



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



**CLGE**

**Working for the Profession**

22 - 23 November 2022

**PCC - Prague (CZ) and online**



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

A large, semi-transparent version of the CEGS logo is centered on the page. It consists of a circular emblem with a stylized 'CEGS' monogram and twelve yellow stars around the perimeter.

**CLGE**

**Working for more Europe**

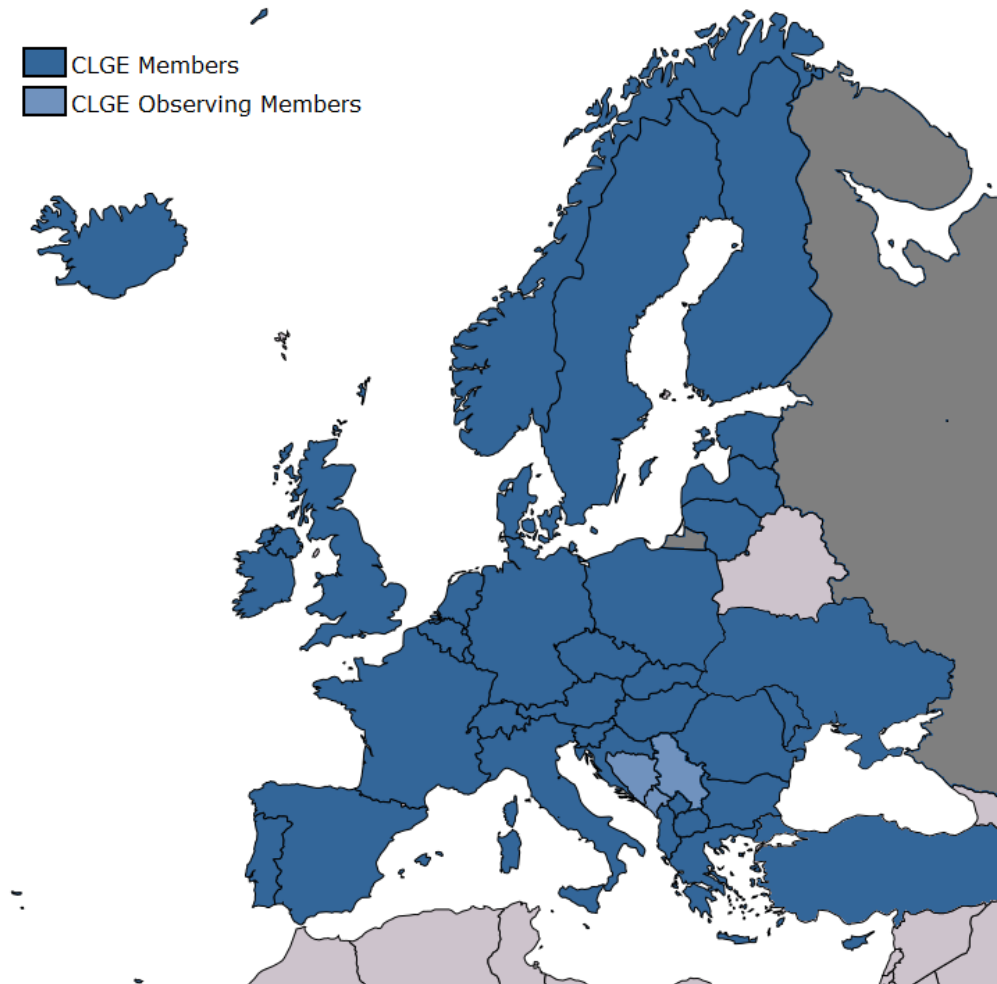
22 - 23 November 2022

PCC - Prague (CZ) 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, CEPLIS, ...
  - European Bodies
  - National Associations





