



Assessment of Professional Competence

# Minerals and waste management

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# Minerals and waste management 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 experience
- a final assessment

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

## How to use this guide

This guide supports the minerals and waste management APC pathway. It is designed to help you understand more about qualifying as an RICS member in minerals and waste management. Minerals and waste management 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 minerals and waste management pathway.

**Section two** – lists the competency requirements of the minerals and waste management APC pathway.

**Section three** – describes the main technical competencies associated with minerals and waste management, 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](http://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 minerals and waste management.

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](http://www.rics.org/contactus)

RICS HQ  
Parliament Square  
London SW1P 3AD  
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T +44 [0]24 7686 8555  
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www.rics.org

## About minerals and waste management

Minerals are the raw materials needed to supply the construction and manufacturing industry and provide fuel for the world's energy requirements. A consumer led society needs careful waste disposal and management. Extracting minerals and managing waste requires sensitive planning from the initial prospecting stage to the ultimate restoration and after-use of each site.

Together with practical management during the operational phase, it also requires negotiation and consultation with landowners, the general public and other professionals, including planners, environmental specialists, lawyers and accountants.

Minerals and waste management surveyors must have technical skills and a broad and practical knowledge of mining and quarrying, surveying, geology, minerals economics and valuation, mining law, planning law and environmental legislation.

Recently, the industry has seen an increase in legislation, relating to professional due diligence, insurance, investment and in all sectors of risk management from subsidence to gas emission.

Many professionals in this specialist field are becoming involved in the planning processes and the promotional activities for major environmentally sensitive development schemes.

## RICS qualification

The minerals and waste management pathway is ideal for anyone pursuing a career in property with a particular interest in the mining, minerals and waste management industry.

Although minerals and waste management is a skill applied by chartered surveyors across a wide variety of assets, this pathway is aimed at individuals who work in mining and quarrying, minerals economics and valuation, mining law, minerals planning, environmental assessment and auditing and waste disposal and their management.

The APC pathway places emphasis on competency in minerals and waste management. However, as with other pathways, a broad base of experience in the areas mentioned in the previous paragraph would be required.

### **Chartered alternative designations related to this pathway**

All candidates qualifying under the minerals and waste management APC pathway will be entitled to use the designation 'Chartered Minerals Surveyor'.

## Pathway requirements

### Minerals and waste management APC

#### Mandatory competencies

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

#### Core competencies

##### Level 3

- Minerals management **or** Waste management

##### Level 2

- Legal/regulatory compliance

**and** three competencies to Level 3 from the list below

- Environmental assessment
- Environmental audit (and monitoring)
- Ground engineering and subsidence
- Inspection
- Landlord and tenant (including rent reviews and lease renewals)
- Legal/regulatory compliance
- Local taxation/assessment
- Mapping
- Planning
- Valuation

#### Optional competencies

**Two** competencies to Level 2 from the list below (including any core competencies not already used).

- Consultancy services
- Contaminated land
- Contract administration
- Development appraisals
- Development/project briefs
- Risk management
- Works progress and quality management
- Sustainability

**Plus** one competency to Level 2 from the full list of technical competencies, including any not already chosen from the lists on this page.



## Competency guidance

The pages that follow are intended to provide guidance for users on the main competencies associated with minerals and waste management.

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 minerals and waste management.

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><b>Level 1</b> 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><b>Level 2</b> 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><b>Level 3</b> Provide evidence of application of the above.</p>	3
Client care	<p><b>Level 1</b> Demonstrate knowledge and understanding of the principles and practice of client care including:</p> <ul style="list-style-type: none"> <li>• the concept of identifying all clients/colleagues/third parties who are your clients and the behaviours that are appropriate to establish good client relationships</li> <li>• the systems and procedures that are appropriate for managing the process of client care, including complaints</li> <li>• the requirement to collect data, analyse and define the needs of clients</li> </ul> <p><b>Level 2</b> Provide evidence of practical application of the principles and practice of client care in your area of practice.</p>	2
Communication and negotiation	<p><b>Level 1</b> 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><b>Level 2</b> 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><b>Level 1</b> 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><b>Level 2</b> 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

## Consultancy services

### Description of competency in context of this sector

This competency is about the provision of management consultancy services to a range of different clients from inception to completion.

