

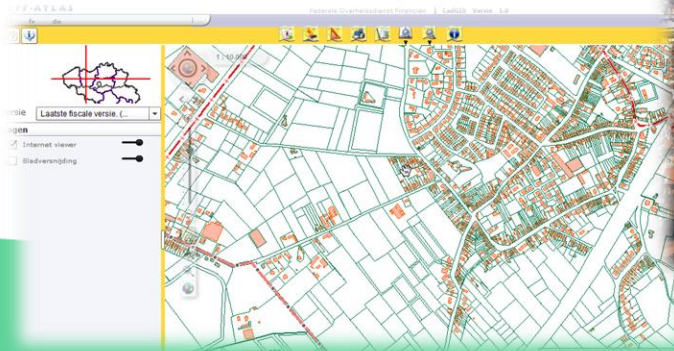


Federal
Public Service
FINANCE



THE BELGIAN CADASTRE

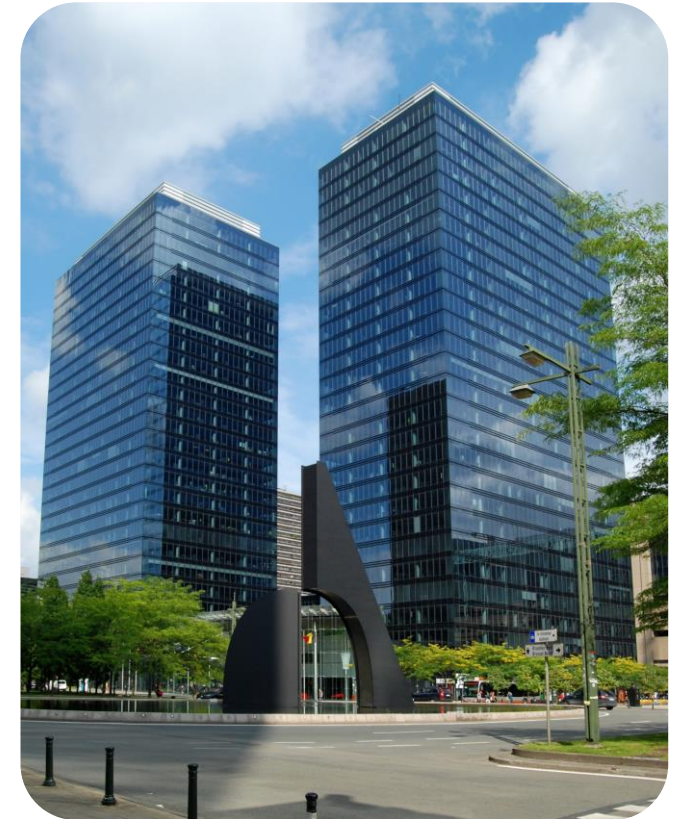
Peculiarities and future challenges





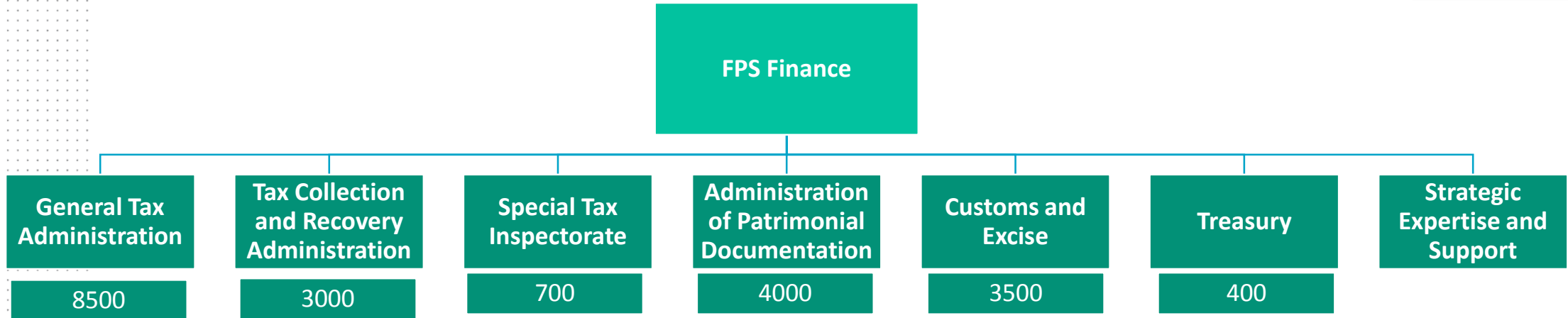
BELGIAN CADASTRE: CONTEXT

- Officially: Measurements and Assessments (Valuations) administration
- Within the competence of the Belgian Federal Public Service Finance
- Part of the General administration of Patrimonial documentation
- Core business: organization of a large documentation as regards the patrimony, including real and personal property
- Based in Brussels with 110 local offices at 27 different locations





