

Ingenieur-Geometer Schweiz (IGS)
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The cadastral situation in Switzerland

Ownership protection in Europe, a comparison
Hannover, October 11th 2012

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Thanks to: Daniel Steudler, swisstopo

Content



- **Background**
- **Legal Basis, Organisation, Technical Elements**
- **Profession**
- **Further information**

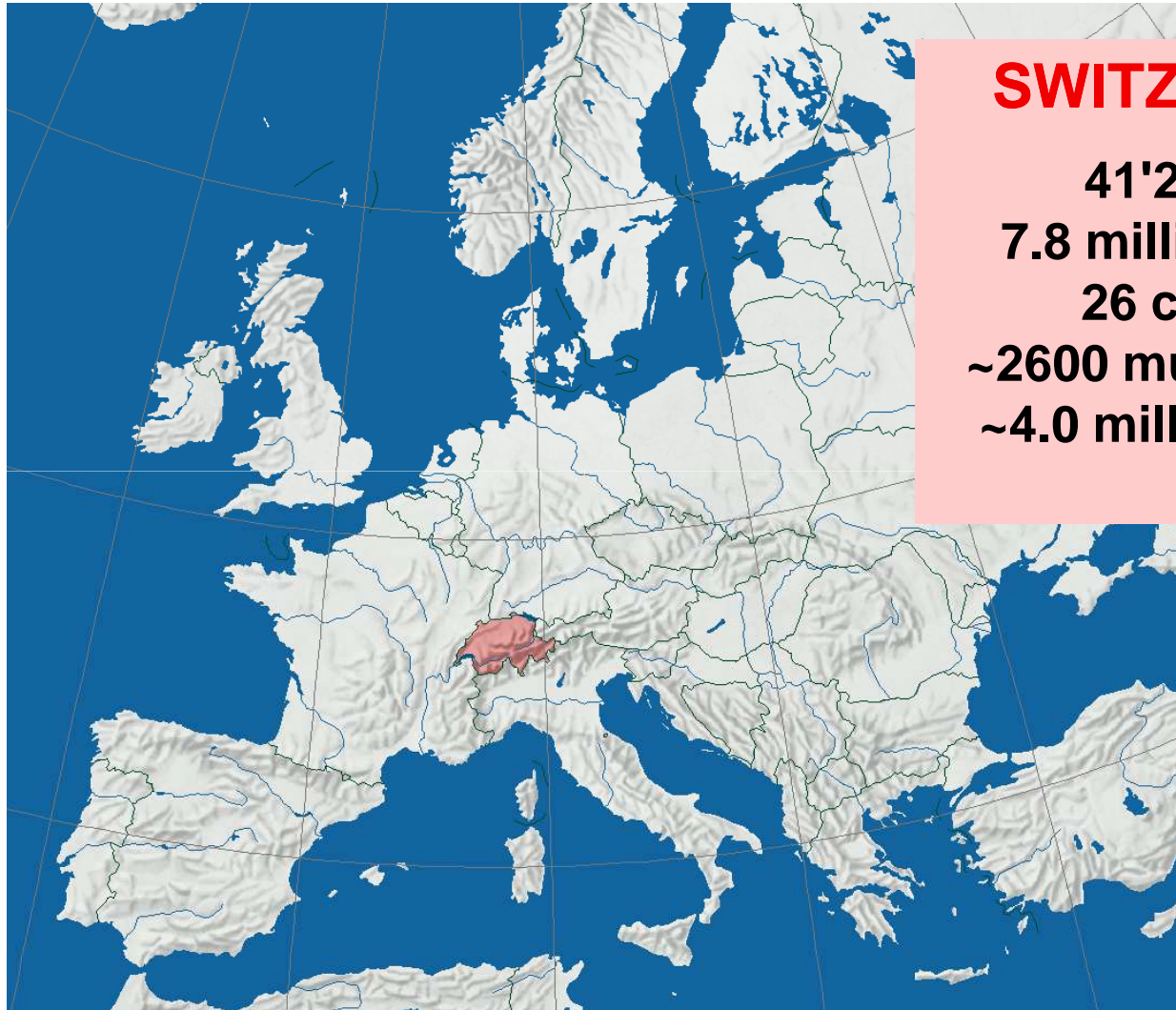
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Basic Dimensions



