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The French Surveyors: the evolution of their activities and its impact on training

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The mandate of the French surveyors has been defined by the law of the 7th of May, 1946, as follows:

"The Professional Land Surveyor is a technician practising a liberal profession who, in his own name and under his personal responsibility:



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- 1° Carries out topographical surveys and works that set the boundaries of landed property and, as such, draws up, on any scale and under any form whatsoever, the topographical plans and documents regarding the definition of the rights attached to the real estate, such as division, share, sales or exchange plans of landed property, real estate boundary marking or demarcation plans



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- 2° Carries out surveys, topographical, technical and geographical information documents in the context of public or private missions of town and country development, conducts any technical operation or study on the evaluation, the management or the planning of landed property. »



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The fifties

- The activities of the majority of French licensed surveyors after WWII, were limited to the core business, i.e. delineation of land, preparation of maps, rent calculation, subdivisions, etc.
- The sociological composition of the profession and the basic training of its members later encouraged licensed surveyors to "specialize" in the fields of cadastral and agricultural activities; this rural character will mark the profession for a long time



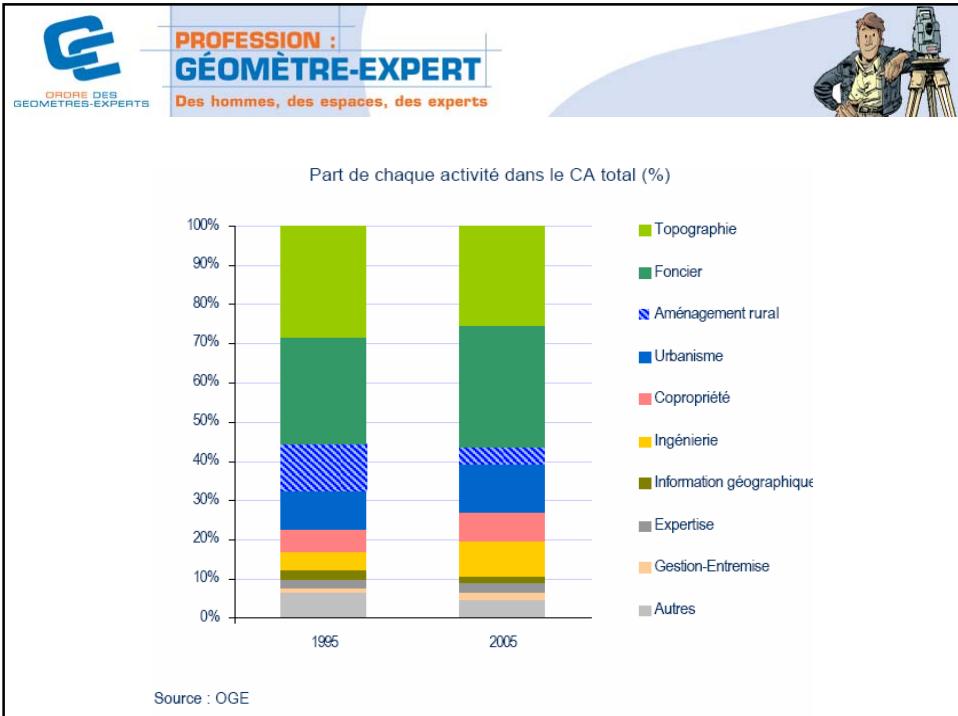
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Evolution

- Since then, two main trends have characterized the profession: urbanization and diversification.
- Concentration in the three main cities (Paris, Lyon, Marseille); condominium management, real estate business, technical diagnosis, divisions in volume, metrology, geographic information systems, engineering and project management



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DEMOGRAPHY and PROFESSIONAL STRUCTURE

- The average age of surveyors has been relatively stable: around 50.
- There has been a sharp decrease of new surveyors in the 90s (end of institute of topometry)
- An important effort was made to overcome this problem, with success to be sustained



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- The professional scheme of the surveying business has regularly evolved towards corporate shape (at the expense of individual businesses), with constantly growing structures through concentration, and integration of additional skills to existing companies (urban planning, environment,...)
- This trend highlights increasing needs for management skills for the surveyor



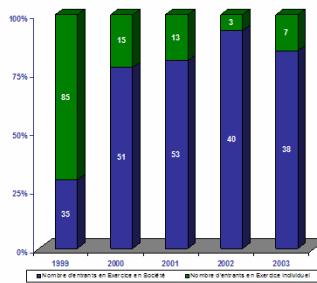
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- As well as more legal know how linked to increasingly urban tasks implemented by surveying companies...

