

# Cost anchor and acquisition budget

Parcel scope: Flurstück 16/24, area 627 m². The review checked Official value (Bodenrichtwert), Official value anchor for the parcel, Acquisition budget for this parcel using 8 sources listed in the appendix ledger, retrieved on 27 September 2026. This chapter has 46 open points. Before committing to the purchase, request Bodenrichtwert extract or full valuation report.

| SOURCE                                                             | METHOD                              | AS AT             | GEOMETRY                                                                                           |
|--------------------------------------------------------------------|-------------------------------------|-------------------|----------------------------------------------------------------------------------------------------|
| LVerGeo Schleswig-Holstein; Bundesportal and 2 more (Appendix A.1) | public-data GIS query and screening | 27 September 2026 | Chapter findings summarised; each finding states its spatial relationship on its own evidence page |

Analyst read

- FINDING: The review established: This page combines the official parcel area with the read zone's Bodenrichtwert.
- CONSEQUENCE: The source position is supported by 4 of 8 responses; 4 queries remain open. For the buyer, this point should be resolved before agreeing price or purchase.
- NEXT ACTION: ask Gutachterausschuss / property valuer for bodenrichtwert extract or full valuation report.

## The chapter's main result

- ◆ The Bodenrichtwert at the report point is €145/m² (reference date 01.01.2026)

— The official Bodenrichtwert is the guideline land value per square metre set by the local valuation committee for a defined zone, reference date and development state.

◆ This calculation brings together the purchase basis

— , this Land's transfer-tax rate and the statutory core notary and land-register items as a budgeting scenario.

◆ Official Table B supports a useful orientation even though the purchase price is not an order input

— The examples show the base 1.0 fee, the 2.0 purchase-deed fee (fee item 21100) and the 1.0 ownership-registration fee (fee item 14110). Ask the notary for a cost calculation based on the actual draft contract. Before committing to the purchase, request Cost calculation or official notice for Notary and land-register costs from Notary / Grundbuchamt (land registry).
- ◆ This page combines the official parcel area with the read zone's Bodenrichtwert

— For a large gap, require a written price explanation or a full valuation report.

◆ The published rate for this Land is stated here

— The final tax depends on the purchase price, the contract structure, any exemption and whether a building contract forms part of the same transaction.

Source: LVerGeo Schleswig-Holstein; Bundesportal and 2 more (Appendix A.1) · As at 27 September 2026

11.2

# Questions and evidence on costs and budget

Compare the Bodenrichtwert with the asking price and ask questions on a large gap. Evidence status: The Bodenrichtwert at the report point is €145/m² (reference date 01.01.2026); Evidence requested: Bodenrichtwert extract or full valuation report; Office: Gutachterausschuss / property valuer.

| SOURCE                             | METHOD                              | AS AT             | GEOMETRY                                                                                                 |
|------------------------------------|-------------------------------------|-------------------|----------------------------------------------------------------------------------------------------------|
| Findings and their buyer questions | public-data GIS query and screening | 27 September 2026 | Questions for the competent authorities; they concern the selected parcel and measure nothing themselves |

### Analyst read

- FINDING: A confirmed response from Gutachterausschuss / property valuer on this finding is carried into the purchase review; a qualified, conflicting or absent response leaves that finding unresolved.

## Questions generated by these findings

- ◆ **Bodenrichtwert extract or full valuation report**

— Gutachterausschuss / property valuer · Compare the Bodenrichtwert with the asking price and ask questions on a large gap.
- ◆ **CLEAR · Cost calculation, tax base and contribution statement**

— Notary / tax office / municipality · Ask the notary for a written cost calculation based on the draft contract.
- ◆ **Appendix source ledger**

— The 8 sources behind chapter 11 are listed there one by one.

When you query a finding, quote the source and its retrieval date from that list.
- ◆ **Price explanation or valuation report**

— Seller / Gutachterausschuss / valuer · For a large gap, require a written price explanation or a full valuation report.
- ◆ **CLEAR · Cost calculation or official notice for Property transfer tax (Grunderwerbsteuer)**

— Notary / responsible tax office · Ask the notary to confirm the tax rate and tax base in the draft contract.

Source: Findings and their buyer questions · As at 27 September 2026

# Official value (Bodenrichtwert)

The Bodenrichtwert at the report point is €145/m² (reference date 01.01.2026). The official Bodenrichtwert is the guideline land value per square metre set by the local valuation committee for a defined zone, reference date and development state. Germany has no single free nationwide query service, so the report uses each Land's public service where one is available.

| SOURCE                                                   | METHOD                                                                | AS AT      | GEOMETRY                                                                      |
|----------------------------------------------------------|-----------------------------------------------------------------------|------------|-------------------------------------------------------------------------------|
| LVerGeo Schleswig-Holstein · DANord Bodenrichtwerte 2026 | WMS GetFeatureInfo at the report point against the Land's own service | 01.01.2026 | single-point query at the report point, not a sweep across the parcel polygon |

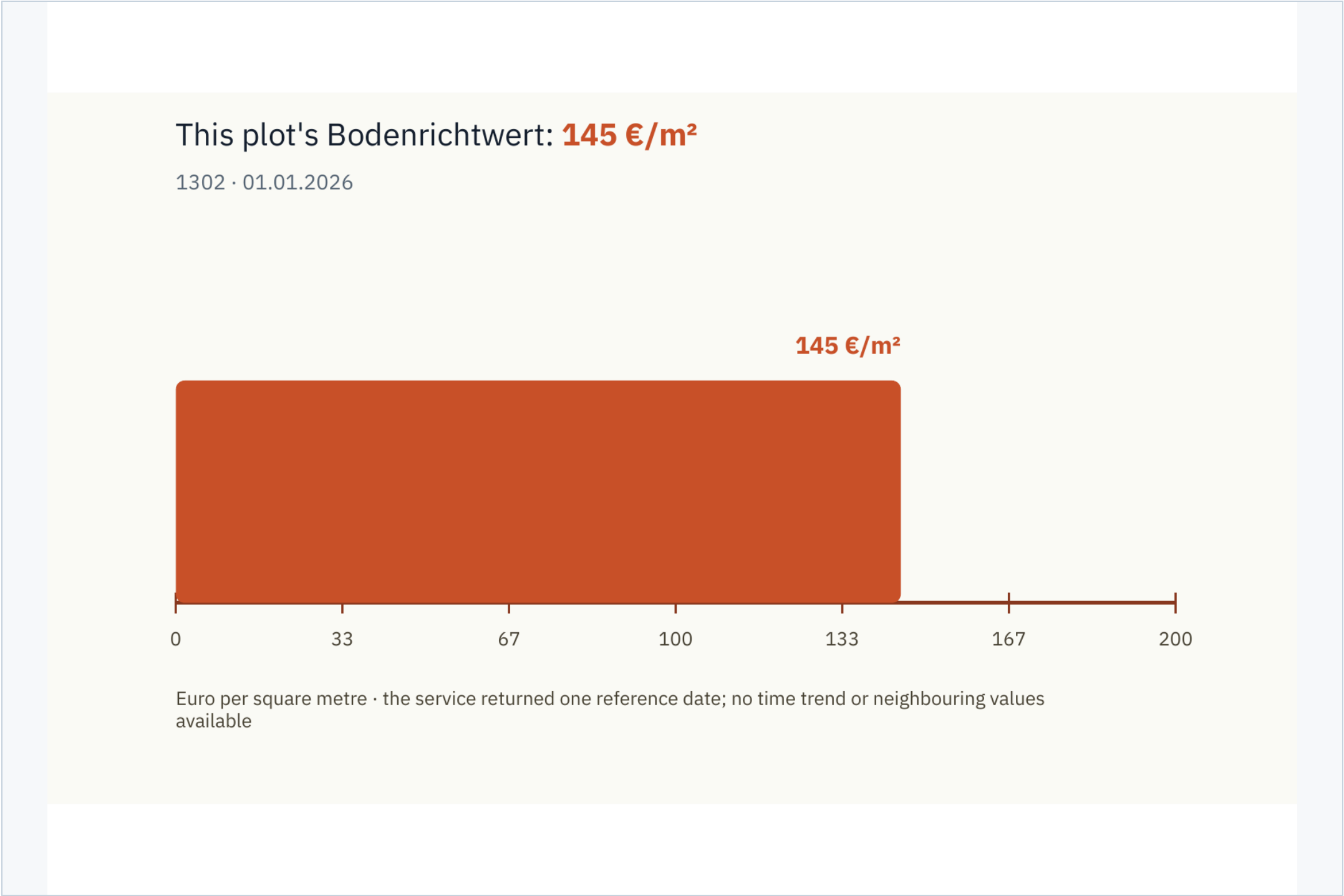


FIG. 11.3 – Official value (Bodenrichtwert)

LVerGeo Schleswig-Holstein · DANord Bodenrichtwerte 2026.

€145/m²

Bodenrichtwert

### Analyst read

- FINDING: The map locates the parcel in the exact BORIS value zone from which this rate was read.
- CONSEQUENCE: Use as an official orientation value for price negotiation, not as a full valuation (Verkehrswertgutachten). No full valuation report, no sales-price collection, no single nationwide service, no individual uplift/discount for this specific plot. Resolved via the official VG250 municipality lookup.

