



Assessment of Professional Competence

Environmental surveying

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Environmental surveying APC

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About the APC

The RICS Assessment of Professional Competence (APC) ensure that those applying for RICS membership are competent to practise and meet the high standards of professionalism required by RICS. There is a wide range of pathways available to qualify as an RICS member covering many different areas of practice.

The APC normally consists of:

- a period of structured training
- a final assessment

The structured training is based on candidates achieving a set of requirements or competencies. These are a mix of technical, professional, interpersonal, business and management skills.

How to use this guide

This guide supports the environment APC pathway. It is designed to help you understand more about qualifying as an RICS member in environmental surveying. Environment is a global APC pathway but it is appreciated that markets may vary from country to country. If you have any queries please contact your local office. The material is set out in three sections.

Section one – provides information on this area of practice with a general overview of the environmental surveying pathway.

Section two – lists the competency requirements of the environment APC pathway.

Section three – describes the main technical competencies associated with environmental surveying providing expanded sector specific guidance on each of them. This forms the main part of the guide.

You **MUST** use this guide in conjunction with the core APC documentation which is available on the RICS website and comprises:

- APC Requirements and competencies guide
- The candidate guide
- The counsellors guide.

You can download all the supporting guidance from www.rics.org/apcguides

Introduction

About the competencies

The APC 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 not just a list of tasks or functions, they are also based upon attitudes and behaviours. The competencies have been drawn up in a generic way so that they can be applied to different areas of practice and geographical locations. This guide is designed to help you interpret these competencies within the context of environmental surveying.

The competencies are defined at three levels of attainment and each APC pathway has its own specific combination of competencies that you must achieve at the appropriate level. You must reach the required level in a logical progression and in successive stages:

Level 1 – knowledge and understanding

Level 2 – application of knowledge and understanding

Level 3 – reasoned advice and depth of technical knowledge.

The competencies are in three distinct categories:

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

Core competencies – the primary competencies of your chosen APC pathway.

Optional competencies – a set of competencies selected by the candidate from a list defined for the particular pathway. In most cases there is an element of choice. These are mostly technical competencies, but certain mandatory competencies also appear on the optional competency list and candidates are permitted to select one of these at a higher level.

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.

How to find help

RICS has fully trained teams across the globe who will be able to help you with any general APC queries. For details of your local office – www.rics.org/contactus

RICS HQ
Parliament Square
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About environmental surveying

Every chartered surveyor must consider the environmental factors within the parameters of their profession. Environmental surveyors are specialists in all aspects of the management, monitoring and assessment of the environment in the context of real estate, land and construction. As experts, they are likely to be working in many areas, including environmental management, land use and contaminated land, environmental auditing and assessment.

Environmental surveyors are also involved in planning processes. Many planning/building permit applications require some form of environmental input either related to environmental impact Assessment or similar due diligence work.

Many other types of market exist in the day to day management of land and property. Environmental surveyors also need an in-depth knowledge of legislation, professional due diligence, insurance, investment and all sectors of risk management from groundwater pollution risk to pollution control within the air that we breathe.

There is huge demand and major opportunities for qualified environmental professionals due to a high media profile, coupled with demands on natural resources worldwide.

RICS qualification

The Environment pathway is ideal for anyone pursuing a career in property who has a particular interest in specialising in environmental management, land use and contaminated land, environment auditing and assessment.

Although environmental management is a skill applied by chartered surveyors across a wide variety of assets, this pathway is aimed at individuals who work in development, regeneration, town planning and, residential and/or commercial work.

Other areas, such as machinery and business assets, arts and antiques or minerals have their own dedicated RICS pathway.

The Environment APC pathway places emphasis on competency in environmental practice. However, as with the other property pathways, a broad base of experience in general property practice is also required.

Candidates undertaking the environment pathway may gain their experience in either a residential commercial or rural property context – or a mixture of these.

Chartered alternative designations related to this pathway

All candidates qualifying under the Environment APC pathway will be entitled to use the designation 'Chartered Environmental Surveyor'.

Pathway requirements

Environment APC

Mandatory competencies

You must achieve the minimum levels as set out in the mandatory competencies.

Core competencies

Level 3

- Inspection
- Sustainability

Level 2

- Measurement of land and property

Optional competencies

Two competencies to **Level 3** from the list below:

- Contaminated land
- Environmental assessment
- Environmental audit (and monitoring)
- Environmental management
- Environmental science and processes
- Laboratory procedures
- Legal/regulatory compliance
- Management of the built environment
- Management of the natural environment and landscape

Plus three competencies to **Level 2** from the full list of technical competencies, including any not already chosen from the list above.

