

# E-services in public administration RE taxation system

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**SLOgeodeticcompany**



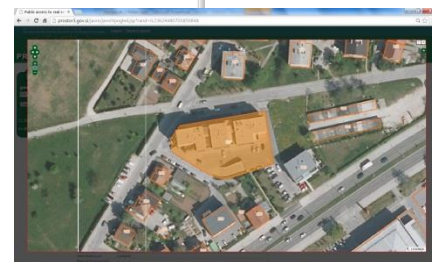
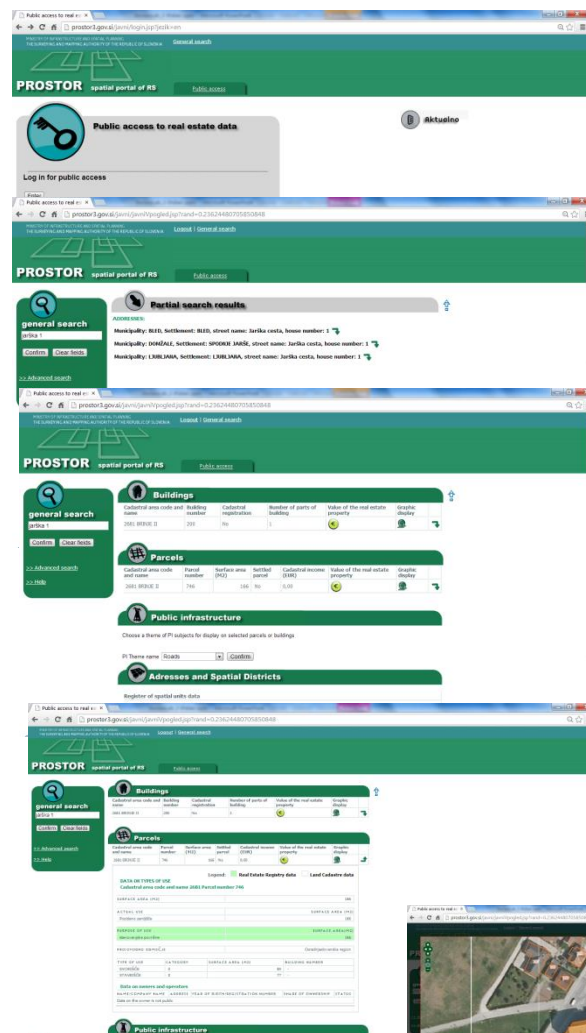


# The content

- Public access into RE registers
  - Public view in Land Cadastre
  - Public view in Land Register
  - Public view in Real Estate Transaction Register
  - Public view in real estate Valuation zones and Valuation models
- How RE valuation system works
- E-Building permits
- Legal Regimes and Spatial Planning

# Public view in Land Cadastre

- <http://prostor3.gov.si/javni/login.jsp?jezik=en>
- Free entrance
- Powerful search engine – different input parameters (address, RE id, ...)
- Search result = list of all RE types in location
- RE **detailed information** available
- Information on **owners** available for **public ownership** only
- Information on **RE value** available
- **Graphical** view available



# Public view in Land Register

- User registration (digital certificate)
- No costs
- Search criteria = parcel ID
- Information from Land Cadastre integrated as well
- Output = PDF

Nepremičnina

<b>tip nepremičnine:</b>	1 - zemljiška parcela
<b>vir ID znaka:</b>	1 - zemljiški kataster
<b>ID znak:</b>	2681-773/2-0

parcels št. 773/2 k.o. 2681 - BRINJE II (ID 4349642)

**Podatki o zemljiški parceli, vpisani v zemljiškem katastru:**

<b>vrsta rabe / kulture:</b>	<b>površina (m2):</b>
POT	1.730
<b>dejanska raba:</b>	
Požadano zemljišče	

**Plombe:**

Z nepremičnino ni povezana nobena zemljiško knjžna zadeva, o kateri še ni pravomočno odločeno.

