

The Immovable Valuation Missions of the General Administration of the Patrimonial Documentation of Belgium

Yaoundé, Cameroun – Cameroon
- FIG Commission 7 Annual Meeting 21-25 Octobre 2013
- FGF – AG et 2ème Université de Perfectionnement 22-24 Octobre 2013
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THE KINGDOM OF BELGIUM



FEDERAL STATE

A KING

3 REGIONS

3 COMMUNITIES

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- Population: 11.183.350 inhabitants (2013)
- Population density: 344 inhabitants / km²
- Capital: Brussels
- Motto: "L'Union fait la force" (Strength through Unity)
- Anthem: The "Brabançonne"
- Official Languages: Dutch, French and German
- Largest metropolitan area: Brussels Capital Region
- Government: Parliamentary democracy and Constitutional monarchy
 - King: Philippe
 - Prime Minister: Di Rupo
- Independence: 4 October 1830
- EU Accession: 25 March 1957
- Area: 30.528 km² (Water: 6,4 %)
- GDP: 483.70 billion US Dollars (2012)
- Currency: Euro (EUR)
- Time Zone: CET (UTC+1)
 - Summer (DST): CEST (UTC+2)
- Internet TLD: .be
- Calling code: 32

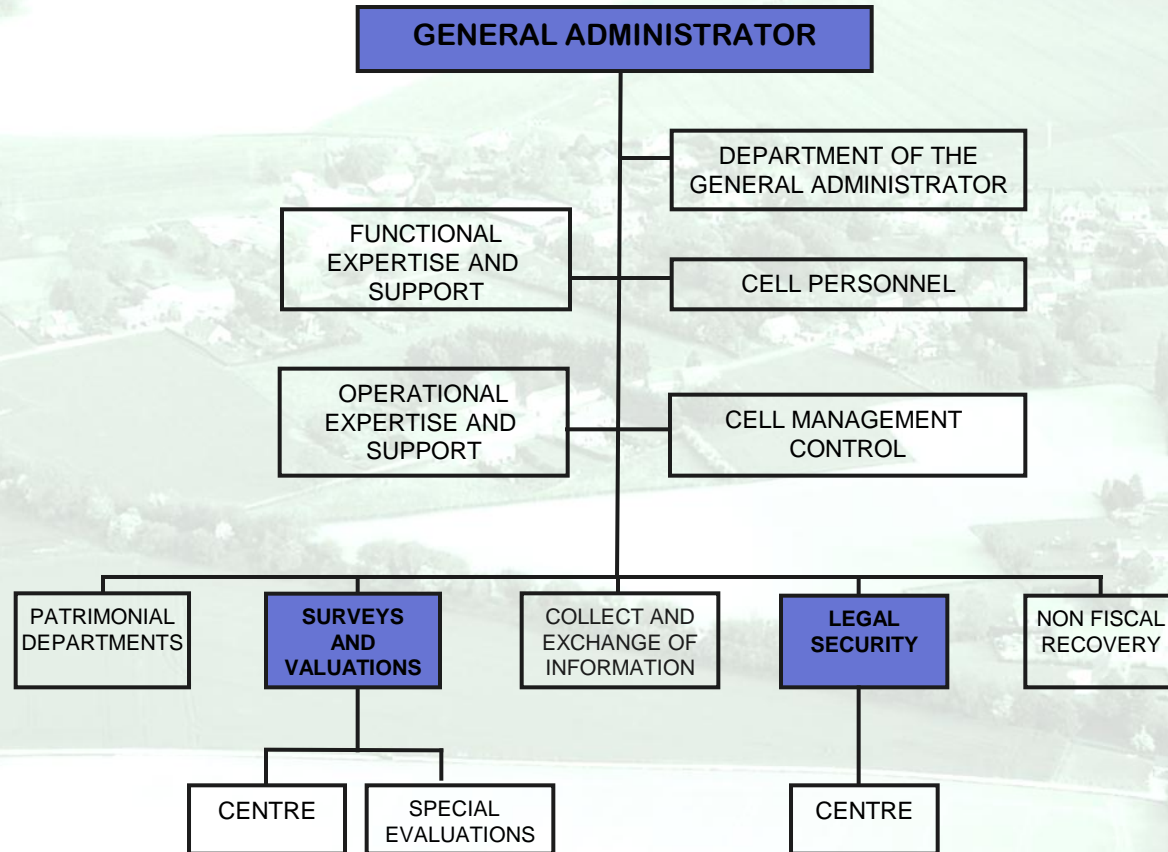


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THE PATRIMONIAL DOCUMENTATION = A NEW CHART ORGANIZATION



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→ The new assignments of the "Surveys and Valuations" administration (before the Reform: Cadastre)

➤ ***Cadastre***

- a Napoleonic Cadastre
- the Belgian cadastre is of the "Personal" Type
- the percentage of reliability is very high
- characteristics of a juridical system