Competency guidance

The pages that follow are intended to provide guidance for users on the main competencies associated with environmental surveying.

The guidance has been drawn up by experienced practitioners and aims to give you a clear and practical understanding of how to apply the listed core and optional competencies in the context of environmental surveying.

The official competency definitions (at levels one, two and three) are provided, followed by a description of the key knowledge and activities that are likely to fall within the scope of each competency.

The information provided is designed to be helpful but informal guidance. The knowledge and activities described under each competency are not exhaustive, and should not be relied upon as any form of revision list. Candidates must satisfy themselves and their employers that they have reached the required level of attainment before applying for final assessment.

The competencies are arranged in alphabetical order.

Mandatory competencies

These competencies are a mix of the professional practice, interpersonal, business and management skills that are considered common to, and necessary for, all professional members.

Title	Definition	Level required
Conduct rules, ethics and professional practice	<p>Level 1 Demonstrate knowledge and understanding of the role and significance of RICS and its functions. Also an appreciation of your personal professional role and society's expectations of professional practice and RICS Rules of Conduct and conduct regulations, including the general principles of law and the legal system, as applicable in your country of practice.</p> <p>Level 2 Provide evidence of practical application in your area of practice, being able to justify actions at all times and demonstrate personal commitment to the RICS Rules of Conduct, ethics and RICS 5 professional and ethical standards.</p> <p>Level 3 Provide evidence of application of the above.</p>	3
Client care	<p>Level 1 Demonstrate knowledge and understanding of the principles and practice of client care including:</p> <ul style="list-style-type: none"> • the concept of identifying all clients/colleagues/third parties who are your clients and the behaviours that are appropriate to establish good client relationships • the systems and procedures that are appropriate for managing the process of client care, including complaints • the requirement to collect data, analyse and define the needs of clients <p>Level 2 Provide evidence of practical application of the principles and practice of client care in your area of practice.</p>	2
Communication and negotiation	<p>Level 1 Demonstrate knowledge and understanding of effective oral, written, graphic and presentation skills including the methods and techniques that are appropriate to specific situations.</p> <p>Level 2 Provide evidence of practical application of oral, written, graphic and presentation skills that are appropriate in a variety of situations, specifically including where negotiation is involved.</p>	2

Title	Definition	Level required
Health and safety	<p>Level 1 Demonstrate knowledge and understanding of the principles and responsibilities imposed by law, codes of practice and other regulations appropriate to your area of practice.</p> <p>Level 2 Provide evidence of practical application of health and safety issues and the requirements for compliance, in your area of practice.</p>	2
Accounting principles and procedures	Demonstrate knowledge and understanding of accounting concepts and the format and preparation of management and company accounts, including profit and loss statements, cash flow statements and balance sheets.	1
Business planning	Demonstrate knowledge and understanding of how business planning activities contribute to the achievement of corporate objectives.	1
Conflict avoidance, management and dispute resolution procedures	Demonstrate knowledge and understanding of the techniques for conflict avoidance, conflict management and dispute resolution procedures including for example adjudication and arbitration, appropriate to your APC pathway.	1
Data management	Demonstrate knowledge and understanding of the sources of information and data, and of the systems applicable to your area of practice, including the methodologies and techniques most appropriate to collect, collate and store data.	1
Sustainability	Demonstrate knowledge and understanding of why and how sustainability seeks to balance economic, environmental and social objectives at global, national and local levels, in the context of land, property and the built environment.	1
Team working	Demonstrate knowledge and understanding of the principles, behaviour and dynamics of working in a team.	1

Technical competencies

Contaminated land

Description of competency in context of this sector

This competency is about an understanding of contaminated land in the context of urban and rural land and property asset management, transaction and development, law and planning.

