

A Clear Guide to Chartered Building Surveyors

Client Guide



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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 Chartered Building Surveyors touches all aspects of the construction and property industries, which allows them to approach their jobs from a more holistic angle. The full range and attributes of Chartered Building Surveyors is too large to cover here, but some key highlights include:



Building pathology

The early identification and accurate diagnosis of a building defect or failure can often result in minimising damage and considerably reduce the cost of carrying out remedial work. Building Surveyors will analyse the building defect/failure to gain an understanding of the circumstances, which resulted in the failure/defect occurring, develop a practical and cost effective course of remedial action to provide a long term solution.

➤ **Key attributes:** *Analytical skills; attention to detail; knowledge of construction materials and techniques (both historic and modern)*



Pre purchase advice and Building Surveys

When purchasing a new property it is vital that a survey of the building is carried out to firstly identify the condition of the property and any potential issues with the building. There are a number of different levels of surveys available from basic building survey (level one), which provides you with an overview of the property's condition and highlight significant issues, to full building surveys (level three), which provide a comprehensive breakdown of the structure and condition of the property and will list defects and advise on repairs and maintenance.

➤ **Key attributes:** *Accuracy and an eye for detail; knowledge of construction materials and techniques (both historic and modern)*



Dilapidations

At the termination of a lease there are often obligations written into the terms of the lease, which must be complied with, and whether acting for landlord or tenant it is important that the exact extent of these obligations are identified. Building surveyors specialising in providing advice as to the extent of landlord or tenant obligations and will assist in the negotiation of a fair resolution. It is also important that a record of condition is taken prior to commencement of a new lease term and the possible impact of repairing obligations be advised upon by a Chartered Building Surveyor.

➤ **Key attributes:** *Legal knowledge and strong negotiator; attention to detail*



Property management

Planned preventative maintenance is now a fundamental part of property and asset management. Building surveyors knowledge of material life cycles and costings, mean they are ideally suited to draft up planned maintenance programmes and building investment funds which allow for accurate budgeting over a period from 3-20 years.

➤ **Key attributes:** *Lateral thinking and organisational skills; knowledge of construction materials*



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.

•➤ **Key attributes:** *Diplomacy and pragmatism; legal knowledge; knowledge of construction materials and techniques*



Design

Whether looking to develop a new building or alter/extend an existing one, it is vital that the finished product meets both the practical and technical requirements of the buildings intended use. Building Surveyors will often take on a project from initial conception through to final design stage.

•➤ **Key attributes:** *An innovative approach to problem solving; knowledge of modern construction materials and techniques*



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. The wide scope of knowledge that a building surveyor has provides them with all the attributes to be an excellent project manager.

•➤ **Key attributes:** *Ability to manage and motivate people; lateral thinking and organisational skills*



Statutory Compliance

The proliferation of regulations with regard to buildings and construction means that advise is needed from a professional with an understanding of the broad areas covered. For example, the implementation of the Building Control (Amendment) Regulations, has brought significant changes to the building control system with the requirement that all projects requiring planning permission, must be administered and signed off by a suitably qualified professional at both design and construction stages. Chartered Building Surveyors also provide advice on all other building regulations including fire safety certificates, Property Registration Authority mapping, Multi-Unit Development Act, disability access, housing standards and health and safety compliance.

•➤ **Key attributes:** *Knowledge of construction materials and techniques; Regulatory knowledge; lateral thinking and organisational skills*

Other SCSi consumer guides

The SCSi has a range of free guides available for downloading. Some of these include;

Owners guide to the new building control regulations

Surveys of residential property

A guide to the Chartered Valuation Surveyor

A clear guide to selling a home

A guide to owner management companies in multi-unit developments

A clear guide to flooding

Property and Boundaries – A checklist for purchasers

A clear and impartial guide to boundary disputes

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.

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