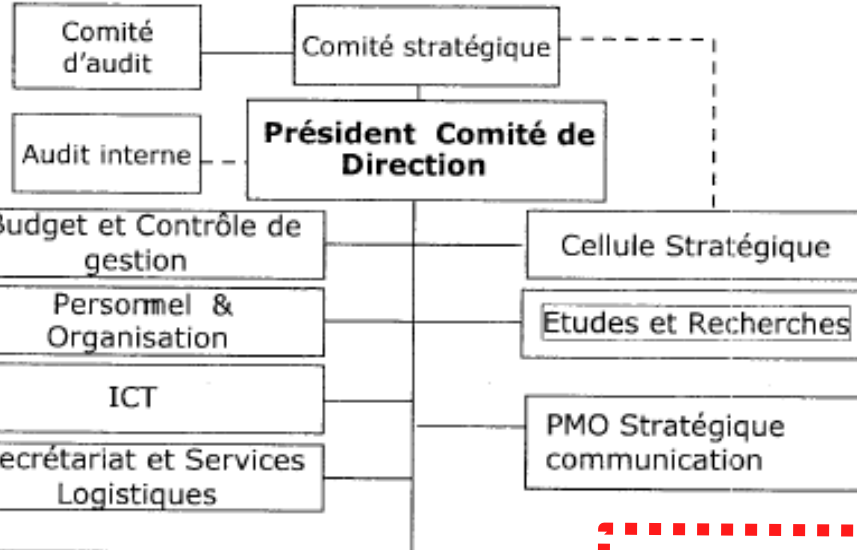


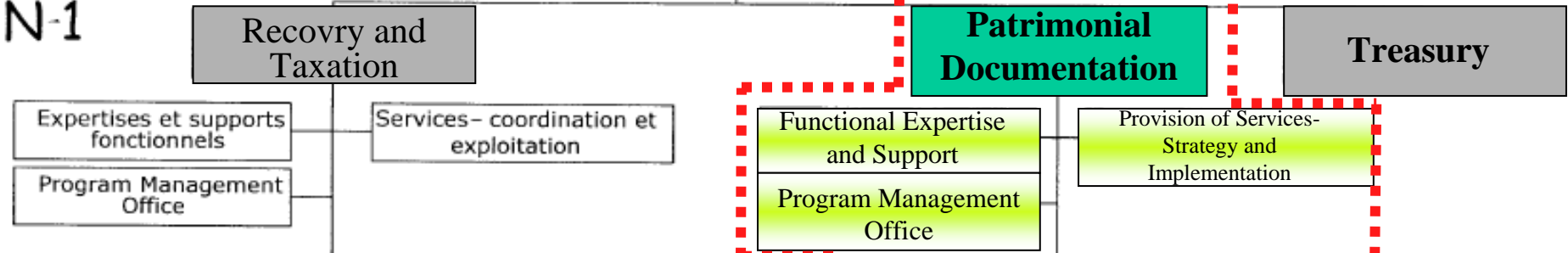


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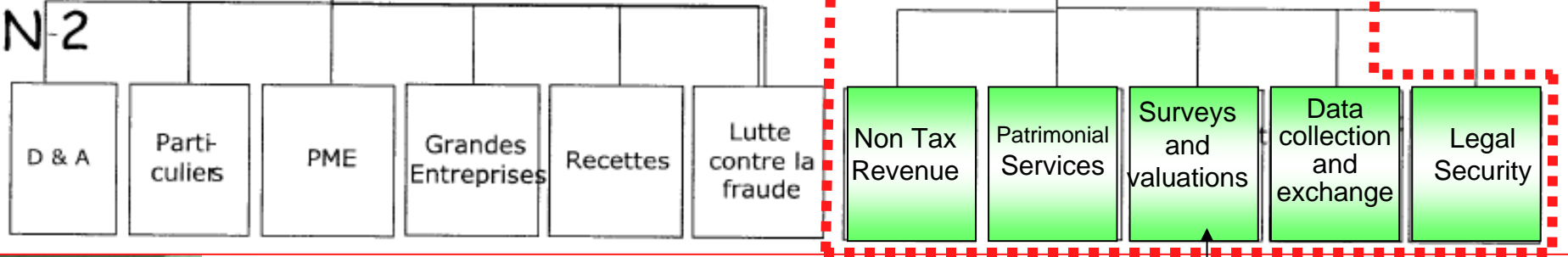
N



