

FIG WORKING WEEK 2017

Surveying the world of tomorrow -

Helsinki Finland 29 May - 2 June 2017

From digitalisation to augmented reality

*Presented at the FIG Working Week 2017,
May 29 - June 2, 2017 in Helsinki, Finland*

IMPLEMENTATION OF MASS VALUATION SYSTEM AND ITS IMPACT TO THE LAND ADMINISTRATION SYSTEM

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ESTABLISHMENT OF MASS VALUATION SYSTEM

***IMPACT OF MASS VALUATION SYSTEM TO THE LAND
ADMINISTRATION SYSTEM***

CONCLUSIONS



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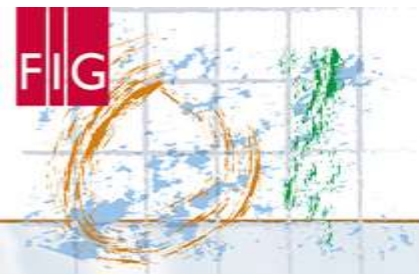


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ESTABLISCHMENT OF MASS VALUATION SYSTEM

Development (2000 – 2005)

- World Bank Funded Project – Subproject Mass Valuation System for Property Taxation

Legislation (2006)

- Mass Valuation Act
- Real Property Registration Act

Establishment (2007 – 2012)

- Establishment of Valuation Office
- Sales Price Register
- Real Property Register
- Valuation Models
- Valuation Models Register
- Property Values in Real Property Register
- Indexation, 2013, 2015, 2017



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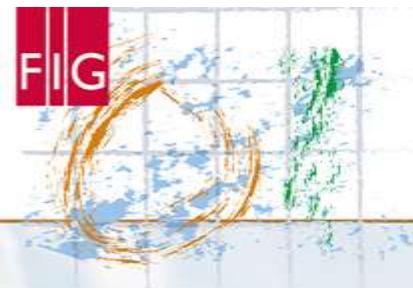


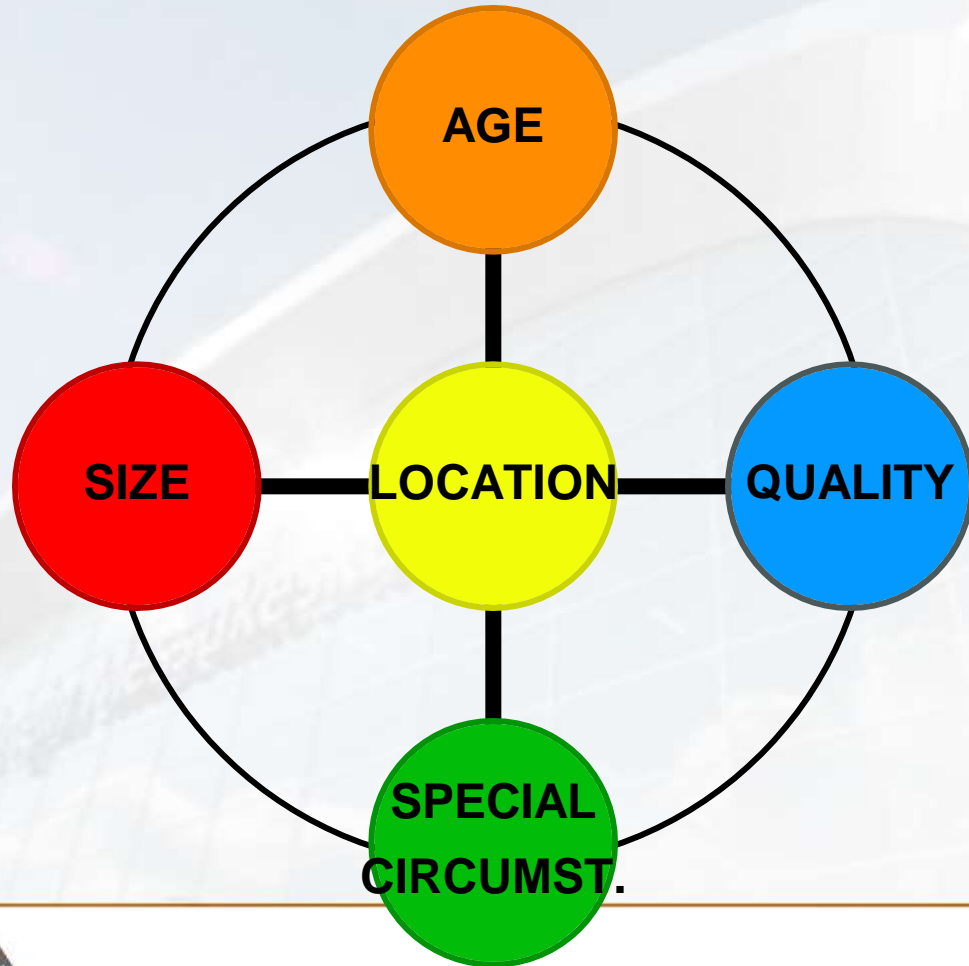
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KEY VARIABLES IN MASS VALUATION SYSTEM



