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The evolving role of cadastres and land registries beyond the registration of ownership

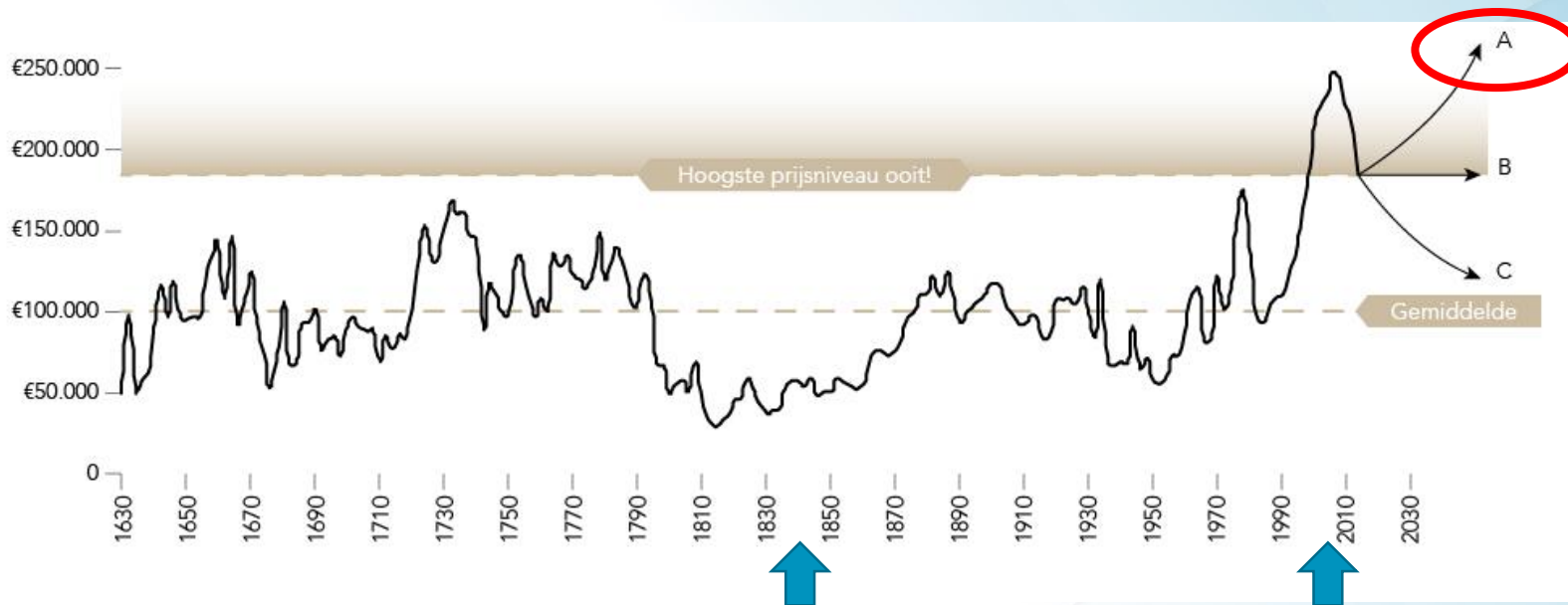
Martin Salzmann
Cadastre, Land Registry and Mapping Agency
The Netherlands

PCC Conference and Eurogeographics CLR-KEN workshop
The Economic Impact of Cadastre for the Society
Bucharest, Romania, June 6-7, 2019

