## **Bibliography**

- Afriyie, A. (2009). Speech to Policy Exchange by Shadow Minister for Skills, Adam Afriyie MP, 10<sup>th</sup> February 2009.
- AGI (1989). Founding Mission of the Association for Geographic Information. See <a href="https://www.agi.org.uk">www.agi.org.uk</a>
- AGI (2006). "Intelligent Addressing backed by OPSI". Press release dated 20 July 2006 accessed at
- http://www.agi.org.uk/POOLED/articles/bf newsart/view.asp?Q=bf newsart 2 11067
- AGI (2008). "Baroness Andrews issues GI Panel statement". News item published on AGI website 30 January 2008 at <a href="http://www.agi.org.uk/pooled/articles/BF">http://www.agi.org.uk/pooled/articles/BF</a> NEWSART/view.asp?Q=BF</a> NEWSART 298570
- Agostini, C. A. and Palmucci, G. A. (2008). "The Anticipated Capitalisation Effect of a New Metro Line on Housing Prices". *Fiscal Studies*, 29(2):233-256.
- Aleksiene, A. and Bagdonavicius, A. (2006). "Value-Based Property Taxes in Lithuania" paper presented at conference Oct 2006, Ch.15 in Roy Bahl, Jorge Martinez-Vazquez and Joan Youngman (Eds.): *Making the Property Tax Work: Experiences in Developing and Transition Countries*, March 2008. (Cambridge, MA, USA: Lincoln Institute of Land Policy.)
- Almy, R. (2002). "Real Property Assessment Systems". Paper for conference Introducing a Market Value-Based Mass Appraisal System for Taxation of Real Property in the Czech Republic, 6-11 Oct 2002. Cambridge, MA, USA: Lincoln Institute of Land Policy.
- Andelson, R. V. (2000). "Land-Value Taxation Around the World" Third edition. (Oxford: Blackwell).
- Anderson, P. (1996). "Victoria's Municipal Rating System". Paper for Australian Institute of Urban Studies, Victorian Division.
- APPSI (2007). "Report in relation to requests by Intelligent Addressing Limited and Ordnance Survey to review certain recommendations made in the Report of the Office of Public Sector Information of 13 July 2006 relating to a complaint by Intelligent Addressing Limited (SO 42/8/4)." Review Board of APPSI report, text approved 30 April 2007, posted at http://www.appsi.gov.uk/review-board/review-SO-42-8-4.pdf
- Armstrong, C., Barth, M. E., Jagolinzer, A. D. and Riedl, E. J. (2008). "Market Reaction to the Adoption of IFRS in Europe". Harvard Business School Finance Working Paper No. 09-032, published online at <a href="http://papers.ssrn.com/sol3/papers.cfm?abstract\_id=1265032">http://papers.ssrn.com/sol3/papers.cfm?abstract\_id=1265032</a>
- Arthur, C. and Cross, M. (2006). "Give us back our crown jewels" in *Technology Guardian* 9 March 2006 accessed 27 Dec 2007at http://www.guardian.co.uk/technology/2006/mar/09/education.epublic
- ARW (ATIS REAL Weatheralls) and UCL (University College London) (2002). "Land Value and Public Transport Literature Review", for the ODPM and the RICS, November. <a href="http://www.rics.org/resources/research/land2.html">http://www.rics.org/resources/research/land2.html</a>
- ARW, Geofutures, UCL, and the Symonds Group (2003). "Land and Property Value and Public Transport Investment Mapping Changes in Property Values

- around the Croydon Tramlink", Report prepared for the RICS, ODPM and DfT, London, October.
- Asher, R. (2004). "Legal eagles aim to simplify CPOs", *Regeneration & Renewal*, 23 Jan 2004, p14
- Assakul, P. (2003). "Future Studies Methods". Paper for the Institute of Manufacturing, Centre for Economics and Policy, University of Cambridge. <a href="http://www.ifm.eng.cam.ac.uk/cep/documents/030115studymethod.pdf">http://www.ifm.eng.cam.ac.uk/cep/documents/030115studymethod.pdf</a>
- Atisreal and Geofutures (2005). "Property value study Assessing the change in values attributable to the Jubilee Line Extension". Report for Transport for London.
- Azar, K. T., Ferreira, J., Abed, J. and Kazzaz, T. (1994). "Using GIS for Estimating the Spatial Distribution of Land Value in Metropolitan Beirut", in *URISA Journal* (1994) pp.805-819, accessed 3 March 2003 at <a href="http://wwwsgi.ursus.maine.edu/gisweb/spatdb/urisa/ur94072.html">http://wwwsgi.ursus.maine.edu/gisweb/spatdb/urisa/ur94072.html</a>
- Bagdonavicius, A. and Deveikis, S. (2006). "Implementation of Building Taxation and Mass Valuation in Lithuania: Outcomes and Lessons Learned." Paper for XXIII FIG Congress, Munich October 2006.
- Ball, M., Lizieri, C. and MacGregor, B. D. (1998). "The economics of commercial property markets". (Routledge, London.)
- Bank for International Settlements (2004). "Basel II: International Convergence of Capital Measurement and Capital Standards: A Revised Framework." <a href="http://www.bis.org/publ/bcbs107.pdf">http://www.bis.org/publ/bcbs107.pdf</a>
- Bank for International Settlements (2006). "Basel II: International Convergence of Capital Measurement and Capital Standards: A Revised Framework Comprehensive Version. Part 2: The First Pillar Minimum Capital Requirements." <a href="http://www.bis.org/publ/bcbs128.pdf">http://www.bis.org/publ/bcbs128.pdf</a>
- Banks, R. (ed.) (1989). "Costing the Earth". (London: Shepheard-Walwyn).
- Barker, K. (2003). "Review of Housing Supply: Securing our Future Housing Needs. Interim Report Analysis". HM Treasury, December 2003.
- Barker, K. (2004). "Review of Housing Supply: Final Report Recommendations." HM Treasury, March 2004
- Barker, K. (2006). "Barker Review of Land Use Planning: Final Report and Recommendations". Published by HM Treasury 5 Dec 06 at www.barkerreviewofplanning.org.uk
- Barnes, F. (2002). Panel session at AGI seminar on "Fair trade, regulation and geo-data", London 17 Oct 2002.
- Barr, B. (2004). "OS MasterMap The Vision". *GINews*, March/April 2004, pp.30-33.
- Barth, M. E. and Hodder, L. D. (2006). "Fair Value Accounting for Liabilities and Own Credit Risk". Paper published by University of Notre Dame at <a href="http://www.nd.edu/~carecob/Paper%20Links/Su'06%20Conf/Hodder%206-06.pdf">http://www.nd.edu/~carecob/Paper%20Links/Su'06%20Conf/Hodder%206-06.pdf</a> accessed 27 February 2009.
- Bassam, Lord J. S. (2003). Speech on Local Government Bill 2003. Lords Hansard 17 Jun 2003: Column GC225
- Batt, H. W. (1998). "Real Property Valuation Time Trending Models: A

