

Statistics of purchasing values of building land



Periodicity: irregular
Published in 26.07.2011

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- *Publication channels, order address*:
www.destatis.de › Publikationen
www.destatis.de › Genesis-Online
 - *Contact information*: www.destatis.de/contact (Stichwort: Bodenmarkt)

1 General information on the statistics

1.1 Name of the statistics (according to EVAS)

Purchasing values of building land, EVAS No. 61511

1.2 Reference period

Reference quarters and reference year (incl. subsequent data deliveries)

1.3 Survey date

Beginning of the quarter following the reference quarter

1.4 Periodicity and period for which a time series is available without any break

Quarterly and annually. See 6.2.

1.5 Regional coverage

Germany, Länder, in part administrative regions, selected cities

1.6 Survey population and principle of allocating the survey units

The statistics of purchasing values of building land refers to the purchase or sale of non-built-up land (in the following referred to as sale of land) with a size of 100 m² or more if it is located in the building areas of the municipalities in Germany and thus has the quality of building land. The statistics is designed as a complete enumeration.

1.7 Survey units

The survey units are the local tax offices or the offices of the expert committees for land values.

1.8 Legal bases

1.8.1 EU law

No EU law as a legal basis.

1.8.2 Federal law

Law on Price Statistics as published in the adjusted version in Federal Law Gazette part III, number 720-9, last amended by Article 20 of the law of 7 September 2007 (Federal Law Gazette I p. 2246), Ordinance on Implementing the Law on Price Statistics of 29 May 1959 (Federal Bulletin No. 104 p. 1), last amended by Article 5 of the ordinance of 20 November 1996 (Federal Law Gazette I p. 1804), in connection with the Federal Statistics Law of 22 January 1987 (Federal Law Gazette I p. 462, 565), last amended by Article 3 of the law of 7 September 2007 (Federal Law Gazette I p. 2246).

Law on the tax on acquisition of real estate (GrEStG) as published on 26 February 1997 (Federal Law Gazette I pp. 418, 1804), last amended by Article 10 of the law of 20 December 2007 (Federal Law Gazette I p. 3150).

Federal Building Code (BauGB) as published on 23 September 2004 (Federal Law Gazette I p. 2414), last amended by Article 1 of the law of 21 December 2006 (Federal Law Gazette I p. 3316).

Ordinance on value determination (WertV) of 6 December 1988 (Federal Law Gazette I p. 2209), last amended by Article 3 of the law of 18 August 1997 (Federal Law Gazette I p. 2081).

1.8.3 Land law

No Land law as a legal basis.

1.8.4 Other bases

No other legal basis.

1.9 Confidentiality and data protection

The individual data collected are generally kept secret according to Article 16 of the Federal Statistics Law. Only in a small number of exceptional cases explicitly regulated by law may individual data be passed on. The names and addresses of the respondents are never passed on to third parties. Pursuant to Article 16, para. 6 of the Federal Statistics Law, individual data may be passed on to institutions of higher education or other institutions entrusted with independent scientific research for the purpose of carrying out scientific projects, if such data have been anonymised in a way that identifying the relevant respondents or parties concerned is possible only with unreasonable efforts in terms of time, cost and manpower. Persons receiving individual data are also obliged to adhere to the principle of confidentiality.

2 Purpose and goals of the statistics

2.1 Survey content

What is collected is prices and variables of land sold (area, location, type of land and of building area) as well as characteristics of the purchasers and sellers (legal form, family relationship). The price data should refer to land sold in the reference quarter.

2.2 Purpose of the statistics

The purpose of the statistics is to give an overview of the real estate market in Germany by showing important information on the number of purchasing cases, area sold, purchase price and average purchasing value for various types of building land, municipality size classes and building areas in the form of tables.

2.3 Major users of the statistics

Major users of the statistics of purchasing values of building land at the national level are various federal ministries such as the Federal Ministry of Transport, Building and Housing, the Federal Ministry of Finance, the Federal Office of Building and Regional Planning as well as the relevant Land ministries and the German Bundesbank. Other users of the statistics are economic associations and interest groups.

