

A strong couple



Boden**R**ichtwert**I**nformations**S**ystem
Immobilien**R**ichtwert**I**nformations**S**ystem
NRW

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Chairman of the committee of experts on real estate value
in the municipality of Wuppertal, Germany



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Abbreviations

BORIS.NRW

Informationssystem for standard ground values

IRIS.NRW

Informationssystem for standard house and
condominium values

NRW

Northrhine Westphalia, state of the federal republic
of Germany; the capital is Düsseldorf



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Content

- The situation of the geoinformation market in Germany
- The implementation of BORIS.NRW
- Feedback of customers
- The concept of IRIS.NRW



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Content

- **The situation of the geoinformation market in Germany**
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The dilemma

Geodata of all kinds are available in a large variety and good quality from the public sector.

Private and commercial users need this data for their business.

But : How to bring them together ?



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Strategy for the GI market in NRW

Opening of the market in order to get added values for private, commercial and public institutions.

- Establishing a national geodata infrastructure in NRW (GDI.NRW) with special interest groups (SIG) for specific topics (systemarchitecture, metadata, ...).
- Foundation of the Center for Geoinformation – CeGi in Dortmund as private institution
- Commissioning of management consultants, two reports were assigned on the development of the GI market
- Realisation of GI projects



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Intentions of GDI.NRW

- Activation of the GI Market
- Improvement of access to Geoinformation
- Remedy deficiencies
- Set up of promotion campaigns and projects for the development for the GI market

One result for example : The land survey authority distributes all house coordinates of the the cadastral offices in NRW (4 Mio numbers)



Committee of experts on real estate values in Germany

- Introduction by law in 1960
- Combination of honorary, voluntary experts of real estate taxation and public surveyors
- Task : market transparency for real estate
- Base: all sale contracts of real estates
- Mathematical and statistical evaluation
- Annual publications in maps und reports
- Valuation report to fair market value
- 80 committees exist in NRW



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The idea

Joint internet portal of all committees and allocation of unified real estate geodata as a contribution to GDI.NRW.

- Benefit for **everybody** : free of charge information on undeveloped real estate and overview over the local real estate market in NRW
- Benefit for **experts**: Quick access to basic data for the valuation of real estate for a low fee, central billing



Features - 1

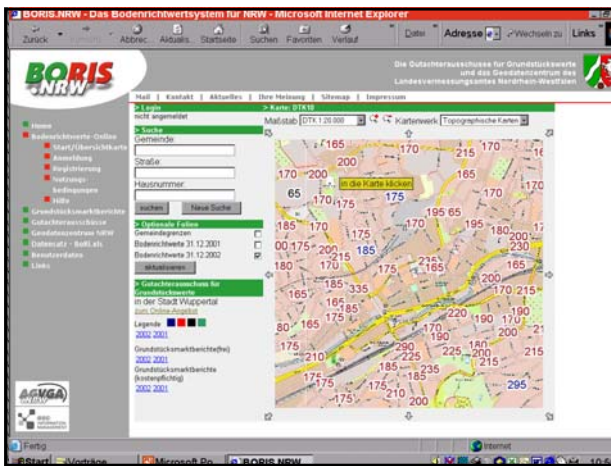
- Standard **Internet portal** with integrated components for E – Commerce
- Real estate data **all over the country** of NRW
- Standard **data-model** of georeferenced standard ground values
- **Navigation** by adress with street names and house numbers.



Features - 2

- Different types of **maps** for the appraisal of the situation of the real estate
- Annual **update of the** data (28. February)
- „Official“ data of an independet **committee of experts** (Base : 160 000 Contracts in NRW in 2005)





