

Royal Institution of Chartered Surveyors

Royal Charter

Updated February 2020



SUPPLEMENTAL CHARTER

of The Royal Institution of Chartered Surveyors

Founded 15th June 1868

Incorporated By Royal Charter, 26th August 1881

Elizabeth the Second by the Grace of God of the United Kingdom of Great Britain and Northern Ireland and of Our other Realms and Territories Queen, Head of the Commonwealth, Defender of the Faith:

To all to whom these Presents shall come, Greeting!

WHEREAS Her Majesty Queen Victoria in the year of Our Lord One thousand eight hundred and eighty-one by Royal Charter dated the twenty-sixth day of August in the forty-fourth year of Her Reign (hereinafter called “the Original Charter”) constituted the seven persons named therein a Body Politic and Corporate by the name of The Surveyors’ Institution with perpetual succession and a Common Seal:

AND WHEREAS by an Order in Council dated the twenty-seventh day of October One thousand nine hundred and thirty the name of The Surveyors’ Institution was changed to “The Chartered Surveyors’ Institution” which name was changed by Order in Council dated the third day of July One thousand nine hundred and forty-seven to “The Royal Institution of Chartered Surveyors” (hereinafter called “the Institution”):

AND WHEREAS His Majesty King George the Fifth by Supplemental Charter dated the twenty-fourth day of October in the twelfth year of His Reign (hereinafter called “the Supplemental Charter”) made certain amendments and additions to the Original Charter:

AND WHEREAS by Orders in Council dated the twenty-seventh day of October One thousand nine hundred and thirty, the twentieth day of December One thousand nine hundred and thirty-eight, the third day of July One thousand nine hundred and forty-seven, the twenty-third day of June One thousand nine hundred and sixty, the twenty-sixth day of January One thousand nine hundred and sixty-eight and the twenty-fifth day of June One thousand nine hundred and sixty-nine, made pursuant to Article 16 of the Original Charter, various further alterations, amendments and additions have been made to the Original Charter and the Supplemental Charter:

AND WHEREAS by an humble Petition the Institution has represented unto Us that the grant of a further Supplemental Charter consolidating with amendments and additions thereto the provisions of the Original Charter and the Supplemental Charter is desirable for the purpose of enabling the objects of the Institution to be carried out with further efficiency and to greater advantage and has prayed that We would be graciously pleased to grant to it a Supplemental Charter accordingly.

NOW THEREFORE KNOW YE that We having taken the said Petition into Our Royal Consideration have of Our especial grace, certain knowledge and mere motion willed and declared and by these Presents do for Us, Our Heirs and Successors will and declare as follows:

- 1 In this Our Supplemental Charter unless inconsistent with the subject or context:
 - “Attached Classes” means those classes whose members are attached to but not Members of the Institution.
 - “Chartered Members” means Fellows and Professional Members of the Institution.
 - “the Institution” means The Royal Institution of Chartered Surveyors.
 - “The Governing Council” means the Governing Council for the time being of the Institution.
 - “Bye-Laws” and “Regulations” mean respectively Bye-Laws and Regulations of the Institution made from time to time under this Our Supplemental Charter.

“Firm” means the whole or part of any body corporate, a partnership, a limited liability partnership or an unincorporated practice of a sole practitioner concerned with the business of surveying or providing other related services which is regulated by the Institution.

“Functions” includes powers and duties.

“General Meeting” means a General Meeting of the Members of the Institution.

“Member” means a Fellow, Professional Member, Non-Chartered Member or Honorary Member of the Institution.

“Ordinary Resolution” means a resolution (other than a Special Resolution) passed by a General Meeting by a simple majority of the eligible votes validly cast in accordance with the provisions of the Bye-Laws and/or Regulations.

“Regulated Non-Member” means an individual who is not a Member or a member of the Attached Classes who has agreed to be regulated by the Institution for the purpose of certain business activities.

“Resolution” means either a Special Resolution or an Ordinary Resolution.

