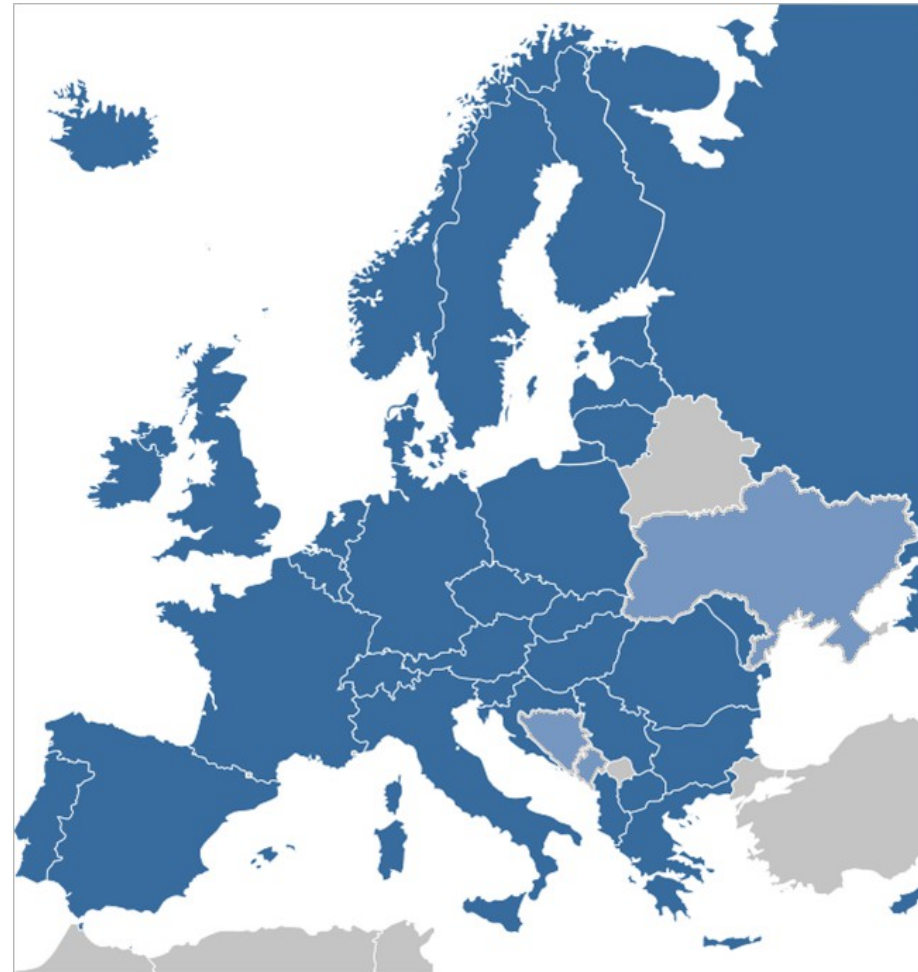




# CLGE on a map

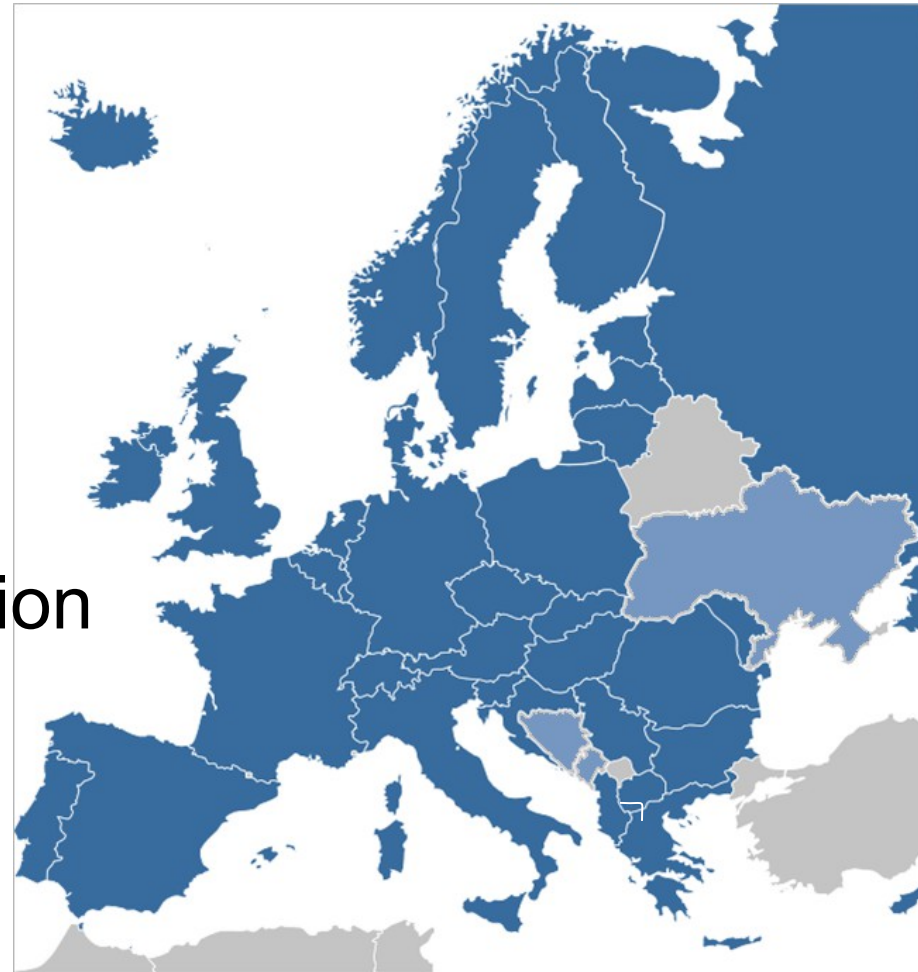
- 36 Member countries
- 28 EU Members States





