

## Special Issue

# Rethinking Land Value: The Interplay of Real Estate and Urban Governance

### Message from the Guest Editors

Understanding land value is essential to comprehending how governance frameworks allocate opportunities and risks, how cities change over time, and how real estate markets function.

Through the integration of viewpoints from real estate economics, urban governance, and professional practice, this Special Issue seeks to rethink and redefine the concept of land value. Traditional methods of valuation place a strong emphasis on economic factors, but modern issues like digital transformation, governance reform, and sustainability transitions call for a more comprehensive, multidisciplinary viewpoint. The role of land value in shaping tax bases—particularly in the context of ongoing transitions between area-based and ad valorem models—further highlights the need for robust and transparent valuation logic that can underpin fiscally sustainable systems.

The Special Issue looks at how institutional actors, valuation technologies, and market mechanisms—especially estate agents and valuers—interact within governance and policy frameworks to influence how land value is created, perceived, and distributed.

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### Guest Editors

Dr. Thomas Dimopoulos

Dr. Martha Katafygiotou

Dr. Małgorzata Renigier-Biłozor

Dr. Frank Harrington

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### Deadline for manuscript submissions

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## Land

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## About the Journal

### Message from the Editor-in-Chief

*Land* is the only open access journal covering all aspects of land science, and it is a pioneering platform for publishing on land system science. Our editorial board is comprised of eminent scholars. We publish high quality research on societally relevant, emerging and innovative topics and results in land system research. It is now one of the top land journals with a significant impact factor, and has a goal to become the best journal in land in the coming years. I strongly recommend *Land* for your best research publications for a fast dissemination of your research.

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### Editor-in-Chief

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