**Osnovni pravni položaj nepremičnine:**

ID osnovnega položaja: 6165349  
vrsta osnovnega položaja: 101 - vključena lastninska pravica  
delež: 1/1  
imetnik:  
1. matična številka: *podatek ni vpisan*  
firma / naziv: Občina Ljubljana Moste Polje družbena lastnina  
naslov:  
začetek učinkovanja vpisa imetnika 01.01.1849 00:00:00

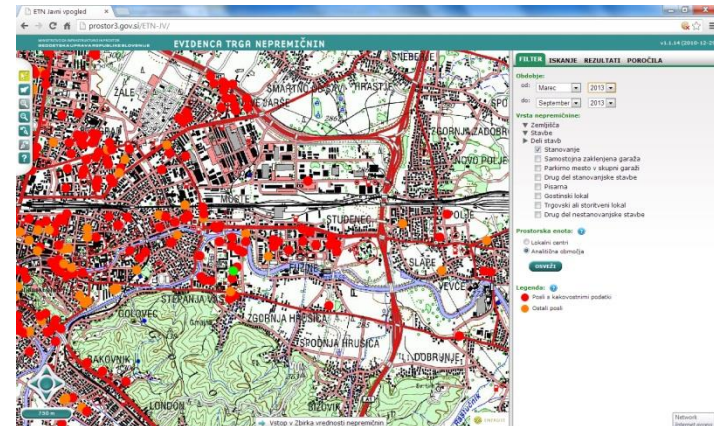
## omeijtye:

<b>ID omejitve</b>	<b>čas začetka učinkovanja</b>	<b>vrsta</b>
11274255	30 11 2009 08:19:00	415 - vknjižena neprava stvarna služnost

# Public view in real estate Transaction register



- <http://prostor3.gov.si/ETN-JV/>
- All registered RE transaction available to public
- Limited information (total price, type of RE, year of construction)
- Graphical view (zoom in limited)
- Criteria search (type of RE, time period)
- Register exists from 2007

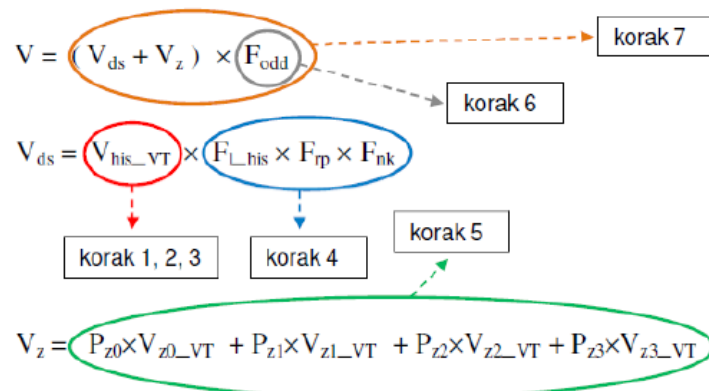
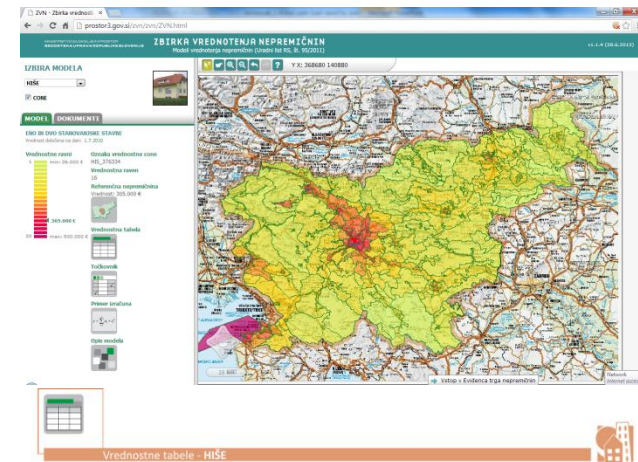