# CLGE on a map

- 36 Member countries
- + 3 Observing members
- 28 EU Members States
- >> 100.000 Surveyors
  
- Requires close cooperation
  - FIG
  - PCC
  - European Bodies
  - National Associations





# CLGE: a definition

CLGE is the **leading representational body** for the Surveying Profession in Europe.

- Promotes the Profession in the EU
- Fosters its development in the Council of Europe

Surveying includes **Cadastral Surveying** which provides security to land and property title and thus underlies the economic base of western society.

**Geospatial Information** is now ubiquitous in our lives and the Surveyor plays a fundamental role in this field.



- 4 PILLARS

Civil Servants	Publicly Appointed	Regulated Profession	Free Market
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# Strategic Goals of CLGE

- Influence;
- Visibility;
- Renewal;
- Members Satisfaction.





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euREAL

European Real Estate Area Label



# History

- 2007 – 2008 French Belgian working group
- European Commission (Office for Infrastructure and Buildings)
- 2010 first presentation at the Bucharest CLGE Conference of the European Surveyor
- May 2011 – First Reading (Opatija – HR)
- Sep 2011 – Adoption (Tallinn – EE)
- Apr 2012 – Inclusion in INSPIRE (Annex III)



# Characteristics

- Clear
- Accessible
- User-friendly

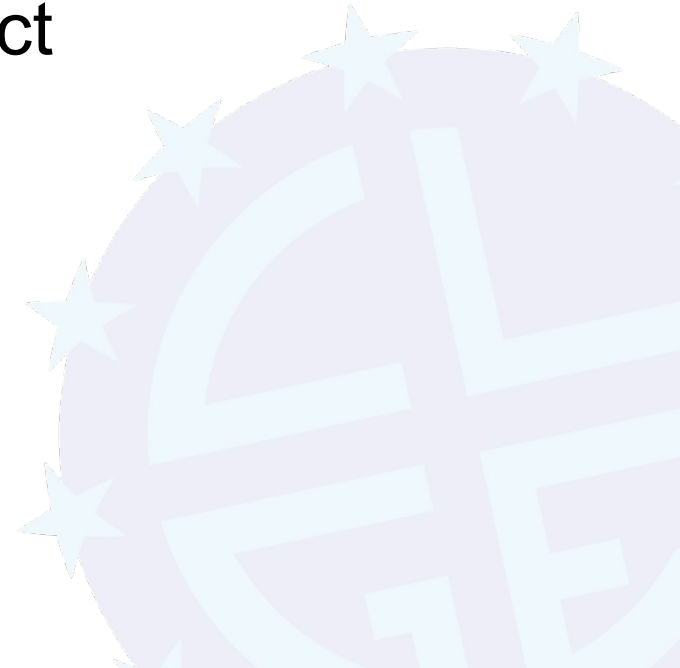






# Characteristics

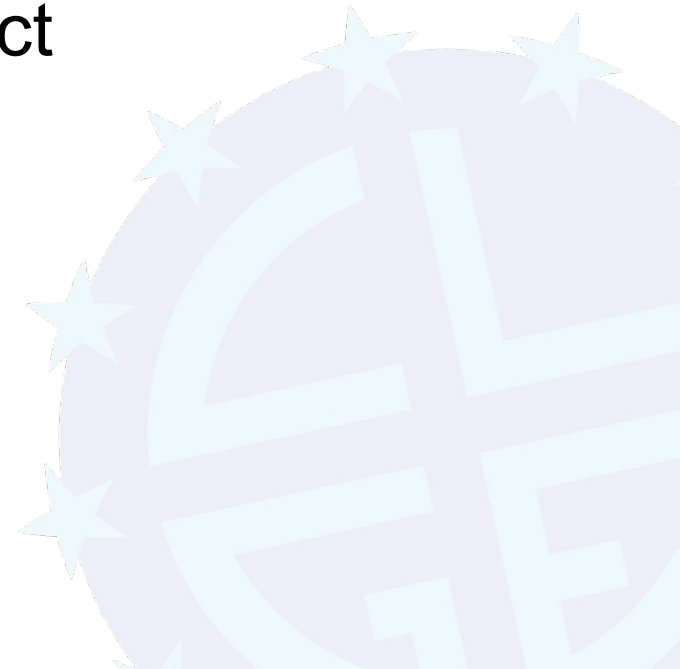
- Clear
- Accessible
- User-friendly
- Simple
- Fair
- Universal
- Strict





# Characteristics

- Clear
- Accessible
- User-friendly