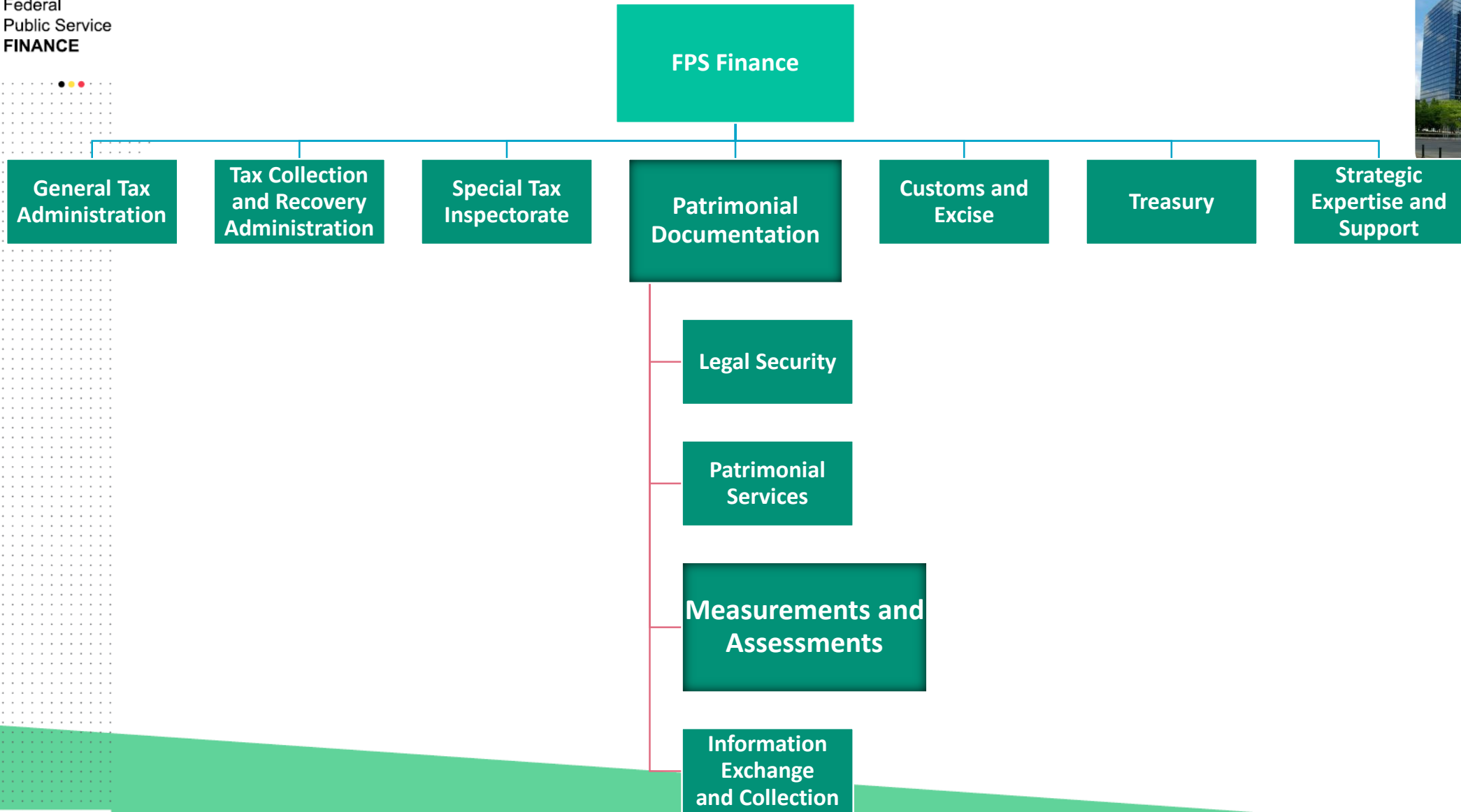
BELGIAN CADASTRE: CONTEXT



BELGIAN CADASTRE: CONTEXT



Federal
Public Service
FINANCE

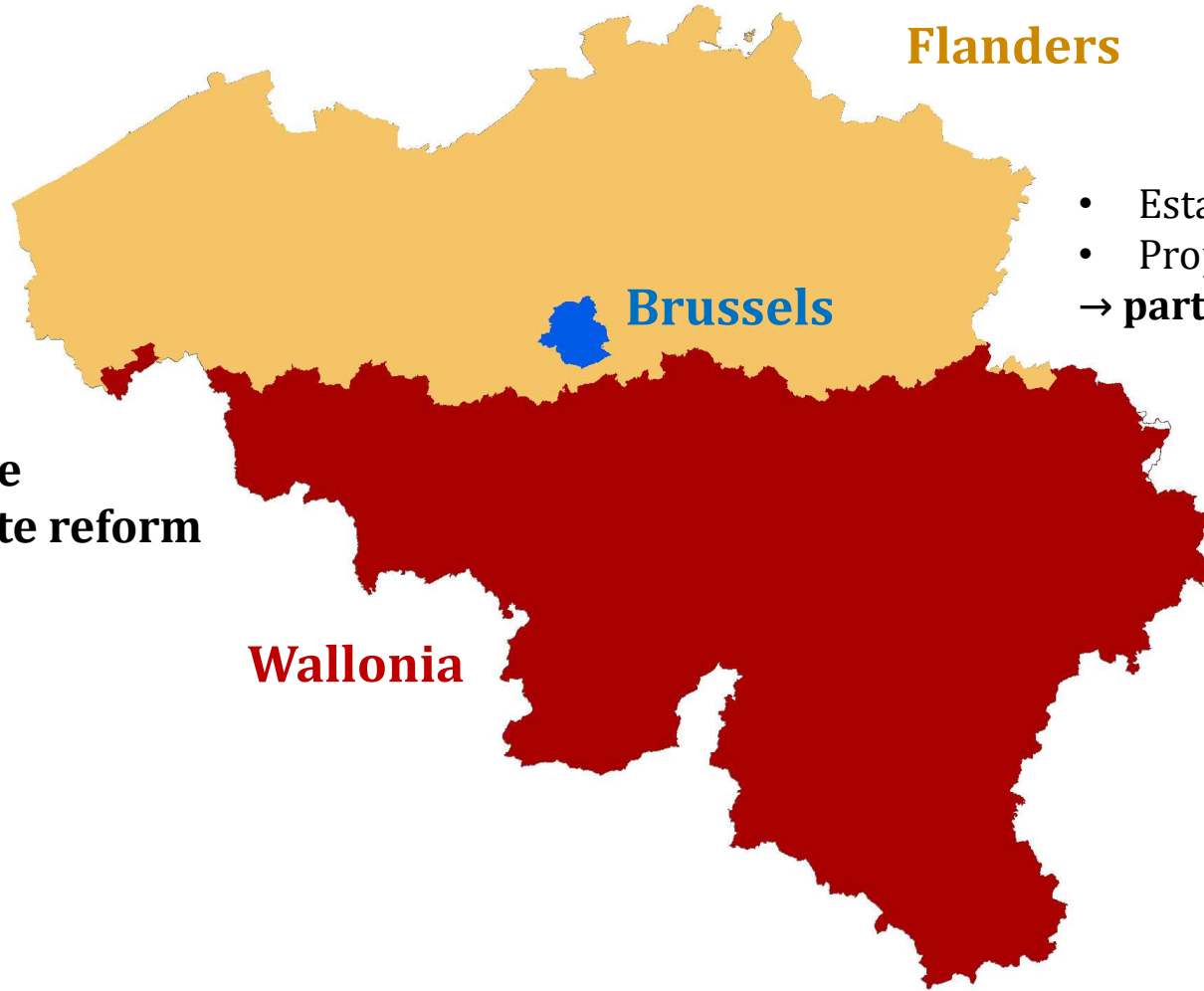


BELGIAN CADASTRE: CONTEXT



Federal
Public Service
FINANCE

Federal level



Flanders

- Estate and mortgage duties
 - Property tax
- **partly organised at Flemish and federal level**

