

DISTINCTIVE FEATURES OF THE GERMAN CADASTRAL SYSTEM

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Annotatsiya: *This article talks about the German Cadastral system , its organization and maintenance of the cadastral system, its connection with the management system and controlling organizations.*

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Introduction: In Germany, the cadastral system consists of two parts that are closely related to each other. These are the cadastral and land book. According to German law, the concept of "land plot" combines two characteristics: "limited part of the Earth's surface" and "records of registration of the land register". The organization and maintenance of the land registry is carried out in different ways in different federal states of Germany. For example, in the federal state of Hesse, land works are managed by the Ministry of Economy, transport and development of territories in Wiesbaden. He is in charge of the Geodetic Office of Hesse state, which manages the activities of the Geodetic and topographic Geodetic institutes throughout the state, and also oversees and organizes the activities of the general departments for the development of Regions, Cadastre and Land Management. The legal basis for maintaining the cadastre is the Land Law of Hesse "on real estate Cadastre and geodetic cadastre", adopted on October 2, 1992, which determines the ways of creating and maintaining the land Cadastre and its Geodetic tasks. In the federal state of Saxony, land cadastre issues are under the authority of the Ministry of Internal Affairs and the "Office of Land Surveying", which controls the activities of 18 Geodetic and land surveying institutions, as well as municipal Geodetic institutions, state licensed land researchers. .

In a number of other German states, issues of land administration and land cadastre are resolved by the Ministry of finance, the Ministry of Economic





Development and other authorized state bodies. Land plots in Germany are subject to mandatory registration, except for those belonging to state property located in the Federal Republic of Germany: federal land property of the state, communes, church communities, monasteries and public railways.

Registration of all property rights in the land registry serves to strengthen legal security in the field of legal, economic relations and management (for example, planning, taxes). Records of all land registries are considered legally correct and have been proven to be the opposite. The real estate cadastre contains complete information about real estate throughout the territory, geometric (Geodetic) and semantic information about land plots and buildings. The real estate must be fully consistent with both the cadastral information and the available information about the land plot.


Land Book of Germany. The land register in Germany is designed for

- determination and determination of rights to individual land plots;
- ensuring guarantees of property rights established by law;
- registration of weights of property (land plots).

All rights to the land plot are registered in the land registry. For each of these rights, a separate sheet of the land register is drawn up. For different land plots belonging to one individual, one common "personal sheet" of the land list can be defined. In accordance with German law, access to the land register is a prerequisite for obtaining land rights or other constitutional rights equivalent to them. If, in the exceptional case, the transfer of ownership occurred without making a record, then an additional corrective entry must be made to the land restre[1].

Each land plot in Germany must be subject to mandatory registration, except for those that are in the state property of the Federal Republic of Germany, that is, the land of communes, church communities, monasteries and public railways. The territorial-organizational unit in the land registry is a part of the rural community or city (district) and an authorized institution for maintaining the land registry. Land administration is carried out in the District Court, which is considered the lowest court in Germany. In total, in the land notebooks of this state there are 61.3 million land plots that are subject to state registration. Registration of all property rights in the land registry serves to strengthen legal security in legal, economic relations and in the sphere of management (for example, planning, taxes). As a result of the registration of all property rights in the Land Registry, the development of economic relations is carried out. This information includes, first of all, information about land owners, their rights. In the land registry, unlike the real estate cadastre, not all land plots are included. For example, state land plots do not need to be included in it if





they are not in use. Only the rights necessary for inclusion are registered and registered only on the basis of the application, and not on the initiative of the representative office itself. The change in the law comes into force from the moment it is introduced into the land registry[2].

Land rest is always a necessary document. It contains sales, the content of the purchase agreement and the measurement data of the land plot (Cadastral data, designation, hectare area, actual use).

All land plots in Germany are included in the land registers, which serve to register ownership and, in some cases, limit themselves to the corresponding agreement. Each land plot with a specific owner is entered in the land register with a specific number. When dividing a land plot, this sheet is divided into several sheets of a land plot. The form and content of the land register and its individual sheets are determined by Federal law. The creation of a new Land Registry and the maintenance of land registers are within the competence of leading institutions established by federal courts in lower courts. The records and amendments to the land registry are being made today by the justice authorities in Germany. Justice officials are civil servants who have undergone special training in land law and rules for maintaining land registries and have been below the judge's level in their professional qualifications[3].

The size of the land plot, the type of its use, as well as the premises located on the land plot, will be introduced into the real estate cadastre with appropriate changes. The owner of the land plot is obliged to notify authorized land developers about such changes and, if necessary, not to prevent him from carrying out land management work on his land plot. In the real estate cadastre, numbers are assigned to individual parts of land plots. One plot of land can consist of several contours, each of which has its own number.

Such areas are marked with border stones, which must be large enough to be difficult to move. The placement of Boundary Stones is reflected in the cadastral cartothecary. Land management work must be carried out regularly by the state land registry office. In some specific cases, land surveying offices may be involved independently in land surveying work. The legal basis for solving all issues related to the measurement of land plots and the maintenance of the cadastre is the laws and decrees of the relevant federal states.

Conclusion: Nowadays, a single German Land Information Service is being created in Germany, which corresponds to the general aspirations of most Western European countries, the real estate cadastre it is a public restr where all lands and buildings are registered. It is legally binding for the size and shape of each piece of



land. In accordance with the characteristics of the public registry, each person who has a reliable well-founded interest is given the opportunity to get acquainted with real estate cadastral maps and books, and if this does not contradict the interests of the state's well-being, then a certificate is also issued.

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