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# The evolving role of cadastres and land registries beyond the registration of ownership

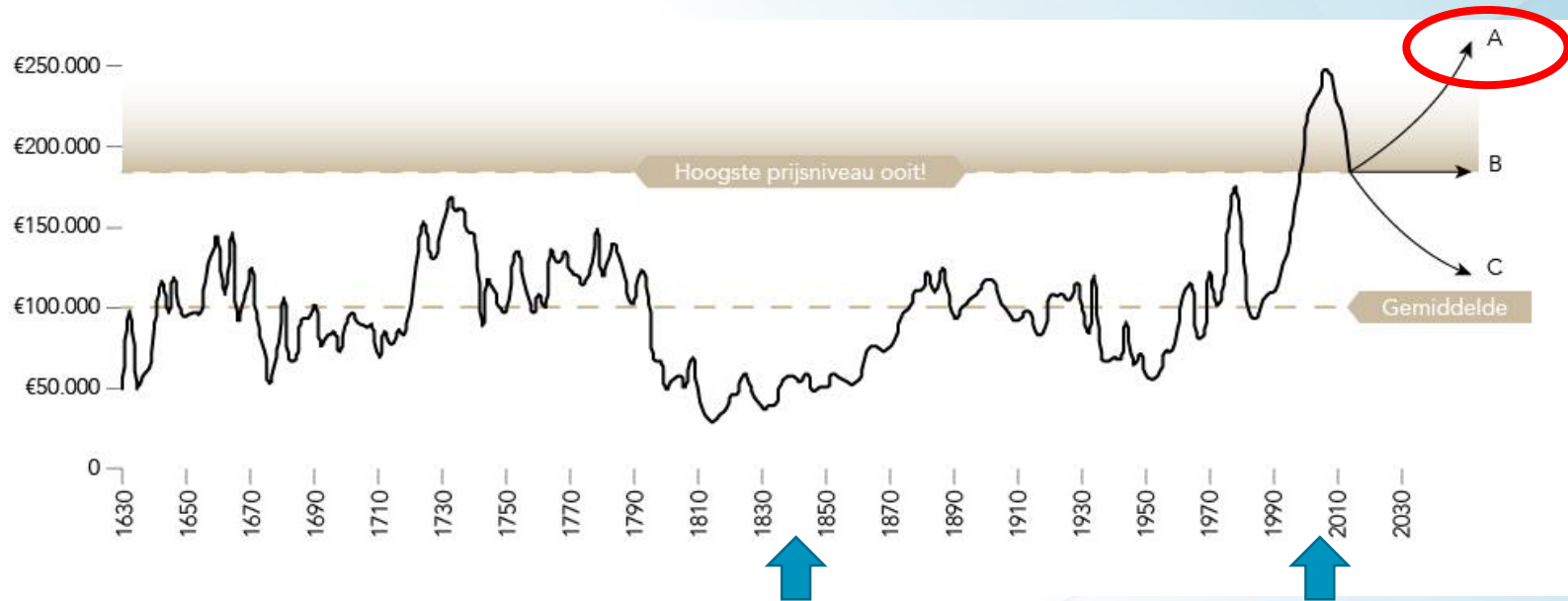
Martin Salzmann  
Cadastre, Land Registry and Mapping Agency  
The Netherlands

PCC Conference and Eurogeographics CLR-KEN workshop  
The Economic Impact of Cadastre for the Society  
Bucharest, Romania, June 6-7, 2019

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# Economic impact of Cadastre

