



# Land data transparency and analysis: Scottish and international experiences

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*Kadaster*

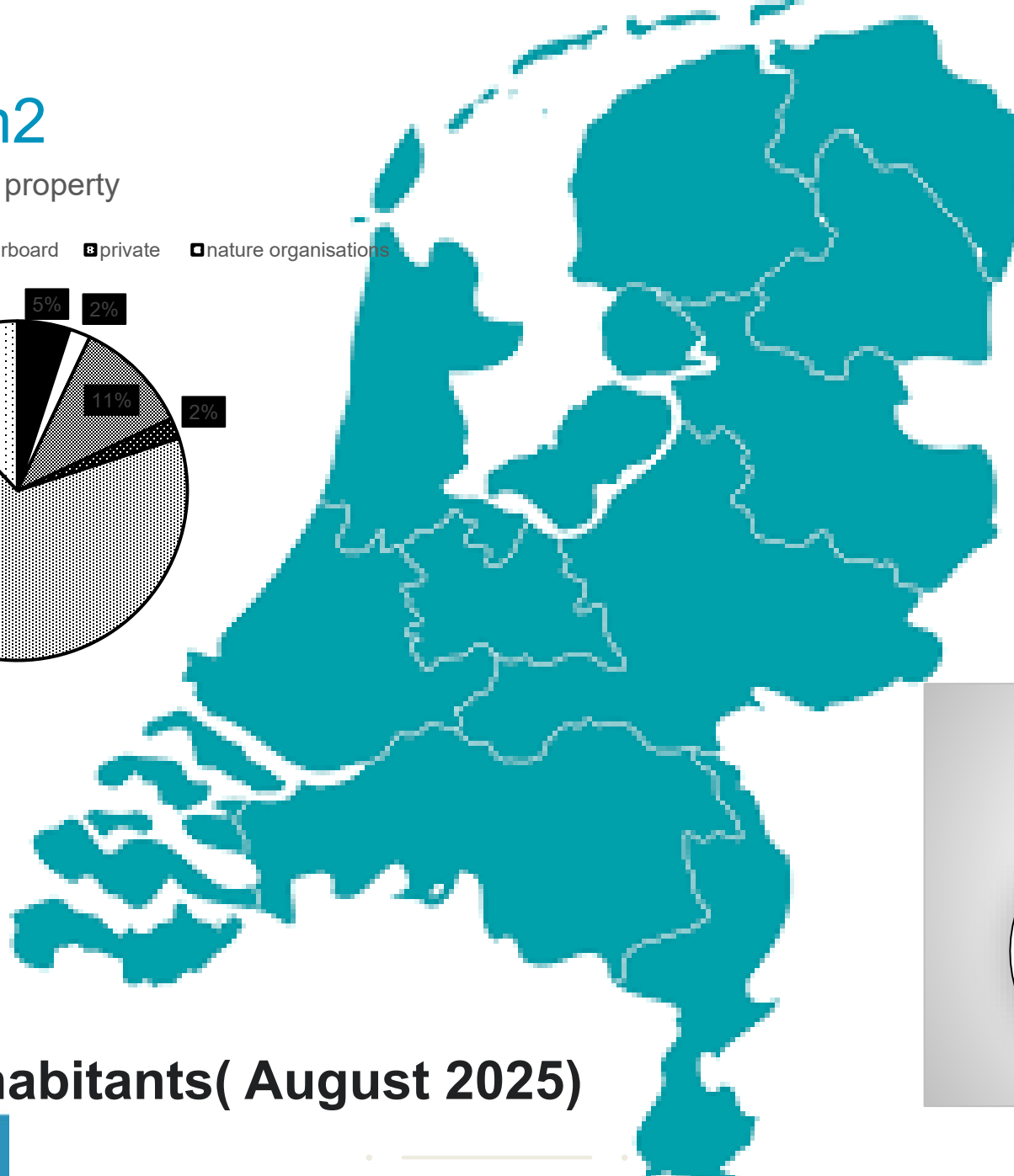
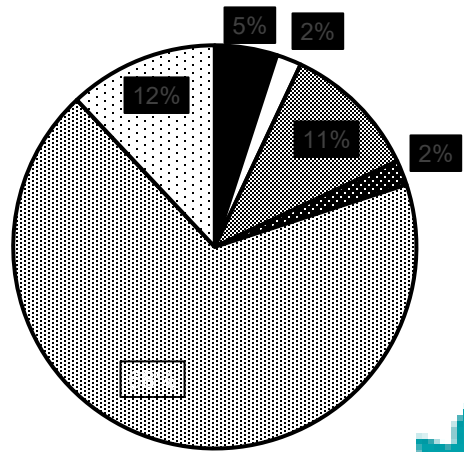




■ 41.530 km2

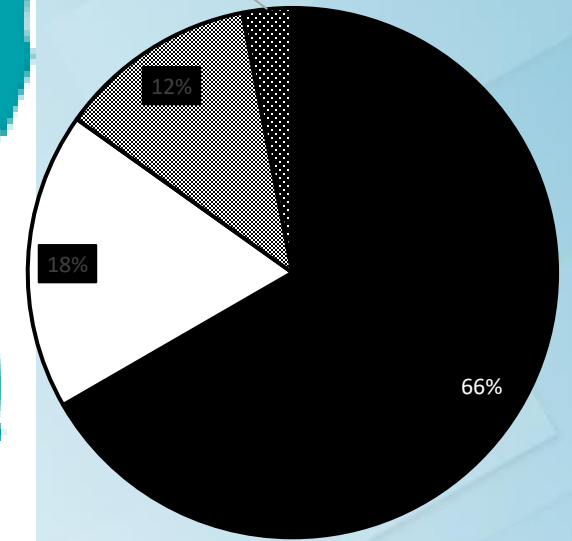
Land property

■ State ■ Province ■ Municipality ■ Waterboard ■ private ■ nature organisations



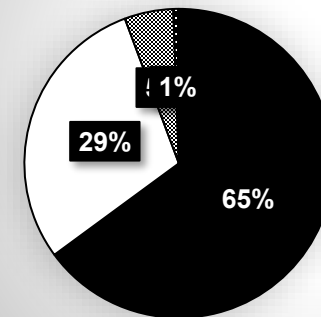
Land use 31,940 km2

■ areable land



Land use 1.823.900 ha

■ meadowland ■ areable land ■ open field horticulture ■ greenhouses



18.100.436 inhabitants( August 2025)

