

**Minutes**  
**Task Force European Observatory of Residential Sales Markets**  
**Second meeting**  
**Monday June 23, 2008**  
**Bruxelles, Belgique**

Present

Yves Boussard	EPAG President
Mads Lindegaard	Dansk Ejendomsmaeglerforening
Frank Harleman	NVM
Philippe Janssens	Stadim
Nicolas Thouvenin	FNAIM
Marc Allard	FNAIM
Xavier Ortegat, CEPI Secretariat	

1. Xavier Ortegat informed about current contacts within the European institutions and possible opportunities to link the work of the Task Force to some initiatives within the European Commission. Most interesting contact is with Eurostat that is helping Member States to collect real estate information and is considering setting up its own observatory.
2. Representatives presented answers to the questionnaire sent out by Nicolas Thouvenin. It appeared from these answers that availability of data, data collection and analysis differ substantially from one country to another. Some specific elements called for extensive discussion, so for example the organisation of fees, the way to calculate average prices. The Belgian market and its specificities were presented in more detail. Reasoning behind available statistics were so explained.
3. Parties confirmed their willingness to work out a joint product. The huge differences between data make it impossible to work out a common database. Participants opted for common information that will be defined during the next meeting.
4. With a view to next meeting, it was decided that:
  - N. Thouvenin will set up an Intranet, including a user's format
  - N. Thouvenin and the CEPI secretariat will inform about a possible contract format with regard of use and property rights of the parties on this Intranet
  - Parties are invited to feed the Intranet with available graphs, statistics and explanation of the respective markets; all parties are also expected to study this material.
  - Parties will prepare reactions to this information, so preparing a discussion at next meeting about respective markets, their specificities, the possibility to find and work out common information and analysis.
5. Next meeting is fixed on September 23 in Paris, FNAIM Office - 129, rue du Faubourg St Honoré -, from 10:00 am to 4:00 pm. The aim of the meeting is to discuss a method to extract common information from the graphs, statistics and explanations put on the Intranet.

Xavier Ortegat