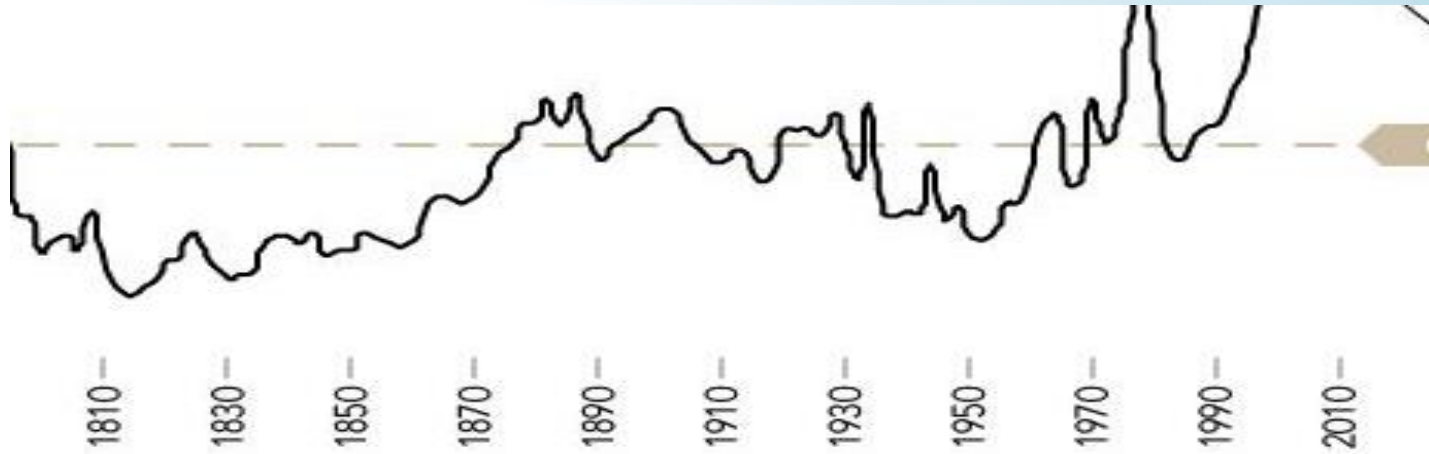
## Average real housing price Amsterdam 1630-2013 (Euro's of 2009)



**1832: nationwide coverage cadastre**  
**1838: registering deeds compulsory**

**2007: cadastre key register**

# Role and position of Cadastre and LR



foundation legality and taxation

underpinning the land market

transparency

# Key figures land market

## **Value** of land transactions:

- **agricultural properties 1.200M€ (2018 Q1-Q2)**  
average price (ha): arable land 66.000€; pasture 54.800€
- **commercial properties 10.500M€ (2018)**  
booming market: distribution centres
- **residential properties 11.700M€ (2018 Q4)**

## **Number** of transactions (2018)

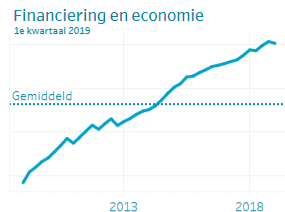
- transactions: 489.100
- mortgages: 421.600
- parcel divisions: 99.500

**Total value** of taxable properties: 2.195.033M€ (2017)

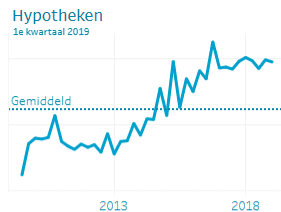
**Amount of mortgages** residential properties: 702.000M€ (2018 Q2); 91.9% GDP

# Key figures land market Q1 2019: residential properties

# state guarantees mortgages



NHG hypotheek: totaal aantal uitstaande gara...

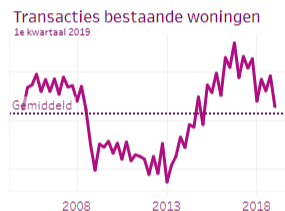


Hypotheekaanvragen: totaal aantal

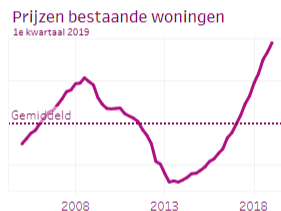


# mortgage applications

# transactions existing homes



Verkochte bestaande woningen: aantal

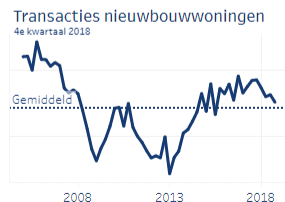


Prijsindex bestaande koopwoningen: waarde

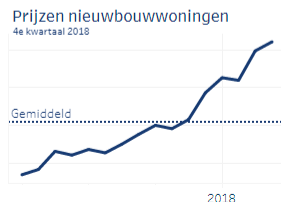


index price existing homes

# transactions new built homes



Transacties nieuwboukoopwoningen met GIW...