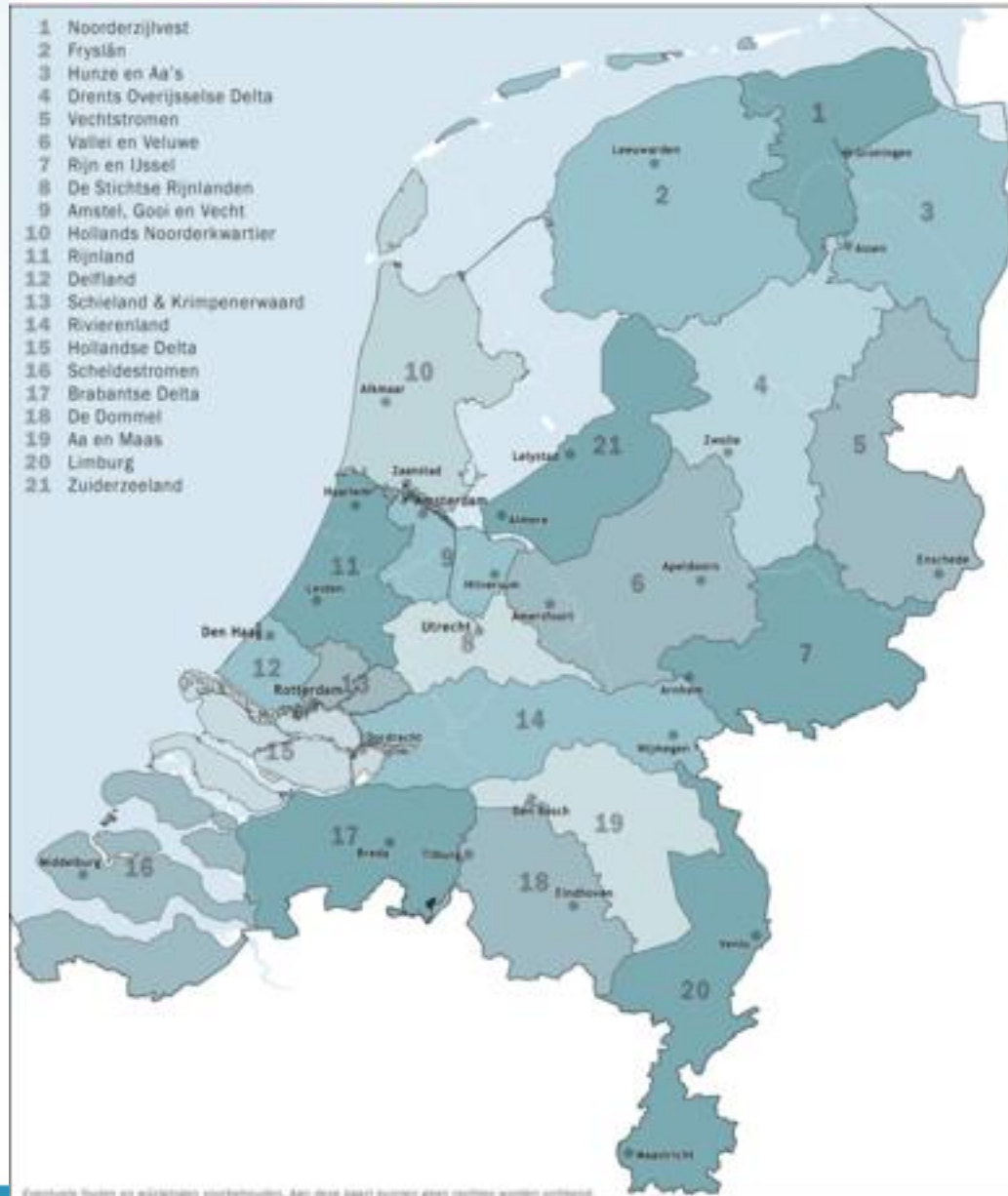


- 12 provinces
- With own council
- In total 570 members
- Smallest 41
- Largest 55
  
- Also 3 municipalities in Carabian Islands
- Bonaire, Sint Eustatius and Saba.
- Aruba, Curacao and Sint Maarten country in the Kingdom of the Netherlands.