### Examples of likely knowledge, skills and experience at each level

Level 1	Level 2	Level 3
Demonstrate knowledge and understanding of the procurement and execution of advisory and strategic consultancy services in the context of the real estate and construction sectors.	Apply your knowledge of the provision of consultancy services in the context of the real estate and construction sectors.	Give reasoned advice, prepare and present consultancy reports, together with relevant analysis to clients, in the context of the real estate and construction sectors.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Different forms of procurement for consultancy services</li> <li>• The range of different consultancy interventions and approaches</li> <li>• The consultancy cycle</li> <li>• The types of problems, risks and issues that may arise during each phase of the consultancy cycle</li> <li>• The importance of agreeing a clear contract with clients</li> <li>• The need for the planning, timing and managing of consultancy interventions</li> <li>• Managing the use of resources</li> <li>• Managing client expectations</li> <li>• Forms of reporting</li> <li>• How to manage ethical dilemmas</li> <li>• The principal tools and techniques relevant to consultancy services</li> <li>• Importance of confidentiality when dealing with sensitive information.</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Preparing consultancy service plans</li> <li>• Preparing client briefs</li> <li>• Updating reports to clients</li> <li>• Negotiating client contracts</li> <li>• Dealing with ethical dilemmas</li> <li>• Selecting appropriate tools and techniques for a given consultancy service</li> <li>• Using selected tools and techniques to achieve agreed outcomes</li> <li>• Keeping appropriate records.</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Providing reports containing strategic advice and recommendations to a range of clients</li> <li>• Presenting to clients</li> <li>• Implementing consultancy intervention.</li> </ul>

## Contaminated land

### Description of competency in context of this sector

This competency sets out the understanding of contaminated land in context of urban and rural land as well as 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, in relation to the operational phase of buildings, are:</p> <ul style="list-style-type: none"> <li>• The definition of contaminated land under the Contaminated Land Regulations 2000, and associated legislation</li> <li>• Areas of professional practice where contaminated land is relevant, eg valuations, development, asset management, transactions, environmental assessment</li> <li>• The relevance under Part 11A of the Environmental Protection Act, Planning Policy Guidance and RICS Published Guidance and Practice Notes or similar</li> <li>• Demonstrate an understanding of the limitations upon chartered surveyors in this area, eg Professional Indemnity Insurance, Public Liability Insurance or similar.</li> </ul>	<p>Examples of knowledge comprised within this level, in relation to the operational phase of buildings, are:</p> <ul style="list-style-type: none"> <li>• Advising clients on the application of contaminated land to their asset management, planning and development projects</li> <li>• Advising clients on the law, regulation, procedures, RICS guidance and professional practice appertaining to contaminated land</li> <li>• Assembling specialist team members to advise on contaminated land assessment and remediation</li> <li>• Undertaking Review Stage 1 and desk top environmental reports and advising clients accordingly.</li> </ul>	<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"> <li>• Providing reasoned advice on contaminated land issues to clients</li> <li>• Assisting in project management of and undertaking phased contaminated land assessments and remediation options appraisals</li> <li>• Negotiating and liaising with clients and regulators on contaminated land issues</li> <li>• Working with specialist project teams dealing with contaminated land assessment and remediation.</li> </ul>

## Contract administration

### Description of competency in context of this sector

This competency covers the role of a surveyor administering a construction contract. Candidates should be aware of the roles and responsibilities of the administrator under the main forms of contract. They should have a detailed understanding of the contractual provisions relating to the forms of contract that they have administered.

### Examples of likely knowledge, skills and experience at each level

Level 1	Level 2	Level 3
Demonstrate knowledge and understanding of the contractual, legislative and statutory terminology/ requirements, of a construction contract.	Implement administrative procedures necessary for the smooth running of a construction contract.	Advise on the administrative procedures necessary for the smooth running of a construction contract including document control techniques and systems, meetings and reporting procedures.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• The various standard forms of contract and sub-contract used in the industry</li> <li>• Basic contractual mechanisms and procedures applied at various stages of the contract</li> <li>• The roles and responsibilities of the administrator.</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Issuing instructions</li> <li>• Dealing with payment provisions</li> <li>• Managing change procedures</li> <li>• Being involved with dispute avoidance</li> <li>• Dealing with completion and possession issues</li> <li>• Issuing certificates.</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Resolving disputes</li> <li>• Assessing entitlement for extension of time</li> <li>• Assessing entitlement for loss and expense</li> <li>• Advising all parties of their contractual rights and obligations.</li> </ul>

## Development appraisals

### Description of competency in context of this sector

This competency is about the role of development appraisals in residential and commercial development. Development appraisals also have a role in residual valuations of development sites but it should be remembered that the two are different activities.

