



Pathways to professional qualification – summary of changes

August 2018



Summary

The feedback we received during two consultations in 2016 and 2017 have shaped the development of each pathway. Please refer to section 4 of this document for a pathway-by-pathway overview of the changes.

- Every competency has been reviewed by working groups led by RICS professionals
- All current pathways have been retained
- Two new pathways (Corporate Real Estate and Land and Resources) created
- Changes to some competency titles (refer to sections 1 and 2)
- New competencies, including those relating to property technology and data, and inclusion and diversity, have been developed (refer to section 3)
- More competency options for candidates
- 'Inclusive environments', a new mandatory competency to Level 1, has been added
- No change to mandatory competencies required for the Senior Professional candidates.

Mandatory competencies

The table below sets out changes to the mandatory competencies. If a competency is not listed, the current title is the same. For the full list of competencies, please refer to the RICS Requirements and Competencies guide, which is effective from 1 August 2018.

Mandatory	
Current competency	Change
Conduct rules, ethics and professionalism	Title changed to 'Ethics, rules of conduct and professionalism'
Client care	Includes elements of the technical competency 'Analysis of client requirements', which has been deleted
Communication and negotiation	Includes elements of the technical competency 'Cross cultural awareness in global business'
Data management	Includes elements of the technical competency 'Property records/information systems', which has been deleted
Teamworking	Title changed to 'Diversity, inclusion and teamworking'
Inclusive environments	A new competency, mandatory to Level 1

Technical competencies

The table below sets out changes to the technical competencies. If a competency is not listed, the current title is the same. For the full list of competencies, please refer to the RICS Requirements and Competencies guide, which is effective from 1 August 2018.

Technical	
Current competency	Change
Analysis of client requirements	Deleted, now referenced in 'Client care' competency
Cadastre and land management	Title changed to 'Cadastre and land administration'
Commercial management of construction	Title changed to 'Commercial management' In the Quantity Surveying and Construction pathway, this competency is referred to as 'Commercial management [of construction]'
Corporate real estate management	Deleted, replaced by four new competencies: <ul style="list-style-type: none"> • Business case • Business alignment • Performance management • Workspace strategy
Housing aid or advice	Deleted, now included in other housing related competencies
Hydrographic [marine] surveying	Title changed to 'Hydrographic surveying'
Laboratory procedures	Title changed to 'Environmental analysis'
Landlord and tenant (including rent reviews and lease renewals)	Title changed to 'Landlord and tenant'
Management of the built environment	Title changed to 'Management and regeneration of the built environment'
Mapping	Title changed to 'Surveying and mapping'. This now includes the 'Spatial data capture and presentation [advanced mapping]' competency
Measurement of land and property	Title changed to 'Measurement'

Option appraisal	Deleted, now included in the 'Strategic real estate consultancy' and new 'Change management' competencies
Planning	Deleted, replaced by two new competencies; <ul style="list-style-type: none"> • Planning development and management • Spatial planning policy and infrastructure
Project administration	Deleted, now included in new 'Managing projects' competency
Project audit	Deleted, now included in new 'Managing projects' competency
Project evaluation	In the Project Management pathway, competency has been deleted and is now included in new 'Managing projects' competency In the Quantity Surveying and Construction pathway, this competency title has been changed to 'Project feasibility analysis'.
Project financial control and reporting	Deleted, now included in new 'Project finance' competency In the Quantity Surveying and Construction pathway, this competency title is 'Project finance [control and reporting]'
Project funding and finance	Deleted, now included in new 'Project finance' competency
Project processes and procedures	Deleted, now included in new 'Managing projects' competency
Property management accounting	Deleted, now included in existing 'Property management' competency
Property records / information systems	Deleted, now included in existing 'Data management' competency
Quantification and costing of construction works	Title amended to 'Quantification and costing' In the Quantity Surveying and Construction pathway, this competency title is 'Quantification and costing [of construction works]'
Spatial data capture and presentation [advanced mapping]	Deleted, now included in the 'Surveying and mapping' competency