- Simple
- Fair
- Universal
- Strict
- Transparency
- Intelligibility





# Use of a the new Label

150m<sup>2</sup> [euREAL]

[booklet\\_EN.pdf](#)





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euREAL

Aims



# Aims

- Transparency
- Legal certainty
- Planimetric representation
- Economic necessity





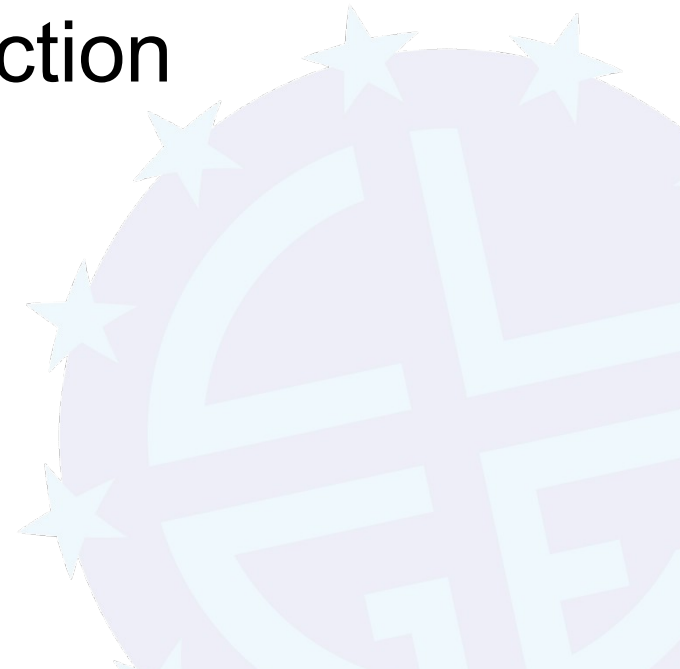
# Transparency

- Uniform and coherent measuring code
  - Consumer protection
  - Safeguarding of the professionals
- Approach
  - Simplification of the rules
  - Standardization of the terminology
- Result: a transparent property market



# Legal Certainty

- Security of Real Estate transactions
  - Definition of the legal boundaries
  - Guaranty of the surface within these limits
- Improving consumer protection
- Improving professional
  - Protection
  - Credibility





# Planimetric Representation

- Valid representation of the external perimeter of the buildings
- Used for
  - Town and landscape planning
  - Cadastral applications
  - Spatial Data Infrastructure (SDI – INSPIRE)





# Economic necessity

- Cross border tool for comparisons and policies
- Enables us to:
  - Really compare two real estates markets
  - Apply policies
  - Audit expenditures





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**euREAL**

**General Principles**



# Three different area's

- SEM or Extra Muros Area
  - outer perimeter of a building, including any external cladding (floor level)
- SIM or Intra Muros Area
  - interior perimeter of all construction features or fixed partitions (skirting-board level)
- SDC or Construction Area (difference)