SWITZERLAND

41'290 km²

7.8 million people

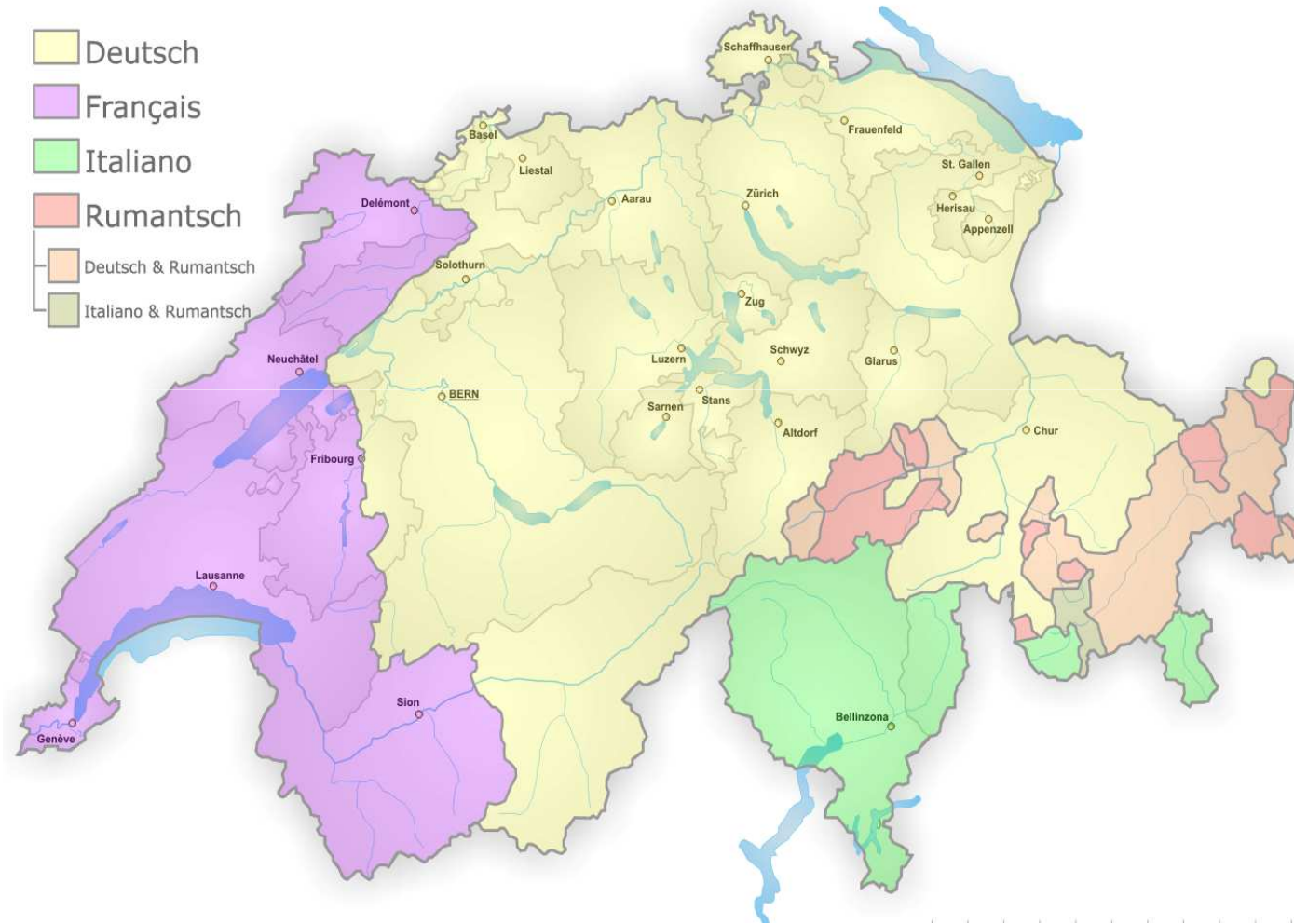
26 cantons

~2600 municipalities

~4.0 million parcels



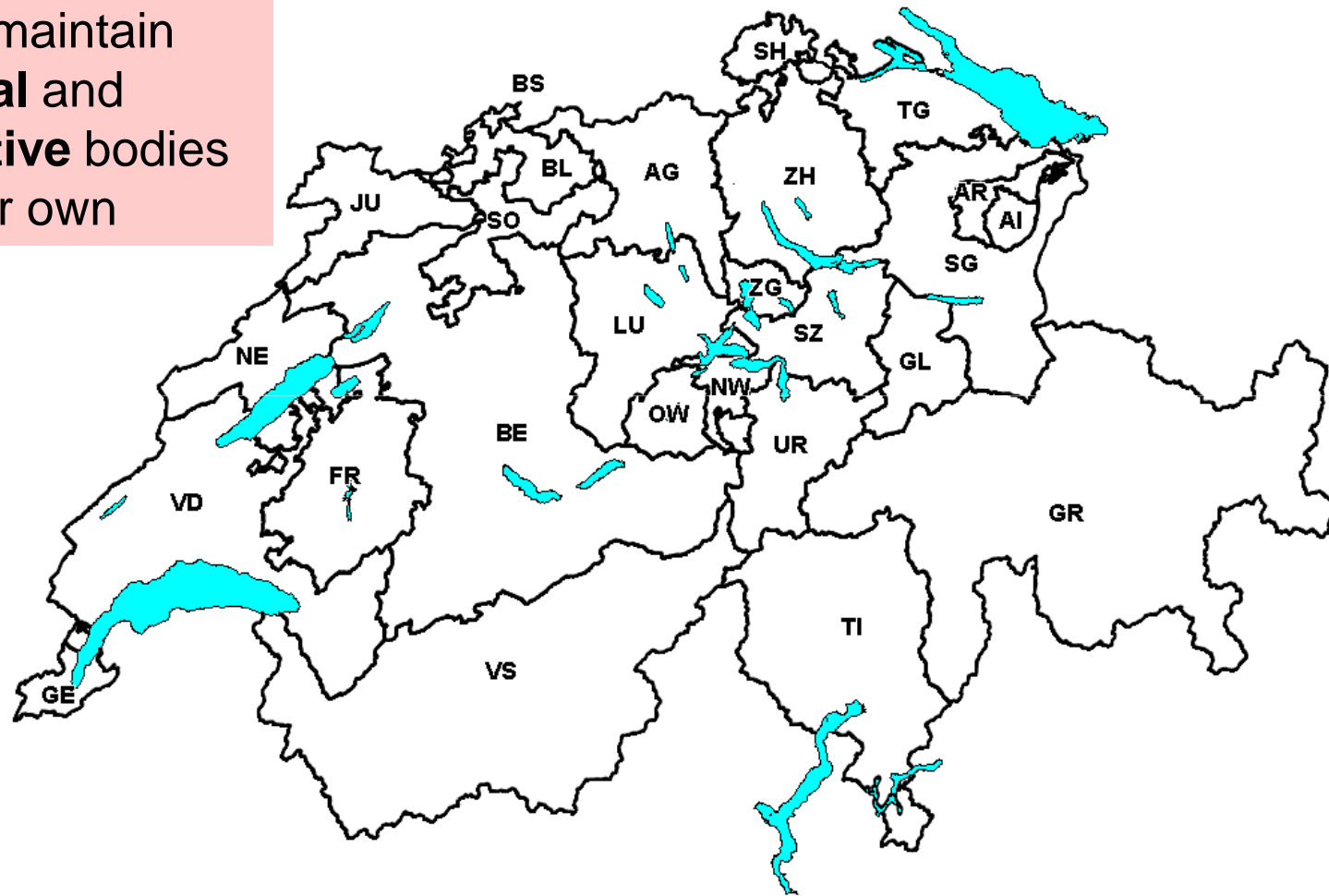
Four official languages





Federated Country with 26 Cantons...

Cantons maintain **political** and **administrative** bodies on their own



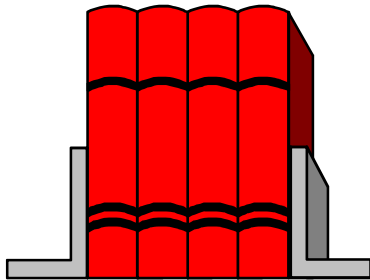
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Legal basis and objectives



Swiss Civil Code, 1912



Objectives of the legislator:

- **Security of ownership**, efficient land market, and mortgaging of real estates



Swiss civil code (in force since 1.1.1912)

Art. 942

- ¹ All rights on real estates have to be registered in the **land registry**.
- ² The **land registry consists of the main book with its associated maps**, the auxiliary registers (in particular the list of property owners), the deeds (records and evidences), the description of properties, and the day book.

Art. 950

- ¹ Registration and description of the properties in the land register have to be done **on the basis of a map, which as a rule, has to be the result of an official cadastral survey**.
- ² The Federal Council decides on which principles these maps have to be based upon.



