European requirements toward to cadastral surveyors activities

Update on project status

Saulius Urbanas, NLS of Lithuania

Project objectives and deliverables

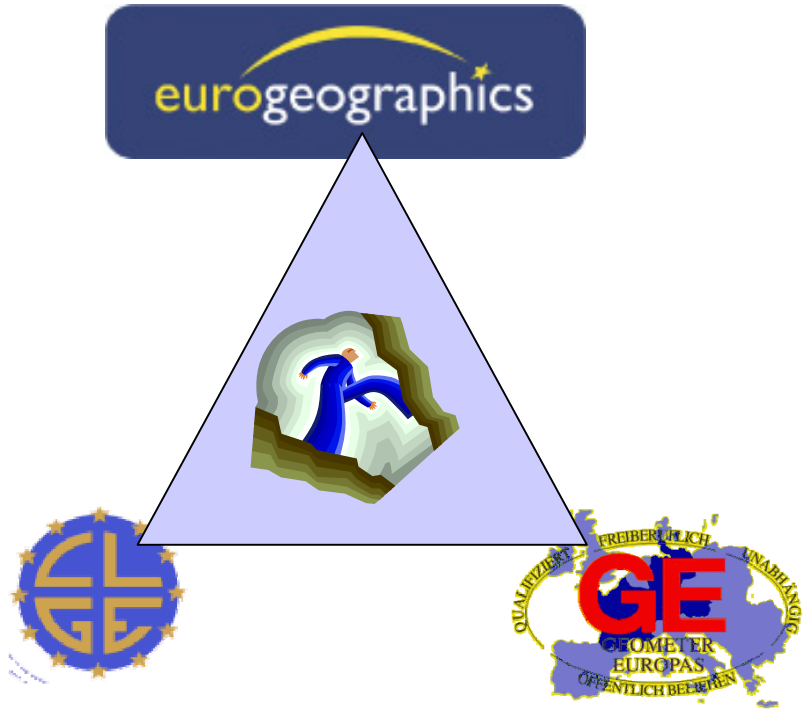
- Objectives:
  - to prepare documents and share views, which could be used by NMCAs and related public and private organisation for assessing and developing national regulatory frameworks, for responding to requirements of market development, for sharing best practices in regard to activities of cadastral surveyors
- Deliverables
  - A list of common characteristics
  - Qualification requirements
  - “best practice” cases

Project initiation and life

- March 2006 - Workshop in Vilnius
- December 2006 – kick-off meeting, Paris
- March-July 2007 – collection of questionnaire results
- April 2007 – meeting in Brussels
- August 2007 – EuroGeographics core group meeting, Paris
- October 2007 – EuroGeographics GA, Dubrovnik
- October 2007 – CLGE GA, Luxembourg
- December 2007 – final report

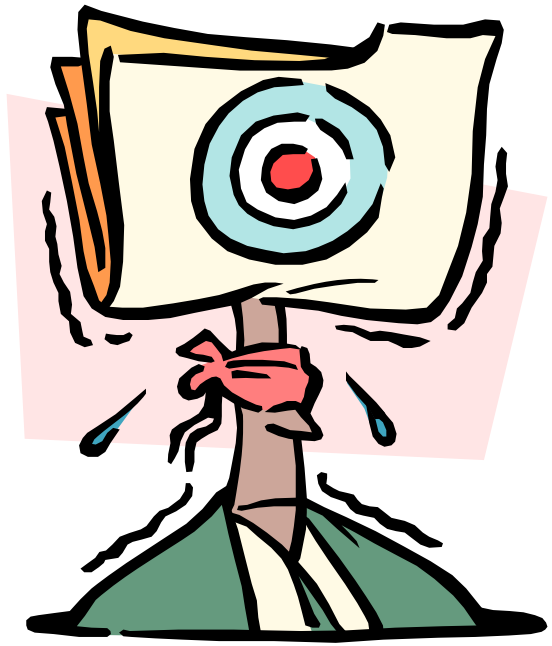
Project team

- S.Urbanas (Lithuania, Project manager)
- **G.Schennach** (Austria)
- K-V. Hansen (Denmark)
- **R. Khouri** (France)
- W. Zeddies, **V. Teetzman** (Germany)
- **R.Mahony** (UK)
- F.Gabele (Belgium)
- A.Sidelska (Latvia)
- B.Lipej (Slovenia)
- B.Kersten (EuroGeographics HO)



Questionnaire

- Content:
  - Definition and operational status of cadastral surveyors
  - Tasks and duties of cadastral surveyors
  - Legal framework
  - Licensing (authorisation)
  - Supervision
  - Liability
- Response from 23 countries
- Answers are not homogeneous
- Missing information (Spain, Estonia)
- Incorrect interpretation of questions
- Conflicting answers (Czech R.)
- Analysis of some answers does not lead to a conclusion



