



Association d'Experts Européens du Bâtiment et de la Construction.  
The Association of European Building Surveyors and Construction Experts.

# **Guide to the AEEBC Register**

## **EUR BE**

**Approved by AEEBC General Assembly November 2010**

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## Terminology used in the Guide

### Education

Learning in an appropriate course, provided by a university or another establishment of higher education, accepted by AEEBC. Education might contain two complementary parts: the more theory based **Academic programme**, normally offered in a learning environment and a more practical **Training**, normally offered in a working environment.

### University Programme

The “intrinsic” part of the University course, i.e. learning through lectures, discussions, reading, exercises, laboratory work, research, project, etc., provided by a university or another establishment of higher education, accepted by AEEBC as being of university level.

### Training

The “extrinsic” part of the course, i.e. learning through a structured programme – the aim of which is to increase knowledge through work within technical fields, for instance on a construction site, in a factory, laboratory, office or other working environment, defined, supervised and approved by a university or another organisation – as being a “practical” part of the course.

### Professional Experience

Continuous Learning gained during working life after the completion of **Education** (as defined above).

### Professional Review

A review of an applicant's **Professional Building Expert/Surveyor Experience**. To determine how he has developed professionally by further learning in his speciality and by taking increasing responsibility. The Review will be based on a report and supplemented if appropriate by an interview with experienced senior Building Experts/Surveyors.

### Formation

The totality of learning through **Education** and **Professional Experience** including the **Professional Review** (as defined above).

### Continuous Professional Development (CPD)

A process by which Professional Building Experts/Surveyors are obliged to maintain their Professional Competence, being aware of current development in the field and particularly in their chosen specialism. CPD can be acquired in a variety of ways – e.g. reading, seminars, meetings, discussions, further study, etc.

N.B. Where “he” and “his” are referred to in this text, please also read “he/she” and “his/her” respectively.

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## Introduction

### 1.0 AEEBC

The Association d'Experts Européens du Bâtiment et de la Construction (Association of European Building Surveyors), in short the AEEBC brings together a number of National associations of Building Experts/Surveyors from across Europe. The headquarters are located in London.

The common fields of activity of an "Expert Européen du Bâtiment et de la Construction"/"European Building Surveyor" are

**The technological and management processes by which buildings are constructed, renewed and repaired, in accordance with the national legislation of individual countries.** Their expertise includes a knowledge of the economic and legal framework within which building projects are conceived, funded and constructed.

The aims of the Association are:

GENERALLY, to facilitate the promotion of the building expert/surveying profession in Europe and the exchange of experience and information between professionally qualified building experts/surveyors who are responsible for the technological and management processes by which buildings are constructed, renewed and repaired; and

SPECIFICALLY

- i) to represent the Association's interests to the European Commission and other European institutions;
- ii) to promote the building surveying profession throughout Europe;
- iii) to facilitate training, qualification and mutual recognition;
- iv) to establish practice guidelines;
- v) to support and promote the development of construction industry services in line with EU policy.

In pursuit of these aims AEEBC maintains a register to which individuals may be admitted provided they meet the specified minimum requirements.

## The AEEBC Register

### 2.0 Purpose

The purpose of the Register is:

- a) to facilitate the movement of practising building experts/surveyors inside and outside the AEEBC ambit and to establish a framework of

mutual recognition of qualifications in order that building experts/surveyors who wish to practice outside their country can carry with them a recognition of capability.

- b) to give sufficient data about the information of the individual building experts/surveyors for the benefit of a prospective employer.
- c) to encourage a continuous updating of the quality of building experts/surveyors by setting, monitoring and reviewing standards.
- d) to provide a source of information about the great variety of formation systems in Member Countries.

### **3.0 Concept**

Educational and professional systems in Europe vary considerably. Their value is judged by AEEBC by the professional competence of the building experts/surveyors who emerge from them. Differing systems can co-exist.

A description of the professional competence expected by AEEBC is given in Article 3.1 (subject to applicability in individual countries) below.

### **3.1 Professional Competence**

Building Experts/Surveyors aware of their professional responsibilities should strive to achieve competence such as can demonstrate:

- a) Comprehensive knowledge of the building expert/surveying profession through commitment to apply the appropriate code of professional conduct.
- b) Comprehension of Construction Technology and Building Standards including:

construction principles, practices and building services applicable to all forms of building construction; the factors affecting design, setting-out and construction of building forms and components including the safe design of construction both in use and on site.