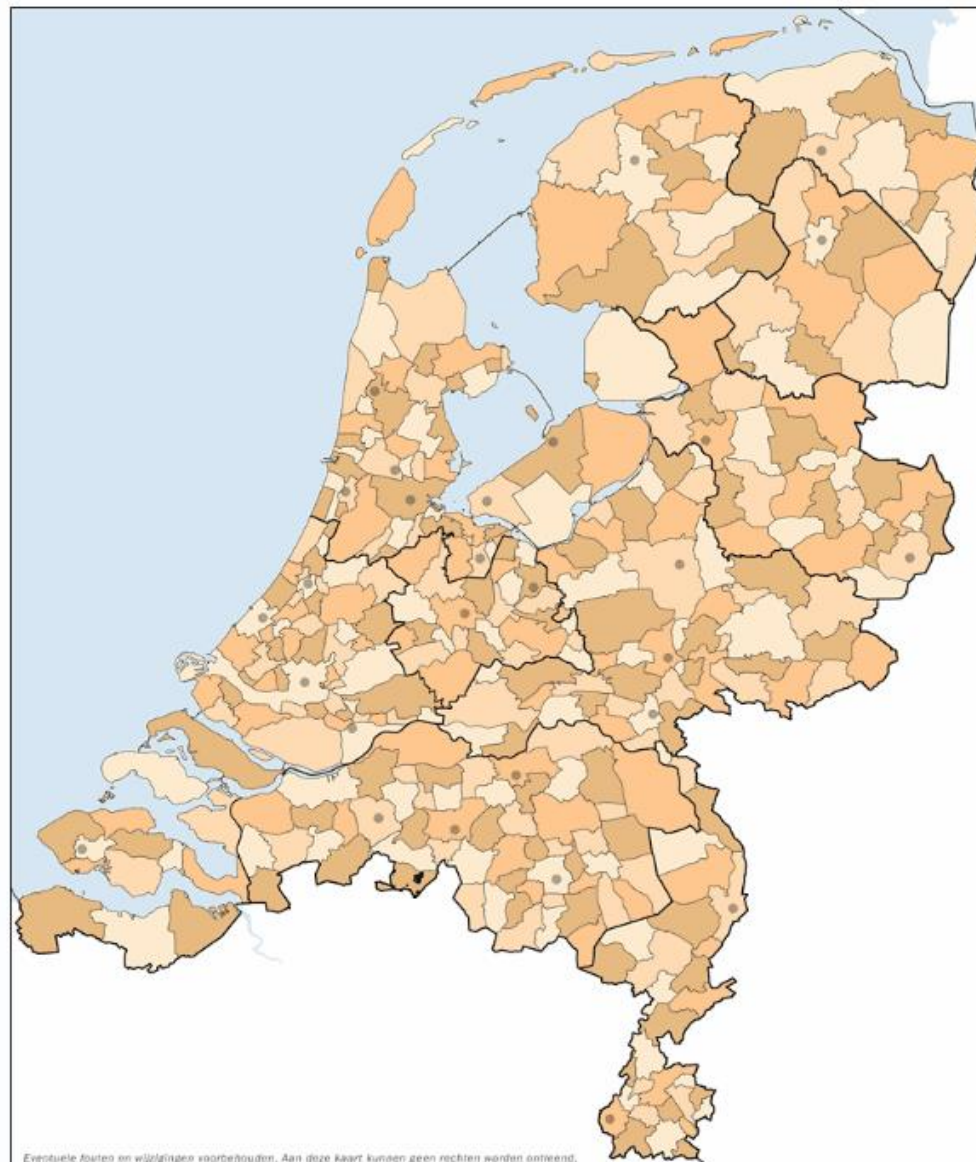
- 21 waterboards
- With own council





**342 municipalities**  
**342 councils**

Gemeentenatlas.nl bevat actuele kaarten van alle continentale Nederlandse gemeenten. Het beste uit open geodata bronnen is gecombineerd in jpg rasterkaarten. Klik op een gemeente om die gemeentekaart te downloaden als JPG (400 pixels/km). Alle gemeentekaarten zijn open data onder de CC-BY licentie. Alle kaarten worden vijf keer per jaar bijgewerkt. Laatste bijgewerkt: 17 april 2022. Bestuurlijke grenzen per 24-3-2022.



# Ambitions

We offer legal certainty in ownership and use of all estate above and below groundlevel

We service the permanent platform for geo-information, usable by everyone at any time

We serve society as the natural partner in geo-information

We focus on continuity

# History of Kadaster

- started in 1832 ( surveying)
- 1838 Civil Code every parcel a unique number
- until 1950, copies of deeds were handwritten by Land Registry employees, "the scribes."
- 1950-1980 notaries were required to submit the original deed and a typed copy.
- 1980 the cadastral registration is fully digitally



What do we do?



**We register real estate and geographic information.**

**With our data you will know for sure.**

**We stand for legal certainty:  
What belongs to who, where are the boundaries?**



**Legal certainty gives you the opportunity to build an existence.**

**Real estate data is the basis for economic growth.**



**We manage different registrations.  
The data we manage is available to  
everyone.**

**Our data provides support and  
helps in making choices.**



**We provide 'certainty' in ownership and use of everything above and below ground**

## Ongoing improvements

The Netherlands has one of the best land registrations in the world. To remain the best, we are constantly working on further improvements to our registrations.

## 3D registration

Stacked rights are increasing. In order to properly define the rights we developed 3D registration.

## Accurate recording

By supplementing the cadastral map with exact dimensions, an accurate boundary and surface record is obtained.

## New registrations

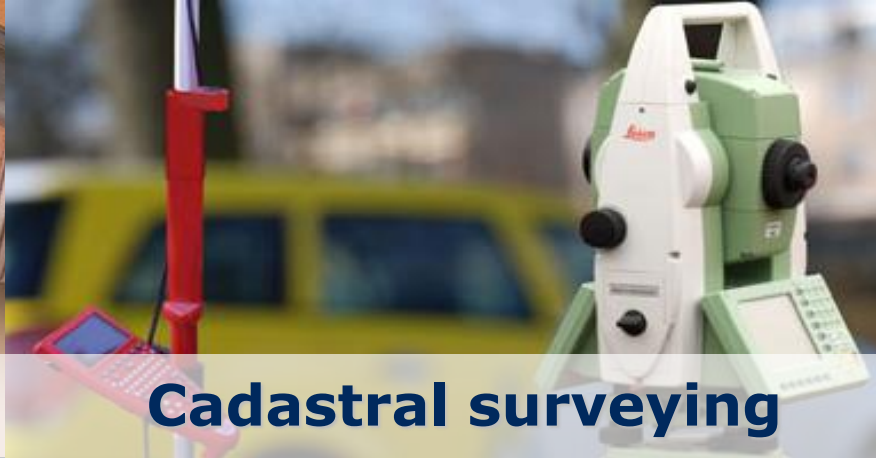
We examine the usefulness and necessity and the possibility of additional registrations such as a tenant registration.

## Cable and pipeline registration

We have been providing information between excavators and network operators since 2008. In 2016, 616,000 KLIC (Cable and pipeline information Centre) notifications were submitted.