Examples of likely knowledge, skills and experience at each level

Level 1	Level 2	Level 3
Demonstrate knowledge and understanding of how land becomes contaminated through human activities and natural occurrences. Clearly illustrate the implications of contamination for real estate valuation, development and management.	Prepare a brief and/or specification for the appointment of a specialist(s) to undertake a site investigation.	Supervise a site investigation, interpret the results of laboratory analyses and make recommendations as to remedial treatments.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • The definition of contaminated land under the Contaminated Land Regulations 2000 or local equivalent, and associated legislation • Areas of professional practice where contaminated land is relevant, eg. valuations, development, asset management, transactions, environmental assessment • The relevance under Part 11A of the Environmental Protection Act or local equivalent, planning policy guidance and RICS published guidance and practice notes • Demonstrate an understanding of the limitations upon chartered surveyors in this area, eg. Professional Indemnity Insurance, Public Liability Insurance. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Advising clients on the application of contaminated land to their asset management, planning and development projects • Advising clients on the law, regulation, practice and procedures and RICS guidance appertaining to contaminated land • Assembling specialist team members to advise on contaminated land assessment and remediation • Undertaking Review Stage 1 and desk top environmental reports and, advise clients accordingly. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Providing reasoned advice on contaminated land issues to clients • Assisting in project management of, and undertaking, phased contaminated land assessments and remediation options appraisals • Negotiating and liaising with clients and regulators on contaminated land issues • Working with specialist project teams dealing with contaminated land assessment and remediation.

Environmental assessments

Description of competency in context of this sector

This competency is about an understanding and application of the principles of environmental assessment, particularly Environmental Impact Assessment and Strategic Environmental Impact Assessment for projects, within the planning and regulatory framework.

Examples of likely knowledge, skills and experience at each level

Level 1	Level 2	Level 3
Demonstrate knowledge and understanding of appropriate environmental assessment concepts, processes and systems. This should include responsibilities imposed by law, codes of practice and other regulations relating to environmental assessment.	Apply in practice your understanding of environmental assessment and the requirements for compliance, including undertaking an environmental assessment.	Provide evidence of reasoned advice including the preparation and production of reports based on appropriate environmental assessments.
<p>Examples of knowledge comprised within this level, in relation to the operational phase of buildings, are:</p> <ul style="list-style-type: none"> Principles of Environmental Impact Assessment (EIA) and Strategic Environmental Impact Assessment (SIA) regulations arising from EC Directives and National, and Local Law Types of development which may attract environmental assessment and EIA Demonstrate knowledge of where EA may apply and whether this involves formal or informal environmental assessment Understand the basic processes, procedures and requirements of formal EIA and SIA. 	<p>Examples of knowledge comprised within this level, in relation to the operational phase of buildings, are:</p> <ul style="list-style-type: none"> Advising on the need for environmental assessment, including EIA and SIA, for development projects Advising on requirements and scope of EIA and the regulators' roles Managing the preparation of environmental assessment. 	<p>Examples of activities and knowledge comprised within this level in relation to the operational phase of buildings, are:</p> <ul style="list-style-type: none"> Advising on the need and application of EIA, SIA and EA. Co-ordinating and providing specialist advice on these, including negotiations with clients and regulators Preparing and compiling environmental statements and non-technical summaries for submission to clients and regulators, and other stakeholders.

Environmental audit (and monitoring)

Description of competency in context of this sector

This competency is about knowledge and understanding of the processes and standards used in environmental audit, in the context of land and property, and the application of these principles in practice.

Examples of likely knowledge, skills and experience at each level

Level 1	Level 2	Level 3
Demonstrate knowledge and understanding of appropriate environmental auditing concepts, processes, systems and the role of the environmental audit in environmental monitoring.	Apply in practice your understanding of environmental auditing and monitoring, as appropriate.	Provide evidence of reasoned advice including the preparation and production of reports based on appropriate environmental audits.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • An understanding of what an environmental audit is • An understanding of where environmental audit applies in chartered surveyor practice • An understanding of standards used in environmental audit including Eco-Management and Audit Scheme [EMAS]. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Advising clients on the needs of environmental audit • Advising clients on the scope and methods to be used for environmental audit • Advising clients on the specialisms and specialists required to conduct environmental audit. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Carrying out environmental audit and reporting • Presenting and proposing actions following the findings of environmental audit • Negotiating and liaising with clients and regulators on the findings and actions arising from environmental audit.

Environmental management

Description of competency in context of this sector

This competency deals with both the broad knowledge and application of environmental management practice, as well as the more specific knowledge and application of formal environmental management standards for land and property.