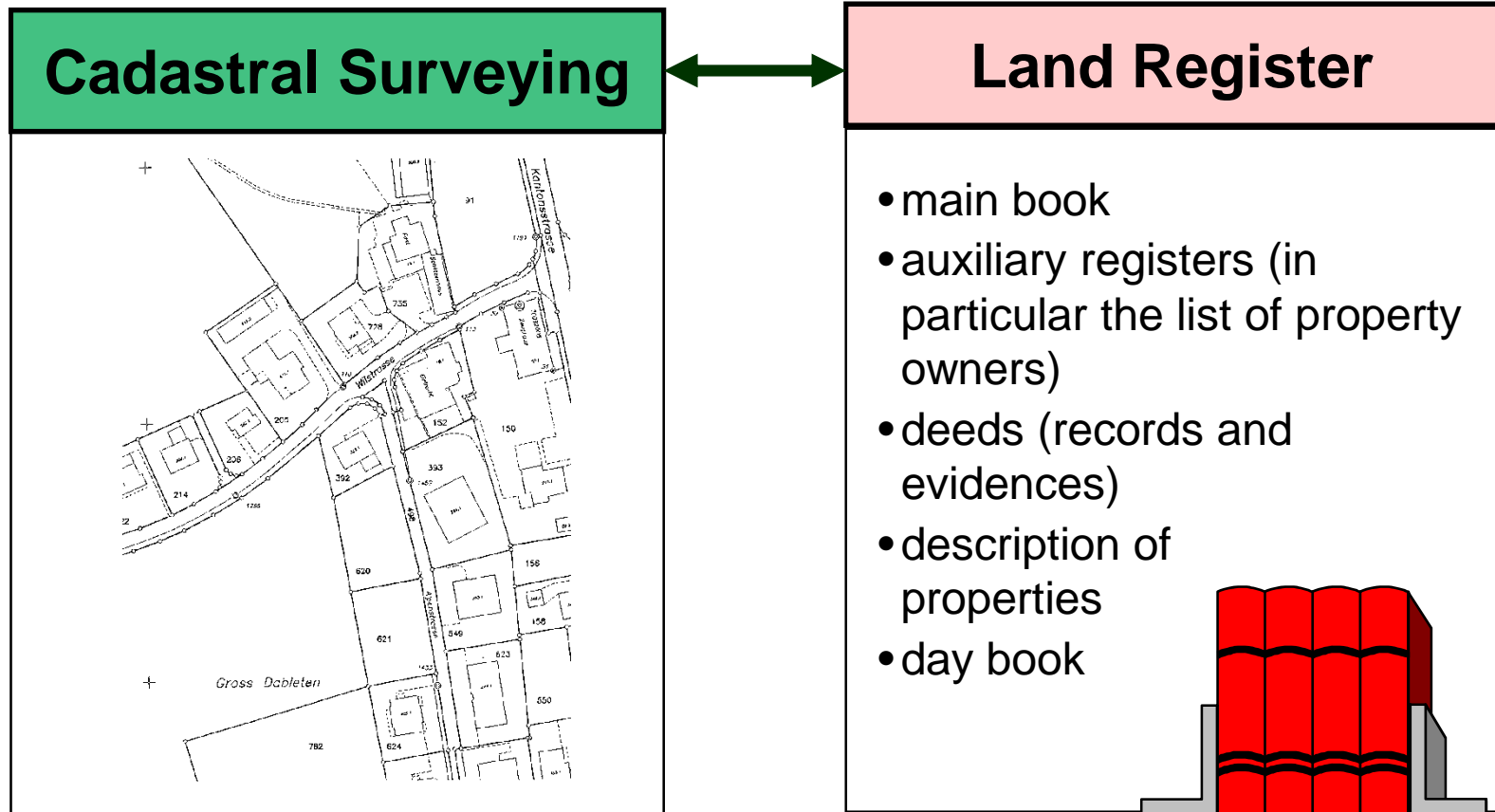
Basic Principles (as in civil code)

- **No ownership without registration** (art. 656)
- **No registration without surveying** (art. 950)
- **No surveying without boundary definition** (art. 669)

