

TS28.5 – Business and Land Administration
Business Approaches and the "Patrimonial Documentation" Administration of Belgium

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The Chart of the Ministry of Finance

For the simplification of the tax procedures and the fight against important tax evasion

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The Chart of the Federal Public Service Finance

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The Chart of the Federal Public Service Finance

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2. THE BELGIAN CADASTRAL SYSTEM

- should have been a legal and juridical cadastre system
- a "personal cadastre"
- not a juridical cadastre
- publicity of the immovables

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3. THE SEVEN THEMES OF THE REFORM

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4. BUSINESS APPROACHES WITH THE PRIVATE SURVEYORS

```

    graph TD
      A[agreement] --> B[Project CADMAP]
      B --> C[second phase]
      C --> D[a law taking in compliance of the Mortgage law]
      D --> E[third phase]
      E --> F[a "boundary markings plan" made by a surveyor]
      F --> G["Public Officer"]
  
```

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FIG

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5. BUSINESS APPROACHES WITH THE NOTARIES

- "on line access" to the Cadastral Files
- writer of the deed → analysis of the deed → better juridical security
- PRECAD PROJECT
- univocal identification of the immovable → UNIDENT PROJECT
- PCC (Permanent Committee on Cadastre in the European Union)

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FIG

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6. BUSINESS APPROACHES WITH THE ARCHITECTS

two mainlines

- the architects testify the implantation a new building
- and the consistency of the building
 - the layout
 - the outside and inside distances
 - the quantity and the quality
 - the kind
 - the outside developments

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FIG

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7. THE "BUILDING CODE"

"Building Code" → 62 terms → 10 clusters

1. the kind of building
2. the component elements
3. the shell of the building
4. the inside finishing
5. the technical equipments
6. the outside developments
7. the objective environment
8. the distinctive characteristics
9. the name of the appraiser
10. the surfaces areas

→ Risk Management

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FIG

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8. RISK MANAGEMENT

```

    graph TD
      RM((Risk Management)) --> 1[1. Risk]
      RM --> 2[2. Search of risks]
      RM --> 3[3. Indicator of risks]
      RM --> 4[4. Analysis of risks]
      RM --> 5[5. Level of risk]
      RM --> 6[6. Profile of risk]
      RM --> 7[7. Proposals of selection]
  
```

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FIG

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9. BUSINESS APPROACHES WITH PUBLIC SERVICES

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FIG

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10. CONCLUSION

- Business Approaches with
- the Private Surveyors
 - the Notaries
 - the Architects
 - the Public Services

FOR

- the preliminary cadastration
- the updating on line of the digitized cadastral map of parcels
- the updating of the informations concerning the consistency of the immovables
- the access to the Geographic informations
- a better partnership between the users and the producers