

The Real Estate Management in Lebanon and the Influence of Urban Planning and Cadastre on the Valuation

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Key words: Socio-economical development, Beirut, Lebanon, Urban planing, Real Estate.

ABSTRACT

In this paper, we explained the relation between town planing and the real estate management as the relation between cadastre and the Director Plan.

This of course will combine the idea of the relation between land management and evaluation and might also highlight some headlines of the problem of evaluation, theme of this session.

The most important constraint is to respond to the human needs and in the same time to conserve the main character of the region.

A man buys what he needs and also he is ready to pay the right price of those needs.

So to give a right value for the land we should know how to manage it and organize it to be useful for us, using the LIS (land information system) which is the cadastre, the Director plan and finally the Urban and Regional planing o reach this Aim.

The Socio-Economical and cultural situation of a country can define the needs of its people and hereby the adoption of the right National Development plans.

RESUME

Je vais essayer au cours de cette présentation d'expliquer une politique générale qui s'exprime par le plan du développement social et économique de la nation et qui s'affirme sous la forme de *l'aménagement du territoire*. Ainsi l'aménagement foncier et l'Urbanisme s'inscrivent dans ce cadre, qui les dépasse et leur donne ses directives générales pour une meilleure évolution de la valeur et de l'utilisation du sol.

Tout en répondant au besoins de L'Homme , on résoud le probleme de l'évaluation et le soucis de développement ce qui aboutit à une productivité communautaire et non seulement personnelle

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