11.3 Official value (Bodenrichtwert)

- ◆ **CLEAR · Land**

— Schleswig-Holstein

CONSEQUENCE — Resolved via the official VG250 municipality lookup.
- ◆ **CLEAR · Bodenrichtwert zone**

— 1302

CONSEQUENCE — Value-zone designation; official raw value: 1302; not a parcel value.
- ◆ **CLEAR · Reference date (Stichtag)**

— 01.01.2026

CONSEQUENCE — Valuation date of the Bodenrichtwert zone read at the report point, from the service named once on this page. Source: Land service named above · Date: 01.01.2026 · Scope: reference date of the Bodenrichtwert zone read at the report point.
- ◆ **CLEAR · Test geometry**

— Report point · value zone

CONSEQUENCE — Official land value: a single point is read, and the value applies to the whole zone around it. Where the parcel sits at a zone edge the neighbouring zone can carry a markedly different value, and this plot's shape, servicing and existing buildings do not enter into it.
- ◆ **Action**

— Request before committing to the purchase: Bodenrichtwert extract or full valuation report. Body: Gutachterausschuss / property valuer. By: before making an offer.

CONSEQUENCE — Pause the purchase if: the value is far from the asking price.
- ◆ **Gutachterausschuss (valuation committee)**

— Gutachterausschuss für Grundstückswerte in der Stadt Flensburg

CONSEQUENCE — The committee named by the service itself.
- ◆ **CLEAR · Development state / use**

— B / W · EFH

CONSEQUENCE — Gutachterausschuss source codes: development state B, use W · EFH.
- ◆ **CLEAR · Bodenrichtwert**

— €145/m²

CONSEQUENCE — The zone's official guideline value on the reference date, not a valuation of this specific plot. Source: Land service named above · Date: 01.01.2026 · Scope: Bodenrichtwert zone at the report point; not the individual plot's market value.
- ◆ **Evidence limit**

— No full valuation report, no sales-price collection, no single nationwide service, no individual uplift/discount for this specific plot.

CONSEQUENCE — Use as an official orientation value for price negotiation, not as a full valuation (Verkehrswertgutachten).

Source: LVermGeo Schleswig-Holstein · DANord Bodenrichtwerte 2026 · As at 01.01.2026

## Evidence path to the official land value

From the source result to a purchase decision supported in writing.

●

**1 · Retain source result**

Retain the dated source response; the result must identify the values read and every field explicitly left open: Land: Schleswig-Holstein. Gutachterausschuss (valuation committee): Gutachterausschuss für Grundstückswerte in der Stadt Flensburg. Bodenrichtwert zone: 1302.

●

**2 · Reconcile inputs**

Reconcile the inputs to the same parcel, date and scope; the result must evidence every calculation input: Development state / use: B / W · EFH. Reference date (Stichtag): 01.01.2026.

●

**3 · Obtain case evidence**

Obtain the named notices, responses or professional documents; the result must address this transaction and every exemption or open cost: Bodenrichtwert: €145/m². Query and currency: GetFeatureInfo at the report point · 27 September 2026.

●

**4 · Release purchase decision**

Do not buy on binding terms until the evidence is reconciled in writing; the result must state the price, cost consequence and remaining uncertainty unambiguously: Test geometry: Report point · value zone. Evidence limit and responsible body: Gutachterausschuss für Grundstückswerte in der Stadt Flensburg.

# Official value anchor for the parcel

This page combines the official parcel area with the read zone's Bodenrichtwert. The result is a clear anchor for the price discussion, but it is not a valuation of this plot: shape, servicing, rights, contamination, buildability and market timing can materially change the achievable price.

|                                                                 |                                                                   |            |                                                                                        |
|-----------------------------------------------------------------|-------------------------------------------------------------------|------------|----------------------------------------------------------------------------------------|
| SOURCE                                                          | METHOD                                                            | AS AT      | GEOMETRY                                                                               |
| LVerGeo Schleswig-Holstein · DANord Bodenrichtwerte 2026; ALKIS | Official parcel area multiplied by the read Bodenrichtwert per m² | 01.01.2026 | ALKIS area of the selected parcel; Bodenrichtwert from the point query inside the zone |

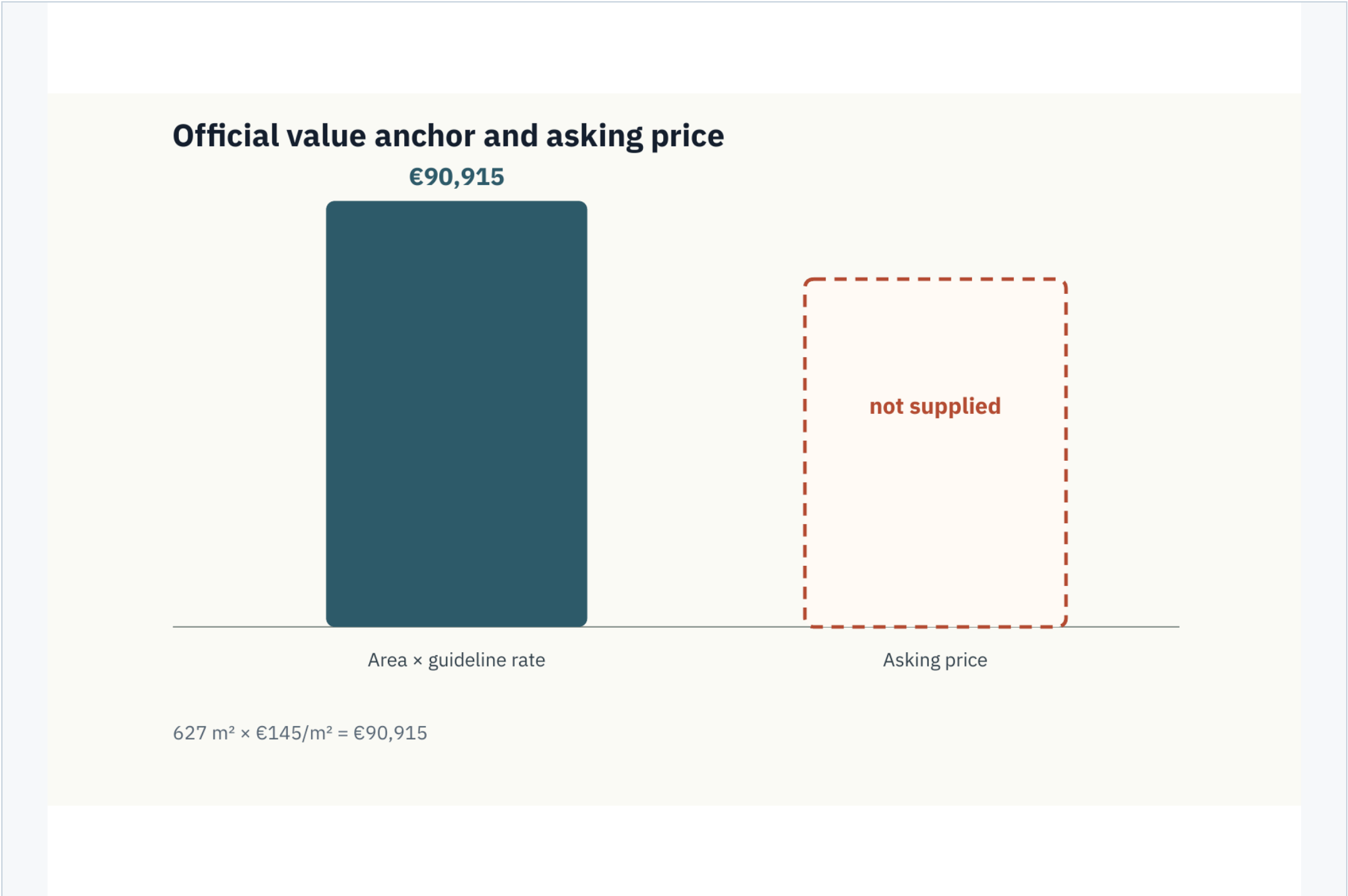


FIG. 11.4 – Official value anchor for the parcel LVerGeo Schleswig-Holstein · DANord Bodenrichtwerte 2026; ALKIS.

627

m<sup>2</sup>

Official parcel area

€145/m<sup>2</sup>

Zone Bodenrichtwert

- Analyst read**
- FINDING: The arithmetic is  $627 \text{ m}^2 \times \text{€}145/\text{m}^2 = \text{€}90,915$ .
  - CONSEQUENCE: Those two official inputs make a discussion anchor, but neither a market valuation nor a purchase price. Area × Bodenrichtwert: €90,915. Test the asking price against a transparent official arithmetic anchor and require an explanation for the gap.

