



Surveying careers guide

Become a leading professional
in land, property, construction
and infrastructure

[rics.org/careers](https://www.rics.org/careers)

Surveying

– what you need to know

RICS surveyors are professionals who measure, value, manage and protect the world's physical and natural assets to ensure their potential is maximised. They play an integral part in all transactions across land, property, construction and infrastructure.

From city skyscrapers to sporting stadiums, forests to festival sites, shopping centres to the homes we live in, RICS qualified surveyors manage it all – across the globe!

They are responsible for entire projects from overseeing planning, design and construction, right through to occupation, sustainable usage and even demolition and redevelopment.

Why pick a career in surveying?



Legacy – see your achievements realised in the world around you. Whether it's finishing the construction of an iconic building, helping someone buy their dream home, or protecting the environment, you can get real satisfaction by saying 'I achieved that'.



Salary – a career as a surveyor can see you earning higher than average. For example, the average basic annual salary for a Chartered Surveyor is £57,000, not including a bonus and other company benefits and senior Chartered Surveyors can earn upwards of £70,000.



Accessible – with so many different ways to becoming RICS qualified – if you have passion and tenacity, you can pave your career as a surveyor.



Variety – no two days are the same. You could be out on site meeting clients one day and travelling to an international office the next; you won't be stuck at a desk all day.



Global work – a passport to career opportunities. Being an RICS qualified professional means you're recognised throughout the world as an expert in your field – the world is your workplace.



Cutting-edge – technology is already transforming the way surveyors work. As an RICS qualified surveyor of the future, you will be using the latest technology and your skillset will be key in further enhancing the profession.



Surveying

is an exciting mix of commercial activity and social interaction. It's perfect for anyone looking for a well-rounded career."

**Sahar Rezazadeh,
Chartered Surveyor**

What is RICS?

Royal Institution of Chartered Surveyors (RICS) enforces the highest professional qualifications in the development and management of land, property, construction and infrastructure. Our name promises the consistent delivery of standards and brings confidence to the markets we serve.

With offices covering the major political and financial centres of the world, we are ideally placed to influence policy and embed standards at a national level. We also work at cross-governmental level delivering a single international standard that will support a safe and vibrant marketplace for the benefit of all.

We are proud of our reputation, and clients who work with an RICS professional can have confidence in the quality and ethics of the services they receive. Being RICS qualified is the world's most sought-after professional status, opening doors within the world of surveying, business and beyond.

We accredit
125,000
professionals across
the world.

