



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



CLGE

Working for the Profession

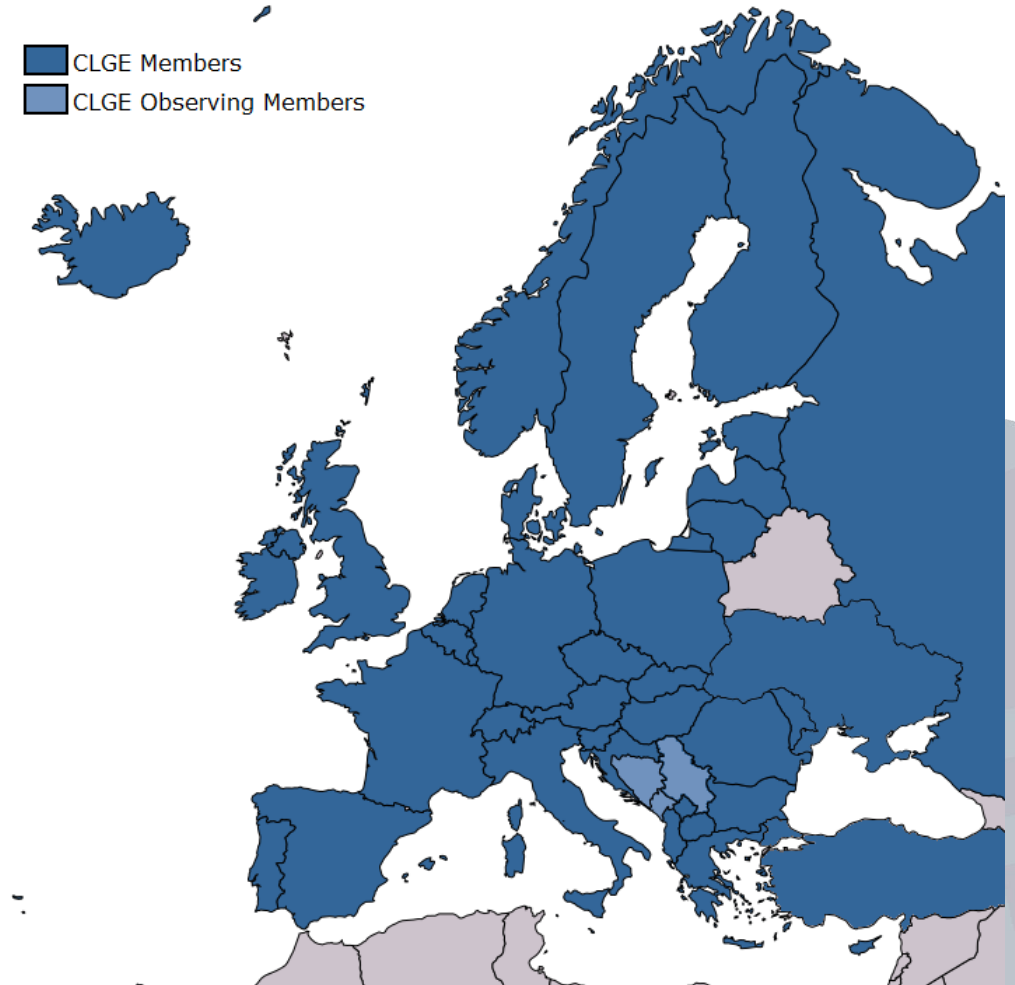
31 May - 1 June 2022

PCC - Paris (FR) and online



# Leading Surveyors Association

- 38 Member countries
- + 3 Observing members
- 27 EU Members States
- >> 100.000 Surveyors
  
- Requires close cooperation
  - FIG, YSEN, ...
  - EuroGeographics, PCC
  - European Bodies
  - National Associations





