



Presented at the FIG Working Week 2023,
28 May - 1 June 2023 in Orlando, Florida, USA

FIG WORKING WEEK 2023

28 May - 1 June 2023 Orlando Florida USA

Protecting
Our World,
Conquering
New Frontiers

The role of buy-to-let in the Netherlands

Transparency of Dutch Housing Market

Frank Harleman, Kadaster Netherlands, may 2023



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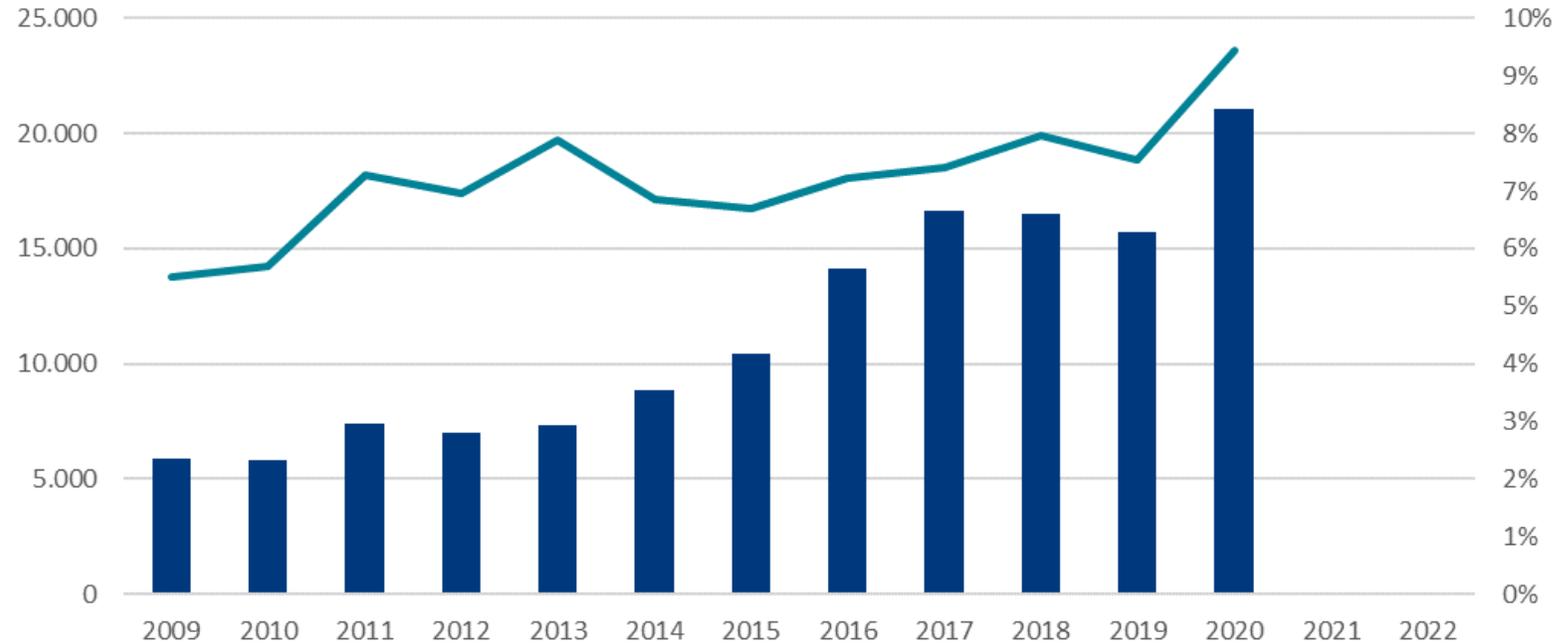
Back in 2016



