

Surveyor - Building

A building surveyor examines the structure of buildings (newly built, historic, recently damaged, being renovated or up for sale) to assess their condition and to identify any faults. They work on a range of projects, such as residential, commercial and industrial buildings.

The Work

You could be:

- examining buildings to check for structural damage or other defects
- assessing buildings which have suffered vandalism, fire or storm damage
- preparing building plans and proposed designs
- estimating the costs involved and preparing tenders
- advising on the suitability of a particular building for a particular purpose
- advising on aspects such as building regulations, health and safety, energy efficiency and environmental impact
- dealing with planning applications, grant requests and property disputes, for example boundaries
- managing construction projects
- giving evidence in court for clients or as an expert witness.

Some surveyors specialise in local authority building control, which involves administering improvement grants and checking that building work is completed to a satisfactory standard. See [Building Standards Surveyor](#).

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.

Starting wage for a graduate is around £22,000 to £26,000 a year. With experience this can range between £28,000 and £50,000 a year. Senior or head surveyors can earn up to £70,000 a year or more.

Conditions

- You would work from an office, but would travel to different buildings and construction sites.
- You must wear a hard hat and other safety gear while on site.
- You may have to work at heights and even under floors.
- You may have to work some evenings or 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 (SCQF Levels 9-10) 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 or conversion course.
- You can enter a job with some subjects at National 5 and Highers and train on the job for the AssocRICS qualification (associate member of RICS) for 4 years.
- Alternatively, if you have an HNC (SCQF Level 7) or HND (SCQF Level 8) 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
- should be generally fit and agile, as you have to climb ladders and scaffolding and crawl underground
- should hold a Construction Skills Certification Scheme (CSCS) card or equivalent, to work on building sites. 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 have:

- good communication and negotiating skills
- good powers of observation
- good organisational and planning skills
- a detailed knowledge of building regulations
- awareness of health and safety matters
- analytical and problem solving skills
- IT skills.

You need to be able to:

- understand building plans and do technical tasks
- interpret data
- be decisive and assertive - willing to make unpopular decisions
- work in a team and manage people
- take responsibility
- work to deadlines.

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 20 hours continued professional development (CPD) every year.

Getting On

- Promotion chances are better in larger organisations.
- You might progress to become a project manager.
- You could become self-employed.
- You may be able to work abroad.

More Information

For more information please see organisations below:

- [Construction Industry Training Board](#) (CITB)
- [Surveying Association](#) (TSA)

Contacts

GoConstruct

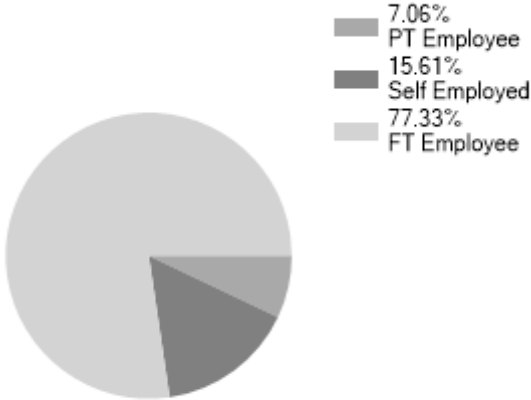
Website: www.goconstruct.org

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Statistics

Employment Status UK %

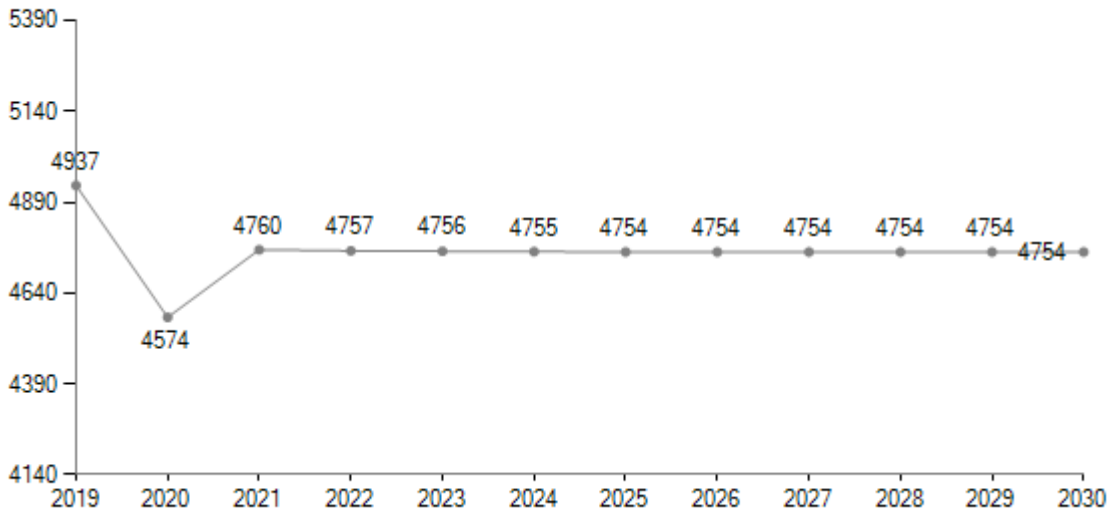


Past Unemployment - Scotland

No Claimant statistics available for Scotland.

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

Predicted Employment in Scotland



LMI data powered by [EMSI UK](#)