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# Profound changes





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# CLGE Ex-Board 2020 - 2022

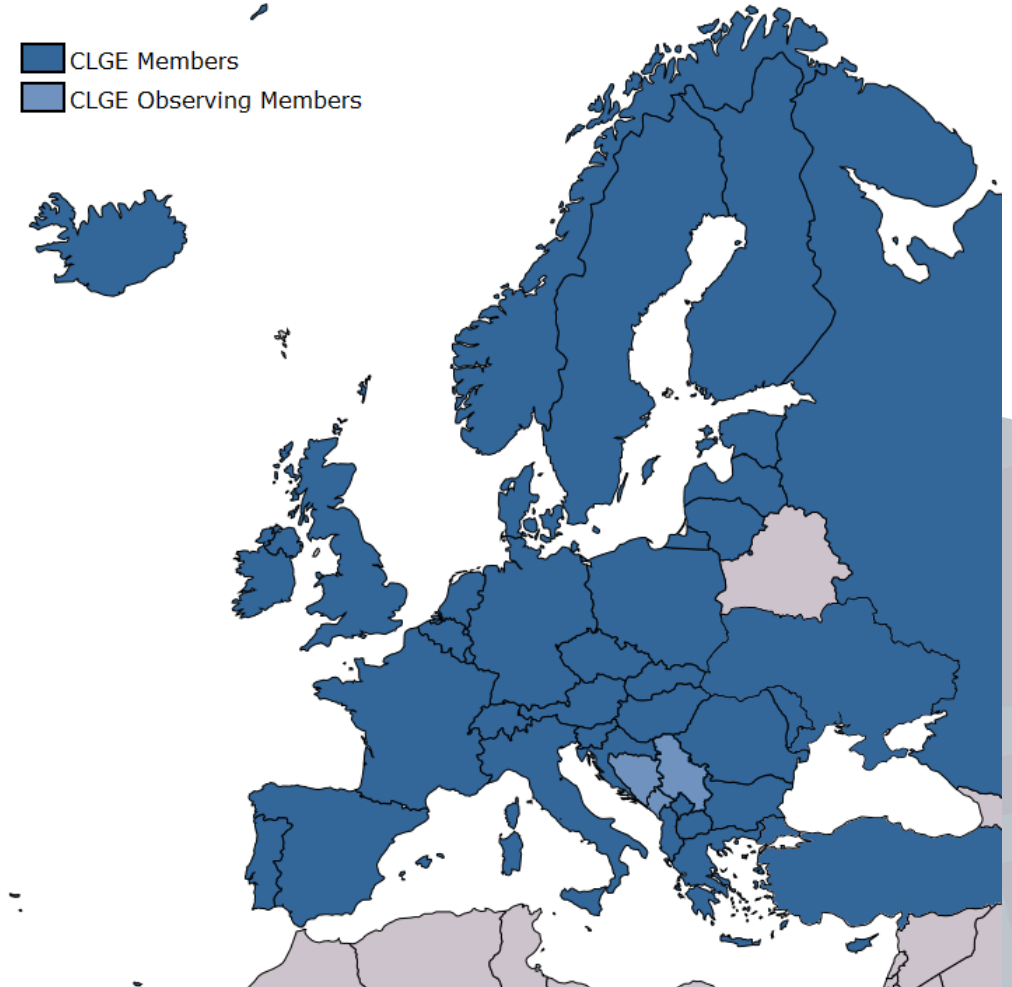






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# Profound changes





# The Council of European Geodetic Surveyors

## Comité de Liaison des Géomètres Européens



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HR  
President



Vladimir Tikhonov  
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TK  
FIG YSEN Delegate





# CLGE: a definition

CLGE is the **leading representational body** for the Surveying Profession in Europe.

- Promotes the Profession in the EU
- Fosters its development in the Council of Europe

Surveying includes **Cadastral Surveying** which provides security to land and property title and thus underlies the economic base of western society.

**Geospatial Information** is now ubiquitous in our lives and the Surveyor plays a fundamental role in this field.





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# CLGE: a definition

The individual Surveyors spread over now 41 member states are the final and most important beneficiaries of our activities.

CLGE also pursues more general aims such as:

- the sustainable development;
- public and individual interests European Citizens.

