Wij make projects successful
Proof of Concept recording 3D ownership based on BIM

Conduct a POC on the need and feasibility for deploying 3D BIM in recording 3D ownership

- Based on end user needs (Notary)
- Online, easy to use
- Based on open standards (IFC)
- Really working, scalable and flexible
Previous technical proof of concept

Koppeling met documenten:
- Leveringsakte
- Kadastraal bericht
- Kadastraal kaart 2/3D
- Hypotheekakte
- Op de zaak gevestigde rechten
Inspiration: BIM based permit check Estonia

The safety barrier check detects that you can fall within the elevator shaft (which of course is a false negative).
Technical setup

Proof of Concept

API

IFC database

CityGML database

IFC

CityGML

Nederland in 3D
Support several workflows based on one open central 3D ecosystem

- BIM based permit checks
- Store properties in 3D based on BIM
- 3D policy framework (3D zoning plans, Cadastre)

---

Open central 3D storage

- Central BIM database
- Central 3D Digital Twin database

---

- Permit application for design
- Policy frameworks and current situation
Needs notary:
- BIM tool for drafting deeds
- Combining BIM with the map
- Use in the workplace
- Not just property, but many more rights and obligations
- Final deed derived from intelligent BIM registration
- Developers also see added value
- It's already happening!
The sketch design
The result

https://youtu.be/H_0UgdK9L1w
Conclusions

- There is a need for the use of BIM at the notary
- A simple web-based solution is also really useful
- The need goes far beyond just capturing property
- Technically this is already feasible

- The agreements from the BIM Basic IDS must be complied with as much as possible
  - Properly defining 'Spaces' by function is crucial here
  - A good and unambiguous description of the geo-location is also very important