New competencies

Technical	
New competency	Pathway
Big data	Corporate Real Estate [optional] FM [optional] Geomatics [optional] Land and Resources [optional]
Open data	Can be selected as an optional competency in pathways which allow candidates to choose at least one competency from the entire list of competencies
Smart cities and intelligent buildings	FM [optional] Land and Resources [optional] Management Consultancy [optional]
Business alignment	Corporate Real Estate [core] FM [core] Management Consultancy [optional]
Business case	Corporate Real Estate [core] FM [optional] Management Consultancy [core]
Leading projects, people and teams	Infrastructure [optional] Project management [core]
Loan security valuation	Commercial Real Estate [optional] Residential [optional] Valuation [optional]
Performance management	Corporate Real Estate [optional] FM [core] Management Consultancy [optional]

Workspace strategy	Corporate Real Estate [optional] FM [core] Management Consultancy [optional]
Change management	Corporate Real Estate [optional] FM [optional] Management Consultancy [optional]
Energy and renewable resources	Environmental Surveying [optional] Minerals and Waste Management [optional]
Market appraisal	Residential [optional]
Masterplanning and urban design	Planning and Development [optional]
Inclusive environments	Mandatory to Level 1 for all pathways

Pathway changes

Arts and Antiques

Pathway name	Changed to ' Personal Property / Arts and Antiques '
Competency requirements	The overall number of competencies required has increased by one competency to Level 2 because the option to choose a competency from the entire list of competencies has been added

Building Control

Competency requirements

Optional number of competencies increased by one competency to Level 3 because the number of core competencies has reduced by one competency to Level 3

Core competencies

Environmental audit (and monitoring)

Removed from core list

Optional competencies

Analysis of client requirements

Replaced by 'Client care' competency

Measurement of land and property

Title changed to 'Measurement'

Planning

Replaced by 'Planning and development management' competency

Property records/information systems

Replaced by 'Data management' competency

Building Surveying

Competency requirements

Core competency requirements increased by one competency to Level 1 because 'Fire safety' has been added
Option to choose one competency from the entire list of competencies has been added. The overall number of optional competencies required is the same

Core competencies

Fire safety

Added as a core competency to Level 1

Optional competencies

Analysis of client requirements

Replaced by 'Client care' competency

Commercial management of construction

Title changed to 'Commercial management'

Inclusive environments

A new competency

Landlord and tenant (including rent reviews and lease renewals)

Added to optional list, title changed to 'Landlord and tenant'

Measurement of land and property

Title changed to 'Measurement'

Project financial control and reporting

Replaced by 'Project finance' competency

Quantification and costing of construction works

Title changed to 'Quantification and costing'

Built Infrastructure

Pathway name	Changed to ' Infrastructure '
Competency requirements	Optional competency requirements increased by one competency to Level 2 as requirement to choose one competency from the entire list has been added
Core competencies	
Analysis of client requirements	Replaced by 'Client care' competency
Optional competencies	
Project audit	Replaced by 'Managing projects' competency
Project funding and finance	Replaced by 'Project finance' competency
Compulsory purchase and compensation	Added to optional list
Conflict avoidance, management and dispute resolution procedures	Added to optional list
Contract administration	Added to optional list
Leading projects, people and teams	Added to optional list

Commercial Property Practice

Pathway name Changed to '**Commercial Real Estate**'

Optional competencies

Access and rights over land	Removed from optional list
Corporate real estate management	Competency deleted. A new Corporate Real Estate pathway has been created
Corporate recovery and insolvency	Added to optional list
Legal/regulatory compliance	Added to optional list
Loan security valuation	Added to optional list
Planning	Split into two new competencies; <ul style="list-style-type: none"> • 'Planning and development management' • 'Spatial planning policy and infrastructure' 'Planning and development management' has been included in the optional list
Property management accounting	Deleted – now included in 'Property management' competency
Property records/information systems	Deleted – now included in 'Data management'
Option appraisal	Deleted – now included in 'Strategic real estate consultancy' and new 'Change management' competencies Note: 'Change management' is not included in the optional list, though candidates would still be able to select it from the full list of technical competencies

Environment

Competency requirements

The requirement to choose three competencies to Level 2 from the full list of technical competencies has been reduced to one competency to Level 2. This is because additional competency requirements have been added to the core and optional categories. The overall number of competencies required is the same.