Definition of a cadastral surveyor

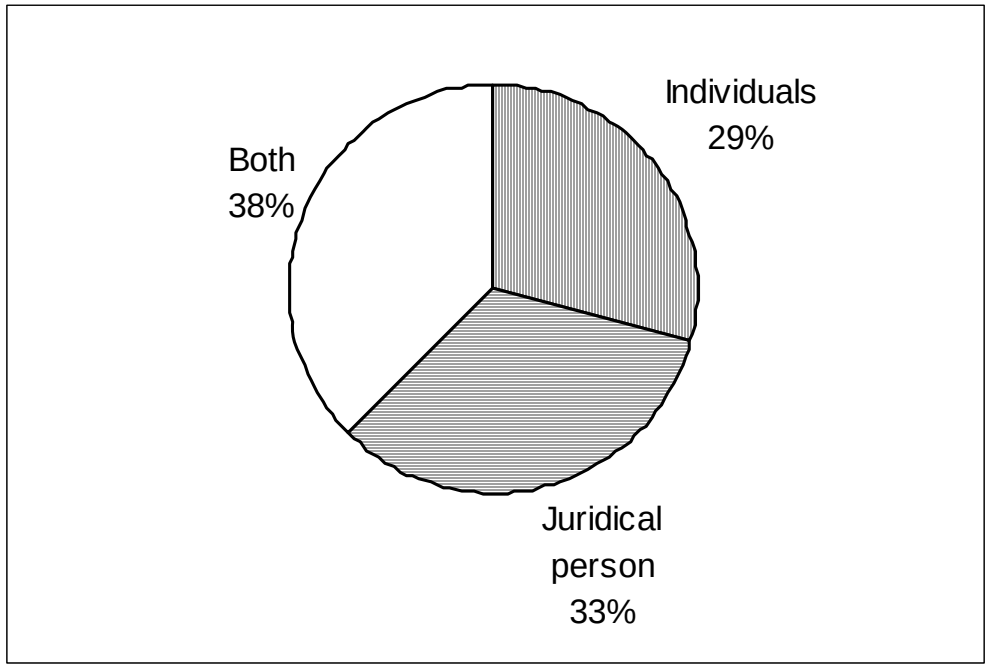
- **Cadastral surveyor** - person (physical or juridical) that is entitled to officially execute cadastral surveying determining real estate property boundaries (and other data) and producing certain real estate property documents according to national requirements, which usually are defined by law (regulations)

National titles of cadastral surveyors

1.	Austria	Ingenieurkonsulent für Vermessungswesen
2.	Belgium	1) Expert fiscal (ex géomètre-expert des Finances), 2) Inspecteur principal d'administration fiscale
3.	Bulgaria	инженер - геодезист
4.	Croatia	ovlašteni inženjer geodezije
5.	Cyprus	Κτηματικός χωρομέτρης.
6.	Czech Republic	úředně oprávněný zeměmě-řický inženýr
7.	Denmark	praktiserende landinspektør
8.	Estonia	
9.	Finland	toimitusinsoeoeri
10.	France	géomètre-expert
11.	Germany	Oeffentlich bestellter Vermessungsingenieur
12.	Latvia	Kadastrālās uzmērīšanas veicējs
13.	Lithuania	matininkas
14.	Poland	Geodeta uprawniony
15.	Romania	Persaoane fizice autorizate (PFA) and persoane juridice autorizate (PJA)
16.	Serbia	Geodeta sa licencom
17.	Slovak Republic	Autorizovany geodet a kartograf
18.	Slovenia	geodet, ki izvaja geodetske storitve
19.	Spain	
20.	Sweden	Lantmätare (or more in detail expressed: Förrättningslantmätare)
21.	Switzerland	Ingenieur-Geometer (d), Ingénieur-Géomètre (f), ingegnere(a) geometra (i)
22.	The Netherlands	Landmeter van het Kadaster
23.	United Kingdom	Chartered Surveyor

