



Rural

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Rural

1 Introduction 1

About the competencies 1

Choosing your competencies 1

Where to find help 2

2 About the pathway 3

RICS qualification 3

3 Pathway requirements 4

4 Technical competencies guidance 5

Access and rights over land 5

Agriculture 6

Auctioneering 7

Compulsory purchase and compensation 8

Forestry and woodland management 9

Land use and diversification 10

Landlord and tenant 11

Management of the natural environment and landscape 12

Planning development and management 13

Property management 14

Purchase and sale 15

Valuation 16

1 Introduction

This guide supports the Rural pathway. It is designed to help you understand more about qualifying in this area.

You must use this guide in conjunction with the core assessment documentation, which is available on the RICS website and comprises of:

- Requirements and competencies guide
- Candidate guide for your RICS assessment, e.g. APC, Academic, Senior Professional, Specialist
- Counsellor guide.

You can download all the supporting guidance from the [Sector pathways](#) web page.

All RICS pathways are global, though it is appreciated that markets may vary from country to country. If you have any queries please contact your local office.

About the competencies

The RICS competency framework ensures those applying for the RICS qualification are competent to practise and meet the highest standards of professionalism required by RICS. There is a wide range of pathways available to qualify as an RICS professional covering many different areas of practice.

The RICS assessment aims to assess that you are competent to carry out the work of a qualified chartered surveyor. To be competent is to have the skill or ability to perform a task or function. The RICS competencies are also based on attitudes and behaviours. The competencies are presented in a generic way so they can be applied to different areas of practice and geographical locations.

It is important that you interpret them within the context of your own area of practice or specialism and location.

Each competency is defined at three levels of attainment. You must reach the required level in a logical progression and in successive stages.

Level 1 – knowledge and understanding

Level 2 – application of knowledge

Level 3 – reasoned advice, depth and synthesis of technical knowledge and its implementation.

The competencies are in three distinct categories:

Mandatory – the personal, interpersonal, professional practice and business skills common to all pathways and mandatory for all candidates.

Technical core – the primary skills of your chosen pathway.

Technical optional – selected as additional skill requirements for your pathway from a list of competencies relevant to the area of practice.

The mandatory competency requirements are set out in detail in the *Requirements and competencies guide*.

Choosing your competencies

It is important that you give careful thought to your choice and combination of competencies. Your choice will inevitably reflect the work you do in your day-to-day environment (driven by the needs of your clients/employer). Your choice and combination of competencies will be a reflection of your judgement.

At the final assessment interview, the assessors will take these choices into account. They will expect you to present a sensible and realistic choice that reflects the skills needed to fulfil the role of a surveyor in your field of practice.

This guide should help candidates and employers with a degree of assistance in choosing the competencies that are most appropriate to their area of practice.

RICS pathways are designed to include rules about competency selection.

- For pathways with a **core** competency required to Level 1, candidates **can choose** the same competency to Level 2 or Level 3 as part of their **optional** selection where it is permitted in the pathway guide.
For example, in the Building surveying pathway, Fire safety is **core** to Level 1. It is also **optional** and can be selected to a higher level.
- For pathways with a **core** competency required to Level 2, candidates **cannot choose** the same competency to Level 3 as part of their **optional** selection.

- Some pathways include **mandatory** competencies that can be selected to a higher level as part of the **core** or **optional** requirements.

Where this is the case, the competencies are grouped together as 'one' (see example below). Candidates can choose **only one*** as part of their overall selection.

Optional competencies

Three to Level 3

- Accounting principles and procedures
or Conflict avoidance, management and dispute resolution **or** Data management
or Sustainability

(* For the Building control pathway, candidates can select up to two of these competencies. This is because Client care and Data management are grouped as 'one' and Sustainability is listed separately.)

- Most pathways require candidates to choose at least one competency from the full list of technical competencies in the *Requirements and competencies guide* (see example below).

Plus, **one to Level 3** or **two to Level 2** from the full list of technical competencies, including any not already chosen from the optional list.

