



 FINANCES PUBLIQUES



France Domaine,

a ministerial service for public
real estate policy





- The french public real estate service « France Domaine » (general direction of public finances, DGFIP) is directly came under the control of the general director.
- France Domaine carries out and pursues :
 - State's real estate property development ;
 - Consulting activities and real estate expertise for local authorities ;
 - Private patrimonies' management (under judge's control and supervisory authority).

Organisational elements

France Domaine is composed of two specific units :

- **MIPIE (State real estate property mission)**, taking responsibility for the State real estate policy and State's real estate property development and stimulation.

It manages :

- the property disposals' policy (coordination and follow-up) ;
- the real estate strategy multi-annual plan (« SPSI ») for every central administration, decentralised services and State operators (sponsored public bodies) ;
- budgetary rents (for occupying administrations).

- **Bureau des missions domaniales**

It manages :


- State property laws and regulation ;
- Litigation office ;
- Private patrimonies' management ;
- Project ownership for the real estate IT system (and all specific IT applications) ;
- Management of movable properties' sales ;
- Users support.

Organisational elements

These two units are based upon :


- **divisional services** in each public financial departmental or regional office. They implement the politics defined by the ministry in charge of real estate policy. They work directly as special representatives in close collaboration with decentralised services and local authorities.
- **Local actors for State real estate policy : RPIE** (departmental and regional senior officers in charge of State real estate policy). They assist and bring their expertise to the French Prefect (local representative of the central authority), who pursues each measure of real estate policy. Every local service of France Domaine brings support to the RPIE and collaborate with the MIPIE.
- **The DNID (National Direction of the state-owned interventions and operations)** Its missions have been defined by the 12/23/2006 decree. This is a national competencies' service which manages and provides special missions throughout the country (movable sales, special real estate appraisals, property valuations,...) and missions for the region "Île-de-France" (valuations, compulsory purchases for specific cases, private patrimonies' management).
- **The « CSDom »** (accountant specialist in « Domaine » activities). Created by the 12/23/2006 decree, he is the accountant centralising for the Domaine Trade's account. He deals with the special allocation account for the « State property 's management and he collects some state-owned receipts.

1900 people work for the entire service and about 70 specifically for the central administration.



Service's tasks and missions

I. State real property's development



Since 2005, french State has started a deep reform on its real estate policy. The real estate property's promotion is one the main objectives expected by the minister ; the strategy is leaded by the necessity of modernising the management of public politics and State services.


The strategic approach is based on a precise properties inventory, useless properties's sales, required properties' purchase and the (eco-)building maintenance and performance for preserving the patrimony of it.

This new policy is focused on :

1) A single operator representative of the State property owner

The owner functions are assumed by the Ministry of Budget, and helped by France Domaine for the central services. The prefects are in charge of these missions for local authorities and they are assisted by the regional RPIE (helped himself by the local services of France Domaine).

These legal rules are clearly refereed by two First Minister bills (January 16th 2009).



Service's tasks and missions

I. State real property's development



2) Creation of a follow-up and control organisation

- The **Real estate Council of State** (CIE) which is composed by members of Parliament and real estate experts.

The CIE has to advise the Ministry in charge of the « Domaine », especially on the fundamental and strategic State property evolutions. Chaired initially by George Tron, it is now managed by Yves Deniaud (deputy, official rapporteur on real estate questions in State assembly).

- The **Committee for the openness and the quality of State property sales**, is composed by senior officials (Council of State, Revenue Court, and the General Inspectorate of Finances). Its main objective is to comply the state property's sales conditions with the state-owned regulation. It has to enforce the competition and transparency rules and so optimize the sales' products.
- The **Parliament** (function of Executive control) plays an essential role for following the progress and the real estate policy choice.

Service's tasks and missions

I. State real property's development

3) efficient tools' development

- The **real estate strategy multi-annual plan (SPSI)**

The main objective of SPSI (central administrations, decentralised services, and now State operators) is rationalize, mutualize and save public money all the while increasing the real estate performance.

The idea is to use the real estate properties (State and sponsored public bodies) better for all services' needs and planning its evolution (territory's implementation and optimizing occupancy and maintenance).

- The **budgetary rents**

This plan is a major State measure to provide efficiently the real estate assets' management (areas and costs).

The occupying administrations have to learn the cost of a real estate property's and understand the issues.

The french State wants to encourage the administrations to respect the official spaces' norms (12m² for every government official, and real estate costs).

- A **renovation policy : using procedure of the real estate property**


The former plan (allocation for State services and endowment's depositing for sponsored public bodies) will be progressively replaced from december 31th 2013 by a system of implied leases, the occupying conventions dealt with the State property owner and the occupying administrations.

These permanent-term conventions will be examined periodically to analyze the implementation's relevance, the real estate performances standards' accordance, and re-evaluate the rent's sum.



Service's missions

I. Real estate property's valuation



- **A budgetary program for the real estate maintenance**

A new maintenance program created the 1st January 2009 is chaired by the France Domaine director. Some credits from similar budgets from ministries have been allocated.

Its objective is allowing the deployment of a real estate policy dedicated to the maintenance stakes and having some identified and non fungibles credits.

- **The legal, IT, and financial tools' reform**

The public persons and property general law (**CG3P** of which the legislative part has been in effect July 1st 2006) is a part of the process' modernisation and method's simplification. The regulatory part is about to be published.

A new real estate IT interministerial system has been displayed since April 2009.


It guarantees an effective real estate referential for all state properties' holdings (property, renting and free occupying).

At last, the special allocation account « real estate policy management » (introduced in 2006) guarantees a dynamic real estate property management and tracks down the sales' product (the amount finances the new real estate policy for State debt's reduction).



Services' missions

II. Local authorities' consultant



France Domaine makes properties' valuations for every concerned local authority (local sales, acquisitions, leases, ...).

It participates in the real estate property's valuation for each local authority, more than the traditional exam and report of the financial operations.

The local authorities could be assisted in every step of land and financial operation (valuations, compulsory purchases' projects, legal, economic and financial analysis).

In 2009, the Domaine's services have carried out about **120 000** real estate valuations.



Services' missions

III. private patrimonies' management



France Domaine has the responsibility for managing private patrimonies (controlled by a judge).

16 supra-departmental divisions exercise this mission. Every division depends on a departmental or regional direction.

The Île-de-France region has its own and specific division : the **DNID** (service with a national competence).

If a inheritance is abandoned, with no living or willing heir, State bears of the inheritance costs. France Domaine has to discharge the liabilities in selling out property asset for paying off.

In 2009, The divisions have carried out about **12 000** cases.