- Proposal". Project proposal prepared for New York State Office of Real Property Services, submitted 30 Dec 1998.
- Batt, H. W. (2001). "Value Capture as a Policy Tool in Transportation Economics: An Exploration in Public Finance in the Tradition of Henry George" in *The American Journal of Economics and Sociology* Jan 2001. Blackwell Publishing.
- Batt, H. W. (2002). "The Nexus of Transportation, Economic Rent and Land Use". Paper published at <a href="http://www.taxpolicy.com/batt/">http://www.taxpolicy.com/batt/</a> accessed 30 Nov 2006.
- Batt, H. W. (2004). Value Maps Global Survey response.
- Batt, H. W. (2008). "Land Value Maps are Not New, But Their Utility Needs to be Re-Discovered". Draft paper (June 2008) sent to author 3 July 2008, (publication forthcoming).
- Bell, S., Coudert, E. and Constantinides, G. (2007). "Sustainability Analysis, Environmental Awareness and Public Participation within CAMP Cyprus". Final Report of Plan Bleu Regional Activity Centre for the Government of Cyprus. Accessed at http://www.planbleu.org/publications/PAC Cyprus final.pdf on 13 May 2009.
- Bellamy, C. and Taylor, J. A. (1998). "Governing in the Information Age". Buckingham: Open University Press.
- Best, R. (2004). Email from Lord Richard Best, Director Joseph Rowntree Foundation to the author 22 December 2004.
- Bird, R. M. and Slack, E. (2002). "Land and property taxation around the world: a review", in "Journal of Property Tax Assessment and Administration" 7(3): pp 31-80.
- Black, J. (2003). "Land Value Tax Pilot GIS: Report of the Vale of White Horse District Council GIS Officer to the Land Value Tax Working Party", November 2003.
- Booth, S. (2005). "SDIs, DNFs....what do they mean?" Editorial in *GIS Professional*, July/August 2005, p.40.
- Boyne, G. A. (1986). "Rate reform and the future of local democracy". *Political Quarterly* 57(4):426-437.
- Brett, M. (2002). "Valuation standards for the global market" RICS Leading Edge paper Dec 2002 accessed 15 April 2005 at <a href="http://www.rics.org/NR/rdonlyres/E2328104-403C-4D6D-8065-0F326EEBB969/0/leading">http://www.rics.org/NR/rdonlyres/E2328104-403C-4D6D-8065-0F326EEBB969/0/leading</a> edge valuation1202.pdf
- Brown, P. K. and Hepworth, M. (2003). "A Study of European Property Tax Systems 1999-2002". Third-year report of a 3-year David C. Lincoln Fellowship in Land Value Taxation, published on CD-ROM only. Cambridge, MA USA: Lincoln Institute of Land Policy.
- Buchanan, H. (2005). "Work to date on GI strategies in the UK". Paper for first meeting of GI Panel 16 March 2005 accessed at <a href="http://www.gipanel.org.uk/gipanel/docs/GIStrategyPaper.pdf">http://www.gipanel.org.uk/gipanel/docs/GIStrategyPaper.pdf</a>
- CABE (2006). "Mapping value in the built environment". Research report for the Commission for Architecture and the Built Environment by The Young Foundation, The Bartlett School of Planning and Sharpe and Pelipenko.

- Accessed at <a href="http://www.cabe.org.uk/AssetLibrary/9149.pdf">http://www.cabe.org.uk/AssetLibrary/9149.pdf</a>
- Cabinet Office (2005). "Transformational Government: Enabled by Technology", published 9 Nov 2005, accessed at <a href="http://www.cio.gov.uk/transformational-government/strategy/contents/">http://www.cio.gov.uk/transformational-government/strategy/contents/</a>
- Cabinet Office (2006). "Transformational Government: Implementation Plan" accessed at <a href="http://www.cio.gov.uk/documents/pdf/transgov/transgovt.pdf">http://www.cio.gov.uk/documents/pdf/transgov/transgovt.pdf</a> and published by the Chief Information Officer Council on 29 March 2006
- Cabinet Office (2007). "The Government's Response to *The Power of Information: An independent review* by Ed Mayo and Tom Steinberg (2007)". Presented to Parliament June 2007. Cm 7157.
- Cervero, R. and Duncan, M. (2001). "Transit's Value-Added: Effects of Light and Commuter Rail Services on Commercial Land Values". Paper for American Public Transport Association accessed 4<sup>th</sup> August 2004 at http://www.apta.com/research/info/briefings/briefing 1.cfm
- Chambers (2003). "The Chambers Dictionary", ninth edition. (Edinburgh: Chambers Harrap.)
- Chin-a-Fo, H. (2003). "The Ennugi Project" Published at <a href="https://www.dow.wau.nl/iwe/ennugi/research/delphi%20method.htm">www.dow.wau.nl/iwe/ennugi/research/delphi%20method.htm</a> accessed last 8 March 2006
- Cho, G. (2005). "Geographic Information Science: Mastering the Legal Issues." Chichester: George Wiley & Sons Ltd.
- Christensen, S. (2002). "The Danish Digital Cadastral Map A Tool for Land Management." Paper for XXII FIG Congress, Washington DC April 2002.
- Churchill, W. S. (1909). Speech given at Kings Theatre Edinburgh 17<sup>th</sup> July 1909, accessed 10<sup>th</sup> July 2007 at <a href="http://www.cooperativeindividualism.org/churchill\_monopolyspeech.html">http://www.cooperativeindividualism.org/churchill\_monopolyspeech.html</a>
- Clark, L. J. (2007). "Automated Valuation Models" in *Commercial Property Journal*, Nov/Dec 07, pp. 28-9. London:RICS.
- CLG (2006). Email from HIP Enquiries to author dated 11 Aug 2006
- Cline, W. R. (2007). "Global Warming and Agriculture: Impact Estimates by Country". (Centre for Global Development and Peterson Institute for International Economics: Washington D.C.)
- Coleman, A. (1961). "The Second Land Use Survey: Progress and Prospect." *Geographical Journal*, vol. 127, pp 168-186.
- Compulsory Purchase Association (2006). "Position Paper" following discussions of the Association at a National Conference on 22<sup>nd</sup> June 2006, accessed 29 Dec 2008 at
- $\frac{http://www.compulsorypurchaseassociation.org/documents/CPA\%20Position}{\%20Statement.pdf}$
- Connellan, O. (2004). "Land Value Taxation in Britain: Experience and Opportunities". Cambridge, MA, USA: Lincoln Institute of Land Policy.
- Connellan, O, McCluskey W. and Vickers, A. (1998). "The Role of Surveyors in Land Value Taxation". Paper for XXI FIG Congress, Brighton, July 1998.
- Cooper, Y. (2004). Ministerial statement from Office of the Deputy Prime Minister on OS Framework Document 20<sup>th</sup> July 2004

