THE BELGIAN CADASTRE

Peculiarities and future challenges
BELGIAN CADASTRE: CONTEXT

- **Officially:** Measurements and Assessments (Valuations) administration
- **Within the competence of the Belgian Federal Public Service Finance**
- **Part of the General administration of Patrimonial documentation**
- **Core business:** organization of a large documentation as regards the patrimony, including real and personal property
- **Based in Brussels with 110 local offices at 27 different locations**
BELGIAN CADASTRE: CONTEXT

Power shift towards the regions with every state reform

- Federal level
- Flanders
- Brussels
- Wallonia

- Estate and mortgage duties
- Property tax

→ partly organised at Flemish and federal level

BUT:
Property Tax base (Cadastral Income)
→ assessed and calculated at federal level
BELGIAN CADASTRE: DUTIES

- Updating and correcting the cadastral plan
- Measuring plots of land and buildings
- Measuring the administrative borders
- Developing the geographic information system
- Updating the cadastral plan on the basis of the surveyors' plans
- Determining the tax base such as the cadastral income in favour of the tax authorities
- Determining the capital or market value of real estate by order of legal authorities or sister administrations
- Verification of the declared value as regards the registration and estate duties
- Verification of the construction value as regards the VAT
- **Property tax**: recurrent tax on real estate
- **Cadastral Income**: tax base
  - the average annual (fictitious) rental value of the immovable property
  - net of expenses
  - date of reference: 1/1/1975
  - indexed since 1991
  - modified building = modified cadastral income

- Database with information on 9 million parcels and 7 million constructions
- Buildings have a ‘construction code’
DIGITAL CADASTRAL PLAN - CADGIS

• One continuous digital plan based on the digitalisation of tons of papers
• An open data fiscal situation (1st January)
• One tool, many users & many uses (from the citizen to the expert)
  - Ask an extract of the documentation
  - Divide a plot of land
  - Improve the quality of the plan
  - ...

• Integration of partner services
  - Buildings managed by the regions
  - ...
DIGITAL CADASTRE - STIPAD

A transversal platform between Cadastre and Legal Security

• Measurements and Assessments (Cadastre)
  • Defines, describes and valuates

• Legal Security
  • Identifies who owns a property as defined by M&A and for which period

→ Working together to improve the citizen’s trust
PRECADASTRATION (SINCE 2015)

• 1 Principle:
Every building, apartment or plot of land must be identified and sketched on the plan before every transaction

• Why?
Need to have a correct definition of the object that will be owned

• How?
The parcel is...
already identified ➔ No problem
A part of an existing parcel or building ➔ Precad in partnership with Notary & surveyor before the deed
Pécadastraction
FUTURE CHALLENGES

• Develop new valuation tools

• Further automation of our systems and processes
  • Internal processes
  • Shared processes (Precad online…)

• Making a transition towards a new property tax base
  • Self-regulating system
  • Computerized valuation method based on econometric valuation models
  • Fair system which reflects the current situation on the housing market

• Towards an open data Cadastre

• Sharing data with the regions and other partners