2.4 User involvement

Users are not systematically involved.

3 Survey methodology

3.1 Type of data collection

See 3.4 and 3.6

3.2 Sampling procedure

Not applicable because statistics is designed as a complete enumeration.

3.2.1 Sampling design

None (see 3.2)

3.2.2 Sample size, sampling fraction and sampling unit

None (see 3.2)

3.2.3 Sample stratification

None (see 3.2)

3.2.4 Expansion

None (see 3.2)

3.3 Seasonal adjustment procedure

Seasonal adjustment procedures are not applied.

3.4 Data collection tools and reporting channel

Based on the law on the tax on acquisition of real estate and the Federal Building Code, the respondents are informed by the recording agency (generally notaries) on land sales. For every purchasing case regarding non-built-up land, the respondent completes a questionnaire containing standard variables for the whole of Germany and sends them to the relevant Land statistical office. More and more often, data are transmitted on machine-readable data media. The collected data are aggregated by the statistical offices of the Länder and transmitted in that form to the Federal Statistical Office, where they are combined to form federal results.

The survey involves the obligation to provide information.

3.5 Burden on the respondents

For the statistics of purchasing values of building land, no additional survey is conducted among citizens or enterprises. Instead, the statistics is based on existing administrative data which were collected for purposes of their own by the local tax offices or expert committees covered by the survey. Especially larger expert committees use computers for their activities. In that case, they are able to transmit the required information electronically to the statistical offices of the Länder.

3.6 Documentation of the questionnaire

The questionnaire is available on request (only in German).

4 Accuracy

4.1 Overall qualitative assessment of accuracy

Summary representations of the number of purchasing cases, the areas sold and the purchase prices are given in the form of classes. The figures are final for the relevant reference period. Any subsequent data deliveries are included only in the annual results.

4.2 Sampling errors

None (see 3.2).

4.2.1 Standard error

None (see 3.2).

4.2.2 Biases due to the data expansion procedure

None, because an expansion procedure is not applied.

4.3 Non-sampling errors

4.3.1 Errors due to coverage

Non-sampling errors occur especially because, actually, the survey based on different reporting channels is not a complete enumeration, although it is designed as such. Comparisons between the purchasing cases reported by the local tax offices and the data contained in the reports of expert committees for land values have shown that the reporting channel through the tax offices often involves considerable undercoverage.

The source of errors involved in the reporting channel through the expert committees is the fact that variables and variable definitions used by the expert committees are not completely identical with those applied in the statistics of purchasing values of building land.

Incorrect or inaccurate data provided by the respondents are generally corrected within the reference quarter through data editing and queries with the statistical offices of the Länder.

Errors in using the statistics of purchasing values of building land often occur from the fact that the purchasing values shown in the statistics per m² are interpreted as lot "prices" or current market values. However, those values may be quite untypical of the relevant combination of variables due to other variables which are not shown (cf. 6.1, 6.2, 7.1 and 7.2.)

4.3.2 Unit non-response

None

4.3.3 Item non-response

None

4.3.4 Imputation methods

None

4.3.5 More detailed analyses of the systematic error

More detailed analyses of the systematic error are not made.

4.4 Continuous revisions

Revisions are not performed.

4.4.1 Extent of revision

None (see 4.4)

4.4.2 Reasons for revision

None (see 4.4)

4.5 Extraordinary sources of error

Extraordinary sources of error include unexpected circumstances which affect considerably the use of preliminary or final results and therefore have to be pointed out in a special form. Such phenomena comprise, for instance, particularly important data deliveries which are incorrect or delayed and (natural) phenomena which lead to a strong modification of the survey object directly after the survey so that the informative value of the statistics is deteriorated. Such circumstances were not observed in this case.

5 Timeliness and punctuality

5.1 Timeliness of preliminary results

No preliminary results are calculated for the statistics of purchasing values of building land.