Core competencies

Contaminated land	Moved from optional to core list
Environment assessment	Moved from optional to core list
Environment audit (and monitoring)	Moved from optional to core list
Environmental management	Moved from optional to core list
Environmental science and processes	Moved from optional to core list
Legal/regulatory compliance	Moved from optional to core list
Management of natural environment and landscape	Moved from optional to core list
Consultancy services	Added to core list
Measurement of land and property	Title changed to 'Measurement'. Moved from core to optional list
Sustainability	Moved from core to optional list
Planning	Split into two new competencies; <ul style="list-style-type: none"> 'Planning and development management' 'Spatial planning policy and infrastructure' 'Planning and development management' included in the core list

Optional competencies

Laboratory procedures	Title changed to 'Environmental analysis'
Energy and renewable resources	A new competency, added to optional list
Management of the built environment	Title changed to 'Management and regeneration of the built environment'

Development appraisals	Added to optional list
Development project / briefs	Added to optional list
Forestry and woodland management	Added to optional list
GIS	Added to optional list
Ground engineering and subsidence	Added to optional list
Land use and diversification	Added to optional list
Waste management	Added to optional list
Mapping	Title changed to 'Surveying and mapping', added to optional list

Facilities Management

Competency requirements Increased by one competency to Level 3

Core competencies

Analysis of client requirements	Replaced by 'Client care' competency
Asset management	Added to core list
Corporate real estate management	Replaced with four new competencies; <ul style="list-style-type: none"> • Business alignment – core in FM • Business case – optional in FM • Performance management – core in FM • Workspace strategy – core in FM
Project financial control and reporting	Replaced by 'Project finance' competency

Optional competencies

GIS	Removed from pathway
Fire safety	References to fire safety now included under 'Health and safety'. The 'Fire safety' competency sits in the Building control and Building surveying pathways, though candidates can still choose the competency from the entire list of technical competencies
Big data	Added to optional list
Change management	Added to optional list
Commercial management	Added to optional list
Data management	Added to optional list
Inclusive environments	Added to optional list
Measurement	Added to optional list
Risk Management	Added to optional list
Smart cities and intelligent buildings	Added to optional list

Stakeholder management	Added to optional list
Waste management	Added to optional list
Landlord and Tenant (including rent reviews and lease renewals)	Title changed to 'Landlord and tenant'
Project audit	Replaced by 'Managing projects' competency
Option appraisal	Deleted - now included in 'Strategic real estate consultancy' and new 'Change management' competencies

Geomatics

Competency requirements

Overall competency requirements changed from:

Three to Level 3 and four to Level 2 to: Four to Level 3, three to Level 2 and one to Level 1

Core competencies

Cadastral and land management	Title changed to 'Cadastral and land administration'
Conflict avoidance, management and dispute resolution procedures	Added to core list
Hydrographic (marine) surveying	Title changed to 'Hydrographic surveying'
Measurement of land and property	Title changed to 'Measurement', now a core competency to Level 1
Property records/information systems	Replaced by 'Data management' competency
Spatial data capture (advanced mapping)	Replaced by 'Surveying and mapping' competency

Optional competencies

Access and rights over land	Removed from optional list
Analysis of client requirements	Replaced by 'Client care' competency'
Big data	A new competency, added to optional list
Legal/regulatory compliance	Moved from optional to core list
Planning	Split into two new competencies; <ul style="list-style-type: none"> 'Planning and development management' 'Planning policy and infrastructure development' 'Planning and development management' included in optional list
Project admin	Replaced by 'Managing projects' competency, not included in pathway

Management Consultancy

Competency requirements

Optional competency requirements changed from:

