

The use of Mass Property Valuation in Spatial Planning: An LADM Approach

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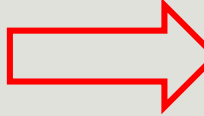


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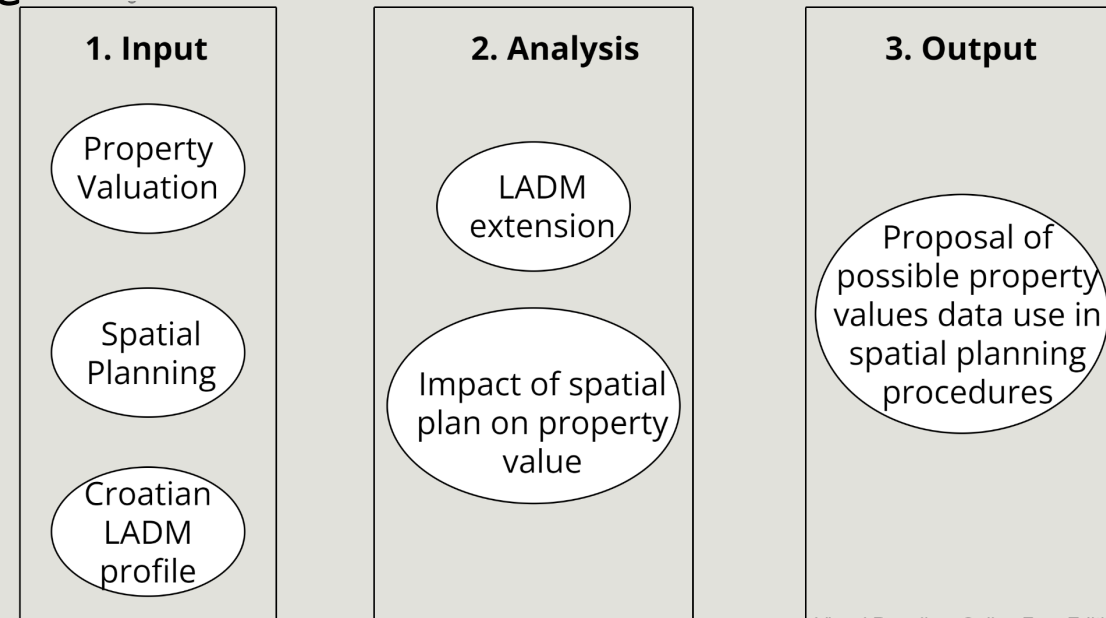
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Introduction

- Spatial plans impact on property values  known
- Using property values in proces of spatial planning 
unkown
- LADM extensions
 - Information Model Package
 - Spatial Planning Information Package

Methodology

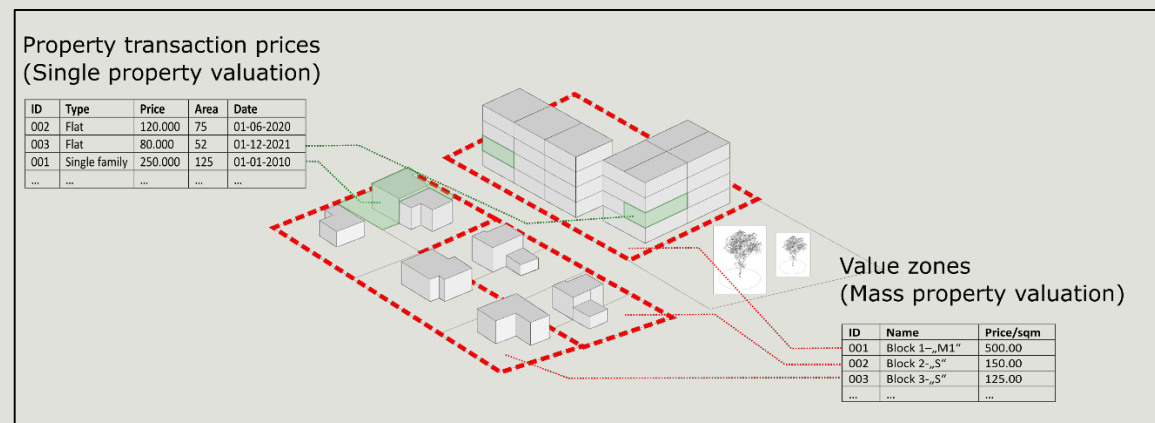
- International best practices of correlation between property values and planning/land use conditions
- Use of existing Croatian LADM country profile (Vučić et al. 2012)
- LADM fiscal/valuation extension (Tomić et. al. 2021)