Examples of likely knowledge, skills and experience at each level

Level 1	Level 2	Level 3
Demonstrate knowledge and understanding of appropriate environmental management concepts, processes and systems.	Apply your understanding of appropriate environmental management concepts, processes and systems.	Apply your understanding of appropriate environmental management concepts, processes and systems.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • An understanding of environmental management • An understanding of where environmental management applies in chartered surveyor practice • An understanding of standards used in environmental management including EMS and ISO 14001. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Advising clients on the needs of environmental management • Advising clients on the scope and methods to be used for environmental management • Advising clients on the specialisms and specialists required to conduct environmental management. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Carrying out environmental management and reporting, including data management systems • Presenting and proposing actions following the findings of environmental management • Negotiating and liaising with clients and regulators on the findings and actions arising from environmental management.

Environmental science and processes

Description of competency in context of this sector

This competency deals with the knowledge and application of environmental science principles and standards, in the context of the management of land and property for asset management, development and transactions.

Examples of likely knowledge, skills and experience at each level

Level 1	Level 2	Level 3
Demonstrate knowledge and understanding of the environmental sciences, with particular references to the impact of human activities on ecologies, the soil, water and air. Clearly illustrate the importance of environmental sciences in the design of buildings, materials employed in construction, the use of land and buildings, equipment and other property types.	Interpret specialist reports and/or specifications in order to advise as to possible present and future environmental implications.	Specify works and materials, including design detailing, to ensure achievement of environmental objectives.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Knowledge of relevant Codes of Practice, guidance and legislation on ecology, soil, water and air • Knowledge of the application and relevance of these in design, materials, land, buildings and property management. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Reviewing and interpreting specialist reports and specifications for scope, adequacy and relevance • Advising on the implications of this for future actions. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Specifying requirements for materials, ecological, soil, water and air assessments by specialists and specialist laboratories • Specifying works and materials in environmental science assessments • Undertaking specialist assessments and interpreting and modelling on environmental science aspects • Liaising and negotiating with clients, regulators and third parties on these aspects • Advising on strategy for dealing with environmental science aspects of chartered surveying practice.

Inspection

Description of competency in context of this sector

Property inspection is fundamental to providing accurate property advice. It is important that candidates are able to demonstrate knowledge and understanding of the core requirements of property inspection. Assessors will be seeking confirmation that all candidates have a good knowledge of building construction, location analysis and defects.

Examples of likely knowledge, skills and experience at each level

Level 1	Level 2	Level 3
Demonstrate knowledge and understanding of the different requirements for inspection, together with the required information and factors affecting the approach to an inspection.	Undertake inspections and apply the information gained to prepare reports, schedules and/or registers of equipment, presenting appropriate information gained from the inspection.	Provide evidence of reasoned advice and recommendations arising from inspections.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Understand the requirements and reasons for a property inspection • Understand safety issues when undertaking an inspection • Implications of location and situation • Identify access arrangements • Basic knowledge of building construction and specification • Awareness of the legal requirements that impact upon the occupation/ ownership of buildings. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Accurate recording of building and site characteristics • Preparing, or assisting in the preparation of, reports for clients • Understanding potential defects of buildings and implications • Assessing quality of location, design and specification. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Preparing reports for clients containing detailed information particularly with regard to valuation reports and the marketing of buildings • Providing detailed reasoned advice to clients • Making clients aware (where appropriate) of their statutory responsibilities.

Laboratory procedures

Description of competency in context of this sector

Knowledge and understanding of appropriate laboratory procedures, analytical suites, relevant assessment criteria and guidance, and interpretation of laboratory results are essential in the completion of suitable site investigations and the evaluation of land or property in relation to environmental risk and sustainability, in all types of land uses and development.

Examples of likely knowledge, skills and experience at each level

Level 1	Level 2	Level 3
Demonstrate knowledge and understanding of best practice in geo-environmental laboratories, including accreditation requirements and criteria.	Determine an appropriate analytical suite, taking account of present and historic site activities, environmental setting and proposed uses.	Interpret laboratory results and make recommendations as to further analytical requirements and/or other actions that may be needed.
<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Being able to select an appropriate laboratory to undertake the analysis and understand why laboratories should be accredited and to what standards • Knowledge of the analytical techniques and relationships to the volume and quality of samples required to complete the testing • Being able to choose the correct containers for sample collection, ensuring appropriate labelling and laboratory scheduling • Understand how to prepare samples for submission to the laboratory and the effects of transit time, temperature and storage, prior to analysis. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Understanding how previous and current site uses should influence laboratory scheduling • Developing a suitable suite of analysis to evaluate potential contaminants using relevant guidance and accreditations • Understanding the effect of suitable laboratory analysis and detection limits in relation to site sensitivity, proposed end uses and regulatory requirements. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Selecting appropriate assessment criteria relevant to the determinants and site end use • Identifying any contaminants of concern and establish pollutant linkages • Determining the requirement and advise on the necessity, specification and potential benefits for further analysis and assessment • Advising on possible methods to mitigate the contaminants of concern, encompassing laboratory analysis and other methods.