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





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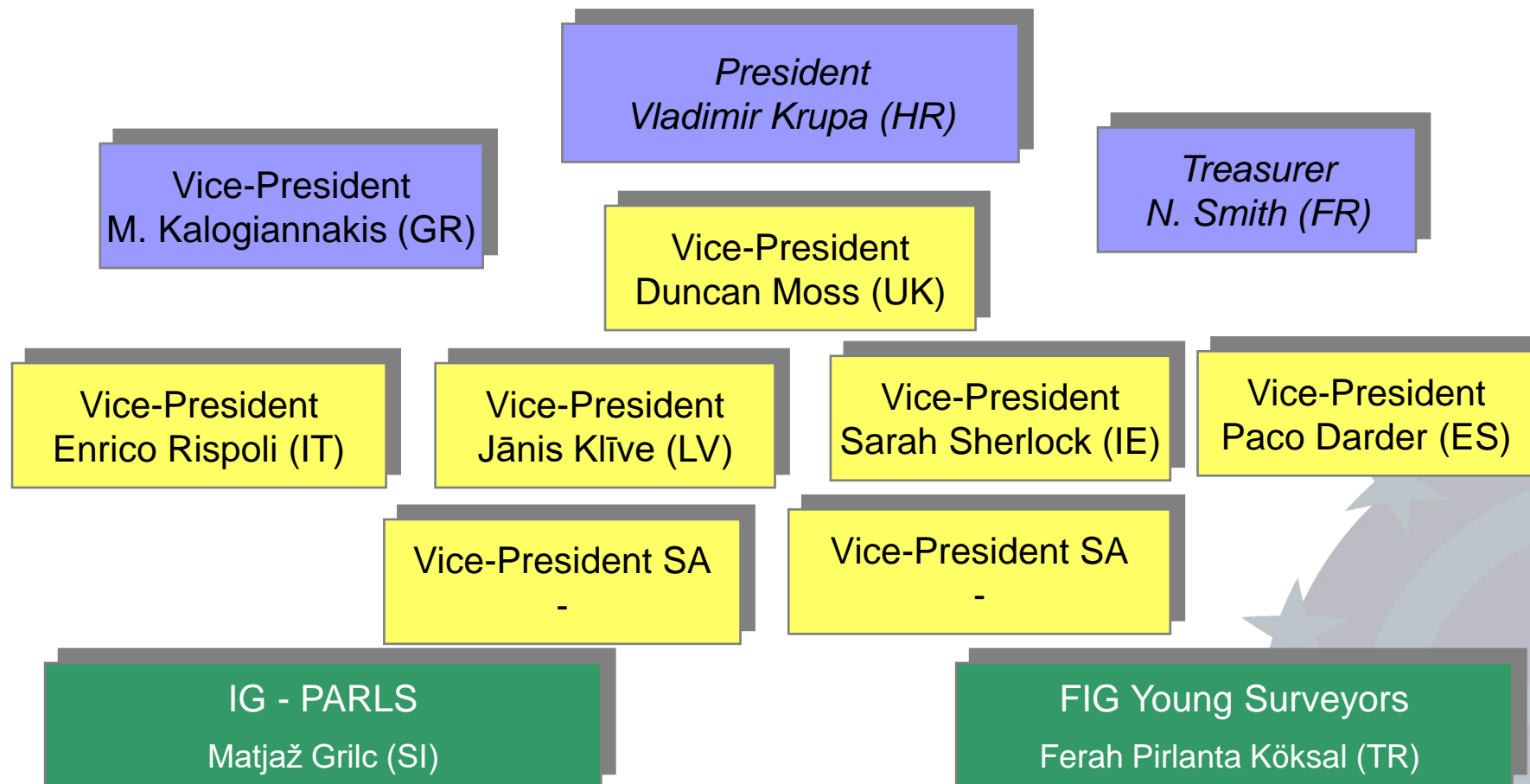