Where this is the case, a **mandatory** competency can only be selected:

- if it is listed as technical (**core** or **optional**) in the pathway guide **and**
- if grouped with other competencies as 'one' (see third bullet point above), no other competency from the group has already been selected.

Where to find help

RICS has fully trained teams across the globe who will be able to help you with any queries. For details of your local office, visit the [Contact us](#) web page.

2 About the pathway

The countryside is ever evolving and professional advice on how emerging regulations and practices affect a client's business plans has never been more valuable. Rural surveyors enable the rural economy and environment to thrive and flourish in a variety of ways by virtue of their experience and expertise across a very broad and diverse range of activities.

The work of a rural surveyor draws on a wide range of professional and technical skills and knowledge in key areas including agriculture, management of the natural environment and landscape, property management and valuation.

Specifically, rural surveyors may find themselves working across several different but complementary areas, for example, rural estate management, agriculture, planning, valuation, auctioneering and asset management. Being a rural surveyor means understanding how the countryside works and the interrelationships that exist in terms of the people who live and work there.

The role of the rural surveyor is increasingly involved not only in professional and technical aspects, but also in business, resources management, consultancy and as leaders in the rural community. The role of the rural surveyor is changing. One of the most marked developments is the increasing level of specialisation that is occurring.

RICS qualification

The Rural pathway is ideal for anyone who has an interest in contributing to the maintenance and enhancement of a healthy rural environment and the functioning of a vibrant rural economy.

The Rural pathway places emphasis on competency in agriculture (which is required to a minimum of Level 2 in this pathway). However, as with other pathways, a broad base of experience in general rural practice is also required. The Rural pathway does not have the same level of crossover as other pathways experience. There is a crossover with the Valuation pathway, however, and candidates undertaking the Rural pathway may gain their experience in a valuation context.

Chartered alternative designations

All candidates qualifying through this pathway will be entitled to use the designation 'Chartered Surveyor'.

Associate membership

The Rural pathway is also offered at Associate level under the Associate Land pathway.

3 Pathway requirements

Mandatory	Core	Optional
<p>Level 3</p> <ul style="list-style-type: none"> • Ethics, Rules of Conduct and professionalism <p>Level 2</p> <ul style="list-style-type: none"> • Client care • Communication and negotiation • Health and safety <p>Level 1</p> <ul style="list-style-type: none"> • Accounting principles and procedures • Business planning • Conflict avoidance, management and dispute resolution procedures • Data management • Diversity, inclusion and teamworking • Inclusive environments • Sustainability 	<p>One to Level 3</p> <ul style="list-style-type: none"> • Agriculture • Management of the natural environment and landscape • Property management • Valuation 	<p>Three to Level 3 and two to Level 2, including any not already chosen from the core list</p> <ul style="list-style-type: none"> • Access and rights over land • Agriculture* • Auctioneering • Compulsory purchase and compensation • Forestry and woodland management • Land use and diversification • Landlord and tenant • Management of the natural environment and landscape • Planning and development management • Property management • Purchase and sale • Valuation <p>Plus, one to Level 3 or two to Level 2 from the full list of technical competencies, including any not already chosen from core and optional lists</p>

*If Agriculture has not been selected as the one core competency it must be taken as one of the optional competencies to either Level 2 or 3.

4 Technical competencies guidance

Access and rights over land

This competency is about access, including public rights of way, and easements for power, water and communications infrastructure, including wayleaves, and the differing methods of acquisition and compensation negotiations, including fees.

Examples of likely knowledge, skills and experience at each level

Level 1

Demonstrate knowledge and understanding of the legislation and/or framework for acquiring sites or access including for the provision of power, water, pipelines, other third-party or communications infrastructure. This should include the methodology and techniques used in valuation for these purposes.

Examples of knowledge comprised within this level are:

- the processes involved in the acquisition of land for the purposes of establishing access agreements, wayleaves and easements for the provision of power, water, pipelines or communications infrastructure
- compensation procedures associated with such acquisitions, including any temporary accommodation and other works required for the construction and maintenance of infrastructure on the land acquired.