# Use of the different area's

- SEM or Extra Muros Area (External Area)
  - Town planning, planimetric representation and a measure for building rights
- SIM or Intra Muros Area (Internal Area)
  - Reference for valuation, transactions, rent, building management
- SDC or Construction Area
  - Technical data



# Measurement rules

- Buildings subdivided in floors
- m<sup>2</sup>, one decimal place (rounding)
- Accuracy: cm
- Horizontal measurement



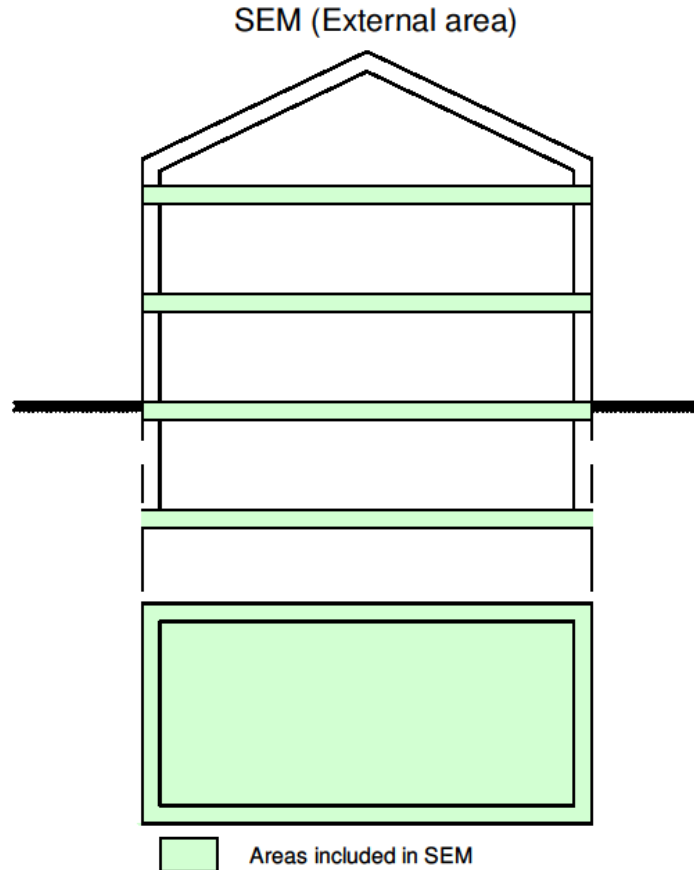


# SEM or External Area

- Sum of EA of each floor
- Closed polygon formed by
  - Exterior faces
  - Centre line of party walls
  - Centre line of construction features separating different users or uses
- Special rule for basements (estimate of the outer polygon by extension)

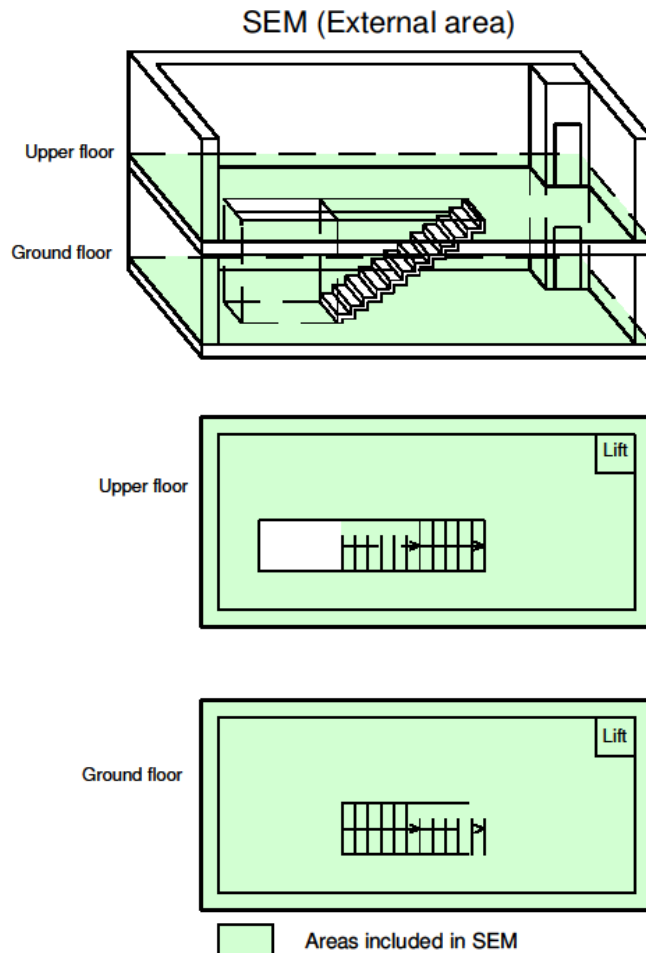


# SEM or External Area





# SEM or External Area







# SEM not included

- Unusable roof space
- Decorative voids, air shafts, atria
- Decorative façade elements
- Open outside emergency staircases
- Walkways for servicing and maintenance
- Inaccessible roofs
- Access routes and gardens



# SIM or Internal Area

- Internal areas (direct or indirect use) excluding fixed construction features, partitions
- Primary, Residual, Other areas
- $SIM = \text{sum of all possible closed polygons formed by visible internal faces of construction features}$

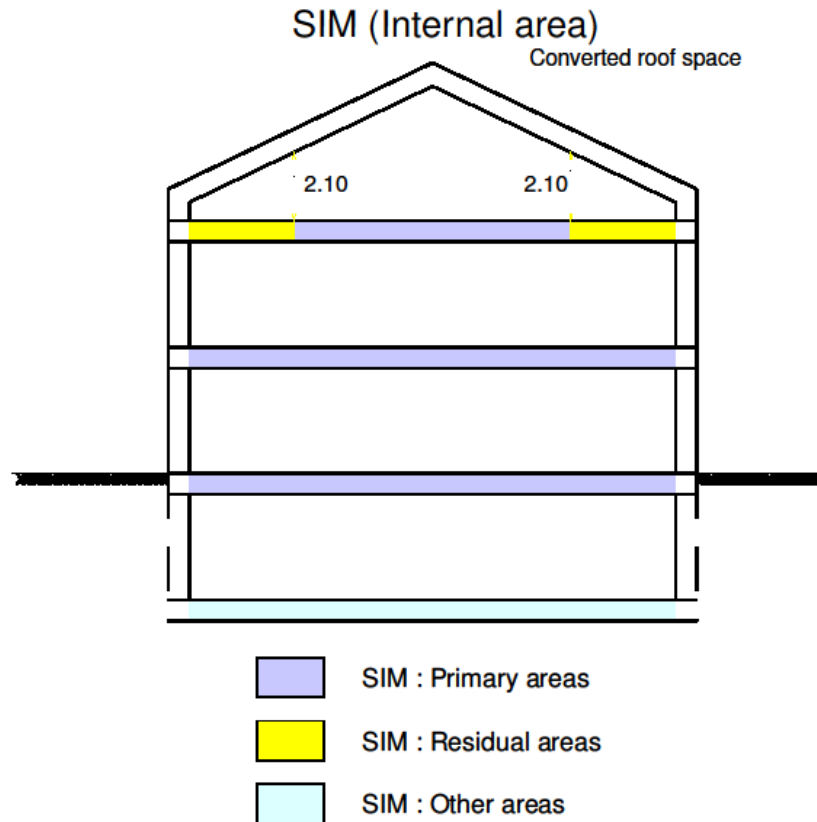


# SIM or Internal Area

- Internal areas (direct or indirect use) excluding fixed construction features, partitions (Headroom  $\geq 2.10$  m)
- Primary, Residual, Other areas (changes)
- SIM = sum of all possible closed polygons formed by visible internal faces of construction features