➤ ***Surveys and Valuations***

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“Surveys and Valuations”

- to fix cadastral revenues
- to control the prices in the deeds and the declared values when making out the registration duties and the inheritance taxes
- to establish the venal and rental values (sales and purchases) for the Acquisition Committees and the Public Authorities

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.be



→ The new assignments of the "Legal Security" administration
(before the Reform: Registration)

➤ **Registration**

- basis for the Cadastre
- facilitates the control of the obligations
- precious source of documentation
- proof of the origin of immovable property

➤ **Legal Security Administration**

- collects registration duties and inheritance taxes

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→ Patrimonial Services

acquires immovables that are useful or necessary to the realization of the infrastructures decided on by the public authorities

→ Mortgage Services

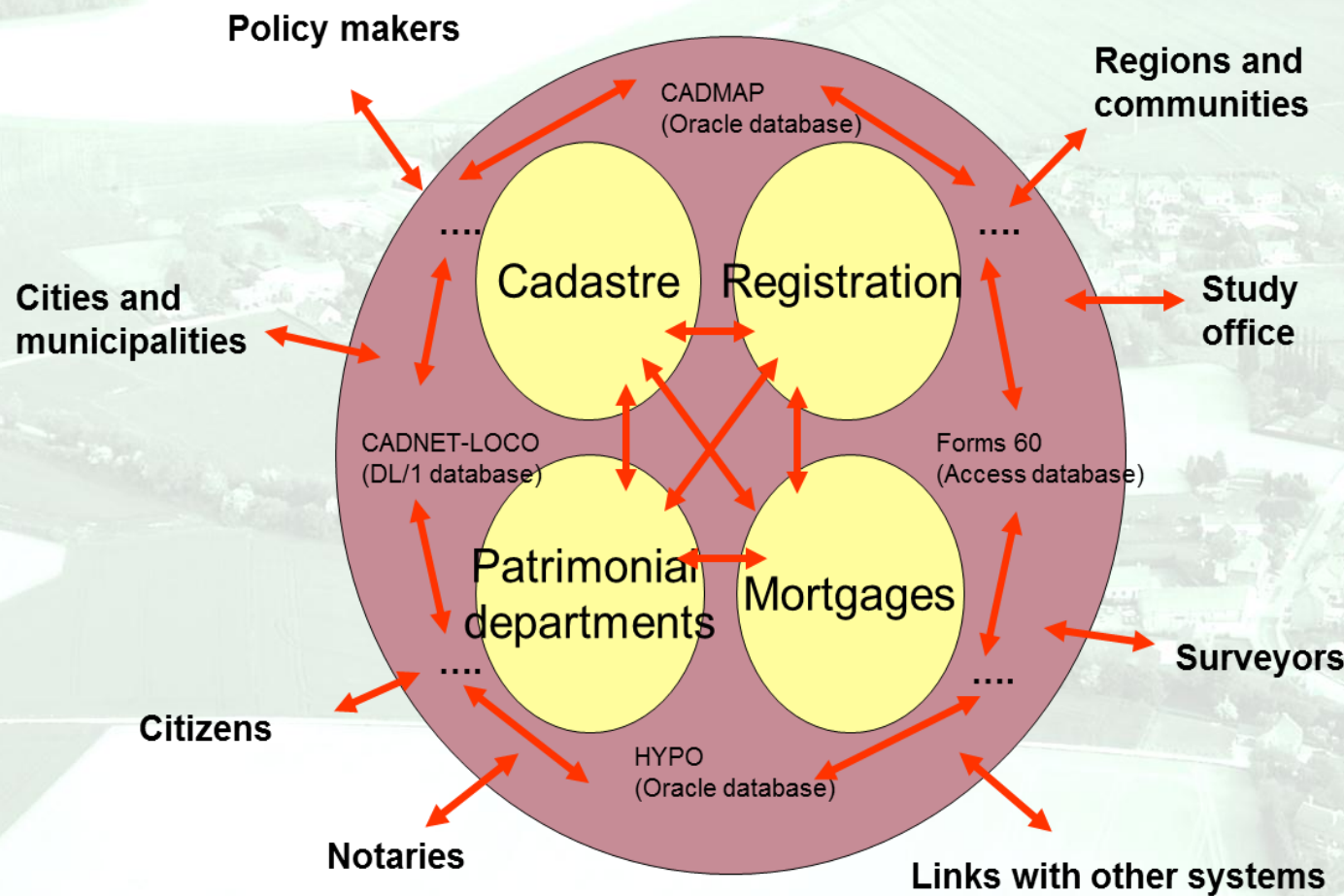
- effected by way of registers
- two main registers, the register of the transcriptions and the register of the registrations (privileges and mortgages)

