

Chronological summary of the activities of the trip

The Spanish Delegation COITT was composed by members of Executive Board, Fernando Laviña (Secretary General and President of IG-PARLS-SP), Pedro Ortiz (Vocal 6 and Group Vice President IG-PARLS-SP) and Carmen Femenia (Vocal group IG-PARLS-SP and professor at the UPV).

Starting the trip on Sunday September 4 at 15:30 from Madrid (Fernando Laviña) and 20:40 from Malaga (Fernando Laviña and Pedro Ortiz). Carmen Femenia began her trip from Valencia.

Arrival in Stuttgart (Germany) at 23.30h, staying in that city.

05/09/2011

Early (8:30 AM) picks us up at the hotel Dieter Seitz, colleague, host and guide throughout the visit of Germany, who had hired the services of a translator-interpreter that we facilitate the simultaneous translation, Spanish- German, and avoid speaking English as planned during the two days we spent in Germany.

The first visit was made to Landesamt für Geoinformation und Landentwicklung (LGL), State Office for Geoinformation and Land Management.

This organism, in our view, corresponds to the old Spanish Institute of Geography and Cadastre. It brings together the skills of geoinformation, land management and administration of the Free State of Baden-Württemberg, located in southwestern Germany.

The reception is noteworthy; we are a large group of officials, official photographer included in the board room with the intention of showing the operation of the entity and the cadastral system of the German state.

We perceive that for them is an honour that we care about their system, as for us, and it shows in the act of reception and the quality and thoroughness of the presentations shown with continuous nods to our nation and the Spanish delegation.

The presentations were:

- 1 ^a "Welcome and Introduction to Real Estate Cadastre of Baden-Württemberg".
- 2 ^a "Quality Control Real Estate Cadastre with audits of PARLS and cadastral officials."
- 3 ^a "ALKIS [®] automated property information system."
- 4 ^a "geodetic spatial reference system."
- 5 ^a "training, internship and examination PARLS access."

After signing the book of authorities, gave us some maps and brochures of the organization.

In total there were more than 4 hours session

Visit and study PARLS activity in Germany and Switzerland, (5-9 September 2011)

After lunch with our host we visited the office of publicly appointed surveyor, Mr. Guido Hils, in Stuttgart.

This office has an antiquity of more than 50 years, with Mr. Hils as the second generation of geodetic surveyors. He received us very kindly. Mr. Hils intended to show the services and products offered by his company, explaining each of the relevant aspects of the same.

Note the variety of services offered, not only in the property field, where he illustrated with several examples and methodologies, but in geo-informatics services, a term widely used by our colleagues in both German and Swiss. The visit lasted approximately two hours of session.



Mr. Hils and the Spanish Delegation with Dieter Seitz

After visiting Mr. Hils, we travel direction of our host's hometown, Offenburg, about 150 km south of Stuttgart.

06/09/2011

We started the day with the first session in the Land Office headquarters in Offenburg.

Very interesting exhibition of early land registry in this state, dating back to the first cadastral maps erected in 1852. We also were showed maps, field books of the continuous rising of the land, and all alphanumeric data and meticulous owners file systems, all of which constitutes the German Legal Cadastre.

These field data were used to transform from the old units of measure, typical of this Land to the metric system and then to convert them to current projections.

Cadastral works, i.e., any change of ownership, can be performed both by the PARLS and by the Office of Cadastre, both having the same technical skills from college, years of practice in body subsequent public and state exam. Citizens can choose between the PARLS and Cadastre officials to make the changes (divisions, boundary marking, groups, and ultimately owned land registry changes) both options with the same rate.

Also cadastre offices concerned for receiving the work of the PARLS to proceed after careful review of the possible alteration cadastral and perform quality control of these works regulated.

We could see the computer applications to enter data for both the graphic and alphanumeric, which are then separated, even if you implemented a new integrated ALKIS.

This visit took about two hours.



Spanish delegation at the cadastre office in Offenburg

Visit and study PARLS activity in Germany and Switzerland, (5-9 September 2011)

After visiting the Land Office of Offenburg we went to the office to register the property in the same locality.

They treated us very kindly, and in all places, and explained the unique characteristics of the German Registry System, which consists in registering property (plots) and owners, along with the burdens of such property such as servitudes and mortgages.

Folio Real system (parcels) and Folio staff (owners) are used interchangeably, although some of the same database.

The documents that arrive at the registration of the property to proceed with the alteration or modification of legal writing is usually the transmission or any other legal act, and also report the corresponding cadastral map signed and validated by the land and reflects the alteration proposal. An evaluation of the documentation comes with the recorder and then validating the registration of the proposed changes.

Notably, the German registry system is compulsory, that is, each transfer or division must be recorded. "In Germany if it is not registered it doesn't exist."

It is also important to note that registrars are public officers, and we were told there is an on-going reform by which the German government aims to unify many existing land registry offices to get minimize expenses.

The visit lasted approximately an hour and a quarter.



Archive of the Land Registry Office in Offenburg

Visit and study PARLS activity in Germany and Switzerland, (5-9 September 2011)

After lunch, we ended the day with a visit to the offices of our colleague Dieter Seitz.

