

AUDIT

Follow-up audit on the implementation of key recommendations: property management for motorways

Federal Roads Office

KEY FACTS

The Swiss Federal Audit Office (SFAO) conducted a follow-up audit at the Federal Roads Office (FEDRO) on the implementation of key recommendations from 2018.⁴

Five recommendations were reviewed as part of this follow-up audit. The five recommendations were aimed at strengthening processes, cost transparency, traceability and efficiency in the handling of land and contract data. FEDRO has now implemented all of the recommendations in the SFAO's view.

Regulations for precautionary land acquisition established, processes for acquiring land and rights introduced

With the memorandum of 27 June 2017, FEDRO created a binding legal basis for precautionary land acquisition. The memorandum is used as an internal guideline and is to be replaced by a comprehensive specialist manual by the end of 2025. To improve cost transparency, commercially available software for valuing land has been used since 2022. An external valuation is obtained in the event of price disputes.

FEDRO's Land and Rights Acquisition Sector (LRE) has defined and documented key processes – for example, for processing land purchases or for entering documents in the "Property and contract management system" (LVS) specialist application. The filing structure in the Acta Nova business management system has been standardised and a quality assurance checklist has been introduced. ASTRA has also revised its signatory power regulations (UKR). These were released in April 2025. The powers of attorney and declarations of impartiality have also been updated and standardised, as recommended by the SFAO.

Systematic price determination and dual control principle ensured, resource planning improved

The dual control principle, governed by the UKR, applies to purchase and sales transactions. Economic aspects are taken into account via market-oriented assessments and, where possible, competition. As a rule, tenders are not used for land leases, which is understandable given the limited market situation.

Third-party mandates are commissioned on the basis of centrally revised contract templates. The decline in cantonal support has led to a reduction in external mandates. At the same time, the LRE Sector has been strengthened in terms of personnel, functions have been clearly separated, and multi-year resource planning has been introduced. This helps with strategic management in cooperation with FEDRO's Infrastructure Division.

⁴ "Audit of property management for motorways" (audit mandate 18454); the audit reports are all available on the SFAO website (www.efk.admin.ch)