The objective and function of Building Codes and Regulations, other regulatory standards and their application in the design process. Requirements for the health, welfare, safety and security (e.g. Fire Safety, Disability Access etc) of construction staff and all the ultimate users of the building.

- c) Comprehension of Building Pathology and Maintenance including:

the principles involved in managing the conservation, and rehabilitation of buildings including the factors which influence and determine the nature of decay and obsolescence, the techniques of analysis and repair of defects and the concept and practices of asset management. The principles and practices involved in maintenance management.

- d) Comprehension of the Science and Quality of Construction Materials including:

environmental science particularly in relation to the design of services within buildings and the consideration of the micro-climates created. It includes the effects of buildings and development on the global climate and sustainability.

manufacture and preparation of materials for building. Evaluation of materials to be used in the construction of buildings by means of theory, principles and testing. Modes and causes of degradation or failure of materials incorporated in buildings, including failure in fire and the factors affecting choice of materials.

- e) Comprehension of Building and Property Law including:

the principles and procedures of National and EU law and legislation in relation to property and the construction industry, including the Laws of Contract, and appropriate comprehension of Civil Law and statutory legislation in relation to the Construction and Property Industries.

A comprehension of the arbitration processes and other means of resolving disputes. Expert Evidence. Ownership and the different responsibilities of professional advisors.

- f) Comprehension of Economics and Cost and Financial Management including:

the principles and processes involved in property and construction valuation and the economic theories which affect the cost, price and value of property, including the property market and investment appraisal and decision. Systems of measurement, pricing of building work and final accounts.

- g) Understanding of Structural Design, Analysis and Geotechnology including:

the characteristics and performance of soils and rocks in relation to the design of foundations and structures. The principles of structural design and analysis in common building forms and materials including factors affecting the stability and

design of building structures and elements, the general requirements of relevant design codes and the parameters and design calculations for simple structures and common structural elements.

- h) A knowledge and application of Building and Urban Design including:

the design process, factors and constraints influencing the design and siting of buildings or their alteration, including climatology, sustainability, energy requirements, access requirements, fire safety, principles of visual design theory, the styles of western architecture, alterations to historic or environmentally important buildings and the principles and procedures of town planning as they affect building design.

- i) Demonstrate a knowledge and application of Project Management and Co-ordination including:

management principles and their application to organisations involved in the design, control and construction buildings, the organisation and management of the design and pre-contract stages of the building process, including all production information and cost planning. The use of statistics, operational research and computer applications to all aspects of the construction buildings.

#### 4.0 Structure

AEEBC considers that in order to achieve a minimum acceptable level of professional competence both Education and Professional Experience are necessary. **Education** and **Professional Experience** combine to a required level of **Formation**.

Therefore, AEEBC lays down minimum standards for required Education, Experience and Formation. These standards are the threshold which opens the right to registration. They are defined in articles 5.2 and 5.3 below.

Accordingly the register comprises:

Registration on the basis of formation, as European Building Expert, EUR BE (see 5.3). The registration takes place on AEEBC European level in responsibility of the European Monitoring Committee (see 6.1).

Registration as "European Building Expert" gives the right to be called European Building Expert or European Building Surveyor in the language of the National Member and to use the professional designation EurBE (invariable in all member countries) with the national title, if lawful.

## 5.0 Minimum Standards

The standards stipulated below are the minimum required for admission to the register and represent stages towards the professional competence described in Article 3.1

### 5.1 AEEBC Index – List of Schools and Courses

AEEBC has set up and maintains a List of Schools and Courses – the AEEBC Index – from AEEBC Member Countries which meet the AEEBC education standard (see 5.2) and are accredited or officially recognised at national level. They must have curricula making it possible for candidates to develop towards professional competence as described in 3.1. In this list the official duration of the education in AEEBC terms, the academic title and the characteristics of each course are specified.

In an International Section, the AEEBC Index furthermore lists countries outside the AEEBC area having special arrangements with AEEBC about mutual recognition of accreditation systems. The listing comprises, country by country, information about the national body responsible for the accreditation system and about the national list of accredited schools and/or courses. The listing may also include lists of individual schools and/or courses in countries outside AEEBC area, but which have been accredited by a body accepted by AEEBC as meeting their standards.

### 5.2 Minimum standards for registration on the basis of building experts/surveying as European Building Expert, EUR BE

The elements of Building Expert formation are the completed **Education** with elements B, U, T and **Professional Building Expert/Surveyor Experience E**, where:

- B represents a high level of secondary education validated by one or more official certificates awarded at about the age of 18 years.
- U represents a year (full-time or equivalent) of approved **University Program** either given by a university or other recognised body at the university or High School level, accredited by AEEBC and included in the AEEBC index – the “List of Schools and Courses”.
- T represents a year (full-time or equivalent) of Training through a program – the aim of which is to increase knowledge through work within technical fields, for instance in a construction site, in a factory, laboratory, office or other working environment, defined, supervised and approved by a university – as part of the course.

