



The **Council** of European Geodetic Surveyors
Comité de Liaison des Géomètres Européens



CLGE

Working for the Profession

03 June 2021

Athens (GR) - CLGE Seminar @ HARSE Congress



ERfPS

European Requirements for Property Surveyors



Overview

- Introduction
 - 2008 vs. 2018-2021
- Conclusions and recommendations
 - Portrait of the European Property Surveyor
 - Confirmations, trends and evolutions
 - Concluding remarks and recommendations



Some results

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

Other (please specify)

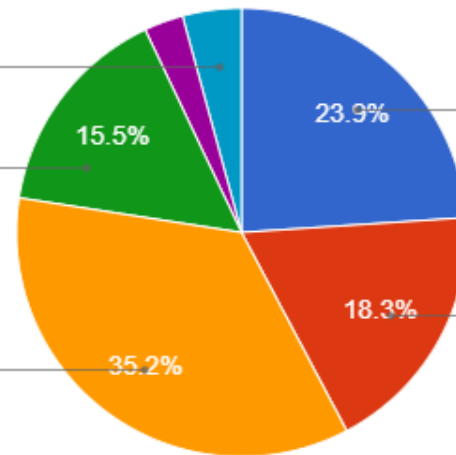
4.2%

Professional surveyors without licence (e.g. SURVEYORS PROFESSIONAL ASSOCIATION member)

15.5%

Regulated (licenced) surveyors

35.2%

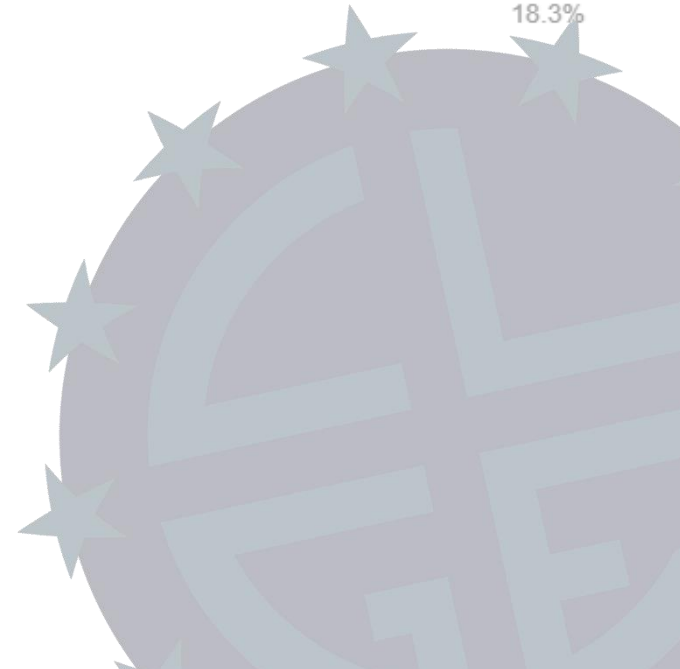


Public servants

23.9%

Publicly appointed surveyors

18.3%





Some results

For property surveyors to legally practice, is it mandatory to be a member of a :

Other (please specify)

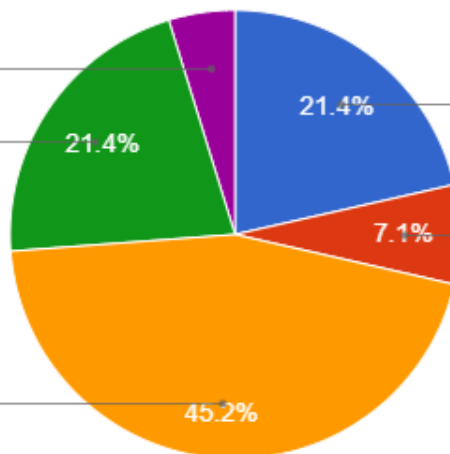
4.8%

None required

21.4%

Official register or list

45.2%



Chamber

21.4%

Association

7.1%





Some results

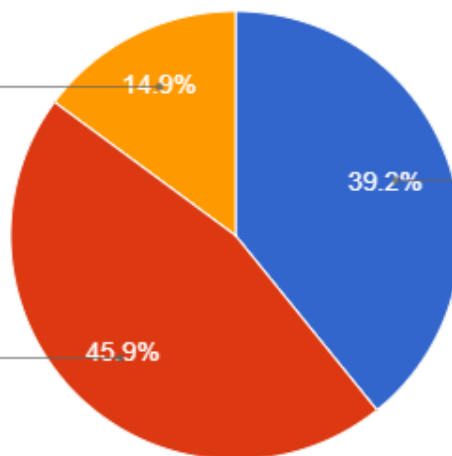
Does the PROPERTY SURVEYOR practice :

With some other form of legal professional protection (please specify)

14.9%

Within a juridical entity (limited company or similar)?

45.9%



As a private individual (unrestricted liability) ?