11.4 Official value anchor for the parcel

|                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>◆ <b>CLEAR · Official parcel area</b></p> <p>— 627 m²</p> <p>CONSEQUENCE — ALKIS area for the selected parcel; not a new survey measurement. Source: ALKIS · amtliches Liegenschaftskataster · Date: 27 September 2026 · Scope: area of the selected plot.</p>                                                                  | <p>◆ <b>CLEAR · Zone Bodenrichtwert</b></p> <p>— €145/m²</p> <p>CONSEQUENCE — Zone 1302 · reference date 01.01.2026. Source: LVermGeo Schleswig-Holstein · DANord Bodenrichtwerte 2026 · Date: 01.01.2026 · Scope: Bodenrichtwert zone at the report point; not the plot's market value.</p> |
| <p>◆ <b>CLEAR · Area × Bodenrichtwert</b></p> <p>— €90,915</p> <p>CONSEQUENCE — Arithmetic from two official inputs; neither a market valuation nor a purchase price. Source: ALKIS; LVermGeo Schleswig-Holstein · DANord Bodenrichtwerte 2026 · Date: 01.01.2026 · Scope: arithmetic from this plot's area and its zone rate.</p> | <p>◆ <b>UNRESOLVED · Asking price</b></p> <p>— not supplied</p> <p>CONSEQUENCE — No price gap is invented when the buyer supplied no asking price.</p>                                                                                                                                       |
| <p>◆ <b>ACTION · Evidence limit</b></p> <p>— No market valuation, sales-price collection or plot-specific adjustments.</p> <p>NEXT ACTION — Test the asking price against a transparent official arithmetic anchor and require an explanation for the gap.</p>                                                                     | <p>◆ <b>Action</b></p> <p>— Request before committing to the purchase: Price explanation or valuation report. Body: Seller / Gutachterausschuss / valuer. By: before making an offer.</p> <p>CONSEQUENCE — Pause the purchase if: the zone rate alone does not explain the gap.</p>          |

Source: LVermGeo Schleswig-Holstein · DANord Bodenrichtwerte 2026; ALKIS · As at 01.01.2026

### Evidence path from zone rate to price anchor

From the source result to a purchase decision supported in writing.

●

**1 · Retain source result**

Retain the dated source response; the result must identify the values read and every field explicitly left open: Official parcel area: 627 m².

●

**2 · Reconcile inputs**

Reconcile the inputs to the same parcel, date and scope; the result must evidence every calculation input: Zone Bodenrichtwert: €145/m².

●

**3 · Obtain case evidence**

Obtain the named notices, responses or professional documents; the result must address this transaction and every exemption or open cost: Area × Bodenrichtwert: €90,915.

●

**4 · Release purchase decision**

Do not buy on binding terms until the evidence is reconciled in writing; the result must state the price, cost consequence and remaining uncertainty unambiguously: Asking price: not supplied.

# Acquisition budget for this parcel

This calculation brings together the purchase basis, this Land's transfer-tax rate and the statutory core notary and land-register items as a budgeting scenario. The notary must replace it using the draft contract, actual consideration, mortgage charge and specific completion work.

| SOURCE                                                                                 | METHOD                                                                                                                                       | AS AT                                                      | GEOMETRY                                                                                                       |
|----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| Bundesportal · Schleswig-Holstein; Bundesministerium der Justiz · GrEStG, GNotKG, UStG | Land rate × calculation basis; GNotKG section 34 Table B with fee items 21100, 22110, 22200, 14150, 14110 and 32005; 19% VAT on notary costs | rate effective 1 January 2014; retrieved 27 September 2026 | Rate of the Land containing the selected parcel; calculation basis from buyer input or parcel area × zone rate |

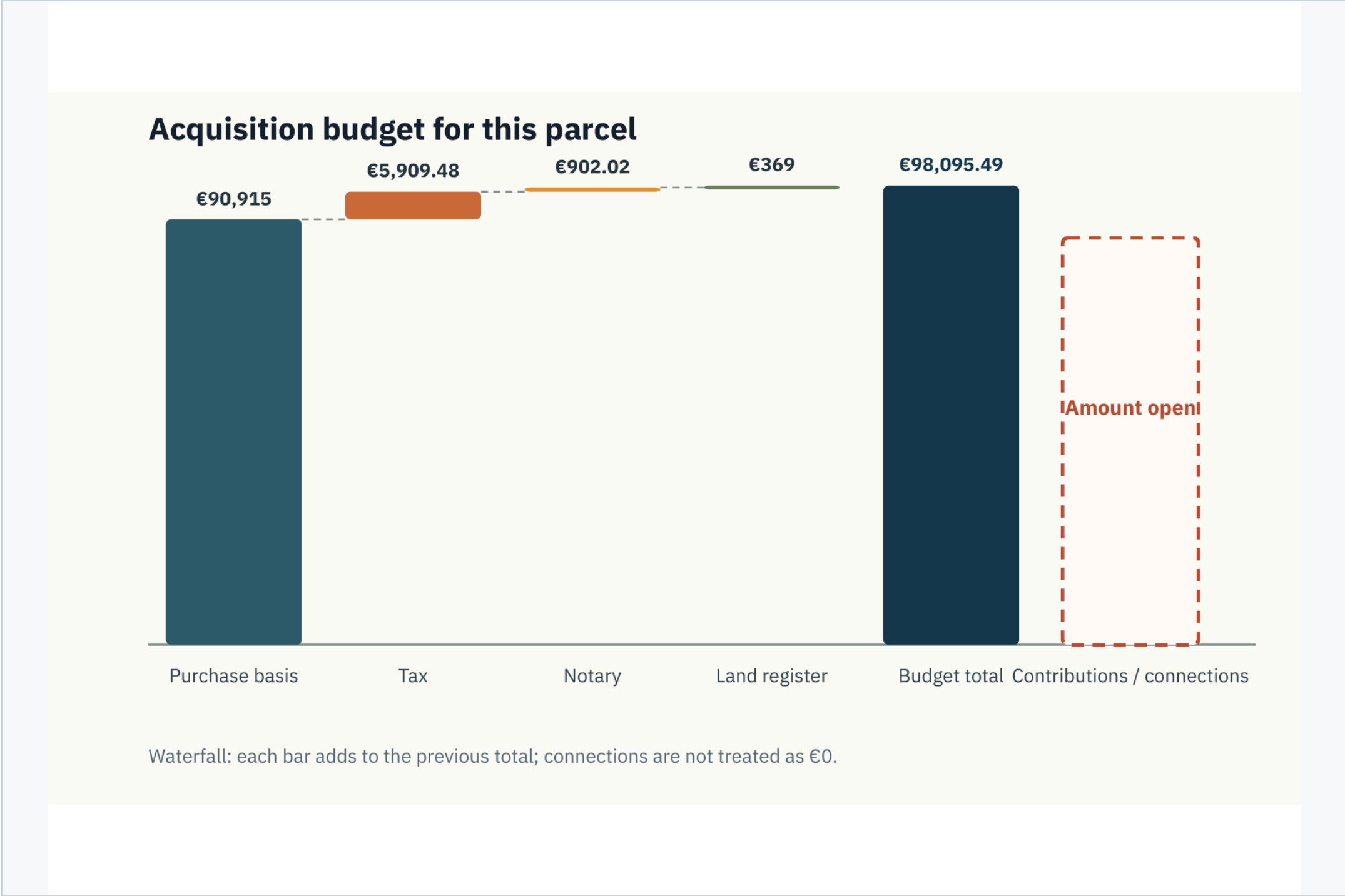


FIG. 11.5 – Acquisition budget for this parcel Bundesportal · Schleswig-Holstein; Bundesministerium der Justiz · GrEStG, GNotKG, UStG.

6.5%

Property transfer tax · Schleswig-Holstein  
€5,909.48

€902.02

Notary · statutory standard scenario

### Analyst read

- FINDING: The total is neither an invoice nor a valuation.
- CONSEQUENCE: It is a traceable calculation scenario using the selected basis, the Land rate and the named GNotKG items; open costs remain separate and are never treated as zero. Quantify cash required before offering and do not remove open costs from the budget.

11.5 Acquisition budget for this parcel

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><div>◆ Calculation basis</div><div>— €90,915 · official value anchor as a budgeting scenario</div><div>CONSEQUENCE — Sections 8–9 GrEStG use the actual consideration for tax; a Bodenrichtwert arithmetic value does not replace it. Source: LVermGeo Schleswig-Holstein · DANord Bodenrichtwerte 2026 · ALKIS · Date: 01.01.2026 · Scope: area of this plot and rate of its BORIS zone.</div></div>                                                                                                                 | <div><div>◆ CLEAR · Property transfer tax · Schleswig-Holstein</div><div>— 6.5% · €5,909.48</div><div>CONSEQUENCE — Rate from this Land's Bundesportal entry; exemptions and linked consideration can change the assessment. Source: Bundesportal · Schleswig-Holstein · § 11 GrEStG · Date: 1 January 2014 · Scope: rate of the Land of Schleswig-Holstein; scenario amount for this plot.</div></div> |
| <div><div>◆ CLEAR · Notary · statutory standard scenario</div><div>— €902.02</div><div>CONSEQUENCE — Table B 1.0 = €246; 2.0 deed + 0.5 completion + 0.5 support + €20 flat expense, plus 19% VAT. Source: Bundesministerium der Justiz · GNotKG Tabelle B, KV 21100/22110/22200/32005; § 12 UStG · Date: 27 September 2026 · Scope: nationwide statutory standard scenario for this transaction; the notary's invoice controls.</div></div>                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                         |
| Source: Bundesportal · Schleswig-Holstein; Bundesministerium der Justiz · GrEStG, GNotKG, UStG · As at rate effective 1 January 2014; retrieved 27 September 2026                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                         |
| <div><div>◆ CLEAR · Land register · priority notice and ownership</div><div>— €369</div><div>CONSEQUENCE — Fee item 14150 = 0.5 and item 14110 = 1.0; court fees carry no VAT. Source: Bundesministerium der Justiz · GNotKG KV 14150/14110 · Date: 27 September 2026 · Scope: nationwide statutory fee items for registering this plot purchase.</div></div>                                                                                                                                                              | <div><div>◆ CLEAR · Acquisition costs in this scenario</div><div>— €7,180.50</div><div>CONSEQUENCE — Transfer tax plus the notary and land-register scenario shown here. Source: Bundesportal · Schleswig-Holstein; Bundesministerium der Justiz · GrEStG/GNotKG/UStG · Date: 27 September 2026 · Scope: sum using the Schleswig-Holstein Land rate and nationwide fees for this plot.</div></div>      |
| <div><div>◆ CLEAR · Budget total including basis</div><div>— €98,095.49</div><div>CONSEQUENCE — Not a final price: mortgage charge, special completion work, further expenses, agent, servicing and advice are excluded. Source: Bundesportal · Schleswig-Holstein; Bundesministerium der Justiz · GrEStG/GNotKG/UStG; LVermGeo Schleswig-Holstein · DANord Bodenrichtwerte 2026 · ALKIS · Date: 27 September 2026 · Scope: calculation scenario for this plot; open contractual and municipal costs excluded.</div></div> | <div><div>◆ Annual property tax / open contributions</div><div>— open, not zero</div><div>NEXT ACTION — Obtain the seller's notices, municipal multiplier and contribution statement.</div></div>                                                                                                                                                                                                       |
| <div><div>◆ Evidence limit</div><div>— Draft contract, final consideration, exemptions, mortgage charge, agency agreement, municipal contributions and tax notices.</div><div>CONSEQUENCE — Quantify cash required before offering and do not remove open costs from the budget.</div></div>                                                                                                                                                                                                                               | <div><div>◆ Action</div><div>— Request before committing to the purchase: Cost calculation, tax base and contribution statement. Body: Notary / tax office / municipality. By: before notarisation.</div><div>CONSEQUENCE — Pause the purchase if: a cost line stays open without an amount.</div></div>                                                                                                |