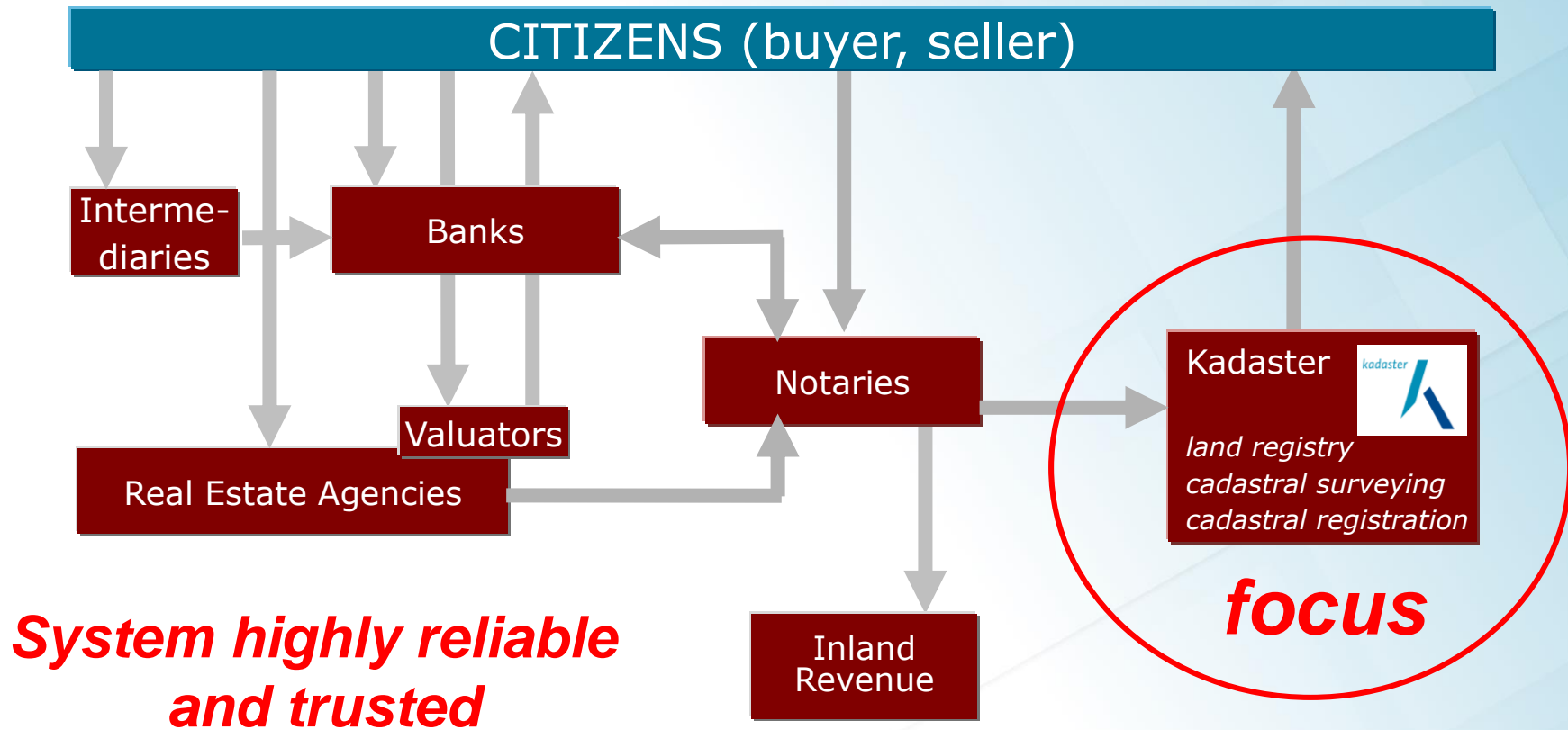
Prijsindex nieuwboukoopwoningen: waarde



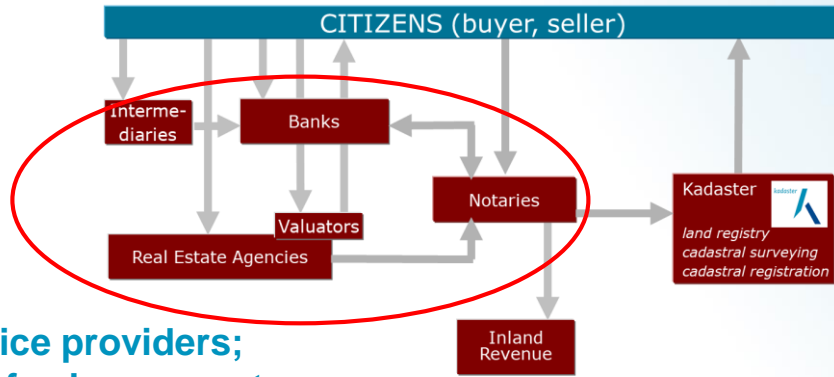
index price new built homes

source: Statistics Netherlands

# Real estate transaction chain in the Netherlands



# Cost benefit analysis



**Cost of service providers;  
up to 1-2% of value property**

**Cost**  
**cadastre and land registry 190M€ (2018);**  
**includes cadastral surveys**  
**Business model: cost recovery**

**Revenue taxation (2017)**

**Transfer tax 2.726M€; 2% selling price residential properties**

**Property tax 3.838M€**

**Total income value related taxation: 10.500M€**

**Cost of valuation (2017) 153M€**

# Quantifying Economic Impact

What if there would be no Cadastre/LR?