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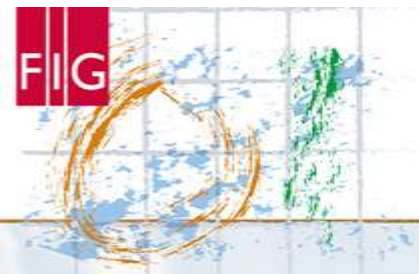


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KEY ISSUES IN ESTABLISHING THE MASS VALUATION SYSTEM = PROPERTY DATA

1. LACK AND QUALITY OF LAND AND BUILDING DATA IN EXISTING LAND ADMINISTRATION SYSTEM
2. UNCONNECTIVITY OF PROPERTY DATA BETWEEN DIFFERENT DATABASES – DATA STAKEHOLDERS
3. CO – OPERATION BETWEEN DIFFERENT PROPERTY DATA STAKEHOLDERS



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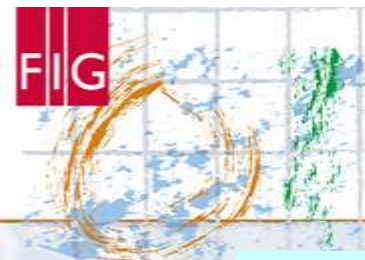
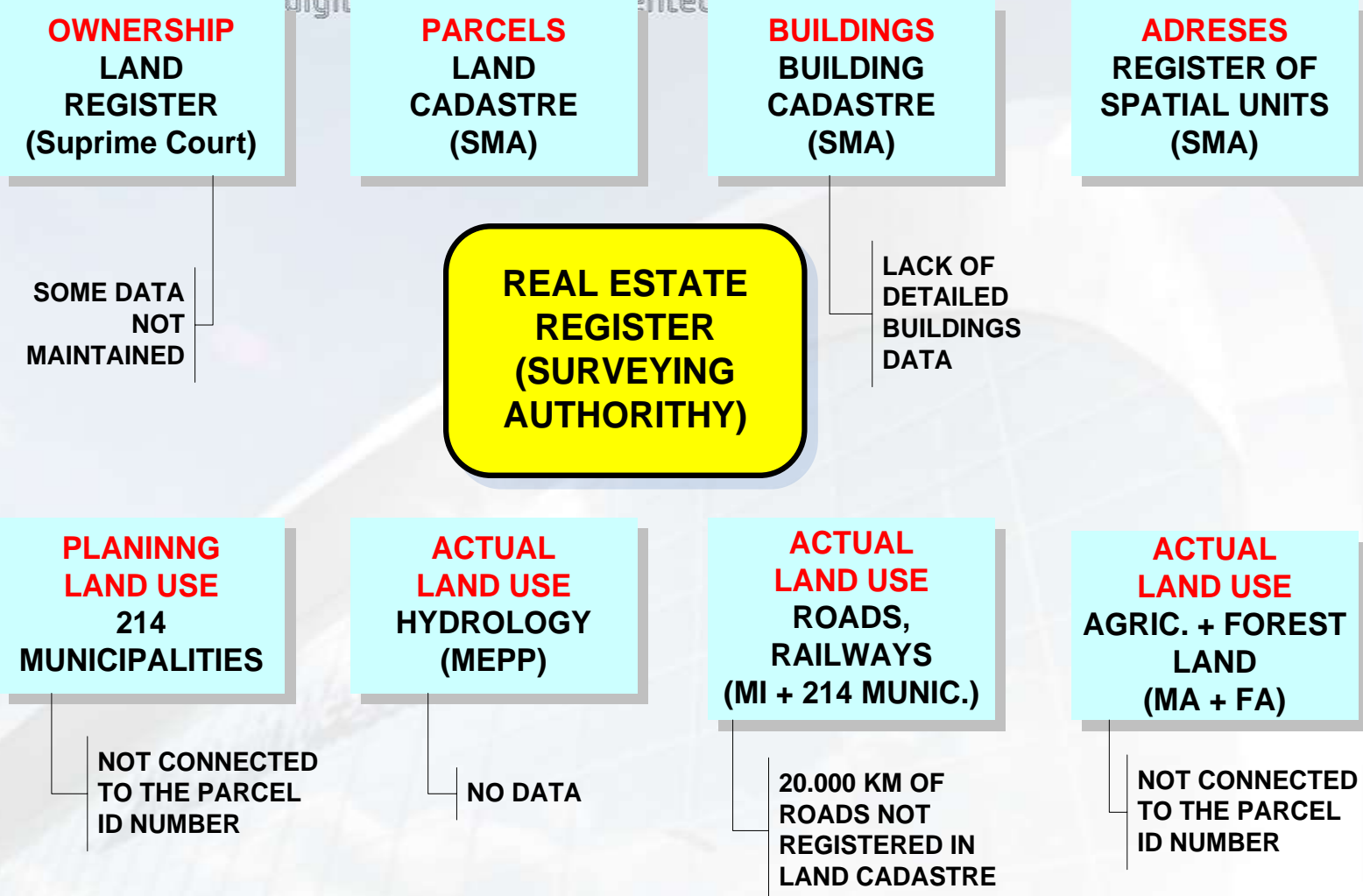


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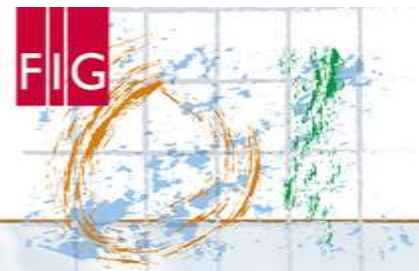


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LACK AND QUALITY OF LAND AND BUILDING DATA IN EXISTING LAND ADMINISTRATION SYSTEM

1. Field collection of detailed building data; building type, year of construction, year of renovation, size, quality,...
2. Evaporation / crossing Land Register with Central Register of population
3. Adjusting shapes of planning zones to the current land cadastre
4. Collection of hydrology data
5. Graphical collection of unregistered municipality roads in land cadastre
6. Adjusting shapes of agriculture and forest land to the current land cadastre



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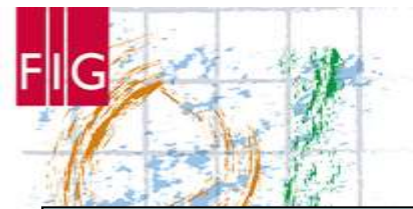


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UNCONNECTIVITY OF PROPERTY DATA BETWEEN DIFFERENT DATABASES – DATA STAKEHOLDERS

