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**FROM DOCUMENTATION CONTROL TO INTEGRITY CONTROL:
LEGAL FOUNDATIONS FOR REGULATING PROFESSIONAL ETHICS IN
LAND MANAGEMENT AND TOPOGRAPHIC AND GEODETIC
ACTIVITIES IN UKRAINE**

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Abstract. *The article substantiates the need to move from a narrow understanding of quality in land management and topographic and geodetic activities as mere compliance of documentation with legal, regulatory and technical requirements to a broader model that encompasses professional integrity, independence, transparency, responsibility to society and the capacity to resist improper client influence. On the basis of a comparative legal analysis of Ukrainian legislation, acts of the International Federation of Surveyors (FIG), the Royal Institution of Chartered Surveyors (RICS), the Council of European Geodetic Surveyors (CLGE), Canada, the Republic of South Africa, Australia, Singapore and related professional codes of the United States, it is*

demonstrated that effective ethics regulation in modern jurisdictions rests not on declarative values, but on a multi-level architecture: clearly formulated duties, conflict-of-interest disclosure mechanisms, continuing professional development, complaint-handling procedures, disciplinary sanctions and public accountability of the profession. It is established that the current Ukrainian control mechanisms mainly verify the form, content, structure and technical parameters of documentation and electronic files, but do not provide adequate tools for detecting concealed conflicts of interest, deliberate distortion of professional judgment, incomplete disclosure of data limitations or fictitious personal supervision by a certified professional. The scientific novelty of the study consists in developing a concept of integrity-sensitive regulation, whose central elements are the statutory introduction of an oath for certified land management engineers and geodetic engineers, breach of oath as a separate disciplinary delict, a mandatory declaration of professional integrity attached to each work product, an ethics module in continuing professional development, an independent disciplinary procedure and a public register of disciplinary practice. The practical significance of the proposed model lies in its capacity to increase trust in land management and geodetic documentation, reduce corruption risks, better protect the rights of landowners and land users, and strengthen the public interest in spatial data governance.

Keywords: *professional ethics; land management; topographic and geodetic activities; oath; professional integrity; conflict of interest; disciplinary liability; foreign experience.*

Relevance of the study. Land management and topographic and geodetic activities belong to those areas of professional practice in which the consequences of error, negligence or lack of integrity extend far beyond the relationship between contractor and client. Land-parcel boundaries, coordinates, areas, spatial restrictions, cadastre information, survey materials and geospatial datasets affect the exercise of ownership rights, taxation, spatial planning, infrastructure projects, environmental protection, litigation, public procurement and post-war reconstruction processes. For

this reason, public trust in the professional judgment of a certified land management engineer or geodetic engineer has institutional, not merely private, significance.

The current Ukrainian quality-control model is primarily oriented toward verifying the compliance of documentation and electronic files with legislative, regulatory and technical requirements. The Law of Ukraine “On Land Management” links certification of land management documentation to confirmation of its compliance with legislation and regulatory legal acts [1]. The Law of Ukraine “On the State Land Cadastre” provides for checking the compliance of an electronic document with existing cadastre information and with requirements for its content, structure and technical characteristics [2]. A similar approach is established for validating materials of the State Cartographic and Geodetic Fund of Ukraine [4]. These mechanisms are necessary, but they describe only one dimension of quality - the formal-legal and technical-procedural dimension.

At the same time, a document may be externally impeccable and nevertheless be the product of a concealed conflict of interest, improper client influence, fictitious personal supervision by a certified professional, failure to disclose accuracy limits or source-data limitations, or, in the extreme case, deliberate distortion of professional judgment. Thus, documentation control is not identical to integrity control. It is precisely at this point that legal regulation of professional ethics becomes necessary as an independent element of the quality-assurance system. Without such an element, public policy in the field of spatial data remains vulnerable to corruption risks and loss of trust in the profession.