**Land registry**



**Cadastral surveying**



**Landconsolidation**



**Key registers**



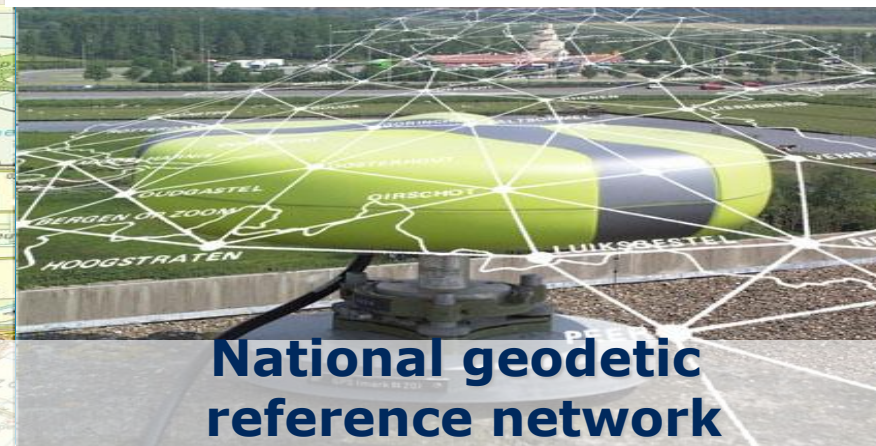
**Information Services**



**Information node/  
E-government/NSDI**



**Topographic mapping**



**National geodetic  
reference network**



**Cables & pipelines**

# Some key figures Kadaster 2024

•Number of deeds	: 457.800
•Number of mortgages	: 390.000
•Number of surveys	: 85.600
•Number of registered ships	: 870
•Number (# paid products) KOL	: 26.700.000
•Online products via webshop	: 453.000
•Number of cable recordings (KLIC)	: 1.107.000
•Turnover	: € 334,6 million
•Number of fte	: 1.844
•Leadership F/M	: 39% / 61%

# Every building used for a living the value is public, even Royal Palace Huis ten Bosch





Gemeente 's-Gravenhage

Geselecteerd resultaat

**Adres**  
S GRAVENHAAGSCHE BOS 10 (Met locatieomschrijving)  
2594BD  
's-Gravenhage

**WOZ-waarde**

Peildatum	WOZ-waarde
01-01-2024	44.800.000 euro
01-01-2023	44.500.000 euro
01-01-2022	44.500.000 euro

[> Alles weergeven](#)

WOZ-gegevens



Views Property Value viewer : € 11,7 million

# Tax on land Yes or No

- Only tax on buildings, houses, industry
- No tax on land for agricultural use or nature
- Transfer house, age  $>18 < 35$  no tax,  $> 35$  2% of the value
- Transfer on land or building: normally 10,4% of value of the building or land,
- Exemption no tax for land for an active farmer of in use for nature areas

# Basic Registration of Addresses and Buildings (BAG)

The screenshot displays the BAG Viewer interface. On the left, a sidebar shows the address and building details. The main area features an aerial map with a building complex highlighted in blue. The map includes a search bar with 'den haag', a scale bar for 50m, and coordinates (1:1321 x = 83560,92; y = 456593,36). A chat button is visible in the bottom right of the map area.

**kadaster** BAG Viewer

**Fout melden** Favorieten Begrippenlijst Help

< [Terug](#)

**1 adres**

['s-Gravenhaagse Bos 10, 's-Gravenhage](#)

**Pand**

<b>Identificatienummer</b>	<b>Oorspronkelijk bouwjaar</b>
0518100000204917	1645
<b>Status</b>	
Pand in gebruik	

[Download als PDF](#) [Bewaar als favoriet](#)