Source: Kadaster, Google maps

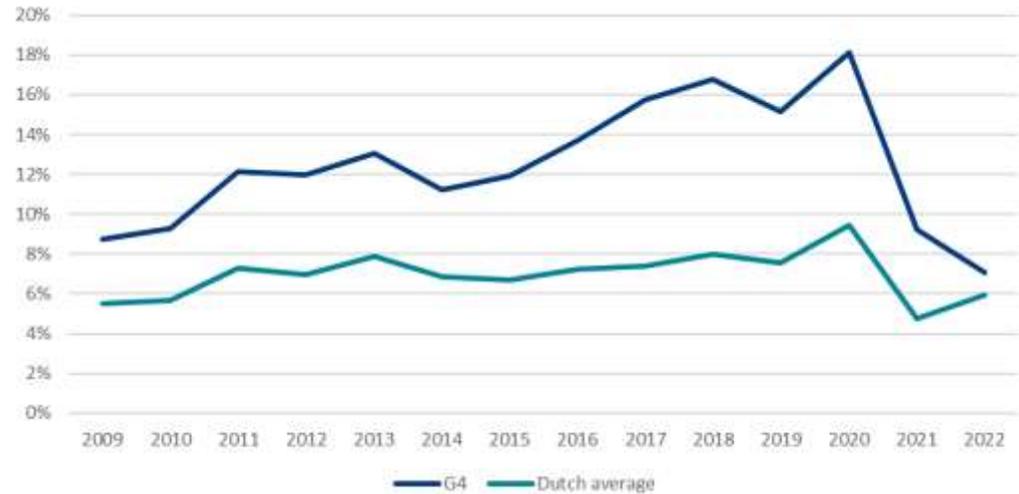
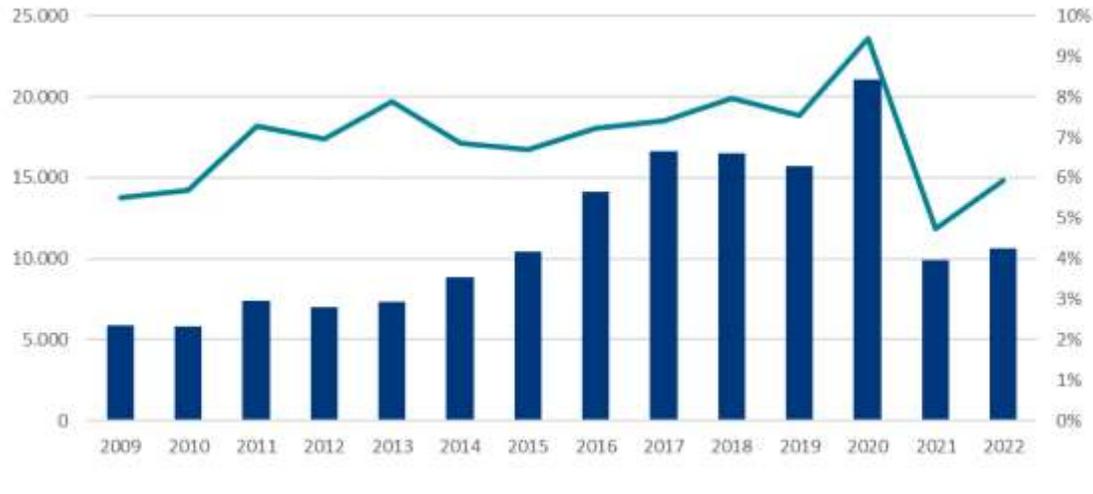


Buy-to-let in Dutch housing market (absolute & market share)



