

RICS, Royal Institution of Chartered Surveyors, è un'organizzazione professionale globale fondata nel 1868 a Londra, che persegue lo scopo di portare un cambiamento positivo nell'ambiente costruito e naturale.

Attraverso gli standard riconosciuti a livello globale, le pubblicazioni, le iniziative e la Membership, RICS promuove e applica le più elevate prestazioni professionali nella gestione di terreni, immobili, costruzioni e infrastrutture.

L'attività di RICS costituisce le fondamenta per mercati sicuri e crea spazi migliori in cui vivere e lavorare.

A large crowd of people is walking on a modern, curved pedestrian bridge. In the background, there is a tall glass skyscraper with a distinctive white, multi-tiered structure on its side. The scene is set in an urban environment with greenery visible in the foreground and background.

**Protect the public
interest**

Professional standards

**Build trust and
confidence**



Presenza Globale

135,000

RICS-qualified and trainee
professionals globally

148

countries





RICS in Europa è in crescita





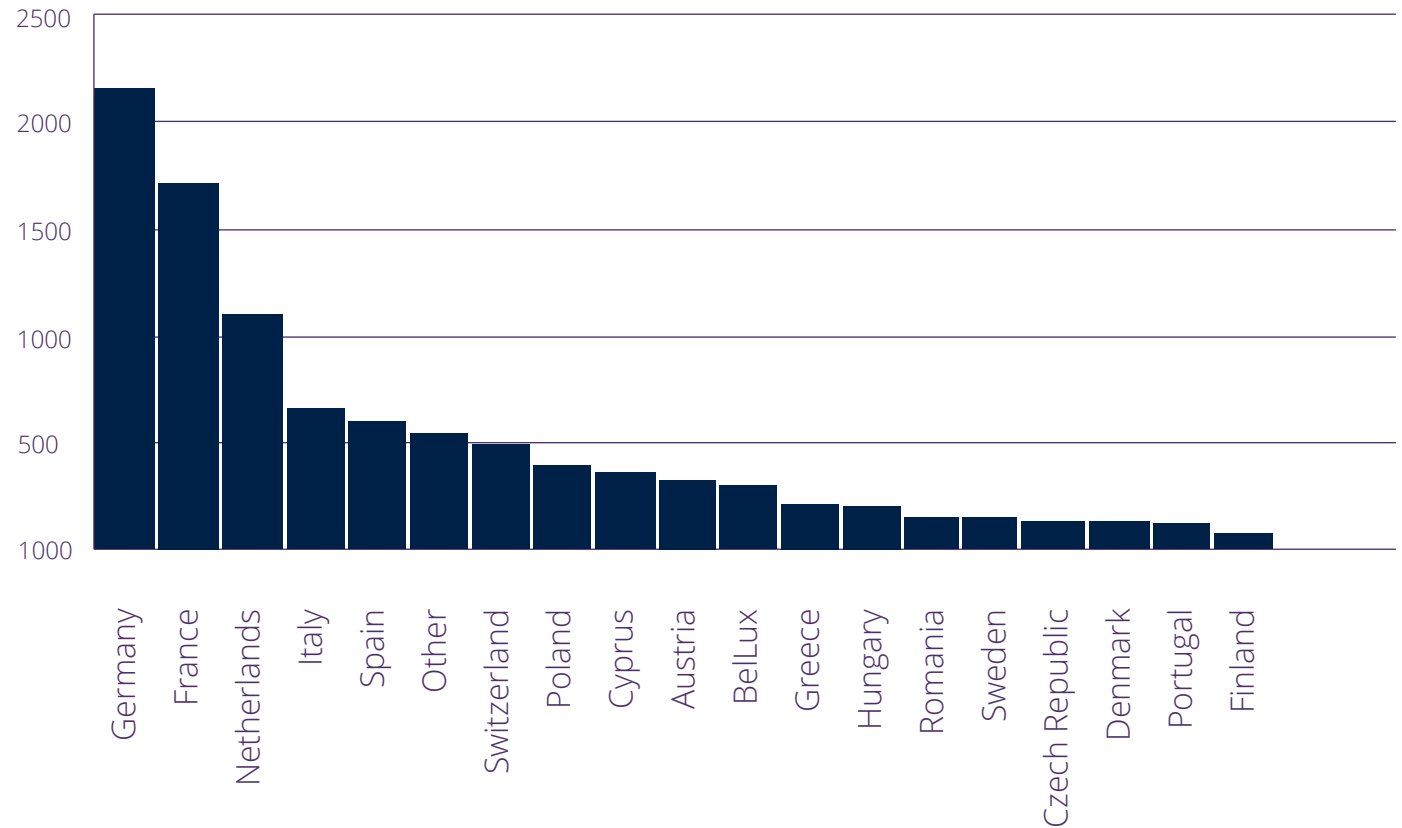
RICS in Europa è in crescita

>10k

RICS-qualified and trainee
professionals globally

56

Accredited courses





Member Leadership

Advisory Board RICS in Italia

Board Members RICS Italia



Staff RICS Italia

700

**RICS-qualified and trainee
professionals in Italy**

RICS in Italia





RICS in Italia



700

Membri e
candidati



Massimiliano Pulice MRICS
Chair



Nicola Arcaini MRICS
Residential



Giulia Comparini MRICS
Future of the profession



Antonella Faggiani MRICS
Regioni e Territori



Raffaella Peloso MRICS
Valuation



Marco Plazzotta FRICS
Property & Investment



Barbara Polito FRICS
Sustainability



Andrea Radice MRICS
Construction & QS



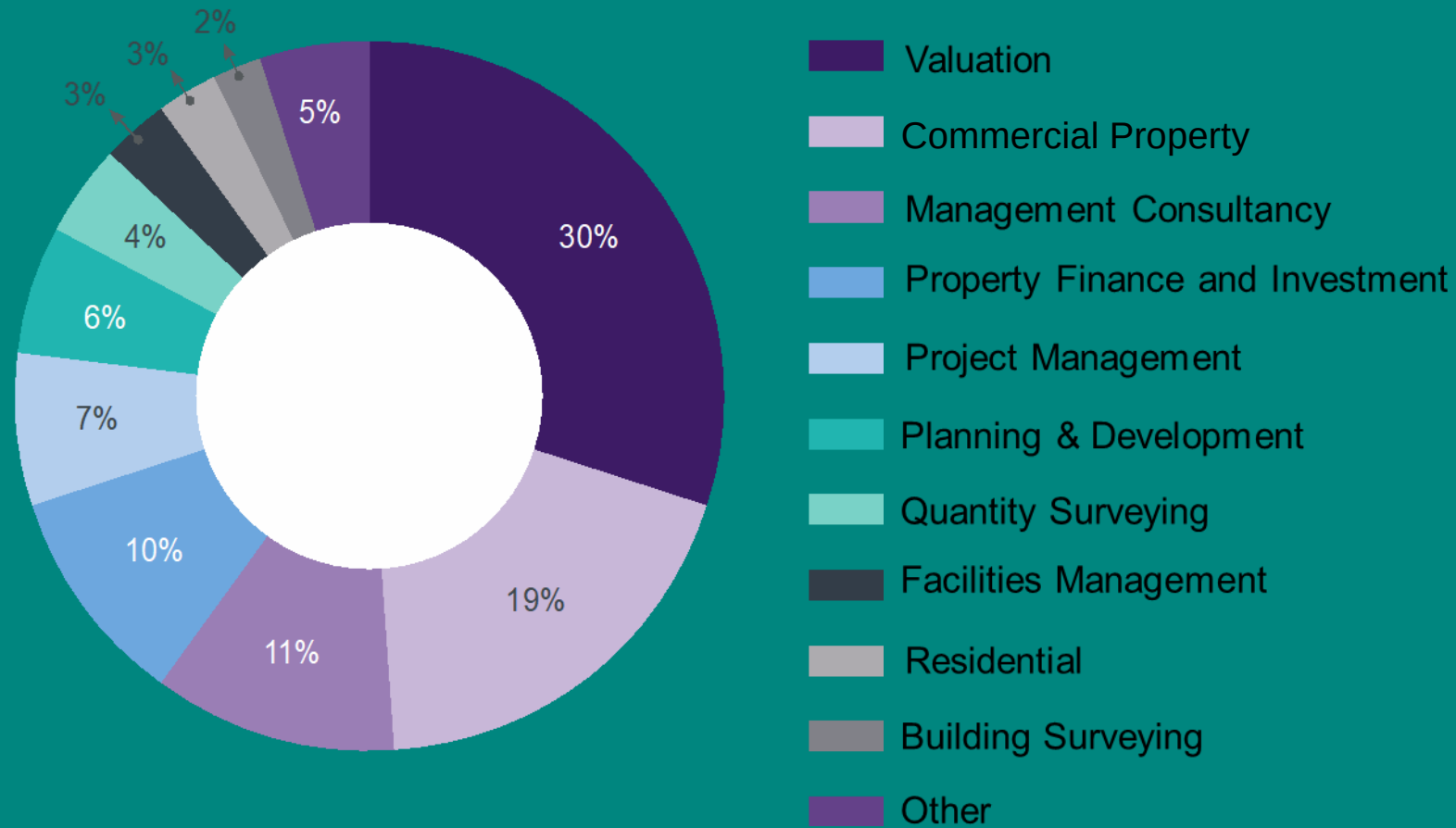
