

Ver. 1.0 20140310

Code of professional qualifications for Liberal Property Surveyors

The topics covered by this Code are related to legal regulated cadastral work (in the field of real property formation, modification and registration), property and land management activities to ensure reliable cadastral systems and land registers and to secure and protect property rights. These basic systems and registers are fundamental infrastructural elements in every society in order to secure the rights and ownership of property. It is imperative that all questions related to property are considered trustworthy and treated reliably.

The surveyors covered by this code are Publicly Appointed or Regulated Liberal Surveyors acting professionally in the field of cadastral, property and land management systems – all acting in a liberal profession.

Given that their professional activities normally combine those of publicly appointed surveyors and those of regulated liberal surveyors, the liberal property surveyor, acting in the cadastral process, can be characterised as follows:

The Publicly Appointed Liberal Surveyors represent the state in the cadastral process or act “on behalf of the state” in the cadastral process.

The Regulated Liberal Surveyors act under a more or less restrictive public legal regulation in the cadastral process.

The profession is a major player in countries where the cadastre and land register tasks are entrusted to the private sector by law.

To assure a high common European professional level and a high level of customer protection in legal issues related to land and property and in other work executed by Liberal Property Surveyors, this Code defines and recommends necessary professional qualifications and prerequisites as well as professional business and disciplinary requirements.

This code defines in general the same skills and professional demands required for surveyors under State employment. A combination of private liberal and public surveyors is also covered by this Code.

The Code also consists of

- a **“Letter of intent”** – to be used by other CLGE member countries than the IG-PARLS member countries and other countries having the intention to implement or promote professional qualifications
- a **“Report”** – an additional dynamic explanatory report with national presentations. Published at www.clge.eu/ig-parls and related to the DPKB (<http://clge.staging.tremani.nl/>).

The basic requirements for the profession are:

Professional qualifications and prerequisites		
Education	5 Years on University level consisting of a bachelor (3/4 years) and master (1/2 years) in surveying and cadastral science	To ensure the academic level and the research options in the areas of <ul style="list-style-type: none"> - Surveying and mapping - Cadastre and land management - Spatial planning - Property design and development - Cadastral and real estate law - GIS (Geographic Information Systems) - etc.
Practice	Min. 2-3 years of practice in a liberal Licensed Property Surveyors office or in a cadastral administration doing cadastral work, undergoing further education	To establish the necessary experience and knowledge to the requirements in practice
Approval	Approval of professional skills, generally based on an examination, by state/federal board or commission, professional state recognized commission, second state examinations commission etc.	To secure professional skills and knowledge in practice
CPD	Continuing professional development. The requirements are at least 20 hours per year.	To maintain professional development and quality. The CPD shall be controlled by the local organizations or by the State



Professional business and disciplinary requirements		
Appointment	Awarded according to State law, for instance supplemented by oath	To ensure the necessary professional qualifications of the surveyor
Insurance	An obligatory insurance system defined by the State authorities	To show responsibility and support customer protection
Penalty board	A penalty board independent from the surveyor's organization to settle complaints about the surveyor's work. It must have the power to temporarily or permanently revoke appointment or licence.	To maintain trust and quality by applying the state requirements and support customer protection.
Quality control body	A committee defined by the surveyors' association, or by the State, providing advisory opinions and guidelines on professional matters and defining the "Bonus Pate" professional	To ensure the permanent high professional quality of the surveyor's work and to support customers who have questions or complaints about the surveyor's work.
Ethical code	An ethical code as guideline for the surveyor's work - national codes and/or The CLGE Code of Conduct ¹ is ratified by most European Countries.	To have high ethical principles for surveying services and support customer protection.

Jean-Yves Pirlot
CLGE President

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Maurice Barbieri
Chair CLGE IG-PARLS

¹ <http://www.clge.eu/documents/events/CLGE%20GE%20Code%20of%20Conduct%20for%20European%20Surveyors.pdf>