39.2%





Some results

Which of the following activities does your association(s) engage in

Organisation of continuing education for the association's members

27.4%

Quality control of PROPERTY SURVEYOR'S activities

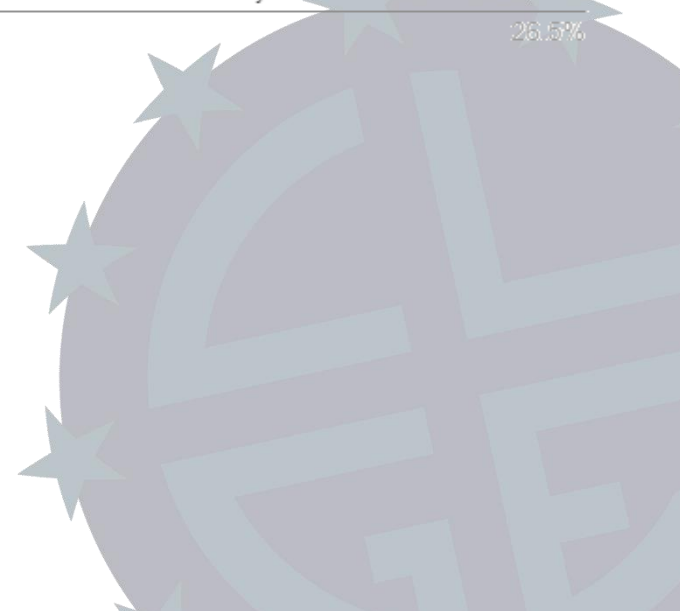
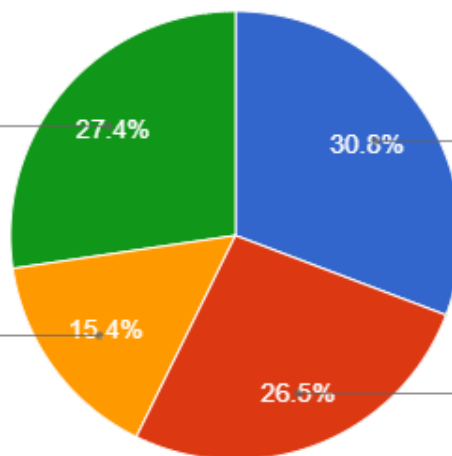
15.4%

Representation and lobbying for the rights and interests of the association's members

30.8%

Development of professional activities, technical standards and ethical standards and their adoption by the association's members

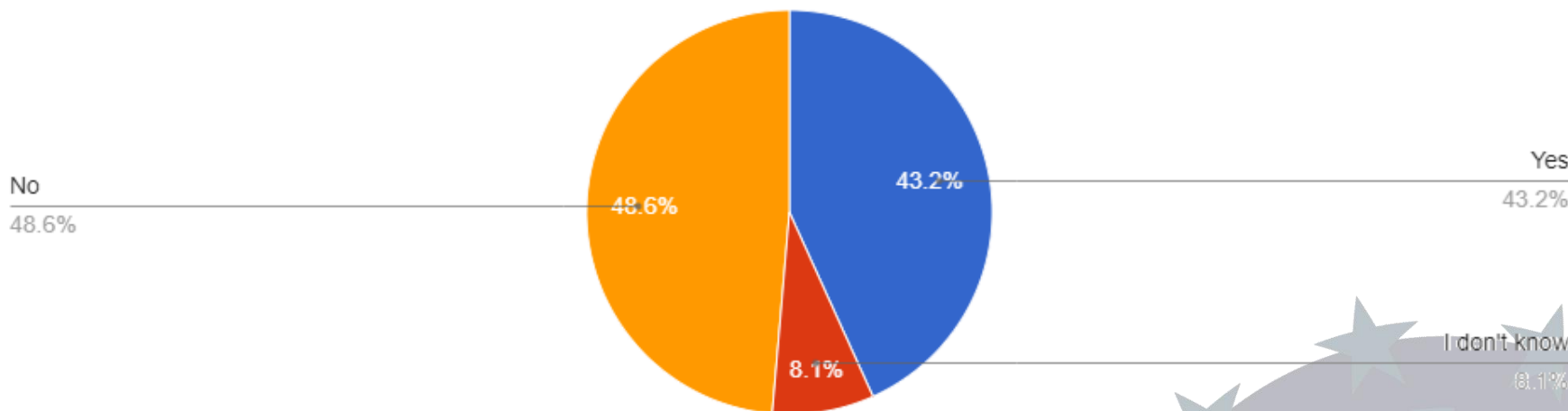
26.5%





Some results

Is professional liability insurance compulsory for LICENCED PROPERTY SURVEYORS?





Some results

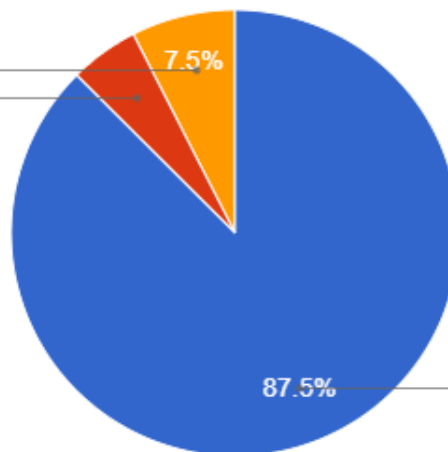
Is a PROPERTY SURVEYOR fully responsible for quality and correctness of the property survey that he performs?