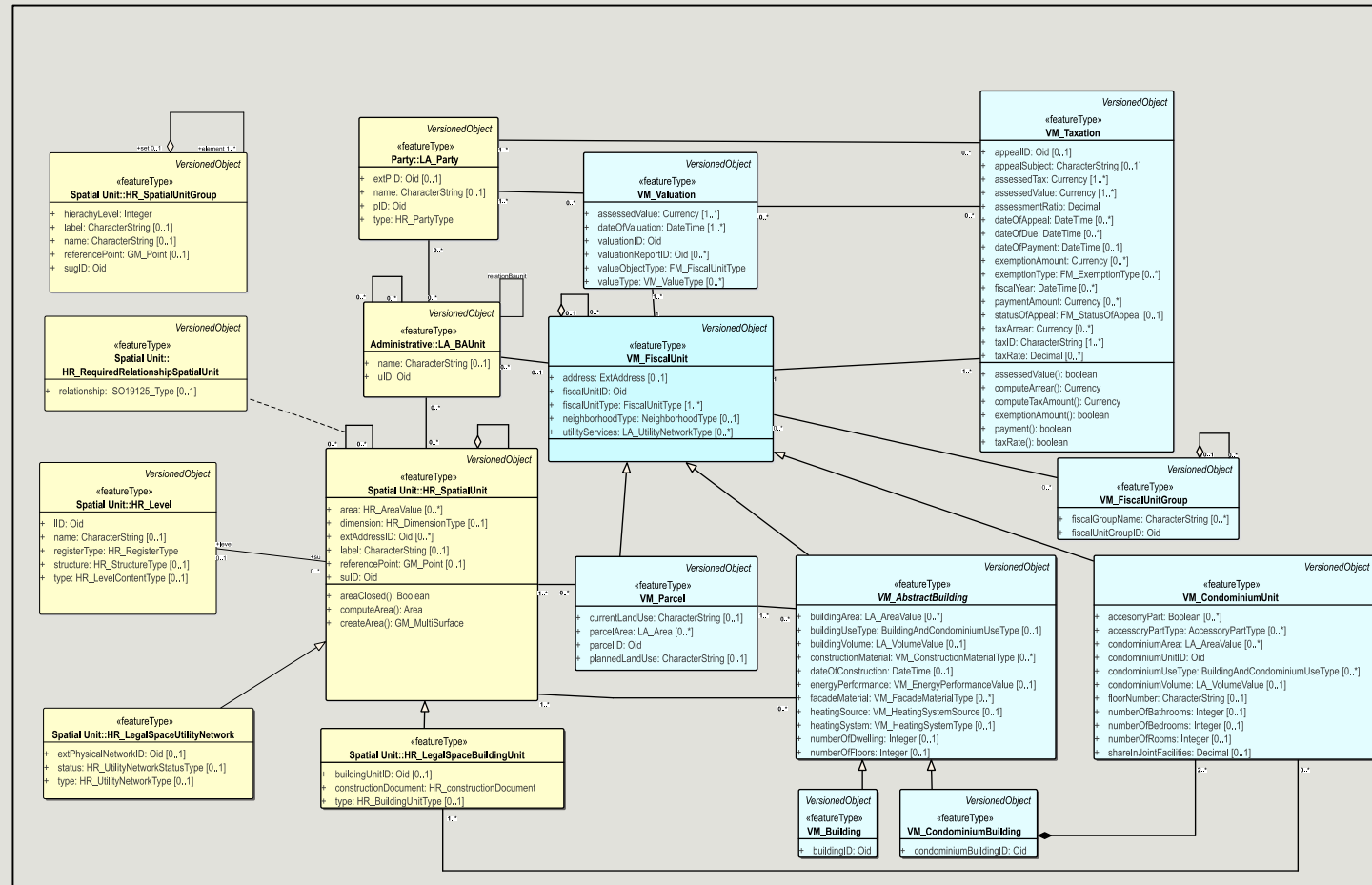
Visual Paradigm Online Free Edition

Property valuation in Croatia

- Valuation is a process of assigning values to land/real property
 - individual valuation, mass valuation
 - mass valuation price bloks
- Various impact on property value (internal/external)
- eProperty - Property Information System