Analysis of recent research and publications. In the international discourse, the professional ethics of surveyors has long ceased to be perceived as a purely moral declaration. In Publication No. 17, FIG formulated model ethical principles and expressly called on national professional communities to adapt them to their own regulatory environment [5]. CLGE proposed a framework for European surveyors that combines legality, independence, transparency of remuneration, conflict-of-interest management, professional competence and monitoring mechanisms [7]. RICS has transformed ethics into a mandatory regulatory system for members and firms by

integrating risk management, documentation, responsible use of data and technologies, service to the public interest and disciplinary procedures [6].

The Canadian model combines a code of ethics with complaint-handling and disciplinary procedures within a self-governing professional corporation [8; 9]. Legally mandatory codes or rules of professional conduct operate in Singapore, the Republic of South Africa, Australia and a number of U.S. jurisdictions [10-13]. For related geospatial disciplines, ethical standards are detailed in NSPS and ASPRS instruments, with a separate emphasis on responsibility to society, honesty in professional testimony, the inadmissibility of unfair competition and proper handling of data [14; 15]. In the scholarly works of FAO, J. Plimmer, S. Sayce, Y. Adler, M. Benhamu and D. Foster, the professional ethics of the land management professional and the surveyor is considered as a form of social contract through which the profession obtains social legitimacy [16-19].

By contrast, in the domestic regulatory field, the ethical dimension of the profession remains fragmented. The main focus is placed on certification, compliance with technical standards, procedures for developing documentation, cadastre maintenance and the consequences of violating special rules [1-4]. A comprehensive model that would link the oath, code of ethics, conflict of interest, duty of professional independence, ethics training, disciplinary procedure and public accountability of certified professionals has not yet been properly formed.

Purpose and objectives of the study. The purpose of the study is to provide a scientific substantiation of a legal model for regulating professional ethics in land management and topographic and geodetic activities in Ukraine on the basis of a critical analysis of foreign experience. To achieve this purpose, the following objectives were set: 1) to identify the limits of the current Ukrainian quality-control model; 2) to systematize key international and national foreign approaches to the ethical regulation of the activities of land management professionals and surveyors; 3) to substantiate the expediency of introducing an oath of the certified professional as a legal institution; 4) to propose a multi-level normative and institutional architecture of

liability for breaches of professional ethics; 5) to formulate practical legislative proposals for implementing this architecture in Ukraine.

Materials and methods of the study. The empirical basis of the study consisted of current legislative acts of Ukraine, official documents of FIG, RICS, CLGE, Canada Lands Surveyors, the South African Geomatics Council, BOSSI (New South Wales), the Singapore land surveyors regime, the professional codes of NSPS and ASPRS, and analytical and scholarly works on ethics in land use and spatial data [1-20]. The study applied the comparative legal method - to compare regulatory models in different jurisdictions; the formal legal method - to interpret the content of Ukrainian legal norms; institutional and functional analysis - to assess the relationship between professional self-regulation and state oversight; legal modelling - to construct proposals concerning the oath, declaration of professional integrity, disciplinary procedure and register of disciplinary practice; and systems analysis - to substantiate the proposition that quality in this field consists of at least three interconnected components: legality, technical reliability and ethical integrity.

Results and discussion.

1. The current Ukrainian model: documentation control without full-fledged integrity control

The analysis conducted shows that the current Ukrainian control mechanisms in land management and topographic and geodetic activities are built mainly around verification of the finished result as a document or electronic file. In land management, a certified land management engineer certifies documentation with a signature, seal and/or qualified electronic signature, confirming its compliance with legislation and regulatory legal acts [1]. In the cadastre sphere, an official and automated services check the compliance of an electronic document with existing cadastre information and technical requirements [2]. In topographic and geodetic activities, validation of fund materials is also oriented toward content, structure and technical characteristics [4]. The powers of self-regulatory organizations in land management are focused on controlling compliance with regulatory legal acts and the quality of documentation [1].