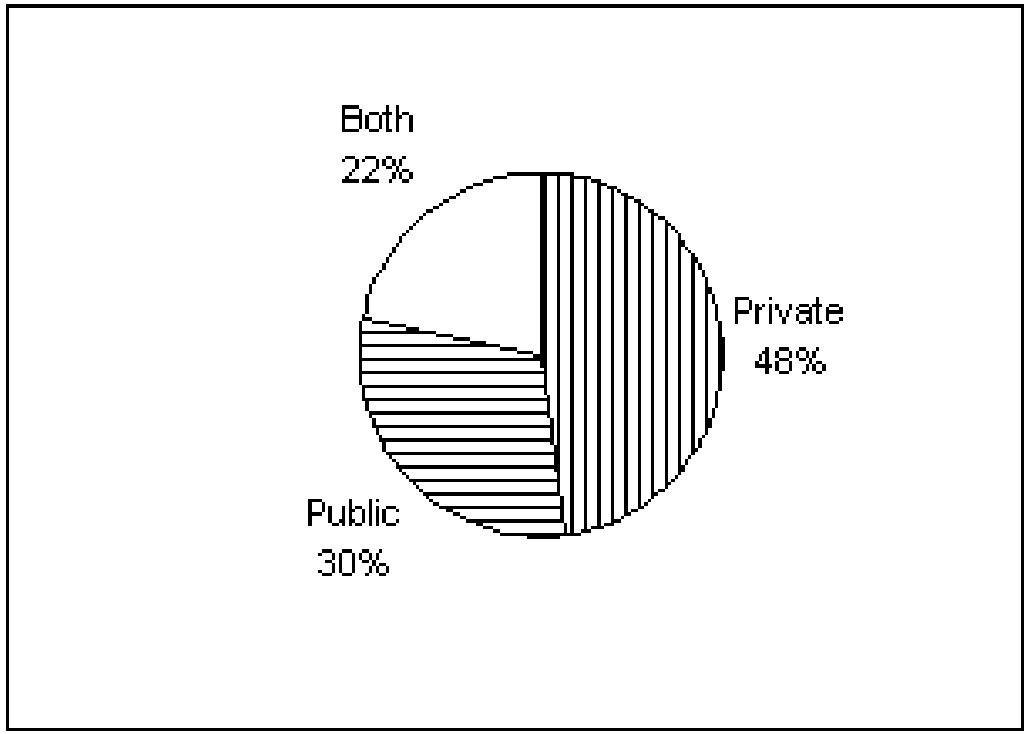
Operational status

- Individuals versus to juridical persons



Private versus public cadastral surveyors

- Majority of countries – private cadastral surveyors



Number of licensed individuals / companies