Source: Kadaster

Share down in 2021-2022, buy to let protection in big cities



Source: Kadaster

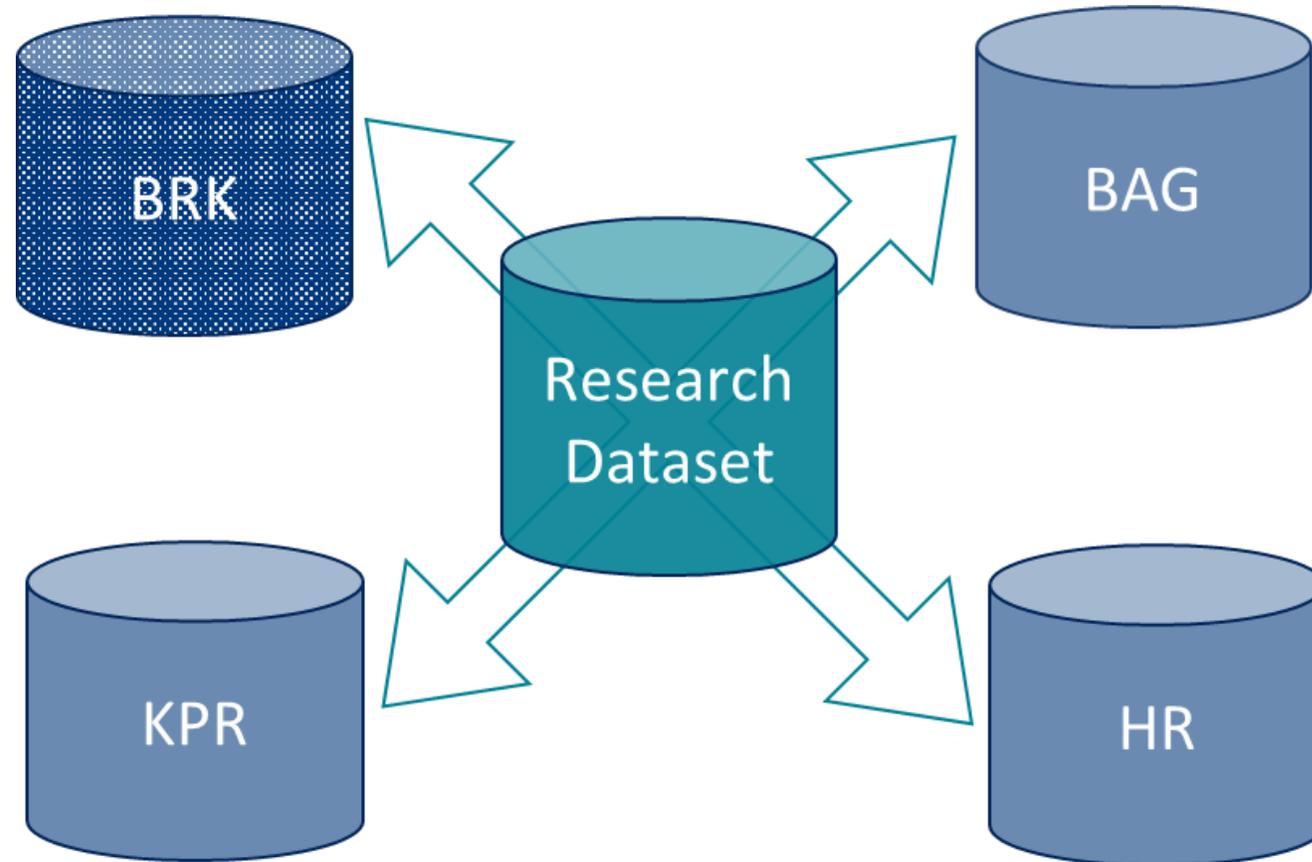
Example Buy-to-let protection in Rotterdam

	Investor		First-time buyer	
	With protection	Without protection	With protection	Without protection
2020	29%	15%	24%	26%
2021	17%	7%	37%	34%
2022	6%	8%	45%	34%