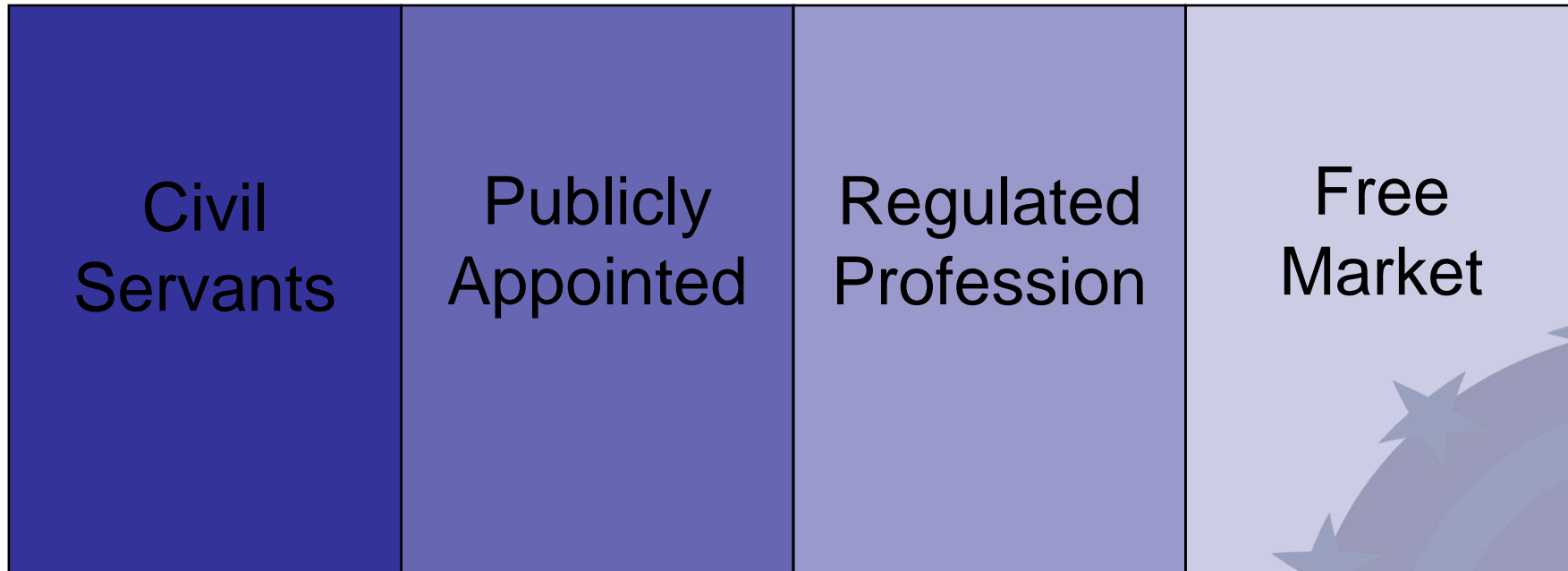




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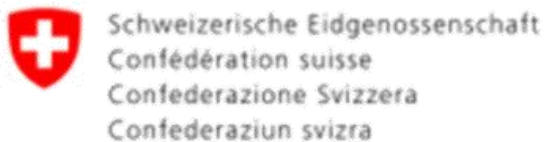
# One Profession





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# Corporate Members





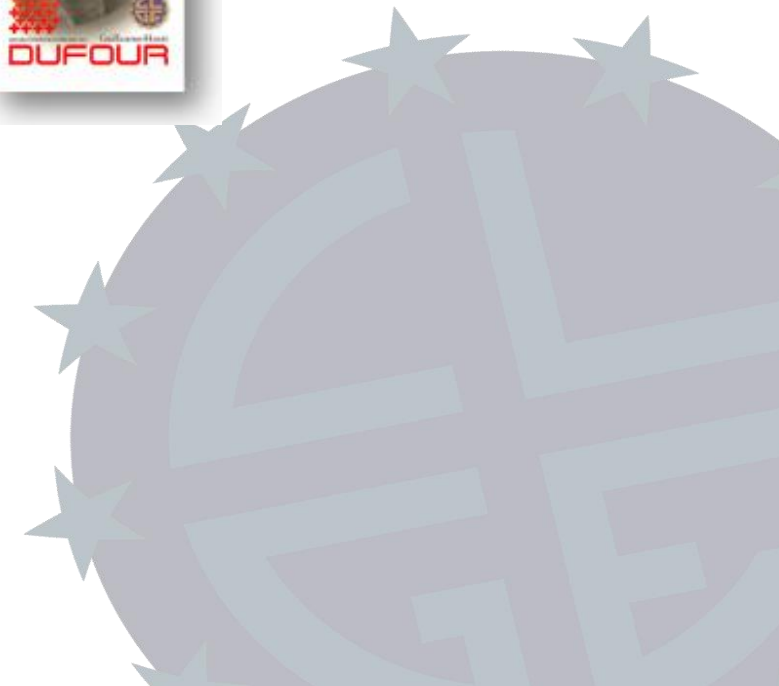
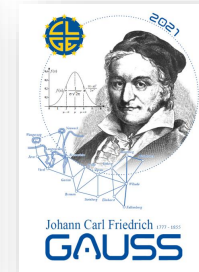
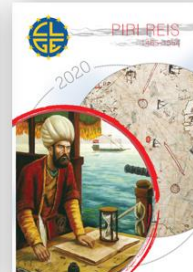
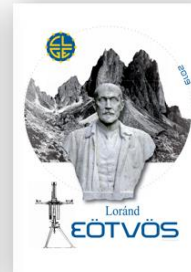
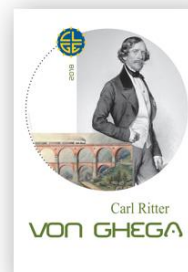
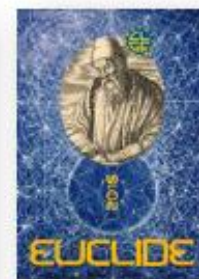
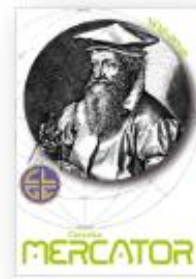


