

# **BORIS.NRW – The Information System on Standard Land Values in North Rhine-Westphalia, Germany**

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## **SUMMARY**

Based on the findings of two studies of the situation of the North Rhine-Westphalia geo-data market conducted by business consultants, the BORIS.NRW digital information system on standard values of land was set up in September 2003 with the aim of meeting customers' demand for a swift and comprehensive provision, on the internet, of geodata published by the North Rhine-Westphalia committees of experts on real estate valuation. Given that ensuring transparency of the real estate market is a statutory task, a major part of the data can be accessed and used free of charge. Thanks to the high quality, authenticity and official origin of the data their provision on the internet has rapidly met with widespread acceptance. Real estate firms that operate independent GIS applications and offer GIS services to customers also use BORIS.NRW data to establish and update their own technical information systems. Via BORIS.NRW the committees of experts on real estate valuation, in their capacity as NRW public authorities, publish all standard values of land and the real estate market reports on the internet at no charge. Fees are charged only for data needed for the assessment of the current market value of real estate for commercial purposes. A central marketing service has been established in cooperation with the North Rhine-Westphalia Surveying and Mapping Agency (Geodata Centre). All standard land values in North Rhine-Westphalia can be accessed via a single internet portal. Users can conduct data searches either by stating the exact address (town, name of street, house number) or by navigating through official maps on various scales. After the user has entered an address, the relevant section of a map is opened and the user can choose among a variety of backgrounds. The map indicates the standard land values, and explanatory characteristics pertaining to the standard values are shown on request. While the standard land values and the explanatory characteristics can be viewed at no cost, a fee is charged for a printed version that is intended to serve as "official information".

The real estate market reports are offered in two versions: a free summary version and a comprehensive version that can be obtained against payment. Once a user has registered with the Geodata Centre, he can access those BORIS.NRW services for which fees are levied, and he will be invoiced depending on the information retrieved. In North Rhine-Westphalia, a uniform data record of standard land values (BoRi.xls) is available which is used by the committees of experts on real estate valuation to annually transmit their data to the Geodata Centre for state-wide publication of the standard land values on the internet.

The structure of the BoRi.xls data record is based on nationally harmonised standards. The BoRi.xls data record can also be purchased and used by third parties under a licence agreement.

BORIS.NRW has been in operation for three years now and has met with broad acceptance: 9,500 users have registered for access to services that are offered against payment, and altogether, 65,000 to 70,000 users visit the BORIS.NRW site every month. On the basis of BORIS.NRW, the NRW committees of experts are currently developing a service offering information on prices of developed real estate on the internet. The service is designed to enable users to make a preliminary assessment of the value of such real estate, but it is not intended to substitute for a full current market value appraisal by an expert. The information system, which will be called IRIS.NRW, is scheduled to go online early in 2007

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