This model is logically consistent with the task of formal control, but it has a fundamental limit. It does not answer whether a professional opinion was formed independently, whether the professional disclosed a conflict of interest, whether proper personal professional supervision over the work of executors was actually exercised, whether the client and the public authority were informed of material accuracy limitations, whether the document was prepared under improper pressure, or whether it was signed formally without real control over the process. In other words, the current system works with the document as an object of verification, but almost does not work with professional conduct as the process that precedes the appearance of the document.

For purposes of proper regulation, it is advisable to distinguish three levels of quality. The first level is normative correctness, that is, compliance of the document with the requirements of the law, subordinate legislation, standards and formats. The second level is technical reliability, that is, reliability of measurements, correctness of methodology, completeness of source data, reproducibility of the result and proper documentation of the process. The third level is ethical integrity, that is, honesty, independence, truthfulness of testimony, proper disclosure of conflicts of interest and refusal of improper influence. While the first two levels can be partially assessed through documentary examination, the third level requires separate legal mechanisms: an oath, a code, declarations, complaint-handling procedures and sanctions. It is precisely this third level that is currently the least developed (Table 1).

Table 1. Current Ukrainian control mechanisms and their ethical blind spots

Control instrument	What is verified	What is not adequately verified	Regulatory conclusion
Certification of land management documentation by a certified engineer [1]	Compliance with legislation and regulatory legal acts; formal responsibility of the signatory	Concealed conflict of interest; actual scope of personal supervision; bad-faith influence of the client; deliberate concealment of data limitations	A signature alone does not prove the integrity of the document preparation process

Verification of an electronic document in the State Land Cadastre [2]	Consistency with cadastre information; content, structure and technical characteristics of the electronic document	Independence of professional judgment; truthfulness of fieldwork; proper disclosure of errors and assumptions	Automated or registration validation does not replace an ethical audit
Validation of materials of the State Cartographic and Geodetic Fund [4]	Content, structure and technical characteristics of materials and data	Good faith of the data source; hidden remuneration; misuse of access to spatial information	Technical compliance does not cover behavioural violations
Control by self-regulatory organizations over documentation quality and compliance with regulatory acts [1]	Compliance with norms, rules and standards; internal certification and organizational requirements	A single, legally mandatory ethical standard; formalized conflict-of-interest disclosure; public disciplinary practice	The ethical component of control must be expressly enshrined in legislation

Note: developed by A.H. Martyn.

2. Foreign experience: from model principles to procedurally secured ethics

Foreign experience shows that ethical regulation in the field of spatial professions develops through several models that do not contradict, but rather complement one another (Table 2). The first model is principle-based and framework-oriented. FIG defines the minimum that should be expected of a professional surveyor: service to society, honesty, work within the limits of competence, proper use of expertise for stewardship of resources and support for the profession [5]. CLGE, developing the European dimension, emphasizes independence, objectivity, conflicts of interest, transparency of remuneration, insurance coverage, professional competence and monitoring of code compliance [7]. This model forms the normative framework of values.

The second model is procedurally secured professional self-regulation. It is implemented most consistently in RICS and in the Canadian Canada Lands Surveyors regime. The RICS Rules of Conduct combine requirements of honesty, competence,

documentation, risk management, proper handling of data and technologies, as well as the duty to act in the public interest and to report suspected wrongdoing [6]. In addition to the code itself, the Canadian system institutionalizes a Complaints Committee and a Discipline Committee, which gives ethical norms procedural effectiveness [8; 9]. What matters here is not only which values are proclaimed, but also that there is a predictable mechanism for their enforcement.