# Strategic Goals of CLGE

- Take part in the legislative process governing the exercise of the Surveying Profession at the European and national levels;
  - Build a Professional image of the European of Surveyor, recognized by the national governments as well as the EU;
  - Motivate young surveyors to become active within their national associations and hence within CLGE.
  - Make sure that the CLGE members are satisfied with the performance of CLGE.
- **Influence**
  - **Visibility**
  - **Renewal**
  - **Members Satisfaction**



## European Surveyor of the year

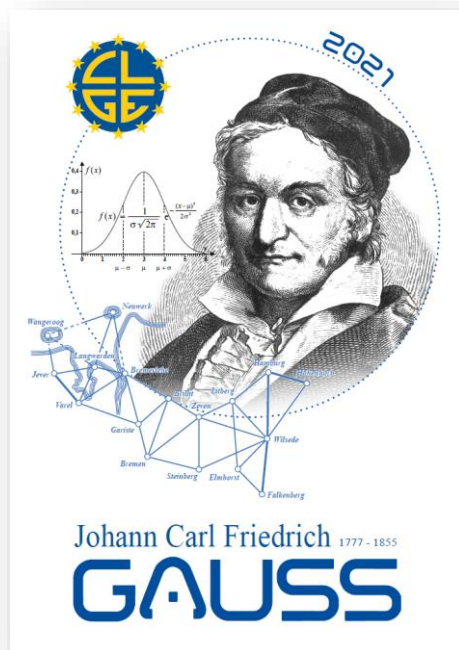




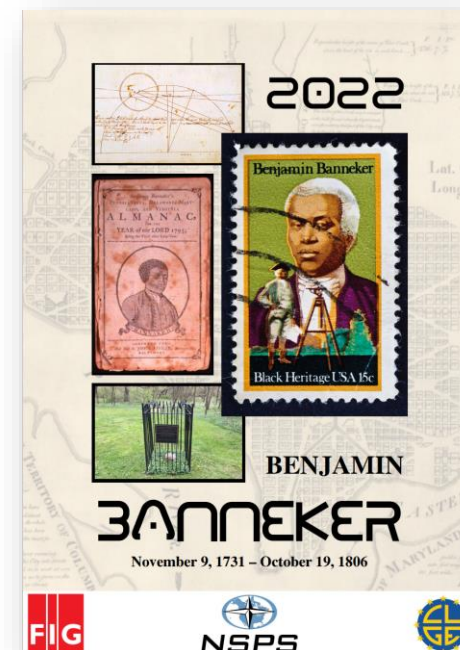
# European Surveyor of the year



# Global Surveyor of the year



2021



2022





# CLGE Students' Contest anno 2012







# CLGE Young Surveyors' Contest



## Alicia Cañizares

Technical sales advisor and product manager at Global Geosystems, Leica Geosystems reseller in Spain

Winner of CLGE Contest 2013 in GIS, Cartography and Cadastre category for her thesis on « 3D model of the Roman Wall of Lugo (Galicia -Spain) using TLS and UAV »