“Special Resolution” means a resolution under Articles 17, 19 and 21 of this Our Supplemental Charter involving a repeal of, and/or alteration or addition to this Our Supplemental Charter and/or Bye-Laws (or the making of new Bye-Laws) and passed by a General Meeting by a simple majority of the eligible votes validly cast in accordance with the provisions of the Bye-Laws and/or Regulations.

“Standards and Regulation Board” means a board, panel, committee, or other entity established by Governing Council, to exercise the Institution’s standards and regulation powers and functions.

2 The Original Charter (except in so far as it incorporates the Institution and confers on it perpetual succession and authorises it to have a Common Seal) and the Supplemental Charter shall be and hereby are revoked; but nothing in this revocation shall affect the validity or legality of any act, deed or thing already done or executed thereunder.

3 The objects of the Institution shall be to secure the advancement and facilitate the acquisition of that knowledge which constitutes the profession of a surveyor, namely, the arts, sciences and practice of:

- (a)** determining the value of all descriptions of landed and house property and of the various interests therein and advising on direct and indirect investment therein;
- (b)** managing and developing estates and other business concerned with the management of landed property;
- (c)** securing the optimal use of land and its associated resources to meet social and economic needs;
- (d)** surveying the fabric of buildings and their services and advising on their condition, maintenance, alteration, improvement and design;
- (e)** measuring and delineating the physical features of the Earth;
- (f)** managing, developing and surveying mineral property;
- (g)** determining the economic use of resources of the construction industry, and the financial appraisal, management and measurement of construction work;
- (h)** selling (whether by auction or otherwise) buying or letting, as an agent, real or personal property or any interest therein

and to maintain and promote the usefulness of the profession for the public advantage in the United Kingdom and in any other part of the world.

- 4** The Institution shall have full power by and in its name to sue and be sued and to take by gift or otherwise and hold, grant, demise or otherwise dispose of real or personal property and generally to do all such lawful acts and things in any part of the world as may be requisite in order to further the objects of the Institution; but so that the Institution shall apply its property and funds only in promoting its objects.
- 4A** The Institution shall have full power:
- (a)** to establish, regulate and dissolve sub-divisions of the Institution in any part of the world;
 - (b)** to perform any function which by virtue of, or for the purposes of, any statute or agreement is capable of being performed by the Institution in relation to Members, Regulated Non-Members or Firms, including co-operating with and sharing information as required by other regulators;
 - (c)** to establish, finance and maintain alone or in conjunction with one or more other bodies any regulatory schemes or arrangements, in respect of the activities of Members, Regulated Non-Members and Firms, for:
 - (1)** the maintenance of professional standards; and/or
 - (2)** compensation of loss; and/or
 - (3)** redress
 - (d)** to delegate to any other person or body the operation and performance of any such regulatory schemes or arrangements for:
 - (1)** the monitoring of compliance; and/or
 - (2)** the investigation of complaints; and/or
 - (3)** compensation of loss; and/or
 - (4)** redress.
- 5** The Chartered Members of the Institution shall be of two classes, namely:
- (1)** Fellows
 - (2)** Professional Members
- and there shall be two other classes of Members of the Institution, namely:
- (3)** Non-Chartered Members
 - (4)** Honorary Members
- and there may also be Attached Classes in accordance with the provisions of the Bye-Laws and/or Regulations.
- 6** The persons who at the date of this Our Supplemental Charter are Fellows, Professional Members, Non-Chartered Members, Honorary Members, or members of an Attached Class of the Institution shall continue to be Members of or attached to the Institution as such subject to the provisions of this Our Supplemental Charter and of the Bye-Laws.
- 7**
- (1)** Each Member of the Institution shall be entitled to use after his name initials designating his class of membership in such manner and upon such conditions as the Bye-Laws or Regulations prescribe.
 - (2)** Each Chartered Member of the Institution shall be entitled to use the designation “Chartered Surveyor” (and such supplementary designations in conjunction therewith as the Bye-Laws prescribe) in such manner and upon such conditions as the Bye-Laws or Regulations prescribe.

