

PUBLICLY APPOINTMENT, THE ROLE OF GERMAN SURVEYORS

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BDVI is the German association for publicly appointed surveying engineers. Publicly appointed surveying engineers act in behalf of the state and instead of the state. They are in Europe organised in CLGE (The council of European geodetic surveyors) and in IG-PARLS, the Interest Group of Publicly Appointed and Regulated Liberal Surveyors. The focus of the BDVI working together with other associations in Europe is ownership protection and possible tools for establishing and maintaining such a system. Ownership protection is a pillar of economic success in a state. It has to be stipulated by law, and the state has to extend guarantee for it. Consequently, the descriptive part of the system of ownership protection, i.e. the land register, has to be a basic responsibility with sovereign public structures assumed by the state. The amount of modifications in the proof of ownership is naturally subject to variability depending on the economic situation or legal modifications. Consequently, appointed professionals have the possibility to carry out a large part of operations in the land register. They are appointed professionals because commitment to and supervision by the state are compulsory in view of the legal consequences of modifications in the land register in order to guarantee the protective function of the state. However, the state does not have to provide all resources in such a system and can considerably reduce costs by transferring a part of the sovereign responsibilities. Professionals are more competent in meeting the demands of the market than the state. Publicly appointed surveyors are able to combine the advantages of economic freedom with protection by the state. The important decision to establish a system of ownership protection guaranteed by the state has truly not been taken by the German state although international experts recognise Germany as a successful example.

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