Ferah Köksal  
TK  
FIG YSEN Delegate





# Executive Board





# 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.





# 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:

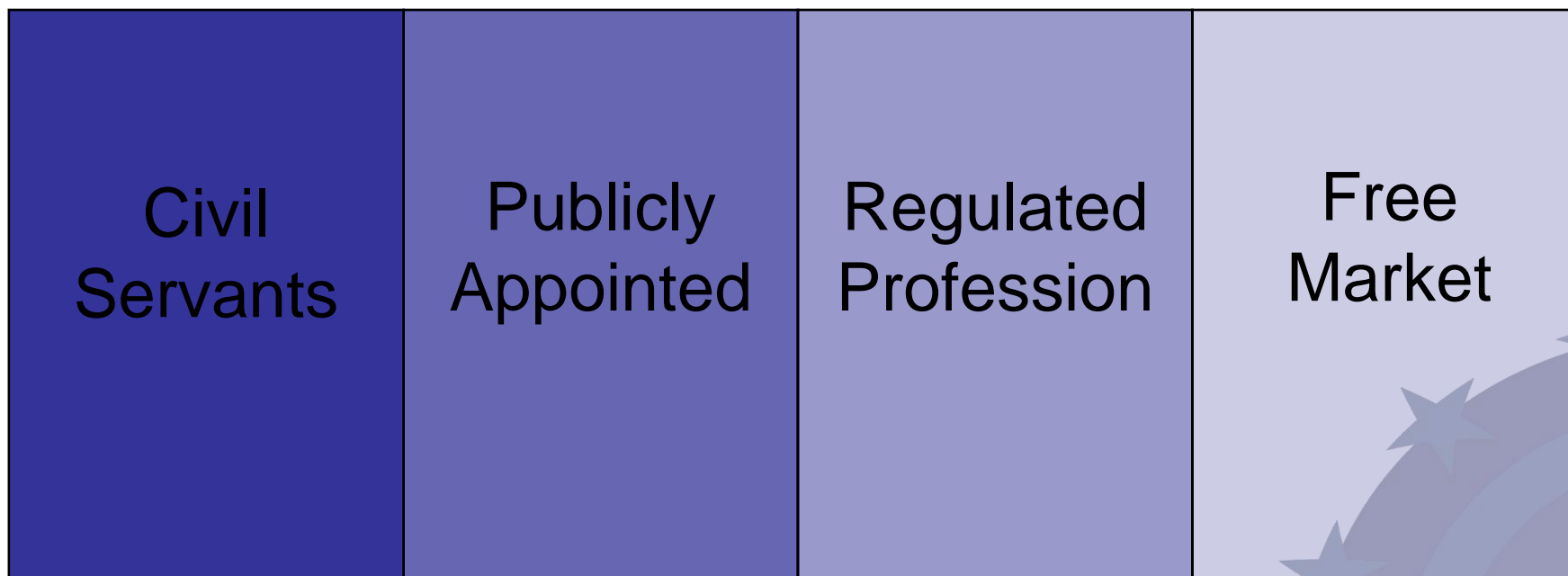
- the sustainable development;
- public and individual interests European Citizens.







# One Profession





The **Council** of European Geodetic Surveyors

**Comité** de Liaison des Géomètres Européens

# Corporate and Institutional Members

**NGI**  
Nationaal  
Geografisch  
Instituut



**IGN**  
Institut  
Géographique  
National



Schweizerische Eidgenossenschaft  
Confédération suisse  
Confederazione Svizzera  
Confederaziun svizra



Ordnance  
Survey






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# Corporate and Institutional Members



**IGN**  
Institut  
Géographique  
National

 Schweizerische Eidgenossenschaft  
Confédération suisse  
Confederazione Svizzera  
Confederaziun svizra



**govgr** | Ελληνικό Κτηματολόγιο



# Many activities September - October



22\_11\_19\_CLGE@INTERGEO



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# The Council of European Geodetic Surveyors

