V. CONCLUSIONS AND RECOMMENDATIONS

5.1. Conclusions

This research is a comparative study between Land Value Zone Automation, INLA Project, and land zone value map from PBB. The following conclusions can be drawn from this research:

1. Land value zone can be determined automatically in type of road approach using GIS Technology. In this research, the values of land zone are determined by type of road and its transaction value. Based on the pattern of shape and location, the result of the land value zone automation has the similarity with the land value zone (ZNT) from PBB.

2. Based on the research findings, the identified benefits of this research are: (a) Land Value Zones Automation may simplify land valuation process because of the use computerization with limited variables; (b) Land Value Zones Automation reduces expert (human) influences; (c) Because of computerization and minimum expert influences, the automation could be speed up and inexpensive.

5.2. Recommendations

After conducting the research and performing the land value zone process, it can be stated as the following recommendations:

1. Land Value Zone Automation needs to be implemented in BPN, because it can be used as an evaluation or an appraisal tool for all customers, for instance PPAT, Banks, Brokers, and Developers.
2. Because of the Land Value Zone by PBB and INLA Project have been implemented, but they are not as the expectation, so the Land Value Zone Automation is suggested as the new method to be implemented in BPN. It can be used by BPN as an alternative to determine the land value zone for the location.

3. Method of this research should be modified, if it will be implemented in another location or the large scale location.

4. For the location that has very large block, for instance villages, agricultural, plantation, and forest, it is possible to be applied by using double buffer method in determining the land value zone.

5. For another location the research should consider the location that has the similarity characteristic with the road and drainage area, for instance the pipeline of gas, the high voltage of power line, the conservation area, etc.

6. It needs the link between BPN and PBB to get the accurate data parcel and sketch.

7. It needs the development of the automation application in the future, including determining land value zone, determining individual parcel value, and determining the assessment.