

# A guide to the benefits of working with a Chartered Quantity Surveyor



**RICS**

the mark of  
property  
professionalism  
worldwide

**The Society of Chartered Surveyors Ireland** is the leading organisation of its kind in Ireland for professionals working in the property, land and construction sectors. As part of our role we help to set, maintain and regulate standards – as well as providing impartial advice to governments and policymakers. The Society has over **4,000 members and is closely linked to RICS**, the global professional body for Chartered Surveyors with over **100,000** members worldwide who operate out of **146 countries**, supported by an extensive network of regional offices located in every continent around the world.

To ensure that our members are able to provide the quality of advice and level of integrity required by the market, **Society of Chartered Surveyors Ireland/RICS** professional qualifications are only awarded to individuals who meet the most rigorous requirements for both education and experience and who are prepared to maintain high standards in the public interest. With this in mind, it's perhaps not surprising that the letters **MSCSI/MRICS** are the mark of property professionalism in Ireland and worldwide.

# Why use a Chartered Quantity Surveyor?



Chartered Quantity Surveyors are construction cost and project management experts.

They estimate and monitor construction costs, from the feasibility stage of a project through to the completion of the construction period. After construction they may be involved with tax depreciation schedules, replacement cost estimation for insurance purposes and, if necessary, mediation and arbitration.

Chartered Quantity Surveyors also have a detailed knowledge and offer invaluable advice in relation to procurement strategies for construction projects, whether publicly funded (the Chartered QS will have knowledge of the statutory procurement rules) or privately funded projects.



Quantity Surveyors work on projects ranging from office blocks, schools, hospitals, factories, residential housing estates and Multi Unit developments to bridges, railways, roads and other infrastructure projects.

"Chartered" marks the attainment of the "Gold standard" of professional competence.



A Chartered Quantity Surveyor will have been assessed by a peer group of experienced practitioners and judged to have the blend of commercial and technical skills and expertise to operate at the highest level in today's construction and property markets.

Chartered Quantity Surveyors add value to construction projects through their unique blend of construction knowledge and their in depth knowledge of current construction costs.

# The Chartered Quantity Surveyor's role and input on a building project may typically include the following:



## Design Economics & Cost planning/estimating

Add value at the early design stages of a project through design solutions that optimise cost and value. A Chartered Quantity Surveyor will ensure that the client will obtain maximum value for money on their project.

## Procurement & Tendering

Advise on procurement strategy appropriate for the project.

Prepare detailed tender documentation that will reduce the possibility of cost overruns on the project.

Analyse tender returns and negotiate where appropriate, with the successful tenderer.



## Contract Administration

Prepare contract documents and advise the client on the content of same and advise of all actions required by the client during the process.

## Commercial Management

During the works the Quantity Surveyor will typically value the works as undertaken by the contractor at regular intervals. The contractor will thus only be paid for work physically done.

The Chartered Quantity Surveyor will negotiate the cost of any additional works requested of the contractor.

Periodic cost reports will be issued at agreed intervals to the client outlining the cost status of the project vis-a-vis the agreed contract sum.

The Chartered Quantity Surveyor will negotiate the final account with the contractor and report thereon to the client.



# Chartered Quantity Surveyors may also adopt specialisations including:

## Project Management

Chartered Quantity Surveyors have proven very successful in becoming the building project promoter's "single point contact" for building projects. Essentially, the Chartered Quantity Surveyor is well placed with their construction and administration skills, to manage the entire project on behalf of the client.

## Life Cycle Costing

Provide the client with total cost and spend profile for their building or in the case of proposed new buildings prepare cost options on the likely total cost of the building over its life span and review the current capital cost options available to reduce the life cycle cost of the building. This can typically include a review of the Mechanical, Electrical, finishes and indeed the fabric of the building.

## Taxation

Chartered Quantity Surveyors can specialise in Capital Tax Allowance calculations for owners of buildings.

## Insurance

Chartered Quantity Surveyors can prepare insurance reinstatement valuations for owners of existing buildings.

They can also prepare claims for loss associated with damage to property

## Building Information Modeling (BIM)

Chartered Quantity Surveyors are experts in Building Information Modeling (BIM) which produces digital representations of physical and functional characteristics of a building. BIM has the potential to improve the speed of the delivery and reduce costs.



## Chartered Quantity Surveyors may also adopt specialisations including:



### Sustainability

Chartered Quantity Surveyors are ideally placed to provide accurate cost information to prospective building project promoters or indeed existing building owners, in relation to the numerous, and growing number of options available to them to reduce their carbon footprint.

### Construction Disputes

Chartered Quantity Surveyors have an in depth knowledge of the prevailing conditions of contract applicable to building contracts in Ireland. In this regard, a Chartered Quantity Surveyor can become an indispensable part of your team in the preparation of contractual claims or indeed the defence of claims that may arise in building projects

### Funding Applications

All applications for funding to Government bodies, semi state bodies and/or privately funded bodies, seem to require detailed cost projections for the project in hand. A Chartered Quantity Surveyor is recognised by all funders as being the appropriate person to provide cost information in this regard.



### Insolvency

Chartered Quantity Surveyors can provide expert advice in relation to the procedures that must be adopted in the event of the insolvency of a contractor/subcontractor on a building project.

# Benefits of using a Chartered Quantity Surveyor

- Increased certainty your project will be on time and within budget
- Added value to the building project in terms of cost and value optimisation
- Chartered, competent professionals, regulated to international standards
- Confidence that the surveyor has adequate Professional Indemnity Insurance to protect our client/customer
- Access to independent complaints handling procedure

To find your local Chartered Quantity Surveyor visit  
[www.scsi.ie](http://www.scsi.ie)



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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