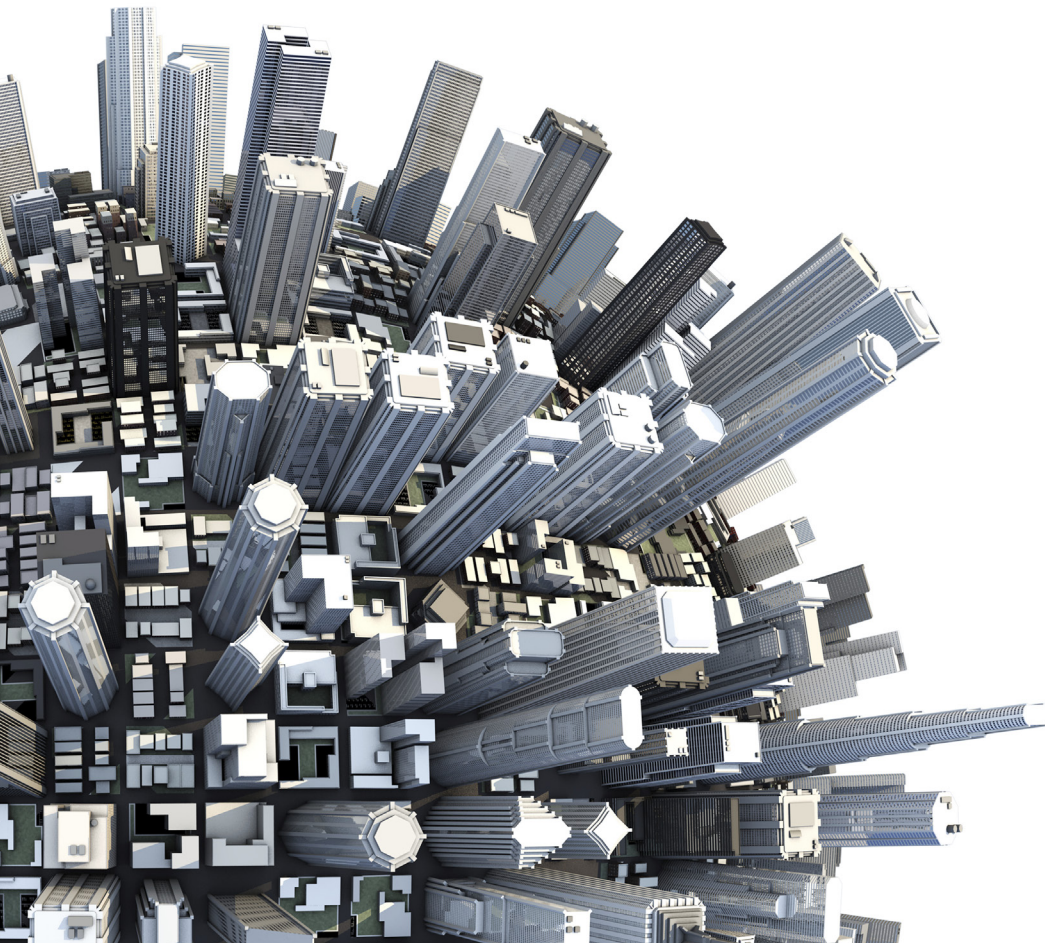




# GLOBAL PROPERTY MATTERS



[rics.org/europe](https://rics.org/europe)

LAND AND BUILDINGS REPRESENT UP TO 70% OF GLOBAL WEALTH – THEY AFFECT EVERYONE, EVERYWHERE. THE WAY IN WHICH WE DEVELOP AND MANAGE THESE ASSETS HAS A PROFOUND EFFECT ON INDIVIDUALS, COMMUNITIES, SMALL BUSINESSES, GLOBAL CORPORATIONS, ECONOMIES AND THE ENVIRONMENT.