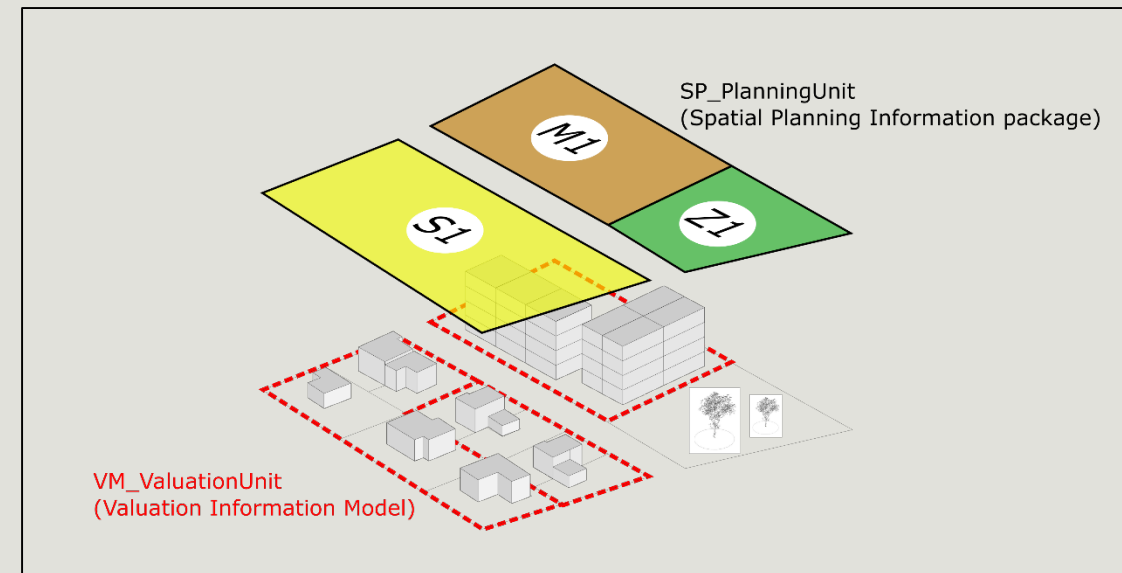


Croatian LADM (yellow) and its relations with Valuation Information Model classes (blue) (Tomić et al., 2021)

