

Questionnaire 3D-Cadastral: status November 2010

Israel



This questionnaire is an activity of the FIG working group 3D-Cadastral 2010-2014. The purpose of the survey is to make a world-wide inventory of the status of 3D-Cadastral at this moment (fall 2010) and the plans/expectations for the near future (2014). By sharing this information, it should be possible to improve cooperation, learn from each other and support future developments. For more information on the FIG working group on 3D-Cadastral see the website of this working group www.gdmc.nl/3DCadastral. Now a few notes and suggestions, which should be helpful when completing the questionnaire:

- In this questionnaire the concept of 3D-Cadastral with 3D parcels is intended in the broadest possible sense. However, what exactly is (or could be) a 3D parcel is dependent on the legal and organizational context in the specific country (state, province). 3D parcels include land and water spaces, both above and below surface.
- A more formal definition: A 3D parcel is defined as the spatial unit against which (one or more) unique and homogeneous¹ rights (e.g. ownership right or land use right), responsibilities or restrictions are associated to the whole entity, as included in a Land Administration system.
- As the definition above is quite abstract, it is tried in the questions below to be more specific and real world situations are used. Also two example sets of partial/preliminary answers are included from Australia, Queensland and The Netherlands, to support the questions and to be of help when formulation the answers for your jurisdiction.
- A 3D parcel is a 'legal object' describing a part of the space. Often there is a relationship with a real world/physical object, which can also be described in 3D. Please be aware of the difference between these two types of objects and that the focus in the context of 3D-Cadastral is on 3D parcels (spaces of legal objects).
- If a certain question is not relevant or if you have no clue what to respond, do not spend any time on this (and leave the field blank).

¹ Homogenous means that the same combination of rights equally apply within the whole 3D spatial unit. Unique means that this is the largest spatial unit for which this is true. Making the unit any larger would result in the combination of rights not being homogenous. Making the unit smaller would result in at least 2 neighbour 3D parcels with the same combinations of rights.

1. General/applicable 3D real-world situations

This part of the questionnaire refers to the applicable 3D real-world situations to be registered by 3D parcels. It also addressed the types of 3D geometries, which are considered to be valid 3D representations for these parcels.

	Israel 2010	Israel 2014
1.1. Are all 3D parcels constrained to be within one surface (2D) parcel?	Yes, they are "above-surface- or sub-surface parcels, which are essentially spatial sub-parcels (or "3D sub-parcels") of the surface parcel. Relevant spatial sub-parcels belonging to different surface-parcels may form a spatial object.	
1.2. Are ambulatory ² boundaries permitted?	Theoretically they are.	
1.3. Is it allowed to have 3D parcels not related to physical constructs or objects?" (e.g. airspace, subsurface volumes)	Yes.	
1.4. Are disconnected parts of a single 3D parcel allowed?	No. (Also not in 2D.)	
1.5. Limitation – e.g. must the 3D parcel be described by a boundary definition?	Yes. 3D sub-parcels are determined in space by coordinates as closed volumes, and their volume should be computed.	The volume will be subject of the 3D registration.
1.6. Are curved surfaces to bound the 3D parcels allowed?	Yes. As no legal requirements exist nor guidelines are given; this is allowed.	
1.7. Must the curved surfaces (if allowed) be cylindrical sections, or any other constraint?	No. No restrictions.	May change.
1.8. Any other constraints – e.g. all surfaces must be horizontal or vertical?	No.	
1.9. Is there generic legislation (law and/or regulations) for 3D descriptions of parcels? If so please, mention law and article(s).	No. There is an R&D report which includes a proposal for regulations.	

² An ambulatory boundary is a boundary of a land parcel which follows the movements of a natural feature such as a river. Its position determined at points of time (when a survey is carried out), but between such "fixes", the definition of the property is the position of the real world natural feature.

