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
ESTABLISHMENT OF MASS VALUATION SYSTEM

- 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
KEY VARIABLES IN MASS VALUATION SYSTEM

- AGE
- SIZE
- LOCATION
- QUALITY
- SPECIAL CIRCUMST.
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
OWNERSHIP LAND REGISTER (Suprime Court)

PARCELS LAND CADASTRE (SMA)

BUILDINGS BUILDING CADASTRE (SMA)

ADRESES REGISTER OF SPATIAL UNITS (SMA)

REAL ESTATE REGISTER (SURVEYING AUTHORITY)

SOME DATA NOT MAINTAINED

LACK OF DETAILED BUILDINGS DATA

PLANINNG LAND USE 214 MUNICIPALITIES

ACTUAL LAND USE HYDROLOGY (MEPP)

ACTUAL LAND USE ROADS, RAILWAYS (MI + 214 MUNIC.)

ACTUAL LAND USE AGRIC. + FOREST LAND (MA + FA)

NOT CONNECTED TO THE PARCEL ID NUMBER

NO DATA

20,000 KM OF ROADS NOT REGISTERED IN LAND CADASTRE

NOT CONNECTED TO THE PARCEL ID NUMBER
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 un registered municipality roads in land cadastre
6. Adjusting shapes of agriculture and forest land to the current land cadastre
UNCONNECTIVITY OF PROPERTY DATA BETWEEN DIFFERENT DATABASES – DATA STAKEHOLDERS

Establishment of NEW property database = REAL ESTATE REGISTER
CO – OPERATION BETWEEN DIFFERENT 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 cooperation between different data stakeholders.

2. Each data stakeholder has its own organisation, priorities, financing, ...

3. Each property data and databases are established for some sectorial purposes, to support mass valuation system some property “data adjustment” has to be made.
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
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”
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
THANK YOU!