Use of data from Land Cadastre for mass appraisal in Belarus

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THE REPUBLIC OF BELARUS

Area: 20,76 mln. sq.k more than 80% – agriculture and forest lands

Population: 9,5 millions
Male – 46,5 %; Female – 53,5%

Official Languages: Belarusian and Russian

GDP (2016): about 48 billions dollars (71/193)
A few facts about BELARUS

MEET A SINGLE PERSON
Real property registration system

State Committee on Property of the Republic of Belarus
- determines the state policy
  - methodological support
  - software development
  - Real Estate Register maintenance

NATIONAL CADASTRAL AGENCY
- state registration

7 regional organizations (125 offices)
749 registrars

www.nca.by
Address system
Register of addresses
Register of administrative & territorial units

Real Property Register

Land Cadaster

Price Register

Value Register

Land Resources Register
Address system

Unified register of administrative and territorial units of the Republic of Belarus

Since early 2000-s

SEMANTIC DATA

1. Registration number
2. Unit administrative code
3. Unit category code
4. Unit category name
5. Unit name (Russian lang.)
6. Unit name (Belarusian lang.)
Address system

Register of addresses of the Republic of Belarus
Since 2010

SEMANTIC DATA

1. Administrative region name
2. Administrative district name
3. Locality name
4. Inner address element type (~street type)
5. Inner address element name (~street name)
6. Object number (~house number)
7. Object block number
8. Object index
9. Real property type
Real Property Register contains data on 7,573,196 real estate objects.

- Land plots: 2,404,844
- Buildings: 2,324,300
- Apartments: 2,844,052

>80% of all real estate objects
5th place in DB Ranking

Time
2013 – expedited procedure
2016 – urgent procedure

25 % of procedures – less than 1 hour

Quality of the land administration
Price Register

www.pr.nca.by

PR - is the only official source of information on Internet about sales transactions

About 100 regular clients of pr.nca.by

More than 260 statements on standard inquiries (per year)

More than 65% statements at no charge (inquiries of public authorities)

About 5 regular clients on special inquiries (real estate agencies, developers)
Value Register

www.vl.nca.by

contains information of cadastral value of lands, land parcels received during mass valuation

- About 27,000 successful inquiries on vl.nca.by (average per month)
- More than 350 statements on standard inquiries from value register (average per year)
- 15 clients on special inquiries (average per year)
- More than 600 calls on payphone (in peak month)
Land register & mass valuation system

1. Data collection, data analysis, data quality control

1.1 Market data and analysis

- **Price register**
  - Price, data
  - **Location**
  - Description of property sold
  - Conditions of transaction

- Cost of construction

- Data from open source
  - Price for sell
  - rents
  - vacancy rates
  - description of property for sell, rent

1.2 Property: characteristics, quality control and analysis

- **Real property register**
- **Land plot/site data**
  - address
  - size
  - use
  - shape (x:y)

- **Building data**
  - address
  - size, area
  - use
  - construction characteristics
  - - age
  - - conditions
  - - other

- **Address system**
  - Administrative borders
  - Address description
  - Location X:Y

2. Outcomes

- Data quality review
- Market statistics
- data statistics and distributions
- Price/rent trends
- ratio land/building in total value
- **Data Quality control**

3. Model development

- Specification
- Calibration
- Quality assurance

4. Valuation, review, reconciliation & reporting

5. Approval of the results by local government

6. Import results to The Value register and publish them
Land register & mass valuation system
Land cadaster
THANK YOU FOR YOUR ATTENTION