Building the Environmental capacity of the surveyor

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The purpose of this short presentation is to highlight how the surveyor is being enabled to properly take into account how environmental issues affect Real Estate. Just how is the Environmental Capacity of the surveyor being enhanced?
Building the Environmental capacity of the surveyor

Wake up and smell the coffee

Using modern mapping to ascertain historic land use
The growth of consumer demand

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The property lifecycle - the surveyor is at the heart of the solution

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How does the profession reflect these intangible effects into appraisal?

It is increasingly important that it is done and in such a way as to offer added value to all stakeholders.

The medium in the UK and increasingly through Europe wide valuation standards is to set benchmarks demanding greater standards from the valuer.

A push-pull approach

“Unless expressly stated to the contrary in the Terms of Engagement, for instance the Assumptions contained in UK Appendix 3 paragraph 4.3.6, Valuer’s have an obligation to investigate consider and report on any material feature that affects a property or its surroundings that could impact on value”

UKGN1 Para 1.2
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What “topics”?  
Contamination and environmental matters  
Mineral workings  
Waste  
Flooding  
Asbestos  
Radiation  
Disability Discrimination  
Fire Safety Law  
Energy Performance certificates

“If contamination is suspected the valuer should alert the client if they believe it could have a significant impact on value”

“Valuer’s are expected to make themselves aware of any parts of their area...where there may have been past mining activity”

“Valuer’s are expected to be aware of flooding issues which may affect the property”

Tools are available to enable the surveyor to find out.
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Can we do it alone?

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“The Society for the Environment aspire to be the leading and coordinating professional body in environmental matters and a pre-eminent champion of a sustainable environment. The Society will achieve this by nurturing and harnessing the combined resources, knowledge, expertise and achievements of the professional and learned members which are its members”

Mission Statement of Soc Env
Surveyors can and are leading the way in promoting a sustainable world fit for future generations.

But we need to work with others to make a bigger impact.

The importance of environmental issues to practice is a today issue.