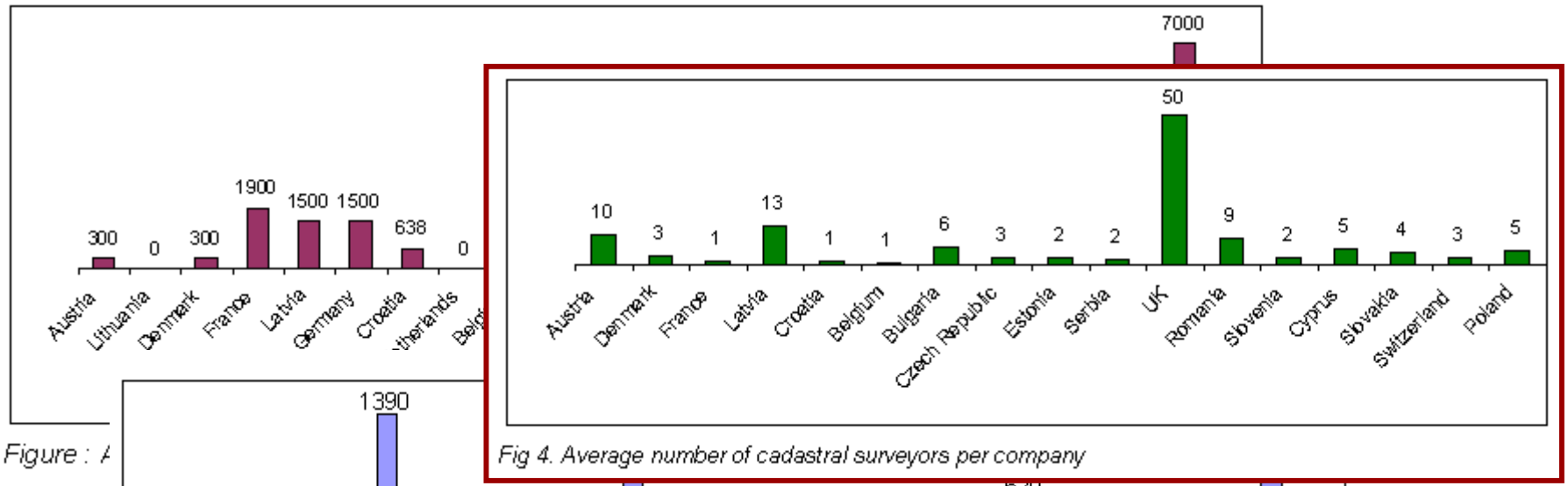


Fig 4. Average number of cadastral surveyors per company

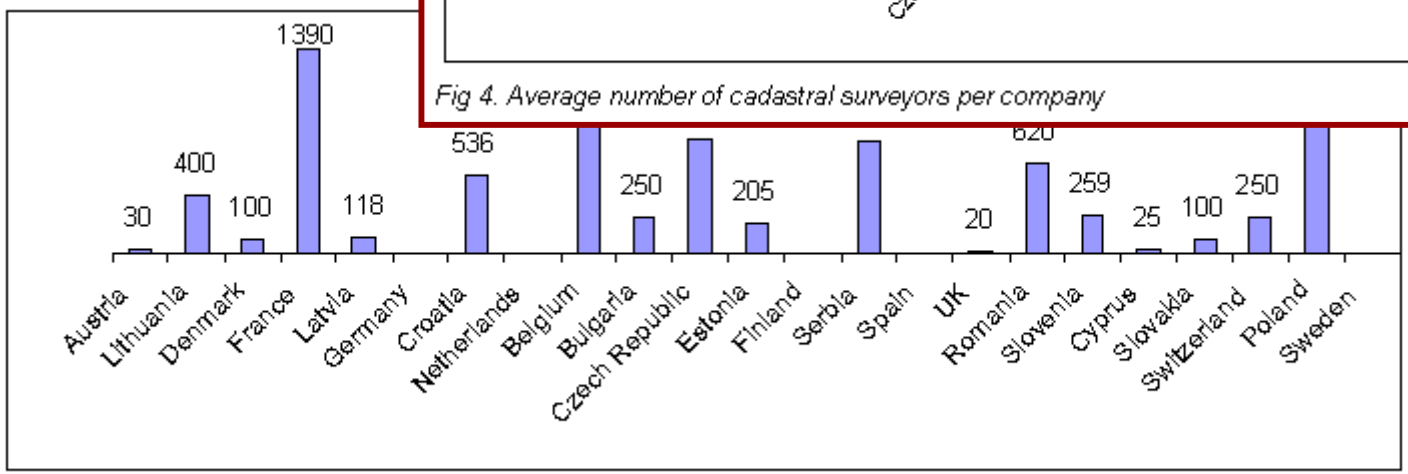


Figure 3 : Approximate number of licensed companies that execute cadastral surveying