Establishment of NEW property database = REAL ESTATE REGISTER

Stavbe

Katastrska občina	Številka stavbe	Katastrski vpis	Število delov stavbe	Vredno
1727 POLJANSKO PREDMESTJE	797	NE	1	€

Legenda: ■ Podatki Registra nepremičnin

Katastrska občina 1727 številka stavbe 797

Podrobni podatki o stavbi

NASLOV STAVBE	Ljubljana, Zemljemerska ulica 6
NETO TLORISNA POVRŠINA STAVBE (M2)	165,00
POVRŠINA ZEMLJIŠČA POD STAVBO (M2)	128,00
DEJANSKA RABA STAVBE	STANOVANJSKA
ŠTEVILO ETAŽ	4

Parcele

Katastrska občina	Številka parcele	Površina (m2)	Urejena parcela	Vrednost nepremičnine	Grafični prikaz
1727 POLJANSKO PREDMESTJE	424	339	NE	€	

Legenda: ■ Podatki Registra nepremičnin Podatki Zemljiškega katastra

Katastrska občina 1727 številka parcele 424

Podrobni podatki o parceli

VRSTA RABE / KULTURE	KATASTRSKI RAZRED	POVRŠINA (M2)	ŠTEVILO STAVBE NA PARCELNEM DELU (PARCELI)
DVORIŠČE	0	211	-
STAVBA	0	128	-

PROSTOR PROSTORSKI PORTAL RS [Javni dostop](#)

Vrednost nepremičnine

Vrednost nepremičnine je 256.109 €

Sestavine nepremičnine:

Delo stavb

Katastrska občina	Številka stavbe	Številka dela stavbe	Številka stanovanja ali poslovnega prostora
1974 ZGORNJE PIRNIČE	1187	1	-

	POVRŠINA (M2)
	339

	POVRŠINA (M2)
	339

	POVRŠINA (M2)
	339

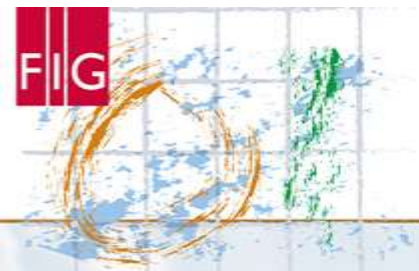


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CO – OPERATION BETWEEN DIFERENT PROPERTY DATA STAKEHOLDERS

1. Since we do not have any State Registry Agency in Slovenia Surveying and Mapping Authority has a lot of work with cooperatation between diferent data stakeholders
2. Each data stakeholder has it's own organisation, priorities, financing,..
3. Each property data and databases are establised for some sectorial purposes, to support mass valuation system some property “data adjustment” has to be made



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CONCLUSIONS (1)

MASS VALUATION SYSTEM HAVE MADE STRONG “PUSH” AND “SOBERING” FOR DIFFERENT PROPERTY DATA STAKEHOLDERS ABOUT THE:

- Property data completeness,
- Property data quality,
- Property data usefulness and
- Property data application's



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CONCLUSIONS (2)

WHEN WE SPEAK ABOUT LAND ADMINISTRATION SYSTEM WE NEED TO SPEAK ALSO ABOUT APPROPRIATE:

- Organisational and Process model
- Financial model and
- Model of property data “communication”



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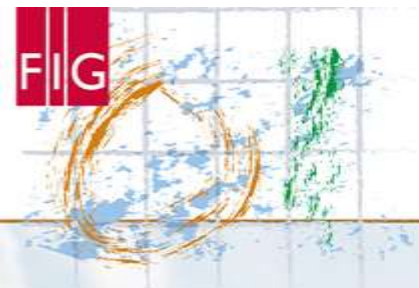


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CONCLUSIONS (3)

MASS VALUATION SYSTEM BASED ON LAND ADMINISTRATION SYSTEM PROVIDES:

- ***“Multipurpose” use (Tax policy, Housing Policy, Social Policy, Registry census, Mortgage Insurance, Price Indexes..)***
- ***Complete Property Data, Prices and Market Values Transparency – Effective Property Market***