- Craglia, M. and Masser, I. (2001). "Access to Geographic Information: A European Perspective". Paper for the ESF-NSF Workshop on Access to Geographic Information and Participatory Approaches Using Geographic Information, Spoleto, 6-8 December 2001.
- Craig, J. (2004). Letter from RICS Head of European Policy to HM Treasury 9 March 2004.
- CSE (2009). "Land Value Maps / Scapes". Webpage for access to demonstration files, published by Centre for the Study of Economics, MD, USA at <a href="http://www.urbantools.org/research-and-studies/imaging-the-land-value-tax/land-value-maps-scapes">http://www.urbantools.org/research-and-studies/imaging-the-land-value-tax/land-value-maps-scapes</a> accessed 31 March 2009.
- Dale. P. (1995). "Spatial Data Management AD 2020". Presentation to RICS Land & Hydrographic Division OGM 14 Dec 1995.
- Dale, P. (2005). "Land Administration in the UNECE Region: Development trends and main principles". Geneva: UNECE.
- Dale, P., Mahoney, R., and McLaren, R. (2002). "Land markets and the modern economy". RICS Leading Edge Series.
- Dale, P., Mahoney, R., and McLaren, R. (2006). "Land markets and the modern economy, Edition 2". London:RICS.
- Dalsby, B. (2005). Personal email 26 April 2005.
- Daly, H. and Cobb, J. (1994). "For the Common Good: Redirecting the Economy Toward Community, the Environment and a Sustainable Future". (Beacon Press: Boston).
- Daly, J., Gronow, S., Jenkins, D. and Plimmer, F. (2003). "Consumer behaviour in the valuation of residential property". In *Property Management*, 21(5):295-314.
- DCLG (2006a). "The Home Information Pack Regulations 2006". Statutory Instrument 2006 No. 1503 made 9 June 2006
- DCLG (2006b). "Government announces phased HIP roll-out to begin with energy certificates". Communities and Local Government News Release 2006/0061 dated 18 July
- Department of Environment (1987). "Handling Geographic Information". Report of the Committee of Enquiry chaired by Lord Chorley. London: HMSO.
- DETR (2000). "Non-Domestic Rates: review of Revaluation", Department of the Environment, Transport and the Regions, London.
- Diamond, S. S. (2000). "Legal Applications of Survey" in D. Faigman *et al* (eds.) *Modern Scientific Evidence* pp.286-330. (St Paul, MI: West).
- Dillinger, W. (2007). "Intergovernmental Fiscal Relations in the New EU Member States". World Bank Working Paper No. 111, accessed 18 Nov 2008 at <a href="http://www-">http://www-</a>
- wds.worldbank.org/external/default/WDSContentServer/WDSP/IB/2007/08/15/000310607 20070815112218/Rendered/PDF/405380ECA0Inte1010FFICIAL 0USE0ONLY1.pdf
- Dixon, R. (2007). "Will the withdrawal of the Home Information Report as a mandatory element of the Home Information Pack still make the pack worthwhile to the consumer?" Portsmouth University BSc Property Development 2006/2007 Dissertation published at

- dissertations.port.ac.uk/307/01/Dixon PD0703.pdf accessed 31 Dec 2007
- Dixon, T. (2000). "Business Rates 2000". 3rd edition. (London: IRRV).
- Dorling, D. (1992). "Cartograms for visualizing human geography" pp.85-102 in "Visualisation in Geographic Information Systems" by Hearnshaw H. M. and Unwin D. J., proceedings of a workshop of the Association for Geographic Information, Loughborough University 1992. (John Wiley & Sons.)
- DTI (2007). "The Commercial Use of Public Information (CUPI): the Government Response to the Office of Fair Trading Study". URN 07/929 published June 2007.
- Dunn, R. and Harrison, A. R. (1994). "Working towards a National Land Use Stock System", *Proceedings of the Sixth National Conference of the AGI*, Birmingham (8.1.1-8.1.5)
- EC (2003). "Directive 2003/98/EC of the European Council and of the Parliament of 17 November 2003 on the re-use of public sector information". OJ L345.
- EC (2000). "Lisbon Summit: Concrete Action to Stimulate European Competitiveness". Press release by European Commission, May 2000 accessed http://ec.europa.eu/internal\_market/smn/smn21/s21mn14.htm
- EC (2004). "Proposal for a Directive of the European Parliament and of the Council establishing an infrastructure for spatial information in the Community". 2004/0175 (COD) published 23 July 2004.
- EC (2006). "Capital Requirements Directive". 2006/48/EC and 2006/49/EC, adopted 14 June 2006.
- English Partnerships (2006). "The Brownfield Guide: A practitioner's guide to land reuse in England." Manual published Dec 2006.
- ESRI UK (2004). ""ESRI's local government focus". *GIS Professional* Nov/Dec 2004, p.13.
- EU (2007). "Directive of the European Parliament and of the Council establishing an Infrastructure for Spatial Information in the European Community (INSPIRE)" PE-CONS 3685/2006. Approved for publication 17 Jan 07.
- EULIS (2004). "Project Objectives" of the European Land Information Service, at www.eulis.org/ accessed 22 March 2005
- European Mortgage Federation (2007). "Response to the Report of the Mortgage Funding Expert Group" dated 15<sup>th</sup> February 2007, accessed from <a href="http://ec.europa.eu/internal\_market/finservices-retail/docs/home-loans/mort\_comments/repr-eu\_emf-en.pdf">http://ec.europa.eu/internal\_market/finservices-retail/docs/home-loans/mort\_comments/repr-eu\_emf-en.pdf</a> on 2nd March 2009.
- Eurosion (2004). "Living with coastal erosion in Europe: Sediment and Space for Sustainability". Data contents specifications prepared for DG Environment, European Commission, 16<sup>th</sup> May 2004, accessed 10<sup>th</sup> July 2005 at http://www.eurosion.org/reports-online/part5 6.pdf
- Fama, E. F. and French, K. R. (2002). "The Equity Premium", in *The Journal of Finance* 67(2):637-659.
- Farnkvist, O. (2006). "Market Data Collection for Mass Valuation of Commercial Real Estate." Paper for XXIII FIG Congress, Munich October 2006.

- Feindt, M. C. (2002). USA Commission 8 (Land Surveying USA President) response to pilot FIG survey.
- FIG (2008). "FIG Commissions". http://www.fig.net/comm/comindex.htm
- Fisher, A., Hanemann, M., Roberts, M. and Schlenker, W. (2007). "Potential Impact of Climate Change on Crop Yields and Land Values in U.S. Agriculture: Negative, Significant, and Robust". Paper published Nov 2007 at <a href="http://www.columbia.edu/~ws2162/agClimateChange/agClimateChange.pdf">http://www.columbia.edu/~ws2162/agClimateChange/agClimateChange.pdf</a>
- Foresight (2009). "Land Use Futures" project homepage <a href="http://www.foresight.gov.uk/OurWork/ActiveProjects/LandUse/LandUse.asp">http://www.foresight.gov.uk/OurWork/ActiveProjects/LandUse/LandUse.asp</a> accessed 17th March 2009.
- FOR-LEARN (2008). "Cross-Impact Analysis". Online Foresight studies resource of the European Commission Joint Research Centre, Institute of Prospective Technological Studies at forlearn.jrc.ec.europa.eu/guide/2 scoping/meth cross-impact-analysis.htm
- Forster, G. A. (2000). "Australia", Chapter 25, pp.399-415 in Robert V. Andelson (Ed.) *Land Value Taxation Around the World*, third edition. Oxford: Blackwell.
- Fotheringham, A.S., Brunsdon, C. and Charlton, M. (2002). "Geographically Weighted Regression: the analysis of spatially varying relationships". (Wiley)
- FSA (2005). "Strengthening Capital Standards". Financial Services Authority consultation paper CP05/3 published January 2005
- FTA (2004). "Synthesis paper" in *Proceedings of the EU-US Scientific Seminar:* New Technology Foresight, Forecasting and Assessment Methods May 2004 by Futures-oriented Technology Analysis at FORERA: http://forera.jrc.ec.europa.eu/fta/fta2004.html pp.7-16
- Gaffney, M. (1994). "Land as a distinctive factor of production", in "Land and taxation" N. Tideman ed. (London: Shepheard-Walwyn.)
- Gallimore, P., Fletcher, M. and Carter, M. (1995). "Modelling the influence of location on value", in *Journal of Property Valuation and Investment*. Vol. 14(1):6-19.
- Gandhi, V., Kang, J. and Shekhar, S. (2007). "Spatial Databases". Technical report TR 07-20 for the US Defense Technical Information Center, published online at http://handle.dtic.mil/100.2/ADA473104
- Geofutures (2002). "Assessing the impact of the Jubilee Line Extension on commercial property". Unpublished paper for the Henry George Foundation in part fulfillment of a research project for Lincoln Institute of Land Policy, directed by Tony Vickers.
- George, H. (1898). "The Science of Political Economy" Abridged edition 2004 by Lindy Davies of the original, published posthumously by his son Henry George Jnr. (New York: Robert Schalkenbach Foundation.)
- German, J. C. (2001). Personal email to author 6 Jun 2001.
- German, J. C. (2003). "Case Study: Lucas County". Paper presented at AGI seminar on property tax assessment, London 1 July 2003.
- German, J. C., Robinson, D. and Youngman, J. (2000). "Traditional Methods and New Approaches to Land Valuation" in *Land Lines*, July 2000, pp4-5.