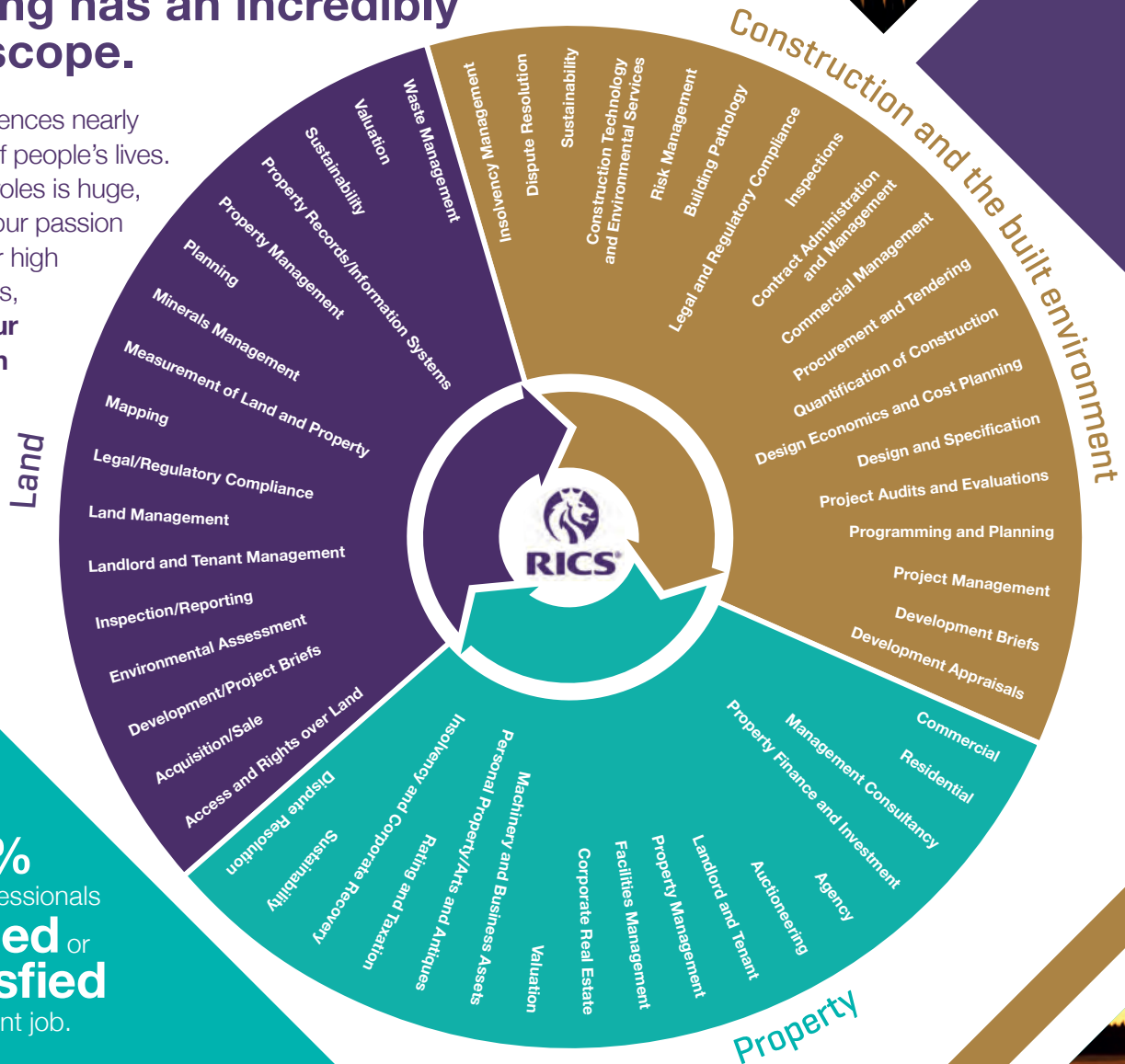
With up to **70%** of
the world's wealth in land and
property, our sector
is vital to sustainable investment
and economic growth around
the globe.

There are two
RICS professional qualifications:
Associate Surveyor
(AssocRICS)
Chartered Surveyor
(MRICS)

Spoilt for choice

With over 100 different specialist areas, **surveying has an incredibly broad scope.**

Surveying influences nearly every aspect of people's lives. The variety of roles is huge, so wherever your passion lies or however high your ambition is, **you'll find your perfect role in surveying.**



85%
of surveying professionals
are **satisfied** or
very satisfied
with their current job.

Land

Working in land means **mapping, developing** and **managing the land** around us. From flood management to the film industry, it's a diverse sector – with opportunities around the globe.

your dream role

Groundbreaking technology

Charlton Bland MRICS
Geospatial Surveyor

“My role is an exciting mix of both creative and mathematical work. I use cutting-edge technologies on a daily basis, like flying drones to capture ultra-high accuracy aerial photogrammetry and 3D data exploitation to capture and present valuable data to my clients.

I am the common thread between technical production and the client – I enjoy being involved in all aspects of the workflow, working directly with clients and seeing a project through from conception to completion.

Geospatial surveying is an area that's at the forefront of the future of the profession and it's really growing, so there are huge opportunities to work in the UK and abroad. I have friends and colleagues working in Australia, Africa, Europe, North America and the Middle East, covering everything from hydrographic surveying to mine surveying.”

Dayle Bayliss,
Chartered Surveyor

Planning a tourist attraction

Samantha Curtis MRICS
Planning and Development Surveyor

Samantha faced the unique challenge of gaining planning permission to build The Sill, a large tourist and education development within the world heritage site of Northumberland National Park.