1.10. Is the legal text available in original language?		
1.11. Is the legal text (relevant part) available in English translation?		
1.12. Do you have example descriptions of typical 3D parcels; either 'prototype' or 'operational'?	Yes. (In the R&D report mentioned above.)	
1.13. Is there a formal model for the 3D parcels (UML style); e.g. based on ISO TC211 series?	No	
1.14. Are natural resources (groundwater, mining rights) considered as 3D parcels?	No.	
1.15. Are polluted areas considered as 3D parcels (as legal restrictions are associated to these spaces: above and below surface)?	No.	
1.16. Are spatial plans considered as 3D parcels (as rights or restrictions are related to them)? Sometimes also called spatial development plans, zoning plans or physical plans (land use, urban, regional, environmental,...)	Theoretically, they can be.	
1.17. Any other geometric issues?		

2. Infrastructure/utility networks

This refers to the situation where an infrastructure network is considered to be defined within the cadastre. For example in some jurisdictions, an underground network might be privately constructed for the purpose of leasing space in it for other organisations to run cabling. In this case, a network, or part of that network may be considered to be a real estate object.

	Israel 2010	Israel 2014
2.1. Do you register network parcels? (e.g. subterranean conduit networks)	Yes, we intend to do so.	
2.2. If so, can the network structure be traced in the database(s)?	Yes. As "super-positioning "of 3D sub-parcels.)	
2.3. Does the jurisdiction have private networks? If so please, mention law and article(s).	Yes	
2.4. If so, are they registered as 3D property parcels?	They will be. (See also 1.1.)	
2.5. Is the legal text available in original language? If so, give references to relevant document(s).	Not yet.	
2.6. Is the legal text (relevant part) available in English translation?	No.	
2.7. Do you have example descriptions of typical 3D parcels for networks; either 'prototype' or 'operational'?	Yes, "prototype".	
2.8. If the network (legal) objects break at the surface parcel, how do you deal with intersecting networks or vertically parallel networks?		
2.9. Any other geometric issues?		

3. Construction/building units

This refers to 3D properties that are related to constructions and apartment (condominium) buildings. The individual units are often defined by the actual walls and structure of a building, rather than by metes and bounds. E.g. “unit 5 on level 6 of ... building”.

	Israel 2010	Israel 2014
3.1. Do you register 3D construction/building units?	Yes.	
3.2. If so, what are the most important types? E.g. apartment units, or also other buildings or even more general constructions (infra related; such as bridge, tunnel or even other, such as windmills,...)	Most apartment units, Parking lots, but theoretically any type of construction.	
3.3. Does the jurisdiction have construction/building units? If so please, mention law and article(s).	Land Law 1969	
3.4. Is the legal text available in original language?	Yes.	
3.5. Is the legal text (relevant part) available in English translation?		
3.6. Do you have example descriptions of typical 3D parcels; either ‘prototype’ or ‘operational’?	Prototype (they are not registered in 3D).	
3.7. What would be typical 3D boundaries in an apartment complex: middle of the wall and floor/ceiling, or walls, floors/ceiling as neutral/shared 3D space?	Typically the unit is defined to the middle of the walls/ceilings.	
3.8. Is common property inside the building registered? If so, how?	As a condominium.	
3.9. Who owns the common property inside the building?	The owners of the apartments collectively.	
3.10. Who owns the land on which the apartment is built?	Usually the state, providing long-term leasing for the owners of the apartments	
3.11. Any other geometric issues?	Apartment units are related to one or several surface parcels.	

4. X/Y Coordinates

	Israel 2010	Israel 2014
4.1. Do the plans of survey guarantee X/Y coordinates? (and are they relative or in an absolute spatial reference system?)	Yes, in an absolute coordinate system.	
4.2. Are the cadastral database coordinates authoritative?	No. The DCDB cadastral point positions at any time are the best estimate based on survey information and control point data. As such, point positions will change with time.	Hopefully, they will be.
4.3. If not, what is the authoritative source of X/Y coordinates?	In general, computations on the basis of original field measurements	Hopefully, optimal coordinates will be declared as legal evidence
4.4. Do you have parcels defined by the walls of a building (with no recorded geometry)?	No.	
4.5. What is the spatial reference system for X/Y Coordinates?	The national grid. (Israel 2005 Grid.)	
4.6. Any other X/Y coordinate issues?		

