

Surveyor - Valuation

A valuation surveyor carries out valuations on residential, commercial or industrial property, and organises its sale or rent and advises on investment, development and management of properties. They may be called commercial or residential surveyors.

The Work

You could be:

- inspecting property, for example a building, a piece of land or items of agricultural machinery
- assessing its likely value, taking into account size, condition, location and market trends
- organising and perhaps carrying out the sale of property by auction, open tender or private sale (see also job article [Auctioneer](#))
- advising on a suitable rent for property to let and managing portfolios for landlords
- assessing properties and negotiating business rates, capital taxation, acquisitions and disposals
- suggesting to property owners ways they can increase the profit on their property investments through, for example, redevelopment
- assessing the possible effects of developments on the environment
- producing documents for mortgage valuations, tenancy contracts and other legal matters
- producing homebuyer reports and energy performance surveys.

Pay

The figures below are only a guide. Actual pay rates may vary, depending on:

- where you work
- the size of company or organisation you work for
- the demand for the job.

The average starting salary for valuation surveyors is around £18,000 to £25,000 a year. With experience this can rise to between £30,000 and £40,000 a year. High earners can earn up to £65,000 a year, sometimes more. You can make extra on commission in some jobs.

Conditions

- You work from an office but you are mostly out at meetings or on site.
- You travel locally to different premises.
- You have to climb about (possibly on roofs) and crawl under floors.
- You have to work long hours, with visits extending into evenings and weekends.

Getting In

You gain chartered or associate status by following one of the routes approved by the Royal Institution of

Chartered Surveyors (RICS).

- Studying a degree accredited by RICS followed by a period of supervised practical training (Assessment of Professional Competence).
- If your degree is not RICS-accredited, you can do an accredited postgraduate qualification.
- You can enter a job with some subjects at National 5 and Highers and train towards the AssocRICS qualification (associate member of RICS) for 4 years.
- Alternatively, if you have an HNC or HND you could get a trainee job and work towards RICS associate membership with two years of supervised training.
- Entry requirements for an HND are 2 Highers, and for a degree, 4 Highers. English and Maths are preferred.

In addition to the above:

- you usually need a driving licence
- you must be generally fit and agile as you have to climb ladders and scaffolding and crawl underground
- staff on construction sites must hold a Construction Skills Certification Scheme (CSCS) card or equivalent. You will need to pass a health and safety test to qualify for this scheme.

There are job opportunities with estate agencies, property developers, housing associations, local authorities and industrial companies.

What Does It Take

You need:

- to be persuasive, with strong negotiating skills
- good maths skills
- analytical skills to interpret data
- good 'people' and networking skills to build up professional contacts
- commercial awareness
- a good knowledge of the property market including the local area
- the ability to work under pressure to meet targets
- good judgement
- excellent communication skills.

Training

- Once you have completed an accredited degree you would find employment as a trainee surveyor.
- To qualify as a chartered surveyor you would complete your Assessment of Professional Competence (APC) which is 24 months of structured training, consisting of on the job learning and assessment. This leads to RICS membership and the status of chartered surveyor.
- Chartered Surveyors have to complete at least 20 hours continued professional development (CPD) every year.

Getting On

- With experience, you can apply for promotion to managerial grades within the larger organisations.
- There are also jobs abroad.

Contacts

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Twitter: @RICSnews

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Survey Association

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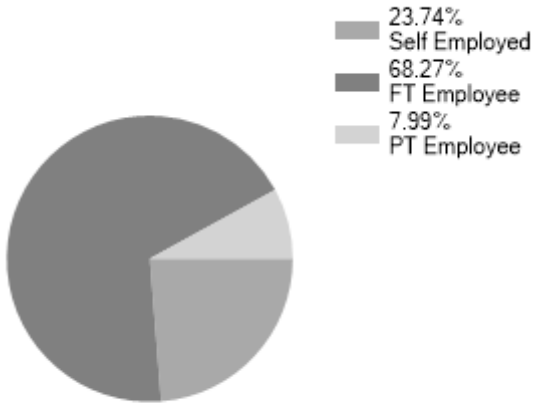
Website (2): www.becomeasurveyor.co.uk

Twitter: @surveyassoc

Facebook: www.facebook.com/TheSurveyAssociation

Statistics

Employment Status UK %



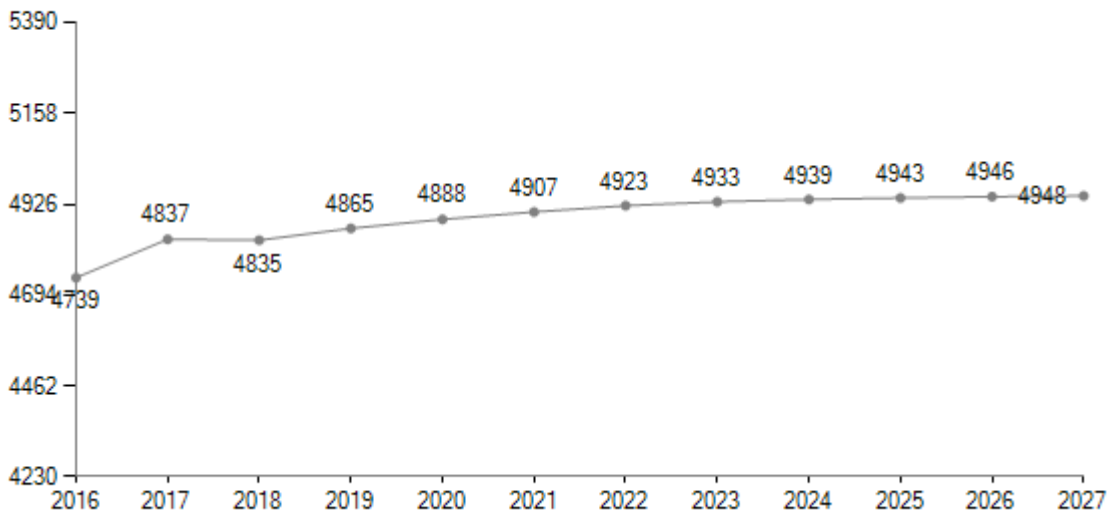
Past Unemployment - Scotland

Date	Unemployed
Dec 2018	0.1%
Mar 2019	0.1%
Jun 2019	0.1%
Sep 2019	0.1%

LMI data powered by [EMSI UK](#)

LMI data powered by [LMI for All](#)

Predicted Employment in Scotland



LMI data powered by [EMSI UK](#)