9.1	Indexreihen.....
9.1.1	Indexreihe für Bodenpreise.....
9.1.2	Indexreihe für Eigentumswohnungen.....
9.2	Umrechnungskoeffizienten.....
9.2.1	Umrechnungskoeffizienten für den individuellen Wohnungsbau.....
9.2.2	Umrechnungskoeffizienten für den Geschosswohnungsbau.....
9.3	Liegenschaftszinssätze.....
9.4	Vergleichsfaktoren für bebaute Grundstücke.....
9.4.1	Gebüdefaktoren für Ein- und Zweifamilienhäuser Bezogen auf die Wohnfläche (Freistehende Ein- und Zweifamilienhäuser, Doppelhaushälften, Reihenhäuser)
9.4.1.1	Bezogen auf die Bruttogrundfläche (Neubauten Doppelhaushälften, Reihenhäuser Wiederverkaufte Doppelhaushälften, Reihenhäuser)
9.4.2	Gebüdefaktoren für Mehrfamilienhäuser
9.4.3	Gebüdefaktoren für Wohnungseigentum (Neubauten, Wiederverkäufe u. Umwandlungen).....
9.4.4	Gebüdefaktoren für Teileigentum (Neubauten, Wiederverkäufe)
9.4.5	Ertragsfaktoren.....
9.5	Marktanpassungsfaktoren.....

Hinweis: Das Kapitel 9 ist im allgemeinen Bericht nicht enthalten, sondern nur im Gesamtbericht. Dieser kann im Internet unter www.boris.nrw.de von registrierten Nutzern kostenpflichtig heruntergeladen werden oder direkt als Druck beim Kundenzentrum Plankammer: Katastralkart., Zimmer 156 Große Flurstraße 10, 42269 Wuppertal

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Fees for the utilisation of BORIS.NRW

- Fees for the use of the complete market report vary between 10 € and 40 €, depending on the committee.
- The fee for a print of the map with standard ground value is 5 €.
- Each customer who wants to use the additional services gets a code and password for registration
- There is a special licence model for the use of the original data of BORIS.NRW (Dataset boris.xls).




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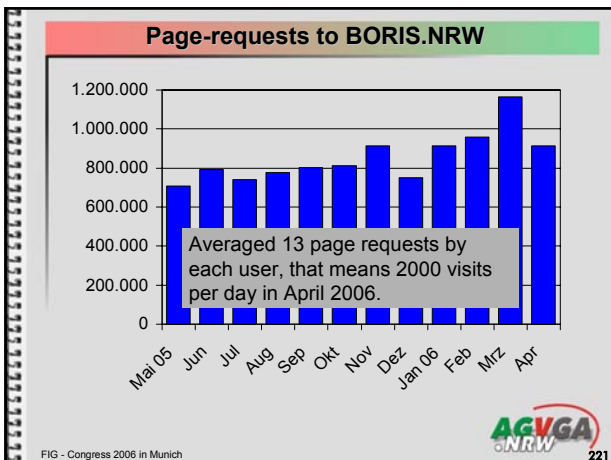


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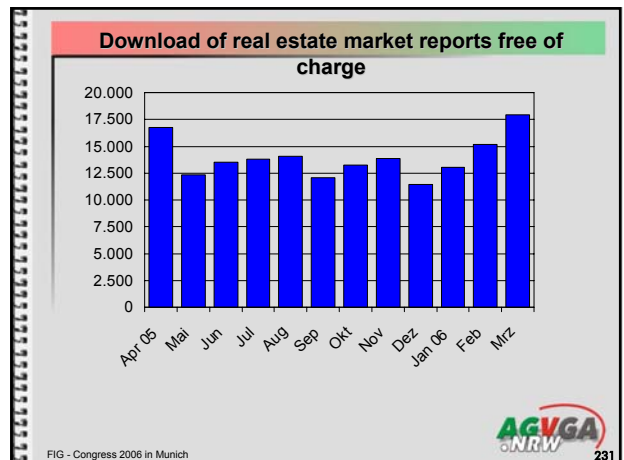


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Download of real estate market reports with charge

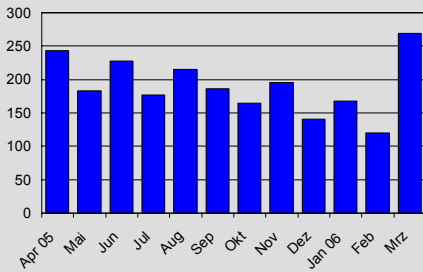


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BORIS.NRW – what is the future ?

Technology : Conversion to the standards of OGC

Content: Integration of real estate data for condominiums and single family residences (IRIS.NRW)

Strategy : Extension to all states (16) of Germany

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IRIS.NRW

- 70 bis 80 % of the transaction volume of real estates concern houses an condominiums.
- People ask for a raw taxation. How ist the rating, what is a reasonable price ?
- Focus lies on single family residences and condominiums.

