



Note requested by the Public Accounts Committee from the Valuation Office outlining the qualifications of the Valuer who valued the National Sports Campus, to include details of claims that he was a member of the Royal Institute of Chartered Surveyors

**Re: Chapter 31 of the 2010 Annual Report of the Comptroller and Auditor General;  
National Sports Campus**

This note sets out the position regarding the qualifications of the Valuer who undertook the Valuation of the National Aquatic Centre (National Sports Campus) in 2002. The valuation provided was cleared by the Valuer's Team Leader under normal Valuation Office procedures.

The sequence of the qualifications attained by the Valuer is as follows:

- BA degree ( Maths, Economics and Applied Psychology) from UCC, 1976
- Graduate Diploma in Planning & Development Economics from Dublin Institute of Technology, 1994
- Member of the Irish Auctioneers and Valuers Institute (IAVI) from November 1995
- Member of the Society of Chartered Surveyors (SCS) from 2<sup>nd</sup> August 2002 based on his academic achievements and the Society's assessment of his professional competence (including a 3,000 word submission of a critical appraisal of a valuation project, a 1,500 word summary over a two year period of his valuation experience and an interview by a panel of the Society's experts focused on the appraisal and his general valuation experience and competence and his knowledge of the Society's bye-law and regulations).
- Member of Society of Chartered Surveyors of Ireland ( SCS) since April 2011 (following amalgamation of the SCS and IAVI)
- Member of the Royal Institute of Chartered Surveyors (RICS) from 10<sup>th</sup> June 2011.

The Valuer was appointed a Grade 3 Valuer in the Valuation Office on 1 September 1980, was promoted to Grade 2/District Valuer on 12 February 1999 and was appointed a Grade 1 Valuer/Team Leader in 2004 (appointment retrospective to 2002).

With regard to the allegation of the misrepresentation of his qualifications by the Valuer in 2005 - that he was a member of the Royal Institute of Chartered Surveyors when he was not - the position is that the Valuers understanding at the time was that membership of the SCS allowed a member to use the designation MRICS. Other Valuers in the Valuation Office had a similar understanding at the time. A letter to the Valuer from the Chief Executive of the SCS dated 8<sup>th</sup> March 2002 stated

*“Further to your application for membership of the Society, I am pleased to inform you that you were successful at your recent Final Assessment Interviews. Please accept my congratulations.*

*The position now is that you will be formally elected to Society membership (ASCS) at our April Council meeting and I shall contact you again following the meeting to confirm your election.*

*Following your election by Council, we shall inform the RICS which will then institute the procedures to elect you to membership of the Institution (MRICS)."*

Based on this correspondence, it was his understanding when he was admitted to membership of the SCS in August 2002 that, by virtue of his membership of the SCS, he was entitled to use the designation MRICS.

He discovered in 2007 that he was mistaken in his understanding and he immediately stopped using the MRICS designation.

It is not accepted that the Valuer misrepresented his expertise and competence by using the designation MRICS. He is a professional valuer and a chartered surveyor with considerable training and experience in the Valuation Office and he is a member of the SCS.

The Professional Conduct Committee of the SCS accepted the explanation given by the Valuer in response to allegations made in a complaint by Dublin Waterworld Ltd. that the Valuer had been guilty of professional misconduct in using the letters "MRICS". The Committee took the view that no further action was required in relation to this complaint. The Committee also rejected a complaint by Dublin Waterworld Ltd. about the Valuer's approach to the valuation of the lease.

As indicated above the Valuer applied for membership of the Royal Institution of Chartered Surveyors (RICS) in April 2011 and on supplying details of his membership of the Society of Chartered Surveyors received an application form from the RICS. He submitted the completed application form to the RICS along with the appropriate fee and on the 10 June 2011 he was advised that his application had been finalised and that he was eligible to use the designation MRICS.