Francesca Zirnstein MRICS
Relazioni con le Istituzioni



Regional Advisory Board di RICS in Italia



Membri Europei per area



...and
operates
in the main
areas of



land



**construction &
infrastructure**



property



Our profession keeps
businesses running,
cities functioning and
economies working...

RICS Italy: Accredited Master



Politecnico di Milano
Master in Real Estate Management
Facoltà di Architettura Dip. ABC
Accredited since 2001

Global Standards & Ethical Principles

Why do we need International Standards?

“As a consequence of globalization, market efficiency requires market consistency, transparency and comparability. International standards are the backbone”

- World Bank



How we effect positive change in
the built and natural environment

**Our standards protect
consumers and businesses
by ensuring the utmost
level of professionalism
across the built and
natural environment**



RICS professional standards and guidance, global

**RICS Valuation – Global
Standards**

Effective from 31 January 2020

rics.org/standards

rics.org/standards



RICS & gli standard Construction

Collaboriamo a livello globale per redigere standard in Construction & Infrastructure.

I principali focus sono nel Cost Management, Project Management, Sustainability e Whole Life Carbon Assessment.

An aerial night view of a city, likely New York City, showing a dense grid of skyscrapers and streets illuminated by city lights. A semi-transparent teal rectangle is overlaid on the left side of the image, containing white text.

Rules of Conduct and Global Ethical Principles

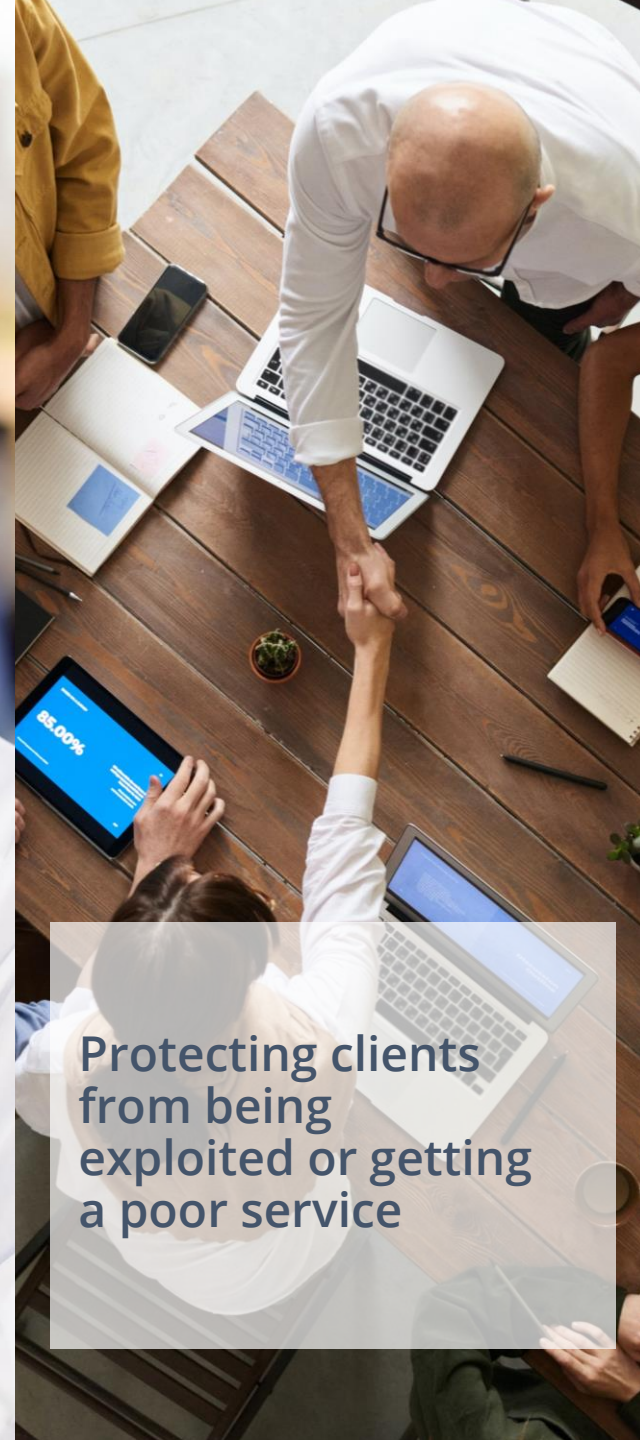
Setting RICS professionals apart is not only our technical expertise but also the standards of ethical practice that we support and enforce across the profession