FILTER	ISKANJE	REZULTATI	POROČILA
#1 Skupna cena: 103.000 €			
Nepremičnina/-e:			
- Stanovanje (57 m²)			
- Leto izgradnje stavbe: 1976			
Kraj: Ljubljana, LJUBLJANA			
#2 Skupna cena: 97.000 €			
Nepremičnina/-e:			
- Stanovanje (57 m²)			
- Leto izgradnje stavbe: 1975			
Kraj: Ljubljana, LJUBLJANA			

# Public view in real estate Valuation zones and Valuation models



- <http://prostor3.gov.si/zvn/zvn/ZVN.html>
- **Valuation zones** presented on a map for each valuation model
- **Typical RE, valuation table, pointing system, formula, model description** for each valuation **level** within **model**



VREDNOSTNA RAVEN 16

Površina (m2)		Prilagojeno leto izgradnje stavbe											
		1929	1944	1954	1964	1974	1984	1994	1999	2004	2009	2010	
0 - 49	Osnovna	0	0	0	0	0	0	0	0	0	0	0	
50 - 99	Osnovna	65,576	72,286	86,654	98,364	105,360	117,100	128,810	138,170	148,520	142,802	145,204	
	Osnovna	204,42	236,00	291,54	338,48	371,00	412,00	454,57	497,94	539,50	569,50	569,50	
100 - 149	Osnovna	181,848	174,126	175,836	188,888	193,080	206,132	219,184	232,236	245,288	240,872	243,872	
	Osnovna	562,08	749,64	811,32	936,80	1.000,24	1.124,16	1.251,84	1.331,52	1.405,20	1.498,80	1.592,56	
150 - 199	Osnovna	117,100	142,662	165,814	173,308	180,296	192,126	202,584	212,552	224,252	235,962	246,644	
	Osnovna	264,42	336,00	401,54	450,48	483,00	524,00	567,57	610,94	653,94	696,94	696,94	
200 - 249	Osnovna	126,810	159,256	175,650	184,336	192,124	204,220	215,288	226,356	235,744	245,272	254,844	
	Osnovna	327,88	421,36	468,48	512,40	552,08	608,48	672,88	742,88	818,88	890,88	937,44	
250 - 299	Osnovna	143,304	180,334	199,680	220,148	224,444	244,644	259,092	273,312	283,564	293,816	304,068	
	Osnovna	369,42	472,00	529,54	592,48	635,00	698,00	761,57	825,94	890,94	955,94	988,94	
300 -	Osnovna	161,308	199,270	221,160	238,880	246,980	269,720	282,224	304,328	327,064	340,772	348,936	
	Osnovna	327,88	327,88	3,472	421,36	468,48	508,48	553,76	599,48	709,28	814,08	889,68	
300 - 399	Osnovna	177,992	215,444	238,884	254,544	260,408	304,854	330,794	356,794	416,876	430,928	442,636	
	Osnovna	281,04	281,04	397,28	374,72	471,56	468,48	471,56	567,36	608,92	655,76	702,60	

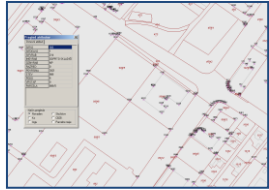
Vrednost zemljišča

St. vrst. ravni	Zemljišče Z0 (do 150 m <sup>2</sup> ) EUR/m <sup>2</sup>	Zemljišče Z1 (od 150 do 600 m <sup>2</sup> ) EUR/m <sup>2</sup>	Zemljišče Z2 (od 600 do 1.000 m <sup>2</sup> ) EUR/m <sup>2</sup>	Zemljišče Z3 (od 1.000 do 2.000 m <sup>2</sup> ) EUR/m <sup>2</sup>
16	27,00	35,00	50,00	6,00



# How RE valuation system works

Land Cadastre +  
Land Register



Building Cadastre



RE census

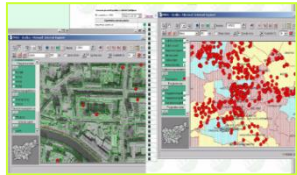


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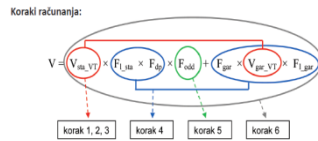
RE registers