### Examples of likely knowledge, skills and experience at each level

Level 1	Level 2	Level 3
Demonstrate knowledge and understanding of the principles and practices underlying a valid development appraisal.	Identify, select, assemble and analyse data relevant to carrying out development appraisals. Undertake appraisals using relevant techniques and methodology and identify possible sources of development funding.	Interpret and provide evidence of reasoned advice on development appraisals and further opportunities.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• The role of development appraisals in the marketplace and the situations where their use is appropriate</li> <li>• The content of appraisals and how different issues such as planning requirements can be reflected</li> <li>• The sensitivities of appraisals and what factors affect the appraisal</li> <li>• Awareness of external factors that have an influence upon the appraisal process.</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Analysing appropriate sources of information and data</li> <li>• Preparing appraisals for possible acquisition, disposal or valuation of development sites including residential, commercial and/or mixed use</li> <li>• Using different techniques and software available for appraisals [whilst having an understanding of the basic principles of development appraisal]</li> <li>• Undertaking a sensitivity analysis</li> <li>• Assisting in the selection of appropriate sources of development finance.</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Using development appraisals to advise on the acquisition, disposal or valuation of development sites</li> <li>• Producing reasoned analysis of risk using appropriate sensitivity analysis</li> <li>• Advising on the appropriate sources of development finance.</li> </ul>

## Development/project briefs

### Description of competency in context of this sector

The purpose of development briefs stimulate interest in development sites whilst project briefs is to influence the form that a desired development will take. Both provide a framework for developers in the conception of major types of development schemes.

### Examples of likely knowledge, skills and experience at each level

Level 1	Level 2	Level 3
Demonstrate knowledge and understanding of the information required to prepare a development brief or project brief.	Apply your knowledge to identify, select, assemble and analyse information relevant to the preparation of development briefs or outline project briefs.	Apply information in the preparation and presentation of development briefs or detailed design briefs, or parts thereof.
Examples of knowledge comprised within this level are: <ul style="list-style-type: none"> <li>• The objectives of development/ project briefs</li> <li>• Essential site details including history, location, accessibility, services and utilities</li> <li>• Environmental features and issues</li> <li>• The consultation process</li> <li>• The planning policy background</li> <li>• Relevant planning documentation</li> <li>• Land ownership and disposal arrangements</li> <li>• Market conditions</li> <li>• Development budgets.</li> </ul>	Examples of activities and knowledge comprised within this level are: <ul style="list-style-type: none"> <li>• Producing a development/project brief</li> <li>• Analysing gathered information and data for a development/project brief</li> <li>• Programming or phasing of the stages of development</li> <li>• Producing a risk analysis.</li> </ul>	Examples of activities and knowledge comprised within this level are: <ul style="list-style-type: none"> <li>• Using a development/project brief to design a development scheme</li> <li>• Negotiating agreements with stakeholder interests</li> <li>• Planning the implementation of a development scheme</li> <li>• Formulating financial arrangements for development scheme.</li> </ul>



## Environmental assessment

### 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 are:</p> <ul style="list-style-type: none"> <li>Principles of Environmental Impact Assessment (EIA) and Strategic Environmental Impact Assessment (SIA) regulations arising from EC Directives and national/ local legislation</li> <li>Understand the data gathering processes needed for EIAs</li> <li>Demonstrate knowledge of where EA may apply and whether this involves formal or informal environmental assessment</li> <li>Understand the basic processes, procedures and requirements of formal EIA and SIA.</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>Advising on the need for environmental assessment, including EIA and SIA for development projects</li> <li>Advising on requirements and scope of EIA and the regulators' roles</li> <li>Managing the preparation of environmental assessment.</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>Advising on the need and application of EIA, SIA and EA</li> <li>Co-ordinating and providing specialist advice on these, including negotiations with clients and regulators</li> <li>Preparing and compiling environmental statements and non-technical summaries for submission to clients and regulators, and other stakeholders.</li> </ul>

## 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 activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• An understanding of what an environmental audit is</li> <li>• An understanding of where environmental audit applies in chartered surveyor practice</li> <li>• An understanding of standards used in environmental audit including Eco - Management and Audit Scheme [EMAS].</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Advising clients on the needs of environmental audit</li> <li>• Advising clients on the scope and methods to be used for environmental audit</li> <li>• Advising clients on the specialisms and specialists required to conduct environmental audit.</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Carrying out environmental audit and reporting</li> <li>• Presenting and proposing actions following the findings of environmental audit</li> <li>• Negotiating and liaising with clients and regulators on the findings and actions arising from environmental audit.</li> </ul>

## Ground engineering and subsidence

### Description of competency in context of this sector

Detailed understanding of rock and soil mechanics and how these are applied to ground and slope stability problems. Detailed understanding of natural and mining induced subsidence in terms of causation, effect, mitigation and remedies.