- Gilbertson, B. and Preston, D. (2004). "A vision for valuation". RICS Leading Edge Series paper.
- GI Panel (2005). "GI Strategy for the United Kingdom: Terms of Reference for the Scoping Study." GIP 2/2/05 paper for GI Panel meeting 21 June 2005
- GI Panel (2006). GIP 2/06 minutes of a meeting of the Panel on 27 Jun 2006 accessed at
- http://www.gipanel.org.uk/gipanel/docs/GIPanelMinutesJune06approved.pdf
- GI Panel (2008). "Place Matters: the Location Strategy for the United Kingdom". Published by CLG, November 2008.
- Gloudemans, R. J. (2002). "An Empirical Analysis of the Incidence of Location on Land and Building Values". Working Paper 02RG1. (Cambridge, MA USA: Lincoln Institute of Land Policy.)
- Gloudemans, R. J. and Montgomery, E. J. (2008). "Domestic Revaluation in Northern Ireland". *Journal of Property Tax Assessment and Administration*, 5(4):17-31.
- Godden, M., Black, J., Ashton-Kane, R. J. I. and Bizzell, P. (2005). "The Oxfordshire Land Value Tax Study". Report for Oxfordshire County Council and Vale of White Horse District Council, published Feb 2005.
- Griffiths, R. (2006). "HIPS: to be fair?" Presentation to CML *Countdown to HIPs: further developments* Conference 29 June 2006
- Guandin, N. and Manthorpe, J. (1998). "Inventory of Land Administration Systems in Europe and North America (second edition)". London: HM Land Registry.
- Gwartney, T. (1999). "Estimating Land Values". New York: Robert Schalkenbach Foundation.
- Hannon, B. (2001). "Ecological pricing and economic efficiency". In *Ecological Economics* 36(1):19-30.
- Harrison, F. (2005). "Boom Bust: House Prices, Banking and the Depression of 2010". (London: Shepheard-Walwyn.)
- Harrison, F. (2006). "Ricardo's Law: House Prices and the Great Tax Clawback Scam". (London: Shepheard-Walwyn.)
- Heard, J. (2005). "Troubled Waters" in Valuer March 2005, page 15.
- HMLR (2005). "Land Registry 10-year Strategic Plan: updated for 2005-06". accessed at
- http://www.landregistry.gov.uk/assets/library/documents/strategic\_plan0705.pd f
- HMSO (2004). "Proceedings of a workshop on best practice and the new Public Sector Information Directive" dated 30 July 2004 accessed at <a href="http://www.hmso.gov.uk/psi/psi-directive-workshop-proceedings.pdf">http://www.hmso.gov.uk/psi/psi-directive-workshop-proceedings.pdf</a>
- HM Treasury (2000). "Cross-Cutting Review of the Knowledge Economy." London: HMSO.
- Hollis, P. (2004). Address by the Chief Land Registrar to AGI2004 conference, 14 Oct 2004, London.
- Holloway, D. (2005a). Attachment to email (subject '3D Landvalue') to author,

- sent 16 Jan 2005.
- Holloway, D. (2005b). Attachment to email (subject 'Landvaluescape matters') to author, sent 20 Oct 2005.
- Hood, P. (1991). "A new public management for all seasons?" *Public Administration* 69:205-214.
- House of Commons (2008). "Ordnance Survey". Communities and Local Government Committee: Fifth Report of Session 2007-08. HC 268, published 2 February 2008.
- Howes, C. (1980). "Value Maps". (Norwich: Geo Books.)
- Hox, J. J. (2002). "Multi-level analysis: techniques and applications". (Lawrence Erlbaum Associates).
- Hudson, P. (1976). "Administrative Aspects of Site Value Rating". London: Economic and Social Science Research Association.
- Huhne, C. (2005). "Ordnance Survey team tells MEPs: don't mess up our maps". (news release by Eastleigh Liberal Democrats 23 Feb 2005).
- IASB (2003). "IAS 39: Financial Instruments: Recognition and Measurement". International Accounting Standards Board.
- Information Society Initiative (1996). "government-direct: a prospectus for the electronic delivery of services". Cm 3436. HMSO.
- IPCC (2007). "Fourth Assessment Report (AR4): Working Group II Report: Impacts, Adaptation and Vulnerability" of the Intergovernmental Panel on Climate Change. <a href="http://www.ipcc.ch/">http://www.ipcc.ch/</a>
- Ireland, M. W. and O'Connor, P. M. (2002). "Location Analysis for Commercial Properties" in *Assessment Journal*, Nov/Dec 2002, pp. 21-26.
- IVSC (2003). "International Valuation Standards, Sixth Edition 2003", published by the International Valuation Standards Committee.
- IVSC (2005). "International Valuation Standards, Seventh Edition 2005", published by the International Valuation Standards Committee.
- IVSC (2008). http://www.ivsc.org/about/index.html updated 17 Nov 2008.
- Jackson, M., Schell, D. and Fraser Taylor, D. R. (2009). "The Evolution of Geospatial Technology Calls for Changes in Geospatial Research, Education and Government Management". Article 6 April 2009, in *Directions Magazine*, accessed on 7/4/09 at
  - http://www.directionsmag.com/article.php?article\_id=3092
- Jensen, J. (1998). "Site Value Rates in Denmark". Unpublished paper produced by Danish Henry George Society to a meeting of Action for Land-value Taxation and Economic Reform (ALTER), Brighton, Sept 1998.
- Johnson, T. and Hart, C. (2005). "The Barker Review of Housing Supply and Planning Gain Supplement, a Report". Published by RICS, written by Tony Johnson and Chris Hart, Oct 2005.
- Josten, R. (2001). "Land Value Rating: A Possibility to Reform the German Property Rates" *Journal of Property Tax Assessment & Administration*, 6:3 (pp 63-80).
- JTA (2006). "Joint Industry Response to the Financial Services Authority