Level 2

Provide evidence of identifying and understanding the appropriate routing for lines, cables and other third-party infrastructure. This should include associated environmental assessment: undertaking inspections, and evaluating and negotiating payments for their use or acquisition.

Examples of activities and knowledge comprised within this level are:

- negotiating with occupiers and companies regarding the routes, accommodation works, temporary works, and reinstatement and compensation
- agreeing heads of terms and final documentation.

Level 3

Provide evidence of reasoned advice, undertake valuations on, and write reports in relation to all matters relating to, provision of power, water, pipelines, other third-party or communications infrastructure.

Examples of activities and knowledge comprised within this level are:

- providing strategic advice on complex elements of the subject including dispute resolution
- preparing and providing strategic advice on unusual or challenging cases.

Agriculture

This competency is about farming systems and the management of agricultural land.

Examples of likely knowledge, skills and experience at each level

Level 1

Demonstrate knowledge and understanding of the principles, characteristics and organisation of agriculture according to different geographical, soil and climatic conditions.

Examples of knowledge comprised within this level are:

- basic crop and animal husbandry
- timings of relevant operations
- legislation that affects agriculture and the bodies that are responsible for delivery and enforcement
- current economic state of agriculture
- farm support systems.

Level 2

Demonstrate application of the principles and systems of practical farming methods. This includes the requirements and characteristics of yields; current market prices of agricultural produce and livestock; costs of production; farm business management and the utilisation and cost of farm buildings.

Examples of activities and knowledge comprised within this level are:

- arable – advising on crop rotations, cultivations, crop husbandry and marketing of product
- livestock – advising on livestock enterprises, animal husbandry and welfare including record keeping and marketing
- generic – dealing with relevant regulations that affect all aspects of agriculture
- preparing detailed farm finance plans and budgets.

Level 3

Provide evidence of reasoned advice given to stakeholders on the management and practical application of appropriate methods and requirements of farming.

Examples of activities and knowledge comprised within this level are:

- providing professional farm management advice in both written and oral form.

Auctioneering

This competency reflects the complex factors governing auctioneering. It includes aspects of law of sale and contract, misdescription etc. as well as requiring the candidate to have knowledge of the auction process and the reasons for recommending sale by auction (or otherwise) over and above other methods of disposal.

Examples of likely knowledge, skills and experience at each level

Level 1

Demonstrate knowledge and understanding of the basic principles and legal obligations of auction. This should include preparation for, and procedures prior to or during, an auction.

Examples of knowledge comprised within this level are:

- the principles of the law governing auction and its implications
- the process of how an auction works, including an understanding of the information required prior to auction and the process on the day.

Level 2

Provide evidence of the practical application of your knowledge to the preparation for the sale of property at auction and procedures prior to or during an auction.

Examples of activities and knowledge comprised within this level are:

- compiling information relating to property to be sold at auction
- assisting in the process of drawing up auction catalogues
- dealing with queries and issues raised prior to the auction in consultation with others
- dealing with issues arising post auction in consultation with others.

Level 3

Provide evidence of reasoned advice based on a thorough working knowledge and experience of the auction process, including experience of selling at auction.

Examples of activities and knowledge comprised within this level are:

- advising clients on the suitability of sale by auction
- attending an auction and selling lots
- involved with a sale by auction from start to completion.

Compulsory purchase and compensation

The understanding and practical application, within the appropriate legal framework, of compulsory purchase powers, including the assessment of and claim for compensation. The candidate is expected to have an understanding from both the acquiring authority and claimant's position.

Examples of likely knowledge, skills and experience at each level

Level 1

Demonstrate knowledge and understanding of the powers and procedures of government and other bodies in relation to compulsory purchase and compensation. This should cover interests in real estate and the rights of owners, occupiers and others holding various interests in property.