Source: Bundesportal · Schleswig-Holstein; Bundesministerium der Justiz · GrEStG, GNotKG, UStG · As at rate effective 1 January 2014; retrieved 27 September 2026

# Property transfer tax

The published rate for this Land is stated here. The final tax depends on the purchase price, the contract structure, any exemption and whether a building contract forms part of the same transaction.

| SOURCE                                         | METHOD                                                     | AS AT             | GEOMETRY                                                                              |
|------------------------------------------------|------------------------------------------------------------|-------------------|---------------------------------------------------------------------------------------|
| Bundesportal · Schleswig-Holstein; § 11 GrEStG | Official statutory/administrative source; no cost estimate | 27 September 2026 | Land-level rate for the Land containing the plot; no parcel geometry test is involved |

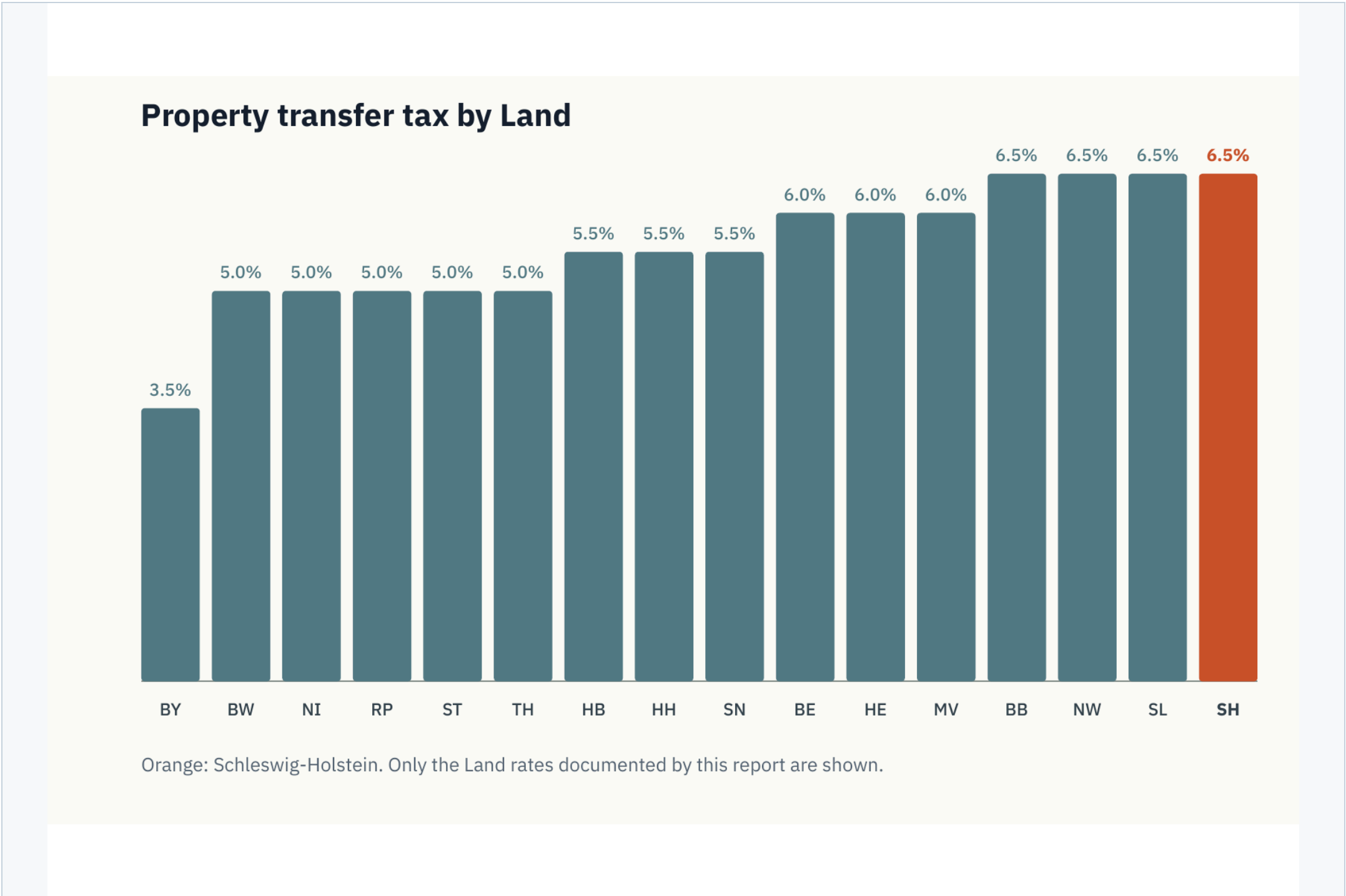


FIG. 11.6 – Property transfer tax

Bundesportal · Schleswig-Holstein; § 11 GrEStG.

6.5%

Published rate

### Analyst read

- FINDING: The taxable amount, exemptions and final assessment remain open.
- CONSEQUENCE: Carry as a line in the acquisition budget and obtain a written figure before notarisation. From the report's official Land lookup.
- LIMIT: Not provided: purchase price, taxable consideration, exemptions, linked building contract and tax assessment.

## Evidence path to the acquisition budget

From the source result to a purchase decision supported in writing.

**1 · Retain source result**  
Retain the dated source response; the result must identify the values read and every field explicitly left open: Calculation basis: €90,915 · official value anchor as a budgeting scenario. Property transfer tax · Schleswig-Holstein: 6.5% · €5,909.48.

**2 · Reconcile inputs**  
Reconcile the inputs to the same parcel, date and scope; the result must evidence every calculation input: Notary · statutory standard scenario: €902.02. Land register · priority notice and ownership: €369.

**3 · Obtain case evidence**  
Obtain the named notices, responses or professional documents; the result must address this transaction and every exemption or open cost: Acquisition costs in this scenario: €7,180.50. Budget total including basis: €98,095.49.

**4 · Release purchase decision**  
Do not buy on binding terms until the evidence is reconciled in writing; the result must state the price, cost consequence and remaining uncertainty unambiguously: Annual property tax / open contributions: open, not zero.

### 11.6 Property transfer tax

**CLEAR · Land**  
— Schleswig-Holstein  
| CONSEQUENCE — From the report's official Land lookup.

**UNRESOLVED · Tax base**  
— not supplied with the order  
| CONSEQUENCE — The notarised contract and tax office determine the taxable consideration.

**UNRESOLVED · Open question**  
— Not provided: purchase price, taxable consideration, exemptions, linked building contract and tax assessment.  
| NEXT ACTION — Carry as a line in the acquisition budget and obtain a written figure before notarisation.

**Published rate**  
— 6.5%  
| NEXT ACTION — Rate for the Land of Schleswig-Holstein, effective 1 January 2014; retrieved 27 September 2026. Have the notary confirm it for this transaction before signing. Source: Federal portal named above · Date: 1 January 2014 (retrieved 27 September 2026) · Scope: rate of the Land of Schleswig-Holstein; applies to the transaction involving this plot.

**CLEAR · Tax amount**  
— not calculated  
| CONSEQUENCE — No amount without the tax base and an exemption review.

**Action**  
— Request before committing to the purchase: Cost calculation or official notice for Property transfer tax (Grunderwerbsteuer). Body: Notary / responsible tax office. By: before notarisation.  
| CONSEQUENCE — Pause the purchase if: liability for Property transfer tax (Grunderwerbsteuer) is unclear.

