

# Applying for a special division - accelerated division of parcels in areas with a highly accurate cadastre

You want to have your parcel divided and need the result as quickly as possible? Then you can check whether a special division is possible.

## Competent Department

- [Landesamt GeoInformation Bremen](#)
- [Öffentlich bestellter Vermessungsingenieur Sebastian Horst](#)
- [Öffentlich bestellter Vermessungsingenieur Ulrich Eckardt](#)
- [Öffentlich bestellter Vermessungsingenieur Henning Schaefer](#)
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## Basic information

First, GeoInformation Bremen checks whether the conditions for a segregation are met. If this is the case, the parcel is divided in the real estate cadastre without local surveying. A deed is drawn up showing the course of the boundary, and the parties involved are notified of this. The new boundary points will be marked on the spot at a later date. The boundary points are permanently marked by boundary stones, plastic marks, chisel crosses or similar. A record is also made of the subsequent local marking of the boundary points, which is referred to as "demarcation", and the parties involved are notified of this.

## Requirements

- The parcel concerned is located in the municipality of Bremen.
- Commissioning only by owners, purchasers, heritable building owners or notaries.
- Highly accurate and reliable coordinates are available in the real estate cadastre for all boundary points of the parcel.

Note: Highly accurate and reliable coordinates are produced as a result of real estate surveys since about 2004.

Note: Specialization is a special form of decomposition, it is subject to special conditions. There is no legal right to carry out a special division.

## Procedure

1. Written order (also via internet, e-mail or fax) by client possible.
2. Verification by the State Office GeoInformation Bremen, whether the requirements for a separation are met.
3. Separation (division without local surveying) of the parcel in the real estate cadastre.
4. Preparation of a record of the new boundary line.
5. Notification of all parties involved by sending a copy of the minutes.
6. Sending notifications about changes in the real estate cadastre. Sending the extracts from the Real Estate Cadastre required for the land parcel depreciation. Sending the notice on the costs of the special division.
7. At a later date (within three years), GeoInformation Bremen marks the new boundary points.
8. Notification of the boundary date by GeoInformation Bremen.
9. Execution of the demarcation of the new boundary points.
10. Preparation of a record of the demarcation.
11. Notification of all parties not present by sending copies of the minutes of the boundary appointment.
12. Sending the notice of costs for the demarcation.

## Legal bases

- [Gesetz über die Landesvermessung und das Liegenschaftskataster \(Vermessungs- und Katastergesetz\)](#)

- [Fachliche Weisung Erhebung von Geobasisdaten durch Liegenschaftsvermessungen \(FW LiegVerm\) vom 3. Juni 2019 , zuletzt geändert durch Verfügung vom 25. Oktober 2020](#)
- [Kostenverordnung für das amtliche Vermessungswesen und die Gutachterausschüsse für Grundstückswerte nach dem Baugesetzbuch \(VermWertKostV\)](#)

## **More information**

The costs for the respective individual case can be requested from GeoInformation.

Note: Costs are charged depending on the size of the newly formed parcels, the standard land value and the number of boundary points to be demarcated. The costs of a special survey plus a later demarcation are slightly higher than those of a decomposition survey with immediate demarcation.

Order form: Please check the box "Dismemberment survey" and note the request for separation under "Other".

Indication of the parcel concerned: Name of street and house number or cadastral designation, i.e. parcel and land parcel.

Indication of the desired course of the new boundaries: Naming of geometrical conditions, e.g. parallel distance, perpendicularity etc. to existing boundaries or buildings. Naming of target areas.

Note: Building law conditions, e.g. distance areas, are not checked by GeoInformation!

## **What deadlines must be paid attention to?**

1 month after notification of the results of the specialisation or after the new borders have been marked.

## **How long does it take to process**

Approx. 3 weeks after receipt of order for the special

Approx. 7 weeks after completion of the process, usually no later than 7 weeks after receipt of the order