IRIS.NRW satiesfies these needs in two ways :

- A general information on purchase prices
- Standard values for real estate

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Description

- Database** Secondary database of selected contracts with a few attributes
- Navigation** by pull-down-menus (Town, quality of situation, features)
- Query** Automatically without checking the plausibility
- Results** Average with standard deviation, description of the sample
Option 1: listing in anonymous form
Option 2: presentation of the purchases in a map



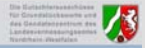
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General information



Allgemeine Preisauskunft Eigentumswohnungen



Bitte wählen Sie aus:

Stadt/Kreis: Baujahr: Neubau (Stichtag:)

Wahlzone: Wohnfläche (qm):

Ausstattung: Zimmer (kategor.)

Aufgrund Ihrer Recherche wurden **10** Kaufpreise der letzten 2 bis 4 Jahre gefunden. Die Stichprobe umfasst Wohnungen mit:

- einer Wohnfläche von **75 bis 90 m²** (Mittelwert **82 m²**),
- Baujahren von **1979 bis 1981** (Mittelwert **1981**).

Der mittlere Kaufpreis beträgt **1.645 €/m²** mit einer Streuung von +/- **4,4 %**. Anhand der gewählten Parameter ergibt sich ein mittlerer Kaufpreis von ca. **131.600 €**.

Diese Preisauskunft ersetzt keine qualifizierte Verkehrswertermittlung nach § 194 BauGB

Sachverständigen
 Gesundheitsamt NRW
 Hilfe
 Impressum

ausgabe der Recherche:

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Listing



20.02.2006

Ausgabe der gefundenen Kauffälle :

Nr.	Jahrgang	Kommune	Baujahr	Kaufpreis [€m ²]	Bodenrichtwert	Art BRW	Wohnfläche [m ²]	Anzahl Zimmer
1	2003	Bonn	1979	1666	-	-	90	3
2	2002	Bonn	1981	1500	-	-	90	3
3	2001	Bonn	1981	1547	-	-	80	3
4	2004	Bonn	1981	1577	-	-	75	3
5	2005	Bonn	1981	1644	-	-	75	3
6	2001	Bonn	1981	1684	-	-	86	3
7	2002	Bonn	1981	1689	-	-	75	3
8	2001	Bonn	1981	1704	-	-	90	3
9	2004	Bonn	1981	1708	-	-	79	3
10	2005	Bonn	1981	1709	-	-	79	3

Ablesen u. a. m. den Wert beeinflussen können. Diese Faktoren konnten bei der Recherche nicht berücksichtigt werden.



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Map



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Area of application

Checking a suggested price for a real estate

Target group:

- Purchasers, vendors, agents, brokers, banks
- Public service like labour-administration, tax and revenue office, ...



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Real estate standard values

Immobilien-Richtwert-Informationssystem
ein Produkt der Gutachterausschüsse in NRW

www.iris.nrw.de

Description

Database	Database of comparative values. These values are determined by the expert committee and contain standard values for one sqm of condominium
Navigation	Context sensitive input elements
Query	Selection of one dataset
Results	Standard value mit all attributes option 1: index series, conversion coefficients option 2: Presentation of the standard value in a map



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Standard value



Ergebnis Ihrer Suche:

Kreis/Stadt	Düsseldorf
Gemeinde	Düsseldorf
Teilmarkt	Eigentumswohnung
Gebietsgliederung	Vorort
Lage	gut
Baujahr	1980
Richtwert	1.750,- €
Wohnfläche	90 qm
Ausstattung	mittel
Wohneinheiten	3-9
Stichtag	01.01.2005



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Example

The screenshot shows a web browser window with a map of Düsseldorf on the left and search results on the right. The search results are for 'Richtwerte' in Düsseldorf, showing a price of 1,750,- € per sqm for a 90 sqm apartment. The map shows the location in the Vorort area.

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Application area

Base for all kinds of legal valuation of real estate

Target group:

- Experts
- Buyers, vendors, agents, brokers, banks
- Public service like labour-administration, tax and revenue office



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Realisation

- A beta - version for internal tests is available.
- The general information starts in April 2007.
- Standard values for real estate are available in Oktober 2007.



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For the end...

Thank you for your attention.

It would be nice, if you start to play with BORIS



www.boris.nrw.de



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