

# Sustainable Mass Land Valuation

Fatma Bunyan Unel and Sukran Yalpir (Turkey)

**Key words:** Land management; Valuation

## SUMMARY

Sustainable land management is administered by protecting the natural resource in order to convey the next generations the land on the earth. There are a lot of studies exercised for sustainability of the land that is scarce. These have been conducted in the context of land use and taken into consideration in different directions such as technical, law, economic and social. Real estate valuation is an important foot of land management in economic sense. Sustainability of real estate valuation should also be provided for mass appraisal. The value of land is determined optimum criteria in accordance with type of real estate. Thus, social justice will be real in processes of real estate valuation and remove gain without labour. Sustainability mass land valuation will be used in procedures of taxation and constitute base for a lot of processes as expropriation, privatization, nationalization, insurance, etc.

In this study, the economic dimension of land management is taken and a system for sustainability mass land valuation is designed by keeping in view criteria affected value of land. The objective of the study is to set up the system that is clear and understandable, by including long-term according to criteria and economic conditions of land values in cities. The sustainability of the system is very important. To provide this, characteristic features of land should have a database consisted of data that are accurate, recent, reliable and accessible. It is discussed necessity that legal, physical, locational, neighbourhood and economic features of land should be located in the system. It is given place whether it is an extraordinary change or not for these features or other features which can be added.

Keywords: Sustainable land management, sustainable mass land valuation.