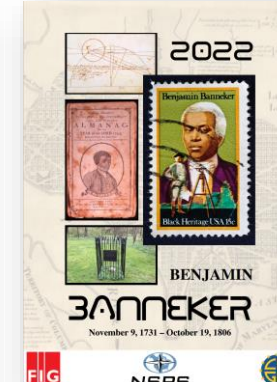
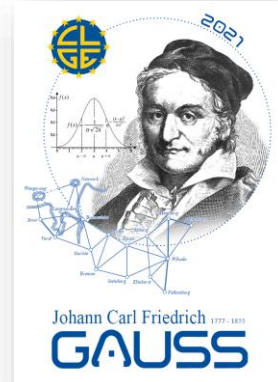
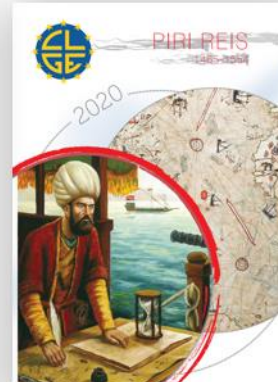
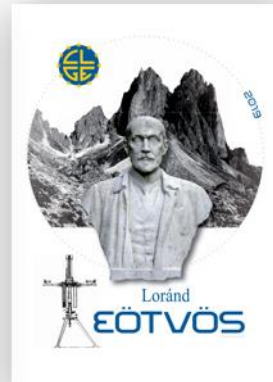
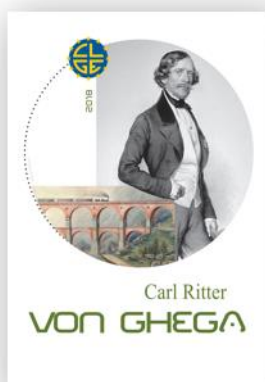
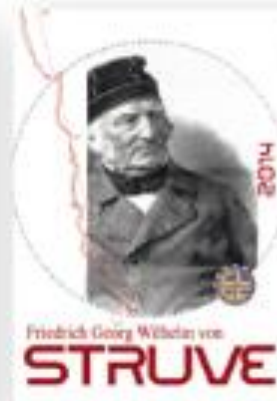
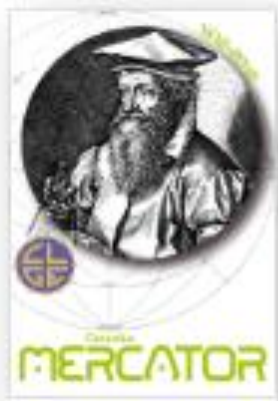
## Comité de Liaison des Géomètres Européens







# European - Global Surveyors of the Year







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

# European - Global Surveyors of the Year Appointed within the FoRB



To be appointed on the Global Surveyors' Day  
21 March 2023, online event, led by FGF, from Paris (FR)



# Current Projects

- European Geodetic Surveyors Act
- Infrastructure related
  - GISCAD-OV, Galileo HAS used for cadastral surveying
  - Condominium Compendium
  - Utility Cadastre Compendium