The third model is the public-law or licensing consolidation of ethics. In Singapore, the code of professional conduct and ethics operates as subsidiary legislation within the Land Surveyors Act system [10]. In the Republic of South Africa and in Australia, ethical standards are integrated into the activities of registration and oversight bodies [11; 12]. The experience of BOSSI (New South Wales) is illustrative: ethical requirements are directly linked to professional responsibility to the public, and ethical declarations for specific professional acts have been introduced in administrative practice. In Texas, ethics is placed in a separate mandatory component of continuing professional education, which effectively recognizes it not as a peripheral but as a central competence of the licensed land surveyor [13].

The institution of the oath deserves separate attention. Comparative European CLGE materials show that in Austria, after fulfilling educational, practical and examination requirements, a person must take an oath, after which the person is officially authorized to carry out professional activities; independence, impartiality and professional secrecy are linked to the oath [20]. This experience is important because the oath is regarded not as a solemn formality, but as a legal mechanism for personalizing the public responsibility of the professional.

Table 2. Key models of ethical regulation in foreign practice

Jurisdiction / institution	Status of ethics regulation	Key elements	Conclusion for Ukraine
FIG [5]	Model international principles	Service to society; honesty; competence; stewardship of resources; adaptation to the national context	The national system should rely on universal values while being embedded in domestic law
CLGE [7]	European framework code	Independence; transparency of	A combination of ethics, professional

		remuneration; avoidance of conflicts of interest; CPD; compliance monitoring	independence and disciplinary communication is needed
RICS [6]	Mandatory rules for members and firms	Public interest; documentation; risk management; data and technologies; whistleblowing; sanctions	Ethics should be procedural, verifiable and sanctionable
Canada Lands Surveyors [8; 9]	Code within the regulatory system of the profession	Personal supervision; honesty; confidentiality; conflicts of interest; complaints and discipline committees	The code must operate together with a proper complaint-handling procedure
Singapore [10]	Mandatory rules under legislation	Professional conduct as a legal duty, not an optional standard	Ethical provisions can be directly integrated into the licensing regulatory regime
South Africa / BOSSI / Texas [11-13]	Mixed public-law and professional regimes	Public responsibility; ethical declarations; mandatory ethics training	Ukraine needs integrity declarations and a separate ethics component in continuing professional development
Austria [20]	Professional oath as a condition for acquiring status	Official authorization after taking the oath; independence; impartiality; secrecy	The oath can become the nodal element of personal professional responsibility

Note: author's elaboration based on a synthesis of [5-13, 20].

3. The oath as a legal institution of professional responsibility

The taking of an oath by certified land management engineers and geodetic engineers should be regarded as a central element of a new ethical order in the profession. The oath performs at least five functions. First, it normatively reconfigures professional loyalty: the professional acts not only in the client's interest, but within the law and with regard to the rights of third parties and the public interest. Second, the oath personalizes responsibility because it links professional status with a personal public commitment. Third, it creates a clear benchmark for disciplinary assessment of conduct. Fourth, the oath has a preventive effect by shaping professional identity and a culture of self-control. Fifth, it communicates to society that the state and the professional community expect from a certified professional not only technical skill, but also personal integrity.

It is important to emphasize that the oath should not replace the code of ethics, examination of documentation or special types of legal liability. Its function is different: to create a normative core around which the code, complaint-handling procedure, list of disciplinary offences, ethics training and register of disciplinary decisions are built. Without this, the oath would become a decorative text. By contrast, with proper legislative design, it can become the currently missing link between professional honour and legal responsibility.

The proposed basic text of the oath may be formulated as follows: “I, (name and surname), solemnly swear, in my activity as a land management engineer, to adhere to the principles of impartiality, accuracy and independence, to follow the rules of professional ethics, to perform land management surveys honestly and conscientiously, and to establish boundaries responsibly. I undertake to serve society and the profession with honesty and dignity, preserving confidentiality and avoiding conflicts of interest, and to ensure the protection of land as the principal national wealth of the Ukrainian people. I undertake to strictly comply with the legislation of Ukraine and to be faithful to the oath.”