- CP05/3: Strengthening Capital Standards", published by London Investment Banking Association
- http://www.bba.org.uk/content/1/c4/56/88/CP05 3 strengthening capital stan dards.pdf
- Kahneman, D., Diener, E. and Schwarz, N. (2003). "Well-being: the foundations of hedonic psychology". (Russell Sage Foundation: New York).
- Kahneman, D. and Smith, V. (2002). "Foundations of Behavioral and Experimental Economics". (Advanced information on the Prize in Economic Sciences 2002, 17 December 2002), accessed 23 Feb 2009at http://nobelprize.org/nobel\_prizes/economics/laureates/2002/ecoadv02.pdf
- Kain, R. J. P. and Baigent, E. (1992). "The Cadastral Map in the Service of the State: A History of Property Mapping". (Chicago: University of Chicago Press).
- Kathmann, R. (2003). "Mass Valuation in the Netherlands: From Fiscal Valuation to Multi-Purpose Valuation." Paper for FIG Working Week, Paris, France 13-17 April 2003.
- Kathmann, R. and Kuijper, M. (2006). "How to evaluate valuation models." Paper TS7.1 for XXIII FIG Congress, Munich presented 9 Oct 2006
- Kelly, A. H. H. and Stoianoff, N. P. (2006). "Local Government Rates in New South Wales, Australia: An Environmental Tax." paper presented at Fifth Annual Global Conference on Environmental Taxation, Pavia, Italy, September 2004, in A. Cavaliere, H. Ashiabor, K. Deketelaere, L. Kreiser and J. Milne (Eds): *Critical Issues in Environmental Taxation: International and Comparative Perspectives, Vol. III.*, pp. 537-556. (London: Richmond Law & Tax).
- Kenney, S., Pottinger, G., Plimmer, F. and Pocock, Y. (2006). "Flood risk and property: impacts on commercial & residential stakeholders' strategies." Research report by College of Estate Management, Reading.
- Kilpatrick, J. A. (2004). "Real Estate Issues in Class Certification". *Class Action Reporter*, October 2004.
- Ladner, D., Wingenbach, G., and Raven, M. (2002). "Internet and paper-based data collection methods in agricultural education research." *Journal of Southern Agricultural Education Research*, 52(1), 40-51.
- Land Registry (2007). "Land Registry Business Plan 2007-08". Published online April 2007 at
- http://www1.landregistry.gov.uk/assets/library/documents/Business Plan 070 8.pdf
- Land Value Taxation Campaign (2008). "Land value taxation campaigning pitfalls". Discussion paper at <a href="http://www.landvaluetax.org/theory/lvt-campaigning-pitfalls.html">http://www.landvaluetax.org/theory/lvt-campaigning-pitfalls.html</a>, accessed 30 Dec 08.
- Land Victoria (2002). "Computer Mapping and Valuation". Fact Sheet published by Department of Natural Resources and Environment.
- Landsford, N. H. and Jones, L. L. (1995). "Effects of LCRA Lakes on Riparian Property Values: Recreational and Aesthetic Components of Lake Side Housing in the Colorado River Basin". (Texas Water Resources Institute.)
- Laurini, R. and Thompson, D. (1992). "Fundamentals of Spatial Information Systems". (Academic Press: London).

- Lawrence, V. (2008). Keynote address to AGI Conference, Stratford-on-Avon, 24 September 2008.
- Law Commission (2003). "Towards a Compulsory Purchase Code: Compensation" (Law Com No 286).
- Layfield Committee (1976). "Report of a committee of enquiry into local government finance". (London: HMSO).
- Leggo, D. (2002). "Mass appraisal systems and real estate taxation in United Kingdom", Proceedings of first meeting of the Permanent Committee on Cadastre in the European Union 14 Oct 2002, pp.261-2, published at http://www.eurocadastre.org/eng/documentseng.html
- Leunig, T. (2004) "Turning NIMBYs into IMBYs", *Town and Country Planning 73/12*, December, 2004, pp. 357-359.
- Liberal Democrats (2007). "Reducing the Burden". Policy Paper 81, approved at Liberal Democrat Party Conference Autumn 2007.
- Liberal Democrats (2008). "Green Tax Switch". http://www.libdems.org.uk/home/green-tax-switch-439116
- Lichfield, N. (1965). "The Economics of Planned Development". (London: Estates Gazette.)
- Lincoln Institute of Land Policy and State Enterprise Center of Registers (2005). "Introducing a Market Value-based Mass Appraisal System for Taxation Purposes" Proceedings of a workshop for Lithuania and Latvia, 25-29 October 2004, published by Lincoln Institute, Cambridge, MA USA, on CD-ROM only.
- Linehan, M. (2004). "Busy month for AGI's Council". *GIS Professional*, Nov/Dec 2004, p.29.
- Linstone, H.A. and Turoff, M. (1975). "The Delphi Method: Techniques and Applications". (Reading, MA: Addison-Wesley.) Accessed online at: www.is.njit.edu/pubs/delphibook/
- London Connects (2007). "Valuebill an update and thanks to all" (Valuebill Newsletter June 2007), accessed 28 Dec 2007 at <a href="http://www.londonconnects.gov.uk/">http://www.londonconnects.gov.uk/</a> db/ documents/ValueBill final newsletter June 2007.doc
- Louargand, M. (2007). "The Global REIT Revolution" in *Real Estate Issues*, Spring 2007, by Marc A. Louargand accessed at <a href="http://findarticles.com/p/articles/miga3681/is-200704/ai-n19433070/pg-1?tag=artBody;col1">http://findarticles.com/p/articles/miga3681/is-200704/ai-n19433070/pg-1?tag=artBody;col1</a>
- LPNSI (2008). "Land and Property Services Northern Ireland Annual Report and Accounts 2007-2008".
- http://www.lpsni.gov.uk/tso70565 land property.pdf
- LPSNI (2009). Email response from NI Land and Property Services Customer Services to personal enquiry by the author, 2 April 2009.
- Ludwig, B. (1997). "Predicting the Future: Have you considered using the Delphi Methodology?" in *Journal of Extension* October 1997 Volume 35 Number 5, accessed 15 March 2006 at <a href="http://www.joe.org/joe/1997october/tt2.html">http://www.joe.org/joe/1997october/tt2.html</a>
- Lyons, M. (2007). "Place Shaping: a shared ambition for local government". Final report of the Lyons Inquiry into Local Government.