Licensors and main requirements

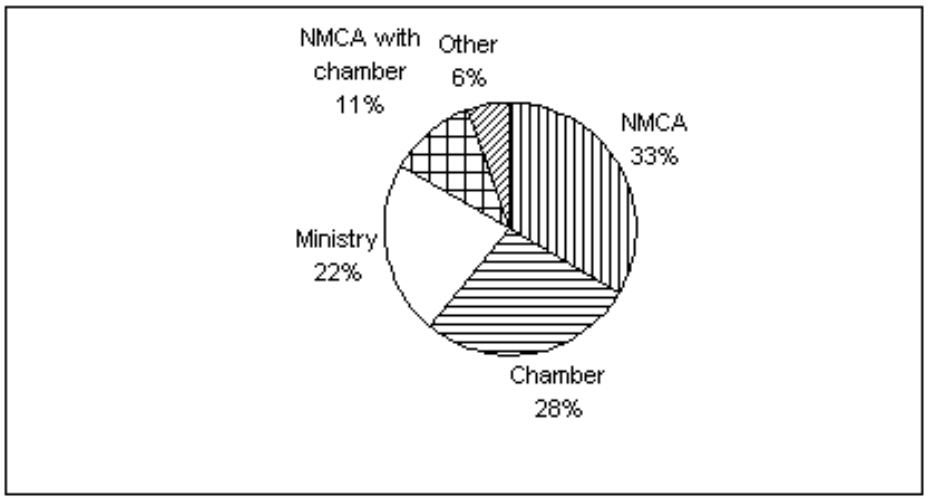


Fig 6. Organisations, which grant a license of cadastral surveyors

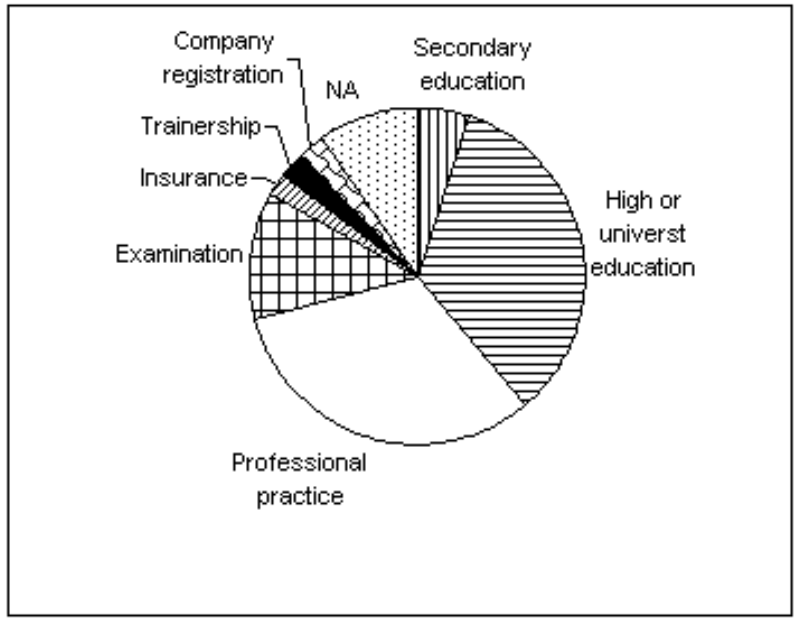


Fig 7. Licensing (authorisation) requirements

Educational requirements

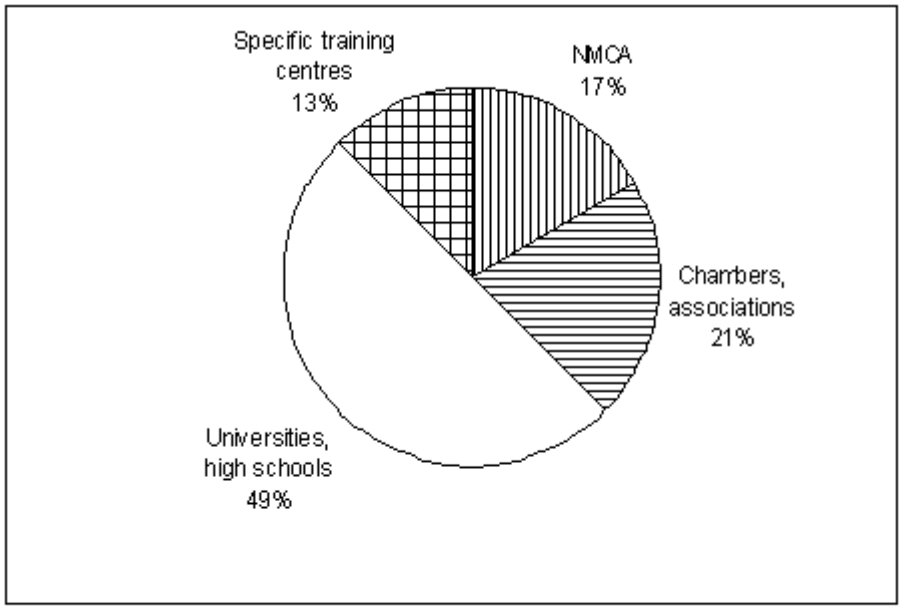


Fig 12. Which organisations provide training and education for cadastral surveyors

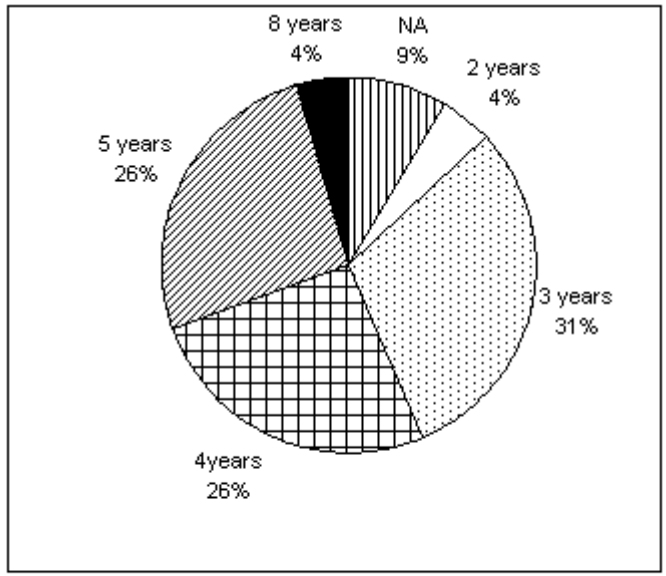


Fig 13. Minimal duration of education after the secondary school for applying to a license of cadastral surveyor