The company formed by three partners, all of them PARLS, is located in a building it owns. Note that our colleague Dieter Seitz has retired this year from his son Steffan, to take his place in the office, having obtained the license this year.

After introducing the members and office employees, Steffan Seitz introduces us to the history of the office and the company founded by his grandfather in the 40's, being the first PARLS in the city, being relieved by his father in 70 years, taking him as a grandson recently replaced his father in the year 2011.

The following outlines the services and products offered by the company, explaining that 60% of its activity is focused on cadastral surveying (property), 30% engineering surveying (as built, construction, topographic surveys, etc.) and the remaining 10% in what are called Geoinformatics.

After the exposure of all matters relating to the company, goes on to describe the processes in cadastral work bringing us a full sample job.

The visit lasted approximately four hours.



At the entrance of Dieter Seitz's Office in Offenburg (Baden-Württemberg)

09/07/2011

We started the day with the train journey from Offenburg (Germany) to Berne (Switzerland). Journey of two hours.

The session of the day was the visit to the headquarters of swisstopo, a body equivalent to the current Spanish IGN although it should be noted that also has expertise in cadastral surveying, because remember once again that the cadastre in the Germanic countries is legal and therefore is detached from the fiscal matter.



At the entrance of swisstopo

First we must note that our host on the Swiss side is our colleague Maurice Barbieri

Maurice is PARLS Barbieri, President of IGS (official Topographical Engineers Association of Switzerland) and Chairman of the group called IG-PARLS CLGE.

In swisstopo we are hosted by Marc Nicodet and Daniel Steudler. After the formal presentations we went on to develop the presentations planned for this session.

Visit and study PARLS activity in Germany and Switzerland, (5-9 September 2011)

As the first of them an introduction to the organizational system of the body swisstopo and product offerings as well as involvement in the generation of geographic information and marketing.

The next presentation was excellent, starting with a description of the country in terms of area, population, official languages, Cantonese and other social and political data are very important to know to understand the Swiss cadastral system.

Subsequently, detailed all the processes and agents involved in cadastral activities, ending with an explanation on how to access on obtaining the official license to practice the profession. As in the case of Germany, in Switzerland for both public officials (federal and cantonal) and for the liberal professions and qualification requirement is the same.

Finally exhibited a very innovative project multipurpose cadastre applications.

We should mention the high level of fellow speakers, especially one of them, Dr. Daniel Steudler who co-authored the report for the FIG "Cadastre 2014".

The visit lasted approximately four hours.



Spanish delegation with two colleagues of swisstopo and Maurice Barbieri (IGS)

Following this session we travelled with Maurice Barbieri from Bern to Fribourg to complete the planned sessions Cantonal Cadastral Office, Land Registry Offices and PARLS.

09.08.2011

Back in Freiburg, the capital of the canton of the same name first visit to the Cadastre Office. It should be mentioned that this county is in the area of Switzerland where the dominant language changed from German to French, being this city known for being bilingual.

The session in the Land Office is taught in French, so kindly help an employee of the cantonal government building of Spanish descent, which serves as a translator.

We were shown in presenting the origins of the cadastre in the canton, whereas is the case with the German federal states "Länder" are completely autonomous cantons.

We also show the hierarchy of processes and how both public offices (counties or municipalities) and private offices (PARLS) can play cadastral works.

To end the session moved to the technical area where we see how the site operators manage a cadastral record and receive data from private offices.

The visit lasted approximately two hours.



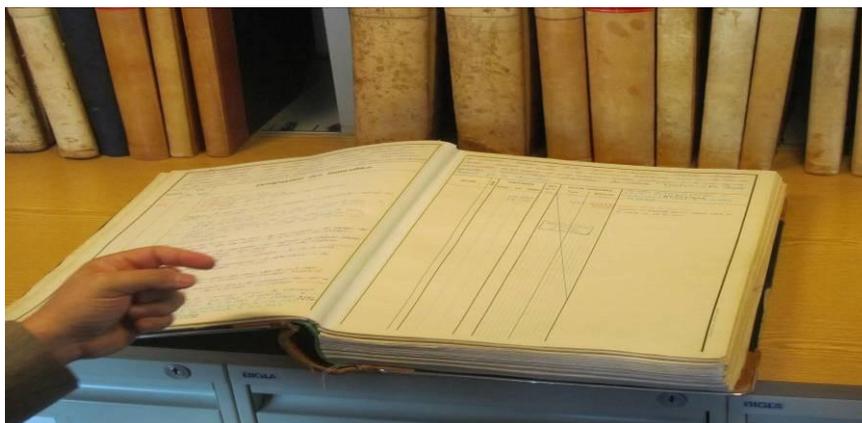
The Spanish delegation with colleagues of Cadastral Office of the Canton of Fribourg.

Visit and study PARLS activity in Germany and Switzerland, (5-9 September 2011)

We turn, in the same building, to visit the Land Registry of the city, important to remember that they are independent entities.

Similarly the German method, in Switzerland, has also been undertaken with input from the legal document notarized by the cadastral alteration, once overcome the filter of the cantonal cadastral office.

