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# The importance of a desktop evaluation

**isurvinfo.com**

# About this paper

This case study by Chris Rispin (BSc, FRICS) explores some of the theory a valuer needs to be aware of when valuing new build property, including the important desktop evaluation. This case will examine how to apply desktop evaluation theory into practice using a development in Derby as a working case study.

# Before visiting the site – desktop evaluation

**The site under consideration is just outside Derby. The case revolves around producing a standard mortgage valuation. A specific lender is not used and so reference in the report will only be made to the general remarks that could be expected in most templates.**

The instruction received was dated September 2008 and the purchase price is quoted as £100,000. It is important to choose a point in time because the economic situation may vary at different times and this may influence how the valuation is approached. Valuers will monitor activity on a daily basis, but this should not prevent them taking an objective view from time to time of what is happening locally and comparing to the national situation. At that time in 2008 the market was in decline, few properties were selling and builders were offering property at discounts to reduce stock. Mortgages were in limited supply and this had an impact upon affordability. The shortage of transactions made it difficult for valuers to find suitable comparable evidence.

When circumstances are unusual, for whatever reason, the valuer needs to record them on the site notes and if they are such that they could influence a decision to buy or lend then the customer needs to be advised. This could be more relevant for a new development as there is a greater supply of property in one place likely to be coming on the market at one time.

A desktop review before leaving the office, given the facilities now available is more important than ever, although it may be seen as adding more time to the process. (Technology has advanced since this section was first written, and systems operated by Hometrack, Calnea Analytics and Rightmove are in common use - but there is a cost. They require further detailed examination, which will be the subject of a future update.)

In fact the desktop review might save time and reduce risk by highlighting features that the valuer needs to focus on. There is a very different view of matters from the air than on the ground. A quick phone call to the site office or appointed agent to book an appointment and find out the type of property will assist in the desktop review. In this case it is a flat.

> "A desktop review before leaving the office, given the **facilities now available** is more important than ever, even though it may be seen as **adding more time to the process**.

## Site identification



**Image reproduced with permission from Landmark**

As it is a new site then established criteria may not apply and a little more research into the former use of the site and its consents for current/intended use are important. The hybrid map available through Promap can be very useful on brownfield sites.

The Bird's eye aerial photograph on Rightmove also shows the historic situation:



**The Bird's eye view on Rightmove of the former use of the site -**
image sourced from rightmove.co.uk

A standard aerial view taken some time later shows the start of the development. Unfortunately the date the photograph was taken is not shown. This highlights how a bit of prior research can help establish what questions need to be addressed on site. More recently the date the photograph was taken has been included on such photographs.



**An aerial photograph on Rightmove taken later than the previous image -**
**image sourced from rightmove.co.uk**

In some cases it may take some time for the aerial photograph to be updated. The following image shows transactions recorded on another development available through HMLR, with the site partially developed.



**Image sourced from rightmove.co.uk**

Yet the equivalent OS extract shows the development complete. This situation can in some ways be helpful as it shows what has happened. However, if it is a more recent picture then it may be necessary to delve into the archive. Mapping through Promap shows the current situation.



**Image reproduced with permission from Landmark**

Returning back to the subject site, the introduction of Street View through Google gives an opportunity to have a look at the area to remind yourself of what you can expect. Again this will be at a point in time, but it gives an indication of the type and range of properties in the immediate vicinity.

> Returning back to the subject site, the **introduction of Street View** through Google gives an **opportunity to have a look at the area** to remind yourself of **what you can expect.**

# What is in the public domain

The next stage is to establish what is in the public domain about the site. This usually includes a website search of:

- the Health Protection Agency for radon;

- the Environment Agency for flooding, and;

- an overview site such as Homecheck to establish whether any more environmental reports should be requested and/or what questions would be asked on site. Note that the Homecheck site has limited applications for commercial use.

You know from aerial photos that there was a factory on site and the environmental area suggests that there are historical land uses that match this, although there is slight discrepancy on the flooding, which local knowledge would resolve.

