



# THE INSTITUTE OF SURVEYORS (ST. LUCIA) (Inc.)

ISSLU Newsletter - May 2026 - AGM 2026 Issue

## AGM 2026



Mr. Clive Hippolyte - Pres. ISSLU

On Thursday, 7 May 2026, the Institute of Surveyors (St. Lucia) Inc. will convene its Annual General Meeting in accordance with the provisions set out in its governing by-laws. The meeting will be held in the Conference Room of the Ministry of Finance, Financial Complex, Pointe Seraphine, Castries.

The agenda for this year's meeting reflects both the Institute's statutory obligations and its broader strategic priorities. Key matters for consideration include: Legislative Advancement:

- Progress on the Draft Surveyors' Legislation, representing a critical step towards strengthening professional recognition, regulatory oversight, and the standardisation of practice across the sector.
- Stakeholder Engagement: Continued collaboration with the Government of Saint Lucia, the Land Registry, and the Survey Department, with a view to improving coordination and enhancing the efficiency of professional operations.
- Digital Modernisation: Finalisation of plans for a comprehensive redevelopment of the Institute's web platform, aimed at improving institutional visibility, accessibility, and member engagement.
- Strategic Growth: A reassessment of the Institute's strategic direction to ensure alignment with evolving national and regional demands within the surveying and land development industries.

These matters, among others, will form part of the wider deliberations of the meeting.

In addition, the election of officers will be conducted as part of the formal proceedings. The current Executive Council is comprised as follows:

- Clive Hippolyte – President
- Andre P. Mathurin – First Vice President
- Conrad Emmanuel – Honorary Secretary
- Tedburth Theobalds – Public Relations Officer
- Margaret Ann Charles – Treasurer
- Lyn Holsten – Director for Land Surveyors

- Keegan Preville – Director for Valuation Surveyors
- Andy Actie – Director for Quantity Surveyors
- Lotty Prospere - Ordinary Member – Building Surveying Division
- Kersheik Charles - Technician Member – Building Surveying Division
- Jacqueline Trim - Technician Member – Valuation Division

The 2026 Annual General Meeting represents a pivotal opportunity for the Institute to consolidate its progress, reinforce its role within the national development framework, and chart a clear and forward-looking course for the profession. Through legislative advancement, strengthened partnerships, and a commitment to modernisation, the Institute continues to position itself as a central pillar in the responsible management and development of land resources in Saint Lucia.

### REGIONAL STANDARDS TAKE CENTER STAGE: HIGHLIGHTS FROM THE RICS/IPTI SYMPOSIUM

GROS ISLET, SAINT LUCIA – The recent 12th Annual Caribbean Valuation and Construction Conference, hosted at the Harbor Club, marked a pivotal moment for the island's built environment professionals. Organized by the Royal Institution of Chartered Surveyors (RICS) and the International Property



Tax Institute (IPTI), the symposium brought together a powerhouse of international experts, local surveyors, and financial stakeholders to bridge the gap between global standards and Caribbean practice.

The theme of the conference centered on professional evolution in an era of climate volatility and digital transformation. For practitioners in Saint Lucia, the discussions provided a clear roadmap for the future of valuation and project management.

**The Golden Thread:** RICS/IVS Compliance  
A recurring theme throughout the sessions was the non-negotiable shift toward full International Valuation Standards (IVS) and RICS Red Book compliance. As regional banks tighten their risk management protocols, the symposium emphasized that valuation reports must move beyond simple figures.



Today's reports require rigorous technical summation, clear income capitalization methodology, and transparency that can withstand international scrutiny.

Climate Resilience and the "Green" Valuation With Saint Lucia on the front lines of climate change, the conference explored how geodesy and spatial analysis are no longer just for researchers. Experts discussed how factors like coastal erosion, hurricane resilience, and sustainable "green" building materials are beginning to impact property appraisals. Integrating these risks into the valuation process is becoming a standard expectation for the modern surveyor.

### *Modernizing Land Administration*

The symposium showcased the ongoing modernization of land systems across the OECS. The push toward GIS-integrated cadastral surveying was highlighted as a tool to reduce land disputes and streamline the subdivision process. For developers and surveyors, these digital advancements promise to make the planning of residential and commercial projects more precise and efficient.