- **Title registration system**
- **Title guaranteed by the government**

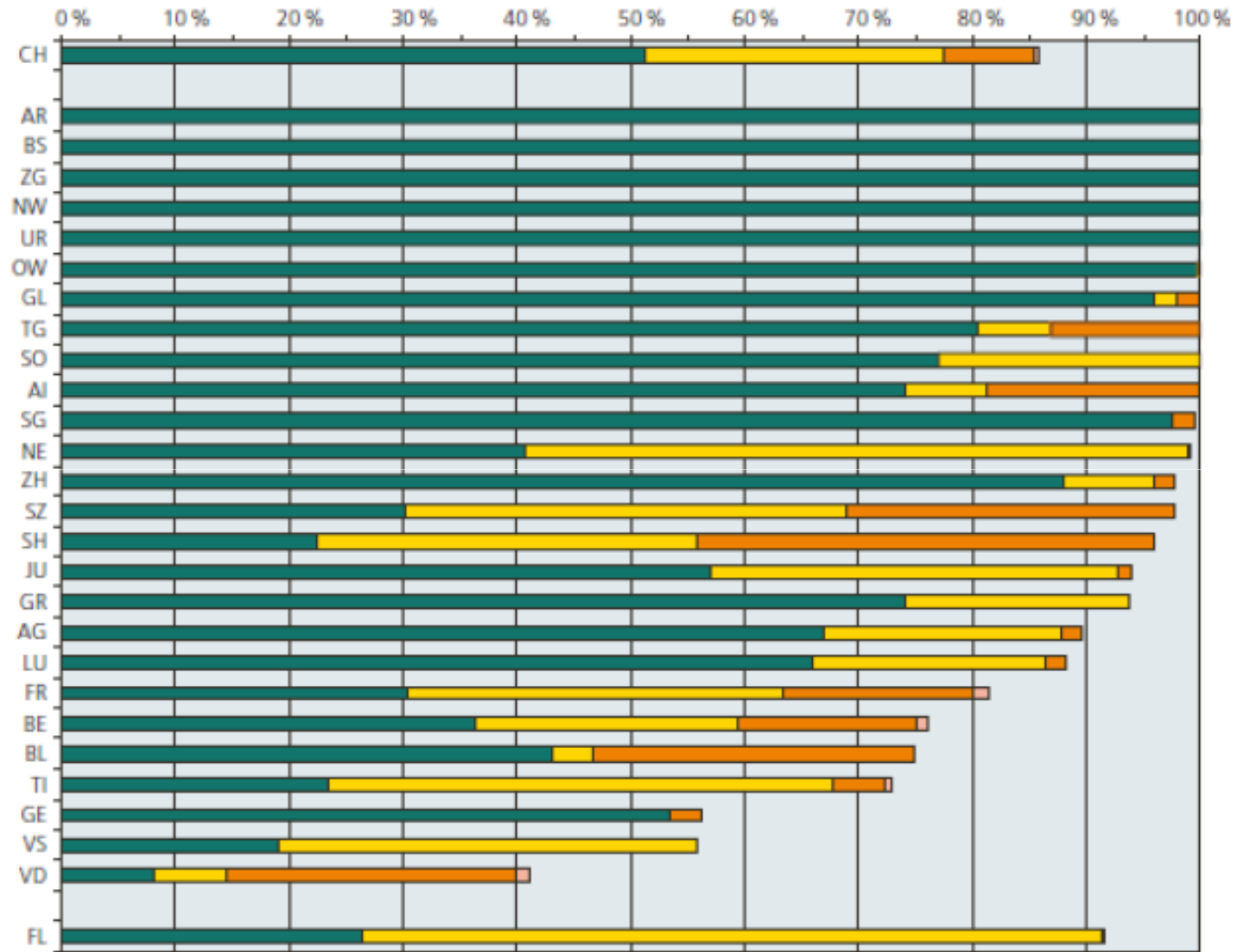


Swiss cadastral system



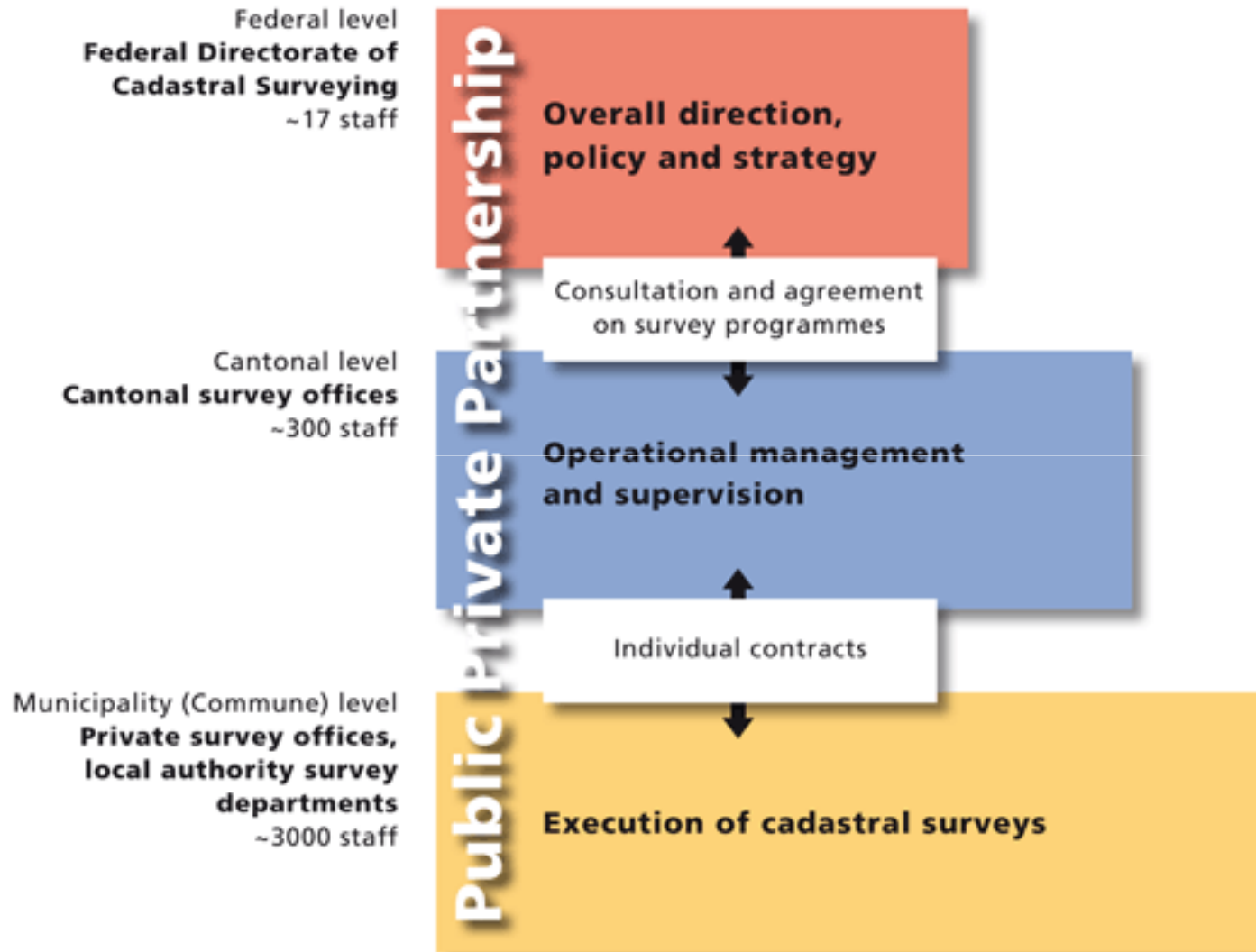


Swiss cadastral system



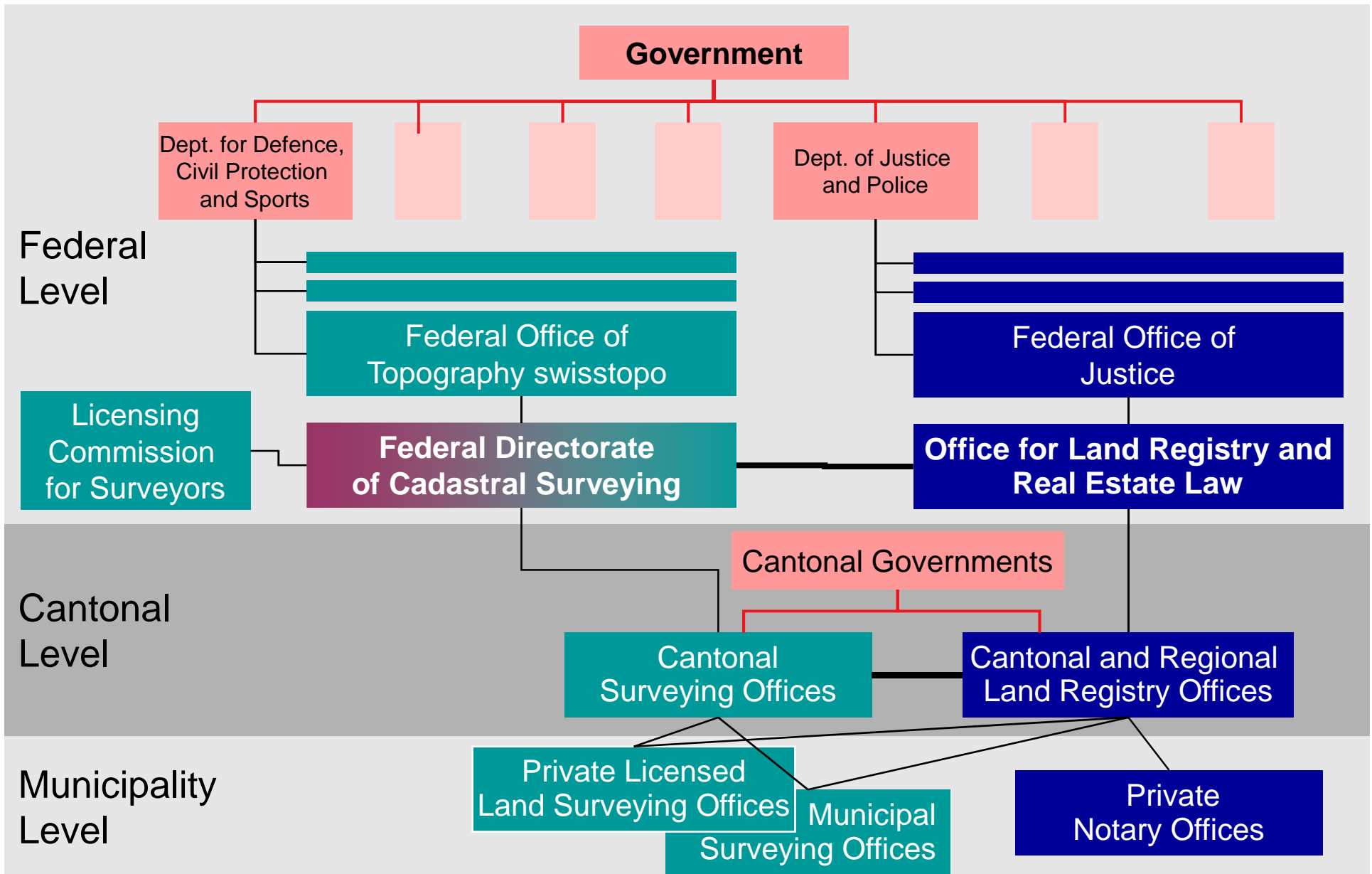


