

Global Professional and Ethical Standards



David Cockerton FRICS
26 November 2013

Global Professional and Ethical Standards

Overview:

- What do we mean by ethics and why are they important?
- What RICS expects – rules and ethics
- Common themes



Global Professional and Ethical Standards

‘Ethics’ Oxford English Dictionary definition:

“Relating to morals, treating of moral questions; morally correct, honourable”



“It takes many good deeds to build a good reputation and only one bad one to lose it”

Benjamin Franklin



RICS

the mark of
property
professionalism
worldwide

Global Professional and Ethical Standards

The Five Assumptions

- Professional ethics is a process
- All behaviour is motivated
- Actions have consequences
- Individual views
- Mutual vulnerability





RICS - Our Mission

To advance and enforce standards in land, property and the built environment, and to promote the usefulness of the profession for the public good



RICS

the mark of
property
professionalism
worldwide

Global Professional and Ethical Standards

Previous Ethical Standards

1 2

- Act honourably
- Act with integrity
- Be open and transparent in your dealings
- Be accountable for all your actions
- Know and act within your limitations
- Be objective at all times

Global Professional and Ethical Standards

Previous Ethical Standards cont.

1 2

- Always treat others with respect
- Set a good example
- Have the courage to make a stand
- Comply with relevant laws and regulations
- Avoid conflicts of interest
- Respect confidentiality

Global Professional and Ethical Standards



Governing Council 2011/12

Global Professional and Ethical Standards

Standards for RICS members

- 5 Ethical Standards (since March 2012)
- Apply to all members globally
- Maintaining the highest standards
- Failure to adhere to standards may lead to disciplinary action

Global Professional and Ethical Standards

The Five Ethical Standards

- Act with integrity
- Always provide a high standard of service
- Act in a way that promotes trust in the profession
- Treat others with respect
- Take responsibility



Global Professional and Ethical Standards

Future Direction

Keeping the standards relevant on a global scale

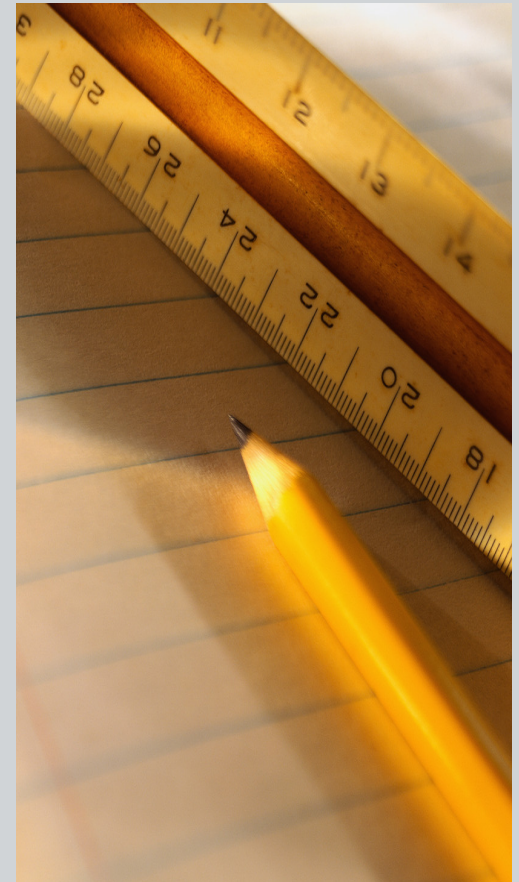
Responding to feedback from members and firms

Setting RICS members apart

Global Professional and Ethical Standards

RICS Rules of Conduct and the Ethical Standards

- Rules for members
- Ethical Standards
- Well-developed systems of compliance in UK and internationally



Global Professional and Ethical Standards

“Conduct Unbefitting”

- What does it mean?
- In whose opinion?
- Value statement of the profession
- Would you want others to know of your behaviour?



Global Professional and Ethical Standards

A surveyor who spun an elaborate web of lies to escape two speeding fines has been expelled.

The surveyor and his wife were given a speeding fine when their Mercedes was spotted speeding near their home.

They invented a phantom driver from Bulgaria who they claim had been driving the car.

The RICS expelled the member and ordered him to pay £9,300 costs for seeking to pervert the course of justice. It follows a disciplinary hearing and a failed appeal.

Breaking News: Surveyor Expelled Over Speeding Fines Scam

Global Professional and Ethical Standards

Recent Plagiarism Case



Case studies submitted for the Assessment of Professional Competence copied



RICS Disciplinary Panel found that the student member “did not act with integrity” or “avoid actions or situations that were inconsistent with [*their*] professional obligations”



Student member expelled and order to pay costs of almost £4,000

Global Professional and Ethical Standards

Cultural differences

- Royal Charter and Standards
- One profession
- Market differential

Global Professional and Ethical Standards

Ethics are not static

The past does not always predict the future accurately, for example:

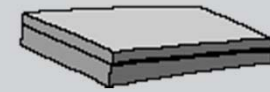
C X Q

“There will be no C, X or Q in our everyday alphabet, they will be abandoned because they will be unnecessary”

John Watkins (American civil engineer) 1900

“Computers in the future may weigh no more than 1.5 tons”

Popular Mechanics 1949



“640k ought to be enough for anybody”

Bill Gates 1981

Global Professional and Ethical Standards

Further Reading:

www.rics.org/ethics

Free RICS Ethics CPD Module:

<https://training.rics.org>

Any questions?