Legal/regulatory compliance

Description of competency in context of this sector

This competency requires knowledge and application of environment and waste law and terminology used in formulating arrangements relating to the buying and selling of land and/or property. It also relates to the obligations of owners and users of land/property in terms of their own occupancy or that of others under their control.

Examples of likely knowledge, skills and experience at each level

Level 1	Level 2	Level 3
Demonstrate knowledge and understanding of any legal/regulatory compliance requirements in relation to your area of practice.	Apply your knowledge to comply with legal/regulatory requirements in specific situations within your area of practice.	Provide evidence of reasoned advice, prepare and present reports on legal/regulatory compliance requirements in relation to your area of practice.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • The framework of environmental law – guidance principles • The contaminated land regime set out in part II A of the Environmental Protection Act 1990 or local equivalent • Interaction of planning and environment law • The waste management obligations to owners and occupiers. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Understanding the roles and obligations of vender and purchaser in terms of environment law • Preparing reports for sale and/ or purchase • Developing a brief or providing advice for the redevelopment of Brownfield land • Undertaking risk assessment • Advising on the obligations of environmental impact assessments • Advising clients on the roles of the relevant sector stakeholders in terms of buying, selling or developing land. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Negotiating with relevant authorities for the redevelopment of Brownfield land • Negotiating appropriate agreements for the sale and transfer of the land which may or may not be contaminated • Providing evidence in support of an expert witness report • Negotiating of agreements regarding the management of waste streams either from the redevelopment of Brownfield land or from the premises of owners and occupiers • Assistive compliance with the requirements of statutory bodies in terms of environmental performance required by any legal agreement.

Management of the built environment

Description of competency in context of this sector

Environmental surveyors have to ensure that sustainability of the built environment is integrated into every aspect of a development proposal for them to receive planning consent.

Examples of likely knowledge, skills and experience at each level

Level 1	Level 2	Level 3
Demonstrate knowledge and understanding of the importance of sustainable management of the built environment as part of the urban planning and regeneration process.	Apply your knowledge of sustainable management of the built environment as part of the urban planning and regeneration process. Demonstrate an understanding of the roles played by public, private and not-for-profit sectors.	Provide evidence of reasoned advice, write reports and negotiate on all matters relating to sustainable management of the built environment as part of the urban planning and regeneration process. This should include the roles played by public, private and not-for-profit sectors.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Recognising the key factors and principles for the sustainable management of the built environment • Identifying planning policies and guidance notes applicable to the sustainable management of the built environment for an urban regeneration project. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Providing examples of urban regeneration developments where sustainable management of the built environment has been achieved successfully • Demonstrating, with reference to an urban regeneration development, the practical application of the key factors and principles of the sustainable management of the built environment • Explaining, with reference to an urban regeneration development, the roles played by different types of organisations in the sustainable management of the built environment. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Preparing detailed reports to clients on matters of sustainable management of the built environment for planning policy consultation and representation, and planning applications • Giving written advice on the commercial viability of the sustainable management of the built environment in urban regeneration development projects.

Management of the natural environment and landscape

Description of competency in context of this sector

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	Level 2	Level 3
Demonstrate knowledge and understanding of the importance and role of nature conservation and the landscape in real estate, business management and development.	Apply your knowledge of nature conservation and landscape in the management of real estate and development.	Provide evidence of reasoned advice, write reports and negotiate on all matters relating to nature conservation and landscape.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Landscape, designations and agri-environmental schemes • Relevant legislation governing designation schemes • Bodies charged with bringing in and delivering such legislation. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Advising on planning relating to the natural environment • Advising on grants available for protection of landscape, natural habitat and natural resources. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • 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 an over-arching view of management of a landscape. Demonstrating the application of additional methods beyond standard/routine identification processes to include the context of historical and provenance issues, in line with client requirements.

Measurement of land and property

Description of competency in context of this sector

This competency is relevant to all data capture and measurement of land or property.

