

TS 10F – Land Taxation and Fiscal Cadastre

PATRIMONIAL DOCUMENTATION

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

(3890)

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THE KINGDOM OF BELGIUM

- FEDERAL STATE
- Position of the Prime Minister
- A KING
- 3 REGIONS
- 3 COMMUNITIES

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- Population: 10.666.866 inhabitants (2008)
- Population density: 344 inhabitants / km<sup>2</sup>
- 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
- Demonym: Belgian
- Government: Parliamentary democracy and Constitutional monarchy
  - King: Albert II
  - Prime Minister: Yves Leterme
- Independence: 4 October 1830
- EU Accession: 25 March 1957
- Area: 30.528 km<sup>2</sup> (Water: 6,4 %)







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- National Product: 296 billions of EUR (2007)
- 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**

**PATRIMONIAL DOCUMENTATION**

- FUNCTIONAL EXPERTISE AND SUPPORT
- PROVISION OF SERVICES STRATEGY AND IMPLEMENTATION
- PROGRAM MANAGEMENT OFFICE
- PATRIMONIAL SERVICES
- SURVEYS AND VALUATIONS**
  - CENTRE
  - SPECIAL EVALUATIONS
- COLLECT AND SWAP OF INFORMATION
- LEGAL SECURITY**
  - CENTRE
- NOT FISCAL TAXES

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

- Cadastre
- Surveys and Valuations

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

- Registration
- Legal Security Administration

→ Patrimonial Services

→ Mortgage Service

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**THE MISSIONS OF THE “MEASURES AND VALUATIONS” SERVICE WITHIN THE CONTEXT OF THE E-GOVERNMENT**

- ➔ Introduction
- ➔ Objective
- ➔ Definition
- ➔ Double role of the administration
- ➔ A virtual administration uniquely
- ➔ The changes

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**THE CONCEPTS APPLICATED BY THE PROJECTS OF PATRIMONIAL DOCUMENTATION ADMINISTRATION**

- ➔ UNIDENT
- ➔ PRECAD
- ➔ Single counter
- ➔ Single file
- ➔ Unified formality
- ➔ Priority of the patrimonial mission
- ➔ Authentic source
- ➔ Regulation

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## THE REK (REAL ESTATE KEY APPLICATION)

```

    graph TD
      REK([REAL ESTATE KEY]) --> IS[IDENTITY SHEET FOR EACH BUILDING]
      REK --> DA[DETAILS OF THE AREAS]
      REK --> RV[RENTAL VALUES OF THE IMMOVABLE]
  
```

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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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## 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, VENAL OR CONSTRUCTION  
VALUES.**


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