Rules of Conduct and Global Ethical Principles support members and firms to make complicated decisions about what is the right thing to do



Protecting Members from Complaints



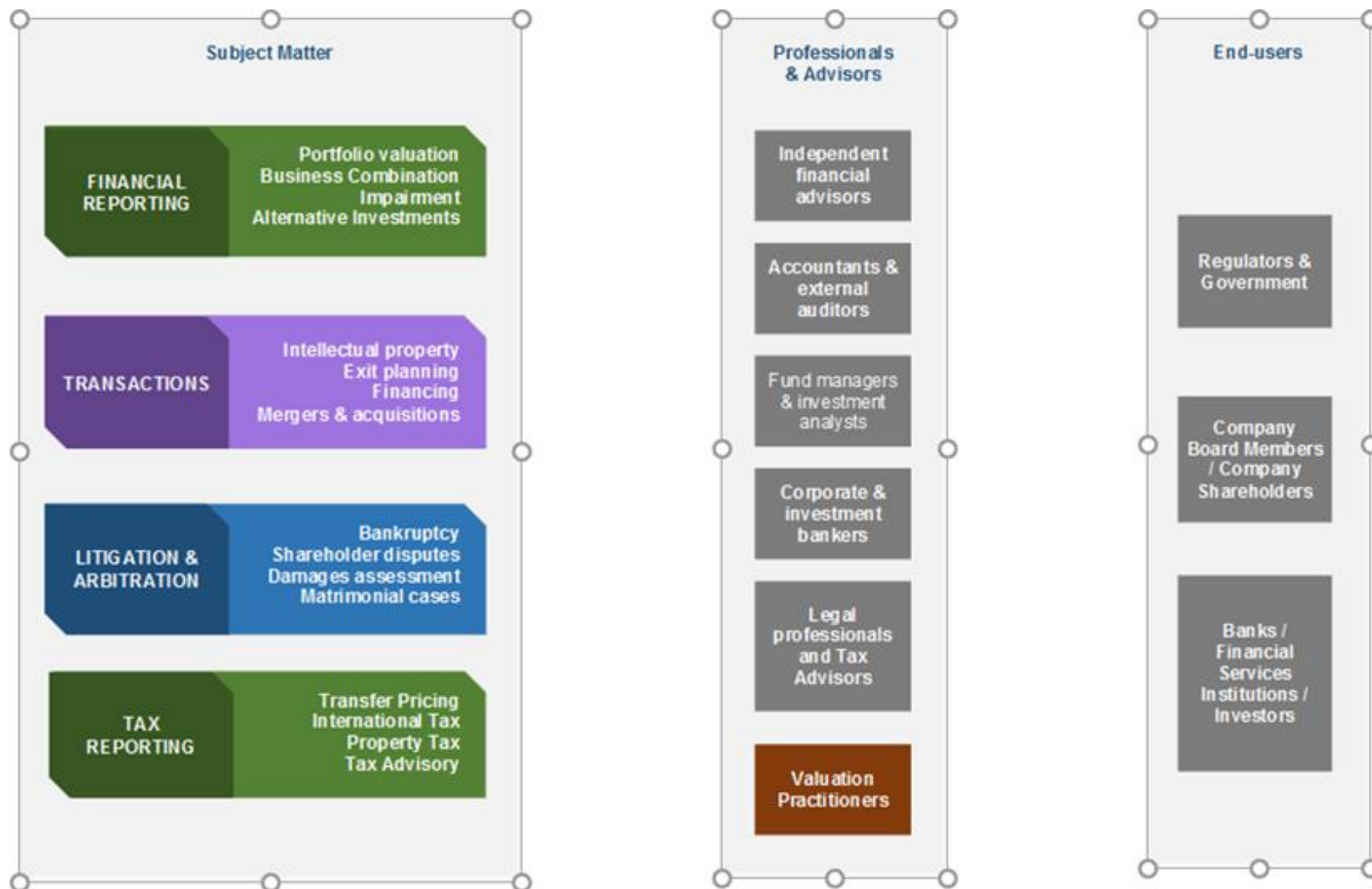
Protecting clients from being exploited or getting a poor service



Helping the public have confidence that members and firms use their skills and knowledge fairly and in the public interest

Valuations and the Valuation Profession

The Importance of Credible Valuations



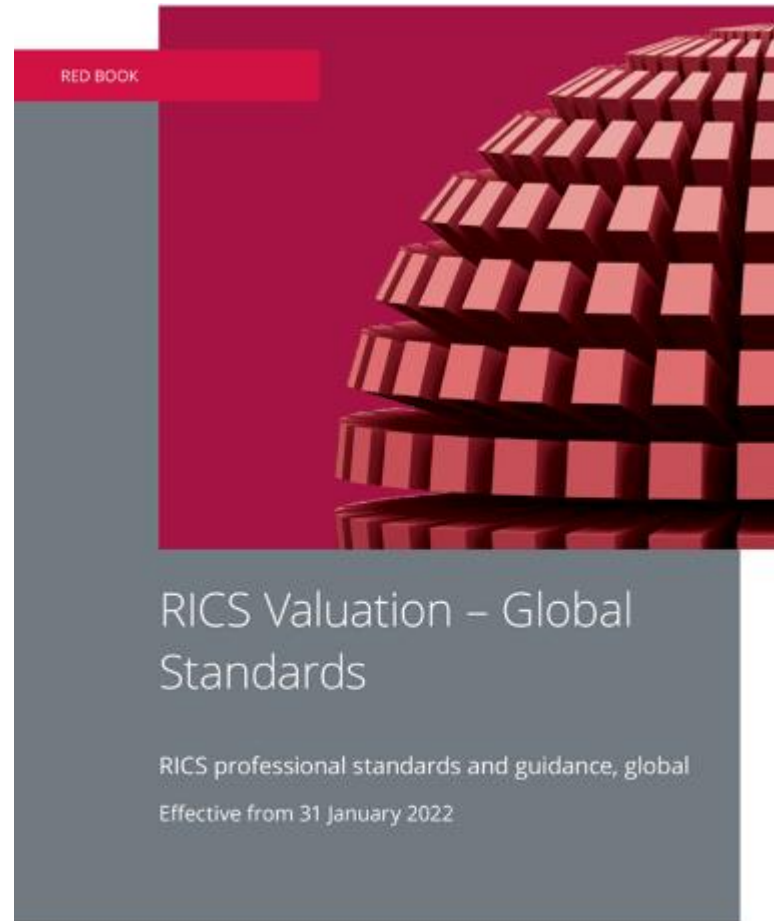
RICS Valuation Standards

Our valuation services work across many asset classes and to the highest global standards. In the UK and over 220 countries these are underpinned by the Valuer Registration regulatory scheme, while other countries may use Registered Valuer Organisations.