No

7.5%

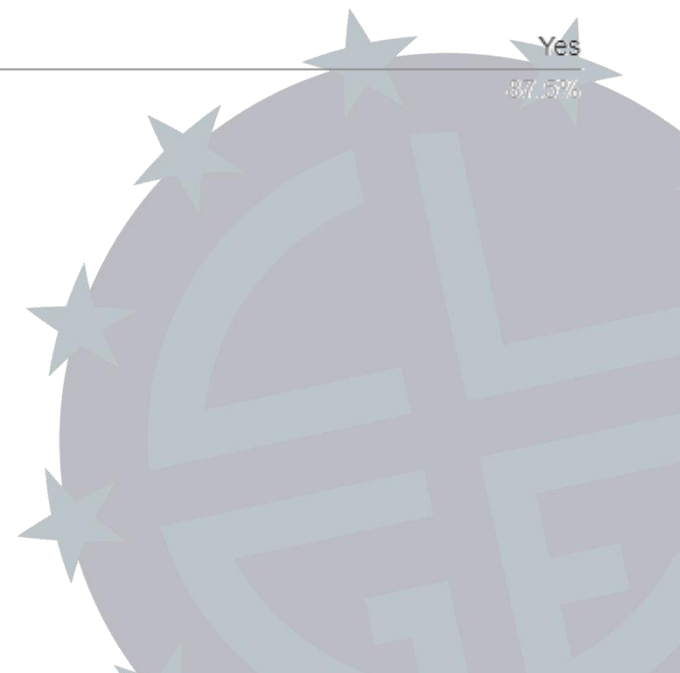
I don't know

5%



Yes

87.5%





Portrait of the European PS

- Education
- Level of regulation
- Validity
- Affiliation
- Employment status
- Activities
- Liability and Insurance
- Quality control and CPD





Education

University or High School degree followed by practice and final exam:

- a) Master degree; b) Professional practice 2 years; c) State exam.
- *These requirements are in line with and confirm the CLGE Code of Professional Qualification for Property Surveyors (CPQPS).*



Level of regulation

Property surveying is performed by regulated property surveyors or civil servants.

- *Since some states place property surveying in the hands of civil servants or private publicly appointed surveyors only, a deregulation of their private counterparts in other states would make no sense.*



Validity

The period of validity of licenses or authorisations has no limitation in time.

- *This fact makes the need of an efficient Continuous Professional Development (CPD) system even more important.*





Affiliation

For Property Surveyors to legally practice it is mandatory to be included in an official register (list) and to be a member of a Chamber.

- *The registers introduce the lowest level of regulation, while chambers offer higher guarantees.*



Employment Status

Property Surveyors practice as private regulated surveyors (private individuals or within a legal entity as staff members), private publicly appointed surveyors or civil servants.

- *While property surveying is an essentially liberal profession, more and more other employment statuses emerge (Ethics, Commitment).*



Activities

- The Property Surveyor's activities are:
 - a) Advice Consultancy for the owner;
 - b) Cadastral (technical) field measurements;
 - c) Marking of parcel corners;
 - d) Spatially defining easements, servitudes.

Property Surveyors can be in charge of Land and Building valuation.



Activities Ctd.

Property surveyors have a wide and widening range of activities. They combine technical, administrative and legal skills in relation with all forms of land and built property.





Liability and insurance

Property surveyors are fully responsible for the quality and correctness of the property surveys they are performing.

- *Although new forms of employment statuses emerge, the personal responsibility remains important for the property surveyors.*



Liability and insurance

- The property surveyors need professional liability insurances. They are insured by commercial insurance companies.

The emerging consumer protection principle implies the generalisation of mandatory liability insurances, provided by mostly commercial companies.



Quality Control

The State Authorities are responsible for the control of the quality of deliverables produced by property surveyors and/or the supervision of property surveyor activities.

- *The States clearly have a responsibility in guaranteeing public and private property. They take part of this responsibility in regulating property surveying.*



CPD

Continuous Professional Development is becoming more important since it is present in a significant and increasing number of countries.

- *The introduction and reinforcement of CPD systems is an emerging trend. It becomes mandatory in an growing number of countries. The monitoring of these systems should definitively be considered.*



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Conclusions / Recommendations

- Confirmations – Evolutions – Trends
 - General Background
 - Property Surveyors, Authorities, Associations
 - Property Surveyors Activities
 - Advice and consultancy
 - Cadastral field measurement
 - Marking of parcel corners
 - Spatially defining easements or servitudes
 - Evaluation of land a buildings



Conclusions / Recommendations

- Confirmations – Evolutions – Trends
 - Laws and Licensing
 - Education and Training
 - Quality Control
 - Sanctions, control bodies and appeals
 - Insurance and Liability





Final Recommendations

- Regulation = Must
- Tool to control the Cadastral activities
 - Civil servants
 - Private Property Surveyors
 - Mixed systems
- Generalise the Code of Professional Qualifications for Property Surveyors
- CPD to generalise and to control