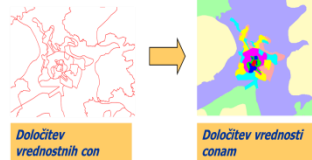
RE transaction register



Modelling



Zoning



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RE mass appraisal model



Mass appraisal

Posrednik (M2)	2014	2015	2016	2017	2018	2019	2020	2021	2022
6.53	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1
11.27	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1
36.14	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1
41.38	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1
48.39	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1
76.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1

+

RE owners informing



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RE data improvement



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RE values



Tax rates

Posrednik (M2)	2014	2015	2016	2017	2018	2019	2020	2021	2022
6.53	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1
11.27	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1
36.14	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1
41.38	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1
48.39	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1
76.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1

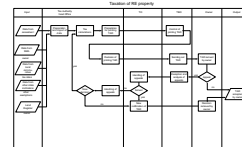
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Exceptions



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Tax system



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RE tax



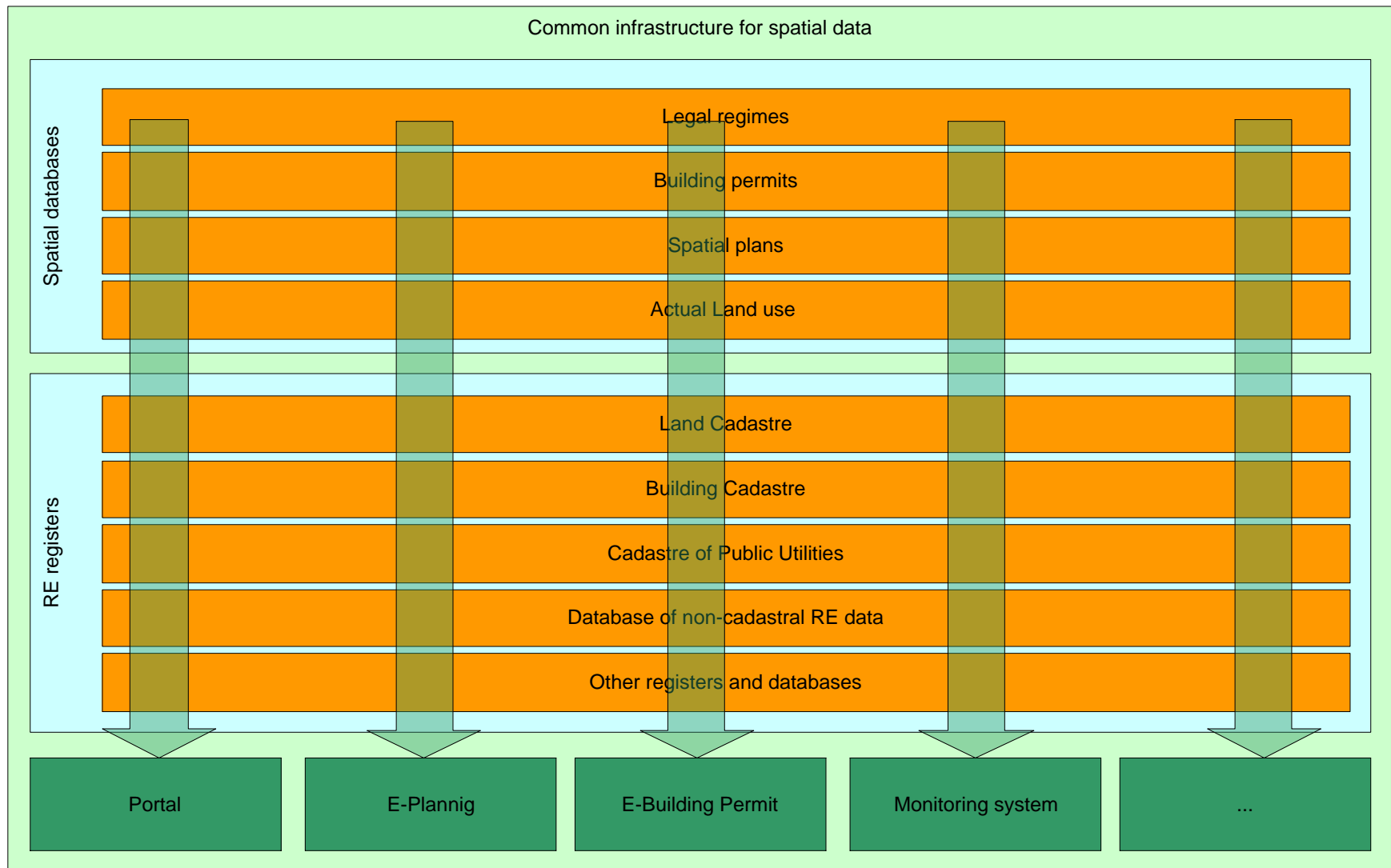
# Valuation factors

- **Apartments:** area, age, maintenance, floor, number of apartments, heating, lift
- **Houses:** area, age, maintenance, heating
- **Business, industrial:** area, age, quality, construct
- **Building land:** area, purpose
