



"From the wisdom of the ages
to the challenges of modern world"

FIG WORKING WEEK 2015

17-21 MAY SOFIA BULGARIA

Organised by:   CHAMBER OF GRADUATED SURVEYORS

Platinum Sponsors:  



"From the wisdom of the ages
to the challenges of modern world"

FIG WORKING WEEK 2015


17-21 MAY SOFIA BULGARIA

Transparency of the German property market

Dipl.Ing. Maximilian KARL, Germany

Wednesday, 20 May , Paper 7561

  CHAMBER OF GRADUATED SURVEYORS

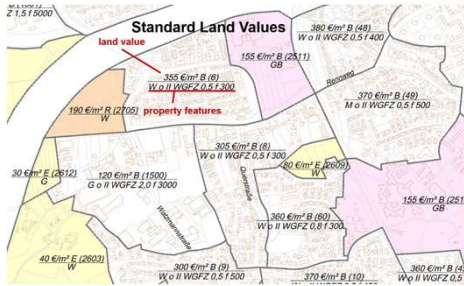
Platinum Sponsors:  



"From the wisdom of the ages
to the challenges of modern world"

FIG WORKING WEEK 2015
17-21 MAY SOFIA BULGARIA

Transparency of the regional property market



- Annual or biennial publication
- Published by internet
- GIS-Systems
- Equal data format

95 B ebf (1255)
WA EFH WGFZ 0,3 b25 f750



"From the wisdom of the ages
to the challenges of modern world"

FIG WORKING WEEK 2015
17-21 MAY SOFIA BULGARIA

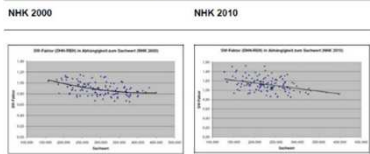
Other Valuation dates:

Comparison Factors

Lage	Anzahl	Ø Wfl. m²	Preisspanne €m²	Ø KP €m²	Std. abw. €m²	Ø KP alt 2012 €m²
Zentrum	86	95	3.065 – 5.155	4.000	± 413	3.450
Gute	122	78	2.278 – 4.094	3.300	± 352	2.750 / 2.450
Mittlere	145	84	2.274 – 3.854	2.900	± 320	2.200

Average prices of flats, average location,
Average area

Asset value factors based on Standard building costs



Valuation of real estate with standard building costs

Anzahl der Stichproben: n = 122
Bestimmtheitsmaß: R² = 0,22

Anzahl der Stichproben: n = 122
Bestimmtheitsmaß: R² = 0,14

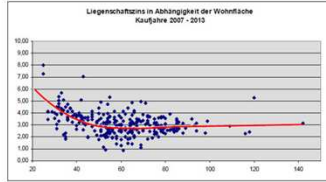




"From the wisdom of the ages to the challenges of modern world"

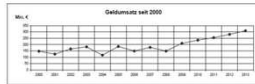
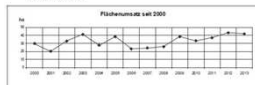
FIG WORKING WEEK 2015
17-21 MAY SOFIA BULGARIA

Property yields



Wohnfläche m²	20	30	40	50	60	70	> 80
qLZ	0,1 %	4,4 %	3,5 %	3,0 %	2,9 %	2,9 %	3,0 %

Indices



Dependence of living space, ...

Price trends



Platinum Sponsors:



"From the wisdom of the ages to the challenges of modern world"

FIG WORKING WEEK 2015
17-21 MAY SOFIA BULGARIA

Transparency of the supra-regional property market (federal states)

Freistaat Bayern
Kreisfreie Städte, Landkreise
und Regierungsbezirke
Stand: 1. Januar 2014

96 Local committees
(71 Committees of the counties
25 Committees of the municipalities
not associated with a county)
1 State Board Committee



- Bavaria: 1 State Board Committee
- 96 Local Committees
- Duty of collecting all data from local committees
- Supra regional analysis of data
- Filling the gaps of regional data
- Enabling decisions of politics
- Show demographic effects
- Important for valuation experts



Platinum Sponsors:





"From the wisdom of the ages
to the challenges of modern world"

FIG WORKING WEEK 2015
17-21 MAY SOFIA BULGARIA

Transparency of the property at federal level



GERMANY

1.217 committees
one per 66.000 inhabitants
one per 295 km²
1.000.000 transactions p.y.
160 Billion Euro p.y.

One research group of the German state boards of valuation experts

Job: publishing of the biennial
„Report of the German Property Market“

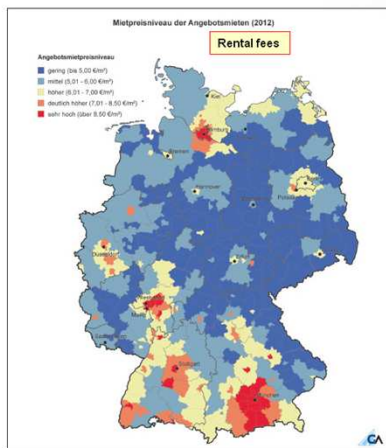


Platinum Sponsors:



"From the wisdom of the ages
to the challenges of modern world"

FIG WORKING WEEK 2015
17-21 MAY SOFIA BULGARIA



- Rental fees in Germany
- Property market trends
- Structural developments
-



Platinum Sponsors:



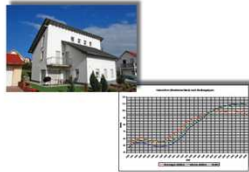



"From the wisdom of the ages
to the challenges of modern world"

FIG WORKING WEEK 2015
17-21 MAY SOFIA BULGARIA

Guideline for nationwide factors

Ableitung sonstiger für die
Immobilienwertermittlung
erforderlicher Daten



 Arbeitskreis der Gutachterausschüsse
und Oberen Gutachterausschüsse
in der Bundesrepublik Deutschland

Guideline for nationwide factors:

- Index series
- Adjustment factors
- Property yields
-



Platinum Sponsors:



"From the wisdom of the ages
to the challenges of modern world"

FIG WORKING WEEK 2015
17-21 MAY SOFIA BULGARIA

**Thank you for your
kind attention**

Maximilian Karl, Ltd.Verm.Dir.

Chairman of the State Board of valuation experts of Bavaria,
Land development
and the
Integrated Command Center of Rescue and Firebrigade

Fleischbankgasse 310
84028 Landshut

E-Mail: maximilian.karl@landshut.de
Internet: <http://www.landshut.de>



Platinum Sponsors:

