

Geospatial data empowers dynamic monitoring of urban land price in China

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Key words: Geoinformation/GI

SUMMARY

The Chinese government is carrying out dynamic monitoring of urban land prices to achieve quarterly monitoring of urban land prices nationwide. □ Location differences are a key factor affecting the level of land prices. To achieve the goal of quickly, accurately, and comprehensively reflecting the land price levels, changes in land prices, and trends in different cities, regions, and locations across the country, it is necessary to establish a scientific and comprehensive land price monitoring system. The monitoring system includes 105 national key monitoring cities, and within each city, the monitoring scope is delineated. Within the monitoring scope, land price zones are divided for commercial, residential, and industrial use, and representative parcels of land are set up as land price monitoring points in each land price zone. □ Only with the assistance and participation of various geographic spatial data such as administrative divisions, national spatial planning, and the physical geographical scope of urban areas, can the establishment of a monitoring system be completed, such as determining the monitoring scope, dividing land price zones, and setting up land price monitoring points. □ After establishing a monitoring system, the land prices of monitoring points are obtained through land price evaluation. The land prices of land price zones are calculated based on the land prices of monitoring points. The land prices of different uses and regions in a city are calculated by weighted average of the land prices of land price zones in the city, with the actual area of the land price zone as the weight. By comparing land prices in different monitoring periods such as quarters and years, calculate the magnitude of land price changes and land price index of the city. □ When an appraiser evaluates the land price of a monitoring point, they must obtain the spatial location information of the monitoring point in order to reach it and assess its land price. In the process of calculating the weight of land price zones, it is necessary to introduce land use status data based on geographic space and measure the actual area of different zone uses. □ The successful experience of dynamic monitoring of urban land prices in China demonstrates the powerful role that geographic spatial data can play in the field of land use management. It indicates that fully and

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reasonably utilizing geographic space can greatly enhance the government's ability in land use management.

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