The legal significance of the oath should be reinforced by a direct statutory provision that a gross or repeated breach of the oath constitutes an independent ground for disciplinary liability and, in certain cases, for temporary suspension or revocation of the certificate. At the same time, breach of the oath should not be equated with any technical inaccuracy. It concerns primarily deliberate distortion of professional judgment, concealment of a conflict of interest, signing a document without proper personal control, falsification or substitution of data, acceptance of hidden remuneration, failure to disclose material limitations of the result, as well as failure to refuse an unlawful demand of a client or public official.

4. The concept of integrity-sensitive regulation

On the basis of the analysis conducted, it is proposed to move from a control model focused primarily on the document to a model of integrity-sensitive regulation. Its basic idea is that law should assess not only whether the result complies with the established format, but also the honesty, independence and transparency of the

professional process that produced that result. Such a model does not abolish technical examination and does not diminish the importance of standards; on the contrary, it adds a second axis of control to them - an ethical one (Table 3).

The first element of this model should be a framework Code of Professional Ethics for certified land management engineers and geodetic engineers, mandatory for all certificate holders. Its core should include: the priority of the public interest in cases where a professional decision affects the rights of third parties, cadastre records, public data or judicial proceedings; the requirement of professional independence; prohibition of concealed conflicts of interest and double remuneration; the duty to work only within the limits of competence; the duty of proper documentation; the obligation to disclose material limitations of accuracy, data provenance, the use of automated tools, geoinformation processing or artificial intelligence; the duty to respect confidential and personal information; and the duty to refuse participation in a knowingly bad-faith project.

The second element should be a mandatory Declaration of Professional Integrity attached to each work product in paper or electronic form. Unlike the general oath, the declaration of integrity is a situational instrument and records the circumstances of a specific project. In it, the professional should confirm: 1) that the work was performed personally or under real professional supervision; 2) that there is no undisclosed conflict of interest; 3) that material limitations of source data, accuracy or methodology have been disclosed to the client and, where necessary, to the relevant authority; 4) that there was no improper influence on professional judgment; 5) that the spatial data used were obtained and applied lawfully. This institution is highly promising for Ukraine because it transfers ethics from the plane of abstraction to the plane of a fixed procedural attestation.

The third element should be mandatory disclosure of a “Conflict of Interest”. In land and geodetic processes, a conflict of interest is often not obvious: family or corporate ties with the applicant, dependence on a subcontractor, simultaneous representation of parties with opposing interests, or participation in the formation of source data that are later checked by the same professional. Legislation should require

not only avoidance of conflicts (Article 28 of the Law of Ukraine “On Land Management”), but also their written disclosure and, in certain cases, recusal. These rules should be particularly strict for expert, arbitral, valuation and judicial land management and geodetic opinions.

The fourth element should be an “Ethics Module in the Continuing Professional Development System” and, where possible, a separate block in the qualification examination. The experience of Texas, where mandatory ethics hours are provided for licensed land surveyors, shows that competence in professional ethics can and should be assessed on an equal footing with technical knowledge [13]. For Ukraine, it is advisable to establish a minimum share of ethics training in each continuing professional development cycle, with emphasis on conflicts of interest, professional independence, ethical aspects of digital data, the evidentiary value of geospatial materials and standards of professional testimony.

The fifth element should be the duty to “Refuse an unlawful or bad-faith assignment and to report gross pressure, falsification or unauthorized practice”. In international codes, this logic is implemented through the principle of service to the public interest and reporting of violations [6; 8]. For Ukraine, this is especially important in the context of land disputes, boundary changes, cadastral errors, urban-planning decisions and territorial reconstruction, where the risk of pressure on the professional is objectively high.