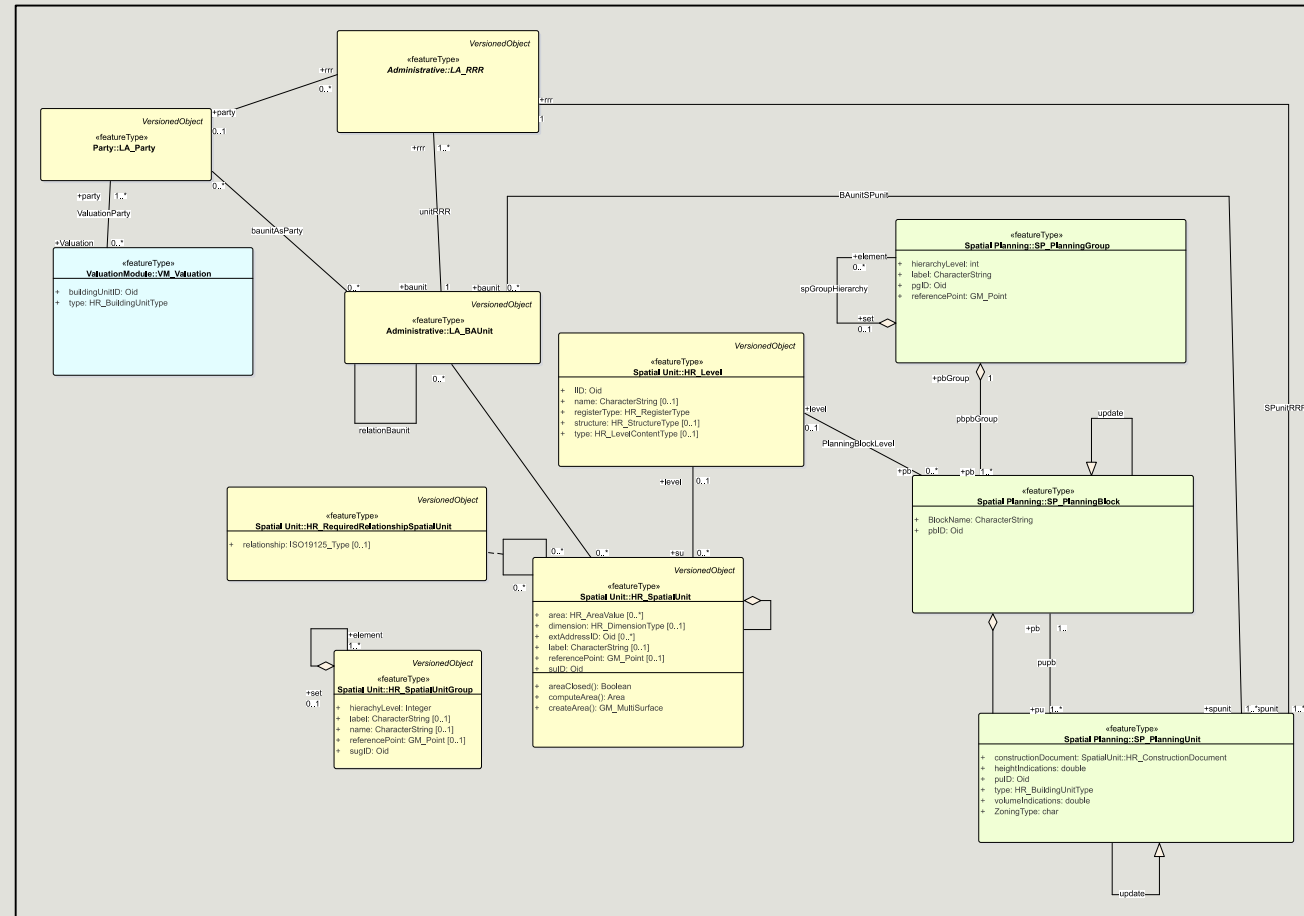


Spatial planning in Croatia

- Spatial planning is all methods that create conditions for the use, protection and management of space, which creates conditions for social and economic development.
- Ministry of Construction and Spatial Planning
- Hierarchy of spatial plans
- Compatibility of land use defined by spatial plans and price blocks???

