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

UE23

PRESIDENCIA ESPAÑOLA CONSEJO DE LA UNIÓN EUROPEA
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Mass Valuation System

**PRICE ≠ COST ≠ VALUE**

**PROPERTY MARKET**
- Demand
- Supply
- Price
- Q

**MODEL**
- "PRICE"
- "VALUE"

**WORLD OF ECONOMICS**

**PRICES**
- SPR Sales Price Register
- VMR Valuation Models Register

**VALUES**
- VR Valuation Register

**WORLD OF GEODESY**

**Supreme Court**
- Land Registry

**Land use**
- Planned use
- Actual use

**Municipalities**

**Ministry of Agriculture**
- Directorate of Infrastructure
- Directorate of Water
- Forest Office

**Parcels**
- Buildings
- Land registry - owners
- Planned use
- Actual use:
  - roads
  - railways
  - water
- Forest Data
- Agricultural Data

**REC Real Estate Cadaster**
SMA Organization

Surveying and Mapping Authority of the Republic of Slovenia

Geodesy Office
- Cartography Sector
- Public Infrastructure Department
- State Geodetic System Sector
- Geodetic Measurement Department

Main Office
- Legal Service
- Human Resources Service
- Public Tenders and General Affairs Service
- Financial Service
- IT and Data Issuing Sector
  - IT Department
  - Data Issuing Department

Mass Real Estate Valuation Office
- General Real Estate Valuation Sector
- Valuation Models Department
- Control Quality Department
- Real Estate Market and Ascending Value Sector
- Real Estate Market Research Department

Real Estate Office
- Land Cadastre Sector
- State Border Department
- Building Cadastre Sector
- Real Estate Register Sector
- Regional Offices Coordinating Sector

12 Regional Surveying and Mapping Authorities
- RSMA Celje
- RSMA Koper
- RSMA Kranj
- RSMA Ljubljana
- RSMA Mursko Sobota
- RSMA Maribor
- RSMA Nova Gorica
- RSMA Novo mesto
- RSMA Ptuj
- RSMA Savnica
- RSMA Slovenj Gradec
- RSMA Velenje
Real Estate Data Management (SMA)
## 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

• 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)
Real Estate Cadaster (REC) – Completeness & Maintenance

• 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, ...)

[Diagram of Real Estate Cadaster (REC)]
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?
Conclusion

• Real Estate Cadaster MUST be MULTIPURPOSE

• Mass Valuation Systems MUST be MULTIPURPOSE

• Clear definition who is responsible MANAGER for achieving MULTIPURPOSE use