5. Z Coordinates/height representation

	Israel 2010	Israel 2014
5.1. Are the Z coordinates of 3D parcels relative to local ground?	Legal plans are 2D. No Z coordinates. For the 3D cadastre the surveyor will record the min and max heights of the above parcel and the 3D parcel will be related to these values.	
5.2. Are Z coordinates reduced to a standard datum (absolute)? If so, what is the spatial reference system for the Z coordinate?		Z coordinates will be relative to national vertical datum
5.3. In principle possible to store both relative and absolute Z coordinate?		Yes.
5.4. Is the earth surface (height) explicitly stored (in the DCDB or other accessible register)?	Yes, but in general with a limited accuracy of 2 meters, insufficient for 3DCad applications.	
5.5. What is the source of elevation for the 2D surface parcel?		Various sources. (Levelling, GPS, large-scale photogrammetry, laser scanning.
5.6. Any other Z coordinate issues?		Z coordinates will expected being less accurate then X,Y

6. Temporal Issues

	Israel 2010	Israel 2014
6.1. Are temporal limits part of the definition of a parcel (2D or 3D)?	No.	
6.2. Are moving parcels allowed?	No.	
6.3. Are there any limitations on the range of temporal limits? (e.g. only on 3D apartments).	No.	
6.4. Are there any attempt to integrate 3D space and temporal representations, into a single 4D space/time representation?	In academy publication. (Crustal movement effects on cadastral boundaries.)	
6.5. In the case of tidal boundaries, what happens to the 3D ambulatory parcel if the 2D land parcel changes extent due to the movement of High Water Mark?		
6.6. Any other temporal issues?		

7. Rights, Restrictions and Responsibilities

	Israel 2010	Israel 2014
7.1. Range of RRR on 3D parcels.	RRR in space belong to the "owner" of the surface parcel, and are restricted by laws referring minerals, archaeology, basic infrastructural networks, air- and space-corridors, etc.).	Depend on future legislation.
7.2. Are there any limitations on the range of rights? (e.g. subterranean parcels must be owned by Govt).	No.	
7.3. Any other RRR issues?		
7.4. Are there RRRs that are only allowed in 3D (and not valid for 2D)	No.	
7.5. Is there specific legislation (laws, regulations) defining 3D RRR types? If so, provide details, e.g. references to documents/ articles.	Not yet.	Hopefully yes.
7.6. Can 3D sub-surface/above-surface parcel be owned by someone other than the person owning the land parcel?	Not yet.	Hopefully yes.
7.7. What applications do you foresee for 3D cadastre?	Ensuring unique definition of property rights, to serve complex property markets. Improving willingness and inspiring confidence of investigators to invest in 3D-development.	

8. DCDB (The Cadastral Database)

	Israel 2010	Israel 2014
8.1. Does the DCDB contain representation of 3D parcels (in any form)?	3D CDB not yet available	We plan to introduce 3D storage and representation capabilities in the CDB.
8.2. If so, how are they represented (in the DCDB)?		
8.3. If so, how are they presented on cadastral “maps” (including screen presentations)?		
8.4. Are there possibilities to store geometry of 3D parcels in the DCDB?	Not yet.	We plan to introduce 3D storage capabilities in the CDB.
8.5. Is it possible to manage a 3D topological structure in the DCDB?	Not yet.	We plan to introduce 3D topological maintenance capabilities in the CDB.
8.6. Are constraints/rules defined for valid 3D objects (closed volume, no overlap, no gap in 3D)? What about rules for a mix of 2D and 3D representations?	To Be Determined	
8.7. How can internal and external user query and visualize the 3D content supporting rotating, slicing, transparency, perspective (3D web/view service, 3D pdf documents,...)?	TBD	
8.8. What Spatial DBMS software do you use? Any 3D capabilities included and used?		Oracle and ESRI
8.9. Do you have any validation rules for 3D representation in the database?	TBD	
8.10. What (GIS/CAD) software is used for updating, editing, analysis, and visualization of the cadastral data? Any 3D capabilities included and used?		ESRI 3D
8.11. What web software is used for remote data access/distribution and visualization? Any 3D capabilities included and used?		ArcGIS server
8.12. Is your DCDB organised as Multi-Layers or Object Oriented or	Multi-Layers	