### Examples of likely knowledge, skills and experience at each level

Level 1	Level 2	Level 3
Undertake appropriate investigations including site inspection to research site history and geology.	Collate, analyse and interpret information gathered after initial research.	Provide evidence of reasoned advice, prepare and present reports.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>An understanding of soil and rock properties</li> <li>An understanding of causation of natural and mining induced subsidence</li> <li>Monitoring ground movement in a subsidence area</li> <li>Monitoring the effect of ground movement on a building/structure</li> <li>An understanding of the various categories of land slip and their causation</li> <li>An understanding of the principles of slope design and failure.</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>Investigating geological and mining records to produce a report on causation of ground movement</li> <li>Examining the options for minimising the risk of ground movement</li> <li>Examining the amount of ground movement expected and the strains induced</li> <li>Considering the options for the treatment of subterranean voids and mine outlets</li> <li>Identifying sites suitable for opencast/landfill having regard to ground stability</li> <li>Considering the options for a mine/site layout having regard to likely ground movement.</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>Calculating slope stability and point of failure</li> <li>Calculating a mining subsidence profile including strains</li> <li>Calculating crown hole collapse associated with natural and mining sources</li> <li>Producing reports with recommendations for the minimisation, mitigation and remedy of subsidence damage</li> <li>Producing a report on slope instability recommending means of minimising risk</li> <li>Analysing the results of rock and soil tests and considering the effect on slope behaviour</li> <li>Assisting with the preparation of an expert witness report on ground engineering/subsidence</li> <li>Analysing the results of ground movement monitoring and producing a report with conclusions</li> <li>Evaluating the options for treating subterranean voids and mine outlets and recommending a course of action.</li> </ul>

## Inspection

### Description of competency in context of this sector

Undertaking physical site inspections of minerals and/or waste facilities to ensure compliance with or breach of agreements, planning permissions, permits or licence conditions, Lease/Licence conditions and appropriate legislation. Obtaining factual evidence and providing reasoned advice and recommendations on the same.

### 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"> <li>• Understanding of inter alia appropriate planning, environmental and waste legislation</li> <li>• Emerging legislation that might impact on current/future operations</li> <li>• Understanding of working methods, processes etc.</li> <li>• Understanding of on site Health and safety requirements</li> <li>• Red Book requirements on inspections for valuation purposes.</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Reporting on progress of operations ie. workings, restoration</li> <li>• Reporting on adherence to approved schemes ie. working, environmental monitoring, restoration etc.</li> <li>• Reporting on operational methods, difficulties being encountered etc.</li> <li>• Reporting on any proposed future requirements/development potential.</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Advising client/owner/tenant of breaches and non-compliance of agreements, implications of same and recommendations on courses of action</li> <li>• Advising client/owner/tenant of current working practices and emerging legislation that might impact on existing, current or future operations</li> <li>• Advising/recommending to client/ owner/tenant of potential working agreements eg lease/licence terms.</li> </ul>

## Landlord and tenant (including rent reviews and lease renewals)

### Description of competency in context of this sector

This competency is about the management of the landlord and tenant relationship in the context of minerals and waste management facilities as commercial property, covering lease negotiations and all lease related matters arising between landlord and tenant, representing either party.

### Examples of likely knowledge, skills and experience at each level

Level 1	Level 2	Level 3
Demonstrate knowledge and understanding of the law and practice relating to landlord and tenant.	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.	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.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• The principles of property law, including minerals ownership and ownership of landfill void</li> <li>• The statutory and common law framework applying to the landlord and tenant relationship</li> <li>• The content, form and structure of minerals extraction and/or waste management facility leases.</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Reading and interpreting minerals and/ or waste management facility leases</li> <li>• Preparing reports containing recommendations prior to the commencement of negotiations</li> <li>• Preparing, serving and responding to notices</li> <li>• Entering into negotiations</li> <li>• Reaching an agreed solution and reporting recommendations to client</li> <li>• Instructing legal advisers.</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Providing strategic advice upon landlord and tenant matters</li> <li>• Dealing with more unusual/ challenging cases</li> <li>• Providing advice as to alternative dispute resolution options in the event of breakdown of negotiations and taking any necessary action to protect the clients' position.</li> </ul>

## Legal/regulatory compliance

### Description of competency in context of this sector

Detailed understanding of minerals and waste law and the terminology used in formulating arrangements relating to the ownership of minerals and voids, minerals extraction, working rights and abandonment/restoration together with the regulatory framework associated with minerals and waste.

