

THE ROLE OF THE CADASTER FOR THE NEEDS OF REAL ESTATE VALUATION AND TAXATION IN SLOVENIA



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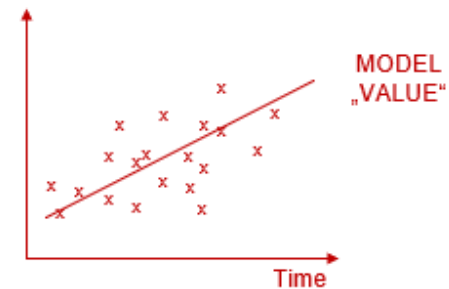
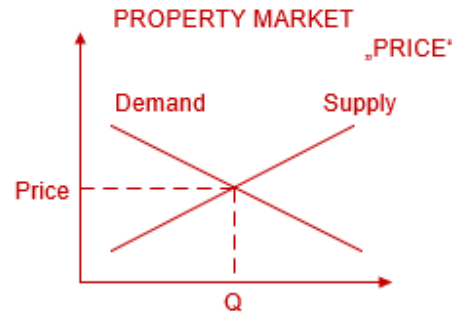
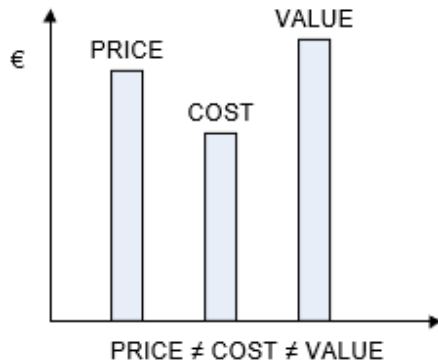
DIRECCIÓN GENERAL
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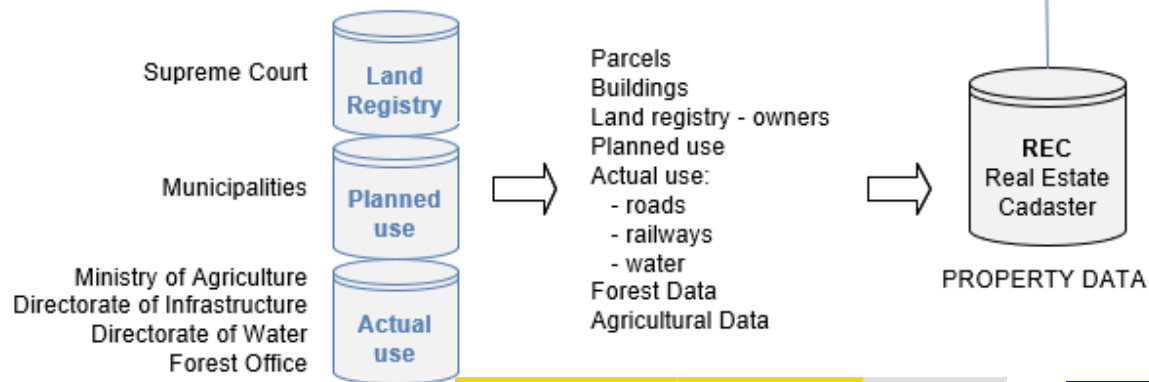
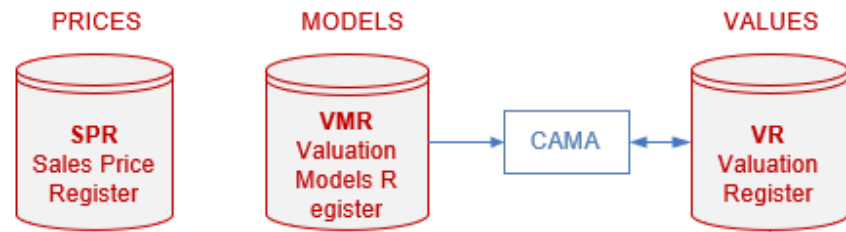
Content

- Mass Valuation System
- Organizational and Data Issues
- Data Transparency
- Cadaster Data Base
- Cadaster Data: Problems & Issues
- Conclusion