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Economic impact of Cadastre

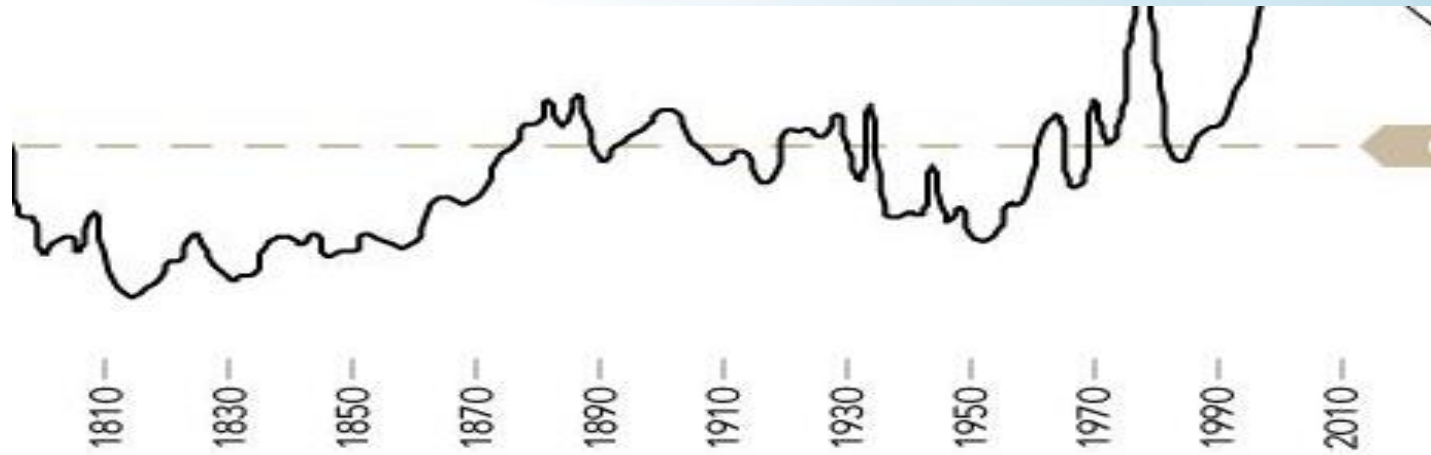
Average real housing price Amsterdam 1630-2013 (Euro's of 2009)



1832: nationwide coverage cadastre
1838: registering deeds compulsory

2007: cadastre key register

Role and position of Cadastre and LR



foundation legality and taxation

underpinning the land market

transparency

Key figures land market

Value of land transactions:

- agricultural properties 1.200M€ (2018 Q1-Q2)
average price (ha): arable land 66.000€; pasture 54.800€
- commercial properties 10.500M€ (2018)
booming market: distribution centres
- residential properties 11.700M€ (2018 Q4)

Number of transactions (2018)

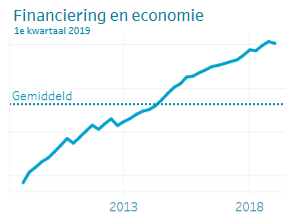
- transactions: 489.100
- mortgages: 421.600
- parcel divisions: 99.500

Total value of taxable properties: 2.195.033M€ (2017)

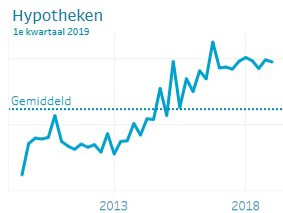
Amount of mortgages residential properties: 702.000M€ (2018 Q2); 91.9% GDP

Key figures land market Q1 2019: residential properties

state guarantees mortgages



NHG hypotheek: totaal aantal uitstaande gara...



Hypotheekaanvragen: totaal aantal

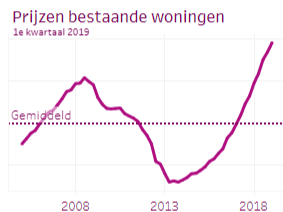


mortgage applications

transactions existing homes



Verkochte bestaande woningen: aantal

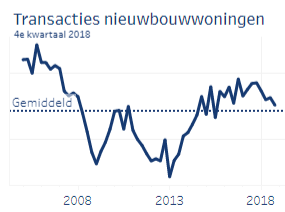


Prijsindex bestaande koopwoningen: waarde

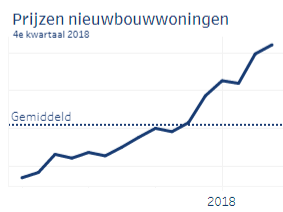


index price existing homes

transactions new built homes



Transacties nieuwboukoopwoningen met GIW...