Brussels

Power shift towards the regions with every state reform

Wallonia

BUT:
Property Tax base (Cadastral Income)
→ **assessed and calculated at federal level**



BELGIAN CADASTRE: DUTIES

- Updating and correcting the cadastral plan**
- Measuring plots of land and buildings
- Measuring the administrative borders
- Developing the geographic information system
- Updating the cadastral plan on the basis of the surveyors' plans
- Determining the tax base such as the cadastral income in favour of the tax authorities**
- Determining the capital or market value of real estate by order of legal authorities or sister administrations
- Verification of the declared value as regards the registration and estate duties
- Verification of the construction value as regards the VAT



PROPERTY TAX AND CADASTRAL INCOME

- ❑ **Property tax:** recurrent tax on real estate
- ❑ **Cadastral Income:** tax base
 - the average annual (fictitious) rental value of the immovable property
 - net of expenses
 - date of reference: 1/1/1975
 - indexed since 1991
 - modified building = modified cadastral income
- ❑ Database with information on 9 million parcels and 7 million constructions
- ❑ Buildings have a ‘construction code’

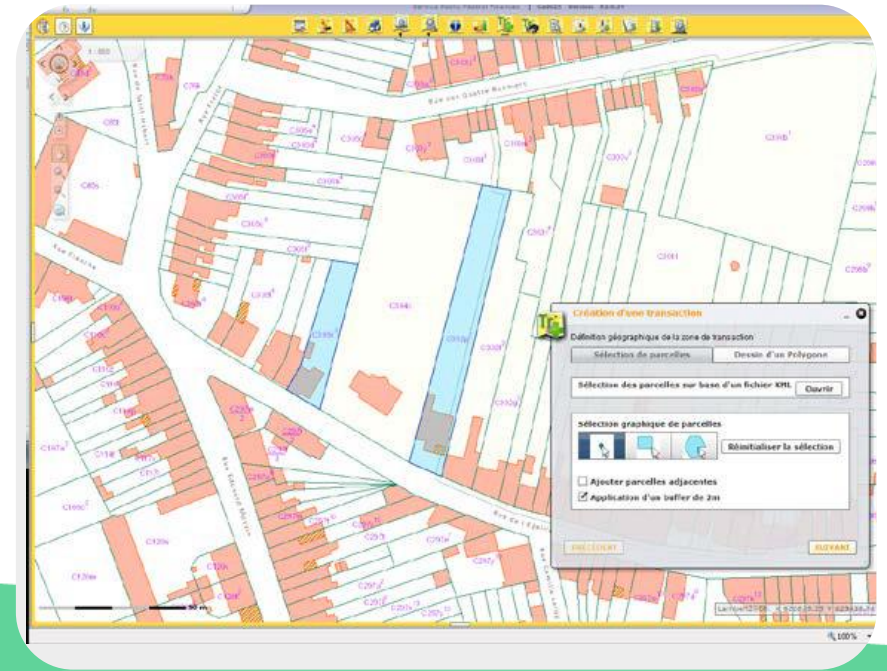




DIGITAL CADASTRAL PLAN - CADGIS



- One continuous digital plan based on the digitalisation of tons of papers
- An open data fiscal situation (1st January)
- One tool, many users & many uses (from the citizen to the expert)
 - Ask an extract of the documentation
 - Divide a plot of land
 - Improve the quality of the plan
 - ...
- Integration of partner services
 - Buildings managed by the regions
 - ...