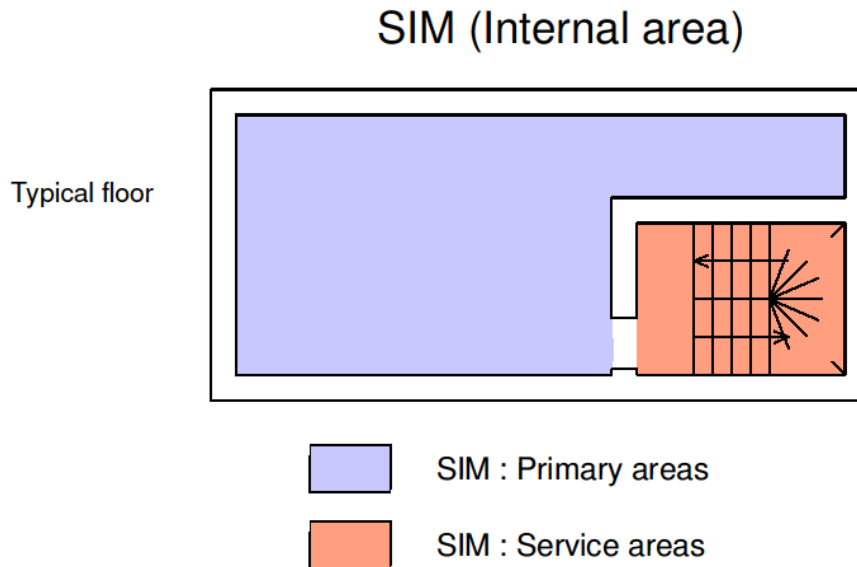


# SIM or Internal Area





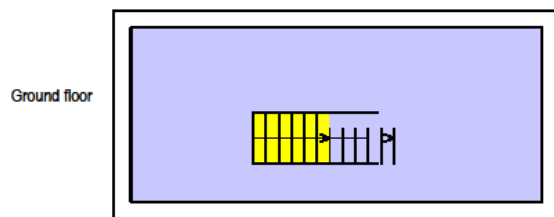
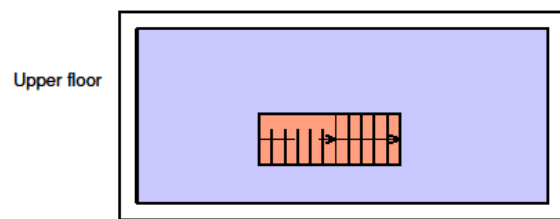
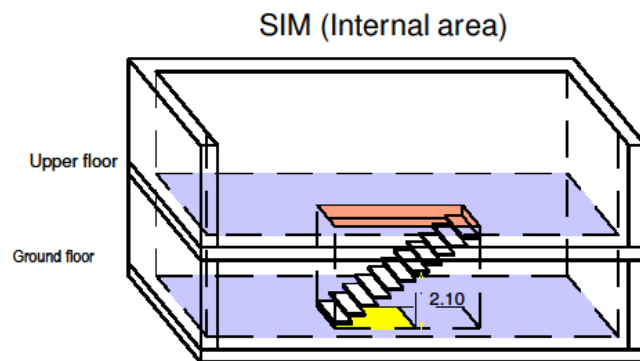
# SIM or Internal Area






SIM No. 2



# SIM or Internal Area



-  SIM : Primary areas
-  SIM : Residual areas
-  SIM : Service areas





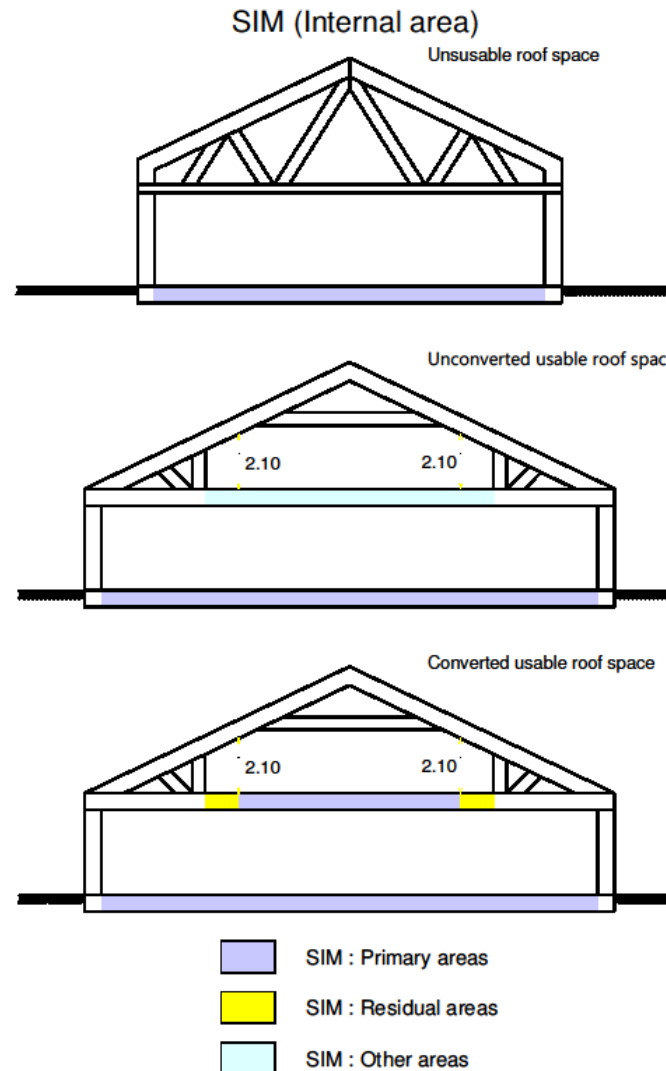
# SIM not included

- Construction features and fixed partitions
- Window and door reveals
- Decorative internal voids and air shafts
- Chimney flues