- (3)** Each company, firm or other body corporate through which Chartered Members of the Institution shall practise their profession shall be entitled to use the designation “Chartered Surveyors” (and such supplementary designations in conjunction therewith as the Bye-Laws prescribe) in such manner and upon such conditions as the Bye-Laws or Regulations prescribe.
- 8** All Members of the Institution shall, subject to any restriction in the Bye-Laws and/or Regulations made thereunder, be entitled to be present and vote at General Meetings and to take part in the discussion of business thereat and to vote on any resolution proposed by means of a postal ballot.
- 9** There shall be a President and Vice-Presidents of the Institution.
- 10** There shall be a Governing Council of the Institution.
- 11** Subject to the provisions of this Our Supplemental Charter and to the Bye-Laws and Regulations the management and control of the Institution and its affairs shall be vested in the Governing Council which shall have power to act in all matters in the name of the Institution and execute and do all such deeds, acts and things as the Institution itself might do. The Governing Council shall have power to delegate any of their functions, for such purpose and in such manner as Bye-Laws or Regulations may prescribe, to such person or persons and in such manner as they may deem appropriate including, if thought fit, the power to sub-delegate.
- 11A** Subject to the provisions of this Our Supplemental Charter and to the Bye-Laws and Regulations, the Governing Council shall have the power to establish a Standards and Regulation Board to which it may delegate all or any of its standards and regulatory powers and functions, including those set out in 4A, 15(b1), 15(c), 18 and 20A, and including any powers to delegate the performance of a particular regulatory function.
- 12** The exercise of all powers exercisable by the Governing Council shall be subject to the control of Members through a Resolution at a General Meeting but so that any act done by the Governing Council before any Resolution is passed shall not be invalidated by any such Resolution.
- 13** There shall be Professional Sections of the Institution which shall be known as Professional Groups.
- 14** The composition and functions of such sub-divisions of the Institution (established in accordance with Our Supplemental Charter) shall from time to time be prescribed in Bye-laws and/or Regulations.
- 15** Subject to the provisions of this Our Supplemental Charter, Bye-Laws and/or Regulations shall prescribe or regulate as the case may be:
- (a)** the mode of election and admission of Chartered Members and Non-Chartered Members of the Institution and of admission of persons to the Attached Classes;
 - (b)** the method for calculation, administration and payment of entrance fees and other fees, subscriptions, levies and other sums to be paid by and the privileges and benefits and the amount of concessions to Members and members of the Attached Classes;
 - (b1)** the method for calculation, administration and payment of regulatory fees, other fees, levies and other sums to be paid by Firms and Regulated Non-Members.
 - (c)** the cases, conditions and manner in and on which a Member or a member of an Attached Class may be excluded or suspended from membership or studentship of or attachment to the Institution;
 - (d)** the status, appointment and continuance in office of the President and Vice-Presidents of the Institution;