\*ANNOTATED FROM THE LAND AND REAL ESTATE ASSESSMENT (LARA), SPONSORED BY THE LINCOLN INSTITUTE OF LAND POLICY, THE WORLD BANK GROUP



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*With increased globalisation many firms are realising the importance of a consistent, qualitative and professional valuation methodology. More firms than ever are now insisting on RICS as their de facto standard.*

**Ian Harcourt MRICS, Managing Director,  
RBS Nordisk Renting, Stockholm**

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## About RICS

RICS is a global, independent and self-regulating professional body established in 1868 to serve the public interest by setting and upholding global professional standards of excellence and integrity in land, property and construction.

- There are around 118,000 RICS-accredited property professionals around the world. Individuals can be recognised by their MRICS or FRICS designation and firms by the ‘Regulated by RICS’ logo.
- We are headquartered in London and have regional offices in Brussels, Dubai, Hong Kong, New Delhi, New York and Sydney.
- In the last 20 years, RICS Europe has developed its presence in more than 30 countries across Europe, Russia and the Commonwealth of Independent States (CIS).





*The vital ingredient in doing business is trust, especially in the construction industry. RICS provides me with the right framework, and strengthens my skills so that I can be trusted by colleagues and clients. The RICS professional standards and code of ethics are at the core of my everyday practice and my RICS member status reinforces my credibility as a professional quantity surveyor.*

**Petros Stylianou MRICS, Chairman of RICS Cyprus Board, Quantity Surveyor – QS Department, Iacovou Brothers (Constructions) Ltd, Nicosia**



## Making our mission matter

### Raising professional and ethical standards

RICS both sets and enforces professional and ethical standards in the land, property and construction sectors. Where appropriate, we also support and comply with international standards determined by independent organisations – supplying our members with best practice guidelines.

### Delivering an international qualification

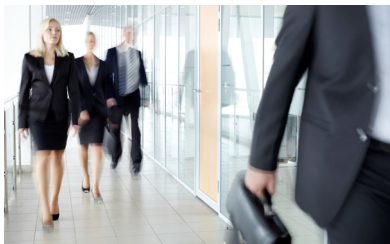
We award RICS membership to professionals who can prove that they meet and maintain rigorous levels of professional practice and conduct. All our members undergo a stringent training and application process that leads to a qualification that is relevant, respected and sought-after. They follow a continuous professional development programme that demonstrates their ongoing competence and expertise.

### Regulating the industry

As the leading self-regulatory body for the land, property and construction industry, we set and maintain the highest professional, ethical and business standards and requirements. These often meet or surpass those set by local governments across Europe.

### Serving the public interest

Consumer protection and the development of the property profession are at the core of our mission. In Europe, we strive to raise awareness of RICS professional standards in the market, as well as among key European Union (EU) and national decision-makers. This advocacy work is strongly supported by independent research and policy publications on topical issues such as affordable housing, mainstreaming sustainable buildings, asset valuation and property investment.





*Our clients can be confident they are dealing with an organisation that accepts, embraces and is evolving best practice in every area of business. International valuation standards are essential to real estate experts, clients and regulators as they enhance transparency and market confidence.*

**Catherine Dargent-Ahlqvist MRICS,**  
member of the Board of RICS France,  
Manager of Dexter, Paris



## Creating a better industry

### **Global presence**

RICS qualification and practice standards are recognised in over 100 countries – providing a globally recognised professional credibility to members.

### **Expert market knowledge**

Our members combine international know-how with local expertise and market knowledge. They are supported by their local member community and RICS staff, plus local surveys and guidance. With this backing, our members are better able to provide clients with robust advice so that they can make informed decisions.

### **Consistent standard delivery worldwide**

Our members are required to meet the same professional, ethical and business standards irrespective of their nationality or place of residence. These standards apply consistently to individual members and member firms throughout Europe and around the world.

### **Commitment to ethical practice**

We require our members to follow a strict code of conduct. This is because we strongly believe that behaving ethically is at the heart of what it means to be a professional. It is what distinguishes true professionals from other players in the marketplace. Our accreditation means that employers and clients can be confident they are receiving the best possible advice, guidance and performance.

