

# 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
- Öffentlich bestellter Vermessungsingenieur Jan Wilhelm Schaefer
- Vermessungs- und Katasteramt Bremerhaven

#### **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 commissioning (also possible via internet, e-mail or fax) by the client.
- 2. Examination by the Bremen State GeoInformation Office as to whether the requirements for separation are met.
- 3. Separation (division without local surveying) of the parcel in the real estate register.
- 4. Preparation of a record of the new boundary.
- 5. Notification of all parties involved by sending a copy of the minutes.
- 6. Sending notifications of changes in the real estate cadastre. Sending the extracts from the real estate cadastre required for property depreciation. Sending the notice of costs for the separation.
- 7. At a later date (within three years), GeoInformation Bremen will mark out the new boundary points.
- 8. Notification of the boundary date by GeoInformation Bremen.
- 9. Marking 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 (Vermessungsund Katastergesetz)
- <u>Fachliche Weisung Erhebung von Geobasisdaten durch Liegenschaftsvermessungen</u> (<u>FW LiegVerm</u>) 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

Order form: Please check "Dissection measurement" and note the request for separation under "Other".

Specification of the affected parcel: Street and house number or cadastral designation, i.e. parcel and parcel number

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

Note: Building regulations, 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

#### What are the costs?

The costs for each individual case can be requested from GeoInformation.

Note: Costs are charged depending on the size of the newly created parcels, the standard land value and the number of boundary points to be demarcated. The costs of a special survey plus subsequent marking are slightly higher than those of a dissection survey with direct marking.