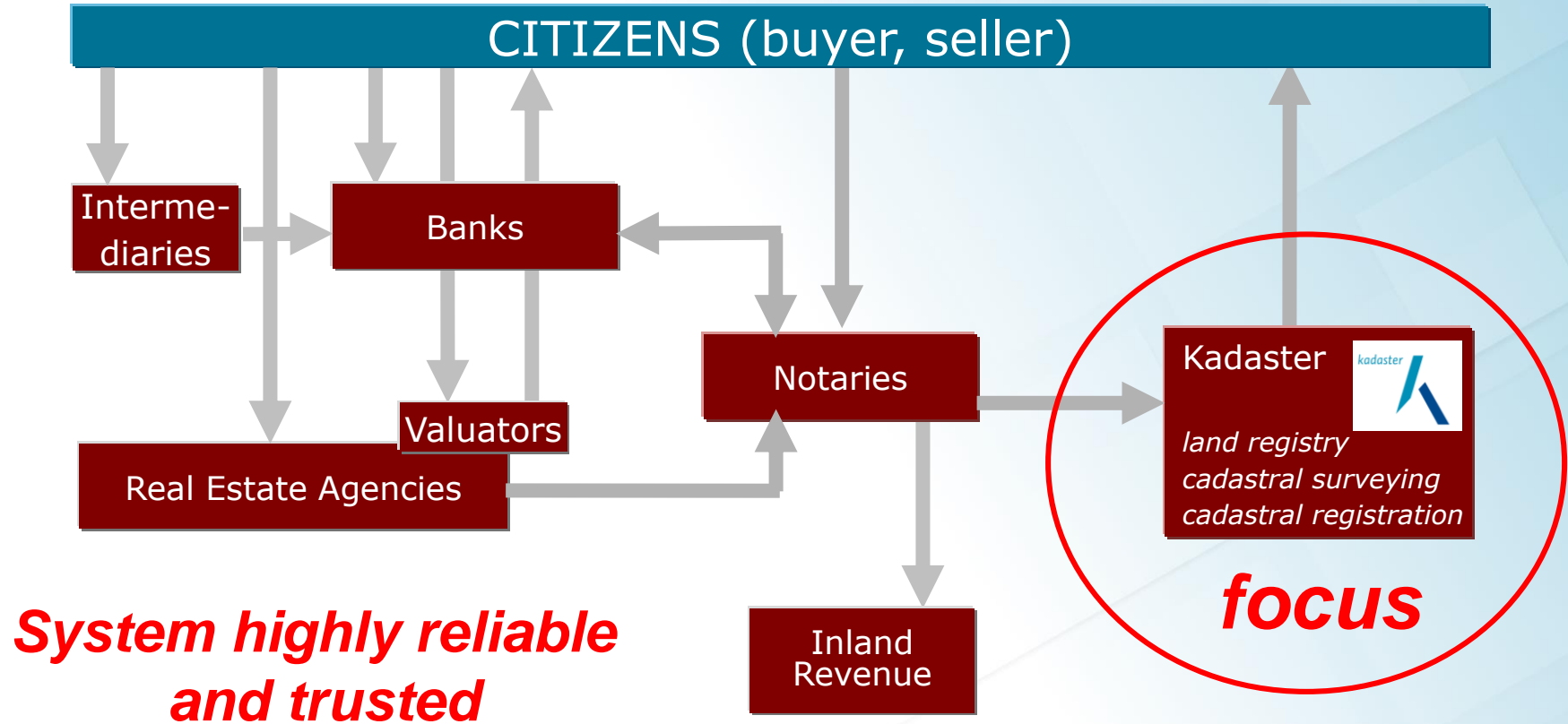
Prijsindex nieuwboukoopwoningen: waarde



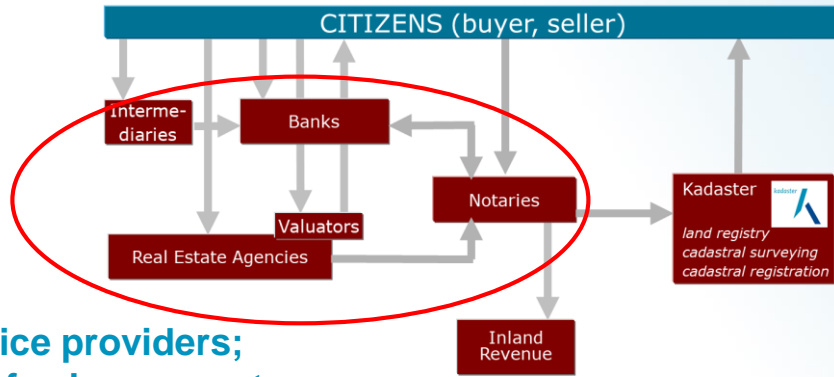
index price new built homes

source: Statistics Netherlands

Real estate transaction chain in the Netherlands



Cost benefit analysis



Cost of service providers;
up to 1-2% of value property

Cost
cadastre and land registry 190M€ (2018);
includes cadastral surveys
Business model: cost recovery

Revenue taxation (2017)

Transfer tax 2.726M€; 2% selling price residential properties

Property tax 3.838M€

Total income value related taxation: 10.500M€

Cost of valuation (2017) 153M€

Quantifying Economic Impact

What if there would be no Cadastre/LR?