More emphasis is placed on environmental considerations on a new site than an established one, because things have changed. Where it is a brownfield site like this one, you need to establish what risks there are and what (if anything) has been done.

## Radon

For radon, the HPA website would be a primary source but see also BRE's radon website which identifies that Derbyshire has a new radon map. This should be checked.

See the Radon Map of the UK or see the Indicative Atlas of Radon in England and Wales (2007) published by the HPA and available free from the HPA's website. Based on this level of detail, the assumption was made that radon is not an issue.

## Flooding

Checking the flooding risk is very important and should be done for every case. The Environment Agency (EA) has useful instructions on how to use the EA flood map.

Here are the steps to get the information you need, using the case study property.

How to check the flood risk

1    Go to the Flood section of the Environment Agency website.

2    Use the postcode search option on the right hand of the screen to enter the postcode (in this case DE72 3WR).

3    On the map you see, to see the features you need with sufficient clarity, you will need to enlarge to a scale of 1:20,000. (Use the plus button on the map to do this.)

4    You should now see a large blue area: this is the flood plain of the River Derwent.

The site is here and the contour lines indicate that the ground rises from 40m to 50m in the vicinity. There appears to be a small brook running nearby and it may be worth checking if that is open near the actual site and how far the subject property is away. Nevertheless on the basis of the mapping the property falls outside the defined flood plain.

> More emphasis is placed on **environmental considerations** on a new site than an existing one because **things have changed.**

## Pollution

Under a different part of the Environment Agency website you can check pollution incidents. Clicking on the red triangle gives the details of an incident in 2002 that was relatively close by. Local knowledge may indicate more, but it is recorded as a water incident of major significance. This is unlikely to impact on the value of the subject site, and it is beyond the scope of the mortgage valuation to undertake a fuller assessment.

## How to check the pollution risk

1   Go to the Industrial pollution page of the Environment Agency website.

2   Use the postcode search option on the right hand of the screen to enter the postcode (in this case DE72 3WR).

3   As with the flood map, to see the features you need with sufficient clarity, you will need to enlarge to a scale of 1:20,000. (Use the plus button on the map to do this.)

4   Pollution incidents will show as a red or orange triangles.

5   On the left hand menu there is also an option to click on Landfill. In this instance it shows a pink triangle denoting a landfill site near the subject property.

Again it is beyond the scope of the mortgage valuation to go into specific detail, although if the site is emitting methane thean it may be that a new site has to incorporate vents and this can be checked visually on site and/or by questions of the site agent so that further recommendations can be made as appropriate.

Using Rightmove's aerial view, you can look at a satellite image of the site.



**Image sourced from rightmove.co.uk**

It is thought that the waste site is here (see arrow), which is some 600m away from the subject site. It would clearly be a different matter if the subject was the housing neighbouring this site. In such circumstances a fuller environmental report would be required with details of what remedial measures/investigations had been undertaken.

## Coal mining

Coal mining was common throughout the Midlands during the last 150 years and it is sensible to check whether the subject site is affected. Although it is not a precise search, the Coal Authority has a facility based on the postcode. All this indicates is whether, in the Coal Authority's view, a full mining report is required. In this case it states that a report is not required so it is reasonable to make an assumption that coal mining is not a problem. If a report had been required then this would be referred to the lender for further action usually through the conveyancer.

