Transparency in the German real estate market -

Results and problems, chances and new developments

--- 成果与问题，机遇和新发展

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Structure

1. Land valuation committees and its products
2. Standard land prices for taxation
3. Valuation for location analysis
4. Evaluation in the future (geo-risk research)

1. Land valuation boards and list products
   • independent private valuation experts and
   • independent land valuation committees
     • for a certain area (e.g. Berlin, Munich)
     • located at local cadastral offices
     • to support transparency in real estate market
     • Digital Purchase Price Collection

1.1 Digital Purchase Price Collection
   • collection with all contracts of land transfer
   • informations about a plot:
     • purchase date
     • location
     • size of plot
     • type of use
     • (construction year of buildings etc.)
     • purchase price
   • data protection
   • determined products:
     • real estate market reports
     • standard land values / price contour maps

Real estate market reports
   • price index for non built-up plots

Real estate market reports
   • average prices for apartment buildings
   • and single-family houses / semi-detached houses
1.3 Standard land values and Price contour maps

- For:
  - agricultural and forest areas
  - rural and urban areas
  - trade and industrial areas
  - traffic areas
  - ...

- With informations about:
  - use
  - plot to ratio area
  - number of floors
  - ...

1.4 Internet presentation of the land valuation committee Berlin

1.5 Problems

- No property transfers in some areas
- Cost

2. Taxation (land taxation)

- Valuation of land with standard price values
- Valuation of buildings: 5 types

<table>
<thead>
<tr>
<th>Type (e.g.)</th>
<th>Flat rate €/m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offices, shopping malls</td>
<td>1,000</td>
</tr>
<tr>
<td>Industrial halls, shops</td>
<td>400</td>
</tr>
<tr>
<td>Tennis halls</td>
<td>200</td>
</tr>
<tr>
<td>Single- and double-family houses</td>
<td>800</td>
</tr>
<tr>
<td>Rent houses</td>
<td>600</td>
</tr>
</tbody>
</table>

3. Location Analysis

- E.g.: www.mapchart.com
Thank you for listening!

谢谢！