den haag

Huis ten Bosch

Pieter Post huis

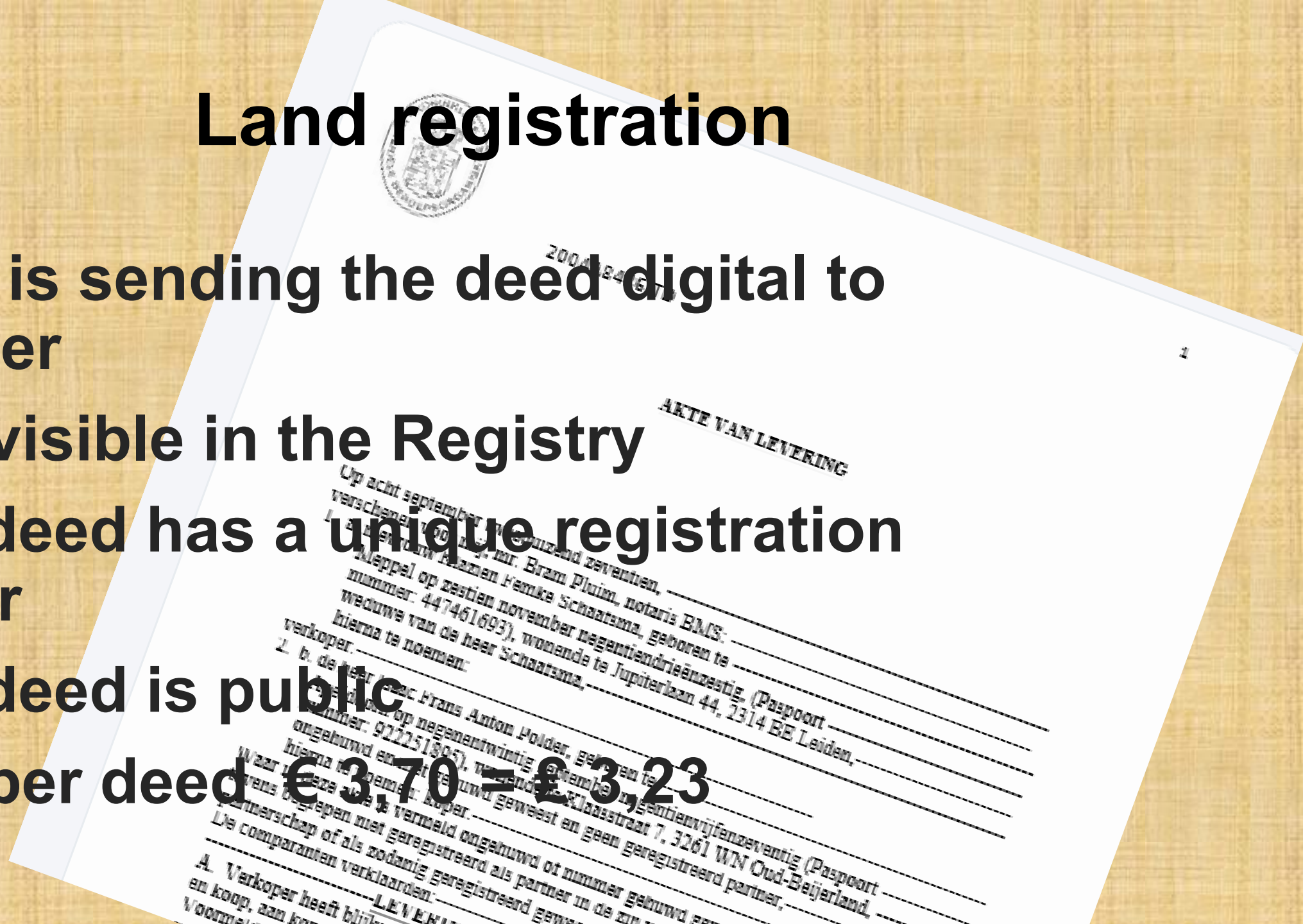
Filter op kaart Weergave opties

50 m 1:1321 x = 83560,92; y = 456593,36

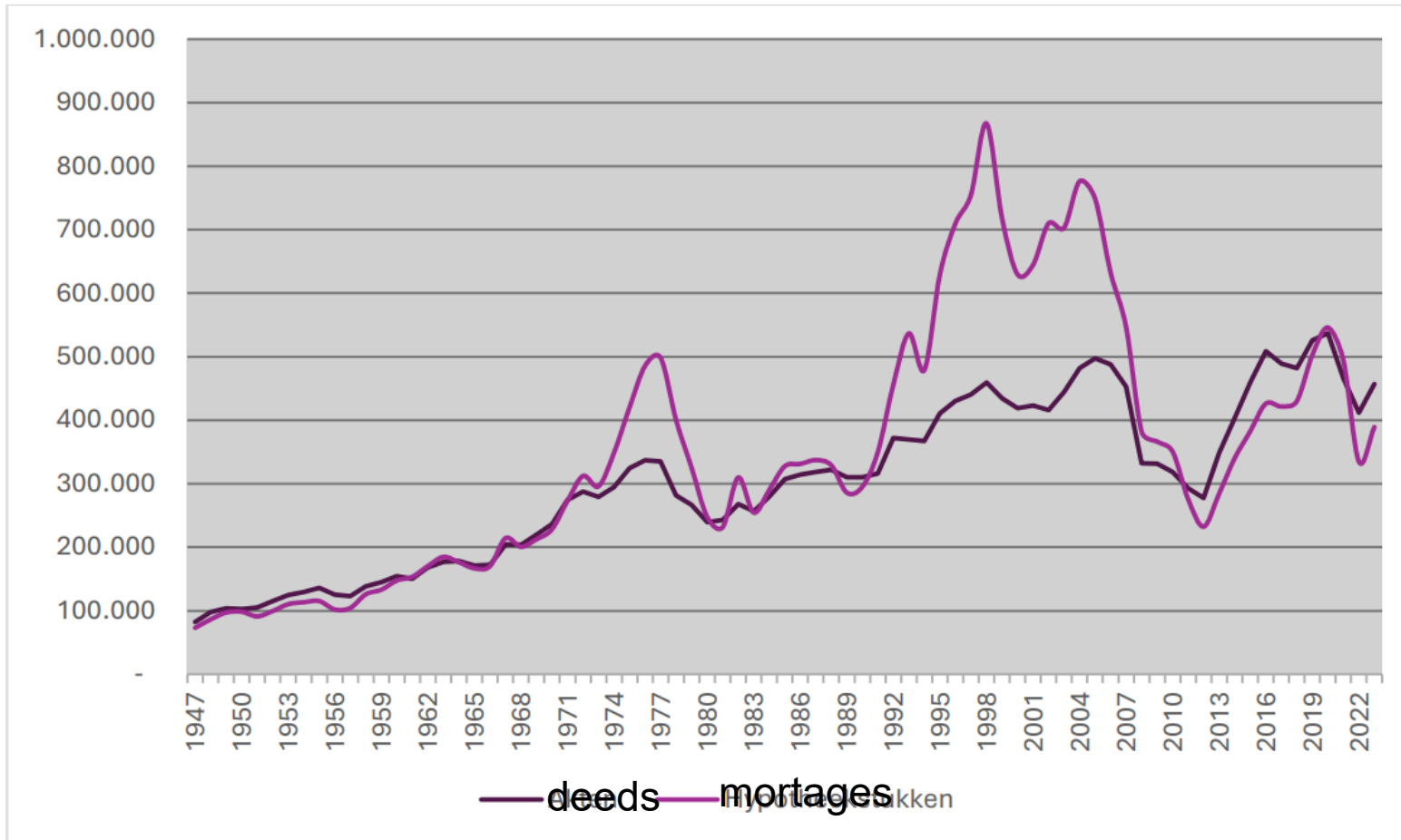
Vragen? Start een chat...