## Homecheck

The Homecheck site pulls much of the previous information together in summary form. It is not intended for commercial use and should only be used as a guide. It considers a 500m radius and as such is not postcode specific. There may be restrictions on how often you can use this site.
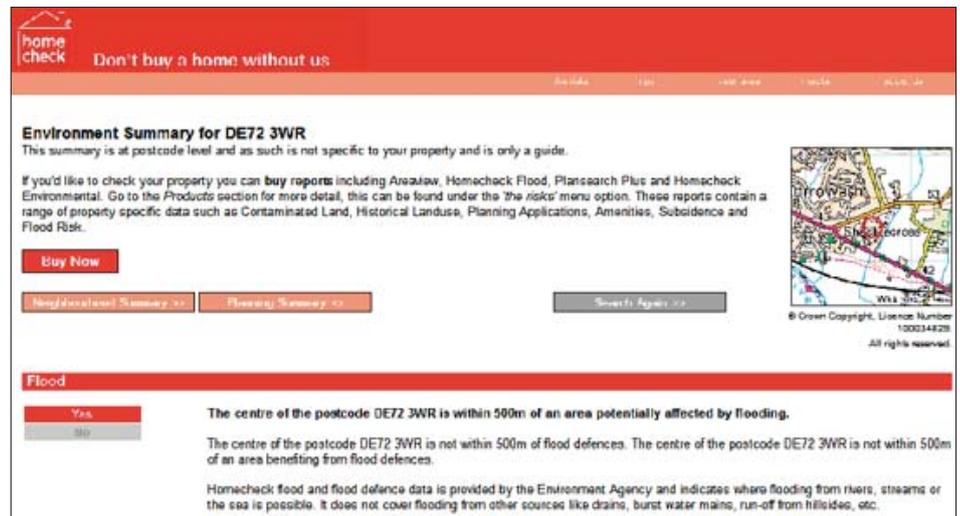


**Image reproduced with permission from Landmark**

For this site Homecheck indicates that it is within 500m of an area potentially affected by flooding and you were able to ascertain this by reference to the Environment Agency site.

The next areas relate to subsidence, radon and coal mining, the latter two come out with a clear result. However, you may know differently as these are only a guide. For subsidence the site registers as medium and it does not indicate why at the free level of access. It may be that it is on a site of clay subsoil and by further enquiry, on-site visual checks or local knowledge the valuer may ascertain why. As it is a new site it is very likely that any subsidence risk will have been neutralised by design and requirements under Building Control. However, this could generate a useful question on site.

> As it is a **new site** it is very likely that the **subsidence risk** will have been **neutralised by design** and requirements under Building Control. However, this could generate a **useful question on site.**

**Images reproduced with permission from Landmark**

The landfill site is not referred to, but there is reference to past industrial use and this was apparent from the aerial photography. This would stimulate further enquiries to ensure there had been a proper site survey undertaken to exclude risk of contamination, although there appears to be low pollution risk.

The neighbourhood summary is not site specific and is more likely to be meaningful if the valuer regularly studies these findings, ranks the areas appropriately and relates the findings to value.

**Image reproduced with permission from Landmark**

## Local Sales

The next desktop check is to determine what has sold in the vicinity and what is available on the market.



**Lacemakers Close: there was no Land Registry data at the date of the valuation. Therefore you must rely on the information from the site sales office -**
image sourced from rightmove.co.uk

The search on Rightmove of Land Registry data did not reveal any sales at the date of valuation, but there were other sales nearby and one particular development is shown below.



**Image sourced from rightmove.co.uk**

This looks more attractive but the on-site visit will reveal more. It is also appropriate to search current sales, there are numerous sites such as Rightmove, Zoopla, Prime Location, etc.

Most of these providers operate on the basis of using a postcode and then refining the search. Note that these show current asking prices and therefore work is required to establish how closely these respond to selling prices.

## Completion of desktop evaluation

Having obtained all this information, the valuer is ready to go out on site having a good background knowledge of what questions need to be asked and what further investigations may be needed within the scope of the mortgage valuation to establish the value of the subject property.

This case study and the following property checklist are part of the extensive knowledge which can be found on isurv Valuation.

With practical insights on all built environment issues from RICS and industry experts, isurv is the single source of reliable information and advice that helps you resolve work related issues. With downloadable templates, checklists and practical case studies, isurv is easy to navigate and allows you to quickly find the information you require.

## Residential valuation and instruction site notes

Following the 'desktop evaluation' is the actual site inspection. The extensive data that needs to be collected on inspection will help the valuer form a view of the nature of the product and what evidence is required to prove the value.

The RICS Valuation instruction and site notes form provides a good starting point to allow you to collate the necessary information from a residential property inspection ensuring you are covering key areas.