- www.lyonsinguiry.org.uk.
- Magor, D. (2007). Private conversation with Chief Executive of Institute of Revenues, Rating and Valuation, 5<sup>th</sup> March 2007.
- Malkiel, B. G. (2003). "The efficient market hypothesis and its critics". *The Journal of Economic Perspectives*, 17(1):59-82.
- Malme, J. H. (2004). "Mass Valuation for Land Taxation in Transitional Economies". *Land Lines* 16(2):8–9.
- Malpezzi, S. (2003). "Hedonic Pricing Models: A Selective and Applied Review" Chapter 5 (pp.67-89) in T. O'Sullivan and K. Gibb (eds.) *Housing Economics and Public Policy*. (Oxford: Blackwell Science Ltd.)
- Manning, T. (2009). "UK Location Programme" presentation at AGI workshop on UK SDI, London 30<sup>th</sup> April 2009.
- Manning Stainton (2007). "Comments from the Royal Institution of Chartered Surveyors", published 21<sup>st</sup> February 2007 at <a href="http://www.manningstainton.co.uk/home">http://www.manningstainton.co.uk/home</a> information packs hips leeds wake <a href="field/hips news">field/hips news home</a> information packs leeds/rics response to dclg consultation/ accessed 25<sup>th</sup> February 2009.
- Mayfield, C. A., Wingenbach, G. J. and Chalmers, D. R. (2005). "Assessing Stakeholder Needs: Delphi meets the Internet" in *Journal of Extension* Vol 43 No. 3 Art 3IAW1 accessed 8 March 2006 at www.joe.org/joe/2005june/iw1.shtml
- Mayo, E. and Steinberg, T. (2007). "The Power of Information: An independent review", available at <a href="https://www.cabinetoffice.gov.uk/publications/reports/power information/power information.pdf">www.cabinetoffice.gov.uk/publications/reports/power information/power information.pdf</a>
- McCluskey, W. J. and Franszen, R. C. D. (2001). "Land Value Taxation: A Case Study Approach". Working Paper WP01WM1. Cambridge, MA USA: Lincoln Institute of Land Policy.
- McCluskey, W. J. (2005). "Land Taxation: The Case of Jamaica" in *Land Value Taxation: An Applied Analysis* by William J. McCluskey and Riel C. D. Franzsen. (Aldershot: Ashgate).
- McGill, G. and Plimmer, F. (2004). "An Examination into the Effects of Land Value Taxation in the UK". Working Paper WP04GM1. (Cambridge, MA USA: Lincoln Institute of Land Policy). Published online only at <a href="http://www.lincolninst.edu/pubs/PubDetail.aspx?pubid=922">http://www.lincolninst.edu/pubs/PubDetail.aspx?pubid=922</a>
- McHale, J. and McHale, M.C. (1975). "Futures Studies: An International Survey", (New York: United Nations Institute for Training and Research.)
- McKenzie, R. D. (1933). "The Metropolitan Community". (New York: Russell and Russell.)
- McLean, D. G., Kilpatrick, J. and Mundy, B. (1999). "Summation of evidentiary rules for real estate experts mandated by Daubert v. Merrell Dow Pharmeceuticals Inc.". In *Real Estate Issues* 24(3):24-32.
- Millington, A. F. (1988). "An Introduction to Property Valuation", third edition. London: Estates Gazette.
- Ministry of Finance (2001). "Revision of Taxation 2001." Brochure formerly published online at www.minfin.nl/belasting2001, accessed from Lincoln

- Institute of Land Policy CD-ROM of "A Study of European Property Tax Systems 1999-2002" by Peter Brown and Moira Hepworth (2003).
- Ministry of Justice (2008). "Guidance on Electoral Registration Data Standards Directive (England and Wales)". Published 6 June 2008
- Mitchell, S. and Vickers, A. J. M. (2004). "The Impact of the Jubilee Line Extension of the London Underground Rail Network on Land Values". WP03SM1. (Cambridge, MA USA: Lincoln Institute of Land Policy). Published online only at <a href="http://www.lincolninst.edu/pubs/PubDetail.aspx?pubid=906">http://www.lincolninst.edu/pubs/PubDetail.aspx?pubid=906</a>
- Monash City Council (2006). "Valuation Services Specifications 2008", Appendix G: Value Maps
- Müller, A. (2000). "Property Taxes and Valuation in Denmark". Paper for OECD seminar, Vienna.
- Munday, B. (2004). "Vectorisation of Index Map comes in under budget and on time". *Geomatics World* Nov/Dec 2004 pp.36-7.
- Nedovic-Budic, Z. and Pinto, J. K. (1999). "Understanding Interorganisational GIS Activities: A Conceptual Framework" in *Journal of the Urban and Regional Information Systems Association*. 11(1):53-64.
- Newbery, D., Bentley, L. and Pollock, R. (2008). "Models of Public Sector Information Provision via Trading Funds." Report for BERR and HM Treasury dated 26 Feb 2008 published at <a href="http://www.berr.gov.uk/files/file45136.pdf">http://www.berr.gov.uk/files/file45136.pdf</a>
- Nicholls, R.J., Wong, P.P., Burkett, V.R., Codignotto, J.O., Hay, J.E., McLean, R.F., Ragoonaden, S. and Woodroffe, C.D. (2007). "Coastal systems and low-lying areas." Chapter 6 (pp. 315-356) in *Climate Change 2007: Impacts, Adaptation and Vulnerability. Contribution of Working Group II to the Fourth Assessment Report of the Intergovernmental Panel on Climate Change*, Eds. M.L. Parry, O.F. Canziani, J.P. Palutikof, P.J. van der Linden and C.E. Hanson. (Cambridge University Press, Cambridge, UK).
- Nicholson, D. (1997). "A brief introduction to Delphi", Appendix 1 (pp. 47-9) in *Community Health Practitioners: Their Public Health Role* by Helen Lomax and Jenny Wright, (Results of a Delphi Consultation) published by Public Health Resource Unit, Institute of Health Sciences, Oxford and Institute for Health Services Research, University of Luton, October 1997.
- Nicholson, M. (2006). "The future of PSI: feast or famine?" Paper P04.1 for AGI2006 Conference published (CD-ROM only) by AGI.
- NLIS (1997). "Feasibility Study Executive Summary", prepared by the NLIS Steering Group. London: HM Land Registry.
- NLIS (2008). "NLIS History", accessed 4 Jan 09 at <a href="http://www.nlis.org.uk/NLIS-History-National-Land-and-Property-Information-Service-0fd32ca">http://www.nlis.org.uk/NLIS-History</a>. History-National-Land-and-Property-Information-Service-0fd32ca
- NLPG (2008a). "About the NLPG". www.nlpg.org.uk
- NLPG (2008b). "NLPG Licensing". Leaflet issued at commercial launch event, Royal Geographical Society, 30<sup>th</sup> April 2008.
- Oates, W. E. (1969). "The Effects of Property Taxes and Local Public Spending on Property Values: An Empirical Study of Tax Capitalization and the Tiebout Hypothesis". *Journal of Political Economy*, 77(6):957-971.
- ODPM (2004). "A new, experimental, monthly house price index". Accessed 20 June 2004 at

- www.odpm.gov.uk/stellent/groups/odpm housing/documents/pdf/odpm house pdf 023922.pdf
- OFT (2006). "The Commercial Use of Public Information (CUPI) Report". published 12 Dec 2006, archived at <a href="http://www.oft.gov.uk/advice">http://www.oft.gov.uk/advice</a> and resources/resource base/market-studies/public-information
- Okabe, A. (2006). "GIS-based studies in the humanities and social sciences" edited by Atsuyuki Okabe. (Taylor & Francis)
- OPSI (2006). "Office of Public Sector Information Report on its Investigation of a Complaint (SO42/8/4): Intelligent Addressing and Ordnance Survey", published at <a href="http://www.opsi.gov.uk/advice/psi-regulations/complaints/SO-42-8-4.pdf">http://www.opsi.gov.uk/advice/psi-regulations/complaints/SO-42-8-4.pdf</a> July 2006
- Ordnance Survey (2004a). "The Digital National Framework evolving a framework for interoperability across all kinds of information". A White Paper by Ordnance Survey, September 2004.
- Ordnance Survey (2004b). "Framework Document", July 2004. Southampton: OS Executive Agency.
- Ordnance Survey (2007). "Revision policy for basic scales products". Information paper published November 2007 at <a href="https://www.ordnancesurvey.co.uk/oswebsite/aboutus/foi/docs/basicscalerevisionpolicy.pdf">www.ordnancesurvey.co.uk/oswebsite/aboutus/foi/docs/basicscalerevisionpolicy.pdf</a>
- Orford, S., Dorling, D. and Harris, R. (1998). "Review of Visualization in the Social Sciences: A State of the Art Survey and Report". Report for the Advisory Group on Computer Graphics, School of Geographical Sciences, University of Bristol.
- ORPS (2008a). Office of Real Property Services, New York State: Digital Tax Map accessed 17 Nov 2008 at <a href="http://www.orps.state.ny.us/gis/graphics/taxmap.jpg">http://www.orps.state.ny.us/gis/graphics/taxmap.jpg</a>
- ORPS (2008b). "Reforming New York State's Property Tax System", Office of Real Property Services, New York State, accessed 17 Nov 2008 at http://www.orps.state.ny.us/reform/index.cfm
- Overchuk, A. L. (2001). "Land (Real Estate) Mass Valuation Systems for Taxation Purposes in Europe". Report for the Working Party on Land Administration of UNECE. (Moscow: Federal Land Cadastre Service of Russia.)
- Oxley, M. (2008). "Implicit Land Taxation and Affordable Housing Provision in England". *Housing Studies* 23(4):661-671.
- Pannell, B. and Wagstaff, M. (2006). "Mortgage lenders, HIPs and the future of valuations". Research paper for Council of Mortgage Lenders.
- Paterson, R. W. and Boyle, K. J. (2002). "Out of Sight, Out of Mind? Using GIS to Incorporate Visibility in Hedonic Property Value Models". In *Land Economics* 78(3):417-425.
- Pearson, R. C. (2002). Response to FIG Pilot Survey from a US county surveyor.
- Pira International Ltd. (2000). "Commercial Exploitation of Europe's Public Sector Information." Report by Pira International, University of East Anglia,

