

# DATA: Where there's a will . . .

**S**UGGESTIONS that information about land values would be difficult to collect is firmly refuted by the wealth of data which is available in West Germany.

● All sales of building land are reported to both the statistical office of the relevant Länder authority, and to the tax department.

The information is compiled systematically, and particulars recorded include the location and size of the plot, and the zoned land use and density.

This makes it possible to analyse price trends for various categories of land.

The work is carried out at the Federal Statistical Office, which, at regular intervals, publishes tables giving building land prices covering the entire country.

● An annual survey of building land prices is conducted by the Deutsche Stadtetage, the West German association of city councils. The survey relates to a selected sample of cities, and makes use of information supplied by the local valuation boards. This is published in tabulated form.

## LAND PRICE INDEX

### Part 4: GERMANY

● The Ring Deutscher Mäkler (Association of German Estate Agents) publishes land price tables from time to time, based on information supplied by its members.

The survey covers a sample of cities, and the statistics are broken

### By Henry Law

down according to the type of location – city centre, city, suburban and peripheral areas being classified separately in the resulting building land price tables.

● The local valuation boards prepare land price tables on the basis of purchase price information supplied to them; these analyse long-term price trends.

Thus, in West Germany, there are

three sources of information about land prices, all derived from evidence of recent transactions. This demonstrates that, given the will, information about land prices can readily be obtained and analysed.

**P**PRICE controls on land in Germany were not finally abolished until 1960; they were a legacy of the Nazis, having been introduced in 1936.

Since then, as everywhere, the price of building land in West Germany has increased at a rate faster than all other costs.

This is attributed to the usual factors, such as urbanisation and a propensity to purchase land as a hedge against inflation. In addition, no fewer than 9m refugees had to be resettled, with predictable effects on land prices. It is a familiar story.

\*The information for this article was drawn from Prof. Walter Seele's 'Land price increases in the Federal Republic of Germany', published in *Der Sachverständige*, 1984(6). An English translation can be obtained from the author at the Institut für Städtebau, University of Bonn, Meckenheimer Allee 172, D. 5300, Bonn 1, West Germany.

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