How is cadastral surveying organized?





Organisations involved in cadastral system



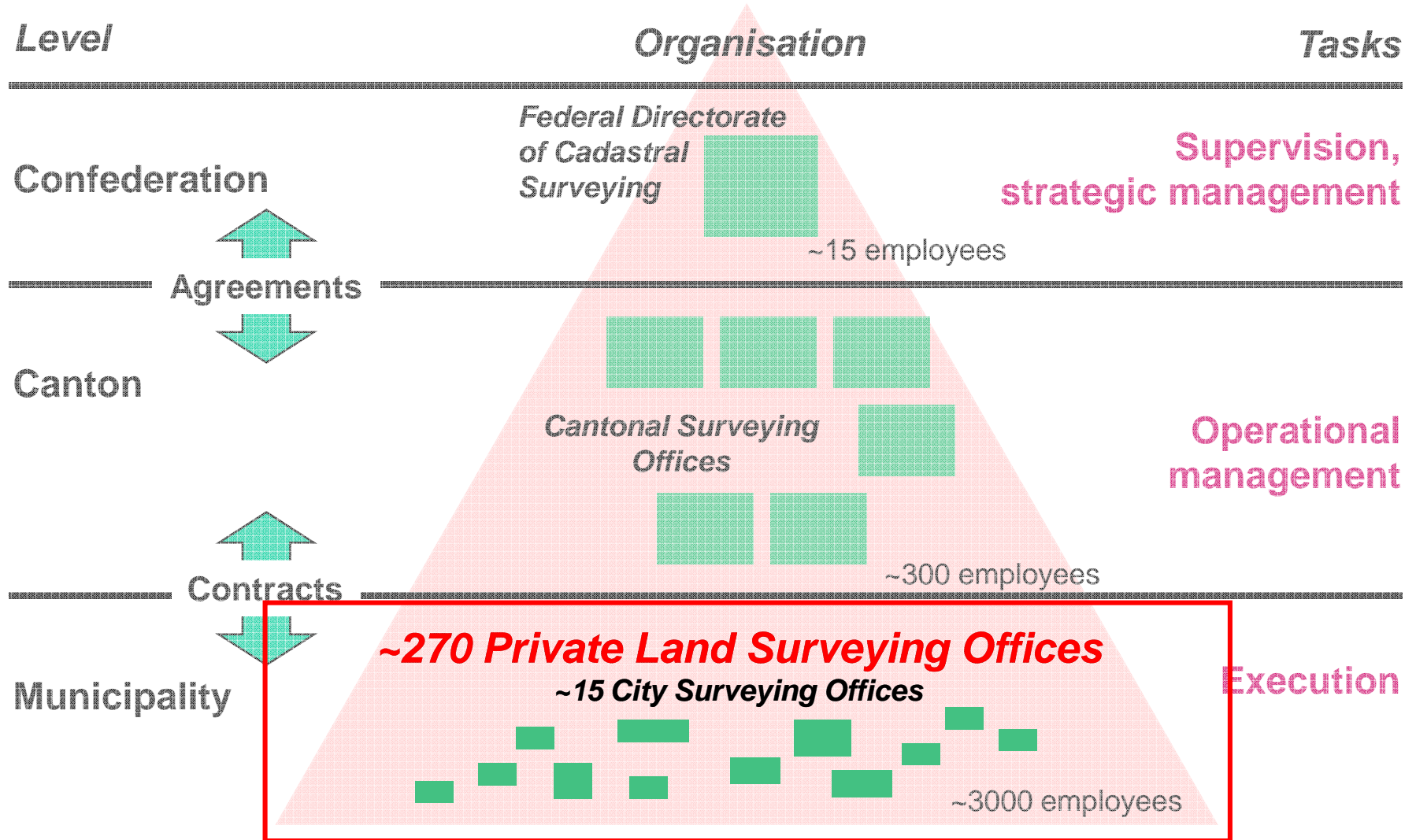
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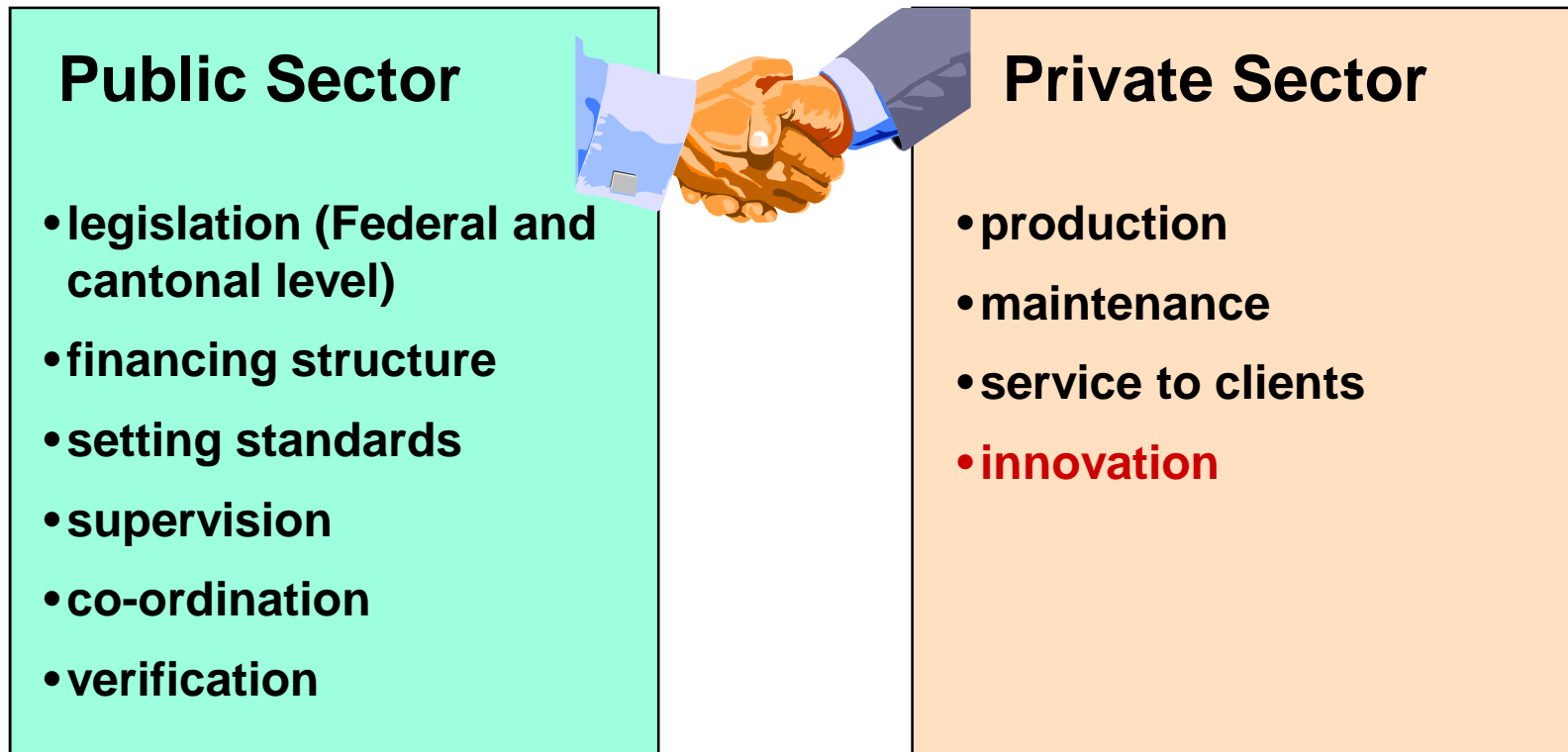
Organisation of cadastral surveying