- **Agricultural land:** area, usage, zone, land quality
- **Forest:** area, tree stock, quality
- ...

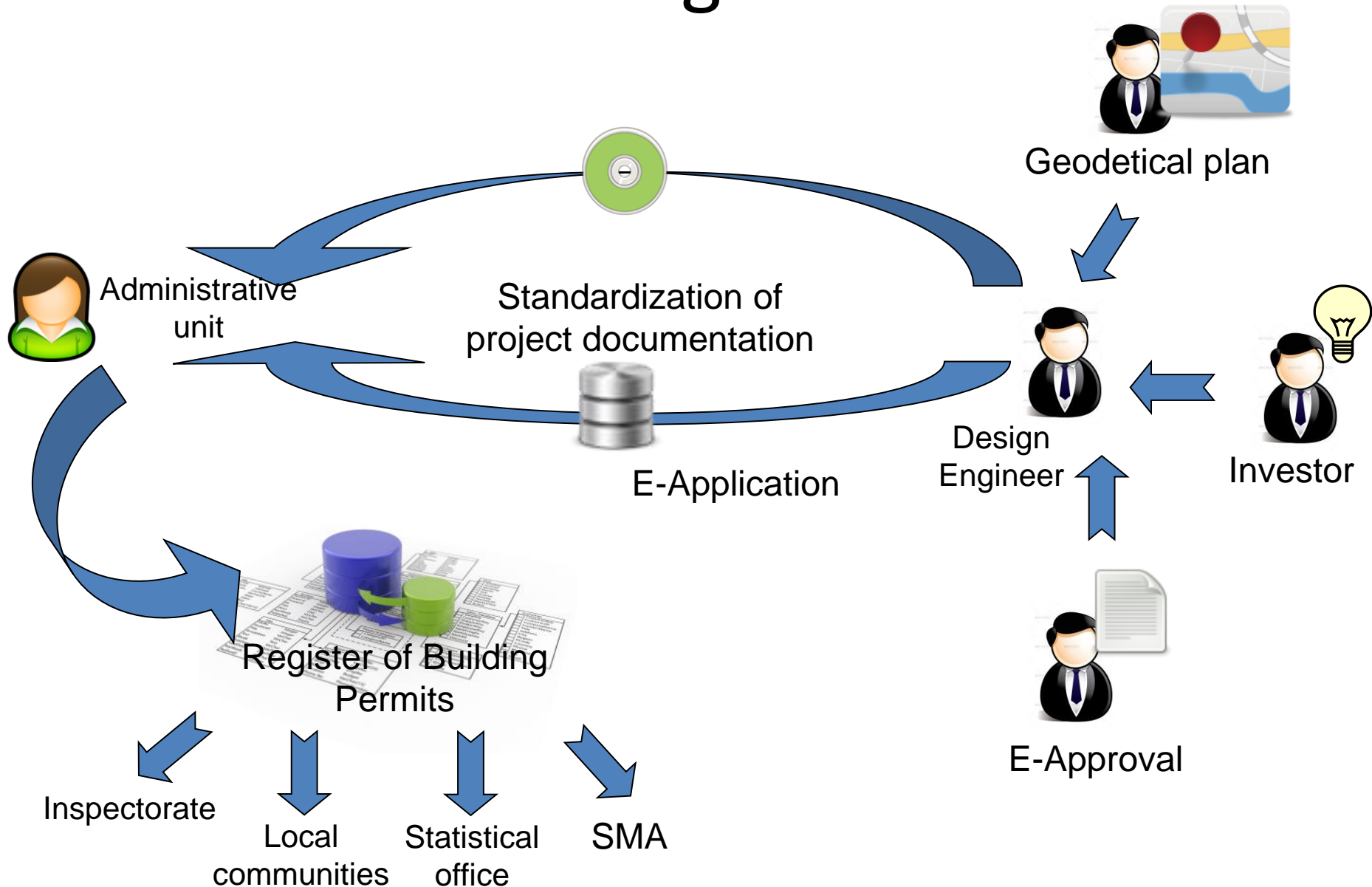
STANOVANJA (S)	1	STA	stanovanja
HIŠE (S) (Z)	2	HIS	eno in dvo stanovanjske stavbe
GARAŽE (S)	3	GAR	garaže
LOKALI (S)	4	PPL	lokali
PISARNE (S)	5	P	
INDUSTRIJA (S)	6	IN	
TEŽNA IND (S)	7	IN	
NEZ. STAVBO (Z)	8	N	
KMETUSTVO (Z)	9	K	
GOZD (Z)	10	G	
DRUGO (Z)	11	ZDR	druga zemljišča
ELEKTARNE	12	PNE	nepremičnine za proizvodnjo električne energije
KAMNOLOMI	13	PNM	nepremičnine za izkoriščanje mineralnih surovin
PRISTANIŠČA	14	PNP	pristanišča in marine
ČRPALKE	15	PNB	bencinski servisi
ZIDANICE (S)	16	PKZ	nepremičnine za rabo v kmetijstvu - zidanice
KMETUSTVO (S)	17	PKO	nepremičnine za rabo v kmetijstvu - ostalo
DRUGO (S)	18	PND	druge posebne nepremičnine
POZIDANA (Z)	19	PSZ	pozidana stavbna zemljišča