Table 3. Proposed architecture for regulating professional ethics in Ukraine

Element of the model	Regulatory anchoring	Implementation actor	Expected effect
Oath of the certified land management engineer and geodetic engineer	Laws of Ukraine “On Land Management” and “On Topographic, Geodetic and Cartographic Activity”	Legislator; qualification commissions; authorized body	Personalization of public responsibility and a clear ethical standard for disciplinary assessment
Mandatory Code of Professional Ethics	Framework provisions in law + detailing in subordinate legislation and SRO acts	Central executive authority, SROs, professional chambers, public council	Uniform rules of conduct for the entire profession

Element of the model	Regulatory anchoring	Implementation actor	Expected effect
Declaration of Professional Integrity attached to each work product	Subordinate act with a standard form; mandatory integration into electronic services	Certified professional; register administrator; client	Recording the integrity of a specific project and facilitating proof of violations
Written disclosure of conflicts of interest and recusal	Direct provisions of the law and the code	Professional; SRO; disciplinary chamber	Reducing the risk of biased professional judgment
Ethics module in continuing professional development and/or examination	Qualification requirements and CPD programmes	Education providers; qualification commissions; SROs	Formation of practical ethical competence
Independent disciplinary procedure	Separate chapter in a law or model regulation	Disciplinary chamber: professional representatives, lawyer, representative of the public interest	Fair complaint handling and increased trust in the profession
Public register of disciplinary practice	Subordinate act on maintaining the register	Authorized body / SRO	Prevention of repeated violations, consistency of practice and educational effect for the profession
Digital traceability - metadata on supervision, sources, limitations and automated processing	Technical regulations for electronic documents and geodata	Service developers, cadastre administrators, professional contractors	Transition from a formal file to a transparent and reproducible professional process

Note: developed by A. Martyn.

5. Liability for breach of oath: principles, elements of the offence and sanctions

The key applied problem is not the formulation of appealing ethical principles, but how to transform them into genuinely operative law. To this end, breach of oath must be constructed as a separate disciplinary delict. At the same time, the legislator must clearly distinguish: a) an ordinary technical error that is corrected through verification, examination or defect-remedy procedures; b) gross professional negligence or reckless disregard of obvious risks; and c) an intentional act lacking integrity that is incompatible with the status of a certified professional. The last group constitutes the essence of breach of oath.

The elements of breach of oath should include: certifying a document or plan without personal conviction as to its reliability or without proper professional

supervision; concealing an actual or potential conflict of interest; knowingly entering false information about boundaries, area, coordinates, restrictions, data sources or methodology; accepting hidden remuneration; using another person's results without proper verification; failing to disclose material errors or limitations; breaching confidentiality; failing to refuse a knowingly unlawful assignment; obstructing an inspection or destroying professional records. Where signs of a criminal offence are present, disciplinary proceedings do not preclude referral of materials to law-enforcement authorities.

Sanctions must be proportionate and graduated. For less serious violations, remarks, warnings, mandatory repeat ethics training, supervised mentoring or temporary restriction of the right to sign certain types of work are appropriate. For gross and repeated violations - disciplinary monetary penalties, temporary suspension of the certificate, revocation of the certificate, and prohibition on membership in qualification or disciplinary bodies for a specified period. At the same time, the system should contain not only a punitive but also a restorative component: after the period of suspension expires, return to the profession may be possible subject to completion of a special professional rehabilitation programme.

Procedural fairness is of particular importance. A disciplinary chamber cannot consist solely of professional peers; otherwise, the risk of corporate solidarity increases or, conversely, ethical instruments may be used as a means of competition. The optimal model is a mixed one: professional members, a lawyer with experience in disciplinary procedures, a representative of the public interest and, in complex technical cases, an independent expert. Decisions must be reasoned, subject to appeal and, in anonymized or open form depending on the gravity of the case, published in the register of disciplinary practice. It is the publicity of decisions that moves ethical requirements from the realm of informal morality into the realm of predictable law (Table 4).

