

Consulting Belgian cadastral data by foreign administrative bodies



General

Cadastral data are registered in Belgium by the General Administration of Patrimony Documentation (*Algemene Administratie van de Patrimoniumdocumentatie*; AAPD). Below is discussed which cadastral data are available online and which are only available upon request.

Public data

The cadastral plan

Via the [CADGIS application on the FPS Finance website](#), anyone can consult the cadastral plan free of charge by entering the street name and house number. The cadastral plan is a geographical representation of properties in the area. No property title is required for this service. CADGIS is only available in French and Dutch.

Available data

- Situation of the property
- Getting an overview of the neighbouring plots
- The surface area of the plot

As a foreign municipality/authority, requesting the cadastral plan is therefore interesting if the subject's address is already known. If the municipality wishes to know which properties the subject owns, it must apply for a copy of the land register. What can be consulted in the land

register and how such an application should be made is discussed below.

Non-public data (data available upon request)

Land register

Administrative bodies can gain access to the land register shelves.

Available data

- The owner and the rights of the owner
- The nature of the good
- Graphical representation of the plots with their boundaries

In addition, governing bodies can also obtain a list of all the properties of a subject in Belgium. For access to these data, the foreign authorities are currently required to apply on a case-by-case basis.

This application must be made using the '[form 434: Application for extracts from cadastral documentation](#)'. In this form can also be motivated why the applicant should be granted access. This form is available in Dutch, German and French.

Foreign authorities can motivate that the information is necessary for the performance of a task carried out in the public interest or in the exercise of public authority. In the context of an administrative

approach, this is in principle not a problem to demonstrate.

The completed form should then be sent to the following e-mail address:

datadelivery.ivu-cei.patdoc@minfin.fed.be.

In principle, these applications are free of charge for foreign municipalities.

In the application form, information such as the national register number/location number is requested. However, foreign municipalities do not have this number and may leave these fields empty. It is important, however, to provide as much useful information as possible about the subject so that there is no confusion about which person is concerned.

Data on the purchase price and mortgage data of a property

Within the AAPD, the offices of Legal Security are responsible for recording documents relating to mortgages and property purchases in Belgium. Foreign authorities can ask for an overview of mortgage registrations against payment.

Each office of the Administration of Legal Certainty is competent for a specific area of activity: the competent office can be found via the [official office guide](#) of the FPS Finance.



This project is funded by the European Union's Internal Security Fund - Police



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In the drop-down menu, choose 'Afleveren van inlichtingen en getuigschriften inzake onroerende goederen' (*Delivery of information and certificates regarding real estate*). Finally, the municipality where the property is located must be entered. The official office guide is only available in Dutch, German and English.

An application to the competent office of the Administration of Legal Certainty can be made by means of an e-mail in which it must be made clear which person and which good is involved. It should also be made clear that the application is made within the framework of a municipal public administration task. The cost for a copy of the deed of purchase or mortgage deed is 57 euros per application.

Pie in the sky: structural access for foreign municipalities?!

EURIEC, in cooperation with the competent services in Belgium, is currently examining whether it would be possible to give foreign authorities structural access to cadastral data so that requests do not always have to be made on an ad hoc basis. One of the advantages of this would be that foreign municipalities would no longer be dependent on the workload of the competent Belgian services to get an answer to the questions asked.

Questions or more information? T: +31 (0)88 16 87 380
Do not hesitate to contact E: euriec.rik.limburg@politie.nl
the EURIEC W: www.euriec.eu



This project is funded
by the European Union's
Internal Security Fund - Police



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