E represents a year (full-time or equivalent) of relevant Professional Building Expert/Surveying **Experience** (see 7.2b) assessed and approved by a body accepted by AEEBC.

For different categories of Education AEEBC considers different formation standards:

### 5.3a) Education (Schools and Course) is listed in AEEBC Index

The minimum standard for **formation** is the balance of

**7 years**

comprising a minimum for **education** of **B + 3 U** and a minimum for **Professional Experience** of **2E**.

However AEEBC considers the individual official course duration (the number of U and T years). The balance up to 7 years can be covered by an appropriate number of E years

**B + 3 U + 2 (U/T/E) + 2 E**

### 5.3b) Education outside of AEEBC area

For applicants whose education took place outside of AEEBC area the School and Course must be officially recognised in a AEEBC Country as equivalent to one listed in the Index. In such a case the minimum formation standard is

**B + Education + 4E**

### 5.3c) Minimum Standards for other cases

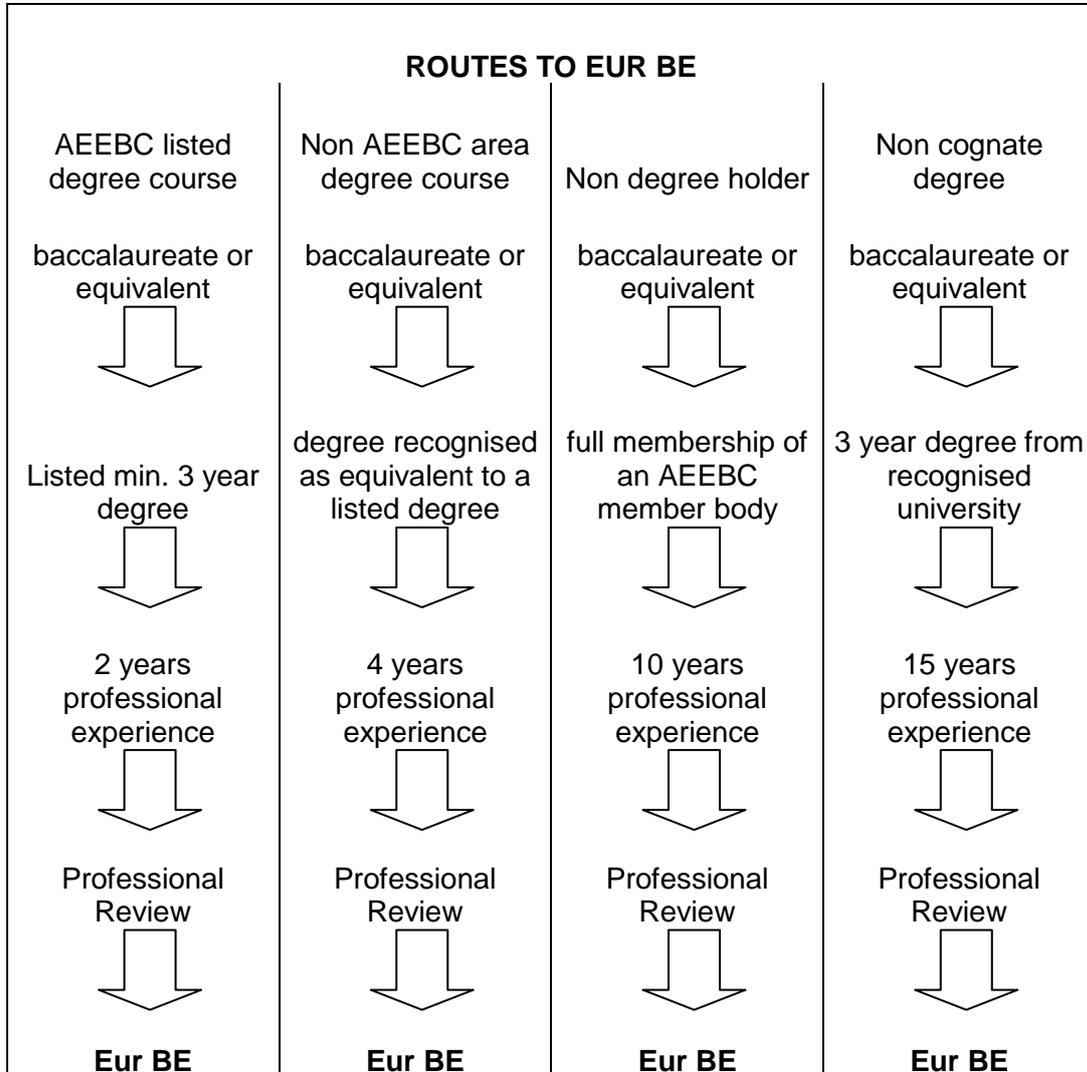
Other cases are applicants who have gained the status of a professional expert/surveyor in an AEEBC Member Country without having had an appropriate education covered in 5.3.