# SIM or Internal Area







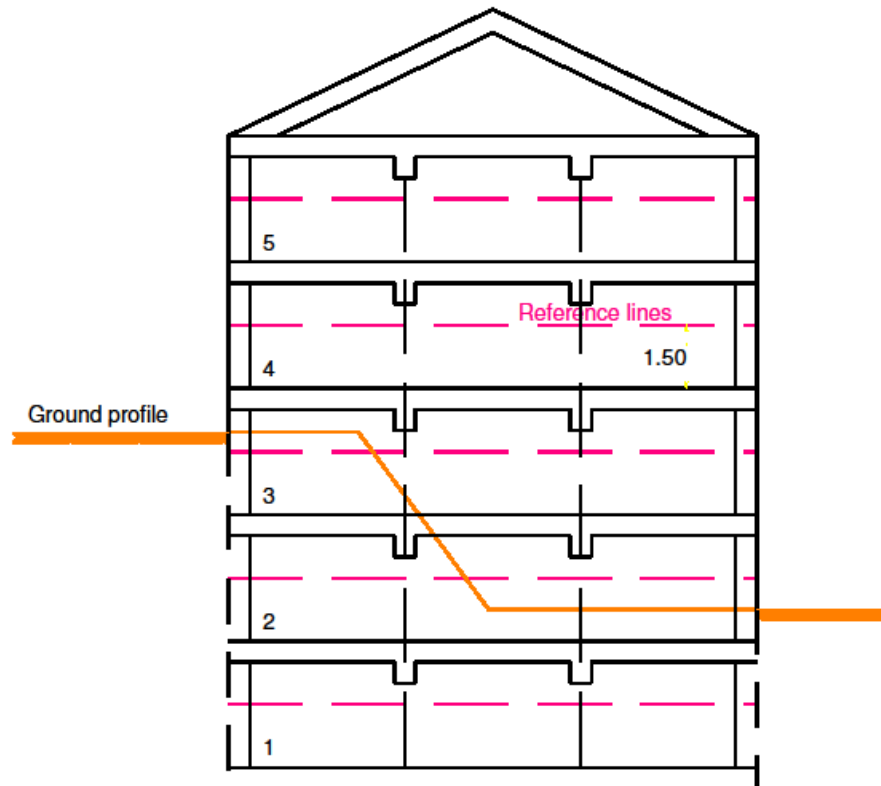
# Private vs. Common

- Private: “single occupant”
- Common: “several different occupants”
- Several common areas =  $f(\text{use})$ 
  - Centre line of the wall contiguous with the private part
  - In the plane of the outside wall in other cases