« Winning this award as a recent graduate student, made me more confident in myself and my knowledge. It allowed me to stand out in my sector within my country and to meet great people to work with in my professional future. I really encourage and recommend you to apply, it is a great opportunity. »





# Current Projects

- European Geodetic Surveyors Act
- GISCAD-OV
- Condominium Compendium
- Utility Cadastre Compendium





# European Geodetic Surveyors Act

- Code of Professional Qualifications for Property Surveyors (Successor to the Accord Multilateral)
- Dynamic Professional Knowledge Base
- Smart Regulation Paper (Proportionality Test)
- **European Requirements for Property Surveyors ERfPS**
- A new study to start, called EGSA







# ERfPS: Reviewing Process







# ERfPS - Conclusions

- The long awaited report is available now
- The conclusions are abundant
  - Portrait of the average European Property Surveyor
  - Comparison of the results in 2008
  - Recommendations, future of the study



# Portrait: 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).*



# Portrait: 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.*



# Portrait: Validity period

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.*







# Portrait: 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.*





# Portrait: Employment status

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

- *While property surveying is an essentially liberal profession, more and more other employment statuses emerge. However, the ethical and professional principles of all surveyors should remain the same and rely on personal commitment to the profession.*



# Portrait: Activities

The Property Surveyor's activities are:

- Advice /Consultancy for the landowner and property owner;
  - Cadastral (technical) field measurements;
  - Marking of parcel corners or land / building delimitation;
  - Spatially defining easements or servitudes.
- *Property Surveyors can be in charge of Land and Building valuation. They 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.*



# Portrait: Quality control

The State Authorities are the institutions 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.*





# Portrait: Liability

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.*





# Portrait: Liability 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.*



# Portrait: 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.*



# ERfPS - Conclusions

- The long awaited report is available now
- The conclusions are abundant
  - Portrait of the average European Property Surveyor
  - Comparison of the results in 2008
  - **Recommendations, future of the study**
- Thanks to PCC for their support  
(Amalia Velasco and Pekka Halme)





# Recommendations

- Strong regulation is an absolute must
  - Civil servants, Publicly appointed Surveyors, Regulated Surveyors
- Regulation is not enough, QC is necessary
  - State / Chamber (Ordre)
- Generalise the CLGE Code of Professional Qualifications
  - No gold plating (Proportionality Test)
- CPD to monitor by an official body



# Recommendations

- Future of this study - To be continued
  - Number of surveyors
  - Socio economic impact of our profession / sector
  - In depth analysis of certain aspects:
    - CPD, CPD board, Disciplinary board, Liability, Sanctions, Quality control, Norms, ...
  - Regional clusters to be considered (here CLGE as a whole)
  - Study to be repeated every 10 years, improve the questions but maintain comparability