### 5.4a) University graduates with Education in non-cognate areas

Applicants holding a university degree in Mathematics or Natural Science from a school listed in Index or, if outside of AEEBC area, officially recognised in an AEEBC Country as equivalent to one listed in the Index are also eligible for registration if they can prove a minimum of 10 years of **Professional Experience** and therefore meet the standard

**B + Education + 10E**

In such a case a very strict evaluation of the Professional Experience (E) has to be followed in order to ascertain that the nature of the 10E meets the requirements described in 7.2.



## Operation of the Register

### 6.0 AEEBC Bodies

The European Monitoring Committee, EMC, of AEEBC (see 6.1) is responsible for the EUR BE register and for modification of the standards in the light of changing technology or other developments. Standards are accordingly reviewed at regular intervals of not more than 5 years.

The register is maintained by the European Monitoring Committee, EMC, assisted by National Monitoring Committee, NMCs (see 6.2) and is administered by the AEEBC Secretariat which keeps records of the registrations.

The AEEBC shall monitor registered EurBE affiliates and shall have the power to refer any matter to the investigative body of the appropriate member association of which he/she is a member, where it is of the opinion that withdrawal of registration or other disciplinary action may be appropriate.

In the case of an individual who is not a member of an AEEBC member association, the matter shall be referred to the XXX association for investigation. Decisions as to withdrawal of or suspension of or the imposition of conditions on a registration may only be taken by the AEEBC European Monitoring Committee

## **6.1 The European Monitoring Committee, EMC**

The European Monitoring Committee, EMC, is a European body consisting of independent experts appointed by the AEEBC General Assembly coming from but not representing the various parts of Europe.

The EMC decides on registration as EurBE and scrutinizes the work of the NMCs in order to maintain a European-wide standard.

The EMC approves the accreditation of Schools and Courses in already recognised systems and advises the Executive Board on the approval of education systems not previously recognised by AEEBC.

The detailed procedures for the work of the EMC are laid down in the "Handbook for the EMC".

## **6.2 The National Monitoring Committee, NMC**

The National Monitoring Committee, NMC, is a national body, established in every AEEBC country, composed of representatives from national associations, industry and education and approved by AEEBC General Assembly.

It is the task of a NMC:

- to keep the EMC well informed on the structure of building expert/surveying education and the standard of the individual Schools and/or Courses.
- to check and review the Professional Experience of an applicant before proposing registration as EurBE to the EMC.
- to review any changes and/or additions to the approved list of Schools and Courses and notify the secretariat on the 1<sup>st</sup> of January of each year.

The detailed procedures for work of the NMCs are laid down in the "Handbook for the NMCs".

## **Procedures**

## 7.0 Application

Application is open only to individuals if they are members of a national association represented in AEEBC. Application must be made on the website facilitated and run by AEEBC.

Application by individuals having followed alternative routes (see 5.4) is possible only on the basis of formation, for the designation of EurBE.

The appropriate form in one of the two official AEEBC languages must be completed, the required documentation must be attached and a fee determined by the EMC must be paid.

A National Member is not obliged to support an application involving a School or Course from another Member Country.

## 7.1 Candidates from outside the AEEBC area

### a) Education

The appropriate NMC checks whether the school or course successfully completed by the candidate appear in the AEEBC Index or are officially recognised in the country as equivalent to those listed in the Index.

### b) Professional Building Expert/Surveying

The NMC checks that the duration of the **Professional Experience** meets the minimum requirement and is of such a nature that one may expect the applicant to achieve the professional building expert competence as portrayed in 3.1.

AEEBC expects such Professional Experience will include the following:

- 1) the solution of problems requiring the application of knowledge and competence in the fields such as research, development, design, production, construction, installation, maintenance, business and commerce, and
- 2) management of guiding of technical staff, or
- 3) the financial, economic, statutory or legal aspects, or
- 4) technical, industrial and/or environmental problems.

