

International Property Valuation Conference and FIG Commission 9 Working Week
Xian / China, October 2005

Transparency in the German real estate market - 增加德国房地产市场的透明度

Results and problems, chances and new developments --- 成果与问题, 机遇和新的发展

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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)

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1. Land valuation boards and ist products

- independent private valuation experts and
- independent land valuation committees
 - for a certain area (e.g. Berlin, Munich)
 - located at local cadastre offices
 - to support transparency in real estate market
 - Digital Purchase Price Collection

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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

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Real estate market reports

- price index for non built-up plots

Quelle: Geschäftsstelle des Gutachterausschusses für Grundstückswerte in Berlin, Oberer Gutachterausschuss Brandenburg

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Real estate market reports

- average prices for a apartment buildings:

Gebäudeart	Lage	Mehrwohnhäuser			
		Westteil Berlin 2003	Ostteil Berlin	Westteil Berlin 2004	Ostteil Berlin
Altbau (Bauphase vor 1918)	1	130 bis 210 240	204 bis 340 260	143 bis 245 250	L.A.
	2	145 bis 415 ¹⁾ L.A.	145 bis 415 ¹⁾ L.A.	145 bis 310 ¹⁾ L.A.	211
mittlere Ausstattung *	1	180 bis 495 330 (10,4)	180 bis 425 285 (10,6)	150 bis 530 275 (10,8)	180 bis 410 271 (10,8)
	2	145 bis 525 250	180 bis 370 250	190 bis 570 310	145 bis 540 235 (10,5)
Komfortausstattung **	1	200 bis 660 475	330 bis 745 550	210 bis 615 340	415 bis 620 530

- and single-family houses / semi-detached houses

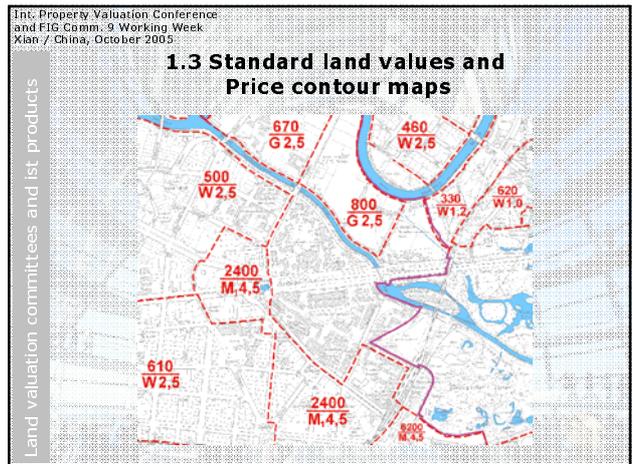
Stadtteil	Gebäudeart	Durchschnittliches Preisniveau im Jahr 2004			Änderung gegenüber Vorjahr
		Grundstücksfläche (m²)	Geschoßfläche (m²)	Kaufpreis/Geschoßfläche €/m²	
Westteil Berlin	Alte- und Zehnereckgebäude (Bauphase bis 1918)				
	einm. Wohnlage *	760	150	1.330	+0
	gute Wohnlage **	876	220	1.900	+0
	gesamt	805	180	1.510	+0
	Mehrwohnhäuser (Bauphase 1918 - 1973)				

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1.3 Standard land values and Price contour maps

Land valuation committees and list products

- 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
 - ...



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1.4 Internet presentation of the land valuation committee Berlin

Land valuation committees and list products

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1.5 Problems

- no property transfers in some areas
- cost

Land valuation committees and list products

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2. Taxation (land taxation)

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

Type (e.g.)	Flat rate €/m ²
Offices, shopping malls	1,000
Industrial halls, shops	400
Tennis halls	200
Single- and double-family houses	800
Rent houses	600

Taxation

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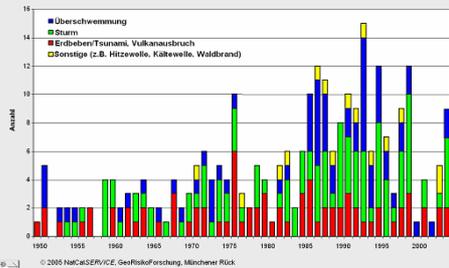
3. Location Analysis

- e.g.: www.mapchart.com

Location Analysis

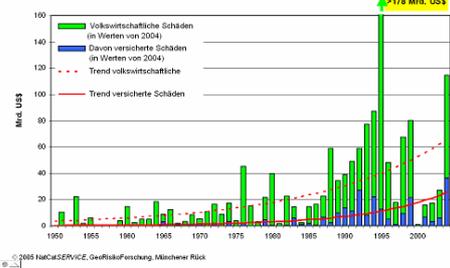
4. Geo-Risk Research

Große Naturkatastrophen 1950 – 2004
Anzahl der Ereignisse



Geo-Risk Research (economy)

Große Naturkatastrophen 1950 – 2004
Volkswirtschaftliche und versicherte Schäden



Thank you
for listening !

谢谢 !

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