She had to work with statutory authorities to present how such a development in contemporary style could be accommodated in one of the most sensitive and protected sites in the UK. The Sill was approved and now enables visitors to explore and learn about the landscape, history and heritage of the North East.

Farming the future

Davina Fillingham MRICS
Rural Surveyor

There's no typical day as a Rural Practice Surveyor. Davina will spend one day providing advice on everything from land and estate management, planning and renewable energy, right through to valuations and managing the sale and purchase of land and farms. The next, she'll be travelling around Yorkshire visiting farms and estates, learning how their businesses work and providing counsel depending on their needs, or leading an auction of machinery.

Davina is also leading on influencing people to use new technologies, looking at developing precision farming techniques that not only aid food production, but help to protect the land and environment we use.



Build your future

Working in construction and infrastructure means deciding what goes where and why, **keeping people connected** and **creating new buildings and structures** for people to use and enjoy. In the built environment, surveyors have the chance to get involved in a huge variety of projects on a global scale.

Every day is different

Anna Keys MRICS
Quantity Surveyor

“As a Senior Quantity Surveyor, my role is extremely varied – working across a whole portfolio of different buildings. I manage entire projects from start to finish, making sure they are on track and within budget.

A lot of my time is spent travelling to sites to monitor progress as well as time in the office issuing tender contract documents and attending planning and design meetings. No two days are ever the same.”

Louise Verney,
Surveying Apprentice



Shaping the New York skyline

John Glynn MRICS
Project Management Surveyor

Tishman Constructions were behind the building of the iconic One World Trade Center office tower. As Executive Vice President, John oversaw the build, which at 104 stories is the tallest skyscraper in the Western Hemisphere.

Using Building Information Modelling (BIM) to daily manage all of the architects, engineers and subcontractors meant that surveyors saved the project approximately six months and \$100 million.

Serving a smash hit

David Mann MRICS
Building Surveyor

Tuffin Ferraby Taylor operate as the building surveyors for the Wimbledon Championships site, managing the development, acquisition, and occupation on behalf of the Lawn Tennis Association.

To keep the championships at the top of its game, David has to programme preventative maintenance and manage the long-term development of the site around all the preparations needed to host a world-class sporting event.

Right place, right career

Big business

Stephen Todd MRICS
Valuation Surveyor

"I work across the UK and Europe with valuation portfolios in excess of £1 billion, providing essential advice to banks, fund managers and property companies.

My company provides the glue between the valuer and the lender. I work with a large team of surveyors across the UK who mainly focus

Property surveyors are responsible for advising owners and occupiers on a range of activities from **purchase**, **development** and **valuation**, to **management** and **letting**. Their roles encompass commercial, residential and personal property, so they can specialise in a huge variety of subjects.

on identifying property lending risks and the work I carry out is essential in underwriting loan applications on large commercial properties. In my opinion, being a Valuation Surveyor is one of the most exciting careers as it's always changing and you need to have an understanding of all property."

Surveying the armed forces

John Laverty MRICS
Facilities Management Surveyor

John is in charge of reshaping and refurbishing military bases for the Ministry of Defence.

They use real-time data to make sure storage needs, including for aircraft and ammunition, are efficiently met, and maximise space, as well as delivering on the development of service family homes, army barracks and naval maritime infrastructure. Over a ten-year period they have helped to make savings of over £56 million.

Leaving a legacy

Michaela Bygrave MRICS
Residential Property Surveyor

Michaela works on the viability of several sites within the London Legacy Development Corporation's legacy area, the wider area around the 2012 London Olympic Park, helping it to be transformed into a modern and desirable part of the city.

Working with affordable housing means, in a small way, surveyors get to help shape society.



Ayo Ajayi,
Chartered Surveyor

How to become a surveyor

In order to achieve an **RICS qualification**, you'll need to be able to demonstrate surveying knowledge gained through both educational studies and industry experience.