Two to level 3 and one to Level 2 to: One to Level 3 and one to Level 2

This is because an additional Level 3 competency has been added to the core list

Core competencies

Business case	A new competency, added to core list at Level 3'
Research methodologies and techniques	Added to core list at Level 3
Strategic real estate consultancy	Moved to optional list

Optional competencies

Analysis of client requirements	Replaced by 'Client care' competency'
Change management	New competency, added to optional list
Smart cities and intelligent buildings	New competency, added to optional list
Corporate real estate management	Replaced with four new competencies; <ul style="list-style-type: none"> • Business alignment – optional to Management Consultancy • Business case – core to Management Consultancy • Performance management – optional to Management Consultancy • Workspace strategy – optional to Management Consultancy
Data management	Added to optional list
Option appraisal	Deleted – now included in 'Strategic real estate consultancy' and new 'Change management' competencies

Minerals and Waste Management

Core competencies	
Landlord and tenant (including rent reviews and lease renewals)	Title changed to 'Landlord and tenant'
Mapping	Title changed to 'Surveying and mapping'
Planning	Split into two new competencies; <ul style="list-style-type: none"> • 'Planning and development management' • 'Spatial planning policy and infrastructure' 'Planning and development management' has been included in the optional list
Optional competencies	
Energy and renewable resources	A new competency, added to optional list

Planning and Development

Core competencies	
Planning	Split into two new competencies; <ul style="list-style-type: none"> • 'Planning and development management' • 'Spatial planning policy and infrastructure'
Mapping	Title changed to 'Surveying and mapping'
Measurement of land and property	Title changed to 'Measurement'
Optional competencies	
Cadastral and land management	Title changed to 'Cadastral and land administration'
Management of the built environment	Title changed to 'Management and regeneration of the built environment'
BIM management	Added to optional list
Contaminated land	Added to optional list
Design and specification	Added to optional list
Environmental assessment	Added to optional list
Management and regeneration of the built environment	Added to optional list
Masterplanning and urban design	Added to optional list
Project finance	Added to optional list
Purchase and sale	Added to optional list
Risk management	Added to optional list
Strategic real estate consultancy	Added to optional list

Project Management

Competency requirements

Overall competency requirements changed from:

Four to Level 3 and eight to Level 2 to: Six to Level 3 and Five to Level 2

This includes allowing candidates to select a competency from the full list of technical competencies

Core competencies

Development / project briefs	Moved from optional to core list to Level 3
Managing people	Replaced by new competency 'Leading projects, people and teams'
Procurement and tendering	Moved from core to Level 3 to core to Level 2
Project administration	Now included in new 'Managing projects' competency, core to Level 3
Project processes and procedures	Now included in new 'Managing projects' competency, core to Level 3
Risk management	Removed from pathway, referenced in 'Managing projects' and 'Commercial management'
Project finance	Added as core to Level 2

Optional competencies

Commercial management of construction	Title changed to 'Commercial management'
Leadership	Replaced by new competency 'Leading projects, people and teams', core to Level 3
Project evaluation	Now included in new 'Managing projects' competency, core to Level 3
Project audit	Now included in new 'Managing projects' competency, core to Level 3
BIM management	Added to optional list
Accounting principles and procedures or Communication and negotiation (must be taken to Level 3) or Conflict avoidance, management and dispute resolution procedures or Sustainability	Added to optional list
Consultancy Services	Added to optional list

Contract administration	Added to optional list
Legal / regulatory compliance	Added to optional list
Performance management	Added to optional list
Purchase and sale	Added to optional list
Stakeholder management	Added to optional list
Supplier management	Added to optional list
Works Progress and quality management	Added to optional list

Property Finance and Investment

Optional competencies

Landlord and tenant (including rent reviews and lease renewals)

Title changed to 'Landlord and tenant'

Quantity Surveying and Construction

Optional competencies	
BIM management	Removed from pathway
Project evaluation	Title changed to 'Project feasibility analysis'

