors can offer insight into projects based on experience.



Statutory Compliance

- The Chartered Building Surveyor can provide in-depth advice on Planning Permission, Fire Safety Certificates (FSCs) and Disability Access Certificates (DACs), Property Registration Authority (PRAL) mapping, Multi-Unit Development (MUD) Act, housing standards and health and safety compliance.
- The Chartered Building Surveyor can act as an Assigned certifier and provide professional advice and support in relation to the implementation of the Building Control (Amendment) regulations, generally known as BCAR, statutory requirements in regard to Safety Health and Welfare at work Acts and Regulations including the construction regulations etc. Building Surveyors are one of only three professional groups recognised under Building Control Legislation that can certify design and completion of building projects.



Retrofitting

- Suited to provide in depth consultancy on retrofitting of residential & commercial buildings.
- Provide analysis on - **Deep retrofitting** - a 'fabric first' approach to reducing energy losses such as external wall, roof and floor insulation. **Mid retrofitting** - easy install by owner or existing standard grant aided improvements such as windows and attic insulation and heating upgrades that don't impact occupancy. **Shallow retrofitting** - a 'technology first' approach to heating and energy such as adding PV's and external air source heat pumps or exhaust air ventilation heat pumps that don't impact the fabric.
- Identify and provide insights on relevant grant funding.
- Outline potential pitfalls/ challenges that owners/ occupiers may encounter.
- Outline off-site approaches where applicable.
- Final assessments of all works completed to align with Sustainability accreditations.
- Building Conservation accredited surveyors are best placed to provide consultancy services when dealing with a protected structure.
- Sustainability Assessments

Other SCSI consumer guides

The SCSI has a range of free guides available for downloading.

Further information

We hope this guide is useful to you. If you'd like to know more about Chartered Building Surveyors or how the SCSI can help, please contact us.

Find a Surveyor

Visit our website www.scsi.ie or alternatively email info@scsi.ie or call 01 6445500

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

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

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

Members of the profession are typically employed in the construction, land and property markets through private practice, in central and local government, in state

agencies, in academic institutions, in business organisations and in non-governmental organisations.

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

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

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

Society of Chartered Surveyors Ireland
38 Merrion Square, Dublin 2, Ireland
Tel: + 353 (0)1 644 5500
Email: info@scsi.ie

www.scsi.ie