Go to university and gain educational surveying qualifications

RICS accredited undergraduate degree

Complete your A levels/Highers (or equivalent) and then with over 500 surveying degrees all over the world, you are bound to find the perfect one for you.

RICS accredited postgraduate degree

If you have any undergraduate degree, then you can take an RICS accredited masters degree to convert onto the surveying path.

RICS Associate qualification

(AssocRICS)

There are two different sets of eligibility criteria depending on your level of educational qualification:

1

- ▶ **Education:** Approved HND, HNC, BTEC or foundation degree
- ▶ **Work Experience:** Two years' relevant experience
- ▶ **RICS Assessment:** Associate assessment and online ethics module

Apprenticeship option: In the Surveying Technician apprenticeship* you will undertake the education, experience and RICS assessment at the same time.

2

- ▶ **Education:** Relevant bachelor's degree
- ▶ **Work Experience:** 12 months' relevant experience
- ▶ **RICS Assessment:** Associate assessment and online ethics module

Get into the world of work and gain industry experience

Apply for an apprenticeship

If you have GCSEs (or equivalent) you can apply for a Surveying Technician apprenticeship* and gain a diploma in surveying (or equivalent) as well as the RICS Associate RICS qualification.

If you have A levels (or equivalent) you can apply for a Chartered Surveyor apprenticeship* and gain a university degree as well as the RICS Chartered qualification (MRICS).

Start work within the industry

Either find a graduate vacancy or start work in the field of surveying and get your employer to support you through your RICS qualification.

*The Chartered Surveying and Surveying Technician apprenticeships are only available in England. For more information on Scotland, Wales and Northern Ireland visit [rics.org/apprentice](https://www.rics.org/apprentice)

Five steps to becoming Chartered

Here is a quick overview of what you need to do to qualify as a **Chartered Surveyor (MRICS)** through the **Assessment of Professional Competence (APC)**.

- ▶ **Enrol online** – you will need to choose your counsellor at this time. They will guide you through the assessment and sign off your submission.

Your essential reading:

- ▶ **APC candidate guide** – step-by-step information on what you need to do.
- ▶ **Pathway guide** – contains the competencies you need to qualify in your chosen pathway (see page 10).

1
Getting started

2
Your support tools

3
Prepare your written submission

4
Complete the online ethics module

5
Prepare your final assessment

Take advantage of all the support that RICS has, including:

- ▶ APC mentors
- ▶ APC support staff
- ▶ RICS Matrics
- ▶ Self-assessment form
- ▶ Templates.

This 60-minute interview includes:

- ▶ A **10-minute** presentation based on your case study.
- ▶ **10 minutes** of questions on the presentation.
- ▶ **35 minutes** of questions on the mandatory, technical and ethical competencies.

You will need to provide:

- ▶ **A summary of experience** – on how you meet the technical and mandatory competencies.
- ▶ **A case study** – about a project you have worked on focusing on the technical competencies.
- ▶ **CPD** – a record for the last 12 months.

Chartered Surveyor qualification

(MRICS)

The eligibility criteria are:

- ▶ **Education:** An RICS accredited degree (undergraduate or postgraduate)
- ▶ **Work experience:** Undertake 24 months' training (if less than five years' experience) or 12 months' training (if five years' or more experience)
- ▶ **RICS Assessment:** Enrol and start your APC – see the diagram above

Apprenticeship option: In the Chartered Surveying apprenticeship* you undertake all of the education, experience and RICS assessment at the same time.

Sofia Nesro,
Graduate Trainee
Surveyor

Surveying pathways

To gain an **RICS qualification**, you will need to choose one of 22 surveying pathways in which to gain your industry experience. These are:

Land

► **Environment** (Chartered)

Assessing, monitoring, and managing the development and use of both land and buildings from an environmental perspective.

► **Geomatics** (Chartered and Associate)

Geospatial surveyors use the latest cutting-edge technology to collect, analyse, visualise, map and manage spatial data about land and buildings.