Examples of likely knowledge, skills and experience at each level

Level 1	Level 2	Level 3
Demonstrate knowledge and understanding of the principles and limitations of measurement relevant to your area of practice.	Apply your knowledge to undertake measurement. Use basic and/or advanced instrumentation to collect data. Present appropriate information gained from measurement.	Evaluate, present, manage, analyse data and/or apply spatial data and information. Show an advanced understanding of accuracy, precision and error sources.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Relevant data capture techniques including the use of lasers and tapes • The limitations of different methods of measurement • Checking procedures for the instruments used and the calculations undertaken • Potential sources of error from use of the instruments • Understanding the basis on which measurements should be undertaken ie. the core definitions of measurement and their application • Awareness of the appropriate standards and guidance relating to measurement with particular reference to the RICS Property measurement • The degree of accuracy that is required for different types of property and the use to which the measurements will be put • The use and limitations of plans and drawings. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Using the appropriate instrumentation (including lasers and tapes) to capture sufficiently accurate data, based on an understanding of limitations of different instruments • Dealing with and advising on sources of error from use of instruments • Applying the appropriate guidance correctly in practice to undertake measurement of a variety of properties, understanding the basis on which measurements should be undertaken • Undertaking necessary calculations • Preparing and presenting measurements in a manner appropriate for the purpose they are to be used, understanding the level of accuracy that is required for different types of property. 	<p>Examples of activities and knowledge comprised within this level are:</p> <p>Please note, level 3 is only recommended for candidates with specialist knowledge and experience of sophisticated measurement and data capture practice. Most property candidates will only attain level 2. For guidance on level 3 please refer to RICS Geomatics professional group.</p>

Sustainability

Description of competency in context of this sector

Achievement of this competency demonstrates a broad based understanding of the theory of sustainability set in its political and legal framework together with an appreciation of its economic, social and environmental context and the tools and techniques used to measure cost and return, and evaluate options for action.

Examples of likely knowledge, skills and experience at each level

Level 1	Level 2	Level 3
Demonstrate knowledge and understanding of why and how sustainability seeks to balance economic, environmental and social objectives at global, national and local levels in the context of land, property and the built environment.	Provide evidence of the practical application of sustainability appropriate to your area of practice, and of awareness of the circumstances in which specialist advice is necessary.	Provide evidence of reasoned advice given to clients and others on the policy, law and best practice of sustainability, in your area of practice.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Historical background – Brundtland, Green Party, climate change • Legal and policy background – Egan Report, Agenda 21, Building Regulations, Environmental Impact Assessments, P & CP Act 2004 or similar • Essential tools – BREEAM, ECOHOMES, Green Guide to Specification • Design considerations – site, location, building form, materials, lighting, ventilation, heating, water and drainage. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Planning policy and guidance (PPGs), sustainability checklists • Focus on energy – EU Directive on Energy Performance of Buildings or similar • Renewable energy – photovoltaics, wind turbines, biomass, central heating and power (CHP), ground source heating, thermal mass • Post-occupancy evaluation, life-cycle costing. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Sustainable valuation, triple bottom line, economic, social and environmental considerations, short-medium-long term impacts • Hard and soft valuation issues, health, well-being and productivity • Examples and case studies of advice given and impact made upon client practice • Transfer of knowledge and practice.



Confidence through professional standards

RICS promotes and enforces the highest professional qualifications and standards in the development and management of land, real estate, construction and infrastructure. Our name promises the consistent delivery of standards – bringing confidence to the markets we serve.

We accredit 118,000 professionals and any individual or firm registered with RICS is subject to our quality assurance. Their expertise covers property, asset valuation and real estate management; the costing and leadership of construction projects; the development of infrastructure; and the management of natural resources, such as mining, farms and woodland. From environmental assessments and building controls to negotiating land rights in an emerging economy; if our members are involved the same professional standards and ethics apply.

We believe that standards underpin effective markets. With up to seventy per cent of the world's wealth bound up in land and real estate, our sector is vital to economic development, helping to support stable, sustainable investment and growth around the globe.

With offices covering the major political and financial centres of the world, our market presence means we are ideally placed to influence policy and embed professional standards. We work at a cross-governmental level, delivering international standards that will support a safe and vibrant marketplace in land, real estate, construction and infrastructure, for the benefit of all.

We are proud of our reputation and we guard it fiercely, so clients who work with an RICS professional can have confidence in the quality and ethics of the services they receive.

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