# Current Projects

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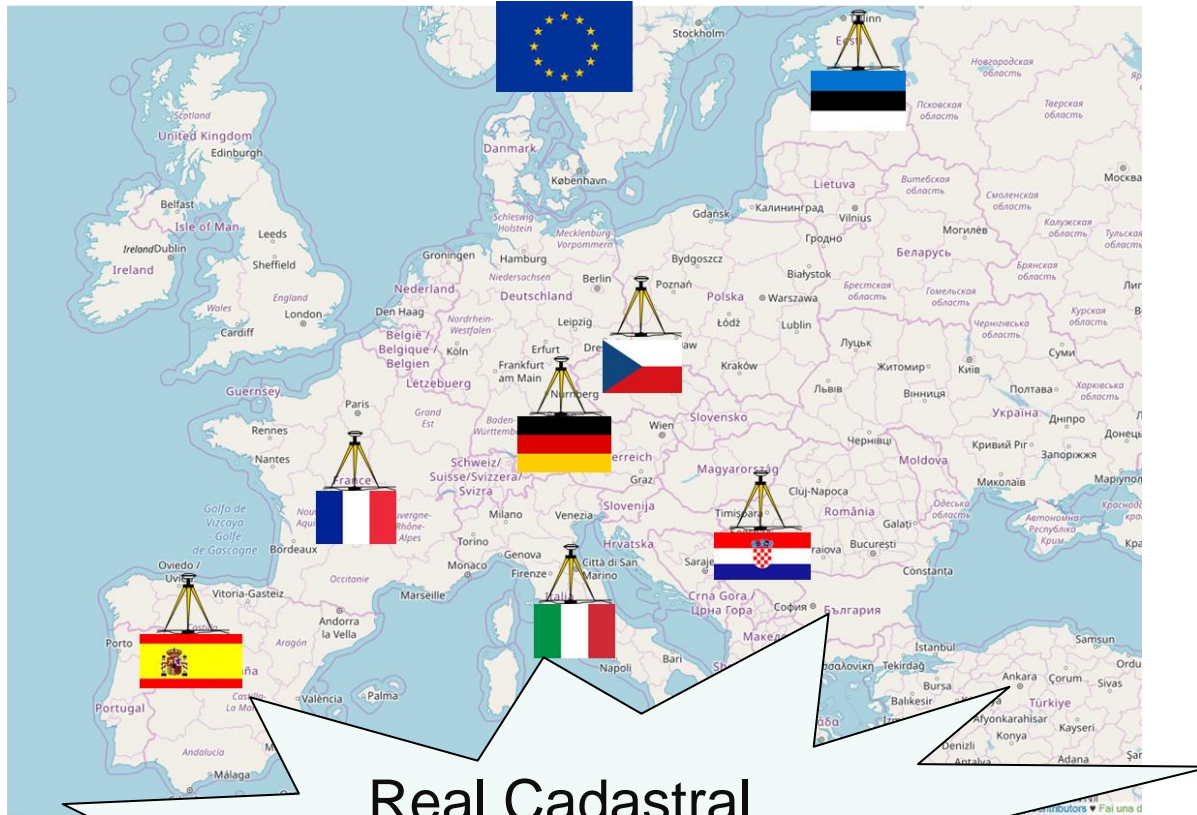


# GISCAD-OV



Aim: design, develop and validate an innovative and cost-effective High Accuracy Service for Cadastral and Property Surveying applications, based on GPS and Galileo High Accuracy Services (HAS) and advanced techniques of Precise Point Positioning-Ambiguity Resolution quick convergence (PPP-AR)





Real Cadastral  
Surveys in each of  
the Pilot Countries

On-Field Validation in the  
following Countries:

1. Italy
2. France
3. Spain
4. Germany
5. Croatia
6. Czech Republic
7. Estonia

Comparison between current  
techniques and GISCAD-OV  
proposed solution



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# Condominiums @ Surveyors







# Condominiums @ Surveyors



**THE COUNCIL OF EUROPEAN GEODETTIC SURVEYORS**  
**INTEREST GROUP OF PUBLICLY APPOINTED AND REGULATED LIBERAL SURVEYORS**

**IG-PARLS**

## CONDOMINIUM... as seen by Surveyors

**NATIONAL PRESENTATIONS**

**BELGIUM (BE)**

The Belgian Civil Code (Art. 577-4) prescribes that an authentic deed is necessary for any condominium or forced co-ownership. This authentic deed is drawn by a notary and must contain the basic deed and the co-ownership regulations.

The basic deed includes a description of the property complex and the private and common parts, as well as the determination of the share of the common parts for each private part, for which the respective value of these parts is taken into account, which is determined based on the net floor area, the use and the location of the private part, based on a reasoned report by a notary, a property surveyor (géomètre-expert), an architect or a real estate agent. This report is included in the basic deed.

Another regulation prescribes that any plan joined to an authentic deed must be drawn by a property surveyor. Hence, the plan that is attached to a basic deed should be drawn and signed by a property surveyor. In practice, it appears that this rule is not systematically applied, especially not when the parts of the property are sold before the construction of the building.

**New buildings**

In the case of new buildings, the above-mentioned professionals are allowed to prepare the reasoned report based on, amongst other elements, the building plans before construction. The architect has to follow these plans since he got the building permit. However, very often the plans are not really followed and this implies that the reasoned report and corresponding basic deed can contain more or less important errors. No as-built plan nor even control measurements are required.

Currently, the Belgian Surveying associations are discussing with the Federation of Notaries and with the Cadastre if this situation can be changed to have improved legal security.

In substance, the property surveyors would like that the reasoned report can be written by the 4 above-mentioned professions, but the plans should only be drawn by property surveyors based on on-site surveys and as-built plans or on-site control surveys.

