

*Commentary Article***Supporting the real estate market and sustainable land use development**

Sabina Zróbek*

Department of Spatial Analysis and Real Estate Market, University of Warmia and Mazury in Olsztyn, Poland.

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DESCRIPTION

Currently we are facing the pandemic situation that occurs all over the world. Regardless of the country or even region, the projected negative consequences could be enormous, and the severity of the crisis is unpredictable. This circumstance is also posing a problem to the real estate industry. As a result of this, the authors think that the time has come for a deep reform of valuation approaches, procedures, and awareness. The optimum time to adopt automated models and innovative technical solutions to the valuation world is now, due of global COVID-19 and pandemic constraints. On the privatization of public land and real estate in Canada: which government entities are involved, what logics underlie these privatizations, and what are the consequences of how privatization manifests? The answers are divided into three pieces. The first portion examines the public sector institutions and ideas engaged in excess disposal (Canada Lands) and sale and leaseback, as well as the historical backdrop and institutional reconfiguration of public land and real estate management systems in capitalist-colonial Canada (Public Works). The second section looks at the ramifications of excess land sales through a series of pictures that illustrate some of the impacts: The privatization of once-public railway land in Toronto, as well as what the privatization of military territory in Vancouver means for Indigenous reconciliation and capitalist commercialization.

The residential land market is the subject of much of the literature on land use restrictions. The influence of China's minimum price regulation on the enormous but understudied industrial land market is examined in this research. The minimum price policy, which varies by county or district, tries to decrease wasteful land use in the industrial market as a result of low transaction prices. We show that this policy boosts the industrial market's overall land-use intensity. This tendency is consistent with findings from 'home bias' studies in other investment markets, but it contradicts the known

benefits of geographic diversification in real estate markets. Our findings suggest that investor understanding may attenuate home bias, which is not driven by relative purchasing power across geographic locations. A growing body of research shows how the interdependence of the financial and real estate sectors has exacerbated boom-bust cycles in metropolitan property markets. Indeed, during the financial crisis of 2008, the avalanche of distressed property assets and debt that accompanied the global collapse of property markets reflected this articulation of increasing financial risk within cities. While study has concentrated on the origins of the catastrophe and its economic, social, and political consequences, little is known about how the link between finance and the built environment is being restored.

Every country's financial and economic sectors require objective monitoring of real estate value in order to preserve equilibrium, promote security, and reduce the chance of a crisis. Individual valuation and mass appraisal are two approaches to real estate valuation that are commonly used. Automated Valuation Models (AVM) is widely thought to be best suited to mass appraisal, which necessitates huge databases (more knowledge) and automated techniques. These models, on the other hand, have a broader range of applications. In metropolitan regions with well-functioning real estate markets and modest property yields, decentralized renewable energy production (on-site energy) has the potential to be more profitable than previously thought. Traditional methods of assessment, such as the levelized cost of energy, overlook the value that on-site energy production can provide to property owners by capitalizing the lower energy expenses. According to previous research, these strategies are extremely sensitive to the discount rate, which is difficult to choose. Property yields, as defined by real estate markets, can be used as precise discount rates, and the economic value provided for the property owner can be evaluated by evaluating the profitability of on-site energy as part of the underlying property. After setting a minimum standard, energy efficiency at the household level has been largely delegated to the dynamics of real-estate markets in most nations.

*Corresponding author. Sabina Zróbek,
E-mail: zrobek@sab.edu.pl.