# Spatial information system

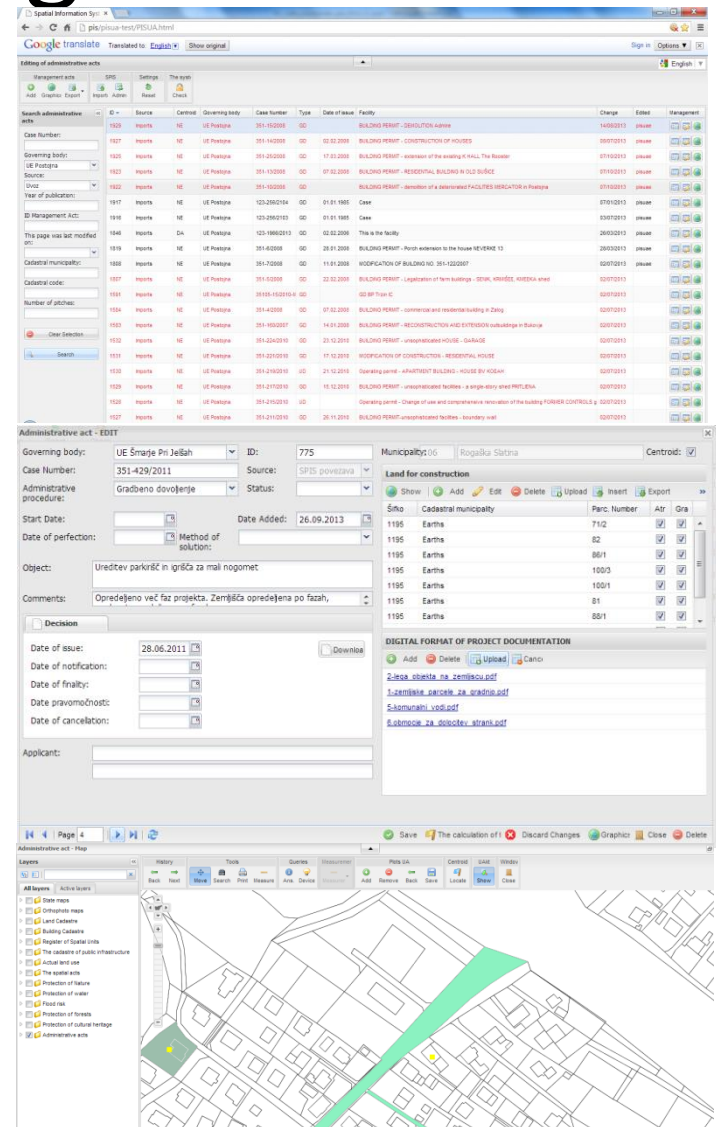


# E-Building Permits



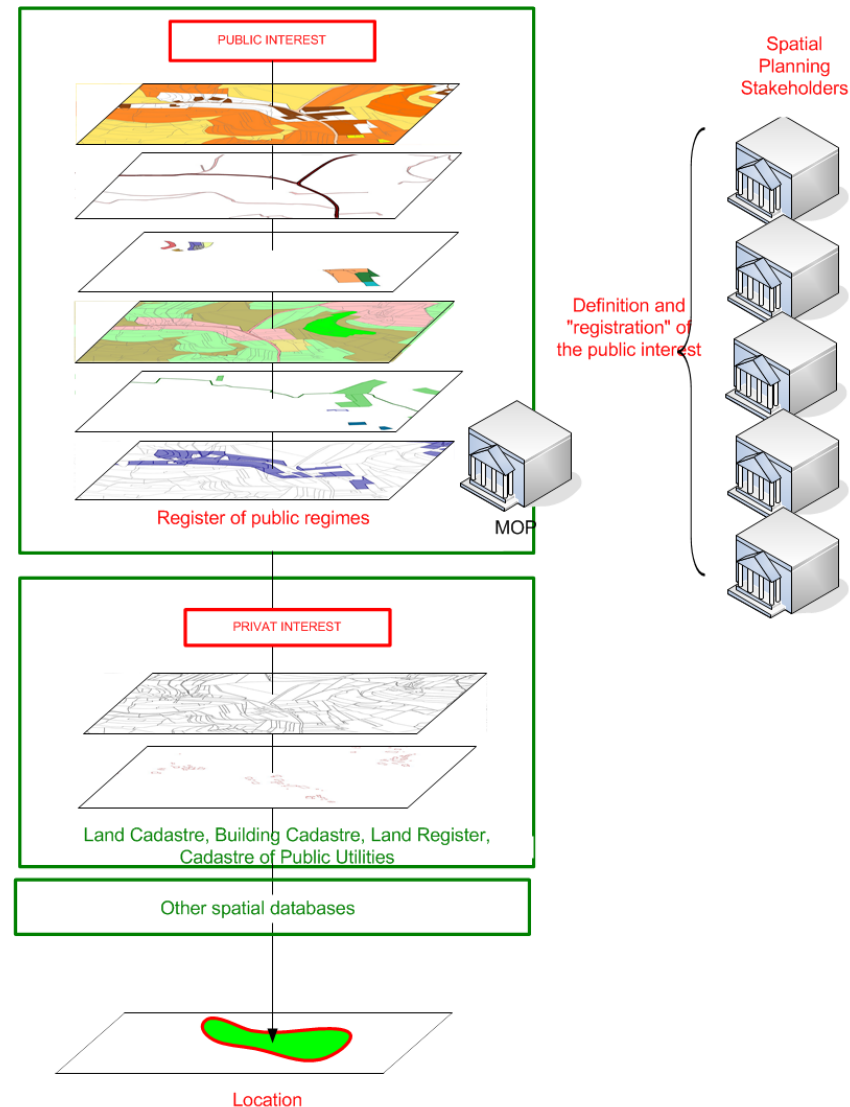
# Register of Building Permits

- New register
- Unique database of all **Building Permits** (and other acts related with construction)
- Application **connected** with the back-office application in Administrative Units and RE registers
- **Upload** of Project documentation in digital form
- **Geolocation** – parcel or centroid
- Bigger legal protection for the citizens, business and public administration
- Protection of public interest
- Greater transparency of the situation in the area
- Elimination of administrative barriers
- Spatial positioning of administrative acts
- Electronic commerce