some other data model?		
8.13. How do you query 3D objects in your DCDB?	TBD	
8.14. Is it possible to query neighbourhood parcels to a 3D object, vertically as well as horizontally?	TBD	
8.15. Any other DCDB issues?		

9. Plans of Survey (including field sketches)

	Israel 2010	Israel 2014
9.1. Do the survey plans carry 3D parcel representations?	Cadastral plans – no. In engineering survey plans – it is possible.	
9.2. If so, how are they represented?	By discreet height points and \ or contour-lines	
9.3. Is there specific legislation (regulations) describing the requirements for Plans of Survey in 3D? If so, please give link to the relevant documents.	Survey regulations (in Hebrew) http://www.mapi.gov.il/page.php?gallery=1&id=reg_inst/regulations/	
9.4. Is sketch level allowed (low geometric quality, but in principle enough to indicate the 3D object)?	No.	
9.5. Is it possible to define a 3D parcel by referring to other 3D real world objects/ topography (and not specifying coordinates)?	No.	
9.6. In what format are the 3D parcels submitted for registration; attached to legal document in a single pdf (which has good 3D capabilities) or in an extension of (city)GML for 3D parcels, or....?	Not 3D parcels are submitted for registration yet.	
9.7. Are the 3D parcels somehow checked for spatial validity; e.g. volume is closed, does not overlap with neighbour volume (and also no unwanted 3D gaps)?		
9.8. Do you have examples of (prototype or production) 3D survey plans available?	Yes, "prototype" in the R&D report mentioned. Partial answers can be found in English at: http://www.mapi.gov.il/page.php?id=cadastre/3d_cadastre-articles	
9.9. Are any reference objects visible on the survey plan (e.g. real buildings, roads, that is 3D topography)?		
9.10. What form of 3D data acquisition is used (CAD, terrestrial surveying, sketches, stereo/oblique	Most likely CAD	

images, laser scanning,...)?		
9.11. What software do you use for creating and processing survey plans? Any 3D capabilities included and used?	Most likely Autocad	
9.12. Can 3D parcels be subdivided, consolidated or nullified?	Yes	
9.13. Is there any existing technical circular or directive to assist Surveyors in 3D data collection in the field?	NO	
9.14. Any other survey plan issues?	Partial answers for this no. 9. section of the questionnery can be found in English at: http://www.mapi.gov.il/page.php?id=cadastre/3d_cadastre-articles	

10. Other Issues

Please include any other issues that may be of interest in an international context. For example, in some foreign jurisdictions 3D parcels can only be separated by horizontal planes.

10.1. Country (State, Province)	Israel
10.2. Your name, function/position and your organization	Joseph Forrai, Yoav Tal, Gili Kirschner
10.3. Contact details: address email, telephone	forrai@mapi.gov.il
10.4. Other issues	Current "state of art" in general: in Israel, preliminary legal discussions and preparations aimed at a legislation have been conducted since 6 years, but, in fact, rights to land in space have never been registered. All we have (and this is not a few) is a comprehensive R&D report in Hebrew, and our ideas and intentions how to act following the legislation. All what we plan is still not a practice but, hopefully, a realistic "wishful thinking".