N-1



N-2



Comprend les services techniques du « cadastre »



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Service Public
Fédéral FINANCES

Roma 10th December 2008
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BELGIUM : General administration of The Patrimonial Documentation

- Napoleonic cadastre
- Operations carried out
 - a topographic document
 - a descriptive document
 - a summary per owner
- The Belgian Administration of The cadastre
 - 1930 : Direction des Grands Levés et Plans Généraux
 - 2001 → 2006 : CADMAP
 - PATRIS
- Significant reform of the Federal Public Services



Structure of the Patrimonial Documentation

5 PILLARS :

- Survey & Valuations
- Legal Security
- Patrimonial Departements
- Non-fiscal Recovery
- Collection & Exchange of Information

PATRIMONIAL DOCUMENTATION
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Content of the Cadastre

Main assignments

- The construction of the Patrimonial Documentation
- The distribution of patrimonial information
- The provision of services based on the patrimonial documentation

A double mission for the department of the Cadastre

- a fiscal mission, which consists of setting the cadastral income
- a technical mission, whose purpose is to update the documentation with respect to the real estate (plans, registers, descriptions)

Definition of the cadastral income

- ***The cadastral income means the average net normal income of a year***



Main documents

1. The cadastral map
2. The cadastral register
3. The expertise sheet

The release of the digital cadastral map

Agreements have been concluded with the three Regions in order to allow them the elaboration of the KADSCAN and KADVEC plans in the Flemish Region and of the PLI plan in the Walloon Region on the one hand and on the other hand, the updating of cadastral parcels of the URBIS 2 plan in the Region of Brussels Capital.

The digital cadastral map, CADMAP, was definitively released in September 2005.



PERSPECTIVES OF THE NEW MAP

- Centralisation of the geographic information
- Provision of the cadastral maps to the municipalities :cd-rom
- Creation of links between map and cadastral register
- Implementation of the future integrated system of Patrimonial Documentation
- Improvement of the quality of the maps
- Creation of a large-scale national referential
- Creation of a referential map for the subsoil cadastre
- Best Address : homogeneous data set of adresses

PATRIMONIAL DOCUMENTATION
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- Cadastral register
 - big tax book of the real estate
 - annually updated
 - each article includes two frames
- Construction code
 - 14 terms
 - three groups
- STIPAD
 - to implement all our missions optimally
 - completed with the implementation of concepts



STIPAD - concepts

- The unique file
- The single counter
- Only once
- The use of the authentic source
- The risk management
- The integrated formality
- The authentic cadastre
- The univocal identification
- The prior identification
- The prior payment (provisioning)



Links between Cadastre and Land Registry

- A sale : from the signature to the transcription
- The support of the experts of the Cadastre to the registry offices in various real estate evaluations

Links between Cadastre and real estate evaluation system/real estate taxes

- Taxes collected by the Patrimonial Documentation
- Taxes on land property



Our mathematical models

Definition

A mathematical model for calculating the monetary value of a house or an apartment is a mathematical synthesis of the analysis of the prices and the characteristics of similar properties sold during the same period of reference

- LocoStat program.
- Derivative products : A price index for the evolution of the value of the whole houses located in Belgium has been set up.
- A mathematical model for the apartments.

The prices' evolution of the houses and the flats

The distribution of the sales prices

The advantages of an online portal relating to land ownership



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Thank you for your attention



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