

# 3D Documentation of Condominium in Switzerland &#8211 Today and a Draft for the Future

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## SUMMARY

The Federal Office of Topography swisstopo has launched various projects for future 3D cadasters. One of these relates the 3D property cadastre and it currently deals with the documentation of condominiums.

In Switzerland introduced condominiums in the mid-60s on federal level. The intention was, among other things, to democratize property, and this means to allow more people property. Condominium is still popular today. The annual growth of newly founded units continues to rise. In addition, the real estate trading with existing condominium units is more active than the one with land parcels and it continues to grow. A simple and central access to documentation of condominiums is crucial for the financial institutions, for real estate traders as well for various administrative offices.

For the property foundation, federal law requires a clear description of the condominium unit. This description can also be in words. A precise plan is not compulsory under federal law. In Switzerland, the cantons often regulate the details of the legal basis, also concerning the land register. Consequently, the practice of today's documentation of condominium is very heterogeneous. In the year 2016, the working group 3D property cadastre carried out a survey among the cantons. The survey recorded the statistical data and the current situation regarding documentation. Further, the survey covered the opinion of the experts on the side of cadastral surveying and on the side land register regarding concrete proposals for the future.

This contribution presents the survey results and a first evaluation. Already today, very different variants of the documentation of condominium are in use in Switzerland. Based on some selected examples, advantages and disadvantages of different types of documentation are described. The working group proposed some core ideas for a future digital 3D documentation of condominiums.

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The comments of the cantons on the core approaches of the draft and information about the current work in the project 3D property cadastre round off the contribution.

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