### **Aiming for excellence**

Through our advocacy work, we are contributing to raising professional and ethical standards around the world. This ensures consistency, clarity and the reduction of risk – irrespective of the changing economy, financial situation and business practices. Maintaining the standards and ethics helps our members to protect the consumer and the public at large.



*We welcome RICS' effort to advance the adoption of the IPMS. As a leading regional property developer of commercial real estate, we believe that these measures will help us to minimise confusion in property measurement and offer transparency to tenants and investors.*

**Árpád Török MBA MRICS, CEO of TriGranit Development Corporation, Budapest**



## RICS around the world

We represent all kinds of property professionals. Our members play a key role in the whole lifecycle of property – from land management and measurement, planning and environmental impact assessment, through to investment appraisal, managing the construction process and advising on the most efficient use of buildings.

- We have agreements with 40 professional bodies around the world, including ANEVAR (Romania), ASPECT (Sweden), PAREC (Poland) and UNTEC (France). Membership of these organisations may provide a faster route to RICS membership.
- We are a founding member of the International Property Measurement Standards (IPMS) coalition – a group of 44 professional organisations from around the world that is working to develop and embed a universally recognised standard for measuring property. The first IPMS for offices is scheduled to launch at the end of 2014.

### Who are our members?

academics | valuers | building surveyors | architects | engineers  
| commercial property agents | corporate property managers | cost  
consultants | environment experts | facilities managers | bankers and  
finance/investment professionals | land surveyors | researchers | real  
estate lawyers | lettings managers | planning & development managers  
| project managers | property asset managers | quantity surveyors |  
residential property agents | sales & marketing directors | tax advisors |  
urban planners

> Read more about our members at [www.rics.org/find-a-member/](http://www.rics.org/find-a-member/)



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*We welcome the Real Estate Agency & Brokerage Standards (REABS) guidance from RICS because international standards are vital for us as a globally operating company. Professional real estate management requires transparency not only in your own portfolio and organisation, but also in the property market and relations with service providers.*

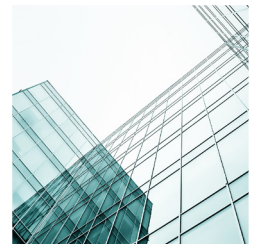
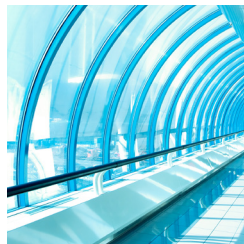
**Dr. Thomas Glatte, Director, Group Real & Facility Management, BASF SE, Neulussheim**

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## Market and government recognition

Our standards and qualification are widely recognised within governments and throughout global markets.

- We have signed a Memorandum of Understanding with the United Nations Global Compact (UNGC) to advance responsible and sustainable business practices, and bring greater coherence and integration to the real estate sector and construction industry.
- The EU has recognised our valuation standards as best practice through legislation as well as policy recommendations such as the 2014 report: ‘Sustainable competitiveness of the construction industry’.
- In an advisory paper on mortgage underwriting principles the Financial Stability Board – an advisory body to the G20 group of nations – has recommended either the International Valuation Standards or RICS Red Book as best practice.
- Many banks, investors, pension funds and insurers across Europe recognise RICS qualifications and standards as best practice. They often include these in their terms of reference and contracts with third party providers, as well as job advertisements.
- We have joined forces with the UNGC to develop a best practice toolkit that aims to improve responsible business practices in the sectors in which our members operate.





### **RICS Europe National Groups**

RICS Belux - [ricsbelux@rics.org](mailto:ricsbelux@rics.org)

RICS Central & Eastern Europe (excl. Poland) - [ricscee@rics.org](mailto:ricscee@rics.org)

RICS Cyprus - [ricscyprus@rics.org](mailto:ricscyprus@rics.org)

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