Acceptable disciplines

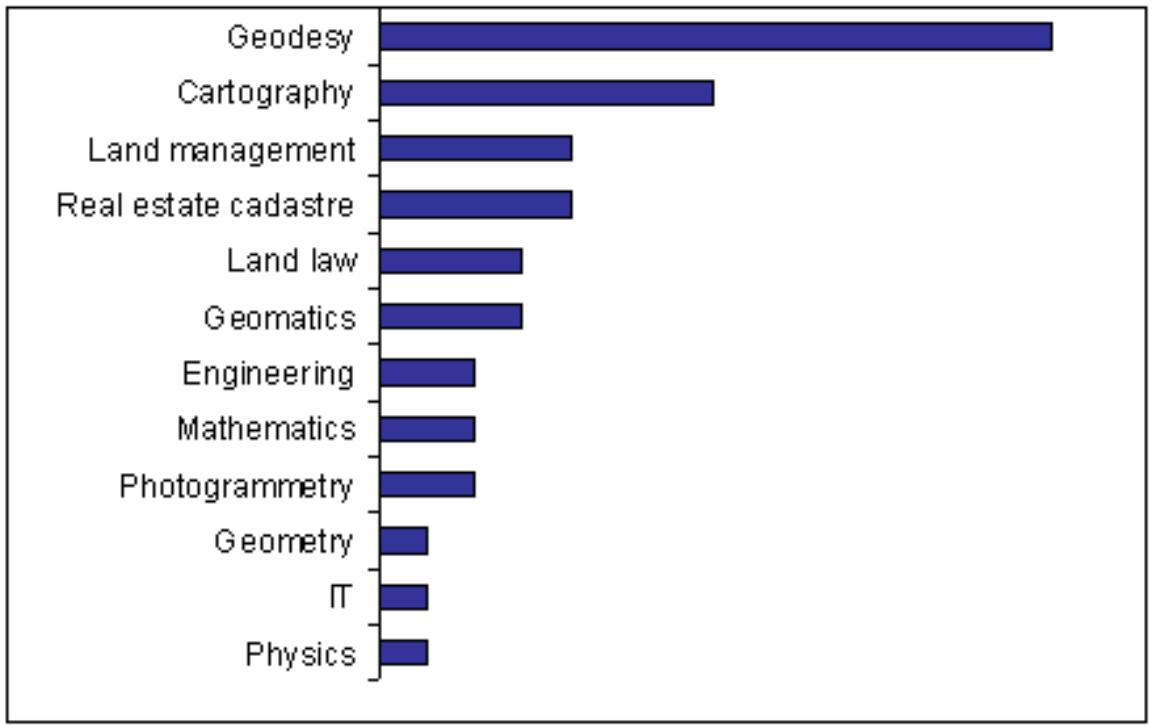


Fig 14. According to licensing requirements acceptable disciplines for education after the secondary school