**Existing buildings**

Very often, existing buildings are transformed. For instance, late 19th or early 20th-century master houses are transformed into condominiums. In this case, surveys are very frequently made before starting the transformations. Well-advised project owners ask property surveyors to perform these surveys and produce plans for the existing situation. The architects then draw their transformation projects based on the elements of the property surveyor. The transformation permit is obtained and after completion of the works, a property surveyor must be appointed to draw the final plans, either based on a full survey or on control surveys depending on the volume of work that was done and the involvement of the property surveyor in the planning phase.

In the case of the transformation of existing buildings, the law can also be disregarded, as with new buildings but this is less frequent.



Condominium... 8

**NATIONAL PRESENTATIONS**

**CROATIA (HR)**

In the field of Condominiums, the Croatian legislation currently does not have differences in procedures between new or existing buildings. Before starting the condominium process the registration of any building has following requirements:

- Each building must be on one single parcel of the Land Registry.
- The building itself has a use (construction) permit.
- The ownership, co-ownership, or the right to build on the condominium parcel are established.

The documentation attesting the compliance with these requirements can only be produced by chartered geodetic engineers. For existing buildings it is done through geodetic elaborates, which are submitted to local cadastral offices for verification and then to the courts. New buildings go through the same procedure but within their building permit procedure. Once the requirements are fulfilled, a condominium plan is drawn. It is not strictly defined by law on who can make the condominium plan, but it is mostly done by chartered architects, chartered building engineers and chartered surveyors. In the case of new buildings, the documents are made up based on the authorized architectural plans, provided the above mentioned geodetic elaborates are handled by a chartered geodetic engineer.

Once the plan is made, it is then submitted along with the building permit to the State local offices for spatial planning for verification. In this verification, the State verifies that each individual unit is built or made in accordance to its building permits, and that each individual unit in the plan is in fact an individual unit. The State Administration sends some agents to inspect if the building plans were followed. The plan also consists of a list and detailed descriptions of each unit. In case of new buildings this stage can be skipped if the permit already contains information about the individual units, but this is rare, and the courts decide if the information in the permit is sufficient or not.

Once the plan is verified it is then submitted to the court. In addition to the condominium plan, a legal document must also be submitted. The manifestation of will in case that all co-owners have signed it, or when this document does not exist, a court decision on the value of each individual unit and its ratio in the entire condominium. The manifestation of will is a document in which all co-owners declare that they agree to limit their ownership rights to their unit only (and their share in the common parts). Usually, this is done by lawyers, sometimes by real-estate agents, rarely by surveyors. Every owner must have his signature verified by a Notary. Once the court finishes its process, the condominium is complete, and the individual units are then inscribed in court ledgers.

There is an exception to these rules, for all those buildings whose owners were not registered in the Land Registry, because they bought apartments during the communist era during which you could not have a private property registered on state parcels, and such ownership was registered in a special registry in court. Building managers were then required to submit a request for a condominium (and do all the required actions) by 31.12.2015 by following the same condominium procedures.