Mass Valuation System



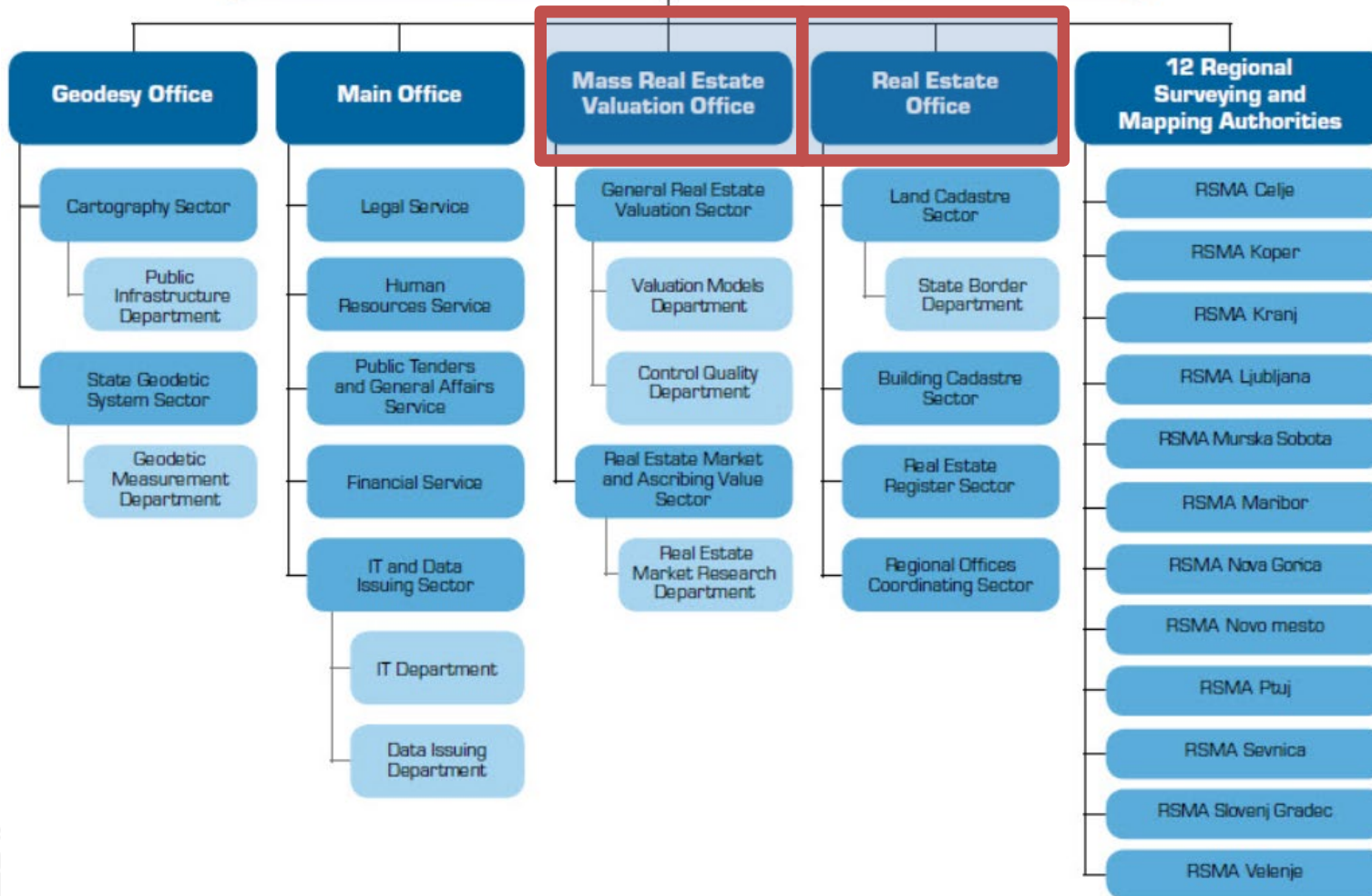
WORLD OF ECONOMICS



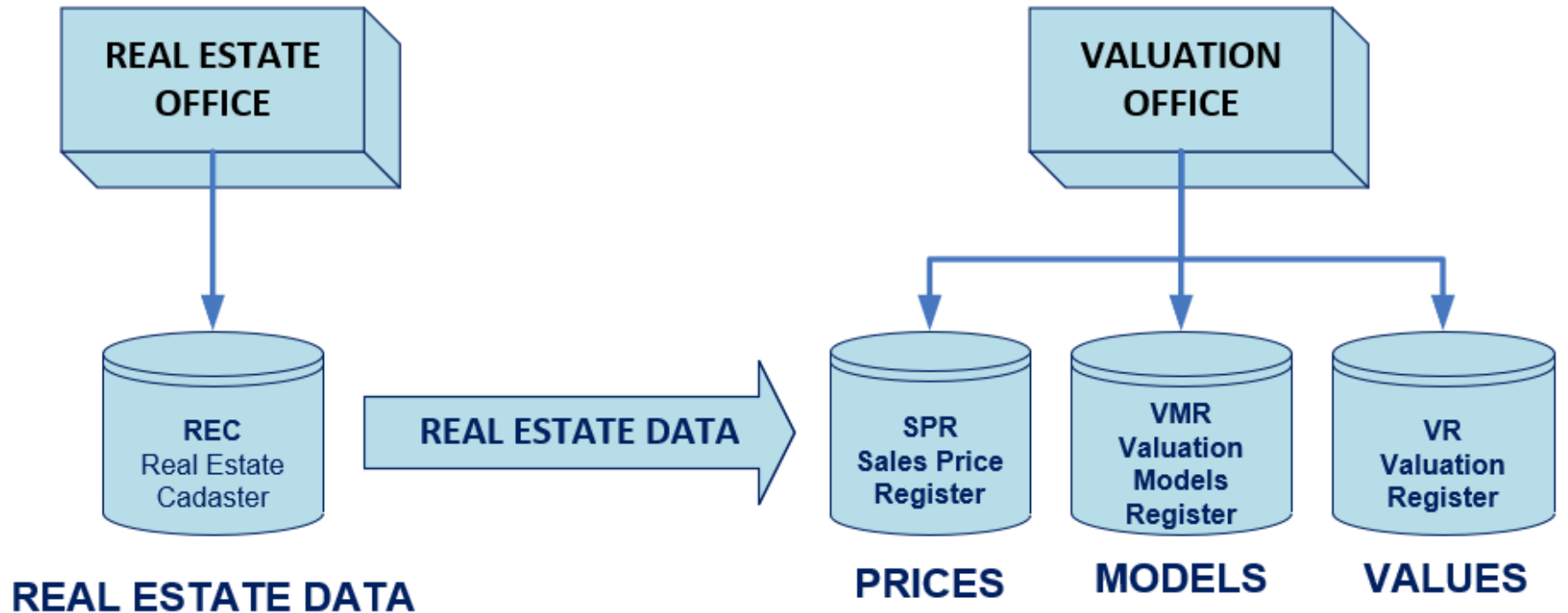
WORLD OF GEODESY

SMA Organization

SURVEYING AND MAPPING AUTHORITY OF THE REPUBLIC OF SLOVENIA



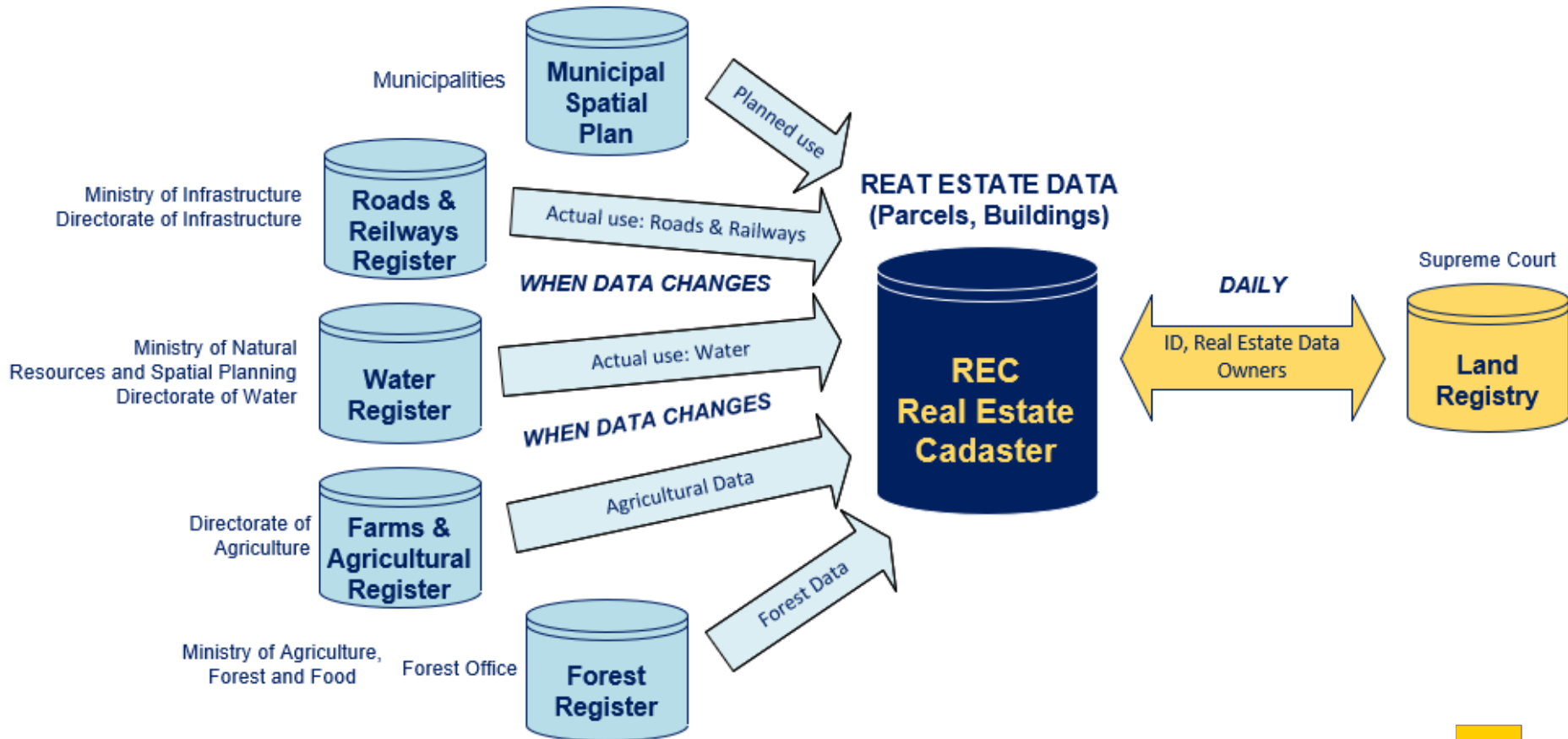
Real Estate Data Management (SMA)



**REAL ESTATE
CADASTER ACT**

REAL ESTATE MASS VALUATION ACT

Real Estate Cadaster (REC)



Databases & Data

CADASTER

- **PARCELS**
- ID (identification code)
- Border (points, area)
- Planned use
- Actual use
- Bonita points
- **BUILDINGS**
- ID (identification code)
- Floor plan
- Centroid
- Building heights
- Ground floor and number of floors
- Permitted use
- **BUILDING PARTS**
- ID (identification code)
- Net and usable area
- Type and area of premises
- House number (address)
- Actual use

SALES PRICES REGISTER

- Seller/Buyer
- Landlord/Tenant
- Reporter
- Date
- Type of legal transaction
- The type of real estate, and for rental transactions also the type and size of the leased area
- ID of plots, buildings and parts of buildings
- Data on real estate that is the subject of legal transactions
- **Price/Rent**
- Other data affecting the price or rent

VALUATION MODELS REGISTER

- The date of the valuation model
- Value zones and Value levels
- Value tables
- Value scorecards and factors
- Equations, which show data on the use, size, age of buildings and parts of buildings, as well as the quality of real estate and their impact on the generalized value