Public case:

- promote security of tenure
- improve access to land
- improve gender equality
- promote economic and sustainable development
- reduce poverty
- support environmental management
- support national development in the broadest sense

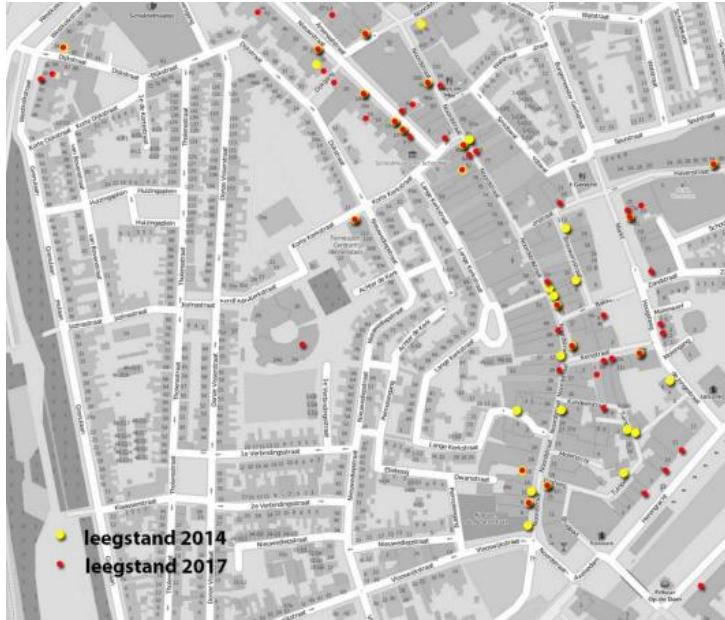


Business case:

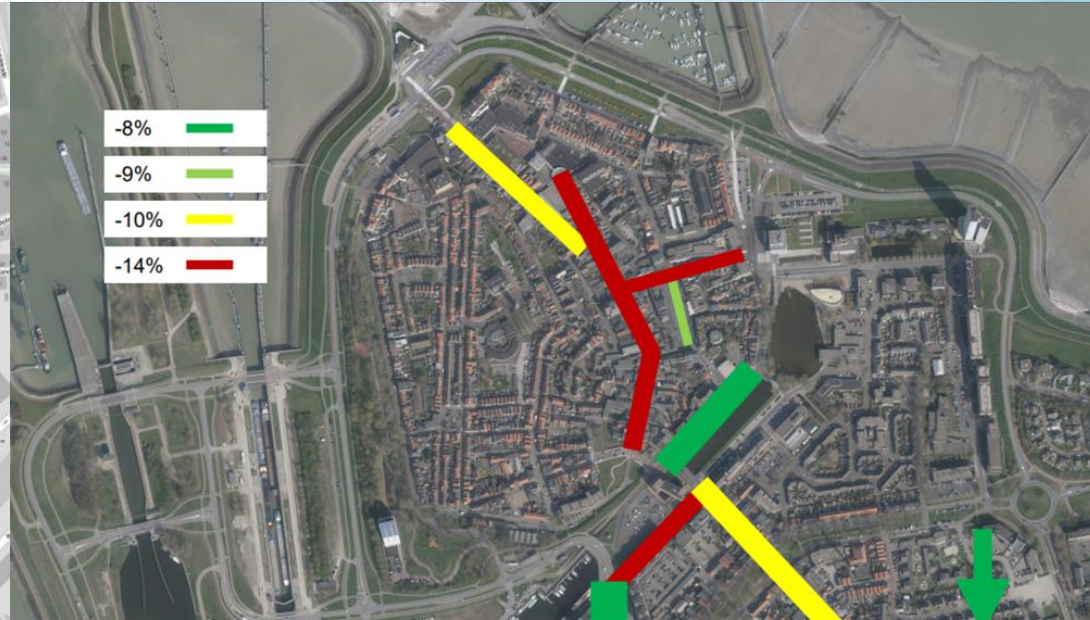
Reducing Failure costs.....