Examples of knowledge comprised within this level are:

- the historical background, requirement for and justification of the use of compulsory purchase powers
- an overview of the various Acts of Parliament covering acquisition of land and rights, planning and compensation
- the basic principles of compensation (the before and after principle), accommodation works, betterment, equivalence and the legal right to claim.

Level 2

Assist in the preparation of the various stages involved in the process of compulsory purchase including prior to the issue of formal notice(s) and the estimation of a claim for compensation.

Examples of activities and knowledge comprised within this level are:

- outlining the stages and timing involved in making, confirming and implementing a compulsory purchase order
- an understanding of statutory abilities to acquire rights other than outright purchase, such as those exercised by utilities companies
- setting out heads of claim under a compensation claim
- relevant statutory and case law in the assessment of a claim for compensation.

Level 3

Provide evidence of reasoned advice in relation to the validity and level of a claim for compensation, using a variety of valuation methodologies appropriate for the circumstances of the claim. Take an active role in the negotiation of claims, using a variety of bases of statutory and other valuation methodologies. Provide reasoned advice on the role of compulsory purchase in facilitating planning and regeneration initiatives.

Examples of activities and knowledge comprised within this level are:

- supplying and justifying evidence for a statement of claim using both valuation and logical techniques to back up the quantum of the claim
- dealing with best practice in the implementation of a compulsory purchase order on, for example, a road scheme
- developing a rationale for the use of compulsory purchase powers to enable development, taking into account human rights legislation
- The fee basis for chartered surveyors and the role of the Lands Tribunal as well as mediation/arbitration.
- assisting in the preparation for and attendance at a public inquiry into a Compulsory Purchase Order, including understanding of procedure and process.

Forestry and woodland management

This competency covers silvicultural and environmental management of woodland. It includes the management of plantations from planting to felling, with all associated relevant operations for effective maintenance.

Examples of likely knowledge, skills and experience at each level

Level 1

Demonstrate the ability to describe the silvicultural requirements, and the tree identification and silvicultural characteristics, of the main commercial and amenity species. Demonstrate knowledge and understanding of current grant regimes, product sale options, value added opportunities, prices and markets.

Examples of knowledge comprised within this level are:

- the main commercial and amenity tree species
- the silvicultural requirements of those species
- current legislation and grant regimes.

Level 2

Demonstrate the ability to apply your understanding of silviculture to the establishment and management of different forest and woodland systems. Demonstrate an understanding of the practice of silviculture from seed through establishment of crops, through to thinning and harvesting. Demonstrate an understanding of current forestry policy and its impact on grant regimes.

Examples of activities and knowledge comprised within this level are:

- providing advice on a range of woodland management issues
- advising on the planting and establishment of trees and grant applications
- advising on silvicultural practice including harvesting and marketing.

Level 3

Demonstrate experience of the economics and financial implications of various types of forest and woodland systems; preparation and submission of forest and woodland grant scheme applications; calculation of timber yields, forecasting, and use of plans and recording systems; carrying out valuation of trees and stands of timber; and drawing up of thinning and harvest programmes.

Examples of activities and knowledge comprised within this level are:

- preparing woodland management plans
- providing strategic advice to clients to support decision making by estate managers.

Land use and diversification

This competency is about understanding land use and the diversification options available to rural property.

Examples of likely knowledge, skills and experience at each level

Level 1

Demonstrate knowledge and understanding of how a variety of land uses, policies and options for diversification have an impact on real estate and business.

Examples of knowledge comprised within this level are:

- the principles, rationale and criteria for diversification projects
- relevant planning issues
- agencies likely to be involved when diversifying into new enterprises
- basic taxation issues
- basic construction issues and costs, resultant income and yield and subsequent management issues.

Level 2

Apply your knowledge to recognise and evaluate the economic, social and environmental needs of different land uses and options for diversification in relation to location and markets.

Examples of activities and knowledge comprised within this level are:

- preparing and analysing a full feasibility study and financial appraisal
- preparing a planning appraisal for a potential scheme
- preparing and analysing both development and management options
- interpreting findings.

Level 3

Provide evidence of reasoned advice, write reports and undertake the management of land use and, where appropriate, diversification and related projects.