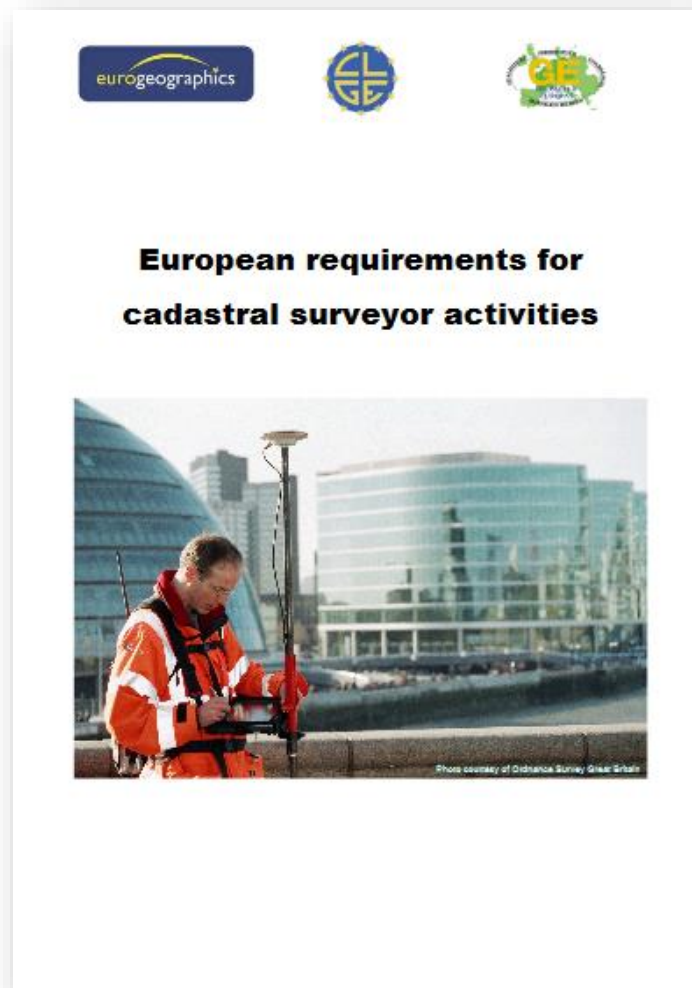
# European Geodetic Surveyors Act

- 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 its support  
(Amalia Velasco and Pekka Halme are currently reviewing the final version)





# Recommendations

- Strong regulation absolute must for property surveying
  - 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 or life long learning to monitor by an official body



# Recommendations

- Future of this study - To be continued
  - 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

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





# 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)



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# Condominiums @ Surveyors





# Condominiums @ Surveyors



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

IG-PARLS

NATIONAL PRESENTATIONS

BELGIUM (BE)

NATIONAL PRESENTATIONS

CROATIA (HR)

# www.clge.eu

**CONDOMINIUM...**  
as seen by Surveyors

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 totally 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

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.

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 writes 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

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.



CLGE — November 18, 2022

### Hot off the press: This Condominium Compendium might change some minds



With the help of its Interest Group of Publicly Appointed and Regulated Liberal Surveyors (IG-PARLS) CLGE publishes its Condominium Compendium.

The document explains why this topic is so important and analyses the situation in 9 CLGE Countries. Earlier presentations have shown a huge interest from the surveying community and beyond, because the conclusions pave the way to the Europe wide adoption of best practice.

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Download the  
Condominium  
Compendium  
for free.

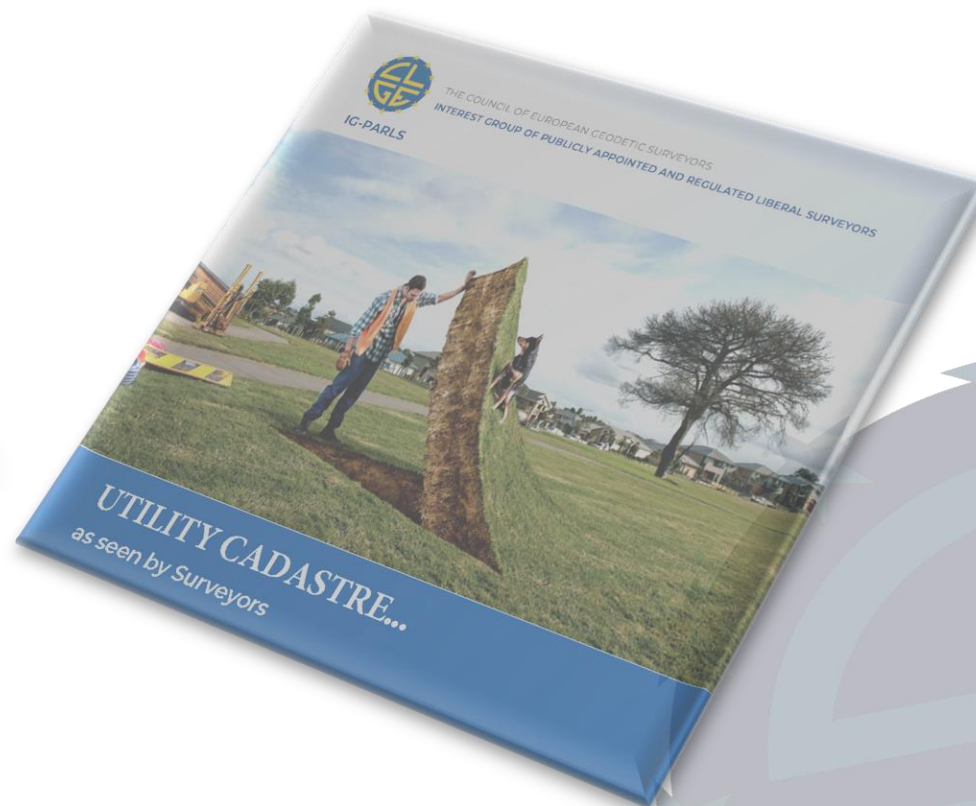
topic, it contains a QR code for them to eas

Please download CLGE's Condominium Compendium for free.