## Public case:

- promote security of tenure
- improve access to land
- improve gender equality
- promote economic and sustainable development
- reduce poverty
- support environmental management
- support national development in the broadest sense



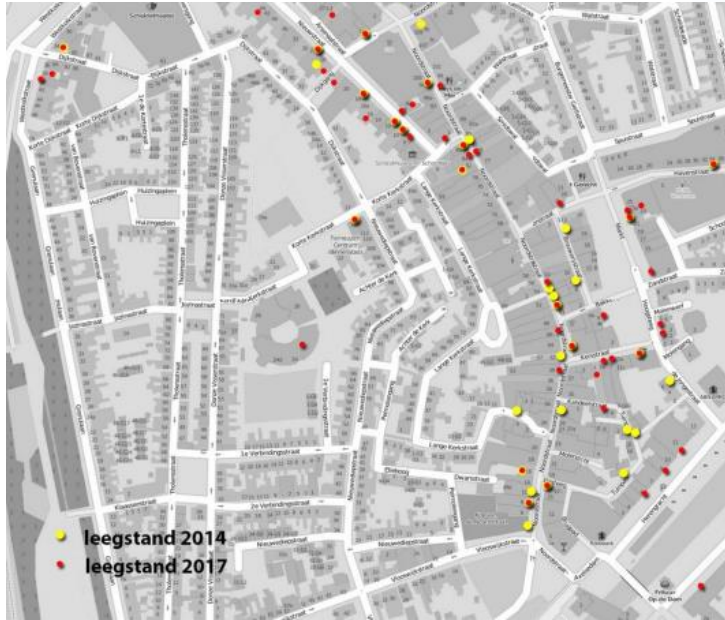
## Business case:

### ***Reducing Failure costs.....***

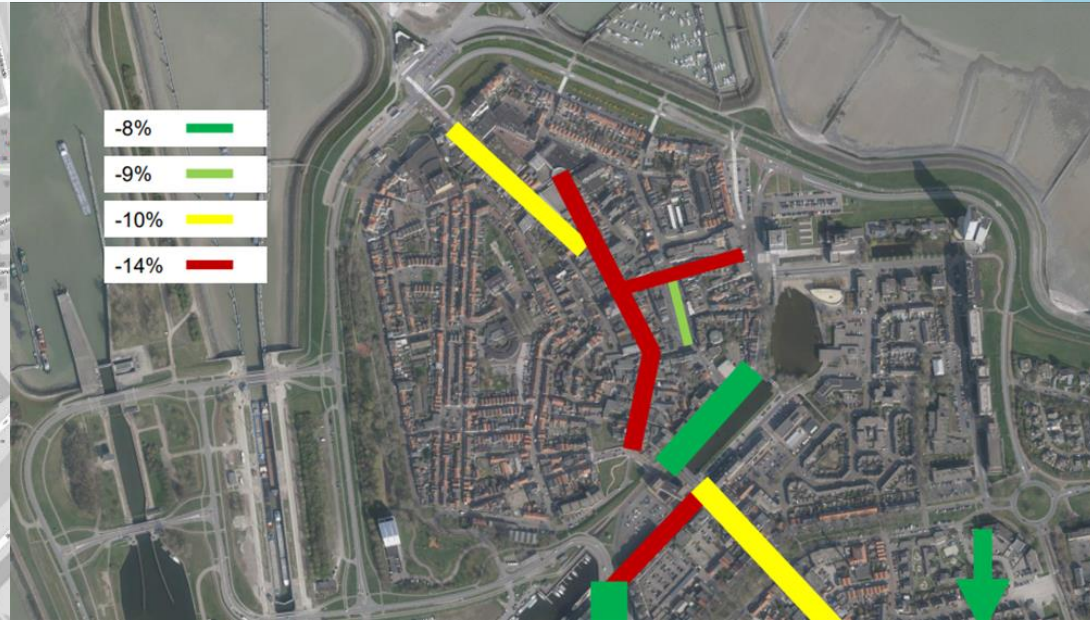
- Difficult to quantify
- Cadastre/LR underpins 1B€ worth of transactions weekly
- Key register cadastre is considered vital economic service in the economy



