



ARCHITECTS' COUNCIL OF EUROPE  
CONSEIL DES ARCHITECTES D'EUROPE

## RESOLUTION AGAINST “PRICE DUMPING”

### ADOPTED BY UNANIMOUS VOTE OF THE

### ACE GENERAL ASSEMBLY AT LUXEMBURG, 18 NOVEMBER 2005

The Architects Council of Europe,

as the representative organisation of the national registration and professional architects organisations of the twenty-five European Union (EU) Member States and most Candidate Countries as well as Norway and Switzerland;

thus representing about 450,000 European architects;

considering the responsibility of the architect for the quality of the built environment;

given the detrimental effect of “price dumping” on the overall quality of the delivery of architectural services and hence on the quality of the built environment;

recalling the importance that the European Council has assigned to the promotion of architectural quality in Europe in its resolution of the 12<sup>th</sup> February 2001 (2001/C73/04);

in view of the impact of the quality of planning and building on sustainable and cultural development as a precondition for the quality of life for EU citizens;

Considering that a building has an impact on the environment for a very long period and that a well designed building will make a major contribution to the realisation of the aims included in the Kyoto treaty;

Considering that a building must guarantee the necessary safety for the clients and end-users; not only in terms of stability of the building but also with regard to fire safety, protection against burglary, vandalism and even terrorism;

Considering that an architect is the most appropriate person to design a building that complies with the needs of the customer and society;

Considering that, by means of the use of an optimal concept and architectural solution major economic advantages (savings) in the construction and maintenance of buildings can be achieved together with providing significant added value for the quality of the living environment and cultural heritage;

Considering that the costs covering the services of the architect represent only a minor part of the total cost of the building for the customer and society during the life of that building;

in seeking to ensure that clients and end-users are delivered of a quality result when using architectural services;

---

#### SECRÉTARIAT GÉNÉRAL

Conseil des Architectes d'Europe AISBL  
Rue Paul Emile Janson, 29 B-1050 Bruxelles  
Tel. : +32 (0) 2 543 11 40 Fax : +32 (0) 2 543 11 41  
E-mail: [info@ace-cae.org](mailto:info@ace-cae.org) Website: [www.ace-cae.org](http://www.ace-cae.org)

---

**urges** the EU Member States to fight “price dumping” in the sector of architectural services, by establishing legal instruments that guarantee that contract award decisions are not based on price only but on quality based criteria;

**calls** on its Member Organisations to use all legal means to prevent “price dumping” by architects;

**Warns** architects against participation in negotiations on architectural contracts that do not include professional competence, the quality of the work to be carried out and that of the service proposed, as predominant criteria for selection.

Luxemburg, 18<sup>th</sup> November 2005