

Tailte Éireann

Candidate Information Booklet

Valuation Manager, State Property Valuation (Engineer Grade I + Allowance), Full-Time

A panel may be formed to fill future temporary or permanent **Valuation Manager, State Property Valuation** vacancies across Tailte Éireann locations.

Reference Number: Ext 2026-12

Closing Date: 31st July 2026

General Queries: Resourcing@Tailte.ie

Tailte Éireann is an equal opportunities employer.

Tailte Éireann (TÉ) is committed to attracting, recruiting, developing and retaining the highest calibre of staff to build a diversified, supportive, innovative and inclusive workforce reflective of the wider community. Our aim is to attract the best people who have the experience, knowledge, skills, abilities and competencies to support TÉ's mission. TÉ supports equality of opportunity, diversity and inclusion and encourages underrepresented groups to make applications and accommodates candidates with disability to apply for posts.

Our Mandate and Strategic Context

TÉ was established by legislation to provide property registration, valuation and surveying services for the State.

As the principal source of property information and geospatial data, TÉ leads the development and provision of streamlined, enhanced, land, property and geospatial services to Government, public and private sector stakeholders, and the public. We are focused on strategic planning, evidence-based decision-making, and innovative service delivery.

Amidst a rapidly evolving digital landscape, TÉ is mindful of Government's priorities as set out in the Programme for Government. It is especially aware of the Better Public Services the Public Service Transformation 2030 Strategy; the Connecting Government 2030 digital and ICT strategy and EU Digital Decade targets set for Ireland.

These strategies emphasise data-driven decision-making, innovative solutions, an agile workforce, user-centric digital services, effective data management, integrated public service infrastructure, continual innovation, digital skills development, and strong leadership.

These initiatives collectively reflect TÉ's commitment to leveraging digital technology and innovation for improved public service delivery.

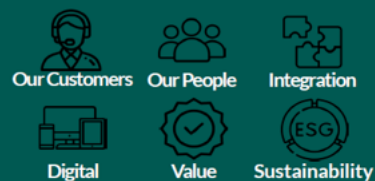
Our Mission

To provide trusted land registration, valuation and surveying services that benefit Irish society and the economy.

Our Vision

To be the authoritative provider of world class digital-first land and property services.

Our Drivers



The Values that guide us:

Proud Custodians:

We preserve and provide access to centuries of Ireland's records, honouring our heritage and enabling sustainable use for current and future generations.

Meet requirements:

We deliver trusted registration, mapping, valuation and archive services to our customers, fulfilling our commitments while pursuing excellence.

Strive Together:

We collaborate openly, share ideas, overcome challenges, embrace change and solve problems.

Act Ethically:

We treat people with fairness, respect and dignity, maintaining the highest standards in everything we do.

Our Strategic Goals

Integration

Bring our people and processes together to deliver integrated services that maximise our potential value.

Data-Driven Digital Services

Ensure we use our data to develop digital-first solutions. By extracting value from our data, we contribute to evidence-based policy development.

Optimising Land, Property and Geospatial Services

Leverage the benefits of the merger to unlock the full potential of our land, property and geospatial information.

Investing in our People

Embrace new ways of working and develop our people and culture for the benefit of our stakeholders.

The Role

Title of Post:	Valuation Manager, State Property Valuation
Pay Scale:	Engineer Grade I + Allowance
Location:	The substantive location for these posts is in T�� headquarters in Dublin. We have several regional locations which may allow for successful candidates to be based outside of Dublin, subject to business needs and office capacity in the regional locations.
Reporting To:	Head of State Property Valuations

The Valuation Manager, State Property Valuation is a Chartered Surveyor (Valuation), or an equivalent professional, with expertise in “Red Book” compliant valuations. The role is responsible for leading and managing a team of valuers in the delivery of state property valuation services. Key responsibilities include establishing, monitoring, and reporting on key performance indicators (KPIs) and performance metrics, collaborating with managers and functional leads across the organisation, engaging with external stakeholders, and developing and performance of team members. The role also oversees the clearance of valuation arrears and contributes to the continuous improvement of processes, systems, and service delivery.