5.2 Timeliness of final results

The collected prices refer to the entire reference period rather than a specific reference day. The federal results are published 20 weeks after the end of the reference quarter (30 to 31 weeks after the end of the reference year) at the latest. Results for Länder are generally available some weeks earlier.

5.3 Punctuality

For organisational reasons, release dates cannot always be met.

6 Comparability over time and space

6.1 Qualitative assessment of comparability

As the survey variables are fixed over the long term, comparability in terms of time is basically ensured. In the short to medium term, the averages shown can be used for time comparisons only to a limited extent because the populations from which they are calculated may consist of different types of individual cases. So the character of the statistics of purchasing values of building land is that of a statistics of property ownership transfers, in which average purchasing values are determined, rather than that of a real price statistics. This is why no percentage changes (building land price indices) are published. Also, it is very difficult to concretely define the individual building land lots by location, quality and possible uses, so that comparability in terms of space is limited, too.

Comparability in terms of space of the statistics of purchasing values of building land, which is compiled for the whole of Germany, has been ensured from the 3rd quarter of 2005 or from the year of 2005. Data for the period from the 1st quarter of 1991 to the 2nd quarter of 2005 or to the year of 2004 do not include data for Hamburg. For earlier periods, results are available only for the total former territory of the Federal Republic and data for periods before 1965 do not include Berlin.

6.2 Changes affecting comparability over time

Currently the comparability in terms of time is restricted in so far as the reporting channel is gradually being switched from local tax offices to expert committees to improve the statistics. As the reports from the tax offices probably involve in part undercoverage, the transition leads to a non-genuine increase in land sales. Such changeovers were last performed in Bayern in 2003 and in Berlin in 2008.

7 Connection with other surveys

7.1 Input for other statistics

The price index for building land (as published in Fachserie 17, Reihe 4 - Preisindex für die Bauwirtschaft) is based on the (aggregated) results of the statistics of purchasing values of building land. In relation to this index, the effects of a changing composition are largely controlled in calculating average prices.

7.2 Differences regarding other comparable statistics or results

The statistics of purchasing values of building land is part of the German system of price statistics, which represents the price trend for all major stages in the economic process. However, that statistics is a special case within the system as its character is that of a statistics of property ownership transfers rather than that of a real price statistics. Only the statistics of purchasing values of agricultural land, which is not a real price statistics either, is comparable to the statistics of purchasing prices of building land. The survey object, too, is similar in the statistics for agricultural land as it covers variables of land sold, although of agriculturally used land.

8 Other information sources

8.1 Publication channels, order address

The results of the statistics of purchasing values of building land are offered in an electronic form only.

At www.destatis.de > Publikationen > Fachveröffentlichungen, *Fachserie 17, Reihe 5* can be obtained free of charge as a PDF file. Results of the *Prices for the construction industry* are published in *Fachserie 17, Reihe 4*, see the corresponding quality report.

Through the database system GENESIS-Online (www.destatis.de > Genesis-Online > 61 > 615 > 61511 > Tabellen), detailed results of the statistics of purchasing values of building land can directly be loaded in various file formats (.xls, .html and .csv).

Land results are available at the website of the relevant Land statistical office. You may reach them, for example, through the website of the Federal Statistical Office (www.destatis.de > Regional statistics).

8.2 Contact information

Federal Statistical Office
Gustav-Stresemann-Ring 11
65189 Wiesbaden
Germany

tel: +49 (0) 611 / 75 24 40
fax: +49 (0) 3018 10 644 2440
www.destatis.de/contact (keyword: Bodenmarkt)

8.3 Further publications

Papers on the statistics of purchasing values of building land are contained in the cross-section publication *Wirtschaft und Statistik* (www.destatis.de › Publikationen › Querschnitt › Wirtschaft und Statistik), e.g.:

Vorholt, Hubert: „Entwicklung eines Preisindex für Bauland“, 2/2008, pp. 142ff

Further information on the statistics of purchasing values of building land can be found at www.destatis.de › Prices.