Legislation and regulations change frequently. These site notes form a good benchmark but will need to be checked to reflect such changes. This document template is provided as a sample only. It is the user's responsibility to check and adapt this as necessary to suit the particular instruction and prevailing circumstances.

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# Valuation instruction and site notes
## Property address:

| VALUATION INSTRUCTION | | | | |
|---|---|---|---|---|
| **Date and time of instruction** | | **Taken by** | **Date of appointment** | |
| **Client** | | | **Time** | |
| **Lender** | | | **Purchase price £** | |
| **Applicant** | | | **Estimated value £** | |
| **Property to be inspected** | | | **Advance required £** | |
| | | | **Term of loan** | |
| | | | **Type of inspection** | |
| **Viewing arrangements/estate agent** | | | **Surveyor** | |
| | | | **Reference** | |
| | | | **Valuation fee £** | |
| | | | **Delay** | |
| **Vendors** | | **Tel. home** | **Tel. work** | |
| **Instruction received from** | | | | |
| **Address** | | | | |
| **Tel.** | **Fax.** | | **Ref.** | |

**Applicant's address where private valuation, home buyer report or building survey is required:**

**Address**

**Tel. home**          **Tel. work**

**Client's special requirements:**

| SITE NOTES | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Time of arrival:** | | **Time of departure:** | | **Weather:** | ☐ Dry ☐ Wet | ☐ Overcast | ☐ Fog | ☐ Snow |

| **Tenure:** ☐ FH ☐ LH ☐ CH | **Ground rent: £** | **Unexpired term:** | **Service charge: £** |
|---|---|---|---|

**Information provided by** ☐ Vendor ☐ Agent ☐ Applicant ☐ Tenant ☐ None

**Inspection limitations** ☐ None

| **Current mortgage lender** | **Original purchase price £** | **Date of purchase** | **Sale agreed/est. value is £** |
|---|---|---|---|

**Occupancy** ☐ Occupied ☐ Vacant ☐ Furnished ☐ Unfurnished ☐ Carpets | **Occupier:**

**Location** ☐ Est. Res. area ☐ Local authority ☐ Industrial ☐ Commercial ☐ Cons. area ☐ Rural ☐ Other:

| ☐ Carpets: | ☐ Timber ☐ Damp G'tees | ☐ Underpinning: |
|---|---|---|
| ☐ NHBC ☐ Zurich ☐ Architect | ☐ Replacement wall ties: | ☐ Cavity insulation: |
| ☐ Builder: | ☐ Inducements: | ☐ Council tax band: |

| Property details for comparables database | | | | |
|---|---|---|---|---|
| **Year built:** | **Prop. type:** | **Tenure:** | **FLATS ONLY** | |
| **Unexp. term:** | **Rent:** | **Fl Area m²:** | **Date of conv.:** | **Entry phone:** |
| **Bedrooms:** | **Living:** | **Cond.:** | **Lift:** | **Common ground:** |
| **CH:** | **Floors:** | **Garage:** | **Man. Co.:** | **Caretaker:** |
| **SAP:** | **Bathrooms:** | **Cloaks:** | **No. floors:** | |
| **Val. before:** | **Conservatory:** | **Utility:** | **No. flats:** | |
| **Val. after:** | **Ins. Val.:** | **Sale** ☐ Yes ☐ No | **Floor** | |

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## Valuation instruction and site notes
### Property address:

| Type: | ☐ House | ☐ Bung. | ☐ Chalet. | ☐ Flat | ☐ Maisonette | ☐ Shop |
|---|---|---|---|---|---|---|
| | ☐ Detached | ☐ Semi-det. | ☐ Terraced | ☐ End-ter. | ☐ Purpose Built | ☐ Converted |

| Accommodation | Defects | Action |
|---|---|---|
| | | |

| **Roof spaces** | ☐ Traditional | ☐ Factory trusses | | | |
|---|---|---|---|---|---|
| | ☐ H&S insp. | ☐ Full access | ☐ No access | ☐ Restricted view | |
| | ☐ Felt | ☐ Insulation | ☐ Bracing | ☐ Ventilation ☐ Fire wall | |