Mode d'exercice choisi par les entrants





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Educational features in France

- French specificities: Engineering schools (grandes écoles) vs. University
- Europe's influence is twofold in this regard: a unified diploma system (Bachelor, Master, PhD.), and validation of professional experience



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Our professional referential, set up by the Order's commission on education

Distinguishes 5 main areas of training: cadastral expertise; studies (land planning in rural or urban areas, utilities); dynamic valuation of property; data production; business administration.

Each area should include four capacities: communicating and selling; conceive; organize; expertise and implementation



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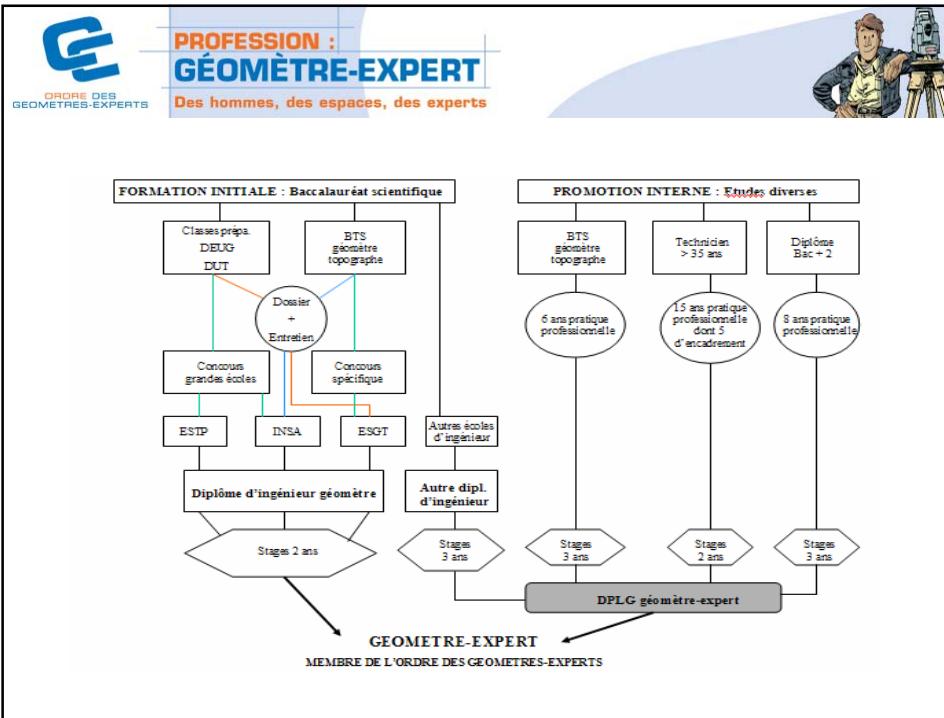
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Obviously, legal and managerial issues are getting increasingly important...

The referential has become a fundamental tool to guide the profession in defining guidelines for any training reform.

Until now, access to the profession was done according to the following scheme:





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The evolutions mentioned above have led us to adopt a more coherent approach of the training required to access the profession, based on a master level, whatever the track.

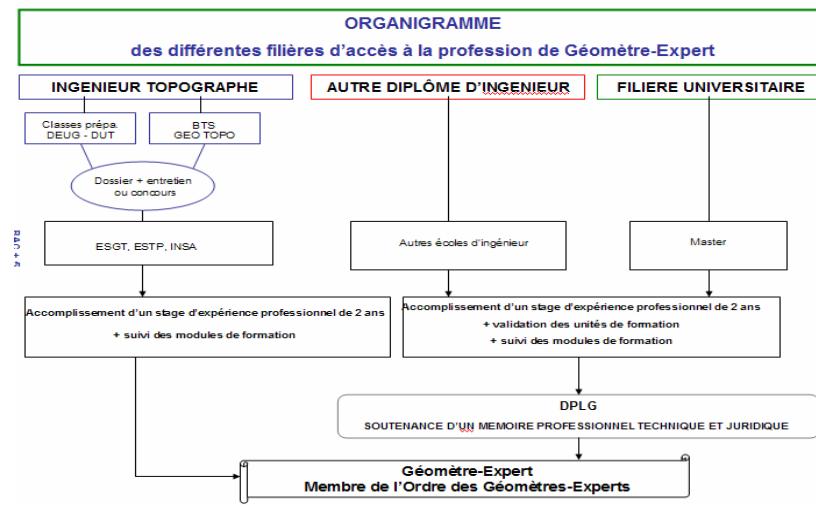
Since validation of experience can provide any experienced person with a master diploma, this track is likely to become the only way for non engineers to access the profession.

~~The access scheme would therefore be the~~



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This new scheme has been submitted for approval to the Ministry of Education; it guarantees a uniform level of training at Bac+5, in addition to an opportunity to open the profession to qualified personnel who were not initially trained as surveying engineers.

Thank you for your attention.