Role Responsibilities

The role of Valuation Manager, State Property Valuations includes, but is not limited to, the following duties:

- Leading and managing the team to ensure that all valuations and professional advice are delivered to a high standard and in accordance with “Red Book” and Valuer Registration Scheme (VRS) requirements;
- Managing performance and supporting staff development in line with T   policies, the Valuation Function's objectives, and broader Civil Service frameworks;
- Reviewing, approving, and supporting the completion of state property valuations and the provision of valuation advice, including rent reviews, in accordance with established professional standards and organisational procedures;
- Ensuring compliance with all statutory, regulatory, and agreed service delivery timeframes;
- Developing, maintaining, and updating valuation methodologies, procedures, and guidance notes to support consistency and best practice;
- Collaborating with managers and the wider leadership team to ensure strategic alignment, improve operational effectiveness, and promote innovation and effective communication across the Valuation Function;
- Establishing, monitoring, and reporting on key performance indicators (KPIs) and performance metrics for state property valuations, ensuring targets are achieved through regular review and performance management;
- Analysing KPIs and operational data to evaluate service performance, identify opportunities for improvement, and produce reports on performance, resource utilisation, and service delivery outcomes;
- Ensuring adherence to governance, risk management, and compliance requirements by maintaining oversight throughout all stages of the valuation process;

- Engaging effectively with customers and other external stakeholders to deliver a high-quality, responsive, and equitable service;
- Building team capability through coaching, mentoring, continuous feedback, and targeted learning and development initiatives that support both professional and personal growth;
- Supporting candidates undertaking the Assessment of Professional Competence (APC), acting as Supervisor and/or Counsellor, as required. Managing team workloads and resources effectively, including prioritising the clearance of valuation arrears and driving continuous process improvement and operational efficiencies;
- Contributing to the achievement of organisational objectives and supporting the ongoing development of the State Property Valuation service.

These roles of Valuation Manager, State Property Valuation, reports directly to the Head of State Property Valuations.

The substantive location for these posts is T   headquarters in Dublin. However, T   have several regional locations that may enable successful candidates to be based outside Dublin, subject to business needs and office capacity within those locations. T   operates a blended working policy.

Successful candidates will be required to attend an initial training period of approximately 12 to 16 weeks at T   Headquarters on a full-time basis.

Note: This job description is subject to re-definition as part of ongoing reforms within the Public Service and change management initiatives within T  .

Person Specification

On the closing date of Friday, 31st July 2026 **at 5pm** candidates must satisfy all the following requirements:

Essential Criteria:

- Hold a relevant academic qualification at minimum Level 8 on the National Framework of Qualifications, or equivalent; **and**
- Have formally obtained a professional qualification of Chartered Surveyor or an equivalent professional qualification which is recognised by SCSl/RICS as equivalent to Chartered Surveyor; **and**
- Demonstrate a strong record of career achievement to date; **and**
- The capacity to demonstrate to a high level the key competencies that have been devised for posts at this level under the following headings (see Appendix A for more details):
 1. Leadership;
 2. Judgement, Analysis & Decision Making;
 3. Management & Delivery of Results;
 4. Interpersonal & Communication Skills;
 5. Specialist Knowledge, Expertise and Self Development;
 6. Drive & Commitment to Public Service Values.

Desirable Criteria:

- Experience in team management and/or resource management;

- Experience in quality, risk and process improvement;
- Experience in stakeholder and/or customer management;
- Experience with budgetary management.

Principal Conditions of Service (Please also refer to the Important Additional Information Document provided)

General

The appointment is on a probationary basis to a permanent post in the Civil Service and is subject to the Civil Service Regulations Acts 1956 to 2005, the Public Service Management (Recruitment and Appointments) Act 2004 and any other Act for the time being in force relating to the Civil Service.

Salary

Remuneration for the Grade of Valuation Manager is Engineer Grade 1 + Allowance.

The PPC (Personal Pension Contribution) salary for this position with effect from 1st June 2026 is as follows:

1	2	3	4	5	6	7	8
€87,510	€90,260	€93,015	€95,761	€98,508	€101,776	€105,493 LSI1	€109,216 LSI2

The Grade Code for Valuation Manager, State Property Valuation (Engineer Grade I + Allowance), is P48.