| **Ceilings** | ☐ Good ☐ Avg. ☐ Poor | **Textured coating** ☐ Yes ☐ No | |
|---|---|---|---|

| **Walls** | ☐ Good ☐ Avg. ☐ Poor | **No evidence of** ☐ Failure ☐ Cracks | |
|---|---|---|---|
| | | ☐ Displacement | |

| **Floors** | **Basement** | ☐ Solid | | |
|---|---|---|---|---|
| | **Ground** | ☐ Solid ☐ Floating ☐ Beam & block ☐ Susp. | | |
| | **Upper** | ☐ Beam & block ☐ Susp. | | |
| | ☐ Sulphate attack | **Sloping floors** ☐ Yes ☐ No | | |

| **Chimney breasts removed?** ☐ Yes ☐ No | |
|---|---|

| **New openings** ☐ Yes ☐ No | **Building reg. req.** ☐ Yes ☐ No | |
|---|---|---|

| **Decorations** ☐ Good ☐ Avg. ☐ Poor | |
|---|---|

| **Hazardous materials** ☐ Asbestos ☐ Lead ☐ | |
|---|---|

| **Fittings** | **Kitchen** | ☐ Good ☐ Avg. ☐ Poor | |
|---|---|---|---|
| | **Bathroom** | ☐ Good ☐ Avg. ☐ Poor | |

| **Services** | **Electricity** | ☐ PVC ☐ -dated ☐ Obsolete | |
|---|---|---|---|
| | **Gas** | ☐ Mains ☐ Propane ☐ None ☐ Available ☐ not connected | |
| | **Water** | ☐ Mains ☐ Private ☐ Spring ☐ Borehole | |
| | **Drains** | ☐ Mains ☐ Private ☐ Cesspit ☐ Unknown ☐ Treatment Pl. | |
| | **Hot water** | ☐ Gas ☐ Electric ☐ Solid fuel ☐ CH boiler | |
| | **Central heating** | ☐ Gas ☐ Oil ☐ Solid fuel ☐ LPG ☐ Electric | |
| | | ☐ DWA ☐ Rads ☐ Underfloor ☐ Storage ☐ Panel | |
| | | ☐ None ☐ New ☐ Modern ☐ Old ☐ Full ☐ Part | |

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# Valuation instruction and site notes
**Property address:**

| Year built: | Extensions: | ☐ Planning permission<br>☐ Building regs<br>☐ Listed |
|---|---|---|

| **Chimneys** | ☐ Render ☐ Brick ☐ Stone ☐ Lead ☐ Zinc ☐ Mortar ☐ Tiled | |
|---|---|---|

| **Roofs** | **Main** | ☐ Pitched ☐ Hipped ☐ Flat **Ventilation** ☐ Yes ☐ No | |
| | | ☐ Conc. ☐ Clay ☐ Slate ☐ Asb. ☐ Asphalt | |
| | **Additions** | ☐ Pitched ☐ Hipped **Flat areas** ☐ Yes ☐ No | |
| | | ☐ Conc. ☐ Clay ☐ Slate ☐ Asb. ☐ Asphalt ☐ B'felt | |

| **Gutters / Downpipes** | ☐ PVC ☐ Metal ☐ ASB ☐ Timber ☐ Conc. | |
|---|---|---|

| **Eaves Joinery** | ☐ Fascias ☐ Soffits ☐ Barge boards ☐ Timber ☐ PC ☐ ASB | |
|---|---|---|
| | ☐ Good ☐ Avg. ☐ Poor **Ventilation** ☐ Yes ☐ No | |