All these documents are received by the registrar and validate such information to register or change registered data as appropriate.



The visit lasted approximately an hour and a half.



Spanish delegation to the Registrar of the property, Maurice Barbieri, and the translator

Visit and study PARLS activity in Germany and Switzerland, (5-9 September 2011)

As the last session of the day we visited the offices of our colleague Maurice Barbieri, to know the methodology and processes of cadastral activities from the point of view of an official surveyor. Like our German colleague, Dieter Seitz also is a second generation of surveyors.

Recently one of his collaborators, still very young, has been licensed to practice as an Engineer Surveyor Official signed and from barely a week has begun to join the company as a partner. Ludovic Rey, only 30 years, is the new PARLS and partner of the company. As he shows us the services and products offered by the company as well as the cadastral work processes.

Although the German and Swiss system is similar there are several differences. In the Swiss case, there is less "exclusivity" for PARLS yet the impact on legal activities may be most significant.

In specific cases the PARLS can act real Swiss public notary transfer of property without the need of a notary. Certainly they are rare events but for example in the case of a redefinition of a demarcation between individuals where a zigzag-shaped boundary is intended to make straight for practical reasons, the exchange of pieces of one another leads to a transmission owner that is reflected in the alteration cadastral and land registration support and proceed with the registration of the same.

Also noteworthy is the public nature of the PARLS, to the point that if you give the event a customer who has ordered a cadastral activity and refuse to pay the same, can be repossessed the property (with mortgage) by PARLS himself to collect the amount due.

The visit lasted approximately two hours



The Spanish delegation together with our colleagues Maurice Barbieri and Ludovic Rey

Conclusions and comments

These four days of meetings in two countries with different organizations and professionals have provided an extraordinary vision of Germanic cadastral system.

We would like to emphasize that the word cadastre in these countries is associated with the division without a doubt the boundaries that make up the field provided measured and taken from the field by fully qualified professionals that is dedicated exclusively Cadastre validate property maintaining at low, if not no connection with the collection of taxes and other fiscal issues as in Spain.

All employees of Geo-information offices (remember the Spanish equivalent of IGN), cadastre offices of the German regions (Landkreis) and Swiss cantons are Surveying Engineers. In some departments there are geographical, technical Cadastral. But in important positions of leadership and management can only access Topographical Engineers who have obtained the necessary license to exercise.

This is very important because it definitely makes it as a different system. The qualification and the cost of the product from the public and the private part are equal.

The vast amount of information received in both paper and digital (presentations), and imagery, audio recordings of the sessions will serve to produce a document (green paper) that we hope will be the seed to germinate care and nutrition from COITT.

We will create documentation and discussions, if deemed appropriate by the Executive Board, to explain to our colleagues and society that there is another way, more reliable, efficient and ultimately cheaper, cadastral system than we currently have in Spain.

As a representative association we propose, in the very near future, get this collective drive, passion and pride that we represent, some new and exciting fields that currently the vast majority of partners are far apart, due to low training in these fields is received. Nor should we forget not planning on how to design an offer and drive from the COITT these changes in the curriculum currently being taught at our beloved university and serve to help our future colleagues to make a living off of the work, which ultimately and with such dedication have committed their lives most of our colleagues. Ultimately we want a better world for our children and descendants, so they can aspire to make life a little better than their parents.

To do this we understand that accurate and needed, by the IG-PARLS-SP, intellectual support, moral, economic, and especially open-mindedness on the part of the entire group of COITT, we should be able to convey important our actions and ask for all this unconditional support of all the institutional Executive Board.

Visit and study PARLS activity in Germany and Switzerland, (5-9 September 2011)

The work and effort required to adequately develop this way is huge, efforts to promote and take forward these changes are very large. Perhaps, as one says, do not get it, sure many will stay on the road, but if you aim high and hope, we will not achieve the goals that must reach this beautiful profession, nor deserve the recognition of our colleagues.

So if you do not partner with or get embedded within groups such as Registrars and Notaries to propose major changes in Spain and probably fail as a group will disappear.

The character so far altruistic participants in this group and many others that they do within the COITT will slow and ineffective but perhaps they are empowered with necessary resources, both human and financial, of the support needed to develop both in Spain and internationally think of receiving the invaluable support offered by our colleagues of CLGE to those who have volunteered to do with political lobbying in Brussels.

It seems important to remember the information contained in the minutes of Executive Board for over 10 years has been trying since the COITT promote these changes several times with little success, to our knowledge. As usual in this group, everything was in words and good intentions, or rather, letters written in the minutes ...

We should be given ample space to this fascinating subject of property, in the presentations that take place at the X Congress 2012 Topcart always focused on the international level.

No doubt the good intentions that have been our ancestors, we do not know the reasons why we are not able to imagine it was because of lack of resources. But today, reality or rather "work" has gone above and the bubble has burst with the tragic consequences we all suffer.

It is our humble intention to change these results so far have been achieved, but this may fail we will put all our effort, enthusiasm and commitment.

Signed by Fernando Laviña Salvador: President IG-PARLS-SP

Signed by Pedro J. Ortiz Toro: Vice-president IG-PARLS-SP