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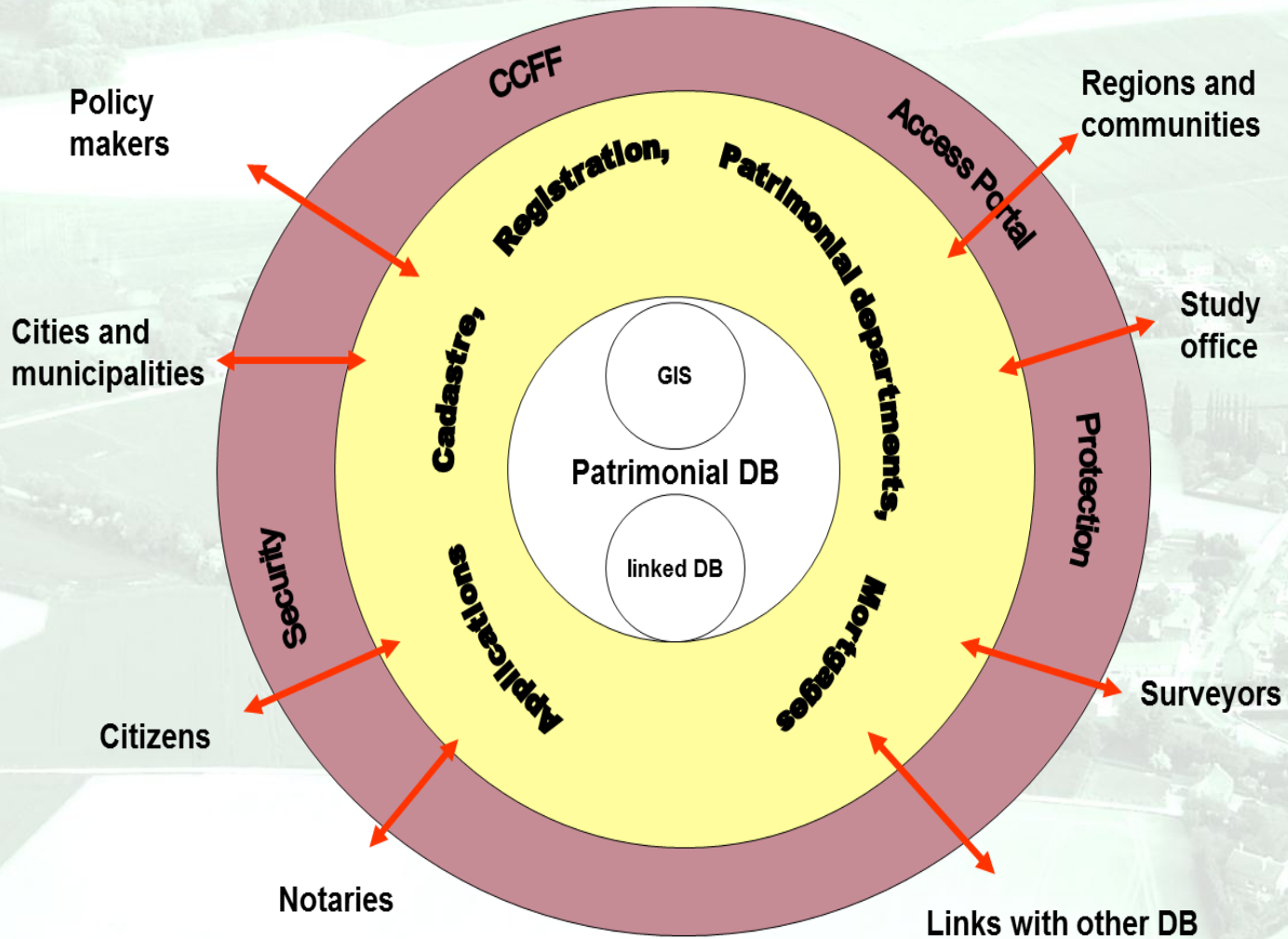
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STIPAD / PATRIS Situation before STIPAD / PATRIS



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STIPAD / PATRIS



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THE PARTNERSHIP OF THE GAPD

- ➔ Partnership with the Belgian National Geographic Institute (NGI)
- ➔ Collaboration with the Private Surveyors
 - an agreement with about 1500 private Surveyors
 - the private surveyor makes his maps in accordance with the standards and directly provides the Cadastre with an original copy of the map
 - the private surveyor has a free access to some cadastral data or files
 - the Cadastre has set up a Databank of the maps of the surveyors

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→ Collaboration with the three Regions and the towns in Belgium

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→ Collaboration with Notaries

- analysis of the deed

→ Collaboration with Architects

Two mainlines:

- testify the implantation of a new building
- testify the consistency of the building