For the full range of standards visit:

<https://www.rics.org/uk/upholding-professional-standards/sector-standards/valuation/>

RICS Global Valuation Standards



Adoptors of the Red Book include:

Finance Ministry - Greece

Advanced Real Estate Solutions (Abu Dhabi Gov)

Broll Property Group

Fortress Real Estate Investment Trust (REIT)

Italian Banking Association (ABI)

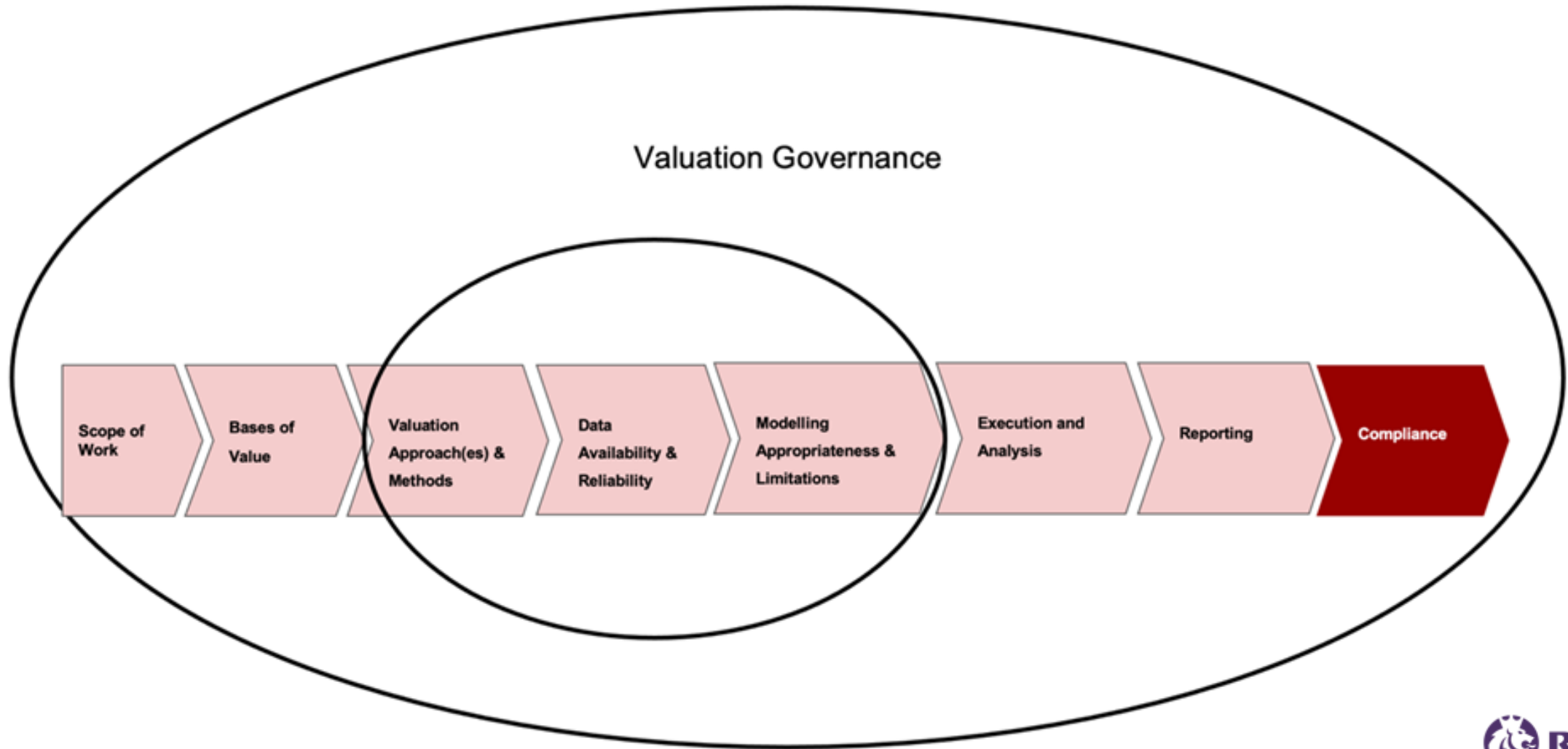
Institution of Surveyors of Kenya

Valuation at the Core of Economic Stability

- Financial stability and financial reporting
- Poor valuation practice a contributor to 2008 Global Financial Crisis
- Financial adequacy testing
- Risk management tool

The Valuation Process

Valuation Process Overview



Conduct rules, ethics and professional practice	Inspection	Valuation	Health and safety
Client care	Communication and negotiation	Conflict avoidance, management and dispute resolution procedures	Team working
Measurement of land and property	Accounting principles and procedures	Data management	Sustainability

Benefits of *The Red Book*

Sector: Valuation

Relevant for all members undertaking asset valuations

The Red Book is issued by RICS as part of our commitment to promote and support high standards in valuation delivery worldwide. The publication details mandatory practices for RICS members undertaking valuation services. It also offers a useful reference resource for valuation users and other stakeholders.

Mandatory rules

Comply with the latest regulation and rules, and ensure your valuation reaches a high-quality mark.

Best practice guidance

Follow best practice, including ethical standards and duty of care, and transparency, in keeping with modern legislative demands.

Financially reputable

Red Book Valuations are especially useful in inheritance tax and capital gains tax situations and banking institutions employ Red Book Valuations.