# Above and Below Ground Level

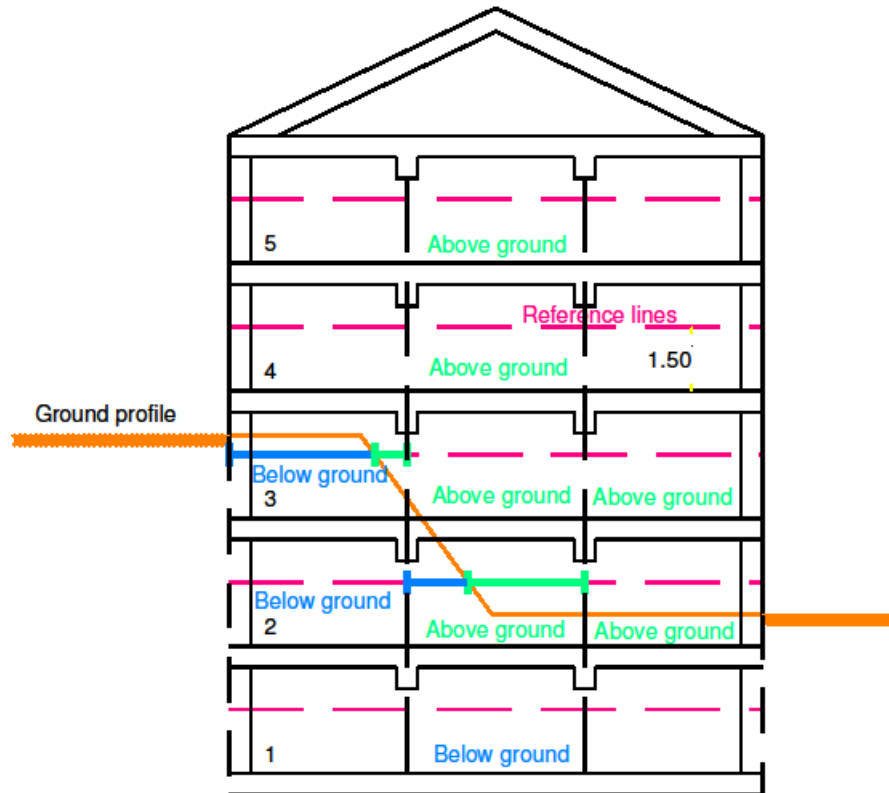
Distinction Above ground / Below ground





# Above and Below Ground Level

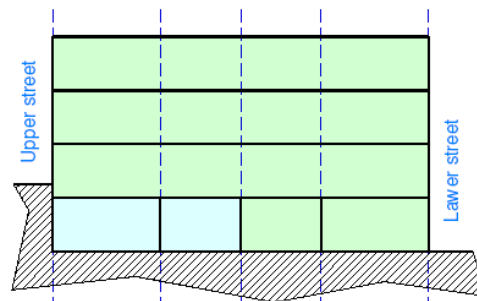
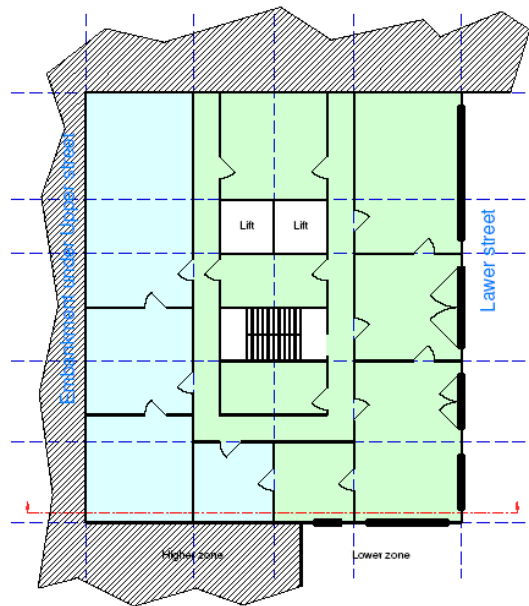
Distinction Above ground / Below ground





# Above and Below Ground Level

Distinction above ground / below ground



GROUND No. 3





# Different Internal Areas

- Primary areas are all areas with a headroom of  $\geq 2.10$  m concerning the principal uses of the building
- Including in particular
  - Housing: Areas for Living, Toilet, Storage, interior spaces and passageways, etc.
  - Offices: Areas for Work, Meetings, Annexes, Recreational, toilets, interior spaces ...
  - May be subdivided (national law, agreements)



# Different Internal Areas

- Residual areas: the same as principal but with headroom of less than 2.10m
- Other areas: floor areas regardless of height which are not consistent with the main use of the building
- Service areas: All floor areas used for building services irrespective of height or occupation (staircases, maintenance and technical areas, ...)



# Finally

- There are some interesting forms / tables allowing the surveyor to register all the different areas
- Some ratio's are introduced to give statistical tools
- There is a glossary to have a transparent and commonly accepted



# *euREAL: where do we are?*

- The European Real Estate Area Label
  - Is integrated in Annex III of the INSPIRE directive
  - Was welcomed by the INSPIRE coordinator as a ‘Visionary Cross Border Tool for Transparency’
  - The European Commission
    - Has asked CEN (the European Normalisation body) to develop a European Norm Based on the CLGE Code
    - has acknowledged CLGE’s willingness to cooperate and to open its newly formed Working Group to this task
    - allows Member States to use their own standard but encourages the use of the CLGE standard as default





# *euREAL: where do we go?*

- Washington and IPMS Coalition
  - Proposal to use euREAL as a basis for IPMS
- 17 – 19 September First Live Meeting of the Standards Setting Committee (IPMS – SSC)
  - Delegate for FIG and CLGE: Frederic Mortier (BE)
  - Goal: Worldwide IPMS in 2014!