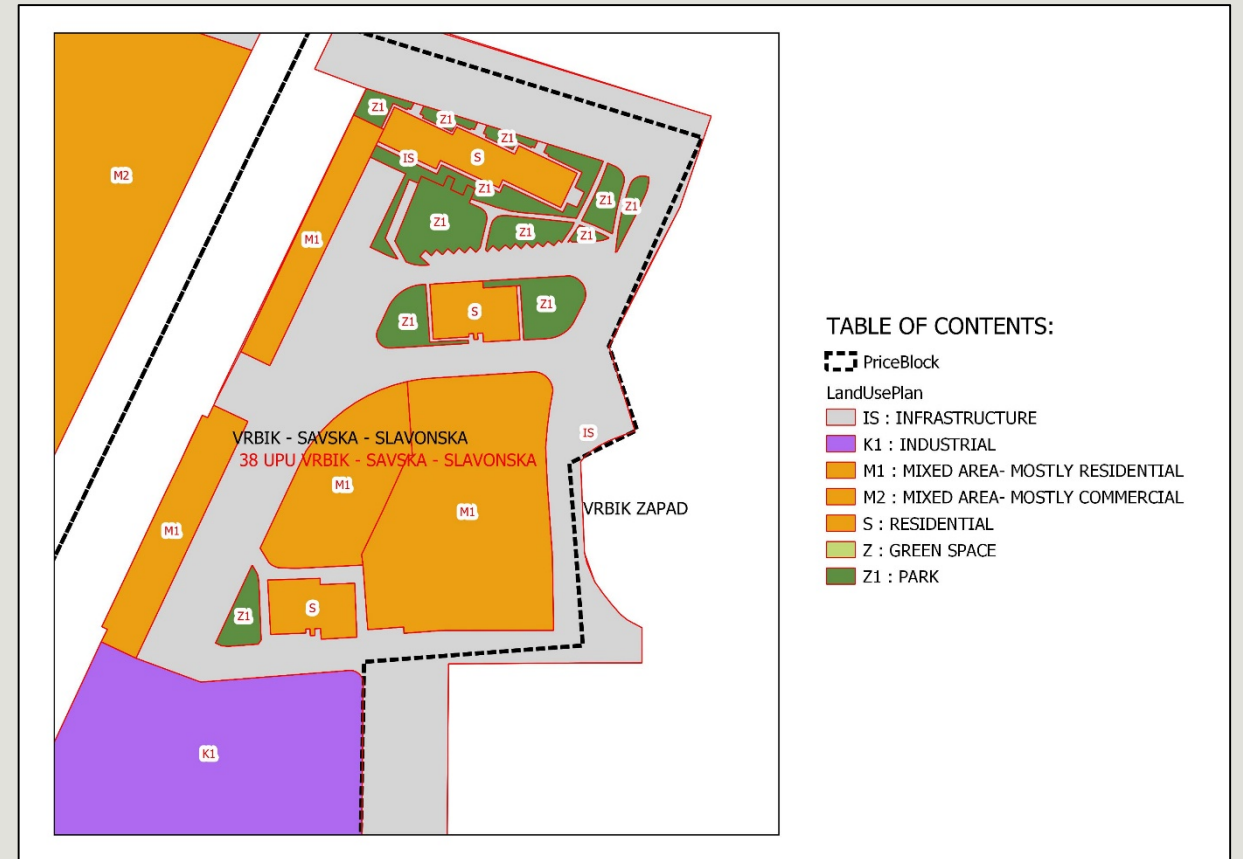


Croatian LADM (yellow) and its relation with Spatial Planning Information Package (green) (Tomić et al., 2021)



Case study city of Zagreb

- 690 price blocks
- Hybrid model of constructing blocks (land use + urban design rules)
- Homogeneity of blocks??



Conclusion

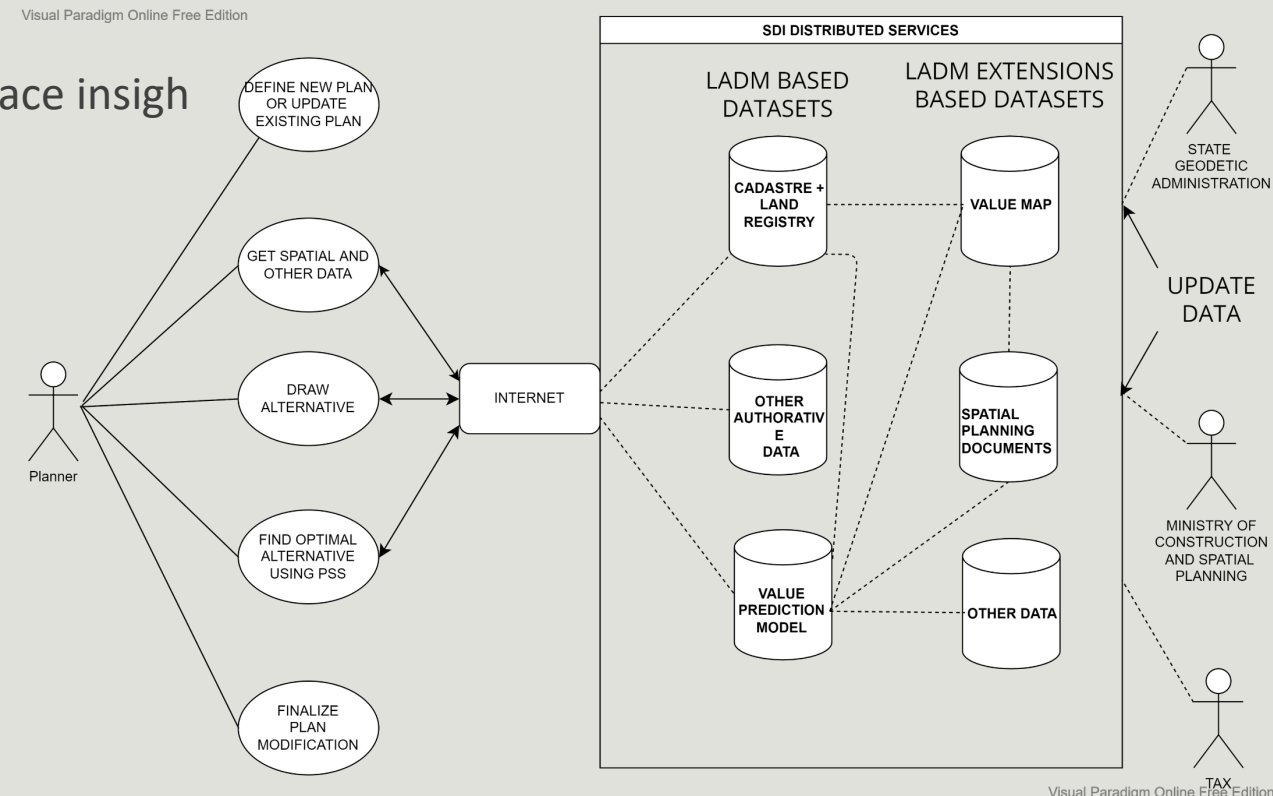
- Spatial planning traditionally use cadastre and land book data



- Additional property value data will enable better space insight



- Planning support system (PSS)



Thank you for you attention!