Personal Pension Contribution (PPC)

The PPC pay rate applies when the individual is required to pay a Personal Pension Contribution (otherwise known as a main scheme contribution) in accordance with the rules of their main/personal superannuation scheme. This is different to a contribution in respect of membership of a Spouses' and Children's scheme, or the Additional Superannuation Contributions (ASC).

A different rate will apply where the appointee is not required to make a Personal Pension Contribution. Long service increments may be payable after 3 (LSI1) and 6 (LSI2) years satisfactory service at the maximum of the scale.

Important Note

Entry will be at the minimum of the scale, and the rate of remuneration will not be subject to negotiation and may be adjusted from time to time in line with Government pay policy. Different terms and conditions may apply if you are a currently serving civil or public servant.

Subject to satisfactory performance, increments may be payable in line with current Government Policy. Payment will be made weekly / fortnightly in arrears by Electronic Fund Transfer (EFT) into a bank account of your choice. Payment cannot be made until a bank account number and bank sort code has been supplied on appointment and statutory deductions from salary will be made as appropriate.

You will agree that any overpayment of salary, allowances, or expenses will be repaid by you in accordance with Circular 07/2018: Recovery of Salary, Allowances, and Expenses Overpayments made to Staff Members / Former Staff Members/Pensioners.

Tenure and Probation

The appointment is to a permanent position on a probationary contract in the Civil Service. The probationary contract will be for a period of one year from the date specified on the contract. During the period of your probationary contract, your performance will be subject to review by your manager(s) to determine whether you:

- (i) Have performed in a satisfactory manner;
- (ii) Have been satisfactory in general conduct;
- (iii) Are suitable from the point of view of health with particular regard to sick leave.

Prior to the completion of the probationary contract a decision will be made as to whether or not you will be retained pursuant to *Section 5A (2) Civil Service Regulation Acts 1956–2005*. This decision will be based on your performance assessed against the criteria set out in (i) to (iii) above. The detail of the probationary process will be explained to you by HR, and you will be given a copy of the Department of Public Expenditure and Reform's guidelines on probation.

All appointees will serve a one-year probationary period. If an appointee who fails to satisfy the conditions of probation has been a serving civil servant immediately prior to their appointment from this competition, the issue of reversion will normally arise. In the event of reversion, an officer will return to a vacancy at their former grade in their former Department.

In the following circumstances your contract may be extended and your probation period suspended.

- The probationary period stands suspended when an employee is absent due to Maternity or Adoptive Leave;
- In relation to an employee absent on Parental Leave or Carers Leave, the employer may require probation to be suspended if the absence is not considered to be consistent with the continuation of the probation; and
- Any other statutory provision providing that probation shall -
 - (i) stand suspended during an employee's absence from work, and
 - (ii) be completed by the employee on the employees return from work after such absence.

Where probation is suspended the employer should notify the employee of the circumstances relating to the suspension.

Unfair Dismissals Acts 1977-2015

The Unfair Dismissals Acts 1977–2015 will not apply to the termination of this employment by reason only of the expiry of this probationary contract without it being renewed.

The Organisation of Working Time Act

The terms of the Organisation of Working Time Act 1997 will apply, where appropriate, to this employment.

Headquarters

Headquarters will be such as may be designated from time to time by the CEO. When required to travel on official duty the appointee will be paid appropriate travelling expenses and subsistence allowances, subject to normal civil service regulations.

Duties

The employee will be required to perform any duties appropriate to the position which may be assigned from time to time. The officer may not engage in private practice or be connected with any outside business which would interfere with the performance of official duties or conflict with his/her role.

Hours of attendance

Hours of attendance will be fixed from time to time but will amount to not less than 41 hours 15 minutes gross per week or 35 hours net per week. No additional payment will be made for extra attendance (over and above 41 hours and 15 minutes gross or 35 hours net per week) as the rate of remuneration payable covers any exceptional extra attendance liability that may arise from time to time.

TÉ offers flexible working, with a commitment to work-life balance and a family-friendly workplace.

Annual Leave

The annual leave allowance for this position is 30 days. This allowance is subject to the usual conditions regarding the granting of annual leave in the civil service, is based on a five-day week and is exclusive of the usual public holidays.