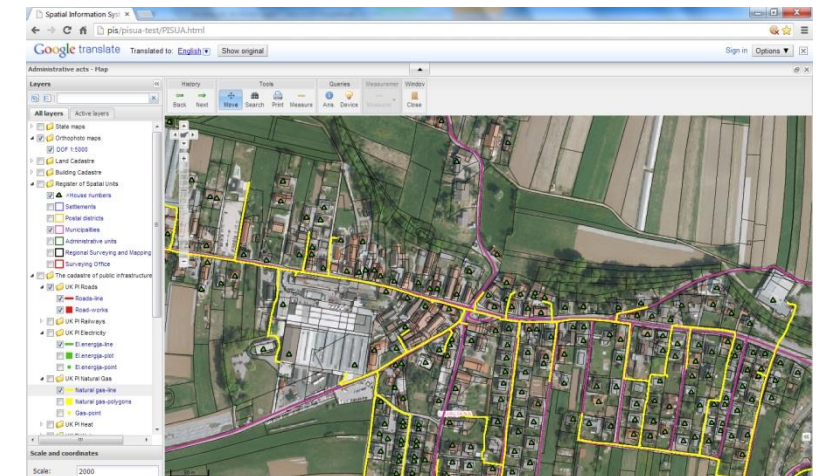
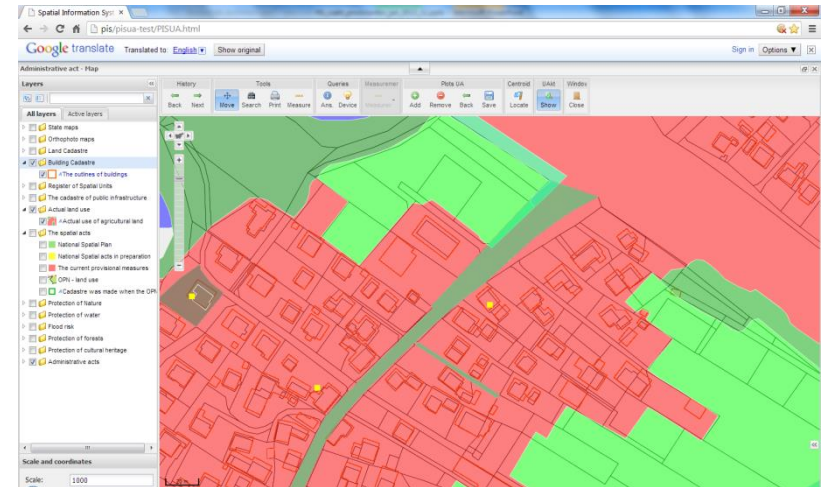
# Register of spatial regimes

- Follow the FIG concept: **Cadastre 2014**
- [www.fig.net/cadastre2014/](http://www.fig.net/cadastre2014/)
- **Public interest** is (generally) very poorly protected and registered
- Private interest is more than 100% registered and protected
- **Define** protected zones – regimes (conditions!), register it ...
- Publication is essential



# View into register of spatial regimes

- Application for Ministry for Infrastructure and Spatial Planning, Spatial Planning Stakeholders, ...
- Part of application Register of Building Permits
- Multiple data sources connected in one entry point
- Interoperability, coordination, communication, ...





Thank you😊