4. Indicative matrix of breaches of oath and professional-ethical sanctions

Type of violation	Typical manifestation	Basic response	Enhanced response in cases of grossness / repetition
Undisclosed conflict of interest	The professional acts in relation to a project	Warning; mandatory ethics training; entry	Temporary suspension of the certificate;

Type of violation	Typical manifestation	Basic response	Enhanced response in cases of grossness / repetition
	in which there is a personal, family or corporate interest	of the decision in the register	prohibition on expert or arbitral assignments
Signature without proper personal supervision	Certification of a document, plan or report prepared without real professional supervision	Disciplinary monetary penalty; supervised mentoring; temporary restriction of signing authority	Suspension or revocation of the certificate
Deliberate distortion of data	Falsification of coordinates, areas, boundaries, data sources, accuracy or methodology	Immediate removal from practice during consideration; referral of materials to law-enforcement authorities	Revocation of the certificate; long-term prohibition on re-certification
Failure to disclose material limitations of the result	Concealment of errors, gaps in source data, interpretation risks or automated processing	Warning; correction of the document; additional training	Suspension of the certificate if concealment caused material consequences
Hidden remuneration or improper influence	Receiving payment from a third party; performing an assignment under improper pressure	Severe reprimand; temporary suspension of the certificate; notification of the client/authority	Revocation of the certificate and referral of materials to law-enforcement authorities
Breach of confidentiality and unlawful use of data	Transfer or use of spatial data contrary to law or professional secrecy	Warning or penalty; mandatory training in data governance	Suspension of the certificate; restriction of access to certain categories of work

Note: developed by A. Martyn.

6. Legislative steps for Ukraine

For practical implementation of the proposed model, it is advisable to amend at least two sectoral laws - “On Land Management” and “On Topographic, Geodetic and Cartographic Activity” [1; 3]. These acts should: 1) establish the obligation to take an oath when obtaining a certificate; 2) define general principles of professional ethics; 3) provide for the duty to submit a declaration of professional integrity; 4) establish the duty to disclose conflicts of interest and grounds for recusal; 5) classify gross or repeated breach of the oath and the code of ethics as grounds for disciplinary liability and, under defined conditions, revocation of the certificate; 6) authorize the relevant body and the professional community to approve subordinate acts on the code, the

complaint-handling procedure, maintenance of the register of disciplinary practice and ethics training programmes.

It is also advisable to synchronize this reform with the digitalization of administrative procedures. Electronic documents in land management and geodesy may contain mandatory metadata on the author, date, stages of professional supervision, source data used, level of automated processing, disclosed limitations and the fact that a declaration of integrity has been submitted. This approach creates an opportunity for risk-based oversight: analysis of recurring anomalies, suspicious patterns, an unusually large number of signed works, conflict-related overlaps among project participants, or systematic underestimation of errors. In other words, ethics must be embedded not only in the text of the law, but also in the design of the digital process.

It is important that the reform not be reduced to another formal requirement. If the oath, code and declarations are not accompanied by real procedures, they will merely increase regulatory noise. By contrast, a well-designed system can reduce the bureaucratic burden: some disputes and risks will be prevented in advance through transparency of conflicts of interest, personal responsibility and predictable disciplinary practice. Thus, the introduction of professional ethics is not a moral add-on to technical regulation, but an instrument of its effectiveness.

Conclusions and prospects for further research.

1. It has been established that the current Ukrainian control system in land management and topographic and geodetic activities is focused primarily on verifying the compliance of documentation with legislative, regulatory and technical requirements. This approach is necessary, but it does not exhaust the content of quality because it hardly allows detection of concealed conflicts of interest, deliberate distortion of professional judgment, improper influence or fictitious professional supervision [1-4].

2. The comparative analysis of foreign experience has shown that in leading international and national models, ethics functions as an institutionally secured system that includes not only principles, but also specific duties, conflict-of-interest disclosure

procedures, continuing professional development, complaint handling, disciplinary sanctions and public accountability of the profession [5-13; 16-20].

