

99123002094003

Flurstück Bildung ohne Liegenschaftsvermessung (Sonderung)

Heruntergeladen am 30.06.2025

<https://fimportal.de/xzufi-services/S1000030000008796/S100003>

Modul	Sachverhalt
Leistungsschlüssel	99123002094003
Leistungsbezeichnung I	Flurstück Bildung ohne Liegenschaftsvermessung (Sonderung)
Leistungsbezeichnung II	Applying for a special division - accelerated division of parcels in areas with a highly accurate cadastre
Typisierung	4 - Land: Regelung
Quellredaktion	Bremen
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	Survey, Disassembly, Division, Land parcel dismantling, Land division
Leistungstyp	
Leistungsgruppierung	
Verrichtungskennung	

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SDG-Informationsbereich	
Lagen Portalverbund	
Einheitlicher Ansprechpartner	
Fachlich freigegeben am	07.01.2025
Fachlich freigegeben durch	
Handlungsgrundlage	https://www.transparenz.bremen.de/sixcms/detail.php?gsid=bremen2014_tp.c.157473.de&asl=bremen02.c.732.de&template=20_gp_ifg_meta_detail_d https://www.transparenz.bremen.de/sixcms/detail.php?gsid=bremen2014_tp.c.157996.de&asl=bremen02.c.732.de&template=20_gp_ifg_meta_detail_d https://www.transparenz.bremen.de/metainformationen/fachliche-weisung-erhebung-von-geobasisdaten-durch-liegenschaftsvermessungen-fw-liegver-m-vom-3-juni-2019-zuletzt-geaendert-durch-verfuegung-vom-25-oktober-2020-153190?asl=bremen02.c.732.de
Teaser	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.
Volltext	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.
Erforderliche Unterlagen	No documents required.
Voraussetzungen	• The parcel concerned is located in the municipality of Bremen. • Commissioning only by owners, purchasers, heritable building owners or notaries.

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• 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.

Kosten

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.

Verfahrensablauf

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.

Bearbeitungsdauer

Approx. 3 weeks after receipt of order for the special

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Frist	1 Monat(e) after notification of the results of the specialisation or after the new borders have been marked.
weiterführende Informationen	
Hinweise	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!
Rechtsbehelf	
Kurztext	
Ansprechpunkt	
Zuständige Stelle	
Formulare	
Ursprungsportal	Serviceportal der Freien Hansestadt Bremen, Service portal of the Free Hanseatic City of Bremen