Major activities

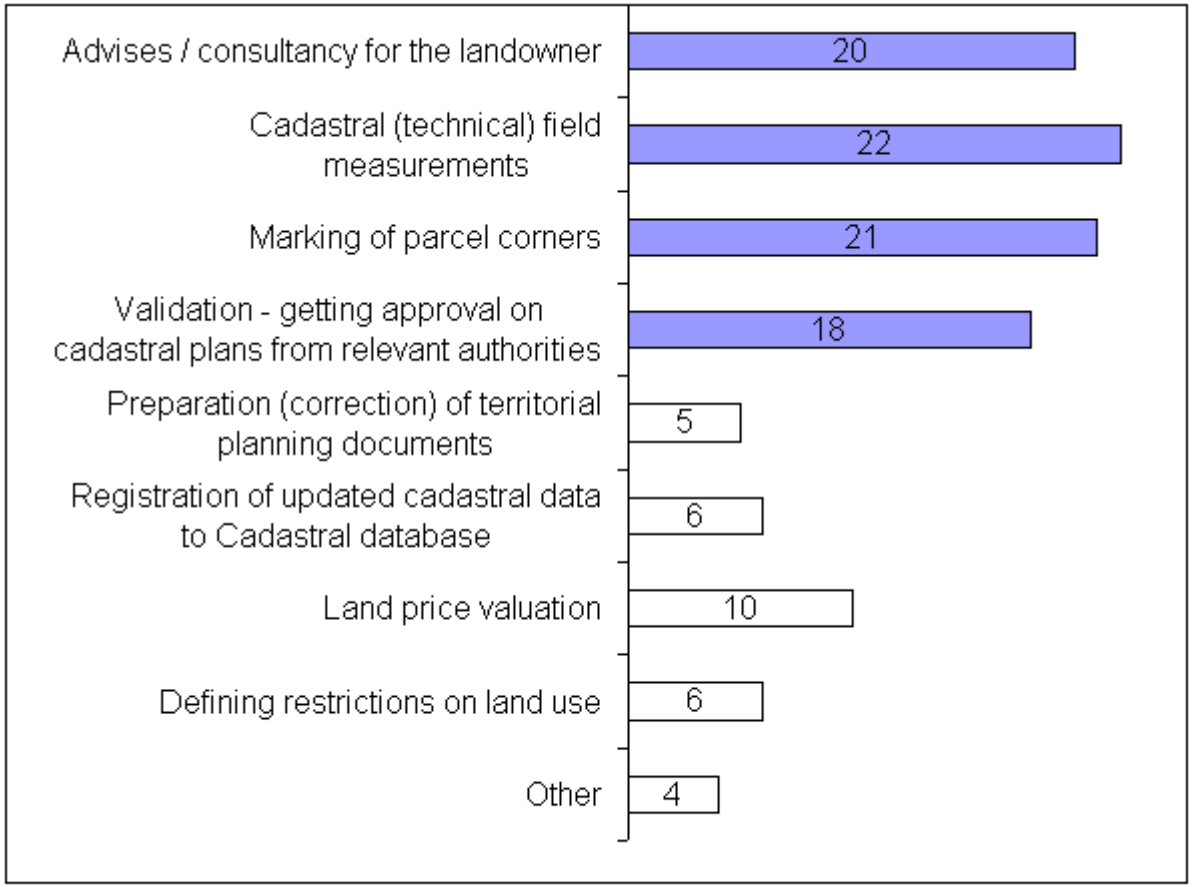


Figure 15. Tasks and duties of cadastral surveyors

Coordination and supervision

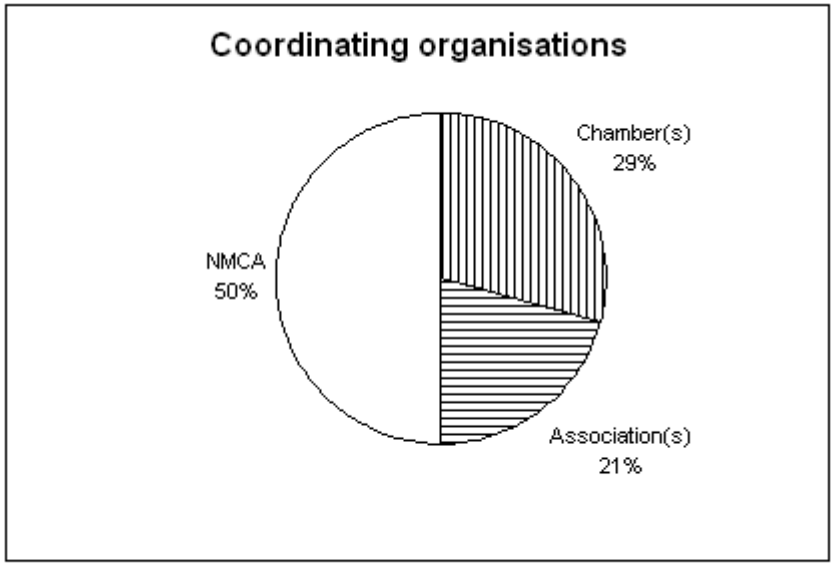


Figure 11. Type of coordinating organisation for cadastral surveyors

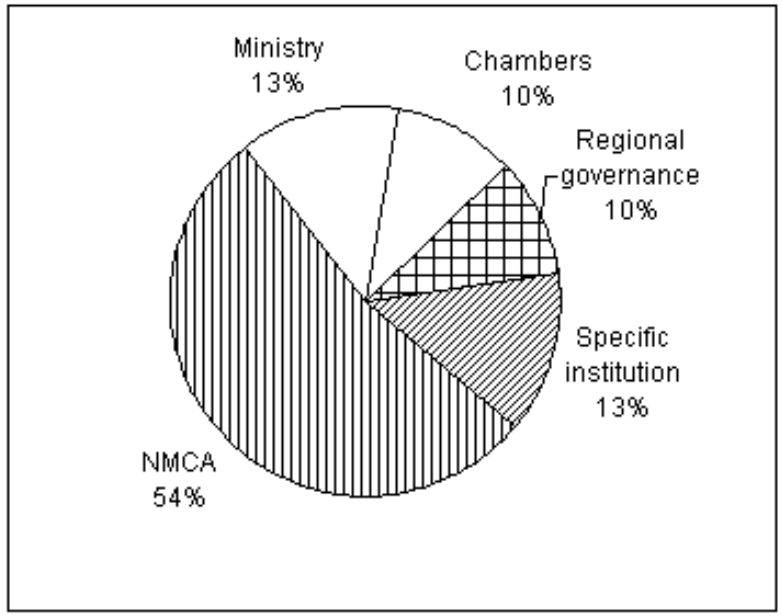


Fig 16. Organisation (-s), which is responsible for control of quality of cadastral surveyors deliverables and/or supervises cadastral surveyors activiti