### 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"> <li>• The ownership of land, minerals and voids</li> <li>• Rights of support and withdrawal of support</li> <li>• Subsidence damage, cause and remedies</li> <li>• Compulsory purchase in relation to minerals and voids</li> <li>• Copyhold interests</li> <li>• Content of minerals and waste leases</li> <li>• Mining codes</li> <li>• Rights of working and restrictions to working</li> <li>• Law of Trespass</li> <li>• Minerals and Waste Planning Law</li> <li>• Water abstraction and discharge</li> <li>• Abandonment and restoration</li> <li>• Health and safety.</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Preparing Heads of Terms for a minerals or waste lease</li> <li>• Securing an exploration or other form of simple licence</li> <li>• Inspecting and preparing a report on a minerals and/or waste site</li> <li>• Preparing a planning application relating to minerals/waste</li> <li>• Securing rights to abstract and/or discharge water</li> <li>• Securing rights to withdraw support</li> <li>• Preparing and serving notices in relation to Copyhold and/or Mining codes</li> <li>• Preparing a report on the statutory and regulatory requirements relating to abandonment/restoration of a minerals/waste site</li> <li>• Undertaking a Risk Assessment for a minerals/waste operation</li> <li>• Providing advice on the remedies available for subsidence damage.</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Negotiating terms for a minerals/waste lease, licence, agreement and understanding the differences</li> <li>• Negotiating minerals and working rights</li> <li>• Negotiating compensation for loss of working rights</li> <li>• Preparing a report recommending the avenue to be pursued for mining subsidence</li> <li>• Assessing compensation under the mining codes, Mines Working Facilities and Support legislation and Compulsory Purchase Orders</li> <li>• Assessing compensation payments to Copyholders</li> <li>• Negotiating planning conditions following the submission of a planning application</li> <li>• Compiling information for an Expert Witness report</li> <li>• Providing advice on the preparation of a Planning Appeal for minerals/waste.</li> </ul>

## Local taxation/assessment

### Description of competency in context of this sector

Valuation and negotiation of rating appeals which may include attendance at Valuation Tribunal. Inspection, measurement and analysis of comparables. Application of evidence when dealing with appeals to include an understanding of the use of comparable rental evidence. Application of statute and casework.

### Examples of likely knowledge, skills and experience at each level

Level 1	Level 2	Level 3
Demonstrate knowledge and understanding of the provisions for taxation of real estate, plant and machinery and/or other property/asset types at a local/municipal level.	Undertake valuations and negotiations for a variety of different property types using different valuation methods for the purposes of local/municipal taxation.	Provide evidence of reasoned advice to stakeholders [including senior management within your organisation, clients and courts/tribunal members] in respect of specific cases and/or other local taxation issues.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Code of measuring practice</li> <li>• Application of statute and case law and planning</li> <li>• Analysis of evidence and relevance of the law of Landlord and Tenant</li> <li>• Various methods of valuation applicable to different types of property/assets.</li> </ul> <p>In relation to minerals and waste management assets valuation the following skills will also be necessary for Level 1</p> <ul style="list-style-type: none"> <li>• The minerals and waste management regulations or local equivalent</li> <li>• Analysis of cost evidence and decapitalisation rates applicable</li> <li>• Spreadsheets including use allowances, contract size and location factors.</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Measuring and inspecting minerals and waste management properties/assets</li> <li>• Valuing different minerals and waste management property/asset types</li> <li>• Using different methods of valuation: rental and comparative approaches, profits, receipts and expenditure and costs</li> <li>• Participating in negotiation, valuations and settlement of appeals.</li> </ul> <p>In relation to minerals and waste management assets valuation the following skills will also be necessary for Level 2</p> <ul style="list-style-type: none"> <li>• Knowledge of cost adjustment, location factors and contract size</li> <li>• Undertaking cost based valuation of minerals and waste management issues in different property/asset types</li> <li>• Understanding the latest RICS professional guidance and standards</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Advising on settlement or litigation of cases</li> <li>• Advising on the costs of options and actions including the use of specialist expert witnesses</li> <li>• Advising on the impact of various actions with an appreciation of the wider context.</li> </ul> <p>In relation to minerals and waste assets valuation the following skills will also be necessary for Level 3</p> <ul style="list-style-type: none"> <li>• Demonstrating a knowledge of where minerals and waste management facilities are reflected in an assessment, and where it is excluded from rating [including, where appropriate, the use of specialist expert witnesses]</li> <li>• Presenting cases at Valuation Tribunal as an Expert Witness.</li> </ul>

