The Effects of Urban Transformation on Real Estates and Land Valuation at City Plans

Şükran Yalpır, Süleyman Şişman and Ali Utku Akar (Turkey)

Key words: Cadastre; Cost management; Digital cadastre; Land management; Land readjustment; Real estate development; Spatial planning; Urban renewal

SUMMARY

In recent years, innovations in the field of technology, along with improvements in the field of technology, have led to the emergence of new fields of study and the change of application areas for many disciplines. Geographical Information Systems (GIS) and Remote Sensing Systems (UA) are these fields. The data in GIS are divided into attributes and spatial data according to their types. The question of the numerical and verbal content of these data types is the main task of GIS. With the widespread use of CBS, contemporary spatial data problems have come to the fore. Conventional data collection methods are both costly and time consuming. detection data has come to the fore as an important resource for GIS. Since clear and commercial use of satellite images for users has been practically used for GIS, it has begun to be preferred. For the problems that need to be solved in a timely manner, the use of two systems in decision support phase plays an important role.

The main source of data for the establishment and operation of GISs is the collection and processing of these data in about 60-80% of the total cost of the system. At this point, digital imaging, the result of remote sensing, has once again emerged as a key to GIS. These two systems have an important influence on city planning.

In order to make sense of GIS-UA integration in planning works in urban areas and to have an impact on planning, it is necessary to determine according to objective values in the values as well as the location information of the immovables in the urban area. Different methods are used for real estate appraisal. The most common of these methods are; method of comparison, income method, cost method and nominal method. In this study, pixel-based urban value maps will be produced for use in later parts of the project using nominal valuation method.

This project will focus on the construction of a platform with digital information about future urban

planning and immovable properties by analyzing the urban constructions and immovable properties in the study area with the help of remote sensing data obtained by providing CBS - UA integration.