Role of Private Sector

Two Partners:



Public Private Partnership



Private Sector – Framework

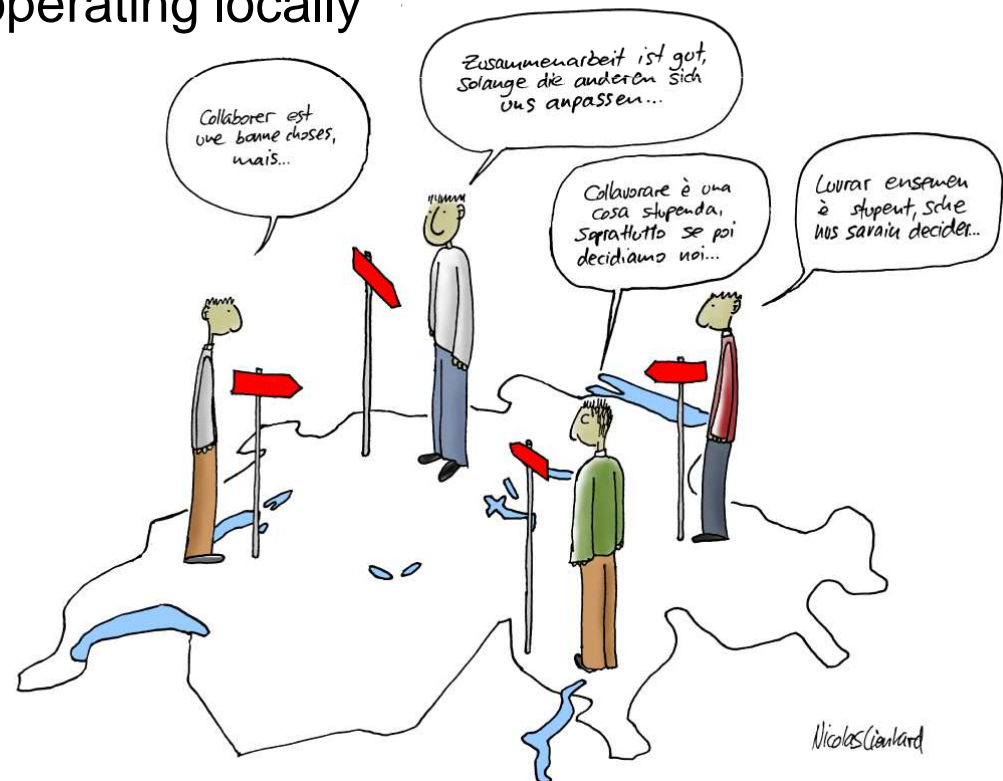
- Surveyors entrusted with cadastral surveying are carrying out a **sovereign function** and are in this respect regarded as **persons of public trust**.





Private Sector – Why?

- By delegating sovereign duties to the responsibility of the private sector, **the federal government can reduce its administrative work load.**
- The potential for innovation is considerably increased through the inclusion of the private sector
- The private industry is operating locally = customer proximity
- Peripheral regions are provided with quality jobs





Tasks of a private surveyor

- Initial Survey and Renewal of the cadastral survey
 - Continuous and periodic updating
 - Data Processing
 - Data management and data backups
 - Data delivery
 - Consulting
- + Private mandates