3. The expediency of statutorily introducing an oath for certified land management engineers and geodetic engineers has been substantiated. The oath should be regarded as a legal institution that personalizes the public responsibility of the professional, forms a standard of proper conduct and serves as a basis for disciplinary assessment of gross or repeated violations.

4. A model of integrity-sensitive regulation has been proposed. It consists of the following elements: an oath; a mandatory code of professional ethics; a declaration of professional integrity attached to each work product; written disclosure of conflicts of interest; an ethics module in continuing professional development; a duty to refuse an unlawful assignment and to report serious violations; an independent disciplinary procedure; a public register of disciplinary practice; and digital traceability of the professional process.

5. The practical significance of the study lies in the fact that the proposed model may be used as a conceptual basis for updating Ukraine's sectoral legislation, continuing professional development programmes, standards of self-regulatory organizations and digital services in the field of spatial data. Prospects for further research are related to the development of draft legislative amendments, a model of disciplinary proceedings, standard forms of declarations of integrity, and methodologies for risk-based detection of ethical violations in digital cadastral and geodetic systems.

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**ВІД КОНТРОЛЮ ДОКУМЕНТАЦІЇ ДО КОНТРОЛЮ
ДОБРОЧЕСНОСТІ: ПРАВОВІ ЗАСАДИ РЕГУЛЮВАННЯ**

ПРОФЕСІЙНОЇ ЕТИКИ У СФЕРІ ЗЕМЛЕУСТРОЮ ТА ТОПОГРАФО-ГЕОДЕЗИЧНОЇ ДІЯЛЬНОСТІ В УКРАЇНІ

Анотація. У статті обґрунтовано необхідність переходу від вузького розуміння якості робіт у сфері землеустрою та топографо-геодезичної діяльності як лише відповідності документації вимогам законодавства, нормам, правилам і технічним характеристикам до ширшої моделі, що охоплює професійну доброчесність, незалежність, прозорість, відповідальність перед суспільством і здатність протидіяти неправомірному впливу замовника. На основі порівняльно-правового аналізу українського законодавства, актів Міжнародної федерації геодезистів (FIG), Королівського інституту дипломованих оцінювачів (RICS), Ради європейських геодезистів (CLGE), Канади, Південно-Африканської Республіки, Австралії, Сінгапуру та суміжних професійних кодексів США доведено, що ефективне етичне регулювання у сучасних юрисдикціях спирається не на декларативні цінності, а на багаторівневу архітектуру: чітко сформульовані обов'язки, механізми розкриття конфлікту інтересів, безперервний професійний розвиток, процедури розгляду скарг, дисциплінарні санкції та публічну підзвітність професії. Встановлено, що чинні українські механізми контролю переважно верифікують форму, зміст, структуру і технічні параметри документації та електронних файлів, але не дають належних інструментів для виявлення прихованого конфлікту інтересів, свідомого викривлення професійного судження, неповного розкриття обмежень даних або фіктивного особистого контролю сертифікованого фахівця. Наукова новизна дослідження полягає у розробленні концепції регулювання, чутливого до доброчесності, центральними елементами якої є законодавче запровадження присяги сертифікованого інженера-землевпорядника та інженера-геодезиста, інститут порушення присяги як окремого дисциплінарного делікту, обов'язкова декларація професійної доброчесності до кожного результату робіт, етичний модуль підвищення кваліфікації, незалежна дисциплінарна процедура та публічний реєстр дисциплінарної практики. Практична значущість запропонованої моделі

полягає у можливості підвищення довіри до землевпорядної і геодезичної документації, зменшення корупційних ризиків, кращого захисту прав власників і користувачів земель, а також зміцнення публічного інтересу в управлінні просторовими даними.

Ключові слова: *професійна етика; землеустрій; топографо-геодезична діяльність; присяга; професійна доброчесність; конфлікт інтересів; дисциплінарна відповідальність; зарубіжний досвід.*