## Mapping

### Description of competency in context of this sector

Mapping, in this context, is an exceptionally broad potential area of practice. Encompassing everything from LIDAR, IFSAR, aerial photography and other primary data capture techniques to ground control using GPS and/or traditional techniques and the production of digital elevation models, DTMs or any form of geographical output including GIS data capture and output.

### Examples of likely knowledge, skills and experience at each level

Level 1	Level 2	Level 3
Demonstrate knowledge and understanding of the principles of mapping and geographic information sciences appropriate to your area of practice. Be aware of accuracy, scale, currency and fitness for purpose of hardcopy and/or digital maps, drawings, imagery and plans.	Apply your knowledge of mapping and geographical sciences in relation to your area of practice.	Provide evidence of reasoned advice on the design and specification of mapping and/or geo-information projects in a national and/or international context.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Full awareness of data capture techniques and the knock on effects regarding accuracy and precision</li> <li>• Awareness of instrument checking techniques</li> <li>• Awareness and understanding of the basic principles of geodesy and its application to mapping according to your area of practice</li> <li>• Knowledge and use of basic survey software.</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Using post processing survey/mapping software competently</li> <li>• Using digital terrain modelling/digital elevation models</li> <li>• Understanding the principles of data integration and compatibility, integrating different data sets to achieve client needs</li> <li>• Understanding scalability in the context of both mapping and user requirements</li> <li>• Using imagery software and GIS data capture tools</li> <li>• Using modern survey instrumentation and understanding checking/calibration techniques.</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Using all forms of survey/mapping/imagery contracts competently and describing the nuances of each [ie accuracy/fitness for purpose issues]</li> <li>• Being fully conversant with all RICS Geomatics specifications and guidance in relation to mapping</li> <li>• Explaining complex mapping issues to clients and discerning their 'actual' needs.</li> </ul>



## Minerals management

### Description of competency in context of this sector

This competency deals with the practical aspects of waste management including the regulatory framework, compliance issues, an appreciation of economic viability, technical design, planning and permitting, estates and project management.

### Examples of likely knowledge, skills and experience at each level

Level 1	Level 2	Level 3
Demonstrate a broad appreciation of geology, exploration techniques (including site investigation), and surface and/or underground mining methods.	Analyse site investigations and interpret results. Demonstrate an appreciation of the economic and technical viability and/or management of minerals extraction and restoration.	Design, give advice on, and/or manage minerals exploitation schemes, their implementation and/or property interests therein.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Understanding of current and emerging legislation including relevant minerals planning and aggregates levy, and Groundwater Protection Act or similar</li> <li>• Appreciation of the various minerals management technologies dealing with minerals types, extraction methods and how they are utilised</li> <li>• Knowledge of Estates and Planning management functions</li> <li>• Understanding of how to inspect facilities to assess property issues including ownership boundaries, rights of way, easements, discharge consents, regulatory compliance.</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Advising on legal agreements, royalties, rents, rating and compliance issues</li> <li>• Carrying out evaluation of facilities to assess economic and technical viability</li> <li>• Knowledge of quarry or mine development engineering and design, environmental control systems, and aftercare and restoration measures</li> <li>• Carrying out monitoring and compliance with planning, legal or environmental controls of a minerals site.</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Carrying out detailed valuations/ financial appraisals and preparing reports to clients in support of development opportunities</li> <li>• Designing and/or project managing planning applications or determinations</li> <li>• Managing property interests including acquisition or disposal/sale of minerals assets</li> <li>• Identifying and evaluating related business opportunities including new technologies.</li> </ul>

## Planning

### Description of competency in context of this sector

The planning system plays a vital role in the opportunities available for any potential development scheme. This means it is important for developers to have good working knowledge and experience of the processes involved to ensure successful development outcomes.

