CLGE
Working for a Profession
Best Practices in Property Surveying

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05 October 2019
Kalamata (GR) - Virtual
Kalamata
Leading Surveyors Association

- 38 Member countries
- + 3 Observing members
- 28 EU Members States
- >> 100,000 Surveyors

- Requires close cooperation
  - FIG, YSEN, …
  - EuroGeographics, PCC
  - European Bodies
  - National Associations
Overview

- Guaranteed authoritative Data
- The legal background the EU
- Outsourcing of official authority
- The recent proportionality test (14 June 18)
- Professional requirements established by surveying associations
- A few best practices in EU
- Conclusions and way ahead
Authoritative Data

- Importance of authoritative data
  - Guaranteed by the state
  - Security or health are at stake
  - Many sectors, e.g. flight safety, ...
  - Also for legal security, property
  - Work performed by competent professionals
    - Civil servants
    - Or publicly appointed private surveyors
• 4 PILLARS

<table>
<thead>
<tr>
<th>Civil Servants</th>
<th>Publicly Appointed</th>
<th>Regulated Profession</th>
<th>Free Market</th>
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The Council of European Geodetic Surveyors
Comité de Liaison des Géomètres Européens
• **4 PILLARS**

<table>
<thead>
<tr>
<th>Article 45</th>
<th>Article 51</th>
<th>Mutual Recognition</th>
<th>Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prev. 39</td>
<td>Prev. 45</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Outsourcing of official authority

- Confidence, dialogue, concessions
- Equal high level initial education
- Technical innovation, healthy competition
- High productivity, flexibility and proximity
- Competition on quality
- Quality assurance and control in place
Legal background in the EU

- A few available papers for Europe
  - Allan report (1995)
  - Enhancing Professional Competence of Surveyors in Europe (2000)
  - European Requirements for Cadastral Surveyor Activities (2008)*
  - Impact of European Legislation on Cadastral Surveying (2010)
  - Dynamic Professional Knowledge Base
Reviewing Process

European requirements for cadastral surveyor activities

Impact of EU Legislation on Cadastral Surveying

7 April 2010
• **4 PILLARS**

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| Civil Servants | Publicly Appointed | Regulated Profession | Free Market | ? |
• **4 PILLARS**

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*The Council of European Geodetic Surveyors*

*Comité de Liaison des Géomètres Européens*
Accord Multilateral

Code of Professional Qualifications

Cadastral Surveyors: BAC+5 + 2T + SE

Property Surveyors: BAC+5 + 2T + SE

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Property Surveyors = Secondary School + Master in Geodesy + Traineeship in Property Surveying + Exam

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Content of the Code

• Education
  – 5 years University or Technical High School
    • Master in Geodetic Surveying
  – Main Courses
    • Geodesy, Mapping, GIS, Cadastre, Real Estate
      Regulations, Land Use and Planning, Ownership
      and Property Law
Content of the Code

• Professional experience
  – 2 – 3 years of traineeship
    • Mentor
    • In the Administration

• Verification of knowledge
  – Harmonization
  – State examination
Content of the Code

• Public appointment
  – Generally confirmed by an oath
• Code of Conduct
  – Cfr. CLGE, national codes
• Disciplinary body
  – Independence
• Quality control
  – Idem
Papers by Clemens Kiepke and CLGE
Reviewing Process
Easy question

**Does your state operate a CADASTRE?**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>No</strong></td>
<td>2.4%</td>
</tr>
<tr>
<td><strong>Yes</strong></td>
<td>97.6%</td>
</tr>
</tbody>
</table>
Who is property surveyor?

Who performs property surveying i.e. field surveying, measurement and data collection?

- Public servants: 22.1%
- Publicly appointed surveyors: 17.6%
- Regulated (licenced) surveyors: 35.3%
- Professional surveyors without licence (e.g. SURVEYORS PROFESSIONAL ASSOCIATION member): 17.6%
- Other (please specify): 4.4%

Who performs property surveying i.e. field surveying, measurement and data collection?
Who integrates the data?

<table>
<thead>
<tr>
<th>Who integrates the collected data into the cadastral or property register database?</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Other authority (if so, please specify)</td>
<td>2.5%</td>
</tr>
<tr>
<td>The cadastral or property registration authority</td>
<td>92.5%</td>
</tr>
<tr>
<td>The surveyor</td>
<td>5%</td>
</tr>
</tbody>
</table>
Best Practices...
Situation in Belgium

- Only Land Surveyors Perform Property surveys (Géomètre-Expert)
- Exception: unbuilt buildings can be handled by architects for condominiums
- The land delimitation is a responsibility of the Land Surveyor
- The cooperation with the Cadastre is good and still improves
### Situation in Belgium

<table>
<thead>
<tr>
<th>Auteur</th>
<th>Nombre / aantal</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Géomètre-expert / Landmeter-expert</td>
<td>44149</td>
<td>92%</td>
</tr>
<tr>
<td>Architect / Architect</td>
<td>2502</td>
<td>5%</td>
</tr>
<tr>
<td>SPF Finances – FOD Financien</td>
<td>940</td>
<td>2%</td>
</tr>
<tr>
<td>Autres administrations / Andere administraties</td>
<td>324</td>
<td>0.7%</td>
</tr>
<tr>
<td>Citoyen - Burger</td>
<td>144</td>
<td>0.3%</td>
</tr>
<tr>
<td>Total – totaal</td>
<td>48352</td>
<td>100%</td>
</tr>
</tbody>
</table>
Conclusions

- Property Surveying doesn’t fall in the scope or the EU directives as such
  - Performed by civil servants or publicly appointed professionals
  - We have a certain level of auto-regulation with the CPQ for Property Surveyors
  - However these are national matters and the mobility in that field is low to inexistent
Conclusions

• We have to tackle the heterogeneity of our profession
• Therefore we need to define consistent core values and quality standards
• Break the EU - deregulation myth by proposing regulation of sectors that deserve it and by deregulating others
• Apply smart regulation