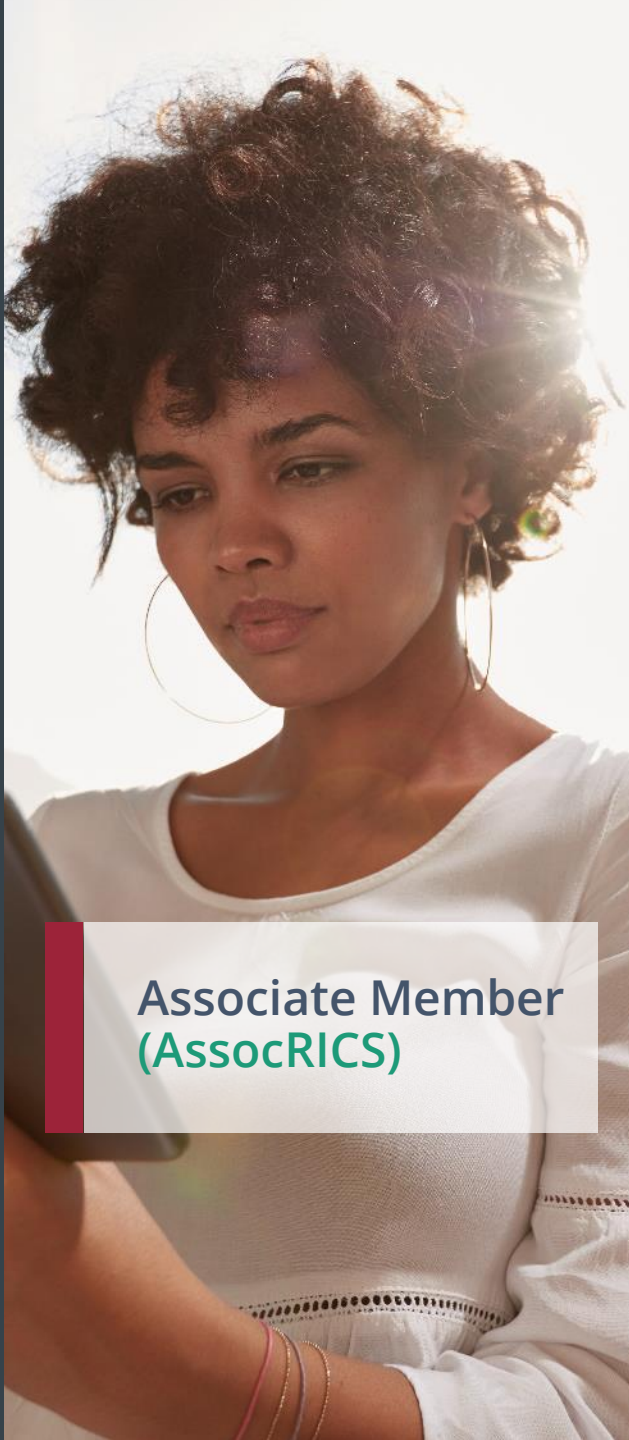
Join RICS

Five benefits of joining RICS





There are
three
designations
of RICS
membership



Associate Member
(AssocRICS)



Chartered
Member
(MRICS)



RICS Fellow
(FRICS)



Competencies



Case Study



CPD hours



Online module
with multiple
choice test

Pathways

AssocRICS: 13 pathways

MRICS 22 pathways



List of RICS pathways

- Building Control
- Building Surveying
- Commercial Real Estate
- Corporate Real Estate*
- Environmental Surveying *
- Facility Management
- Geomatics
- Infrastructure*
- Land and Resources
- Management Consultancy*
- Minerals and Waste Management*
- Personal Property/Arts and Antiques*
- Planning and Development*
- Project Management
- Property Finance and Investment*
- Quantity Surveying & Construction
- Research*
- Residential
- Rural*
- Taxation Allowances*
- Valuation
- Valuation of Businesses and Intangible Assets*

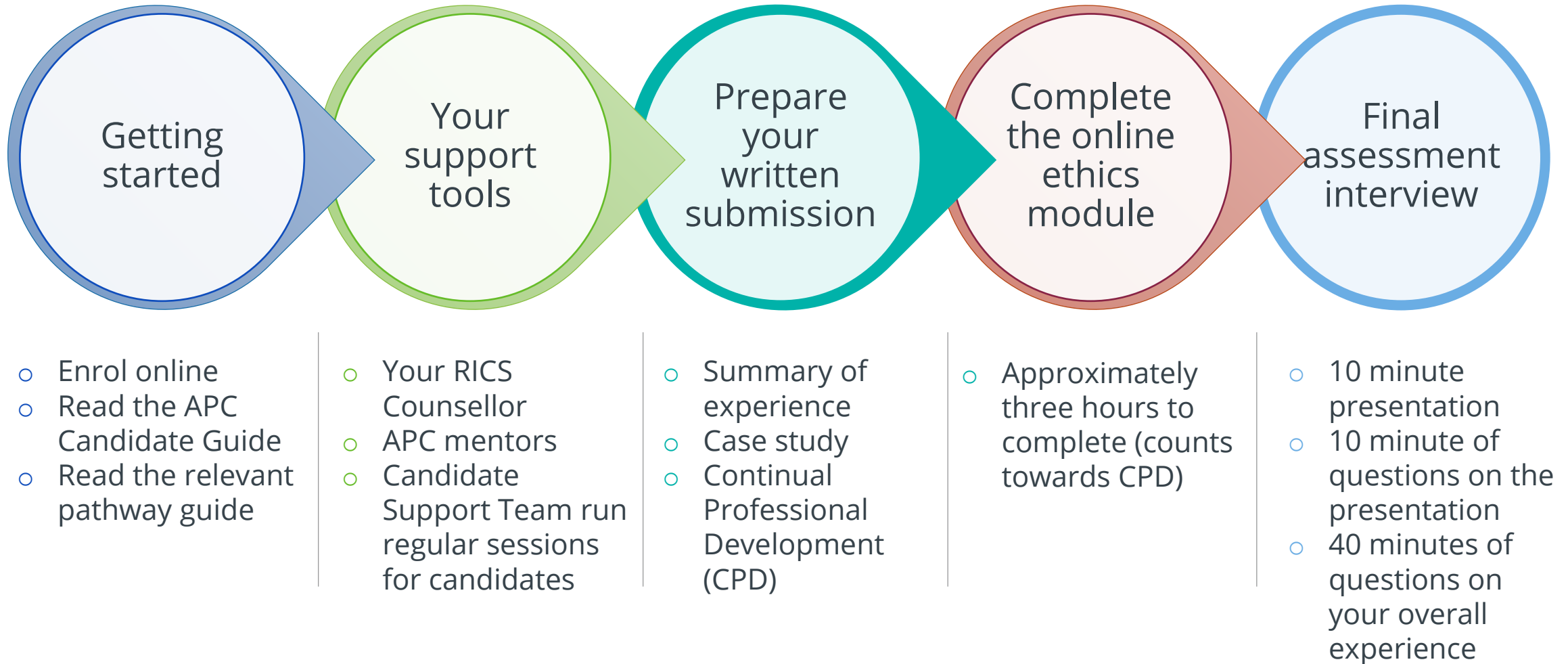
*Only MRICS

Routes to RICS Qualification

	Eligibility	Vetting	Ethics	Submission	Assessment
Associate <i>AssocRICS</i>	1 year of relevant experience and a relevant bachelor's degree OR 2 years of relevant experience and a relevant higher/advanced/foundation qualification OR 4 years of relevant experience (no qualifications required).	Experience & qualifications	Module and test	5500-word summary of experience 3000-word case study CPD record	Written Submission
APC Structured	Accredited degree — 0-5 years' experience	Structured Training & Diary		5500-word summary of experience 3000-word case study CPD record	Professional Interview
APC Preliminary <i>MRICS</i>	Degree or professional qualification — 5 years' experience (12 months post-qualification)	Preliminary review		5500-word summary of experience 3000-word case study CPD record	
Senior Professional <i>MRICS</i>	No degree — 10 years' experience* — Senior profile	CV and 400-word profile statement review		400-word profile statement 3x 1000–1500-word case studies CPD record	
Specialist <i>MRICS</i>	No degree — 10 years' experience* — Specialist profile	CV and 400-word profile statement review		400-word profile statement 3x 1000–1500-word case studies CPD record	

* Note: The experience requirement can be reduced to 5 years if the candidate has certain qualifications.