Source: Bundesportal · Schleswig-Holstein; § 11 GrEStG · As at 27 September 2026

# Notary and land-register costs

Official Table B supports a useful orientation even though the purchase price is not an order input. The examples show the base 1.0 fee, the 2.0 purchase-deed fee (fee item 21100) and the 1.0 ownership-registration fee (fee item 14110). Further notary and land-register items depend on the transaction.

|                                             |                                                            |                   |                                                            |
|---------------------------------------------|------------------------------------------------------------|-------------------|------------------------------------------------------------|
| SOURCE                                      | METHOD                                                     | AS AT             | GEOMETRY                                                   |
| Bundesjustizministerium · GNotKG, Tabelle B | Official statutory/administrative source; no cost estimate | 27 September 2026 | Transaction costs for this plot; not a spatial map finding |

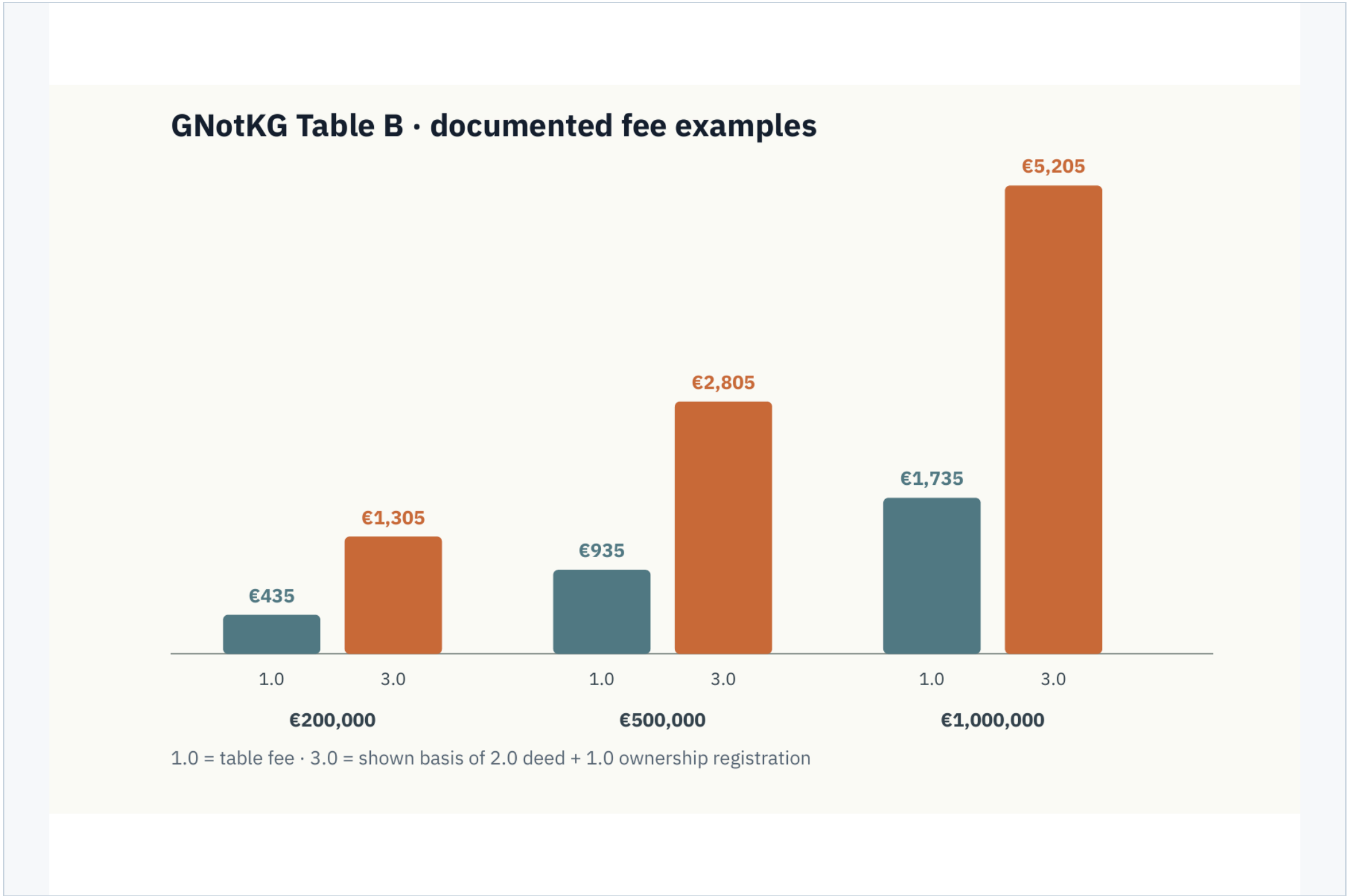


FIG. 11.7 – Notary and land-register costs

Bundesjustizministerium · GNotKG, Tabelle B.

€935

Table fee (1.0) at €500,000

GNotKG, Table B

### Analyst read

- FINDING: At a €200,000 transaction value, Table B gives €435 for 1.0 and €1,305 for the shown 3.0 basis; at €500,000 the figures are €935 and €2,805.
- CONSEQUENCE: Further items, expenses and VAT remain open. Table row: choose using the actual transaction value. Carry as a line in the acquisition budget and obtain a written figure before notarisation.

## Evidence path for Property transfer tax (Grunderwerbsteuer)

From the source result to a purchase decision supported in writing.

**1 • Retain source result**

Retain the dated source response; the result must identify the values read and every field explicitly left open: Land: Schleswig-Holstein.

**2 • Reconcile inputs**

Reconcile the inputs to the same parcel, date and scope; the result must evidence every calculation input: Published rate: 6.5%.

**3 • Obtain case evidence**

Obtain the named notices, responses or professional documents; the result must address this transaction and every exemption or open cost: Tax base: not supplied with the order.

**4 • Release purchase decision**

Do not buy on binding terms until the evidence is reconciled in writing; the result must state the price, cost consequence and remaining uncertainty unambiguously: Tax amount: not calculated.

### 11.7 Notary and land-register costs

**◆ CLEAR • Table row**

— choose using the actual transaction value

CONSEQUENCE — The transaction value selects the 1.0 fee in Table B.

**◆ Not included**

— completion, support work, priority notice, mortgage charge, expenses and VAT

CONSEQUENCE — Further case-specific fees may apply.

**◆ UNRESOLVED • Open question**

— The actual transaction value, draft contract, finance charge, completion and support work, expenses and VAT are unavailable; the table is fee guidance, not an invoice.

NEXT ACTION — Carry as a line in the acquisition budget and obtain a written figure before notarisation.

**◆ Basis shown**

— fee item 21100: 2.0 plus fee item 14110: 1.0

CONSEQUENCE — This combination is fee guidance, not an invoice. Source: Bundesministerium der Justiz • GNotKG, Anlage 1 • Date: 27 September 2026 • Scope: nationwide statutory fee items for the transaction involving this plot.

**◆ CLEAR • Before notarisation**

— obtain a written cost calculation

CONSEQUENCE — The notary quantifies the items for the actual transaction.

