

Transparent Valuation as a Planning Support for Just Land Management System (LMS)

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SUMMARY

Effective spatial resources management is one of the main features of healthy economic growth of a region. Although traditionally divided among several administrative bodies, the technological progress enables the integration of all space-related attributes, creating spatial information support that can service all more complex social communities. The paper considers the possibilities of the mass valuation application in the procedures of land management in the Republic of Croatia, views all legal frameworks and gives an overview of information of land administration, and especially cadastre, on which every mass valuation system is based. Through the overview of the existing state of information and the descriptions of abandoned mass valuation systems, the paper explains the problems of rural and urban land valuation. It explains the choice of Multi Criteria Decision Analysis helped by Rule-based Expert System methodology with the purpose of developing functional, practical, consistent and adaptable mass valuation system on a national level, applicable on the area of the Republic of Croatia and states with similar LAS.