

BIM Legal the standard for the 3D transformation of legal certainty for apartment law

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SUMMARY

How do you provide legal real estate information with insight into a digital 3D BIM model for apartments? BPD Bouwfonds Development has investigated this since 2018 together with Dura Vermeer, the notary offices Westport, Hermans & Schuttevaer and the Cadastre of the Netherlands in a collaboration Platform BIM Legal. With a digital building information model (BIM), thick binders for the paper deed are no longer necessary. BIM legal makes the visual representation of an apartment in a building in 3D possible with clickable parts to see in a pop-up in understandable language the rights and obligations. Especially with the complexity added in the deed because of the energy transition and the installed sustainable energy systems (heat and electricity)in the apartments and building. The digital legal information can be reused when registering apartments. A significant amount of the textual information in the paper deed can be digitally incorporated in de 3D BIM model. Moreover, the deed can therefore be compacter, because the legal information in the 3D BIM model replaces a large textual part of the deed. And when the 3D BIM model is published together with the deed, because of the 3D visual prestation the legal certainty is far better guaranteed. Hence, therefore it can be concluded that BIM Legal is the future standard for the 3D digital transformation of legal certainty for apartment law. The partners foresee that in the near future the current paper deed for an apartment will be able to be fully replaced by the 3D BIM Legal model. Its up to the building and construction, real estate development and legal community to adopt the 3D BIM Legal standard and implement the new era work practice. The branch organisation of the notary in the Netherlands and the Ministry of interior affairs and kingdom relations (BZK) responsible for the housing policy fully support this initiative as the way forward to accelerate the construction of over 900.000 new homes with sustainable energy before the end of 2030.

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