How to Apply

The closing date and time for applications is **Friday, 31st July 2026 date** at 5pm. Please note late or incomplete applications will not be considered.

Candidates **must** submit:

- A cover letter / personal statement (no more than 2 pages) clearly outlining why you wish to be considered for the post and where you believe your skills, knowledge, experience and values meet the requirements of the position (Calibri Font Size 12; 1.5 Line spacing, in MS Word format); **and**
- A comprehensive CV (no more than 3 pages); **and**
- A completed Key Achievements Form (in MS Word format only); **and**
- Proof of eligibility to be provided with application as set out below:

Citizenship Requirements (Proof of Eligibility)

Eligible candidates must be:

- A citizen of the European Economic Area (EEA). The EEA consists of the Member States of the European Union, Iceland, Liechtenstein, and Norway; **or**
- A citizen of the United Kingdom (UK); **or**
- A citizen of Switzerland pursuant to the agreement between the EU and Switzerland on the free movement of persons; **or**
- A non-EEA citizen who has a stamp 4 permission¹ or a Stamp 5 permission.

Completed applications should be emailed to Resourcing@Tailte.ie with the job title and reference number in the subject line of the email.

Only fully completed applications that include all documentation required and have been received before or on the closing date and time will be considered. Incomplete or late applications will not be put forward for consideration.

We will acknowledge receipt of your completed application. If you have not received confirmation of receipt by 4th August 2026, please send a follow up email to Resourcing@tailte.ie asking for confirmation of the receipt of your application.

It is the responsibility of the candidate to ensure they have submitted fully complete applications and all additional documentation by the closing date and time.

Competition Process

If the numbers applying are such that it would not be practical to interview all applicants, it may be decided to shortlist only those assessed as most suitable for the role based on the application submitted. In this case the selection board(s) will examine and assess the applications against pre-determined criteria. The assessment process may include one or more of the following:

¹ Please note that a 50 TEU permission, which is a replacement for Stamp 4EUFAM after Brexit, is acceptable as a Stamp 4 equivalent.

- Shortlisting of candidates on the basis of the information contained in their application.
- Competitive preliminary interview.
- A final competitive interview.

At interview you will be required to provide specific and detailed examples of where you have demonstrated the skills and competencies required for this role. These skills and competencies will be thoroughly and systematically explored in order to determine suitability for the role. The interview board may ask you for additional examples.

Candidates will be permitted to bring a hard copy of their presentation if a presentation is required as part of the interview process, along with a copy of their submitted application, and may refer to these documents during the interview.

Your application and performance at interview may also be considered in the context of assessing communication skills.

At all stages of the recruitment process, applicants will be notified of the outcome. Post-interview feedback will be provided, upon request, by the Resourcing Team. Candidates seeking clarification of decisions following shortlisting or post interview, regarding their candidature should direct their request to Resourcing@tailte.ie. This feedback will be managed appropriately as a standard part of the appointment process and does not require the initiation of any formal procedures.

General Information

This competition will be used to fill the post of Valuation Manager, State Property Valuation in TÉ. Please note:

- Assignments are competitive and merit-based;
- The successful candidates can and will be assigned work in accordance with business demands;
- If shortlisting is required candidates will be assessed based on the evidence they provide, demonstrating the competencies required for the role. It is critically important that you give, specific and accurate examples of how you gained the experience and demonstrated the skills and experience required.

This competition will be held under the TÉ Recruitment Licence and in compliance with the Commission for Public Service Appointments (CPSA) Code of Practice – [CPSA - Code of Practice](#)

Conditions of Appointment

Appointment will be at the grade of Engineer Grade I + Allowance and subject to the usual conditions governing such appointments. On appointment, officers serve the first 12 months in an unestablished capacity i.e. probationary period.

Panel

A panel may be established from this competition and may be used to fill further Valuation Manager, State Property Valuation positions that may arise across TÉ Locations. The panel will expire 12 months from the date of the first appointment under this competition unless permanently exhausted prior to that date.

It should be noted that the filling of vacancies in TÉ is determined by the organisational requirements at the time a post is being filled and therefore, there is no guarantee that this panel will be fully utilised.