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# Utility Cadastre @ Surveyors







# Utility Cadastre @ Surveyors

- Currently we are comparing the systems in 10 countries
  - Very diverse systems
    - Centralised vs. decentralised (central vs. federal states)
    - Modern vs. older
    - Open vs. closed
  - We will need a questionnaire to progress after the initial presentation round
  - Special point of attention, accessibility and licensing
  - Conclusion: describe the average model and best practice



**IG-PARLS**

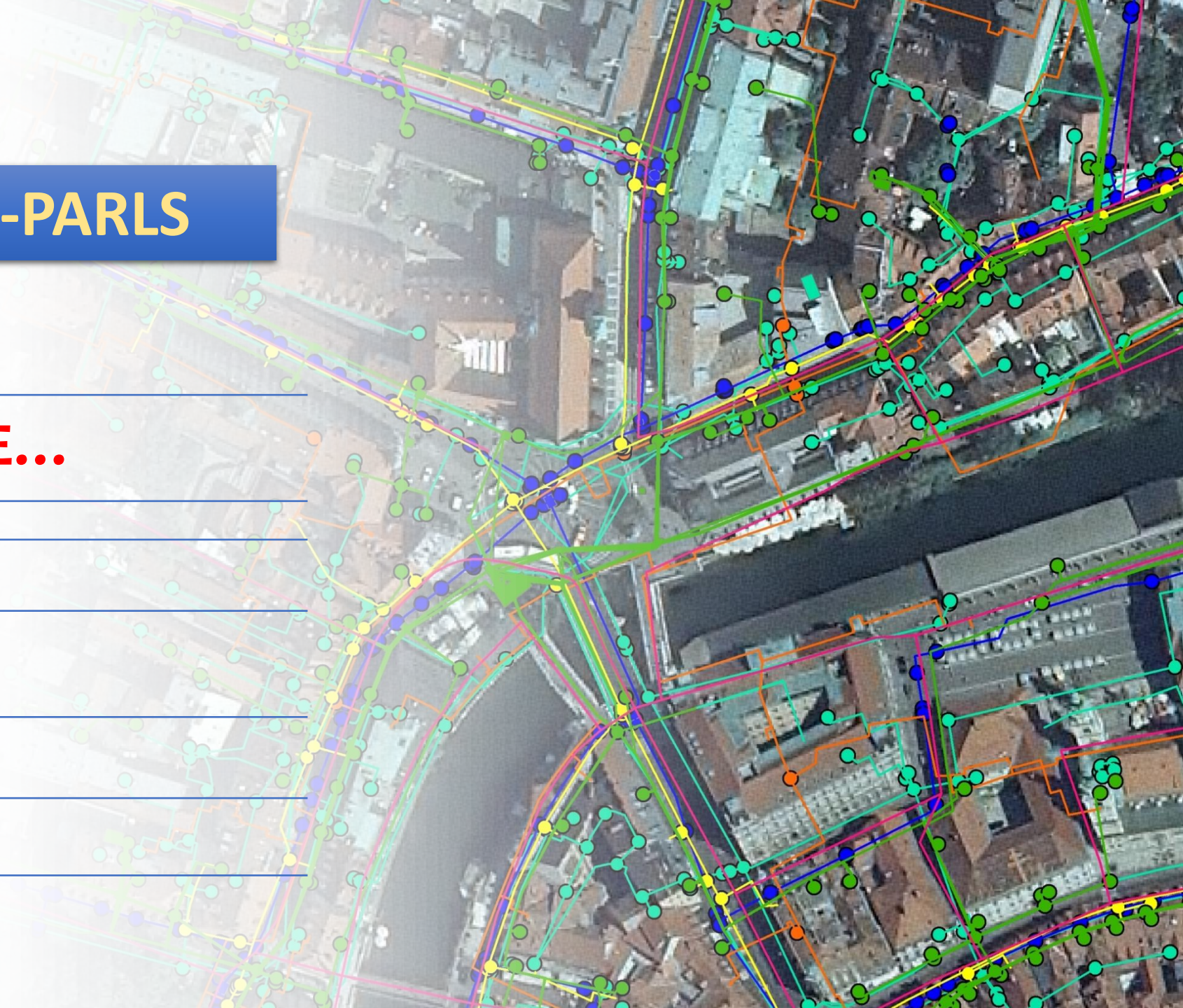
**UTILITY CADASTRE...**

**...in SLOVENIA**

**INTERGEO – IG-PARLS - HANNOVER**

**Matjaž GRILC**

**23.9.2021**





IG-PARLS



SLOVENIA

1

**TERMINOLOGY...**



IG-PARLS

2

# HISTORY and REGULATION





3