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THE CONCEPTS APPLICATED BY THE PROJECTS OF GAPD

→ Concepts

→ UNIDENT

- univocal way to improve the establishment of the relationship between persons, duties and properties

→ PRECAD

→ Single counter

→ Single file

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- Unified formality
- Priority of the patrimonial mission
- Authentic source
- Regulation

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THE EUROPEAN MEASUREMENT CODE FOR THE FLOOR AREA OF BUILDINGS

→ for a building measured, for example from UK standards or some continental standards, the differences of area can reach up to 30%

→ three keys areas:

- External Area (SEM) including walls,
- Internal Area (SIM),
- The Constructed Area (SDC), the difference between the SEM and the SIM

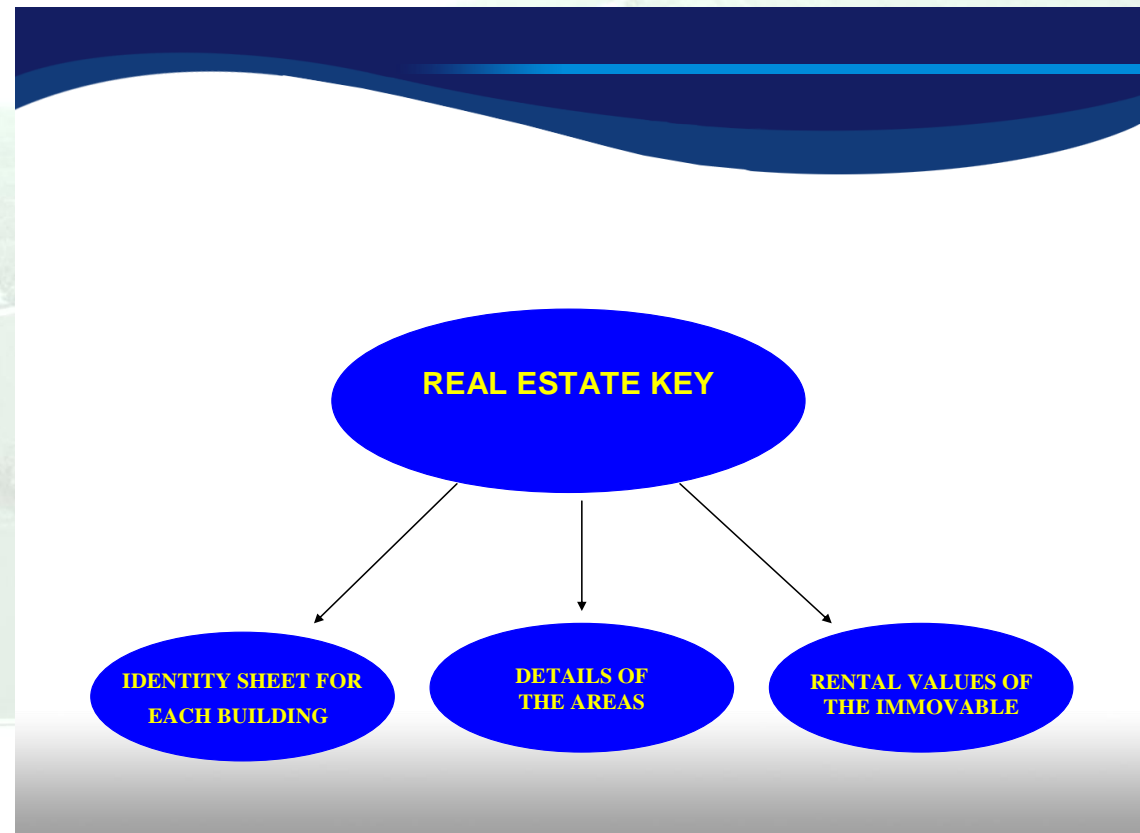
→ **May 2013 – IPMS-C**
International Property Measurement Standard Coalition

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THE REK (REAL ESTATE KEY APPLICATION)



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 **Internal Advantages**

Rental Values but can be used also for of the REK application

 **External Advantages**

“Immovable Data”

 **The Structure**

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AN HEDONIC EVALUATION SYSTEM THROUGH MATHEMATICAL MODELS

➔ Improvement of the Mathematical Models

➔ *Admit the property price*

➔ *Analyze the value of the properties*

Categories of explanatory variables :

➔ *The structural variables*

➔ *The variables concerning the location :*

↻ **The accessibility**

↻ **The quality of the neighbourhood**

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CADBUILD (exchange with STIPAD (in XLM))

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CONCLUSION

THE IMMOVABLE VALUATION MISSIONS OF THE GENERAL ADMINISTRATION OF THE PATRIMONIAL DOCUMENTATION OF BELGIUM

= KEY ACTOR IN THE VALUATION OF IMMOVABLE, WHETHER IN
RENTAL, MARKET OR CONSTRUCTION VALUES.

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Thank you for your attention!

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