### Examples of likely knowledge, skills and experience at each level

Level 1	Level 2	Level 3
Demonstrate knowledge and understanding of the principles of planning.	Apply your knowledge to matters relevant to the planning process.	Give reasoned advice, including the preparation and presentation of reports on planning matters, brief other professional consultants and understand the application of specialist knowledge to the resolution of planning problems.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• The purpose of the planning system</li> <li>• The importance of the strategic planning framework</li> <li>• The decision making process on planning applications</li> <li>• Awareness of special planning powers for conservation areas, listed buildings and trees</li> <li>• The requirements for community involvement in the planning system.</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Completing the submission of planning applications</li> <li>• Applying pre-consultation and negotiation processes to the planning application process</li> <li>• Participating in the formulation of spatial planning strategies</li> <li>• Interpreting strategic planning policies.</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Producing viability/feasibility reports</li> <li>• Providing reasoned client advice on planning applications including advice on appeals</li> <li>• Advising clients on reasonableness of planning conditions and involvement in related negotiations</li> <li>• Justifying environmental and other impact assessments</li> <li>• Overseeing the work of external consultants such as architects or engineers etc.</li> </ul>

## Risk management

### Description of competency in context of this sector

This competency is about the effective use of risk management relating to projects. It includes a knowledge, understanding and use of the tools and techniques available.

### Examples of likely knowledge, skills and experience at each level

Level 1	Level 2	Level 3
Demonstrate your knowledge and understanding of the nature of risk and, in particular, of the risks associated with your area of business/practice.	Apply your knowledge to carry out risk assessments taking into account all relevant factors. Understand the application of the various methods and techniques used to measure risk.	Provide evidence of reasoned advice and implement systems to manage risk by competent management in relation to specific projects.
Examples of knowledge comprised within this level are: <ul style="list-style-type: none"> <li>• The concepts of risk</li> <li>• The tools and techniques commonly used to evaluate and manage risk</li> <li>• The use of risk registers and the models used to quantify risk.</li> </ul>	Examples of activities and knowledge comprised within this level are: <ul style="list-style-type: none"> <li>• Applying the various methods and techniques to measure risk</li> <li>• Participating in risk workshops</li> <li>• Preparing reports resulting from risk workshops.</li> </ul>	Examples of activities and knowledge comprised within this level are: <ul style="list-style-type: none"> <li>• Facilitating risk workshops including preparation prior to the workshop</li> <li>• Evaluating the qualitative and quantitative output from risk workshops</li> <li>• Ongoing monitoring of risk issues through the project lifecycle.</li> </ul>

## Sustainability

### Description of competency in context of this sector

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 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"> <li>• Historical background – Brundtland, Green Party, Climate Change</li> <li>• Legal and policy background – Egan Report, Agenda 21, Building Regulations, Environmental Impact Assessments, P &amp; CP Act 2004 and local equivalent</li> <li>• Essential tools – BREEAM, ECOHOMES, Green Guide to Specification</li> <li>• Design considerations – site, location, building form, materials, lighting, ventilation, heating, water and drainage.</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Planning policy and guidance (PPGs), sustainability checklists</li> <li>• Focus on energy – EU Directive on Energy Performance of Buildings or local equivalent</li> <li>• Renewable energy – photovoltaics, wind turbines, biomass, central heating and power (CHP), ground source heating, thermal mass</li> <li>• Post-occupancy evaluation, life-cycle costing.</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Sustainable valuation, triple bottom line, economic, social and environmental considerations, short-medium-long term impacts</li> <li>• Hard and soft valuation issues, health, well-being and productivity</li> <li>• Examples and case studies of advice given and impact made upon client practice</li> <li>• Transfer of knowledge and practice.</li> </ul>

## Valuation

### Description of competency in context of this sector

Understanding the processes involved in the preparation of valuations for a range of disciplines including capital purposes, rating, compulsory purchase and compensation.

