

Using Geographic Information System for Land Mass Appraisal -- The Application of Standardized Price of Land Appraisal in Shenzhen

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Key words: Geoinformation/GI; Valuation; Standardized Price of Land, homogenous region, characterization area, standard lot, Geographic Information System (GIS)

SUMMARY

According to Urban Real Estate Administration Law of the People's Republic of China, the Standardized Price of Land, the Basic Price of Land and the appraised prices of various buildings shall be determined and published regularly. But because of various reasons, compared with the Basic Price of Land, consummation of the system of Standardized Price of Land is relatively slow. To this, China's Ministry of Land and Resources started to conduct the trial of publicizing the Standardized Price of Land from 2012, and the government in Shenzhen City has been building the system of Standardized Price of Land in recent years. As an exploratory work, it is important and difficult to build the system of Shenzhen's Standardized Price of Land, which is beneficial to carry out the spirit of China's land management reform and improve Shenzhen's land price management system.

China has promulgated and carried into effect the Urban Real Estate Administration Law of the People's Republic of China, Regulations for Valuation on Urban Land (GB/T 18508-2014), etc. According to the above-mentioned documents, China's land price system consists of the Standardized Price of Land, the Basic Price of Land and the appraised prices, with Basic Price of Land and the Standardized Price of Land at the core. However, China's land price system needs to be perfected, especially when the Standardized Price of Land is still in the absence of China's urban practices. In recent years, China's Ministry of Land and Resources paid high attention to the construction work of the system of Standardized Price of Land and conducted the trial of publicizing the Standardized Price of Land in some cities, such as Tangshan, Shanghai, Changsha, etc. According to the outline of the 13th Five-Year Plan of Land and Resources, the system of Standardized Price of Land and the publicity system of land price will be built in the next five years. Meanwhile the research on the Standardized Price of Land will get rapid development in the

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future.

After some years' development, Shenzhen City got a big success on its construction and built up a land price system consisted of the Basic Price of Land and the appraised prices of land, without the Standardized Price of Land. Due to many reasons, Shenzhen's Basic Price of Land has been below the market value for long, while the appraised prices of land were given case by case without a unified operation platform. In this context, the Standardized Price of Land is needed to reflect the market value of land and improve the land price management for the government in Shenzhen City. With the practice of Shenzhen, the paper will explore how to appraise the Standardized Price of Land.

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