In the geoinformation act

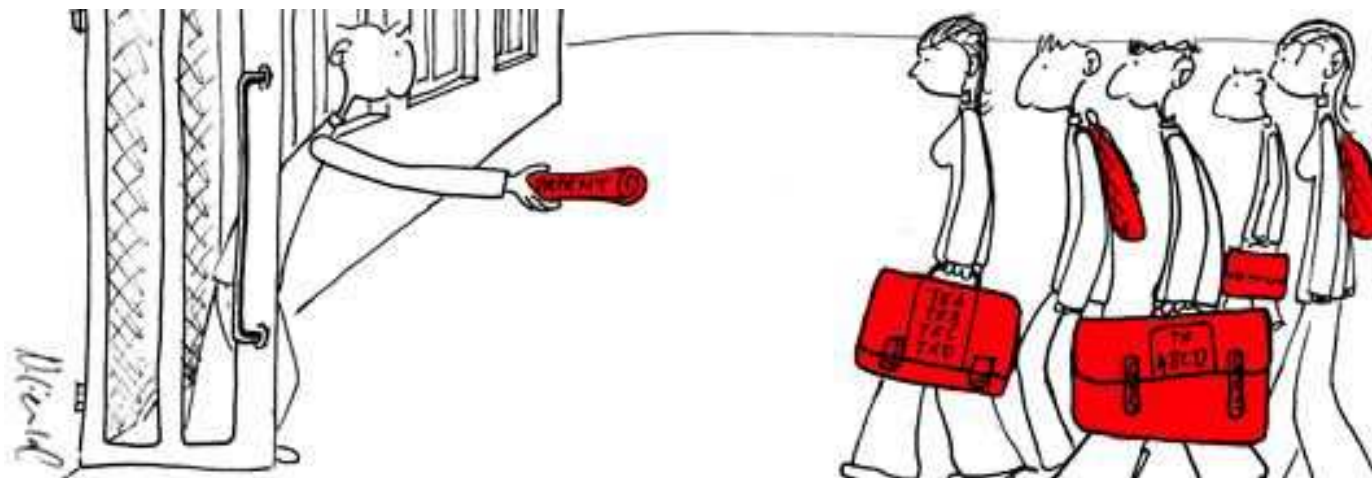
Licensed land surveyors who have successfully completed the **federal state examinations** and who are registered in the **Register of Licensed Land Surveyors** are authorised to perform independent (self-employed) work within Cadastral Surveying.





License and register: Why?

- A **license** issued to cadastral surveyors and an entry in the **register** for licensed surveyors guarantee a **minimal standard of professional and personal competence** in cadastral surveying.
- Through the federal **register** for licensed surveyors, the surveying ordinance makes a clear **distinction between an educational certificate, professional practice and disciplinary measures**.





Path to Licence for Cadastral Surveyor

Academic education	Practical experience 2 years		State examination	Register
Master of Federal Institute of Technology (ETH), Universities, Universities of Applied Sciences	1	2	1	License
				Accreditation for professional occupation

- 1 Accreditation "sur dossier" of academic requirements by Cadastral Surveying Commission
- 2 Additional modules to meet requirements are optional



State examination covers four topics

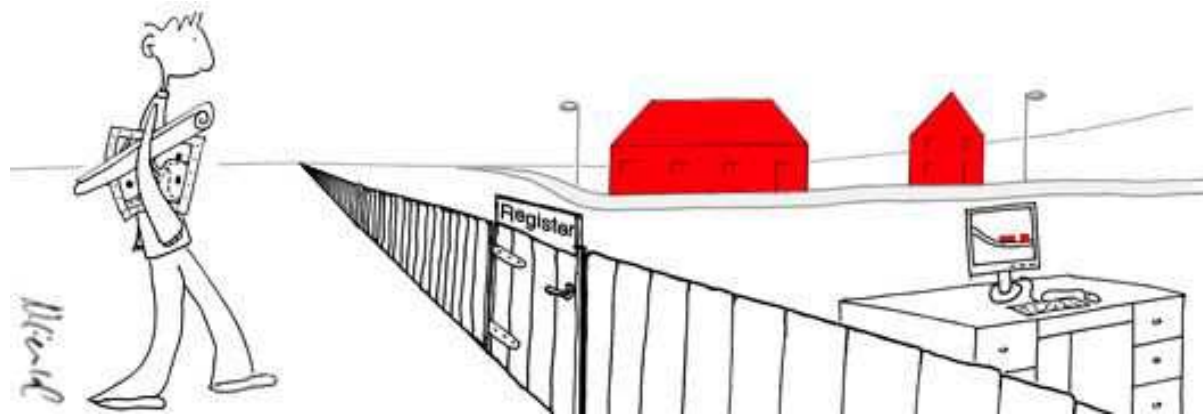
- Cadastral surveying
- Geomatics
- Land management
- Corporate management





Register for surveyors

- Only for persons working in cadastral surveying from the private sector and from public institutions
- Duties and supervision apply to the persons registered
- Accreditation to carry out the functions of a licensed surveyor



What do we need cadastral surveying for?

Many areas in the private sector, public administration and our daily lives depend on cadastral surveying data.

For example:

- Land register
- Construction projects
- Traffic engineering
- Land-use planning
- Environmental protection
- Public administration
- PLR-cadastre
- Tourism
- ...

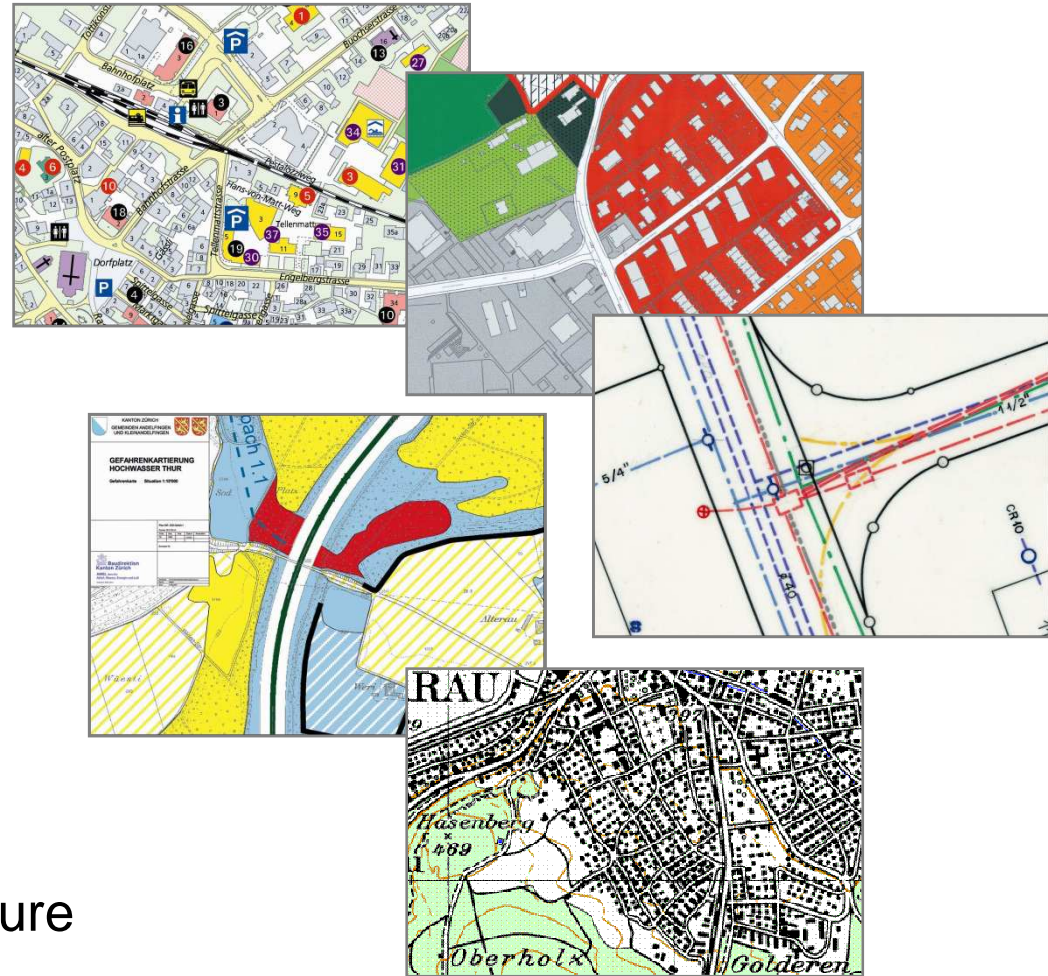




What do we need cadastral surveying for?