# Land registration

- Notary is sending the deed digital to Kadaster
- Direct visible in the Registry
- Every deed has a unique registration number
- Every deed is public
- Costs per deed €3,70 = £3,23



# Amount of deeds and mortgages 1947-2024



# What is public and transparent

All personal data in documents such as purchase and mortgage deeds that we receive is public. This includes the following personal data:

- name of beneficiary (surname and first names)
- address
- date and place of birth
- marital status at the time of acquisition
- name of partner
- number of identity documents (passport, driver's license; only if the entire document is requested)
- **Parcel number, land price, easements and conditions**

The Citizen Service Number is not provided by the Land Registry.

# Agricultural data

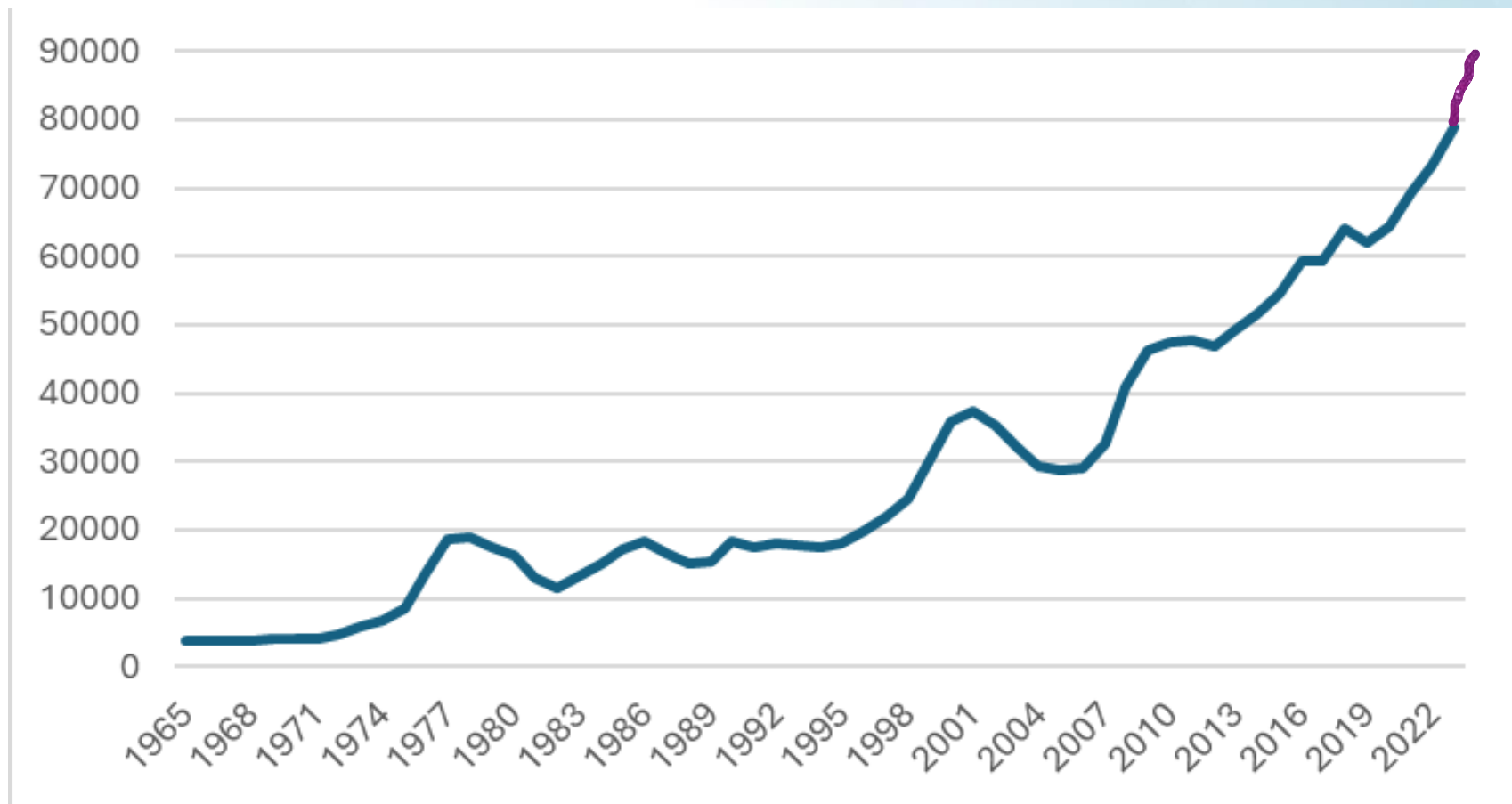
- Every quarter an update about the land prizes and land mobility
- Special items about extensive land use, the influence of land acquisition of different governmental-authorities, how much land is expropriated, the use of voluntary landconsolidation.





