Presented at the FIG WORKING WEEK 2019, April 22-26, 2019 in Hanoi, Vietnam

"Geospatial Information for a Smarter Life and Environmental Resilience"
Land & Resources Professional Qualification Pathway - Core Competencies for Global Land Professionals

James Kavanagh and Nigel Sellars (United Kingdom)

TS06B: Professional Development Experiences and Pathways
Commission: 2
Thursday, 25 April 11:00–12:30 ArcGIS ROOM (210a)
Introduction and background

• A very brief introduction to RICS and our history of global (Commonwealth) interaction

• RICS professional qualification pathways – the chaos of complexity

• Drivers for change

• The Land & Resources APC/AssocRICS pathway

• Back to the future
A very brief introduction to RICS

125,000 accredited professionals

67,000 students

Professionals in 148 countries

Recognised by governments and markets

Offices in 42 cities around the world
RICS professional qualification pathways – the chaos of complexity

RICS-accredited degree

Non RICS-accredited degree or approved professional body membership

In a senior management or expert specialist position

Degree and in an academic position on a degree-level programme

No degree or approved professional body membership

0 – 24 months structured training depending on relevant experience

Five years’ relevant experience, 12 months of which must be post-qualification and preliminary review

10 years’ relevant experience (reduced to five years with a degree or approved professional body membership plus a relevant post graduate degree)

Three years’ academic experience

Four years’ relevant experience

Final assessment submission, interview and RICS ethics module

Final assessment submission and RICS ethics module

MRICS

AssocRICS

Four years’ relevant experience, 900 study hours from final level of an RICS-accredited degree

Membership of other professional bodies may mean that you can become RICS qualified directly or without a degree.

Our senior professional assessment is available to those who have made a significant contribution to the profession, are industry leaders or are recognised experts in their field.

More information is available at rics.org/join
Drivers for change

Cadastre and land administration

This competency deals with assessing documents relating to the demarcation, registration and transfer of land to define, on the ground, the extent of legal and/or registered title. It involves the preparation of expert reports for the legal profession and provision of opinions to the legal profession and property owners. It should also involve the integration of Fit for Purpose principles within the design of land administration, mapping, demarcation, land valuation and taxation system and the understanding of how Fit for Purpose can be used in middle/low income countries. Issues around formalisation processes, different forms of tenure and unregistered land should also be understood (global).

**Examples of likely knowledge, skills and experience at each level**

<table>
<thead>
<tr>
<th>Level 1</th>
<th>Level 2</th>
<th>Level 3</th>
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<tbody>
<tr>
<td><strong>Demonstrate knowledge and understanding of field and office procedures for boundary and/or cadastral surveys appropriate to your national and/or international location. Understand legal and physical boundaries and provide examples of these. Understand the principles of land management, administration, differing types of cadastral systems, tenure types and Fit for Purpose principles (global).</strong></td>
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<tr>
<td><strong>Apply your knowledge of the principles of land registration, land management, administration and legislation related to rights in real estate internationally and nationally. Understand the relationship between the surveyor, client and legal profession and preparation of evidence for the legal process.</strong></td>
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<tr>
<td><strong>Provide evidence of reasoned advice, and fully understand the role and responsibility of an expert witness, on the resolution of disputes by litigation and alternative procedures.</strong></td>
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**Examples of knowledge comprised within this level are:**
- The property registers in use
- All plans relating to the registration process
- Limitations of national mapping
- Definition of 'extent of registered title'
- Paper-title (the deeds)
- The status of a deed plan when referred to in the text of a deed
- Legal presumptions regarding property boundaries and the differences between general boundary and fixed boundary systems
- The different types of cadastral system and their relationship to registration and mapping
- The law relating to 'moving boundaries' accretion, erosion, and foreshore.

**Examples of activities and knowledge comprised within this level are:**
- Adopting appropriate scales for measured surveys to be used in cadastral
- Choosing which documentation to rely upon
- Practising with complete independence from the client
- Requesting documents from the legal profession
- Obtaining documents from the Land Registers
- Using and interpreting of aerial photography and digital imagery
- Reporting relevant matters back to the legal profession
- Understanding of the national requirements for determining boundaries.

**Examples of activities and knowledge comprised within this level are:**
- Advising on the duty of an expert to the court
- Preparing expert reports for use in litigation
- Advising on the requirements of an expert witness within the civil procedure rules
- Advising on the requirements and role of an expert at a ‘meeting of experts’
- Advising on the role of an expert at a ‘conference with counsel’
- Preparing for trial
- Advising on the role of an expert during and after the trial
- Alternative dispute resolution options, particularly the differences and advantages/disadvantages when comparing mediation with arbitration.
The geomatics pathway

### Geomatics changes to note

“Surveying and mapping” is the core and is an amalgam of the old “spatial data capture & advanced spatial data capture” competencies.
Land & Resources pathway

The **Land & Resources** pathway is designed to be applicable across a wide-ranging group of land and resource related sectors. It combines the best from the Environment, Geomatics, Minerals and Waste Management, Planning and Development, and Rural Professional Groups to produce a well-rounded professional Chartered Surveyor.

Although there is a wide choice of competencies available in the pathway there are 12 competencies which we view as the primary skillset for a land professional. Candidates are encouraged to consider these in the first instance.

- Access and rights over land
- Cadastre and land administration
- Compulsory purchase and compensation
- GIS
- Inspection
- Landlord and tenant
- Legal / regulatory compliance
- Planning and development management
- Property management
- Surveying and mapping
- Sustainability
# Land & Resources core competencies

**Mandatory competencies**

- Level 3
  - Ethics, Rules of Conduct and professional practice
- Level 2
  - Client care
  - Communication and negotiation
  - Health and safety
- Level 1
  - Accounting principles and procedures

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- Cadastre and land administration
- Compulsory purchase and compensation
- GIS
- Inspection
- Landlord and tenant
- Legal / regulatory compliance
- Planning and development management
- Property management
- Surveying and mapping
- Sustainability
- Valuation

**Optional competencies**

- Five to Level 3 and one to Level 2
  - Access and rights over land
  - Agriculture
  - Cadastre and land administration
  - Client care
  - Compulsory purchase and compensation
  - Consultancy services
  - Contaminated land
  - Development appraisals
  - Economic development
  - Energy and renewable resources

- Strategic real estate consultancy
- Surveying and mapping
- Sustainability

Plus, two to Level 2 from the full list of technical competencies, including any not already chosen from the optional list

### Competency

<table>
<thead>
<tr>
<th>Competency</th>
<th>Chartered Alternative Designation</th>
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<tbody>
<tr>
<td>Engineering surveying</td>
<td>Chartered Engineering Surveyor</td>
</tr>
<tr>
<td>Environmental management</td>
<td>Chartered Environmental Surveyor</td>
</tr>
<tr>
<td>Hydrographic surveying</td>
<td>Chartered Hydrographic Surveyor</td>
</tr>
<tr>
<td>Minerals management or Waste management</td>
<td>Chartered Minerals Surveyor</td>
</tr>
<tr>
<td>Planning and development management</td>
<td>Chartered Planning and Development Surveyor</td>
</tr>
<tr>
<td>Surveying and mapping</td>
<td>Chartered Land Surveyor</td>
</tr>
</tbody>
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Corporate
Conclusions
The new Land & Resources pathway can be downloaded @ https://www.rics.org/uk/join/pathway-guides/land-and-resources/

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