# REASONS and MAIN PURPOSES

of the UTILITY CADASTRE



IG-PARLS



SLOVENIA



# CONCEPT

of the UTILITY CADASTRE



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5

# CONTENT

of the UTILITY CADASTRE





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SLOVENIA

6

# LEGAL ASPECT

of the UTILITY CADASTRE





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7

**COMPLETENESS**

and

**ACCURACY**

of the **UTILITY CADASTRE**





IG-PARLS



SLOVENIA

8

# ROLE of the PROPERTY SURVEYOR



# SERVICES

based on  
the **UTILITY CADASTRE DATA**





IG-PARLS



SLOVENIA

10

# PUBLIC ACCESSIBILITY

of the UTILITY CADASTRE



IG-PARLS

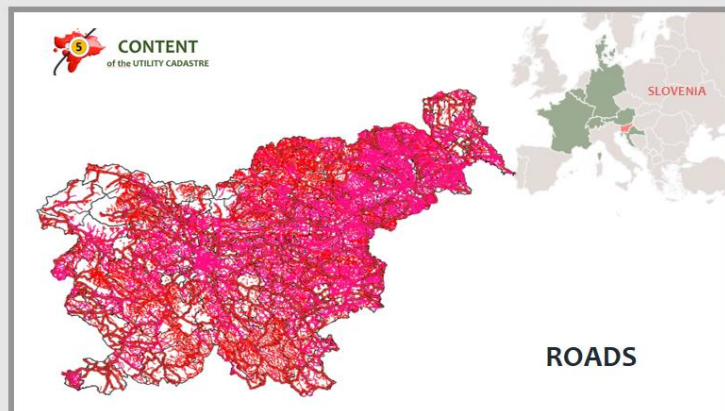
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# FOLLOW-UP ACTIVITIES