Examples of activities and knowledge comprised within this level are:

- providing advice on the more complex aspects of diversification
- providing advice on the valuation, progress and management of a diversification project.

Landlord and tenant

This competency is about landlord and tenant relationships within the context of land law relating to rural property.

Examples of likely knowledge, skills and experience at each level

Level 1

Demonstrate knowledge and understanding of the law and practice relating to landlord and tenant.

Examples of knowledge comprised within this level are:

- the principles of property law
- the statutory and common law framework applying to the landlord and tenant relationship
- the content, form, and structure of leases
- relevant market conditions and land/property values.

Level 2

Apply the principles of the law and practice relating to landlord and tenant. Carry out relevant negotiations to provide solutions to issues affecting both owners and occupiers of real estate.

Examples of activities and knowledge comprised within this level are:

- reading and interpreting leases
- carrying out market research, collating and analysing comparable evidence
- preparing, serving and responding to legal notices
- entering negotiations and preparing leases and tenancies under the following; *Agricultural Holdings Act 1986*, *Agricultural Tenancies Act 1995*, Housing Acts and *Landlord and Tenant Act 1954* or equivalent local legislation and common law, contract law
- instructing legal advisers and seeing matter to conclusion.

Level 3

Provide evidence of reasoned advice, prepare and present reports on the law and practice relating to landlord and tenant. Apply your knowledge to assist in undertaking relevant dispute resolution procedures.

Examples of activities and knowledge comprised within this level are:

- providing strategic advice on landlord and tenant matters
- providing advice as to alternative dispute resolution options in the event of breakdown of negotiations and taking any necessary action to protect the client's position
- demonstrating involvement with third-party determination and associated submissions
- providing appropriate valuation advice
- reaching an agreed solution and reporting recommendations to client
- preparing reports containing recommendations prior to the commencement of negotiations.

Management of the natural environment and landscape

This competency is about the management of landscape, natural resources and habitat in the context of property management.

Examples of likely knowledge, skills and experience at each level

Level 1

Demonstrate knowledge and understanding of the importance and role of nature conservation and the landscape in real estate, business management and development.

Examples of knowledge comprised within this level are:

- landscape and designations and agri-environmental schemes
- relevant legislation governing designation schemes
- bodies charged with bringing in and delivering such legislation
- how to practically deliver relevant schemes.

Level 2

Apply your knowledge of nature conservation and landscape in the management of real estate and development.

Examples of activities and knowledge comprised within this level are:

- planning relating to the natural environment
- grants available for protection of landscape, natural habitat and natural resources.
- practical delivery of schemes.

Level 3

Provide evidence of reasoned advice, write reports and negotiate on all matters relating to nature conservation and landscape.

Examples of activities and knowledge comprised within this level are:

- providing strategic advice on land use, management practice, and management of specific habitats and species
- interpreting and filtering advice
- providing balanced report writing to provide overarching view of management of a landscape.

Planning development and management

Planning appraisal is one of the crucial starting points in the development or refurbishment process. Such appraisals draw together all of the relevant policies, site history and local context pertaining to a site and the potential to secure planning consent.

Development management covers the process of managing or obtaining the grant of planning consents, working for either the local authority or client-side perspective. The competency also covers the appeals process and the criteria by which cases will be considered by inspectors.

Examples of likely knowledge, skills and experience at each level

Level 1

Demonstrate knowledge and understanding of the key principles and processes used to determine both the need for planning consent and the procedures involved in obtaining appropriate planning permission.

Examples of knowledge comprised within this level are:

- the purpose of the development management system and process
- the stages of the development application and appeals process
- the consultation process and stakeholder management
- the decision making process and role of key stakeholders
- the need for supporting information and basis for determining what is required
- familiarity with appropriate planning policy and procedures relevant to the locality/region of working
- site/building surveys and details, e.g. site planning history, flood risk, biodiversity, archaeology, architectural character, conservation, accessibility, highways, services and utilities
- analysis of environmental features and issues
- urban design principles and characteristics and their implications for development appraisals
- the role of supplementary planning documents, design guides and codes in guiding planning applications and their consideration.