► **Hydrographic** (Associate)

A specific type of geospatial surveying – a hydrographic surveyor will work with data collection, interpretation and presentation within a marine surveying environment. This could be based offshore or on land.

► **Land and Resources** (Chartered and Associate)

These surveyors are well rounded land professionals that combine the wide-ranging areas of Environment, Geomatics, Minerals and Waste Management, Planning and Development, and Rural.

► **Minerals and Waste Management** (Chartered)

Extracting minerals and managing waste requires sensitive planning from the initial prospecting stage to the ultimate restoration and after-use of each site.

► **Planning and Development** (Chartered)

Engaging in the planning and development process to advise and promote effective land usage and management to deliver sustainable developments for where we all work and live.

► **Rural** (Chartered)

These surveyors enable the rural economy and environment to thrive by managing and developing all assets in the rural environment, both natural and physical.

Construction and the built environment

► **Building Control** (Associate and Chartered)

Essential for the design and construction of new and altered buildings, these surveyors cover all aspects of building regulations and legislation.

► **Building Surveying** (Associate and Chartered)

Involved in all aspects of property and construction, these surveyors build, supervise or restore structures – this could include historic buildings, skyscrapers or home extensions.

► **Infrastructure** (Chartered)

Rail or road, bridges or broadband, electricity or energy – infrastructure surveyors ensure these essential projects that change people's lives are run on time and within budget.



Property

- ▶ **Personal Property/Arts and Antiques (Chartered)**
These professionals advise clients on the valuation, care, sale, purchase, restoration and management of personal property.
- ▶ **Commercial Real Estate (Associate and Chartered)**
From offices occupied by major international banks through to local shops – these surveyors get involved in buying, selling, managing and leasing business premises.
- ▶ **Corporate Real Estate (Chartered)**
These professionals ensure the whole life cycle of an organisation's property portfolio is met efficiently and effectively. They can be either working with clients on a consultancy basis or directly employed by a single organisation.
- ▶ **Facilities Management (Associate and Chartered)**
These surveyors support a business strategy by the total management of all services to create vibrant and productive workplaces.
- ▶ **Management Consultancy (Chartered)**
Providing impartial professional advice, these surveyors identify and implement business solutions to real estate problems.
- ▶ **Property Finance and Investment (Chartered)**
As global capital markets become more complex, these surveyors are needed to advise on value, trading deals and funding for developers, investors and banks.
- ▶ **Residential (Associate and Chartered)**
These surveyors value, survey, sell, let, manage, and maintain all types of residential property.
- ▶ **Valuation (Associate and Chartered)**
The professional valuation of land, property and business assets is vital to both the financial and property markets.
- ▶ **Valuation of Businesses and Intangible Assets (Chartered)**
These surveyors define the value of both public and private businesses, including their machinery, securities and intangible assets.

▶ **Project Management (Associate and Chartered)**

From small building sites to vast sports arenas, these surveyors play a central role in communicating with all professionals to maximise efficiencies and drive the successful completion of projects.

▶ **Quantity Surveying and Construction (Associate and Chartered)**

These surveyors are involved in the financial management of construction, using their strong analytical and communication skills to get the best value.

▶ **Taxation Allowance (Chartered)**

These surveyors combine the skills of quantity surveying with knowledge of construction and experience of legislation, accounting and investment.



Ryan Pratt,
Chartered Surveyor

Find the perfect course for you

We have more than 50 partner universities in the UK offering over 350 RICS accredited degrees across land, property and construction, so budding surveyors are spoilt for choice. To find your perfect course visit [ricscourses.org](https://www.ricscourses.org)

Gain exclusive RICS student status

If you are on a course within land, property, construction and infrastructure, then being an RICS student is free and can help you to not only excel in your course, but also gives you the support to take your first step to becoming a future leader of the profession.

The benefits of being an RICS student:

- ▶ Study support
- ▶ A bigger network and professional support
- ▶ Careers advice

Sign up to be an RICS student
[rics.org/student](https://www.rics.org/student)



Andrew Milne MRICS
Development Surveyor, Henry Boot Developments Limited

“Following a short period of work experience at a property company, I was sure that surveying was a career I wanted to pursue.