Control frequency and punishments

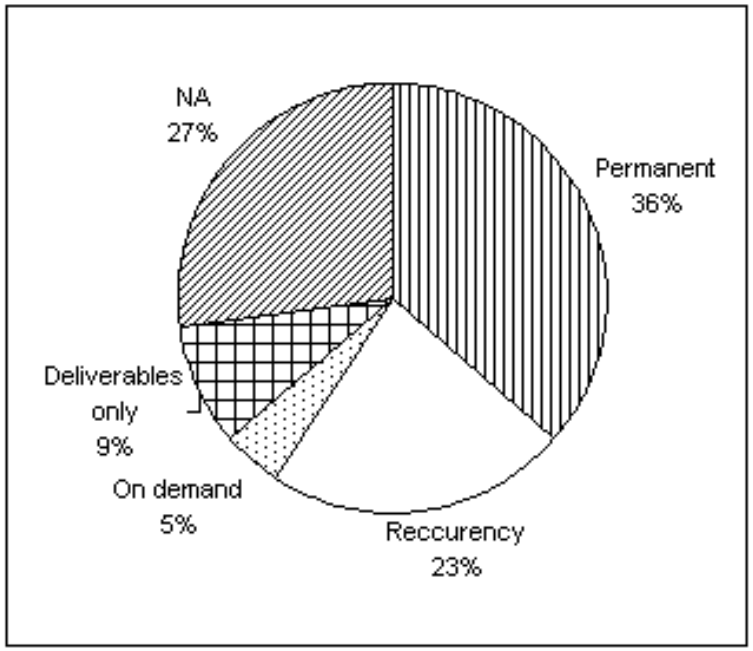


Fig 17. Frequency of controlling of cadastral surveyors activities

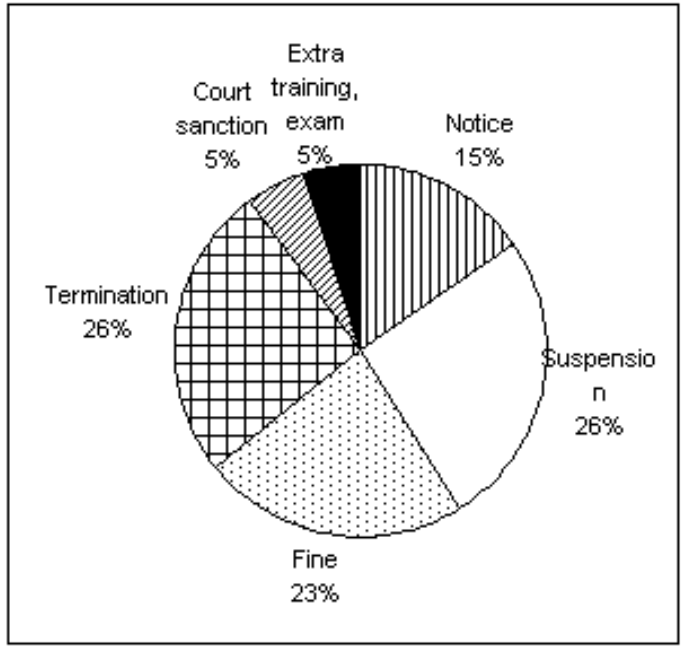


Fig 18. Sanctions in case of inappropriate cadastral surveyors work quality

Trends

- Liberalisation and globalisation
- PPP and sharing ‘best practice’
- IT development
- Requirements for compulsory insurance
- Common European framework for recognition of cadastral surveyors’ qualification

Conclusions (1)

- Cadastral surveyors operate as individuals or/and within juridical person, but they keep certain level of personal responsibility for producing cadastral data
- Number of cadastral surveyors per country depends to market size, cultural and legal conditions, and a level of countries economical and political transition
- Laws and regulations that describe execution and cadastral surveying (Law on Real Estate Cadastre) usually stipulate requirements for cadastral surveyors activities.
- Private surveyors are dominating against to public surveyors in Europe
- NMCAs play an important role in regard to cadastral surveyors activities – they in majority act as license providers, supervisors and coordinators in broad sense.

Conclusions (2)

- Principal tasks and responsibilities of cadastral surveyor in Europe:
  - Cadastral (technical) field measurements
  - Marking of parcels boundaries
  - Advice and consultancy for a land owner
  - Validation – getting approval on cadastral plans from relevant authorities
- Common requirements for licensing (authorisation) for cadastral surveying activities are:
  - High or university education in geodesy and related disciplines
  - Period of professional practice
- Universities and high schools mainly provide training and education to cadastral surveyors, but chambers and associations play an important role organising training courses and raising qualification.
- Minimal duration of education after the secondary school for applying to a license of cadastral surveyor is in average from 3 to 5 years

Conclusions (3)

- Permanent or recurrence control applies for cadastral surveyors activities with exemptions for the one working as public servants in public organisations.
- Three major types of sanctions apply against to inappropriate work of cadastral surveyors :
  - Suspension of the license
  - Fine
  - Termination of activities
- Cadastral surveyor is liable for his activity producing cadastral data (documents), but in many countries period of liability is not clearly defined.

Following-up (ideas for further collaboration between EuroGeographics, CLGE and GE)

- Maintenance of the questionnaire results / findings
- Investigate on markets for surveyors' activities
- Elaborate methods and terms for certifying and supervising of cadastral surveyors
- Approach to a common recognition of general qualification requirements: education, professional practice, examination, insurance