DIGITAL CADASTRE - STIPAD

A transversal platform between Cadastre and Legal Security

- Measurements and Assessments (Cadastre)
 - Defines, describes and valuates
- Legal Security
 - Identifies who owns a property as defined by M&A and for which period

→ Working together to improve the citizen's trust



PRECADASTRATION (SINCE 2015)

- **1 Principle :**

Every building, apartment or plot of land must be identified and sketched on the plan before every transaction

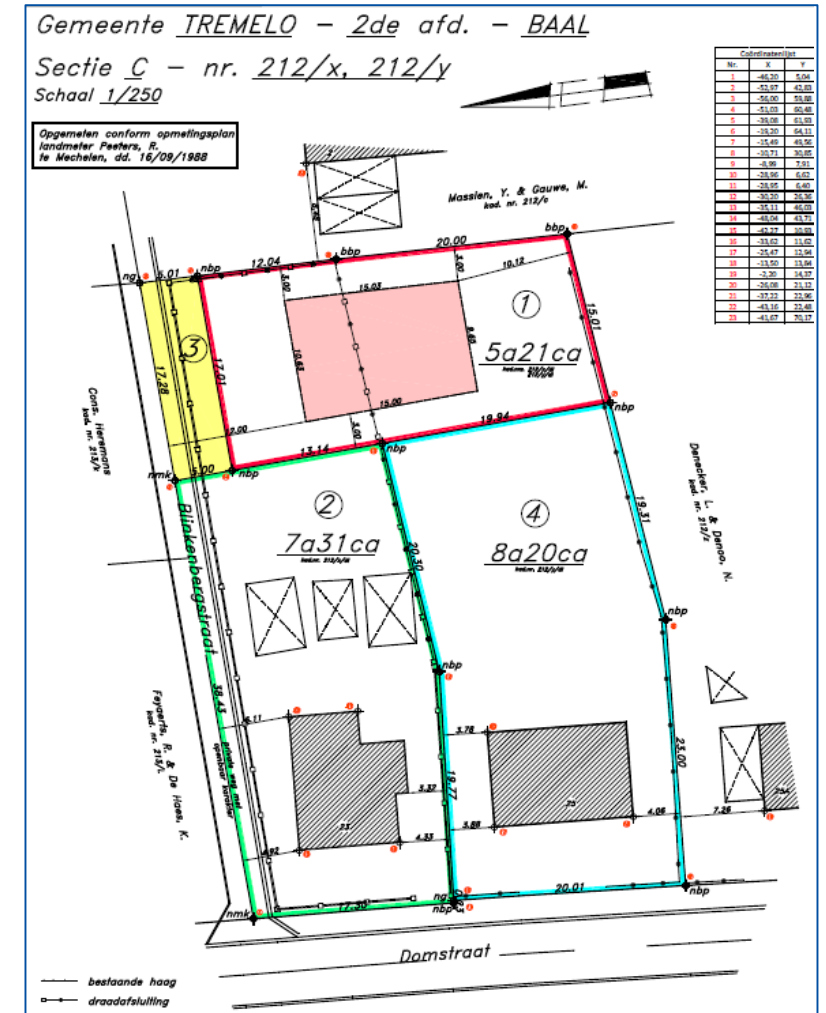
- **Why?**

Need to have a correct definition of the object that will be owned

- **How?**

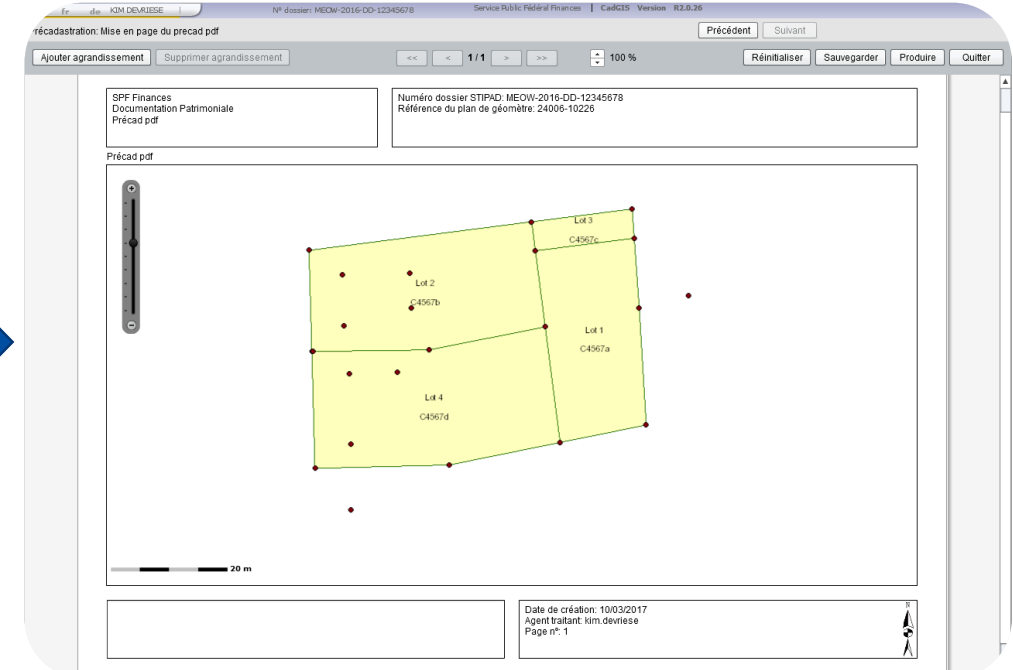
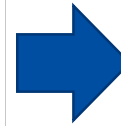
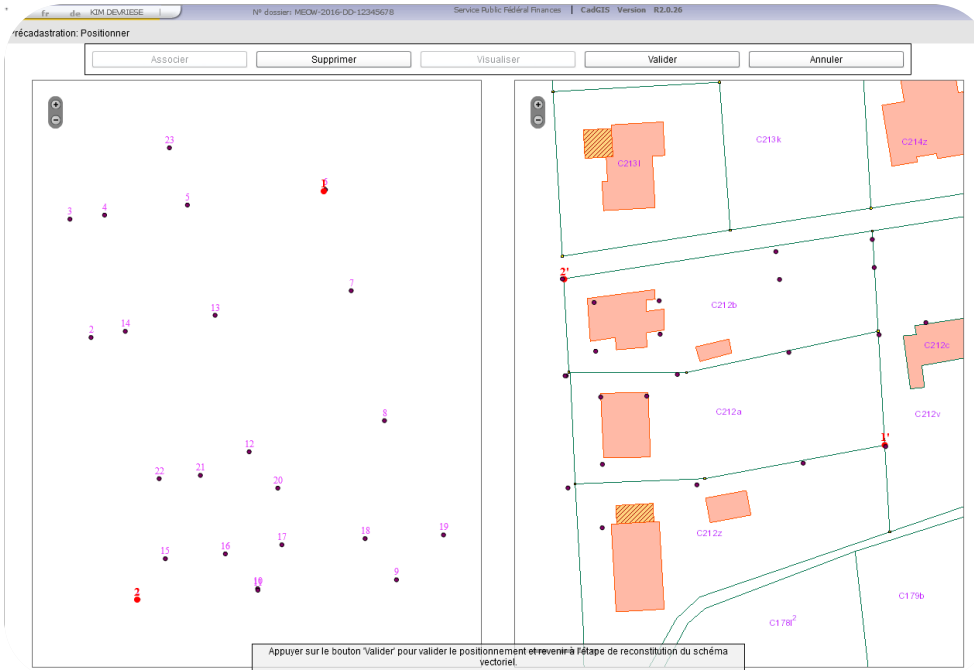
The parcel is...
already identified → No problem

A part of an existing parcel or building → Precad in partnership with Notary & surveyor before the deed





PRECADASTRATION





FUTURE CHALLENGES

- Develop new valuation tools
- Further automation of our systems and processes
 - Internal processes
 - Shared processes (Precad online...)
- Making a transition towards a new property tax base
 - Self-regulating system
 - Computerized valuation method based on econometric valuation models
 - Fair system which reflects the current situation on the housing market
- Towards an *open data* Cadastre
- Sharing data with the regions and other partners



Federal
Public Service
FINANCE

**PATRIMONIAL
DOCUMENTATION**