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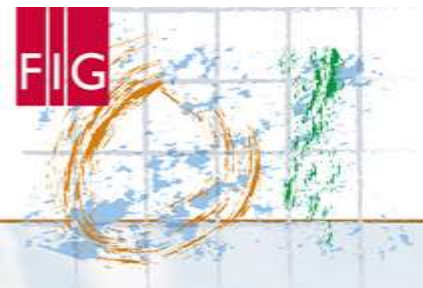


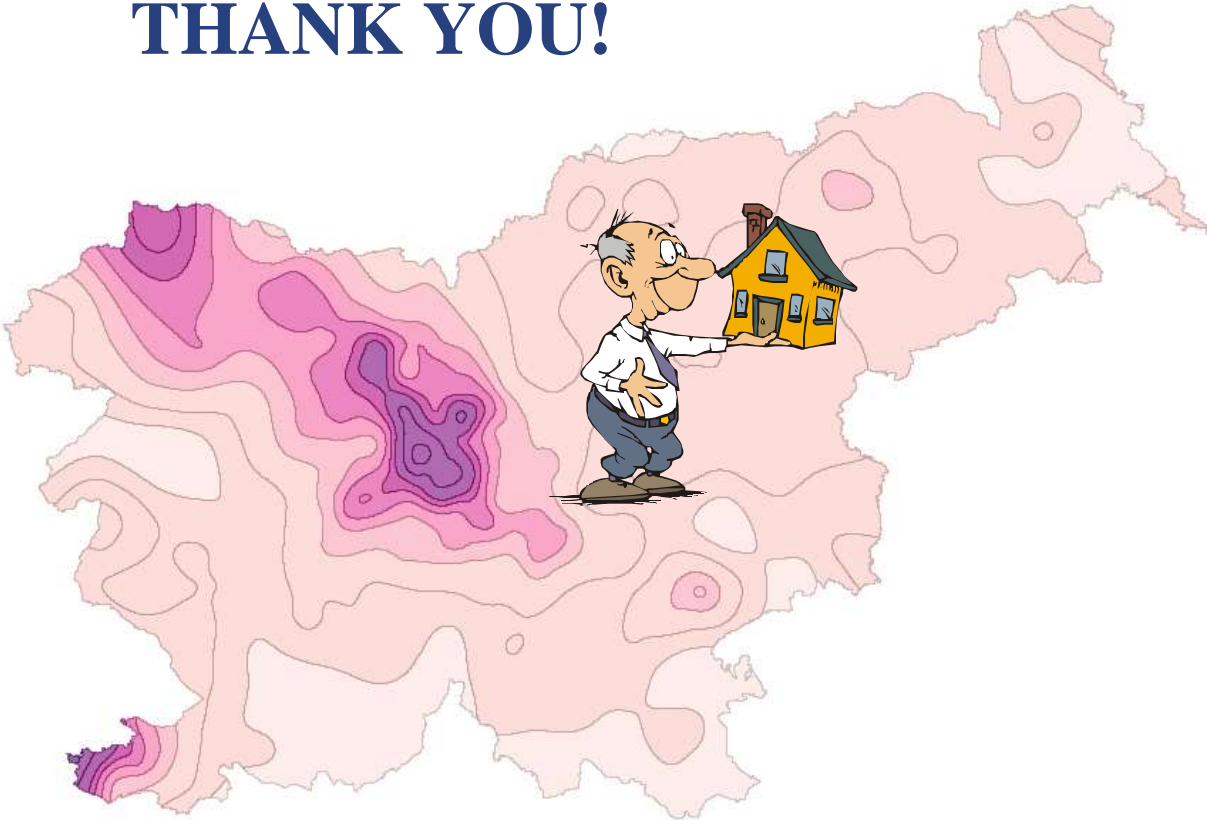
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THANK YOU!



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