- (e) the constitution and functions of the Governing Council, the appointment and continuance in office of the members of the Governing Council, the filling of vacancies among the members and all other matters relative to the Governing Council;
 - (f) the appointment of trustees and their powers and duties and the disposal of the moneys and property of the Institution;
 - (g) the appointment, election, rotation, retirement and remuneration of a Professional Auditor or Auditors;
 - (h) the mode, time and place of summoning and holding annual and other General Meetings of the Institution and the mode of voting thereat whether in person or by proxy or by ballot or by voting papers or otherwise and the conduct of proceedings thereat;
 - (i) such other matters as the Institution may deem fit with respect to or for the government of the Institution, its Members, members of the Attached Classes and constituent parts, or otherwise for the promotion of the objects of the Institution.
- 16** As from the date of this Our Supplemental Charter and unless and until repealed, altered or added to in manner hereinafter provided the Bye-Laws scheduled to this Our Supplemental Charter shall constitute the Bye-Laws of the Institution and shall be valid and have the same effect as if made and allowed under the provisions of this Our Supplemental Charter to the exclusion of all Bye-Laws made under the Original Charter and all such Bye-Laws are hereby repealed.
- 17** The Institution may from time to time by Special Resolution make new Bye-Laws or repeal, alter or add to any of the Bye-Laws in any manner which is not inconsistent with the express provisions of this Our Supplemental Charter. But no new Bye-Law and no repeal, alteration or addition of or to the Bye-Laws shall take effect until it has been submitted to and allowed by the Lords of Our Most Honourable Privy Council of which approval a certificate under the hand of the Clerk of our said Council shall be conclusive evidence.
- 18** Provided they are not inconsistent with this Our Supplemental Charter and to the Bye-Laws the Governing Council shall have power from time to time to make regulations for the administration of the affairs of the Institution, for the regulation of Members', members' of the Attached Classes, Regulated Non-Members', and Firms' professional conduct and discipline for the purposes of carrying out functions provided for under legislation or otherwise or for the purpose of carrying any Bye-Law into effect and may at any time and from time to time repeal, alter or add to the Regulations for the time being in force.
- 19** Subject to the provisions of the Bye-Laws, the Institution may enter into Agreements for the purpose of amalgamating with any kindred society if such amalgamation is approved by a Special Resolution of the Institution and thereafter the Members and attached classes of such kindred society shall subject to such conditions as the Agreement may prescribe be Members and members of the Attached Classes of the Institution. Subject to the provisions of the Bye-Laws, no agreement entered into under this Article shall take effect until it has been submitted to and allowed by the Lords of Our Most Honourable Privy Council, of which allowance a certificate under the hand of the Clerk of Our said Council shall be conclusive evidence.
- 20** The Institution may, for the purpose of facilitating the better Regulation and organisation of the profession, enter into agreements with any kindred society in any geographical territory which is outside the United Kingdom, the Channel Isles and the Isle of Man for the transfer or delegation to such society of any functions which it has hitherto exercised in that territory, provided that such transfer or delegation is approved by the Governing Council subject to such terms and conditions as the Governing Council may in its absolute discretion determine.

- 20A** The Governing Council shall have the power in its absolute discretion to regulate non-members of the Institution upon such terms and conditions as the Governing Council from time to time considers appropriate; provided always that Regulated Non-Members shall not be Members of the Institution and shall not be entitled to any rights of Members and that the Institution shall not be entitled to confer on them any designations used by Chartered Members.
- 21** The Institution may from time to time by Special Resolution repeal, alter or add to this Our Supplemental Charter and such repeal, alteration or addition shall when allowed by Us, Our Heirs and Successors in Council have effect so that this Our Supplemental Charter shall thenceforward continue and operate as though it had been originally granted and made accordingly. This provision shall apply to this Our Supplemental Charter as repealed, altered or added to in manner aforesaid.

Our Royal Will and Pleasure is that this Our Supplemental Charter shall ever be construed benevolently and in every case most favourably to the Institution and the promotion of the objects of this Our Supplemental Charter.

IN WITNESS whereof We have caused these Our Letters to be made Patent.

WITNESS Ourselves at Westminster the ninth day of March in the twenty-second year of Our Reign.

By Warrant under the Queen's sign manual

DOBSON

Amended by Order of The Queen's Most Excellent Majesty in Council, the 13th Day of March 2019.

Delivering confidence

We are RICS. Everything we do is designed to effect positive change in the built and natural environments. Through our respected global standards, leading professional progression and our trusted data and insight, we promote and enforce the highest professional standards in the development and management of land, real estate, construction and infrastructure. Our work with others provides a foundation for confident markets, pioneers better places to live and work and is a force for positive social impact.

Americas

Latin America

ricsamericalatina@rics.org

North America

ricsamericas@rics.org

Asia Pacific

Australasia

australasia@rics.org

Greater China (Hong Kong)

ricshk@rics.org

Greater China (Shanghai)

ricschina@rics.org

Japan

ricsjapan@rics.org

South Asia

ricsindia@rics.org

Southeast Asia

sea@rics.org

EMEA

Africa

ricsafrica@rics.org

Europe

ricseurope@rics.org

Ireland

ricsireland@rics.org

Middle East

ricsmiddleeast@rics.org

United Kingdom RICS HQ

contactrics@rics.org

RICS
12 Great George St
Parliament Square
Westminster
London
SW1P 3AD



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