Level 2

Apply your knowledge to identify, select, assemble and analyse information relevant to the preparation or determination of appropriate planning applications.

Examples of activities and knowledge comprised within this level are:

- support the making of planning applications and/or appeal documentation
- selecting, researching and analysing information and data and writing reports in support of or in response to planning applications
- identify and implement appropriate consultation procedures and respond to issues identified
- identify and help ensure compliance with planning policies and guidance.

Level 3

Apply information and reasoned advice in the preparation, presentation and/or negotiation of planning application and/or appeals documentation.

Examples of activities and knowledge comprised within this level are:

- liaising with and negotiating with planning officers, clients, fellow professionals and third-party stakeholders in relation to a development project
- preparing planning appraisals of land, buildings and concepts and area wide planning parameter studies
- making a planning application and/or submitting an appeal and appearing at an informal or public inquiry
- formulating and negotiating a planning or highways agreements.
- creativity, problem solving and dispute mediation in scheme development.

Property management

This competency covers all aspects of day-to-day functions associated with property management. It includes issues relating to works, health and safety, landlord and tenant relationships, and service charges. In general, any matter associated with the smooth running of a property.

Examples of likely knowledge, skills and experience at each level

Level 1

Demonstrate knowledge and understanding of property management and the relationship between owner and occupier.

Examples of knowledge comprised within this level are:

- the key factors determining the landlord and tenant relationship in relation to the running of a property
- key lease terms and their implications to property management
- relevant legislation pertaining to health and safety and building compliance
- how disputes and problematic issues can be resolved, and being able to prioritise key tasks.

Level 2

Apply the principles of property management to provide solutions to issues affecting both owners and occupiers of real estate.

Examples of activities and knowledge comprised within this level are:

- managing property from both a landlord and tenant perspective, and understanding the key factors from each viewpoint
- legal requirements associated with multi let property and/or managed property
- property management accounting principles from the landlord and tenant perspective, and the requirements of law and RICS
- courses of action in relation to breaches of lease by landlord and tenant.

Level 3

Provide evidence of reasoned advice including the preparation and presentation of reports in relation to property management.

Examples of activities and knowledge comprised within this level are:

- participating in all aspects of property management including works, emergency reactive maintenance, planned programmes, budgets, etc.
- applying your negotiation, communication, and business skills in relation to contentious issues with both landlord and tenant
- participating in issues such as applications for licence to assign or for works, together with the associated legal frameworks.

Purchase and sale

This competency relates to the purchase and sale of land/property on a freehold and leasehold basis. Sales and purchases of investment property are therefore included. Candidates should have regard to all property markets and alternative uses and values. Similarly, the candidate should have a knowledge and understanding of other forms of disposal.

Examples of likely knowledge, skills and experience at each level

Level 1

Demonstrate knowledge and understanding of how various types of property are sold (or a similar interest is acquired for a client) and the different types of interests that may be placed on the market. Demonstrate an understanding of the economics of the market for such interests, and the appropriate legal frameworks.

Examples of knowledge comprised within this level are:

- the different types of interests that can be sold or purchased, and the factors affecting value
- the factors governing the methods of disposal/acquisition and the advantages/disadvantages of each
- the legal processes needed to complete a sale/purchase
- what factors affect value of property in the purchase/sales market.

Level 2

Apply your knowledge and skills to the purchase or sale of all types of property and demonstrate practical experience of the associated decision-making process, marketing, reporting and completion of the transaction. Demonstrate knowledge and understanding of other forms of property transaction, and the reasons supporting the decision to proceed along the chosen purchase or sale route.

Examples of activities and knowledge comprised within this level are:

- selling or purchasing land/property
- decision making and recommending courses of action including valuation advice
- undertaking transactions from initial inspections through to completion of documentation
- negotiating with both prospective parties and where appropriate interested third parties
- understanding of the legal frameworks governing sale/purchase and the implications and penalties
- advising on informal tender, formal tender and private treaty.