Appointment(s) will be offered, in order of merit.

The decision to accept or decline an offer must be made within 10 working days.

Officers must take up duty immediately or within an acceptable timeframe.

Codes of Practice

This competition will be held in compliance with the Commission for Public Service Appointments (CPSA) Code of Practice, *“Appointments to Positions in the Civil Service and Public Service”*. The Code reflects the following core principles:

- Probity;
- Appointments Made on Merit;
- An Appointments Process in Line with Best Practice;
- A Fair Appointments Process Applied with Consistency;
- Appointments Made in an Open, Accountable and Transparent Manner;
- Appointment made promoting equality, diversity and inclusion.

Candidates should familiarise themselves with the contents of the Code of Practice including the provisions in relation to the responsibilities placed on candidates who participate in the recruitment and selection process. The Code of Practice may be accessed by visiting www.cpsa.ie

Complaints and Requests for Review

Complaints and requests for review will be considered in accordance with the procedures set out in Sections 7 and 8 in the Code of Practice. Such complaints or requests for review should be emailed to erirqueries@tailte.ie, with the job title and reference number in the subject line of the email.

Expenses

TÉ will not be responsible for any expenses incurred as a result of applying, attending and/or being successful at this competition.

Data Protection

Information submitted as part of this competition is used in processing your application. Where the services of a third party are used in processing your application, it may be required to provide them with information, however all necessary precautions will be taken to ensure the security of your data. All personal information and views submitted by you in competing in this competition will be held and used solely for the purposes of this competition.

Appendix A – Key Competency Framework

Leadership	Actively contributes to the development of the strategies and policies of the Department/Organisation
	Brings a focus and drive to building and sustaining high levels of performance, addressing any performance issues as they arise
	Leads and maximises the contribution of the team as a whole
	Considers the effectiveness of outcomes in terms wider than own immediate area
	Clearly defines objectives/goals & delegates effectively, encouraging ownership and responsibility for tasks
	Develops capability of others through feedback, coaching & creating opportunities for skills development
	Identifies and takes opportunities to exploit new and innovative service delivery channels
Judgement, Analysis & Decision Making	Research issues thoroughly, consulting appropriately to gather all information needed on an issue
	Understands complex issues quickly, accurately absorbing and evaluating data (including numerical data)
	Integrates diverse strands of information, identifying inter-relationships and linkages
	Makes clear, timely and well-grounded decisions on important issues
	Considers the wider implications agendas and sensitivities within decisions and the impact on a range of stakeholders
Management & Delivery of Results	Takes a firm position on issues s/he considers important
	Takes responsibility for challenging tasks and delivers on time and to a high standard
	Plans and prioritises work in terms of importance, timescales and other resource constraints, re-prioritising in light of changing circumstances
	Ensures quality and efficient customer service is central to the work of the division
	Looks critically at issues to see how things can be done better
	Is open to new ideas initiatives and creative solutions to problems
	Ensures controls and performance measures are in place to deliver efficient and high value services
Interpersonal & Communication skills	Effectively manages multiple projects
	Presents information in a confident, logical and convincing manner, verbally and in writing
	Encourages open and constructive discussions around work issues
	Promotes teamwork within the section, but also works effectively on projects across Departments/Sectors
	Maintains poise and control when working to influence others
	Instills a strong focus on Customer Service in his/her area
	Develops and maintains a network of contacts to facilitate problem solving or information sharing
Specialist	Engages effectively with a range of stakeholders, including members of the public, Public Service Colleagues and the political system
	Has a clear understanding of the roles, objectives and targets of self and the team and how they fit into the work of the unit and Department/Organisation

Knowledge, Expertise and Self Development	Has a breadth and depth of knowledge of Department and Governmental issues and is sensitive to wider political and organisational priorities
	Is considered an expert by stakeholders in own field/area
	Is focused on self-development, seeking feedback and opportunities for growth to help carry out the specific requirements of the role
Drive & Commitment to Public Service Values	Is self-motivated and shows a desire to continuously perform at a high level
	Is personally honest and trustworthy and can be relied upon
	Ensures the citizen is at the heart of all services provided
	Through leading by example, fosters the highest standards of ethics and integrity