- and Knowledge Ltd. (Luxembourg: EC DG INFSO).
- Planning Inspectorate (2003). "Guidance for S17 applications and S18 appeals". Accessed from <a href="http://www.planning-inspectorate..gov.uk">http://www.planning-inspectorate..gov.uk</a> 10 March 2003.
- Plimmer, F. (1998). "Rating law and valuation: A practical guide." (London: Addison Wesley Longman).
- Plimmer, F. (2000). "The Council Tax: the need for a revaluation" in *Journal of Property Tax Assessment and Administration* Vol. 5 No. 1.
- Plimmer, F. (2004). Personal email to the author dated 27 March 2004.
- Plimmer, F., McCluskey, W. J. and Connellan, O. (2000). "Banding for UK Property Taxes". Paper for RICS Cutting Edge Conference, September 2000.
- Pollard, P. A. (2006). "Co-ordinating the sharing of spatial data in the UK". Draft doctoral thesis (unpublished) by Pauline Pollard, Bristol Institute of Technology, in preparation for submission to the University of West of England, (copy obtained on loan from Intelligent Addressing plc).
- Porter, M. (1990). "The Competitive Advantage of Nations". (The Free Press, New York).
- Powelson, J. P. (1988) "The Story of Land: A World History of Land Tenure and Agrarian Reform". (Cambridge MA, USA: Lincoln Institute of Land Policy.)
- Probert, M. (2002). "The UK Cadastre", in Proceedings of first meeting of the Permanent Committee on Cadastre in the European Union 14 Oct 2002, pp.278-9, published at http://www.eurocadastre.org/eng/documentseng.html
- Ramanauskas, R. (2007). "Case Lithuania: Multipurpose Approach at the Centre of Registers". Presentation to Eurogeographics Workshop: Quality and Efficiency Improvements in Cadastre and Land Registry, Sofia, Bulgaria, 30/31 May 2007.
- Rapleys (2005). "Report & Valuation: Land at Botley, Oxfordshire". Ref. RAK/JO/74/92/1 dated 24 January 2005.
- RARARI (2003) "Recommendations for the safe management of acutely disturbed psychiatric patients in Scotland's remote and rural areas". Published by the Scottish Executive at <a href="https://www.rararibids.org.uk/documents/bid79-final-report.pdf">www.rararibids.org.uk/documents/bid79-final-report.pdf</a> accessed last 10 Nov 2003
- Ratcliffe, J. H. and McCullagh, M. J. (1999). "Hotbeds of crime and the search for spatial accuracy". *Geographical Systems* 1(4): 385-398.
- Rating Surveyors' Association (2006). "Rules of the Association", 2006 edition.
- Raynsford, N. (2004). "The Balance of Funding Review Report". Published by ODPM 16<sup>th</sup> July 2004.
- Raywood, D. (2007). "HIPs not Conservative?" in *Mortgager Introducer* online posted 20 October 2007 accessed at <a href="http://www.mortgageintroducer.com/ccstory/67381/17/HIPs">http://www.mortgageintroducer.com/ccstory/67381/17/HIPs</a> not Conservative
- ?.htm on 31 Dec 2007
  Remetey-Füllöp, G. (2002). "The Cadastral GIS Situation in the EU." EUROGI presentation at the first Cadastral Congress in the EU, Granada, May 15-17,
- 2002.
  Rhodes, R. A. W., Carmichael, P., McMillan, J. and Massey, A. (2003).

- "Decentralising the Civil Service: From Unitary State to Differentiated Polity in the United Kingdom". Open University Press.
- Ricardo, D. (1817). "On the Principles of Political Economy and Taxation".
- Richmond, D. (1994). "Introduction to Valuation", third edition. Basingstoke: Palgrave Macmillan.
- RICS (1996). "RICS Policy on the Availability of Land & Property Information", published 18 December 1996.
- RICS (2007). "RICS Valuation Standards, Sixth Edition", accessed 24 Feb 2009 at http://www.isurv.com/site/scripts/documents.aspx?categoryID=127
- RICS (2008). "Definitions of specializations". Accessed 11 Dec 08 at <a href="http://www.rics.org/NR/rdonlyres/06C17CA7-5F85-44D9-BE00-5CBD78A3BB3D/0/DefinitionsofSpecialisations.doc">http://www.rics.org/NR/rdonlyres/06C17CA7-5F85-44D9-BE00-5CBD78A3BB3D/0/DefinitionsofSpecialisations.doc</a>
- Rieger, W. G. (1986). "Directions in Delphi developments: Dissertations and their quality." *Technological Forecasting and Social Change*, 29, 195-204.
- Riukas, S. (1998). "Inherent and Instrumental Values in Ethics". Paper presented at 20<sup>th</sup> World Congress of Philosophy, accessed at <a href="http://www.bu.edu/wcp/Papers/Valu/ValuRiuk.htm">http://www.bu.edu/wcp/Papers/Valu/ValuRiuk.htm</a>
- Robertson, J. (1994). "Benefits and Taxes: a radical strategy". (London: the New Economics Foundation).
- Robinson, W. S. (1950). "Ecological correlations and the behaviour of individuals". *American Sociological Review*, 15:351-357.
- Rogers, R. (1999). "Towards an Urban Renaissance" (Report of the Urban Task Force). London: Spon.
- Roos, H. (2009). Personal email from Henrik Roos, Landmäteriet, Gävle, Sweden 30<sup>th</sup> March 2009.
- Rosenbaum, H., Sawyer, S., Davenport, E. and Day, R. (2006). "Sparking synergies between research and practice: The contribution of social informatics". *Proceedings of the American Society for Information Science and Technology* **42**(1). Published online only at http://www3.interscience.wiley.com/
- RTPI (2006) "What planning does" Royal Town Planning Institute website <a href="http://www.rtpi.org.uk/what\_planning\_does/">http://www.rtpi.org.uk/what\_planning\_does/</a>
- Rybeck, R. (2004). "Using Value Capture to Finance Infrastructure and Encourage Compact Development". *Public Works Management and Policy* 8(4):249-260.
- Rybeck, W. (2000) "United States", in *Land Value Taxation Around the World* by Robert Andelson (ed.) (2000) pp.136-183. Blackwell: New York.
- Sabaliauskas, K. and Aleksiene, A. (2002). "Progress toward value-based taxation of real property in Lithuania". *Land Lines* 14(4):8-9.
- Salvert, M. (2006). Speech to Conference on Spatial Information in Europe 2-4 April 2006 in Gavle Sweden, at <a href="http://www.riksdagen.se/templates/R">http://www.riksdagen.se/templates/R</a> Page 9668.aspx accessed 31 Dec 2007
- Sayce, S. and Connellan, O. (2002). "From existing use to value in use: time for a paradigm shift?" in *Property Management*, 20(4):228-251.