Level 3

Provide evidence of reasoned advice and report to clients on all types of purchase or sale transactions. Demonstrate the ability to see complex cases through from start to finish with appropriate assistance. Be able to provide the client with a holistic view of the entire transactional market, and advise him/her clearly and appropriately, not only on the sale or disposal market but also on other areas.

Examples of activities and knowledge comprised within this level are:

- participating in complex or difficult cases, and explaining the factors that made the case deviate from market norm
- advising on why decisions were made in relation to chosen route of sale or purchase: especially in relation to strategic advice given to your client on land/property
- experience of externalities to the market that may affect sale/purchase
- reporting to clients with recommendations
- applying negotiation and business skills to handle difficult situations effectively.

Valuation

This competency is about the preparation and provision of properly researched valuation advice, in a rural property context, made in accordance with the appropriate valuation standards, to enable clients to make informed decisions regarding property.

Examples of likely knowledge, skills and experience at each level

Level 1

Demonstrate knowledge and understanding of the purposes for which valuations are undertaken; the relevant valuation methods and techniques; the appropriate standards and guidance; and any relevant statutory or mandatory requirements for valuation work.

Examples of knowledge comprised within this level are:

- the main drivers that have an impact on value
- the principles and application of the latest relevant valuation standards
- the relevant RICS standards and guidance
- the principles of professional indemnity insurance
- the underlying principles of land/property law, planning and other relevant regulations or controls and their impact on property/land values
- the different purposes for which valuations may be required
- the principles of the various methodologies needed to provide both capital and rental valuation advice
- the importance of independence and objectivity.

Level 2

Demonstrate practical competence in undertaking both capital and rental valuations and detailed involvement with the preparation and presentation of client reports. Demonstrate your ability to use valuation methods and techniques appropriate to your area of practice. Show how the relevant valuation standards and guidance have been applied to your valuation experience.

Examples of activities and knowledge comprised within this level are:

- understanding client requirements and preparing terms of engagement
- inspecting and information gathering relevant to the valuation work being undertaken
- analysing and interpreting of comparable evidence
- applying a range of valuation methods and techniques
- preparing valuation reports and advice to meet client needs and comply with the latest relevant valuation standards
- being able to demonstrate competence to conduct a valuation task from beginning to end with appropriate supervision.

To achieve Level 2 candidates will not necessarily be carrying out valuations as part of their full-time, day-to-day activities.

Level 3

Demonstrate practical competence in undertaking valuations, either of a range of property types or for a range of purposes. Demonstrate the application of a wide range of valuation methods and techniques. Be responsible for the preparation of formal valuation reports under proper supervision and provide reasoned advice. Demonstrate a thorough knowledge of the appropriate valuation standards and guidance and how they are applied in practice.

Examples of activities and knowledge comprised within this level are:

- the assets considered may relate to a particular area of practice but the candidate's experience should cover a range of purposes (in a properly supervised manner) such as loan security, financial statements, internal management, purchase or sale reports, tax, stock exchange and litigation, but not necessarily all of these
- the types of property/land should ideally be varied both in terms of sector and interest (i.e. freehold and leasehold)
- knowledge of standards in other areas of business, e.g. accounting standards
- the candidate's knowledge of the main drivers that impact on property value should include an understanding of the wider influences such as government policy, the economic climate, technological change and other investment medium
- the candidate should demonstrate knowledge as to how their valuation advice interrelates with their client's other professional advisers
- the different levels of service that may be required, e.g. desk top advice versus a full valuation.

Delivering confidence

We are RICS. As a member-led chartered professional body working in the public interest, we uphold the highest technical and ethical standards.

We inspire professionalism, advance knowledge and support our members across global markets to make an effective contribution for the benefit of society. We independently regulate our members in the management of land, real estate, construction and infrastructure. Our work with others supports their professional practice and pioneers a natural and built environment that is sustainable, resilient and inclusive for all.

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