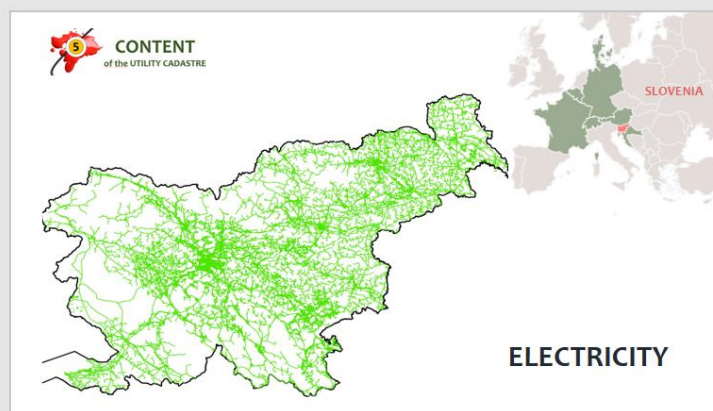




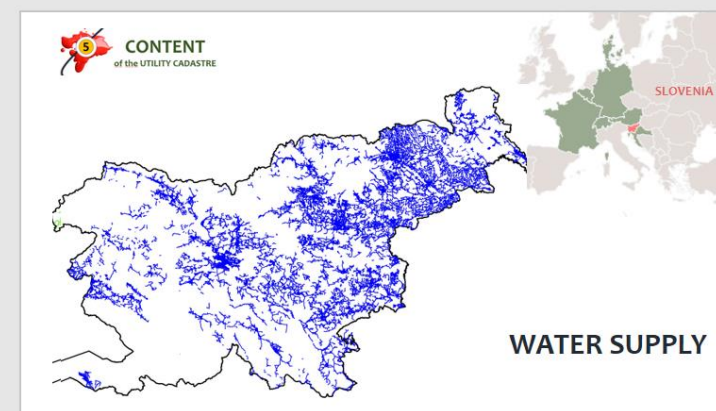
# Slovenian example



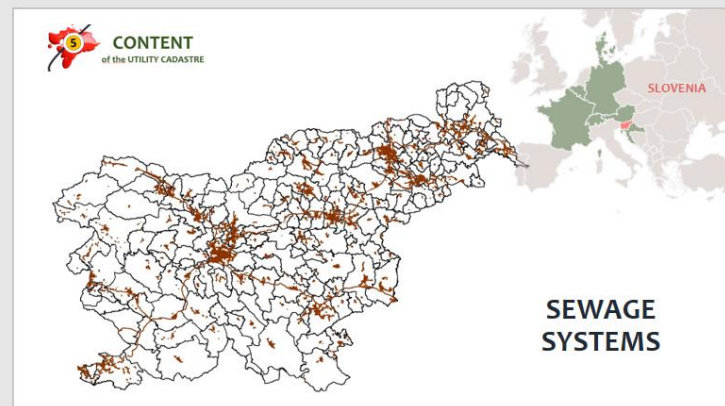
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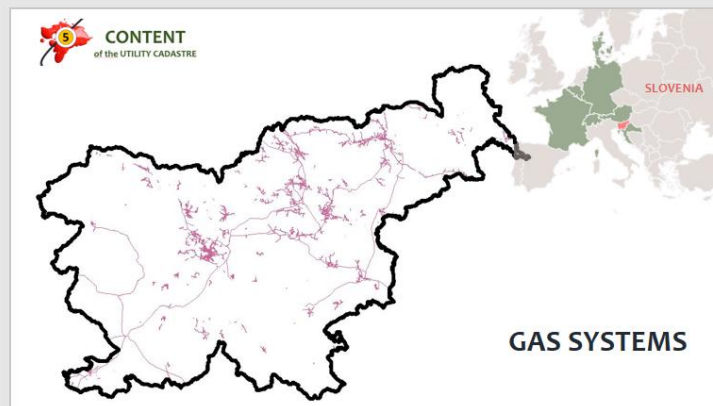
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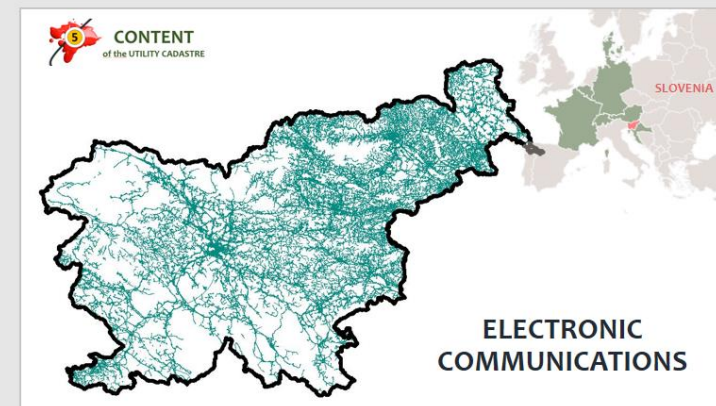
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24



# We are part of something bigger than ourselves



“We need more Europe”





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

# House of the European Surveyor and GI