I chose to study Estate Management at university because its format of a three-year sandwich course really appealed to me.

As a Chartered Surveyor, the work is extremely sociable. You’re constantly dealing with a whole range of different people and that’s certainly one of the benefits of the job.”



Graham Ford MRICS
Rural Surveyor,
Lacy, Scott & Knight

“My first experience of rural surveying was at 17, when I undertook two weeks of work experience – I knew from then I wanted to be a rural surveyor. I went on to study a BSc (Hons) degree in Rural Enterprise and Land Management. To become Chartered was a feeling of absolute relief and great pride; becoming an RICS professional is my biggest achievement to date.”



Sahar Rezazadeh MRICS
Senior Commercial Surveyor,
CBRE

“I read Political Science as an undergraduate, so the jump to property was seen to be an outlandish one. My political background, however, has consistently proven to be a good foundation.

I opted for an RICS accredited degree – MSc in Real Estate Management – as I was confident it would equip me with the skills and knowledge to succeed in the industry.

Surveying is an exciting mix of commercial activity and social interaction – it’s perfect for people looking for a well-rounded career.”



Don't just find a job, start your perfect career

Join RICS Matrics

Our network of students, trainees and newly qualified surveyors gives you support from professionals who have already built their careers to help you qualify...

- ▶ Get APC support to help you qualify
- ▶ Gain career progression
- ▶ Benefit from mentoring.

To join RICS Matrics visit
rics.org/joinmatrics

To help you go into the world of work we have our own **jobs board** with lots of **careers advice**, including **CV and interview tips** to land you a great role in surveying.

Search surveying graduate and apprenticeship vacancies at ricsrecruit.com

Or start your own job search by finding a local surveying organisation at ricsfirms.com





Laura Rafferty-Trow
Chartered Surveying Apprentice, Spectrum Solicitors

“I originally graduated with an Equine Management degree at university, and had a brief career as a professional horsewoman. However, I decided to have a career change and found out about surveying, so I joined Spectrum Solicitors – where I’m now undertaking a Chartered Surveying degree apprenticeship.

My apprenticeship runs alongside my employment. I’m studying a Real Estate and Asset Management degree part-time, as well as working towards my APC. The degree apprenticeship is ideal for me as it combines the complex matters I deal with in Telecoms and Renewables with academic knowledge and industry best practice. It’s great to be on track to becoming qualified as a Chartered Surveyor with RICS, not to mention the benefit of not paying university tuition fees.”



Uwais Paderwala
Apprentice Quantity Surveyor,
Gardiner & Theobald

“I wanted to become an accountant but I also had a strong interest in construction, so a family friend advised me to look into quantity surveying as it involves both; it’s one of the best decisions I’ve ever made.

Following my GCSEs, I decided to choose an apprenticeship, studying part-time at college and then university, as you get to learn the theory behind your job whilst also putting it into practice. You also get your foot in the door of an established company from a young age and earn a degree and an RICS qualification at the same time.

Surveying is a fantastic career as I love seeing a project progress and knowing that I have played a key role in it. It’s also a very sociable career; whether that be clients or industry professionals, I get to meet extraordinary people on a daily basis.”



Emma-Kate Ryan
Director, Ursus Commercial

“When deciding on my career path, I chose to study a Construction Management and Engineering degree. It soon became apparent that cost management and accounting was my forte, so in my final year at university I applied for graduate quantity surveying jobs. After a phone interview and assessment centre I was successful in attaining the role of Graduate Quantity Surveyor at a large London-based consultancy.

In 2016 I established my own specialist surveying firm, which now works to provide finance and cost management services to the London Underground Crossrail Team. I find it a very interesting area as there are so many new advancements and I highly recommend the infrastructure sector for incoming graduates.”





**Kick-start a
surveying career today**

rics.org/careers

Ask a surveyor

Put any questions you have
about a career in surveying to
a newly-qualified professional

matrics@rics.org

#RICSmatrix