Condominium... 9



# Condominiums @ Surveyors

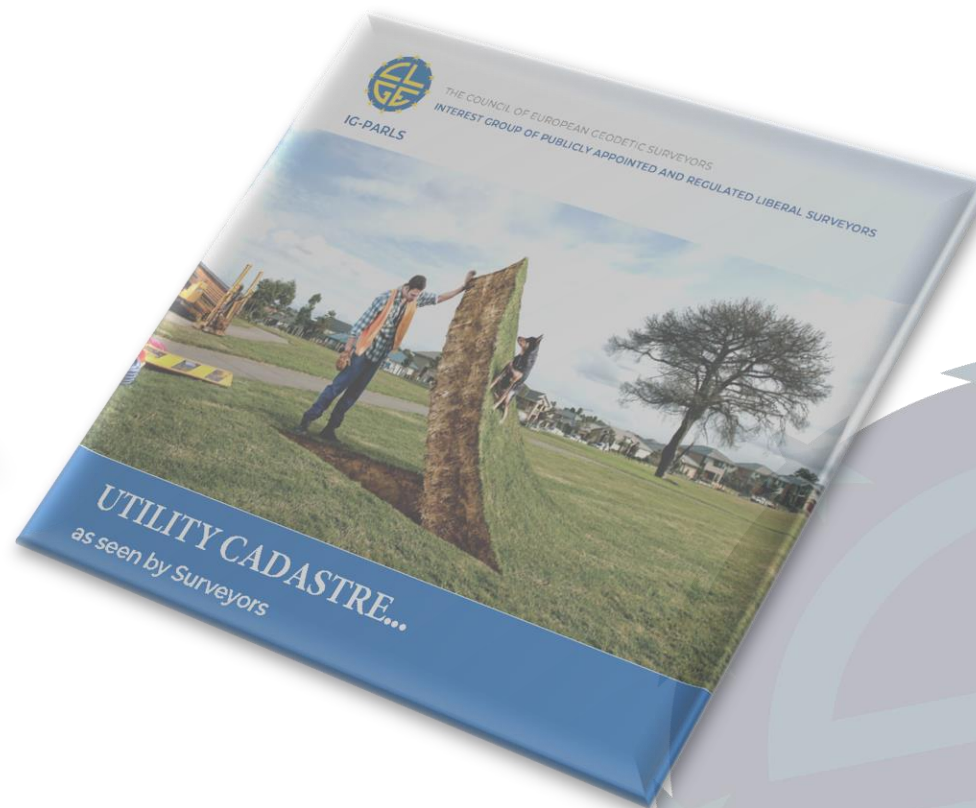
- Monopoly for property plans (land and built property)
- Condominiums sold on plan
  - As Built Plan indispensable (part of our regulation)
- Motivated reports, attached to the deeds:
  - Notaries, Agents, Architects, Property Surveyors... the latter have main advantages (Survey, Spatial Awareness, Property law);
  - We don't want to write new laws, we want to draw the attention on the importance to integrate property surveyors in the process.





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# Utility Cadastre @ Surveyors



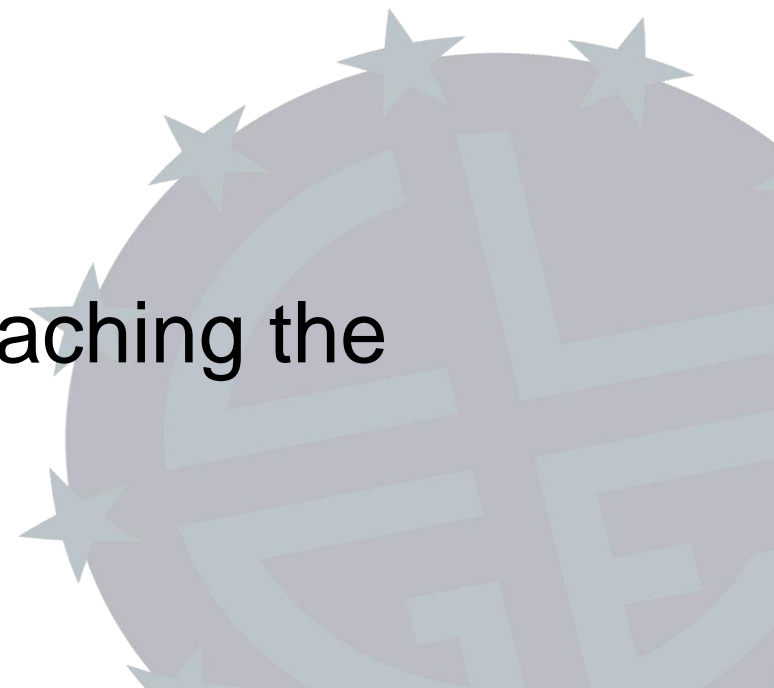


# New from 2018 onwards

- 21 March of each year

## Global Surveyors' Day!!!

- 2019 – Professional Ethics
- 2020 – The Role of our Profession in reaching the UN SDG 2030





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## CLGE Theme of the year 2021

### Welcome to CLGE

We are the Council of European Geodetic Surveyors and we represent and promote the interests of the geodetic surveying profession in the private and public sector in Europe.

“2021 is the Year of Women in Surveying”

— [Read more about us](#)







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## CLGE Theme of the year 2022







# Conclusion

- Let's build a "Sovereign, effective and Ecological European Model"
- Let's build more Europe

Vladimir Krupa, CLGE President:

**"We need more Europe"**





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# House of the European Surveyor and GI