### c) Professional Review

In order to enable the NMCs to review the applicant's **Professional Experience**, the application should be

accompanied by a report (not more than one side A4). The purpose of the report is to set out the applicant's building expert/surveyor experience since graduation, and to show how he has broadened his competence in the building expert/surveyor profession and his chosen specialism (see 7.2b). It should demonstrate how his increasing responsibility and CPD has enabled him to reach the standard of **Professional Competence** required of a EurBE (see 3.1). Where this cannot be concluded, the **Review** could include an **Interview** with senior building professionals.

### 7.3 Checking applications, other cases

The NMC must have evidence of the performance as a professional building expert/surveyor and of the type of formation the candidates have followed and of the nature and the weight of the examination they have sat to indicate a professional level similar to candidates having followed normal routes.

In checking other cases, the **Professional Review** is of increasing importance in assessing **Professional Competence**. In addition to the requirements to standard cases, the report should show how this has been acquired from an education base not included in the Index.

### 7.4 Registration on the basis of formation, as EurBE

The National Monitoring Committees forward applications recommended for registration. The EMC decides upon the registration. Successful candidates will be included in the EUR BE Register centrally maintained by the Secretariat.

Persons registered on the basis of education must abide by the AEEBC Code of Conduct.

Any application not approved will be returned to the NMC with reasons.

### 7.6 Certificates

The registration as EurBE is attested by a certificate by the Secretariat and signed by the President of AEEBC. The certificate gives a readable and visible description of the duration and type of education. A parchment suitable for framing is also presented.

A special certificate is used for Special Cases. The formation gained will be clearly described.

### 7.7 Renewal of registration

The EurBE designation may be retained as long as the holder remains registered and observes the AEEBC Code of Conduct.

However, for administrative reasons this registration should be renewed every five years through the relevant NMC.

## **7.8 Finances**

AEEBC and each National Member bear the cost of the administrative work involved in operating the Register and are entitled to recover this cost by charging fees to the applicants.

## **Points of Contention**

### **8.0 Cases of Doubt**

All cases of doubt or difficulty, relating to individual applications, are referred to the European Monitoring Committee for decision. An individual may appeal in writing against this decision to the AEEBC General Assembly, whose decision is final.

**The AEEBC Code of Conduct is additional to and does not replace any Code of Conduct or Ethics to which the registrant might be subject in his own country.**

All persons listed in the AEEBC Register have the obligation to be conscious of the importance of science and technology for mankind and of their own social responsibilities when engaged in their professional activities.

They exercise their profession in accordance with the normal rules of good conduct of European societies, respecting particularly the professional rights and the dignity of all those with whom they work.

They thereby undertake to comply with and maintain the following code of ethics.

#### **1) Personal ethics**

The Building Expert/Surveyor shall maintain his competence at the highest level, with a view to providing excellence of services in accordance with what is regarded as a good practice in his profession and having regard to the laws of the country in which he is working.

His professional integrity and intellectual honesty shall be the guarantees of his impartiality of analysis, judgement and consequent decision.

He shall consider himself bound in conscience by any business confidentiality agreement into which he has freely entered.

He shall not accept any payment except those agreed with his relevant employer.

He shall display his commitment to the building expert/surveying profession by taking part in the activities of its Associations, notably those which promote the profession and contribute to the continuing training of their members.

He shall use only titles to which he has a right.

## **2) Professional ethics**

The Building Expert/Surveyor shall accept assignments only within the area of his competence. Beyond this limit, he shall seek the collaboration of appropriate experts.

He is responsible for organising and professionally executing his assignments.

He must obtain a clear definition of the services required of him.

When executing his assignments, he shall take all necessary steps to overcome any difficulties encountered whilst ensuring the safety of persons and property.

He shall receive remuneration corresponding to the service rendered and the responsibilities assumed.

He shall try to ensure that the remuneration of each be consonant with the service rendered and the responsibilities assumed.

He strives for a high level of technical achievement which will also contribute to and promote a healthy and agreeable environment for his fellowmen.

## **3) Social Responsibility**

The Building Expert/Surveyor shall:

Respect the personal rights of his superiors, colleagues and subordinates by taking due account of their requirements and aspirations, provided they conform to the laws and ethics of their professions.

Be conscious of nature, environment, safety and health and work to the benefit and welfare of mankind.

Provide the general public with clear information, only in his field of competence, to enable a proper understanding of technical matters of public interest.



Treat with the utmost respect the traditional and cultural values of the countries in which he exercises his profession.

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