Research

Core competencies

Analysis of client requirements

Replaced by 'Client care' competency

Residential

Competency requirements

Option to choose one competency to Level 2 from the full list of technical competencies has been added. The overall number of optional competencies required is the same

Candidates must now demonstrate Inspection, Measurement and Valuation to at least Level 2 as part of the core competency requirements

Core competencies

Housing aid or advice	Deleted – included in other housing competencies
Building pathology	Added to core list
Market appraisal	Added to core list
Property management	Added to core list
Measurement of land and property	Title changed to 'Measurement'

Optional competencies

Contaminated land	Removed from optional list
Loan security valuation	Added to optional list
Procurement and tendering	Added to optional list
Supplier management	Added to optional list
Landlord and tenant (including rent reviews and lease renewals)	Title changed to 'Landlord and tenant'
Planning	Split into two new competencies; <ul style="list-style-type: none"> • 'Planning and development management' • 'Spatial planning policy and infrastructure' Both competencies added to optional list
Property management accounting	Deleted – now included in 'Property management' competency
Property records/information systems	Replaced by 'Data management' competency

Rural

Optional competencies	
Landlord and tenant (including rent reviews and lease renewals)	Title changed to 'Landlord and tenant'
Planning	Split into two new competencies; <ul style="list-style-type: none"> 'Planning and development management' 'Spatial planning policy and infrastructure' 'Planning and development management' has been included in the optional list
Capital taxation	Removed from optional list, though candidates do still have the option to select a limited number of competencies from the full list of technical competencies
Development appraisals	Removed from optional list, though candidates do still have the option to select a limited number of competencies from the full list of technical competencies
Investment management (including fund and portfolio management)	Removed from optional list, though candidates do still have the option to select a limited number of competencies from the full list of technical competencies
Property finance and funding	Removed from optional list, though candidates do still have the option to select a limited number of competencies from the full list of technical competencies
Accounting principles and procedures	Removed from optional list, though candidates do still have the option to select a limited number of competencies from the full list of technical competencies
Conflict avoidance, management and dispute resolution procedures	Removed from optional list, though candidates do still have the option to select a limited number of competencies from the full list of technical competencies
Sustainability	Removed from optional list, though candidates do still have the option to select a limited number of competencies from the full list of technical competencies
Strategic real estate consultancy	Removed from optional list, though candidates do still have the option to select a limited number of competencies from the full list of technical competencies

Taxation Allowances

Optional competencies

Property management accounting

Deleted – now included in 'Property management' competency

Valuation

Competency requirements

Option to choose one competency to Level from the full list of technical competencies has been added. The overall number of competencies is the same.

Optional competencies

Access and rights over land	Removed from optional list
Construction technology and environmental services	Added to optional list
Legal/regulatory compliance	Added to optional list
Loan security valuation	Added to optional list
Landlord and tenant (including rent reviews and lease renewals)	Title changed to 'Landlord and tenant'
Corporate real estate management	Competency deleted. A new Corporate Real Estate pathway has been created
Planning	Split into two new competencies; <ul style="list-style-type: none"> • 'Planning and development management' • 'Spatial planning policy and infrastructure' 'Planning and development management' included in the optional list
Property management accounting	Deleted – now included in 'Property management' competency
Property records/information systems	Deleted – replaced by 'Data management' competency

Valuation of Businesses and Intangible Assets

Competency requirements

The requirement to choose one competency to Level 2 from the full list of technical competencies has been added



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Americas

Latin America

ricsamericalatina@rics.org

North America

ricsamericas@rics.org

Asia Pacific

ASEAN

ricsasean@rics.org

Greater China (Hong Kong)

ricshk@rics.org

Greater China (Shanghai)

ricschina@rics.org

Japan

ricsjapan@rics.org

Oceania

oceania@rics.org

South Asia

ricsindia@rics.org

EMEA

Africa

ricsafrica@rics.org

Europe

ricseurope@rics.org

Ireland

ricsireland@rics.org

Middle East

ricsmiddleeast@rics.org

United Kingdom RICS HQ

contactrics@rics.org

rics.org