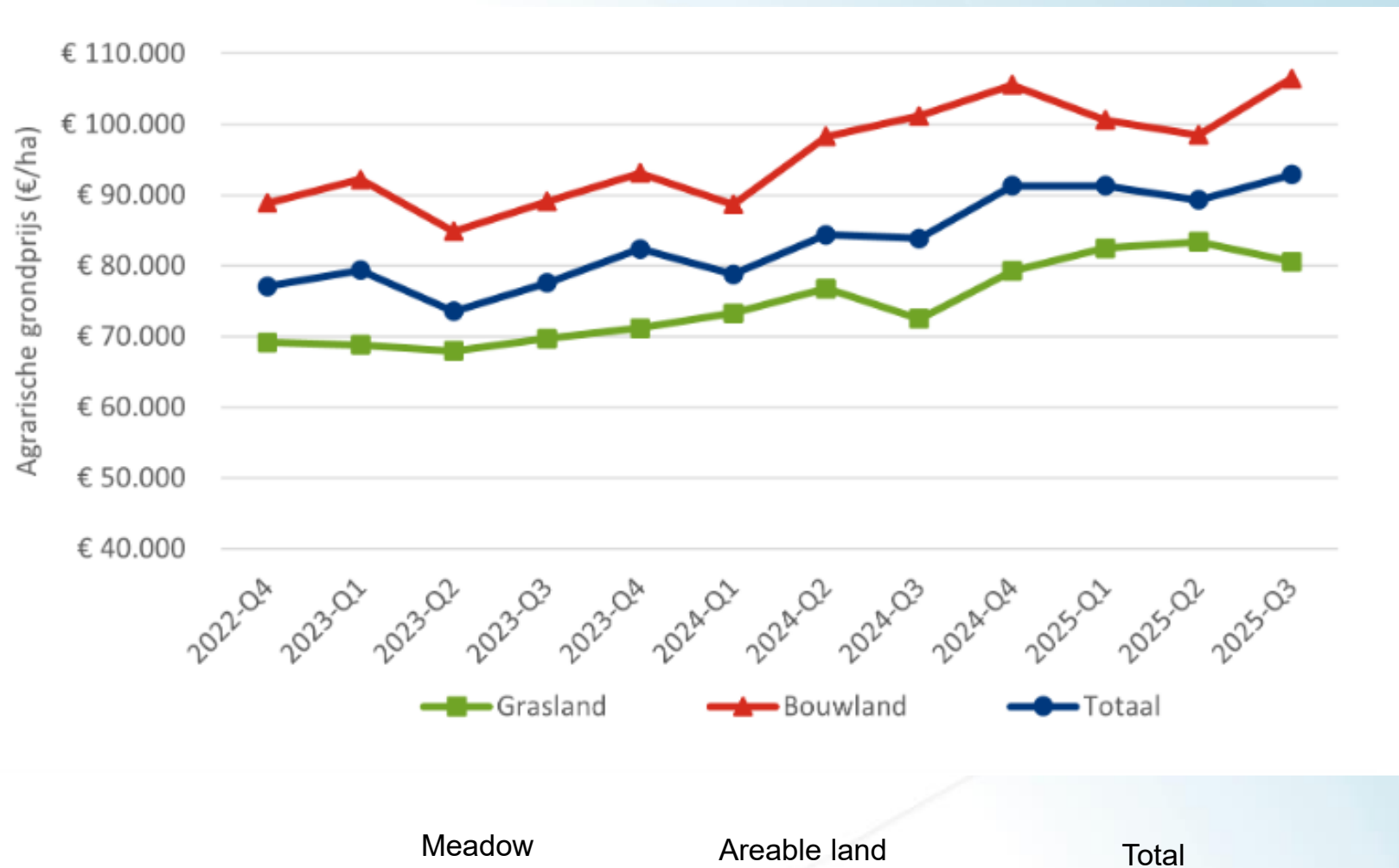
# Development of Landprizes in the Netherlands

