Real Estate Mass Valuation in Slovenia and the role of the Real Estate Cadaster data

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A short view into last year's presentation

World of Geodesy ~ World of Economics

-data-

-values-

Valuation Register

Real Estate Cadaster
Mass Valuation system in Slovenia

First step in valuation process is to determine what are we assessing

=> Highest And Best Use - HABU

Individual Valuation

- separate analysis

Mass Valuation

- professional agreement
- defined by law
- automatically obtained
Real Estate Mass Valuation Act:

- All real estate from cadastre are subject to valuation
- Defines HABU:
  1. Special Real Estate
     - Gas station
     - Power plant
     - Marina and Port
  1. Planed use for land
  2. Actual use for building parts
Mass Valuation system in Slovenia

Specifics:

• Generalized values as assessed total market values
• Number of different models according to:
  • Different actual use of building parts from cadastre – 60 types
  • Available data of planed use for land
    - Urban land (9 categories)
    - Agricultural land (with or without improvements)
    - Forrest
    - Other
• Available market data for different segments of real estate market – sales and rents
# Valuation models

## Models for BUILDINGS (10):
- Appartments (STA), Houses (HIS), Garages (GAR)
- Offices (PPP), Shops, Restaurants (PPL), Turist buildings (TUR)
- Social important (SDP), (special) Industry (INP, IND)
- Agricultural and other (KDS)

## Models for LAND (4):
- Building land (STZ), Other land (DRZ)
- Agricultural land (KME), Forest land (GOZ)

## Models for SPECIAL REAL ESTATES (3):
- Gas stations (PNB), Power plants (PNE), Marinas and Ports (PNP)
Mass Valuation system – results

<table>
<thead>
<tr>
<th>Model</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartments</td>
<td>50,48 billion €</td>
</tr>
<tr>
<td>Houses</td>
<td>77,89 billion €</td>
</tr>
<tr>
<td>Garages</td>
<td>2,40 billion €</td>
</tr>
<tr>
<td>Offices</td>
<td>7,87 billion €</td>
</tr>
<tr>
<td>Bars and shops</td>
<td>7,84 billion €</td>
</tr>
<tr>
<td>Buildings of general social importants</td>
<td>5,95 billion €</td>
</tr>
<tr>
<td>Industry</td>
<td>10,52 billion €</td>
</tr>
<tr>
<td>Special industry</td>
<td>1,03 billion €</td>
</tr>
<tr>
<td>Agricultural and other buildings</td>
<td>7,26 billion €</td>
</tr>
<tr>
<td>Turist buildings</td>
<td>1,58 billion €</td>
</tr>
<tr>
<td>Urban land</td>
<td>46,06 billion €</td>
</tr>
<tr>
<td>Other land</td>
<td>4,62 billion €</td>
</tr>
<tr>
<td>Agricultural land</td>
<td>12,01 billion €</td>
</tr>
<tr>
<td>Forest land</td>
<td>6,55 billion €</td>
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<tr>
<td>Gas stations</td>
<td>0,67 billion €</td>
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<thead>
<tr>
<th>Model</th>
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<tbody>
<tr>
<td>Sum</td>
<td>248,13 billion €</td>
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</tbody>
</table>

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<thead>
<tr>
<th>Model</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel</td>
<td>70,45 billion €</td>
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<tr>
<td>Building part</td>
<td>177,68 billion €</td>
</tr>
<tr>
<td>sum</td>
<td>248,13 billion €</td>
</tr>
</tbody>
</table>

Model Value

- Apartments: 50,48 billion €
- Houses: 77,89 billion €
- Garages: 2,40 billion €
- Offices: 7,87 billion €
- Bars and shops: 7,84 billion €
- Buildings of general social importants: 5,95 billion €
- Industry: 10,52 billion €
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- Gas stations: 0,67 billion €
- Power plants: 4,98 billion €
- Marinas and ports: 0,40 billion €
Thank you for attention!