"The standards we set today are the foundation for the infrastructure of tomorrow. Adhering to IVS is not just about compliance; it is about building regional trust."  
— Symposium Keynote Sentiment

### *The Expert Witness and Dispute Resolution*



As construction projects in the region grow in complexity, the role of the surveyor as an Expert Witness was a major point of interest. Sessions focused on the ethics and professional standards required when providing testimony in construction and valuation disputes, reinforcing the need

for continuous professional development among local practitioners.

### *Looking Ahead*

For the Saint Lucian professional community—including members of the Institute of Surveyors (St. Lucia) Inc.—the message was clear: stay technical, stay compliant, and stay digital. As we look toward the next regional gathering in Jamaica, the takeaways from the Harbor Club remain a vital guide for enhancing the quality of professional services across our "Fair Helen."

## **Ethics in Surveying: Integrity Above Influence**

In Saint Lucia and across the Caribbean, surveyors play a critical role in shaping decisions on land, construction, and finance. Valuation reports influence lending, quantity surveys guide multimillion-dollar projects, and land surveys

define ownership and development. At the centre of all of this lies a single, uncompromising principle: integrity.

Professional frameworks established by the Royal Institution of Chartered Surveyors and the International Valuation Standards Council require that surveyors act with objectivity, independence, and professional competence. These are not optional ideals—they are the standards that give weight and credibility to every report issued.

However, the reality within small, interconnected societies presents unique challenges. Client relationships are often personal, and pressure may arise in subtle ways: a request



to "adjust" a figure, to "assist" with a valuation, or to present numbers that better suit a desired outcome. These requests may appear minor, but their implications are not.

Undervaluation can distort taxation, insurance, and market activity. Overvaluation can expose financial institutions to undue risk and misrepresent the true state of assets or projects. In either case, the surveyor steps away from professional independence and into ethical compromise.

The consequences extend beyond the individual assignment. Financial loss, legal exposure, and reputational damage can follow. More significantly, repeated breaches erode public confidence in the profession itself—something far more difficult to restore than any single report.

The responsibility of the surveyor is therefore clear: to provide an honest, evidence-based opinion, regardless of external influence. This may require resisting pressure, setting firm boundaries, or declining instructions where independence cannot be maintained. Such actions are not obstacles to business—they are the foundation of professional respect.

The Institute of Surveyors of Saint Lucia plays a vital role in reinforcing these standards through guidance, training, and accountability. Yet, ethics cannot rely solely on regulation. It must be embedded in the daily practice and professional identity of every surveyor.

A "favour" in reporting is never just a favour—it is a compromise of truth.

Ultimately, the value of the profession is not measured only by technical expertise, but by the consistency with which its members uphold integrity. In a field where trust is everything, that integrity must remain beyond influence.

# The Need for Certification in the Surveying Professions in Saint Lucia and the Caribbean

## Introduction



Surveyors sit at the core of land ownership, development, and valuation in Saint Lucia and across the Caribbean. As the region grows, so too does the demand for credible, consistent, and accountable professional standards.

***Certification is no longer optional—it is essential.***

### ***Beyond the Traditional Path***

University education, particularly through programmes aligned with the Royal Institution of Chartered Surveyors, remains the recognised foundation of the profession. However, access is limited, and many skilled practitioners acquire expertise through practical experience rather than formal academia.

A single pathway cannot adequately serve a diverse and evolving profession.

### ***Certification as the Benchmark***

Certification provides a structured and reliable measure of competence, combining knowledge, experience, and ethical practice. Modern frameworks recognise multiple routes to qualification, ensuring that practical expertise is assessed and validated rather than overlooked.

### ***Expanding Access, Maintaining Standards***

A resilient profession must widen access without lowering standards. This includes:

Experience-based assessment for seasoned practitioners  
Vocational and technical training as practical entry points  
Online and international certification to bridge geographic limitations

Mentorship and structured training to support professional development

### ***Why It Matters***

Certification strengthens the profession by:

- Protecting the public through competent and accountable practice
- Building investor confidence in valuations and development decisions
- Enabling regional and international mobility
- Reinforcing professional credibility and trust

### ***The Way Forward***

The Institute of Surveyors of Saint Lucia must continue to lead in promoting accessible, structured certification pathways aligned with international standards.