# Development of shopping districts



Vacancy shops in  
town of Terneuzen  
in 2014● and 2017●



Decrease of value properties

# Improving climate-resilience

Climate change comes with heavy rains (downpours)

On-going paving of gardens results in water runoff that is larger than drainage capacity and leads to local floodings



Combining data results in targeted action to stimulate owners to act

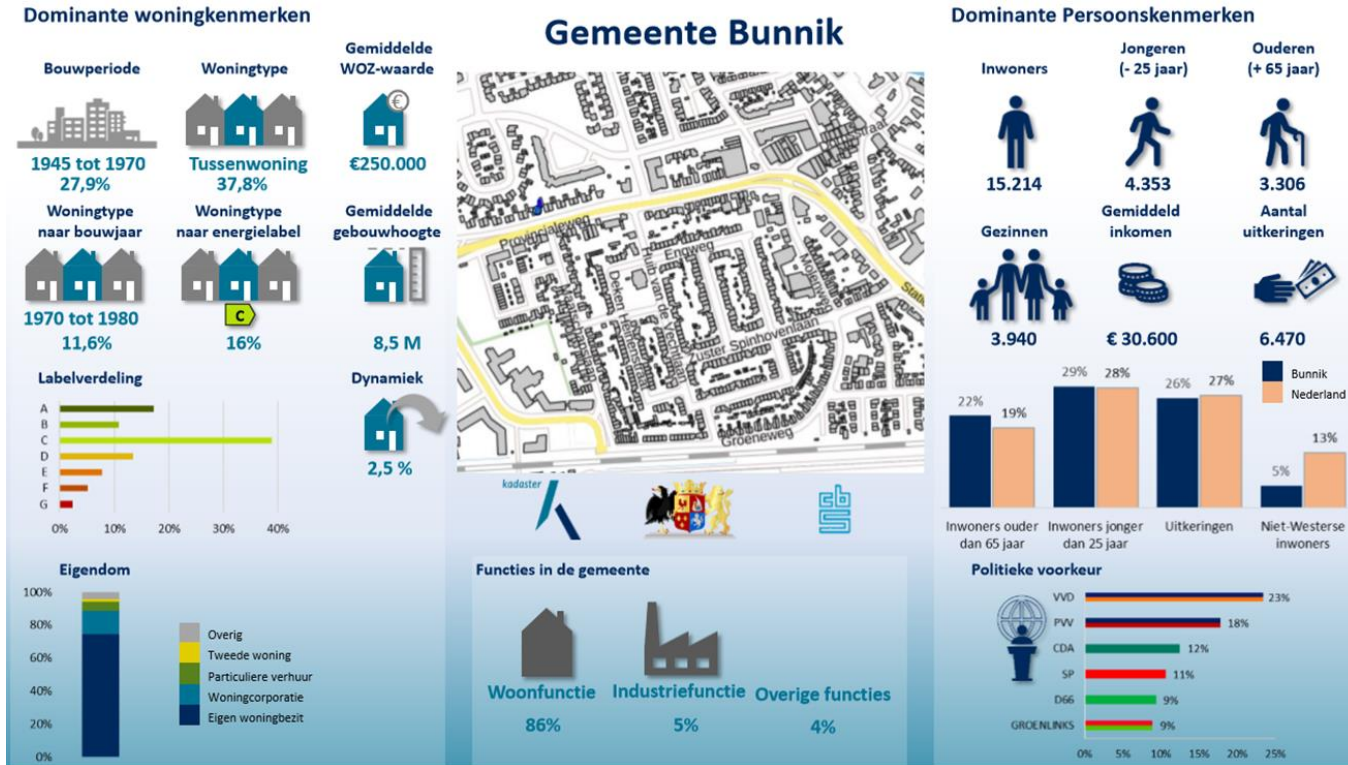


# Case: dashboard neighbourhood-oriented sustainability

housing  
stock

energy  
efficiency

type of  
ownership/  
use



population  
and income

political  
preference

use of properties



# Concluding remarks

- Land market heavily relies on cadastre/LR data (economic and legal perspective)
- Difficult to quantify the direct economic impact
- Cadastre and LR are considered vital institutions for securing legal security and economic prosperity (policy perspective)
- Cadastre data combined with other information provide additional insight in the land market and are at the basis of supporting societal issues