Source: Kadaster

Building the dataset

- BRK
- BAG
- KPR&HR



Grouping of houses & owners

Issue: definition

- Owner-buyers
- First-time buyers
- Second home



- Private investors
- Commercial investors
- Housing association

Difficulties implementing dataset

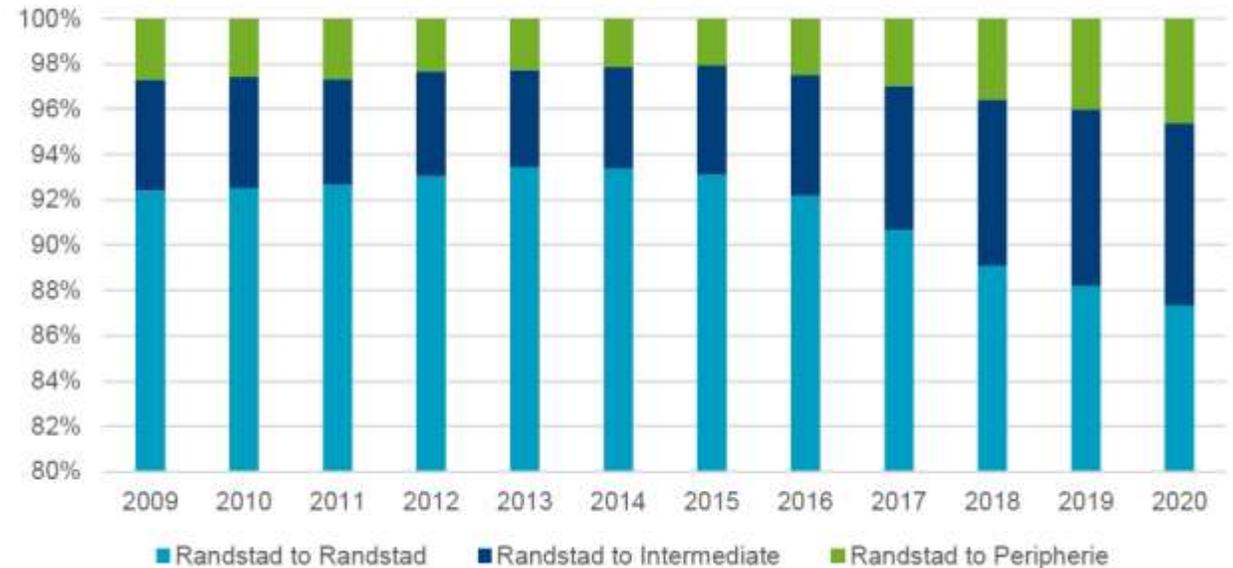
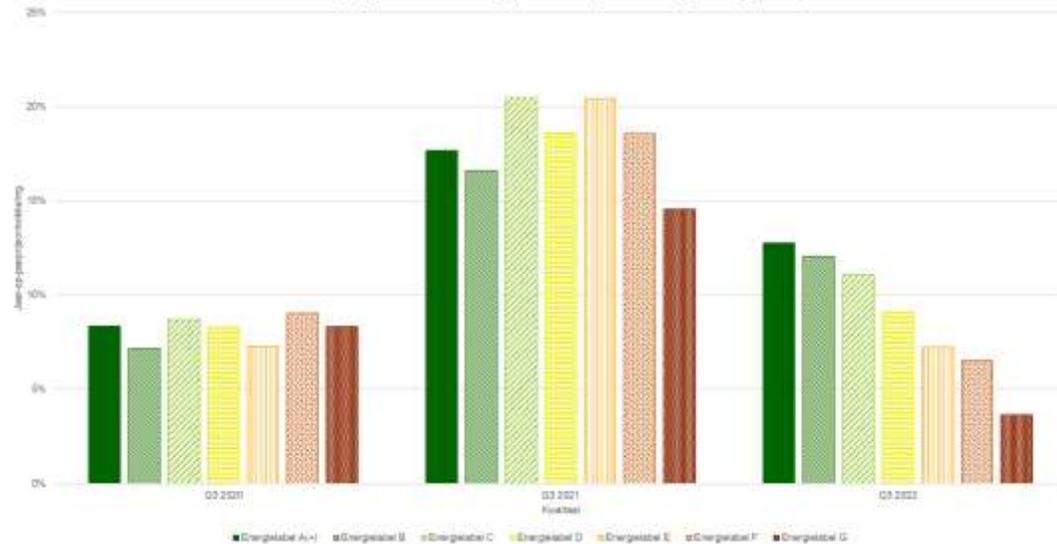
- Complexity of combining different datasets
- Further improvements: difficult to estimate what results of improvements will be because of dependencies
- Extensive testing

Resistance and arguments against implementation

- No replacement of existing datasets
- Indications can only be used for statistical purposes
- Registry not designed for best possible information about transaction

Also used for other research: e.g. energy labels & migration

Woningprijswontwikkeling per energielabel (jaar-op-jaar)



Conclusions

- Relevant statistics about buy-to-let for policy-makers
- Extensively tested dataset suitable for research purposes
- Further improvements to be made