The objective is clear: not to restrict entry, but to elevate it.

## Conclusion

The profession cannot remain informal in a world that demands precision and accountability.

Certification ensures that competence—whether gained through formal education or practical experience—is recognised, measured, and trusted.

The future of surveying in the Caribbean will not be defined by exclusivity, but by a standard that all who are capable can rise to meet.

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***“The price of a survey is cheap compared to the cost of fixing a disaster.”***

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## From Protection to Regulation: Strengthening the Surveying Profession in Saint Lucia

### Introduction

In the modern surveying profession, competence alone is no longer sufficient. Today, credibility is built on two critical pillars: protection and regulation.



In the previous discussion, the importance of Professional Indemnity Insurance (PII) was established as a safeguard against professional risk. However, insurance on its own cannot carry the weight of the profession. It must exist within a structured and enforceable legal framework.

Together, indemnity insurance and proper legislation form the foundation of a resilient, trusted, and internationally aligned surveying profession.

### ***Beyond Protection: The Need for Structure***

Professional Indemnity Insurance protects the surveyor and the client when things go wrong. It ensures that errors, omissions, and professional negligence do not result in financial ruin or uncompensated loss.

But here is the reality—insurance is reactive. It responds after the damage is done.

Legislation, on the other hand, is proactive. It defines:

- Who is qualified to practise
- How services must be delivered
- What standards must be upheld
- How professionals are held accountable

Without legislation, indemnity insurance becomes a safety net beneath an unregulated system.

### ***The Role of Legislative Frameworks***

Globally, strong professions are anchored in law. Organisations such as the Royal Institution of Chartered Surveyors and the International Valuation Standards Council set internationally recognised standards, but these only achieve full authority when supported by national legislation.



### ***A proper legislative framework ensures:***

- *Certification and Licensing* – Only qualified individuals are authorised to practise
- *Registration and Oversight* – Practitioners are monitored and accountable
- *Standards and Ethics* – Professional conduct is clearly defined and enforceable
- *Liability and Insurance* – Indemnity insurance is mandated and properly structured

In this way, legislation gives force to the very protections that indemnity insurance is designed to support.

### ***A Critical Link: Insurance Within Regulation***

Indemnity insurance and legislation are not separate ideas—they are interdependent.

Legislation:

- Mandates the requirement for Professional Indemnity Insurance
- Defines minimum levels of coverage
- Ensures continuous protection, including run-off cover
- Supports enforcement when claims arise

Without legal backing, PII remains a voluntary safeguard. With legislation, it becomes a professional obligation.

### ***The Banking Sector and National Confidence***

Surveyors, particularly valuers, operate at the core of the financial system. Banks depend on their reports to:

- Secure mortgages
- Assess lending risk
- Support investment decisions

Indemnity insurance protects against valuation errors—but legislation ensures that:

- Only certified professionals prepare these reports
- Standardised methodologies are followed
- Accountability is enforceable

This combination is essential for maintaining confidence within the banking sector and the wider economy.

### ***The Saint Lucia Imperative***

In Saint Lucia, elements of both protection and regulation exist, but not yet in a fully integrated or modernised form.

The absence of comprehensive legislation means:

- Indemnity insurance is not uniformly enforced
- Professional standards may vary
- Clients and institutions face uneven levels of protection

As development accelerates and land values rise, these gaps become more than administrative—they become economic risks.

### ***The Way Forward***

To strengthen the profession, Saint Lucia must pursue a unified approach where:

- Professional Indemnity Insurance is mandatory across all surveying disciplines
- Legislation establishes a clear system of certification and registration
- Regulatory bodies are empowered to enforce standards and discipline misconduct
- Surveying practice is aligned with international benchmarks

At the same time, practitioners must take an active role in advocating for these changes.

### ***Conclusion***

If Professional Indemnity Insurance is the shield of the surveying profession, legislation is its backbone.

One protects against failure. The other prevents it from becoming systemic.



Together, they create a profession that is not only skilled, but secure—trusted by clients, respected by institutions, and recognised beyond its borders.

For Saint Lucia, the message is clear: protection without regulation is incomplete, but together, they define a profession ready for the future.