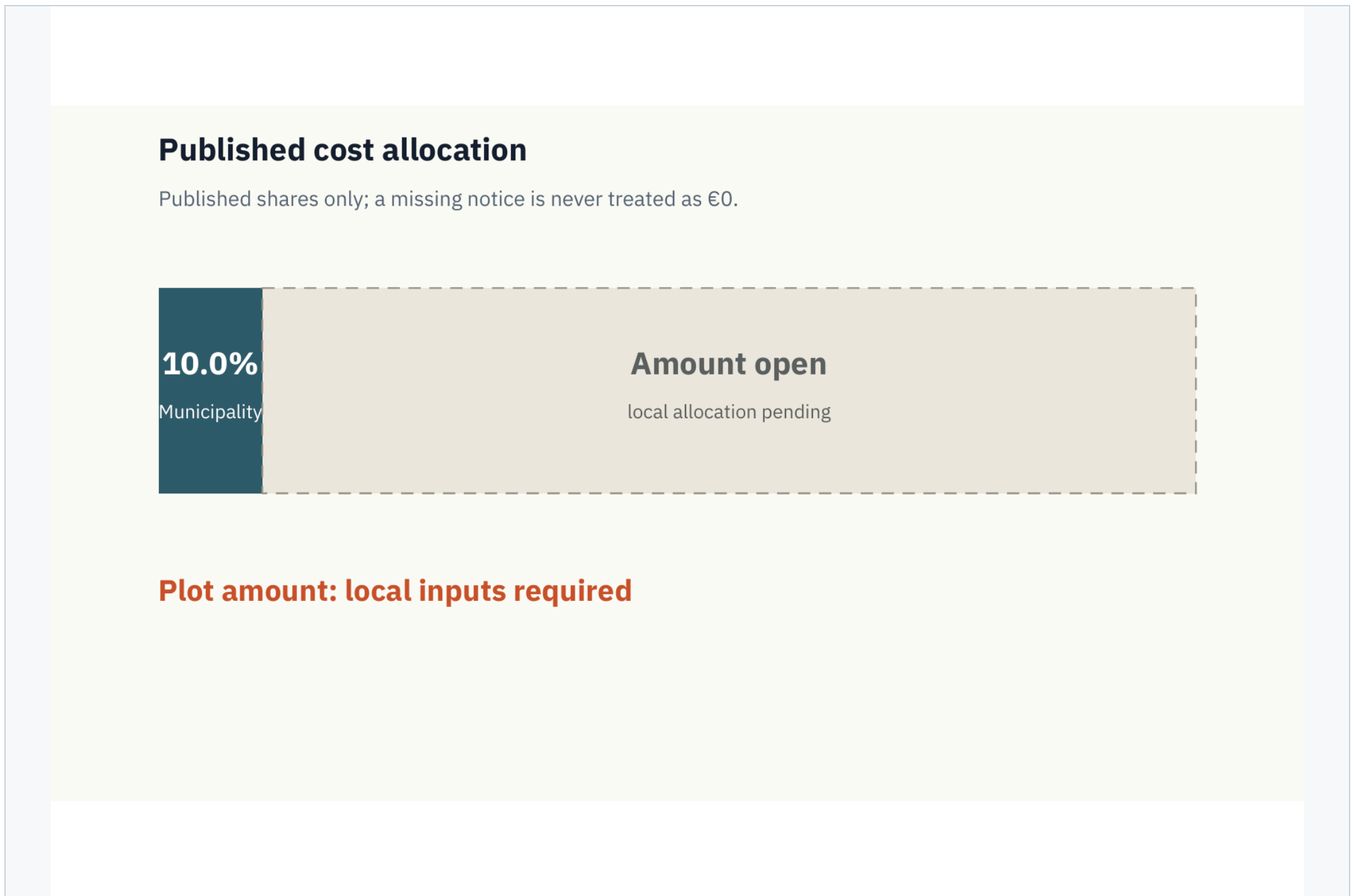
**◆ Action**

— Request before committing to the purchase: Cost calculation or official notice for Notary and land-register costs. Body: Notary / Grundbuchamt (land registry). By: before notarisation.

CONSEQUENCE — Pause the purchase if: liability for Notary and land-register costs is unclear.

Source: Bundesjustizministerium • GNotKG, Tabelle B • As at 27 September 2026

| SOURCE                                                        | METHOD                                                        | AS AT             | GEOMETRY                                                                                                                |
|---------------------------------------------------------------|---------------------------------------------------------------|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Bundesjustizministerium · BauGB/BGB;<br>Flensburg · KAG/bylaw | Official statutory/administrative<br>source; no cost estimate | 27 September 2026 | Plot-specific contribution liability;<br>this run contains neither a notice<br>nor a written municipal nil<br>statement |



Bundesjustizministerium · BauGB/BGB; Flensburg · KAG/bylaw.

%

municipal share at least

- **FINDING:** The amount allocated to owners under the local bylaw is multiplied by the chargeable plot area  $\times$  use factor and divided by the sum of all similarly weighted areas in the assessment unit.
- **CONSEQUENCE:** Zero plot-specific notices were supplied. The bylaw response and local inputs are unavailable, so no payable amount is assumed.

## Evidence path for Notary and land-register costs

From the source result to a purchase decision supported in writing.

●

**1 · Retain source result**

Retain the dated source response; the result must identify the values read and every field explicitly left open: Table row: choose using the actual transaction value.

●

**2 · Reconcile inputs**

Reconcile the inputs to the same parcel, date and scope; the result must evidence every calculation input: Basis shown: fee item 21100: 2.0 plus fee item 14110: 1.0.

●

**3 · Obtain case evidence**

Obtain the named notices, responses or professional documents; the result must address this transaction and every exemption or open cost: Not included: completion, support work, priority notice, mortgage charge, expenses and VAT.

●

**4 · Release purchase decision**

Do not buy on binding terms until the evidence is reconciled in writing; the result must state the price, cost consequence and remaining uncertainty unambiguously: Before notarisation: obtain a written cost calculation.

## 11.8 Development and municipal contributions

- ◆ **CLEAR · BauGB allocation**
  - municipal share at least 10%

CONSEQUENCE — Section 129 BauGB applies the minimum share to the assessable cost. The local bylaw determines the actual allocation; it does not create a blanket payable amount of 90%. Source: Bundesministerium der Justiz · § 129 BauGB · Date: 27 September 2026 · Scope: nationwide minimum; the local bylaw and plot notice determine the individual case.

◆ **Land and connection contributions**
  - local KAG and bylaws control

NEXT ACTION — Check road, water, wastewater and house connection separately.

◆ **UNRESOLVED · Open question**
  - Not provided: contribution notices, municipal statement, bylaw response and provider quotations for this plot.

NEXT ACTION — Carry as a line in the acquisition budget and obtain a written figure before notarisation.
- ◆ **Checkable formula**
  - amount allocated to owners × (chargeable plot area × use factor) ÷ sum of all similarly weighted areas in the assessment unit

CONSEQUENCE — The municipality must supply the assessable cost, the resulting owner pool under the local bylaw, and every area and factor.

◆ **Closing evidence**
  - municipal contribution statement required

NEXT ACTION — Finally request the contribution notice or written nil statement from Flensburg.

◆ **Action**
  - Request before committing to the purchase: Cost calculation or official notice for Development and municipal contributions. Body: Municipality / civil-works office / providers / notary. By: before notarisation.

CONSEQUENCE — Pause the purchase if: liability for Development and municipal contributions is unclear.

Source: Bundesjustizministerium · BauGB/BGB; Flensburg · KAG/bylaw · As at 27 September 2026

11.9

# Annual property tax

A building is mapped on the parcel. For built property the federal model uses the yield value from living area, year of construction and rent level; the report does not hold these. The formula below shows the land share only. The assessment notice (Grundsteuerwertbescheid) the seller can produce is what counts.

|                                                 |                                                            |                   |                                                                                |
|-------------------------------------------------|------------------------------------------------------------|-------------------|--------------------------------------------------------------------------------|
| SOURCE                                          | METHOD                                                     | AS AT             | GEOMETRY                                                                       |
| Bundesjustizministerium · BewG/GrStG; Flensburg | Official statutory/administrative source; no cost estimate | 27 September 2026 | The plot is the taxable property; this report has not received its tax notices |

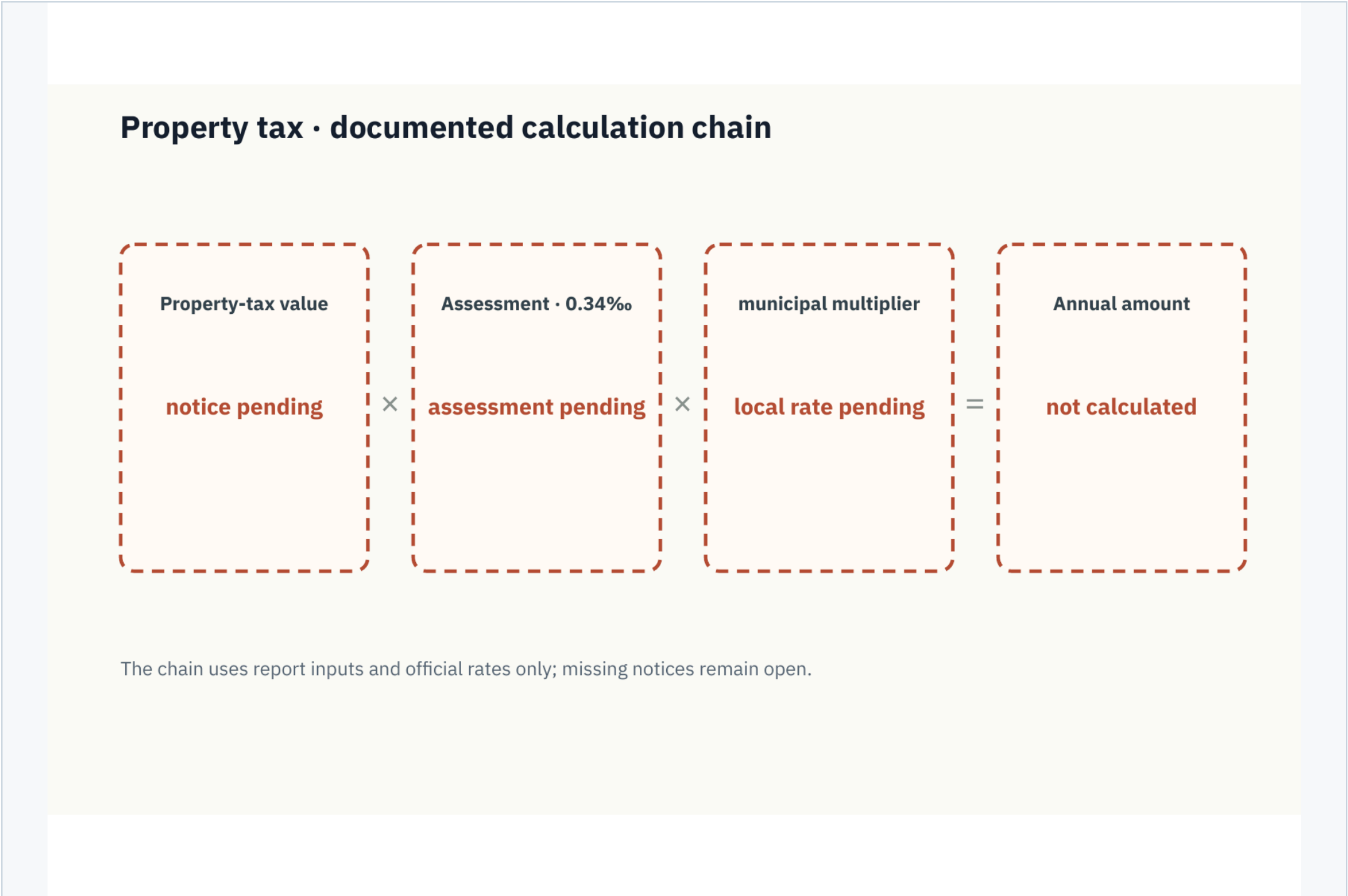


FIG. 11.9 – Annual property tax

Bundesjustizministerium · BewG/GrStG; Flensburg.