The APC process



Continuing Professional Development

Continuing Professional Development

Commitment to remain professionally competent.

- CPD – 12 months prior to submission
- Number of hours required – route dependent
- Required to have a 50/50 split between formal and informal hours

Formal

- Any form of structured learning that has clear learning objectives and outcomes.
 - Ex: professional courses, seminars, conferences, online training, technical authorship, self-managed learning (with a clear learning outcome linked to development needs).

Informal

- Any self-managed learning that is relevant or related to your professional role.
 - Ex: private study, mentoring, events (with focus on knowledge sharing).



CPD Guidance

Once qualified you will continue to undertake and record online a minimum of 20 hours of CPD activity each calendar year as part of your commitment to your ongoing professional development.

How we effect positive change in
the built and natural environment

**We provide
lifelong learning and
development which
advances innovations
across the sector**



1000

Conferences
and seminars



300

Training
courses



300

Distance-learning
webinars

How we effect positive change in
the built and natural environment

**Our trusted data
and insights create
transparency and
confidence, providing
a trusted base for
decision-making**





The World Built Environment Forum is an initiative of RICS. Our mission is to advance discussions of critical importance to the built and natural environment, inspiring positive and sustainable change for a prosperous and inclusive future.



Aim to develop industrywide consensus on how to tackle the challenges and harness the opportunities of the 21st century



Deliver regularly updated multimedia content for you to enjoy and share



Provide you with the very best contemporary thinking from around the globe

RICS Matrics (Early Career Network)



RICS MATRICS: The Purpose

- Provides support and personal development to new members entering the profession
- Inspires the Next Generation
- Provides networking and business contacts
- Ensures development, promotion and growth of the RICS



L'Italia che abiteremo

Immobiliare, Infrastrutture e Mobilità

22 Aprile 2024

Palazzo Ferrajoli Piazza Colonna 355 Roma

“Build in Italy - l'Italia che abiteremo by Remind”
focus su Immobiliare, Infrastrutture e Mobilità tra
Innovazione e Sostenibilità.

22 Aprile 2024 Ore 15:00 - 18:00
Palazzo Ferrajoli, Piazza Colonna 355 (Roma)

“Build in Italy - l'Italia che abiteremo by Remind” è un
incontro volto ad esplorare il futuro dell'Italia
attraverso l'esperienza di esperti, decision-maker e
leader del settore.

Build In Italy - L'Italia che Abiteremo - Remind



RICS European Leaders
Forum Publication:

Future of Real Estate Valuations
the impact of ESG

Leaders Forum Members

Valuation service providers



Real Estate Finance



Get into real good

Associations



Regulators (observers)



RICS publication – future of real estate valuations: the impact of ESG

- Introduction to sustainability and ESG in property valuation in the EU
- Current state-of-play across Europe
- Valuation process and considerations
- European legislation and developments

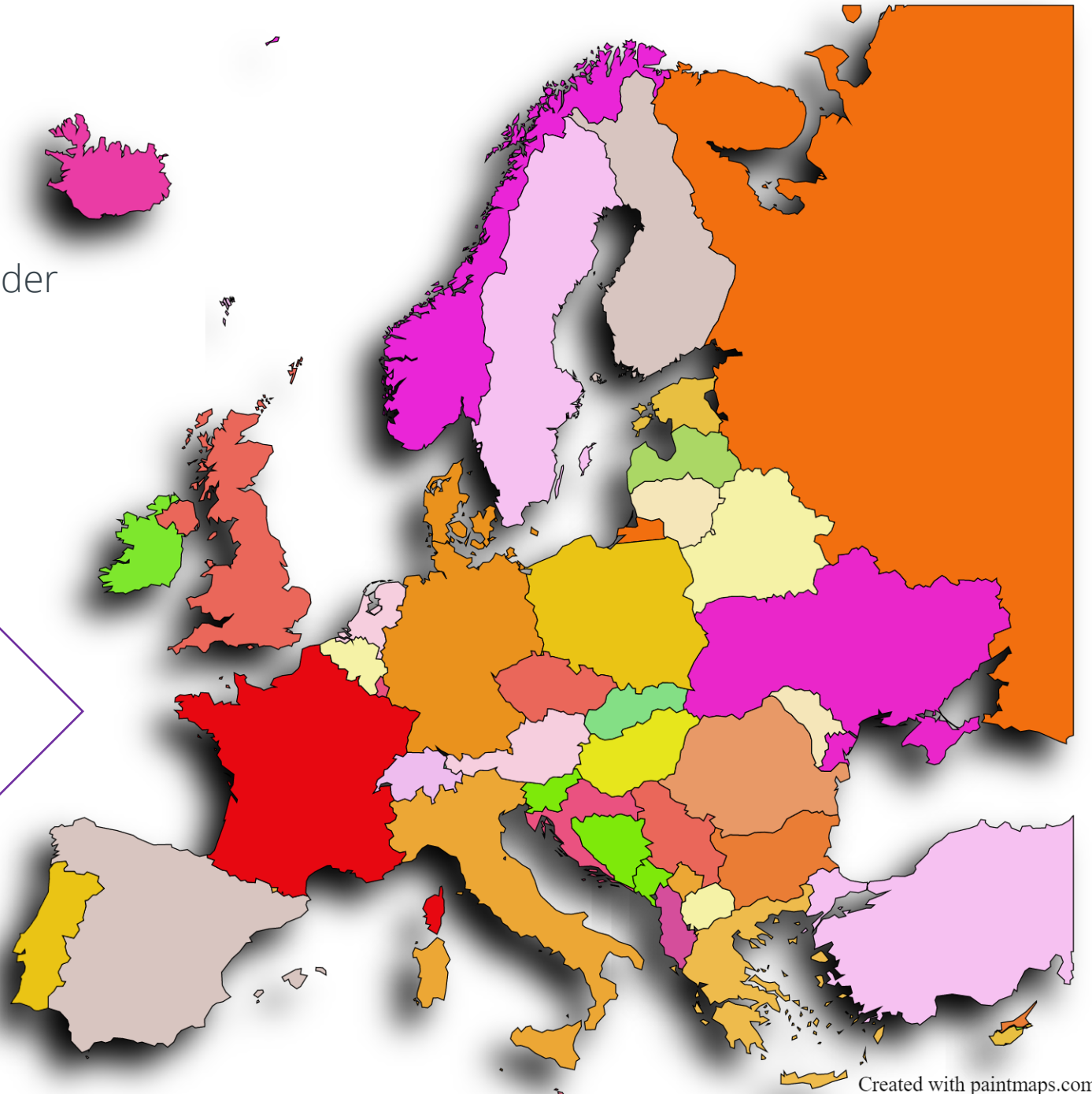


■ National chapters:

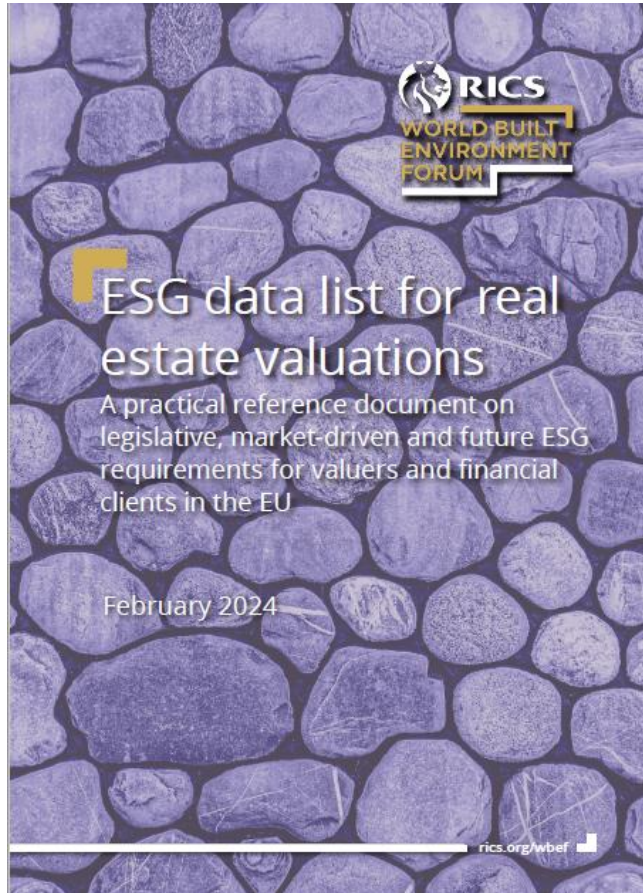
- Specific national legislation
- National market standards
- Legislation and market standards under development
- Required competencies

Featured countries:

- Portugal
- Spain
- Germany
- Netherlands
- Italy
- Greece

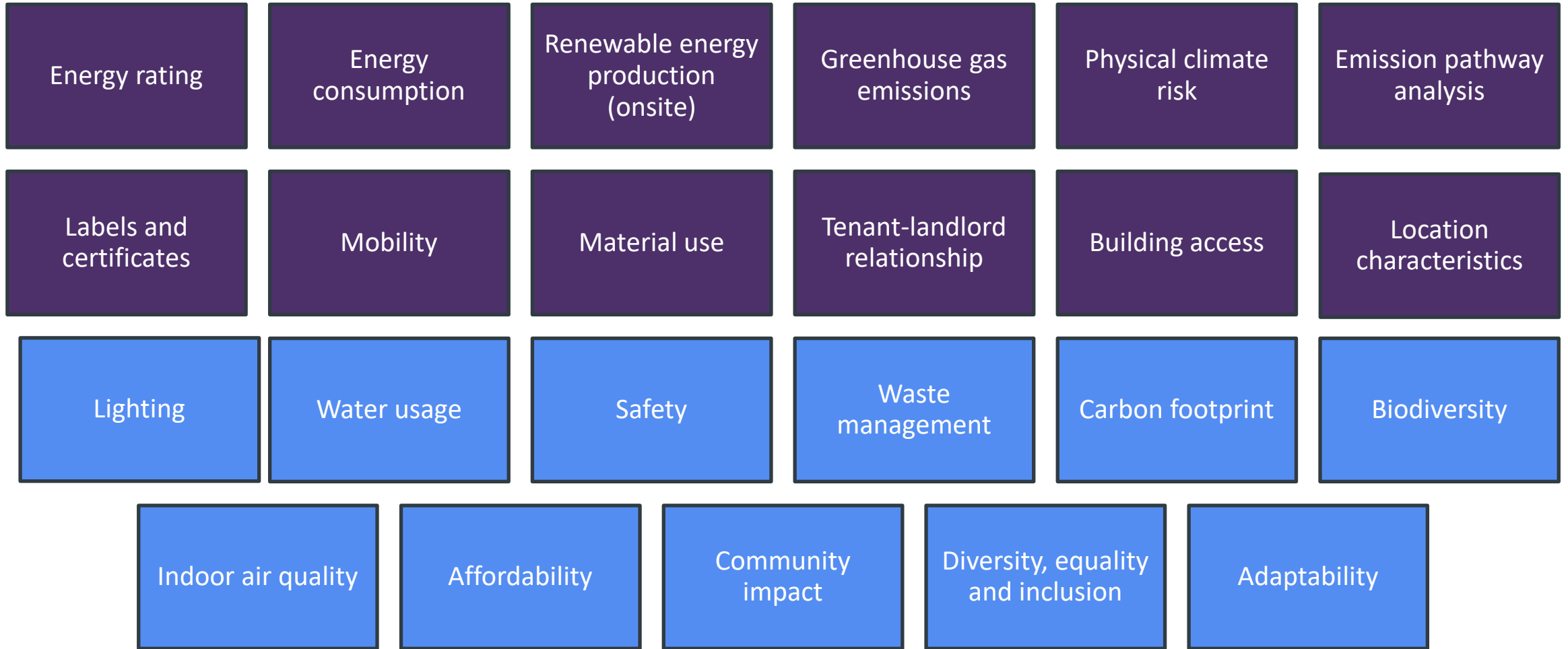


Valuation & ESG Data List – scope & content



- Scope:
 - EU
 - Real Estate
 - Asset level
- Core Data List – 12 indicators
- Future Potential Indicators
- Comply or explain approach
- Data to be captured and analysed
- Unit of measurement
- Recommendations on:
 - Data source
 - Valuation approach
 - Valuation driver