€ 5.000 per ha in 1965 to € 92.900 per ha in 2025





# Average landprizes in the Netherlands 2022-2025



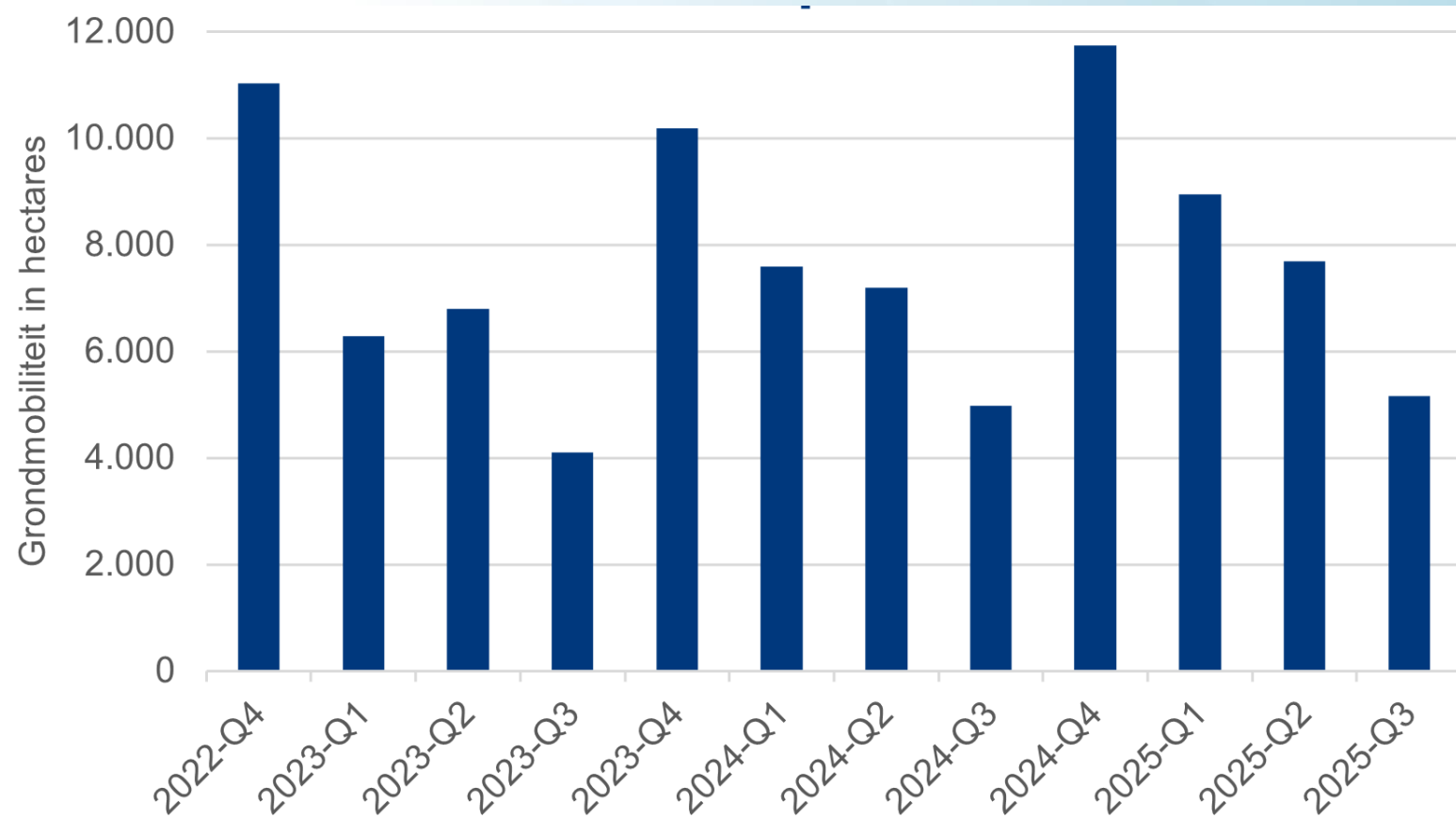


## Voortschrijdende grondprijs per provincie (€/ha)



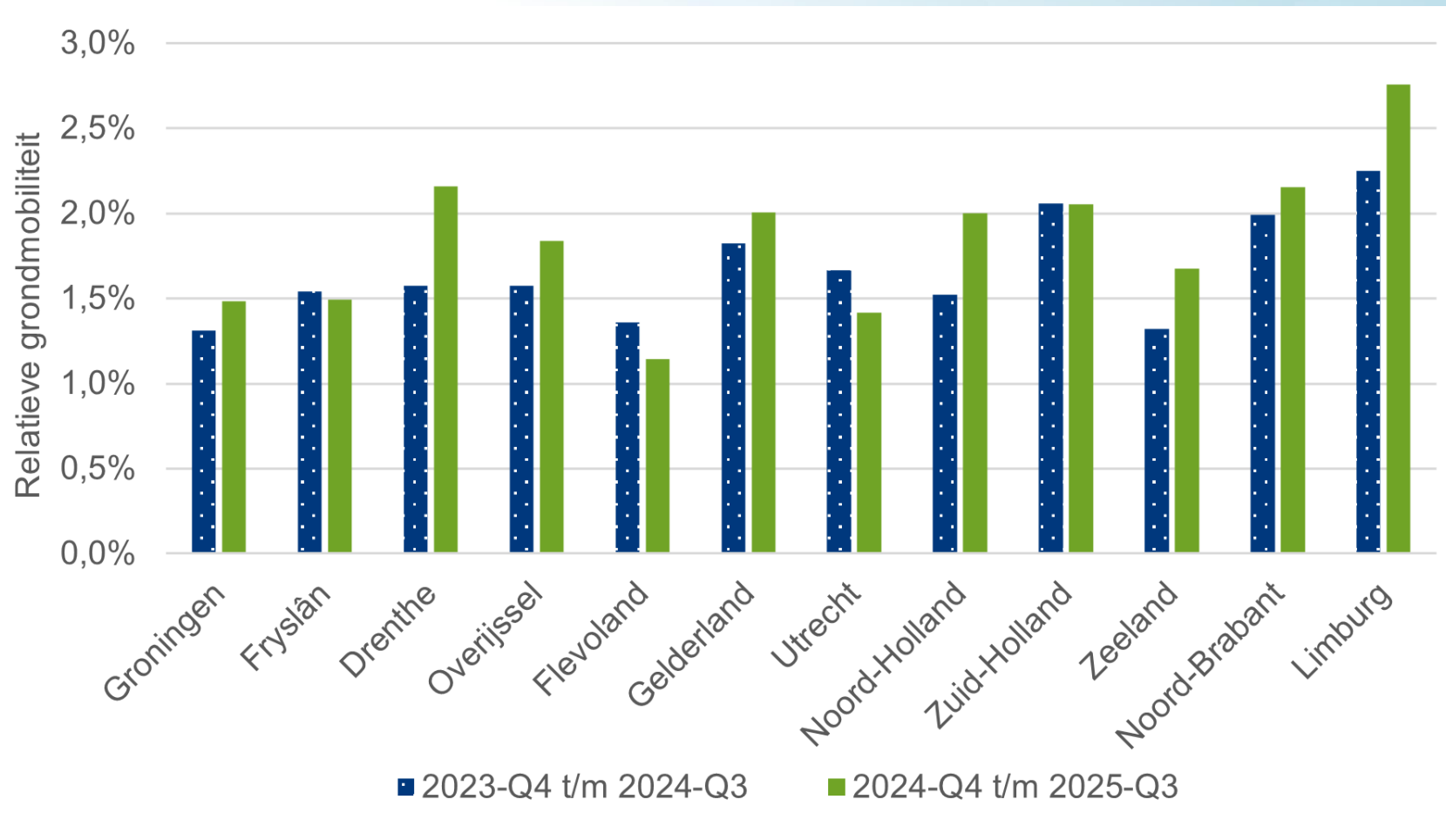


## Land mobility per ha per quarter of a year 2022-2025 in the Netherlands





## Relative land mobility 2023 – 2025 per Province





# What is the reason for such high land prizes

- Neighbours land is only once to buy
- Still mortgages of banks for buying land is possible
- Buy-Sell and lease back from insurance companies
- Research has learned that a parcel is for sale once in the 59 years

- Challenges for the future:

- Sustainable agriculture, space for living and working, sustainable water management, energy landscapes, resilient nature, more outdoor recreation facilities.

- We're not done yet!



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# Move a Lot! On Phone and Tablet

## Can you solve our spatial problems? Play Move a lot!

PUBLISHED: 28 NOV 2016

**Now available in the app-stores! Move a Lot is a puzzle game in which you re-parcel land within a certain time, solving spatial problems.**



Kadaster has launched the game Move a Lot. Move a Lot is a puzzle game in which you re-parcel land within a certain time, solving spatial problems.

The central question of Move a Lot is: How do we best manage the little space we have in the Netherlands? While playing through the game you will encounter a wide range of topics such as: agriculture, infrastructure, real estate, water, energy and nature.

### The strength of area development

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The game is part of our program 'The strength of area development'. This year we look at the fact that we have been playing a role in improving

land use for a 100 years. We use this as an opportunity to engage our partners in talks about the future of land development. We also want to show how the Netherlands is developing spatially and raise awareness.

kadaster



Thank you



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