Analyst read

- FINDING: In the federal model described here, property-tax value × 0.34 per mille gives the assessment amount; the annual amount is assessment amount × (multiplier in percent / 100).
- CONSEQUENCE: The published percentage number is therefore used as a dimensionless factor. The calculation lacks 3 values from the same local assessment year: the property-tax value notice, assessment notice and multiplier; €0 is not assumed. Federal model described here: area × Bodenrichtwert × 0.34 per mille.

## Evidence path for Development and municipal contributions

From the source result to a purchase decision supported in writing.

●

**1 · Retain source result**

Retain the dated source response; the result must identify the values read and every field explicitly left open: BauGB allocation: municipal share at least 10%.

●

**2 · Reconcile inputs**

Reconcile the inputs to the same parcel, date and scope; the result must evidence every calculation input: Checkable formula: amount allocated to owners × (chargeable plot area × use factor) ÷ sum of all similarly weighted areas in the assessment unit.

●

**3 · Obtain case evidence**

Obtain the named notices, responses or professional documents; the result must address this transaction and every exemption or open cost: Land and connection contributions: local KAG and bylaws control.

●

**4 · Release purchase decision**

Do not buy on binding terms until the evidence is reconciled in writing; the result must state the price, cost consequence and remaining uncertainty unambiguously: Closing evidence: municipal contribution statement required.

### 11.9 Annual property tax

- ◆ **CLEAR · Federal model described here**
  - $\text{area} \times \text{Bodenrichtwert} \times 0.34 \text{ per mille}$

CONSEQUENCE — The property class and base assessment control. Source: Bundesministerium der Justiz · § 247 BewG und § 15 GrStG · Date: 27 September 2026 · Scope: federal model described here for undeveloped property; the local multiplier still must be supplied.

◆ **Annual formula**
  - $\text{assessment amount} \times (\text{multiplier in percent} / 100)$

CONSEQUENCE — The published percentage number is divided by 100 and used as a dimensionless factor.

◆ **UNRESOLVED · Open question**
  - Property-tax value notice, assessment notice, current municipal multiplier and seller's tax bill.

NEXT ACTION — Carry as a line in the acquisition budget and obtain a written figure before notarisation.
- ◆ **CLEAR · Municipal multiplier**
  - insert the local published rate

CONSEQUENCE — Only the multiplier bylaw of Flensburg applies; no other municipality's rate is carried across.

◆ **Closing evidence**
  - reconcile the notices

NEXT ACTION — Finally obtain the property-tax value notice, assessment notice and municipal tax bill for the same year.

◆ **Action**
  - Request before committing to the purchase: Cost calculation or official notice for Annual property tax (Grundsteuer). Body: Seller / tax office / municipality / notary. By: before notarisation.

CONSEQUENCE — Pause the purchase if: liability for Annual property tax (Grundsteuer) is unclear.

Source: Bundesjustizministerium · BewG/GrStG; Flensburg · As at 27 September 2026

# Next steps

This chapter sets out what still needs to be resolved before an offer or notary appointment. Missing responses, documents to obtain and questions for the building authority are ordered by their effect on the purchase decision.

| SOURCE                                   | METHOD                                                                                          | AS AT             | GEOMETRY                                                          |
|------------------------------------------|-------------------------------------------------------------------------------------------------|-------------------|-------------------------------------------------------------------|
| Compiled from this report's own sections | Compiled from the status, findings and action cards of the chapters above, not a new data query | 27 September 2026 | No geometry of its own; refers to this report's parcel as a whole |

## Buyer action timeline

### OTHER REPORT DEADLINE

- 1

Request the plan drawing and written provisions from the planning office; have an architect check the project against the plan.
- 2

Adopted Bebauungsplan (binding land-use plan) with its statement  
  
Responsible: competent authority / qualified professional
- 3

Does the Bebauungsplan “Tarup Ost/Struve Luecke” apply to this parcel without restriction, and what does it fix for the type and scale of permitted use?  
  
Responsible: Building authority
- 4

BKG models up to 8 cm in the neighbouring cells (12 m around) · under 10 cm — below the mapping threshold for the exceptional heavy-rain event at the report point. What backflow-protection or drainage conditions apply for the building permit?  
  
Responsible: Building authority

+ 24 further steps on the following pages

FIG. 11.10 – Next steps

Compiled from this report's own sections.

### Analyst read

- FINDING: The work plan contains 28 prioritised cards: 8 can stop the purchase, 17 cost time or money and 3 are routine.
- CONSEQUENCE: Owners and deadlines come from this report's action cards. Use as a working plan for the weeks before the notary appointment, not as a substitute for independent legal or building advice. No new external source; this chapter reads only the report already built.

## Evidence path for Annual property tax (Grundsteuer)

From the source result to a purchase decision supported in writing.

●

**1 · Retain source result**

Retain the dated source response; the result must identify the values read and every field explicitly left open: Federal model described here:  $\text{area} \times \text{Bodenrichtwert} \times 0.34$  per mille.

●

**2 · Reconcile inputs**

Reconcile the inputs to the same parcel, date and scope; the result must evidence every calculation input: Municipal multiplier: insert the local published rate.

●

**3 · Obtain case evidence**

Obtain the named notices, responses or professional documents; the result must address this transaction and every exemption or open cost: Annual formula:  $\text{assessment amount} \times (\text{multiplier in percent} / 100)$ .

●

**4 · Release purchase decision**

Do not buy on binding terms until the evidence is reconciled in writing; the result must state the price, cost consequence and remaining uncertainty unambiguously: Closing evidence: reconcile the notices.

11.10 Next steps

- ◆ **CLEAR · Action cards in total**
  - 28 cards
  - CONSEQUENCE — Compiled from the action cards, open items and documents of the chapters above.

◆ **ACTION · Could stop the purchase · Buildability**
  - Request the plan drawing and written provisions from the planning office; have an architect check the project against the plan.
  - CONSEQUENCE — First action from this report's buildability verdict.

◆ **ACTION · Could stop the purchase · Question for the Bauamt**
  - Does the Bebauungsplan “Tarup Ost/Struve Luecke” apply to this parcel without restriction, and what does it fix for the type and scale of permitted use?
  - NEXT ACTION — Ask in writing and keep the answer on file.
- ◆ **CLEAR · Can stop the purchase**
  - 8 cards
  - CONSEQUENCE — These are the points to settle before an offer or notary appointment.

◆ **ACTION · Could stop the purchase · Document**
  - Adopted Bebauungsplan (binding land-use plan) with its statement
  - CONSEQUENCE — This report matched a named plan object for the parcel; only the original plan fixes the type and scale of use with binding force. Issuing office: competent authority / qualified professional.

Source: Compiled from this report's own sections · As at 27 September 2026

- ◆ **ACTION · Could stop the purchase · Question for the Bauamt**
  - BKG models up to 8 cm in the neighbouring cells (12 m around) · under 10 cm — below the mapping threshold for the exceptional heavy-rain event at the report point. What backflow-protection or drainage conditions apply for the building permit?
- ◆ **UNRESOLVED · Could stop the purchase · Open item**
  - The plot in time
  - NEXT ACTION — Historical series: not connected for Schleswig-Holstein, not queried. The Land's aerial-survey archive, on written request Responsible authority: Schleswig-Holstein State Office for Surveying and Geoinformation (LVermGeo SH).

Source: Compiled from this report's own sections · As at 27 September 2026

Next steps (continued)

- ◆ **ACTION · Could stop the purchase · Action from the report**

— Order a current cadastral extract and land-register extract, then check the parcel key, area and boundary against this chapter.

CONSEQUENCE — Cadastre office / land registry · Katasterauszug (cadastral extract) and Grundbuchauszug (land-register extract) · before signing.
- ◆ **Could stop the purchase · Action from the report**

— Commission a levelled site survey before earthworks or a basement are designed; the 1 m raster does not replace a measurement.

Surveyor · Site plan with levels · before design planning.
- ◆ **ACTION · Costs time or money · Action from the report**

— Ask a civil engineer to judge surface-water run-off along these profiles; a cross-section is topography, not a drainage design.

CONSEQUENCE — Civil engineer · drainage design · Drainage concept · before the building application.
- ◆ **ACTION · Costs time or money · Action from the report**

— Have a geotechnical engineer read the ground-movement record for this plot before foundations are designed.

CONSEQUENCE — Geotechnical engineer · Geotechnical report · before foundation design.
- ◆ **ACTION · Could stop the purchase · Action from the report**

— Have a publicly appointed surveyor confirm the boundary marks on the ground before you plan against these dimensions.