| **Walls** | **Main** | **mm** ☐ Brick ☐ Block ☐ Stone ☐ T.frame ☐ Non-trad | |
| | | ☐ Render ☐ Tile ☐ Timber ☐ Solid ☐ Cavity ☐ Pro.type | |
| | **Additions** | **mm** ☐ Brick ☐ Block ☐ Stone ☐ T. frame | |
| | | ☐ Render ☐ Tile ☐ Timber ☐ Solid ☐ Cavity | |
| | **Cracks** | ☐ Yes ☐ No ☐ Not significant ☐ Location: | |
| | **Wall ties** | ☐ No evidence of failure ☐ Evidence: | |
| | **Pointing** | ☐ Good ☐ Avg. ☐ Poor | |
| | **Air bricks** | ☐ Yes ☐ No | |
| | **DPC type** | ☐ Suitable height ☐ Bridged ☐ Not visible | |

| **Windows** | ☐ SW ☐ HW ☐ Metal ☐ Alum. ☐ PVC ☐ Sing glaz ☐ Doub glaz | |
|---|---|---|

| **Decorations** | ☐ Good ☐ Avg. ☐ Poor | |
|---|---|---|

| **Site and environment** | **Garage**<br>☐ **Single**<br>☐ **Double** | ☐ Det.<br>☐ Attached<br>☐ Integral<br>☐ Inblock<br>☐ None<br>☐ Space<br>☐ Parking<br>☐ With curtilage | **Roof**<br>☐ Pitched<br>☐ Hipped<br>☐ Flat<br>☐ B'felt<br>☐ Tiled<br>☐ ASB<br>☐ Asphalt | **Walls**<br>☐ Render<br>☐ Brick<br>☐ Block<br>☐ Stone<br>☐ Precast<br>☐ Timber | |
|---|---|---|---|---|---|
| | **Out Buildings** | ☐ None ☐ List: | | | |
| | **Boundaries / Retaining walls / Gates** | Defects: | | | |
| | **Gardens / Yards** | ☐ None ☐ Comm. ☐ Front ☐ Rear ☐ Large<br>☐ Avg. ☐ Small ☐ Landsc'd ☐ Tended ☐ Neglected | | | |
| | **Trees** | ☐ None too close  Type and location: | | | |
| | **Mining / Flooding / Hazards** | ☐ None  Type and location: | | | |
| | **Site** | ☐ Level ☐ Sloping | | | |
| | **Roads** | ☐ Adopted ☐ Private ☐ Unmade ☐ Bond | | | |
| | **Rear/side access** | ☐ Vehicle ☐ Pedestrian ☐ None **Shared drive** ☐ None | | | |
| | **Location** | ☐ Industry ☐ Aircraft ☐ Traffic | | | |
| | **Contamination** | ☐ Mining ☐ Radon ☐ Mundic ☐ Pylon ☐ EMF | | | |

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# Valuation instruction and site notes
## Property address:

| Site plan / comments: | | |
|---|---|---|

**Insurance**

| Floor area | Int: | |
| | Ext: | |
| **TOTAL:** | | |
| | m² @ £ | |
| Cellars | m² @ £ | **£** |
| Up flrs | m² @ £ | **£** |
| Garage | | **£** |
| Conservatory | | **£** |
| Outbuildings | | **£** |
| Boundaries | | **£** |
| Drainage | | **£** |
| | **TOTAL:** | **£** |

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# Valuation instruction and site notes
### Property address:

| Supportive valuation evidence (min. 2) | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Address:**<br><br>**Agent:** | | | | | | | | | | **Asking price: £**<br>**Sale price: £**<br>**Date of sale:** | | | |
| **Type** | **Floors** | **Living** | **Cloaks** | **Beds** | **Bath** | **Garage** | **C.htg** | **DG** | **Yr built** | **Size** | **Cond'n** | **Locat'n** | **Distance (m)** |
| | | | | | | | | | | Smaller | Worse | Worse | |
| **Extras** | | | | | | | | | | Similar | Similar | Similar | |
| | | | | | | | | | | Larger | Better | Better | |