The Indicators



Core indicators



Future potential indicators

	ESG indicator	Data to be captured and analysed	Unit of measurement/indicative performance measure
01	Energy rating	• Energy Performance Certificate (EPC) • Other energy ratings in the market • Any improvements to the building made since the energy rating occurred?	• Energy label (A–G) • kWh/m² • Expiry date of EPC • Yes/no; if yes, please specify
02	Energy consumption	• Primary and final energy consumption • Energy intensity	• kWh/m²/year • kWh/m²
03	Renewable energy production (onsite)	• Method of energy generation • Quantity and specification of renewable energy systems (e.g. solar panels, heat pumps, biomass, wind turbines) • Heating source • Usage	• kWh/m²/year • % of primary/final energy demand met by renewable energy produced onsite • % used on-site versus % delivered back to the grid
04	Labels and certificates	• Green building certification schemes • National-level certificates • BREEAM, LEED, WELL, Fitwel, BOMA360, SHORE This is not an exhaustive list.	• Label/certificate – yes or no; if yes, specify the level • Date of issue and expiry
05	Greenhouse gas emissions	CO ₂ emissions, both excluding and including refrigerant gases, based on real energy consumption	• kgCO₂e/m²/year
06	Emissions pathway analysis	• CRREM pathway analysis • Other pathway analysis (examples include ParisProof in The Netherlands, DGNB SYSTEM for Buildings In Use (or DGNB AWARD 'Climate Positive') in Germany and beyond, BREEAM In-use and UK Net Zero Carbon Buildings Standard) • Benchmark curve • Stranding date • Transition risk	• Whether current property performance is on the pathway and in line with future targets • Decarbonisation capex and updated stranded date

	ESG indicator	Data to be captured and analysed	Unit of measurement/indicative performance measure
07	Physical climate risk	- Climate risk (such as flood, heat, drought, sea level, precipitation) analysis issued by a recognised source (e.g. MSCI, Moodies, R4R) - Mitigation measures already in place?	- Has the client done a study indicating whether the property is subject to climate risk by 2050 (yes/no)? - If no, or not entirely, are the mitigation measures taken into account in the capex budget?
08	Location characteristics	- Local infrastructure (including utilities for its occupants) - Connectivity (e.g. highways, distance from public transport, mass transit services/routes, frequency)	- Amenities in and around the building - Walkability score (how easy it is to reach certain essential places on foot) - Types of buildings in the proximity - Public transport proximity and frequency
09	Mobility	- Number of EV charging points - Bicycle parking spaces for residents/occupiers	- Charging points per FTE/total number of parking spaces - Number of bicycle parking spaces per FTE
10	Building access	Access for people with disabilities	Confirmation of compliance
11	Landlord-tenant relationship	- Tenant activity - Rental contract types - Green leases in place	- Description of current tenants - Contracts and/or green leases in place
12	Material use	Materials used for construction or renovation	% of material by total weight/volume/value % of material certified for their sustainable qualities

Future potential indicator	Description
Waste management	Is there a waste management system to separate waste flows, and are they managed appropriately? Data to be captured can include volumes and type of waste disposed, and non-recycled waste ratio. Units of measurement can include the waste recycling rate, proportion of waste to landfill and cost of waste disposal per annum.
Carbon footprint	Has the property been constructed using low-carbon construction principles? This is linked to whole life carbon assessment and can include embodied, operational and usage carbon.
Biodiversity	Any actions or property attributes that impact, either positively or negatively, on biodiversity. Biodiversity is already mentioned in the Corporate Sustainability Reporting Directive (CSRD) and the EU Taxonomy Environmental Delegated Act (Taxonomy). Data to be captured can include land artificialisation (share of non-vegetated surface area compared to the total surface area of the plots of all assets), activities negatively affecting biodiversity-sensitive areas, use of pesticides, existence of a biodiversity action plan and the approximate area of planting or any roof coverings. Units of measurement can include the percentage of non-vegetated surface (green walls, or open ground land that can be differentiated), presence of bee hives and biodiversity labels. Some biodiversity aspects will be anchored in local laws, whereas other considerations will be market-driven. An important consideration is that the new buildings are not built on greenfield sites, taking into the account the EU Taxonomy 'do no significant harm' criterium for biodiversity.

Appendix B Comparison to INREV guidelines/ESG SDDS

This appendix aligns the data list with the INREV guidelines/ESG SDDS. INREV is the European Association for Investors in Non-Listed Real Estate Vehicles.

The [INREV ESG SDDS \(Standard Data Delivery Sheet\)](#) reporting template is designed to facilitate ESG data exchange and standardise the way ESG KPIs are reported for real estate investment vehicles.

This ESG reporting template covers the ESG KPIs required by the INREV guidelines, as well as recommended ESG KPIs. It contains vehicle- and asset-level data fields and definitions.

	ESG indicator	INREV
01	Energy rating	RG73 Required KPIs: ENV27, 28
02	Energy consumption	RG73 Required KPIs: ENV4, 6, 7
03	Renewable energy production (onsite)	RG73 Required KPIs: ENV8, 9, 10
04	Labels and certificates	RG73 Required KPIs: ENV26 (ESG SDDS identifier: AL9.1) RG78 Recommended KPIs: ENV70, 71 RG78 Recommended KPIs: SOC 11 (ESG SDDS identifier: ESG5.5.2)
05	Greenhouse gas emissions	RG73 Required KPIs: ENV 18, 20, 21 (ESG SDDS identifier: AL4.10, 4.13)
06	Emissions pathway analysis	RG78 Recommended KPIs: ENV47, 48, 49, 50, 51 (ESG SDDS identifier: RAL4.1, 4.2, 4.3)
07	Physical climate risk	RG73 Required KPIs: ENV23 (ESG SDDS identifier: AL6.1) RG78 Recommended KPIs: ENV53
08	Location characteristics	RG78 Recommended KPIs: SOC33, 34, 35 (ESG SDDS identifier: ESG5.5.8, 5.5.8.1, 5.5.9)
09	Mobility	RG78 Recommended KPIs: SOC31, 32 (ESG SDDS identifier: ESG5.5.6, 5.5.7)
10	Building access	
11	Tenant-landlord relationship	RG78 Recommended KPIs: SOC20, 21 (ESG SDDS identifier: ESG5.3.6, 5.3.6.1)
12	Material use	RG78 Recommended KPIs: ENV68 (ESG SDDS identifier: RAL6.14)

Mapping exercise & alignment to continue this year:

- National level: DUPA 2.0

Other industry guidelines:

- EPRA sBPR Recommendations
- Better Buildings Partnership – Sustainability toolkit
- C Change

***The ESG data list is a live document, it will be updated annually.**



Useful Links

MRICS qualification

<https://www.rics.org/uk/join/member-mrics/>

AssocRICS qualification

<https://www.rics.org/uk/join/new-associate-assocrics/>

Pathway Guides and Templates

<https://www.rics.org/uk/apc/pathway-guides>

Recognised qualifications for direct entry

<http://www.rics.org/uk/the-profession/professional-bodies/>

RICS accredited degrees <http://www.ricscourses.org/Course/#>

APC Candidate support

<https://www.rics.org/uk/apc/apc-candidate-support/>

Associate Candidate support

<https://www.rics.org/uk/apc/associate-candidate-support/>

APC Assessment calendar -

https://www.rics.org/Global/RICS_Assessment_Calendar_Scot_Eng_wales_RICS_151216_jf.pdf

A large, stylized, light purple lion head logo is centered in the background. The lion is facing right, with its mane flowing. The entire image has a dark purple background with vertical stripes.

Thank you