NEXT ACTION — Publicly appointed surveyor · Boundary record (Grenzniederschrift) · before design.
- ◆ **UNRESOLVED · Costs time or money · Open item**

— Environmental noise (UBA)

CONSEQUENCE — Environmental noise: Not read. The Umweltbundesamt noise-map service did not answer this query. The noise maps under the EU Environmental Noise Directive are held by the responsible Land authority and published in the municipality's noise action plan. Responsible authority: Umweltbundesamt · Lärmkartierung nach der EU-Umgebungslärmrichtlinie (VeLa/LK).
- ◆ **ACTION · Costs time or money · Action from the report**

— Ask the building authority what may still be built on the neighbouring plots; these solar elevations know neither buildings nor trees.

CONSEQUENCE — Building authority · Statement on permitted neighbouring development · before purchase.

Source: Compiled from this report's own sections · As at 27 September 2026

- ◆ **ACTION · Costs time or money · Action from the report**

— Ask the lower soil-protection authority whether the earlier use visible on these images left an entry in the contaminated-land register.

CONSEQUENCE — Lower soil-protection authority · Contaminated-land register statement · before purchase.
- ◆ **ACTION · Costs time or money · Further actions from the report (2/12)**

— 4. Bebauungsplans at the parcel: Confirm the drawing, bylaw and written stipulations with the municipal planning office. 5. Nearest B-plans and F-plans: Confirm the drawing, bylaw and written stipulations with the municipal planning office. 6. Flächennutzungsplan at the parcel: Confirm the drawing, bylaw and written stipulations with the municipal planning office.
- ◆ **ACTION · Costs time or money · Further actions from the report (1/12)**

— 1. Read the land register for rights and easements that the neighbouring parcels hold over this one. 2. Have legally secured access confirmed in writing; a mapped road is not a right of way. 3. Request the bylaw, drawing and amendments.

CONSEQUENCE — Responsible office and deadline are on the action card of the section concerned.
- ◆ **ACTION · Costs time or money · Further actions from the report (3/12)**

— 7. Plan stipulations in plain language: Have an architect reconcile the complete plan text with the design. 8. Built-up area / outer area (§§ 34/35 BauGB): Obtain written building-authority information or a preliminary decision before purchase. 9. Surrounding structures: distances: Ask Building Control for a written section 34/35 classification.

Source: Compiled from this report's own sections · As at 27 September 2026

Next steps (continued)

- ◆ **ACTION · Costs time or money · Further actions from the report (4/12)**

— 10. Request the complete current printout for the Gemarkung, folio and parcel. 11. Request a response for Gemarkung, Flur and parcel with evidence of legitimate interest. 12. Request the contaminated-land response including file reference, classification and action status.
- ◆ **ACTION · Costs time or money · Further actions from the report (6/12)**

— 16. Give this zone to the structural engineer before design work starts. 17. Drive the key trips (school, doctor, shops, stop) yourself at rush hour and check the timetable of the nearest stop. 18. Compare the Bodenrichtwert with the asking price and ask questions on a large gap.
- ◆ **Costs time or money · Further actions from the report (5/12)**

— 13. Request a burden review for the planned excavation depth and full works area. 14. Reconcile the result with the municipal hazard map. 15. Use the normals only as a screen and obtain the four controlling building-specific checks.
- ◆ **ACTION · Costs time or money · Further actions from the report (7/12)**

— 19. Large gap: require written price explanation or valuation. 20. Ask the notary for a draft-contract cost calculation. 21. Ask the notary to confirm the draft tax rate/base.

Source: Compiled from this report's own sections · As at 27 September 2026

- ◆ **ACTION · Costs time or money · Further actions from the report (8/12)**

— 22. Obtain written confirmation of outstanding contributions. 23. Request current property-tax bill, assessment and multiplier. 24. Before purchase, request the official statutory-floodplain extract with ordinance, date and parcel relation.
- ◆ **ACTION · Costs time or money · Further actions from the report (10/12)**

— 28. Before purchase, request the site-specific flooding and drainage assessment using design rainfall. 29. Before purchase, request the drinking-water protection response and applicable ordinance. 30. Use the mapped soil unit to scope the geotechnical investigation and commission boreholes.
- ◆ **ACTION · Costs time or money · Further actions from the report (12/12)**

— 34. Obtain a written LBEG mining answer before basement, geothermal or deep-drilling design. 35. Ask whether an active procedure affects parcel identity, access, contributions or disposal before contract. 36. Send the parcel identifier and plan to archaeology and soil-protection authorities and attach both written answers to the purchase file.
- ◆ **ACTION · Routine · Further actions from the report (1/2)**

— 1. For energy planning, use the DIN climate zone and the energy consultant's local weather data. 2. Visit the plot at different times of day and listen for road, rail and air traffic. 3. Confirm any nearby structure on-site or via the cadastral map.

CONSEQUENCE — Responsible office and deadline are on the action card of the section concerned.
- ◆ **ACTION · Costs time or money · Further actions from the report (9/12)**

— 25. Before purchase, request the Hochwassergefahrenkartenauszug (flood-hazard map extract) for HQ-high/HQ100/HQ-extreme with water depths and identifiers. 26. Before purchase, request the official water-network/water-body extract with bank line. 27. Before purchase, request the level survey and flooding/flow-path assessment.
- ◆ **ACTION · Costs time or money · Further actions from the report (11/12)**

— 31. Use the mapped units with a geotechnical engineer to scope borehole depth and laboratory testing and commission ground investigations. 32. Plan radon-resistant basement details and commission a recognised long-term indoor measurement. 33. Commission a level survey and obtain the BBD point time series or geodetic monitoring where movement matters.
- ◆ **ACTION · Routine · Further documents**

— 1. Current cadastral extract (Katasterauszug).

NEXT ACTION — Keeper, fee and lead time per record are in chapter 4.
- ◆ **ACTION · Routine · Further actions from the report (2/2)**

— 4. Ask the grid operator for a written connection offer before relying on a mapped line.

Source: Compiled from this report's own sections · As at 27 September 2026

## Release path before making an offer

Each step ends with a named written result.

|                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><div></div><div><b>1 · Record the register</b></div><div>Retain the register derived from this report; the result must state the number and priority of action cards: Action cards in total: 28 cards. Can stop the purchase: 8 cards. Could stop the purchase · Buildability: Request the plan drawing and written provisions from the planning office; have an architect check the project against the plan.</div></div> | <div><div></div><div><b>2 · Close identity and planning</b></div><div>Resolve parcel and planning stop items in writing; the result must link the property unambiguously to the applicable planning law: Could stop the purchase · Document: Adopted Bebauungsplan (binding land-use plan) with its statement. Plus one further item, printed in full in this chapter's table.</div></div> | <div><div></div><div><b>3 · Review original evidence</b></div><div>Obtain the named originals from the responsible authority and have them reviewed; the result must answer every purchase-critical open item: Could stop the purchase · Question for the Bauamt: BKG models up to 8 cm in the neighbouring cells (12 m around) · under 10 cm — below the mapping threshold for the exceptional heavy-rain event at the report point. What backflow-protection or drainage conditions apply for the building permit? Plus 2 further items, printed in full in this chapter's table.</div></div> | <div><div></div><div><b>4 · Protect the offer</b></div><div>Make no non-refundable offer while a stop item remains open; the result must document closure, a condition or an exit right: Could stop the purchase · Action from the report: Have a publicly appointed surveyor confirm the boundary marks on the ground before you plan against these dimensions. Plus one further item, printed in full in this chapter's table.</div></div> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Evidence path to the notary appointment

Each step ends with a named written result.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><div></div><div><b>1 · Request responses</b></div><div>Request open source and authority responses for the parcel; the result must be a dated written answer: Costs time or money · Open item: Environmental noise (UBA). Costs time or money · Action from the report: Ask a civil engineer to judge surface-water run-off along these profiles; a cross-section is topography, not a drainage design. Plus 3 further items, printed in full in this chapter's table.</div></div> | <div><div></div><div><b>2 · Price the consequences</b></div><div>Have documents, contributions and professional consequences priced; the result must state time and cost effects without assuming zero: Costs time or money · Further actions from the report (1/12): 1. Read the land register for rights and easements that the neighbouring parcels hold over this one. 2. Have legally secured access confirmed in writing; a mapped road is not a right of way. 3. Request the bylaw, drawing and amendments. Plus 4 further items, printed in full in this chapter's table.</div></div> | <div><div></div><div><b>3 · Obtain professional sign-off</b></div><div>Reconcile the owners and deadlines named in the report; the result must identify the document, reviewer, deadline and residual gap: Costs time or money · Further actions from the report (6/12): 16. Give this zone to the structural engineer before design work starts. 17. Drive the key trips (school, doctor, shops, stop) yourself at rush hour and check the timetable of the nearest stop. 18. Compare the Bodenrichtwert with the asking price and ask questions on a large gap. Plus 4 further items, printed in full in this chapter's table.</div></div> | <div><div></div><div><b>4 · Release notarisation</b></div><div>Release the notary appointment only after written closure or contractual protection; the result must record every remaining obligation and exit right: Costs time or money · Further actions from the report (11/12): 31. Use the mapped units with a geotechnical engineer to scope borehole depth and laboratory testing and commission ground investigations. 32. Plan radon-resistant basement details and commission a recognised long-term indoor measurement. 33. Commission a level survey and obtain the BBD point time series or geodetic monitoring where movement matters. Plus 4 further items, printed in full in this chapter's table.</div></div> |
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