VALUATION REGISTER

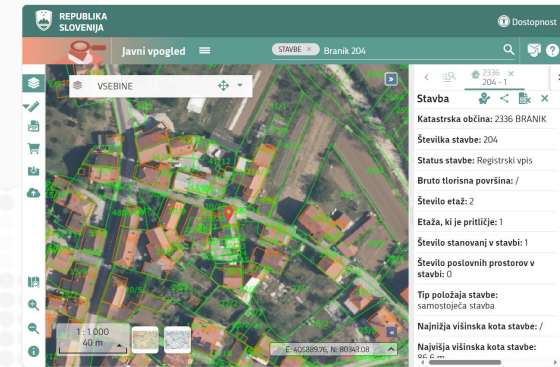
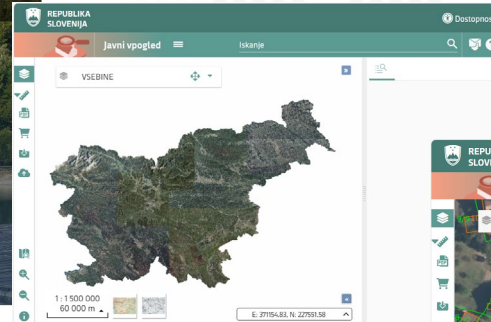
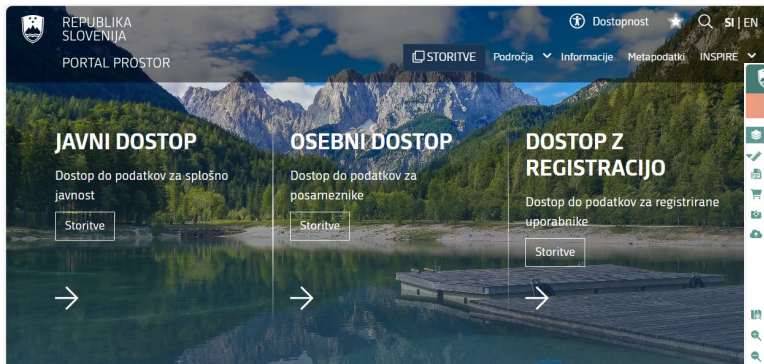
- Valuation units and special valuation units
- Valuation model
- Value zone and value level
- **Value**
- Special circumstances (type, impact on value, validity (duration))



Data Transparency

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CATASTRO
MADRID | 2023



- All data are available **free of charge**
- **Public view**
- **Personal view** (access to personal data → highly regulated)
- **Registered users** (professionals, state administration, municipalities, companies)
- **Print out of certificates** (from databases)
- **Archive** (elaborates)



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Real Estate Cadaster (REC) – Completeness & Maintenance

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- **Completeness:**

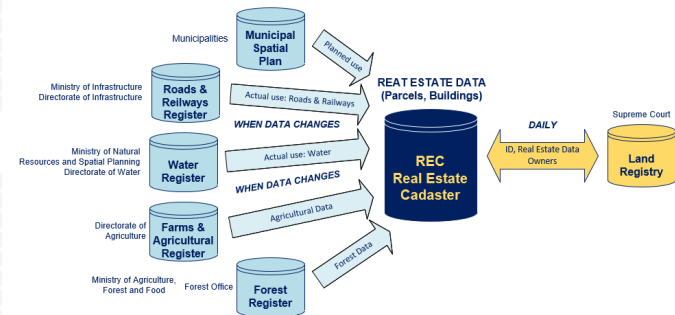
- All parcels (5,5 million)
- All buildings (1,8 million)

- **Cadastral Data Changes**

- Administrative Procedure → Elaborate (authorized surveyor or SMA)

- **Updating from Various Registers**

- **Daily** (Land registry, Population Register, Register of Spatial Units)
- **Upon a change or Monthly** (Municipal Spatial Plans, Agricultural Data, Forest Data, ...)



Problems & Issues



- **Municipal Spatial Plans:**
 - Long procedure
 - Building Land is not clearly defined
- **Data about buildings and parts of buildings:**
 - Multipurpose – building data?
 - Methods to achieve quality of the building data?
 - Quality of cadaster data – quality of property values?



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Conclusion

- Real Estate Cadaster
MUST be MULTIPURPOSE
- Mass Valuation Systems
MUST be MULTIPURPOSE
- Clear definition who is responsible **MANAGER**
for achieving **MULTIPURPOSE** use



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