### Examples of likely knowledge, skills and experience at each level

Level 1	Level 2	Level 3
<p>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.</p>	<p>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.</p>	<p>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.</p>
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Understanding of the physical and economic factors which affect valuations including reserves, rates of output/input and implications for valuation</li> <li>• Understanding of inter alia appropriate, tenure, planning, environmental and waste legislation constraints and implications for valuation</li> <li>• Emerging legislation that might impact on valuation</li> <li>• Sources of comparable information and analysis of such information</li> <li>• Understanding of the use of yields</li> <li>• Red Book requirements for valuation purposes</li> <li>• Consequences of client/third party reliance upon valuations.</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Inspecting and referencing of sites</li> <li>• Collating data relating to tenure planning, licencing, environmental matters, reserves and resources and other matters impacting on valuation</li> <li>• Collating and analysing comparable information</li> <li>• Applying collated data and undertaking valuations</li> <li>• Drafting of valuation reports including, where appropriate, compliance with Red Book and other regulatory requirements.</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Preparing final valuation reports</li> <li>• Discussing the following issues with parties who will rely on the valuations: how the valuations have been calculated; limitations of the valuations; consequences of variation in factors affecting valuations</li> <li>• Negotiating and agreeing valuations</li> <li>• Reacting to responses from those who will rely on valuations – ie what actions taken and impact on valuations.</li> </ul>

## Waste management

### Description of competency in context of this sector

This competency deals with the practical aspects of waste management including the regulatory framework, compliance issues, an appreciation of economic viability, technical design, planning and Pollution Prevention & Control (PPC) permitting, estates and project management.

### Examples of likely knowledge, skills and experience at each level

Level 1	Level 2	Level 3
Demonstrate a broad appreciation of practical aspects of waste management and regulatory regime. Undertake inspections of waste management facilities.	Demonstrate an appreciation of the economic and technical viability and/or management application of the practical requirements and monitoring of waste facilities.	Design, advise on, and/or manage waste management schemes, their implementation and/or property interests therein.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• An understanding of current and emerging legislation including Landfill Directive, Waste Strategy, Groundwater Protection Act, Landfill Tax and similar legislation</li> <li>• Appreciation of the various waste management technologies dealing with collection, recycling, treatment and disposal together with trends in the industry</li> <li>• Knowledge of estates and planning management functions</li> <li>• Inspection of facilities to assess property issues including ownership boundaries, rights of way, easements, discharge consents, regulatory compliance.</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Advising on legal agreements, royalties, rents, rating and compliance issues</li> <li>• Carrying out evaluation of facilities to assess economic and technical viability</li> <li>• Knowledge of landfill engineering and design, gas utilisation, environmental control systems and aftercare measures or similar aspects relating to another waste treatment technology</li> <li>• Carrying out environmental monitoring of a waste management facility.</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Carrying out detailed valuations/ financial appraisals and preparing reports to clients in support of development opportunities</li> <li>• Designing and/or project managing planning and/or PPC permit application or waste treatment/disposal tenders</li> <li>• Managing property interests including purchase and sale of waste assets</li> <li>• Identifying and evaluating related business opportunities including new technologies.</li> </ul>

## Works progress and quality management

### Description of competency in context of this sector

Chartered surveyors are frequently involved in the supervision of works on site. It is essential that candidates selecting this competency demonstrate a detailed knowledge of construction technology techniques, and the relevance of the techniques on site. Quality of workmanship is vital to ensure the long term functional ability of the element of the building design, and candidates will be expected to demonstrate detailed knowledge site quality requirements.

### Examples of likely knowledge, skills and experience at each level

Level 1	Level 2	Level 3
Inspect and record progress and quality of building works.	Report and advise upon the adequacy of progress and quality of building works.	Manage and co-ordinate progress and quality of building works as a contract administrator/supervising officer or equivalent.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• The ability to carry out a site inspection, and the importance of recording progress of works</li> <li>• A knowledge of the requirements of recording progress, and comparing to programmed works progress</li> <li>• Knowledge of the requirement for quality descriptors as set out in the contract documentation.</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Carrying out inspections of works being completed on site, and preparing the necessary reports showing progress and quality issues that have arisen</li> <li>• Preparing reports and advice for clients detailing the effects of additional instructions, amendments to specifications, and the likely effect on progress</li> <li>• Recording for in house and external purposes reports on quality of works on site, including any works rejected, and the reasons for doing so.</li> </ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> <li>• Preparing cost reports for clients, on works progress, showing any deviation from expected progress</li> <li>• Implementing systems for recording progress and quality issues as part of CA/SO duties, and preparing reports for external circulation</li> <li>• Showing an understanding of the differences between the duties of a CA/SO, and those of a person appointed solely to report on progress and quality issues</li> <li>• Acting as a CA/SO, and incorporating into your duties the requirements for progress and quality reporting.</li> </ul>



## 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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