| Supportive valuation evidence (min. 2) | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Address:**<br><br>**Agent:** | | | | | | | | | | **Asking price: £**<br>**Sale price: £**<br>**Date of sale:** | | | |
| **Type** | **Floors** | **Living** | **Cloaks** | **Beds** | **Bath** | **Garage** | **C.htg** | **DG** | **Yr built** | **Size** | **Cond'n** | **Locat'n** | **Distance (m)** |
| | | | | | | | | | | Smaller | Worse | Worse | |
| **Extras** | | | | | | | | | | Similar | Similar | Similar | |
| | | | | | | | | | | Larger | Better | Better | |

| Supportive valuation evidence (min. 2) | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Address:**<br><br>**Agent:** | | | | | | | | | | **Asking price: £**<br>**Sale price: £**<br>**Date of sale:** | | | |
| **Type** | **Floors** | **Living** | **Cloaks** | **Beds** | **Bath** | **Garage** | **C.htg** | **DG** | **Yr built** | **Size** | **Cond'n** | **Locat'n** | **Distance (m)** |
| | | | | | | | | | | Smaller | Worse | Worse | |
| **Extras** | | | | | | | | | | Similar | Similar | Similar | |
| | | | | | | | | | | Larger | Better | Better | |

| Valuation justification |
|---|

**Matters affecting value/retentions/etc.**

**Valuation confidence**
**Red** – no good comparable evidence, or comparisons cannot be easily made.
**Amber** – situations where there may be comparables but they are dated, or where valuation may not be sustainable.
**Green** – numerous comparables and a high level of confidence in the valuation.

**Similar types of property in this area sell for prices between £    and £   .**

**Value in current condition    £**
**Retention                      £**
**Value after repairs            £                    PMV    £      (Time scale:  )**

| Rental comparisons | | | | | Photographs or other comments: |
|---|---|---|---|---|---|
| **Address/ date** | **Rent** | **Type** | **Beds** | | |
| | | | | | |
| **Address/ date** | **Rent** | **Type** | **Beds** | | |
| | | | | | |
| **Address/ date** | **Rent** | **Type** | **Beds** | | |
| | | | | | |
| **Rental valuation** | **£** | | | | |

## Further information

For further information on isurv including a free online demo, visit **isurvinfo.com/valuation-approaches**

**isurv provides information and expert guidance on:**

- all the different types of valuation methods with additional insights on best approaches in different situations

- worked examples of the different valuation calculations valuers can use

- full access to the current and all past editions of the Red Book since 2005

isurv is an online portal from RICS that provides impartial guidance and information for built environment professionals.

With practical insights on all built environment issues direct from RICS and industry experts, isurv provides a single source of reliable information and advice to help you resolve work related issues. With downloadable templates, checklists and practical case studies, isurv is easy to navigate and allows you  to quickly find the information you require.

# What is isurv

isurv is the online information portal from RICS. It has more than 40,000 pages of practical information on all surveying issues. It acts as an independent library resource that is used by surveyors at all experience levels to research issues and update their knowledge.

isurv is spilt into 10 practice areas so it is easy for users to drill down into specific topics and get impartial information from RICS and industry experts. isurv provides additional insight into topical issues that can help explain the 'how to' and turn RICS theory into practice.

Practical information, guidance and insight on all aspects of the surveying profession is available through isurv.

For more information,

visit isurvinfo.com or
call +44(0)247 6868 433

## Advancing standards in land, property and construction.

RICS is **the world's leading qualification** when it comes to professional standards in land, property and construction.

In a world where more and more people, governments, banks and commercial organisations demand greater certainty of **professional standards and ethics**, attaining RICS status is the recognised **mark of property professionalism**.

Over **100 000 property professionals** working in the major established and emerging economies of the world have already recognised the importance of securing RICS status by becoming members.

RICS is an **independent** professional body originally established in the UK by Royal Charter. Since 1868, RICS has been committed to setting and upholding the **highest standards of excellence and integrity** – providing **impartial, authoritative advice** on key issues affecting businesses and society.

RICS is a **regulator** of both its individual members and firms enabling it to **maintain the highest standards** and providing the basis for **unparalleled client confidence** in the sector.

RICS has a worldwide network. For further information simply contact the relevant RICS office or our Contact Centre.

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