- Difficult to quantify
- Cadastre/LR underpins 1B€ worth of transactions weekly
- Key register cadastre is considered vital economic service in the economy

Development of shopping districts



Vacancy shops in town of Terneuzen in 2014 ● and 2017 ●



Decrease of value properties

Improving climate-resilience

Climate change comes with heavy rains (downpours)

On-going paving of gardens results in water runoff that is larger than drainage capacity and leads to local floodings



Combining data results in targeted action to stimulate owners to act

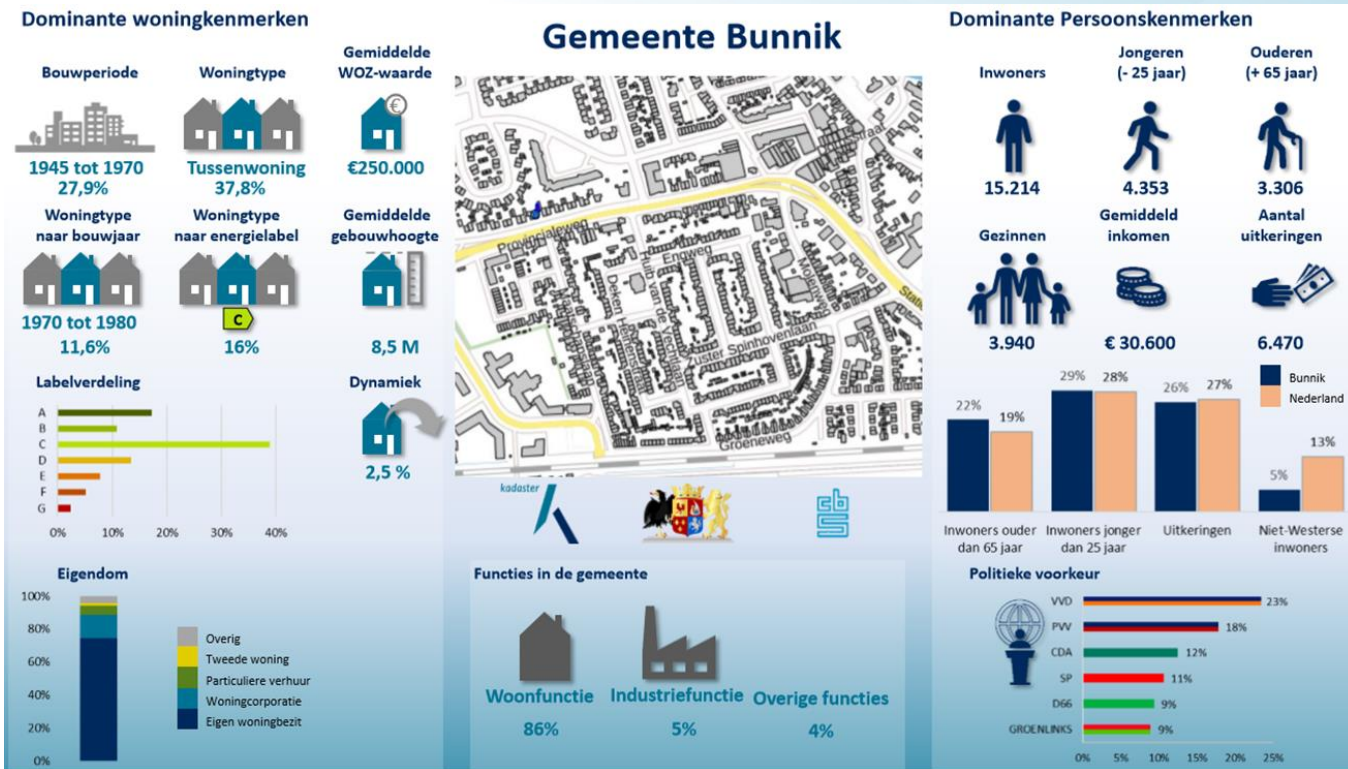


Case: dashboard neighbourhood-oriented sustainability

housing stock

energy efficiency

type of ownership/ use



population and income

political preference

use of properties

Concluding remarks

- Land market heavily relies on cadastre/LR data (economic and legal perspective)
- Difficult to quantify the direct economic impact
- Cadastre and LR are considered vital institutions for securing legal security and economic prosperity (policy perspective)
- Cadastre data combined with other information provide additional insight in the land market and are at the basis of supporting societal issues