

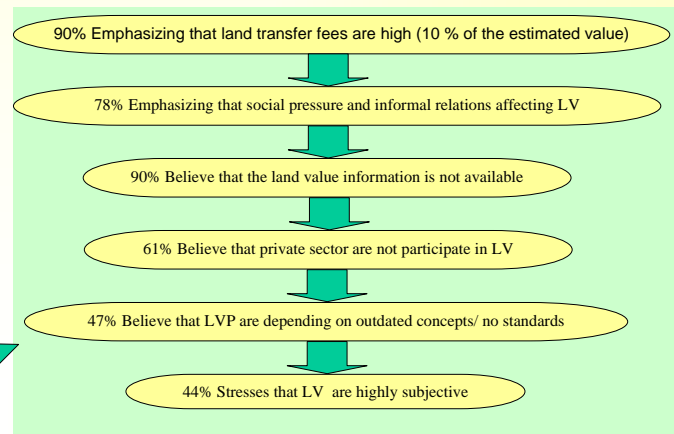
Centre of Land Management and Land Tenure

Land Valuation in Jordan

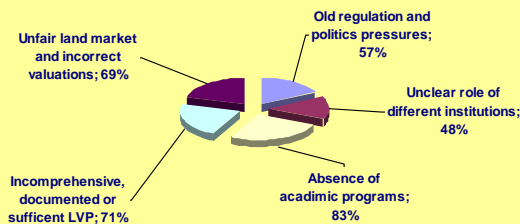
Problems of current land valuation procedures

The high land transfer fees and the absence of land valuation standards, land value information, professional valuers and private sector participation in land valuation affects land valuers performance negatively. This leads to a highly subjective land valuation that depend on outdated concepts. People's individual interests and informal relations are part of the problem. They are encouraged by the lacking institutional frame.

Percentage of respondents' perspectives towards actual land valuation (LV)



Percentage of respondents' perspectives towards the obstacles for land valuation



Obstacles that hinder land valuation

- Old legal regulations and local politics.
- Unclear role of different relevant institutions.
- Absence of academic programs.
- Incomprehensive, insufficient and undocumented procedures.
- incorrect land transactions and valuation.

Recommendations to improve the actual land valuation procedure

- Adopting and implementing a comprehensive land valuation system for various purposes which will bring all land management sectors together.
- Establishing and adopting a clear and efficient communication system between relevant institutions as a prerequisite for implementing a successful land valuation system. This depends on the excellent harmony between infrastructure instruments, human resources, and the modification in the relevant institutions.
- Strengthening human resource capacity. Specific educational study-courses in land management including land valuation must be a priority for policy makers.
- Establishing and adopting an effective monitoring system to ensure that credible and reliable assessment values are produced.

Recommendations