As basis for...

- City maps
- Zoning plans
- Utility asset maps
- Geographic information systems
- ...



→ National Geodata Infrastructure



Weakness and advantage of the system

Advantages:

- Title guaranteed by the government
- Official cadastral surveying contributes to guarantee over € 600'000'000'000 of mortgages
- Official surveyors are persons of public trust, they are judges of 1st instance
- Licensed surveyors are “protected” by the law
- This system has been functioning successfully since 100 years

Disadvantages:

- Different systems over the country (free market ≠ circles)
- Cost of the works (after 100 years not yet finished)
- Difficulty to train apprentices in different languages
- This system operational since 100 years

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... on the web

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Aktuelles aus Geomatik und Landmanagement
Die IGS engagiert sich im Projekt rollstuhlparkplatz.ch

rollstuhlParkplatz.ch

Zusammen mit den Partnern BlittBee Solutions GmbH, Zürich, und der Hochschule für Technik erheben die IGS-Büros schweizweit Rollstuhlparkplätze für das Portal www.rollstuhlparkplatz.ch. Diese Daten sollen auch Navigationsdiensten und weiteren GIS-Portalen bereitgestellt werden. Damit wird Menschen mit Behinderung die Parkplatzzuche erleichtert. Mit dem 100 Jahre-Jubiläum der amtlichen Vermessung wird die WebMap am 12. Mai 2012 freigeschaltet. Das Projekt wird massgeblich vom Eidgenössischen Büro für die Gleichstellung von Menschen mit Behinderung EBGB unterstützt.

Nutzen der amtlichen Vermessung
Amtliche Vermessung Schweiz macht Vieles möglich. Lesen Sie hier, was sie wirklich möglich macht.

Neue Ingenieure braucht das Land!
Die Schweiz braucht deutlich mehr Ingenieure. In einer modernen, ganz auf Technik ausgerichteten Gesellschaft steigt der Bedarf an gut ausgebildeten Ingenieuren stetig. In der Schweiz kann die Zahl neuer Fachkräfte mit dieser Nachfrage nicht Schritt halten. economieuisse und Swiss Engineering fordern deshalb eine verstärkte Förderung des Technieverständnisses in der obligatorischen Schulzeit sowie Massnahmen, die technische Berufe insbesondere für Frauen attraktiver machen. Siehe ganzen Artikel als PDF.

www.igs-ch.ch

www.cadastre.ch

cadastre.ch

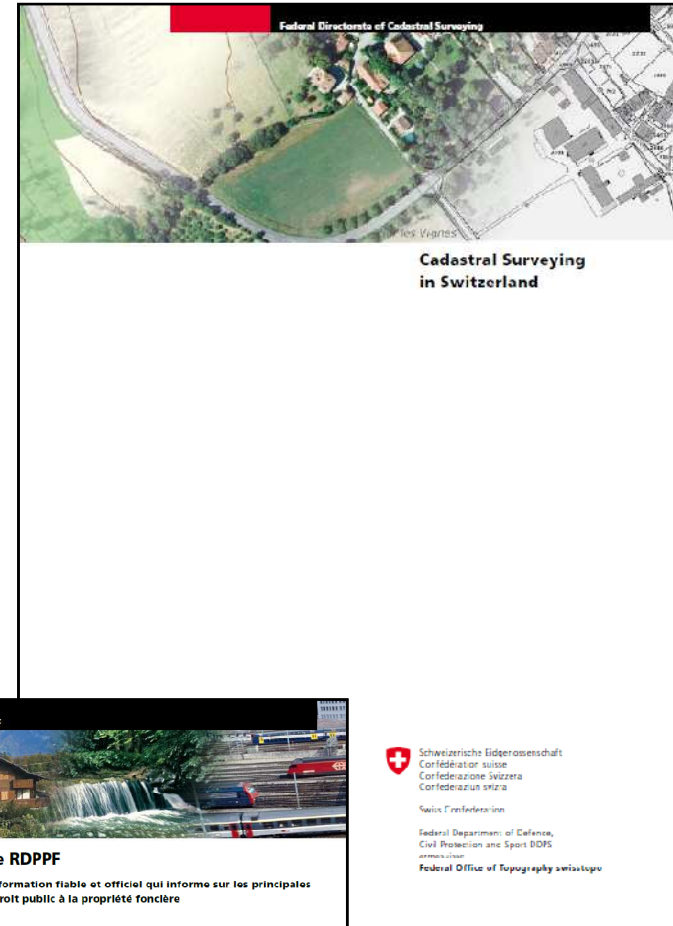
Homepage | Deutsch | Français | Italiano

The portal ...

	... for Cadastral Surveying	... for the PRLR Cadastre	... for the Land Register
GeoMeta Cadastral Surveying in your community	Cadastral surveying provides the geometric data for real estate. Furthermore, it is the source for additional geographic information for applications ranging from the economy and the administration to private life. Access to the portal	Official information about the most important ordinances restricting the use of real estate can be found in the cadastre for public legal restrictions on landownership rights (PRLP Cadastre). Access to the portal	The Land Register contains the legal information pertaining to real estate - including the ownership, servitudes and mortgages. Open: 2nd quarter of 2010
Cantonal Geoportals Direct access to portals	Access to the portal	Access to the portal	
From A to Z Thematic access to portals	Selected topics - Cadastral surveying in brief - Cadastral maps - Cadastral surveying basis plan - Stand der AV: Stabstiken - Geographic names - Third dimension and cadastral surveying - Cadastral surveyors	Selected topics - The PRLR Cadastre in brief - The 17 PRLRs at federal level	
What is a cadastre? The introduction			



... brochures





1912–2012

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Mensuration Officielle Suisse
Misurazione Ufficiale Svizzera
Mesiraziun Uffiziala Svizra

Thank you very much for your attention

100 Jahre

Amtliche Vermessung Schweiz

