



The Council of European Geodetic Surveyors

Comité de Liaison des Géomètres Européens

27 April 2001

CLGE WORKSHOP

Paris, France, 7 April 2001, 9.00-12.30

MINUTES

Venue Salons de l'Aéro-Club de France / 6, rue Galilée, 75116 Paris

B. Bour welcomes all CLGE delegates. No participants from France contrary to the intention of the workshop. The workshop will include a presentation of the French system of private geodetic surveyors and a discussion among CLGE delegates.

Education

To become an OGE member (Ordre des géomètres-experts) a study for engineer and two years practice are obligatory. Since 1946 a law regulates that only members of the OGE are allowed to work on fields of property. **Private surveyors** who are not members of the OGE are not allowed to work on property items.

Education for liberal professionals is BAC + 2 years (age of 20) in a technical school with an exam and then to proceed in one of the three schools for 3 more years.

1. ESGT Le Mans (75 students/year)
2. ESTP Paris (12 students/year for the liberal profession)
3. ENSAIS Straßbourg. (16 students/year for the liberal profession)

All schools have the same curriculum and take fees (5000 FF per year) for education. Curriculum can be seen on www.esgt.com.

Other schools produce surveyors also, but there is no possibility of graduates from these schools becoming liberal professionals. Studies at these schools are provided free of charge on signing a contract to become a civil servant for at least 8 years.

1. ENPC - 40 students/year
2. ENSG linked to IGN 35 students/year
3. ENCT cadastral civil servants 30 students/year

A number of other schools offer special technical courses including surveying.

Discussion: There are only few students for France with 57 mio inhabitants. At the moment the market is well and France has a lack of people. Therefore the market will be taken by other professions. Especially people working in GIS are coming from other schools i.e. from Ecole des Eaux and Forets (Water and Forests).

OGE

The OGE has 1850 members, the average surveying company consists of 0-7 employees. 10% of the companies have 20-35 employees, less than 5 % have more than 50 employees. The biggest company works in Paris with 120 employees. In the past surveyors mostly have been self-employed, now most are partners in companies.

The organisation of the professional is as following:

The Federation contains three levels in France. The lowest department level consists of 80 chambres syndicales. These departments are then aggregated into 22 comités régionaux at regional level. At the top level is the Comité Directeur comprising all presidents of the 22 comités régionaux. Phillipe Francois is the President of the Federation and chairman of the Comité Directeur.

OGE has a parallel organisation which has two levels: the Conseils régionaux at regional level and the Conseil Supérieur at the top of which André Radier is the current President. The OGE have policy and tribunal powers for surveying in France.

Market in France

1. OGE monopoly

OGE has a monopoly in the property market in France. About 35% of total turnover (benefit makes about 30-40% of turnover) is gained from this part.

- Property
 - cadastral mapping (fiscal)
 - parcelling out (selling it also is not allowed)
 - dividing buildings = condominiums (only in Alsace and Lorraine monopoly for members of OGE).
 - defining property rights
 - rural planning
 - property valuations (monopol by „lois Carrez 1996“ = law). Before selling a flat the area has to be certified. If the area is wrong for more than 5% then the purchaser can complain to get money back. The certification is valid for 6 months, afterwards a new certification is necessary.
 - real estate (cannot be more than 25% of total income and must not be incompatible with other activities i.e. parcelling and selling the same parcel is not allowed)
 - certifying areas of properties for sale

Law (L 111.5.3) was passed in March 2001 which regulates that the seller has to guarantee property which they are selling. The law requires the seller to have a member of OGE certify the boundary with neighbours, the area and the legal rights on the property.

It is against the law for OGE to fix fees and prices. They can only be fixed by the surveyor by his own. Even for public orders there are no fixed prices.

Professional indemnity insurance for surveyors is obligatory, OGE fixes every year the amount of cover (currently 3 Mio FF).

CPD by the OGE is compulsory for the members.

2. Open market for professionals in general (everything not included in the regulated property market)

- topography
- photogrammetry
- urban planning
- utilities
- GIS
- expert to the courts is getting very important. Field of surveying is only open to OGE members in practice. Fees are fixed by the court.

These activities cover 65% (benefit 5-10% of turnover) of the turnover. The average turnover in

private surveying profession in France is 450'000 FF/year/employee (69 000 €).

The competition with foreign companies is increasing, large companies have to work on both markets and as a consequence the benefit for the small companies decreases. Small companies try to work only on the property market with a higher benefit.

Big companies are dividing the open market especially GIS among themselves - Vivendi (25 000 companies with 300 000 employees), Lyonnaise des eaux, Bouygues Telecom. Their business is based on mobile phone, water and telephone. Small and medium companies have troubles to survive.

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