- Sayce, S., Walford, N., Garside, P. and Vickers, T. (2008). "NLUD Scoping Study, Final Report". Published September 24<sup>th</sup> 2008 at <a href="http://www.englishpartnerships.co.uk/landsupplypublications.htm#nlud">http://www.englishpartnerships.co.uk/landsupplypublications.htm#nlud</a>
- Sayce, S., Vickers, T., Morad, M. and Connellan, O. (2006) "Value Maps: The Next Utility". Paper TS17 for XXIII FIG Congress, Munich, 8-13 Oct, 2006.
- Schlossberg, M. and Shuford, E. (2003). "Delineating 'Public' and 'Participation' in PPGIS". In *URISA Journal*, 16(2):15-26. http://www.urisa.org/Journal/Vol16No2/2Schlossberg.pdf
- Schmid, G., Woodland, K., Norman, A., Rickman, D. and Mann, R. (2006). "Response to the Cabinet Office Consultation on Transformational Government". AGI, Feb 2006
- Schulte, K.-W. (2003). "All the world's a real estate professional's stage". In *RICS Business*, February 2003, p.12.
- Scottish Executive Central Research Unit (2002). "Land values and the implications for planning policy". Research Finding No. 152/2002, published online at <a href="http://www.scotland.gov.uk/Publications/2002/11/15619/12084">http://www.scotland.gov.uk/Publications/2002/11/15619/12084</a> accessed 8 Dec 2008.
- Shareholder Executive (2008). "Terms of reference for the Trading Fund Assessment" published at <a href="https://www.shareholderexecutive.gov.uk/publications/pdf/tradingfunds250608terms.pdf">www.shareholderexecutive.gov.uk/publications/pdf/tradingfunds250608terms.pdf</a>
- Simon, H. A. (1959). "Theories of decision-making in economics and behavioral science". *American Economic Review*, 1959:253-283.
- Smith, A. (1776). "An Inquiry into the Nature and Causes of the Wealth of Nations", re-published at <a href="http://oll.libertyfund.org/ToC/0141-03.php">http://oll.libertyfund.org/ToC/0141-03.php</a>
- Smith, A. and Wyatt, P. (1996). "Commercial property analysis and advice: information holds the key". Paper presented at The Cutting Edge 1996 conference, published by RICS Research at <a href="http://www.rics.org/NR/rdonlyres/F39003BC-DF3F-4D47-B073-9ED3E7138104/0/Commercial property analysis and advice 1996.pdf">http://www.rics.org/NR/rdonlyres/F39003BC-DF3F-4D47-B073-9ED3E7138104/0/Commercial property analysis and advice 1996.pdf</a>
- Smith, J. J. and Gihring, T. A. (2006). "Financing Transit Systems through Value Capture". (Victoria Transport Policy Institute, BC, Canada).
- Spachinger, K., Dorner, W., Metzka, R., Serrhini, K. and Fuchs, S. (2008). "Flood risk and Flood Hazard Maps Visualisation of Hydrological Risks". Paper for XXIVth Conference of the Danubian Countries. *Earth and Environmental Science* 4(2008). doi:10.1088/1755-1307/4/1/012043 (IOP Publishing).
- Spence, T. (1801). "The Restorer of Society to its Natural State". Pamphlet by Thomas Spence, reproduced at http://www.ditext.com/spence/restorer.html
- Stamp, L.D. (1962). "The Land of Britain its Use and Misuse", Third Edition. London: Longmans, Green & Co. Ltd.
- Steinberg, T. and Mayo, E. (2007). "The Power of Information." Report for the Cabinet Office Strategy Unit, June 2007
- Stern, N. (2006). "Stern Review Report on the Economics of Climate Change". HM Treasury at <a href="http://www.hm-treasury.gov.uk/stern\_review\_report.htm">http://www.hm-treasury.gov.uk/stern\_review\_report.htm</a>
- Stunell, A. (2007). "Home Information Packs project has become a train crash".

- Press Release posted 26 May 2007 at <a href="http://www.libdems.org.uk/parliament/parliamentaryreport.html?id=6637">http://www.libdems.org.uk/parliament/parliamentaryreport.html?id=6637</a> accessed 31 Dec 2007
- Sveriges Riksdag (2006). Report by Swedish Parliament of a Conference on Spatial Information 2-4 April 2006 in Gavle Sweden, at <a href="http://www.riksdagen.se/templates/R">http://www.riksdagen.se/templates/R</a> Page 9668.aspx accessed 31 Dec 2007
- Swedish Tax Administration (2000). "Swedish Tax Administration and the Swedish Tax System 1999". RSV 132b, edition 3, published at <a href="www.rsv.se">www.rsv.se</a> in May 2000 and accessed via CD-ROM draft of "A Study of European Property Tax Systems 1999-2002" by Professor Peter Brown and Dr Moira Hepworth, published by Lincoln Institute of Land Policy, Cambridge, MA USA.
- Tegart, G. and Johnston, R. (2004) "Some Advances in the Practice of Foresight". Paper 2, Session 1 (Methodological Selection) in *Proceedings of the EU-US Scientific Seminar: New Technology Foresight, Forecasting and Assessment Methods* May 2004 by Futures-oriented Technology Analysis at FORERA, at <a href="http://forera.jrc.ec.europa.eu/fta/fta/2004.html">http://forera.jrc.ec.europa.eu/fta/fta/2004.html</a> pp.32-46
- Thomas, R. (2006) "Valuation and Basel 2: an overview". Presentation at *Countdown to HIPs* Conference 29 June 2006
- Thurstain-Goodwin, M. (2004) "Can value maps be an effective property industry decision tool?" Workshop presentation at conference: *Towards Land Value Taxation for Local Government* 16 September 2004, Oxford. Transcript published by Waterfront Conference Company
- Thurstain-Goodwin, M. & Vickers, A. J. M. (2002) "Visualising Landvaluescape without a cadastre". Paper for the XXII FIG International Congress, Washington D.C.
- Tiebout, C. (1956). "A pure theory of local public expenditures". *Journal of Political Economy* 64:416-424.
- Tissier, M. (2002). "The changing face of financial reporting". In RICS Valuation Faculty Update, August 2002, p.8.
- Tissier, M. (2003). "IVSC Alert" email dated 10 Dec 2003
- Tumelionis, A. (2006). "Mass land and fixture valuation in Lithuania" in *Privati Erdve* Issue 1, Feb 2006 pp. 66-73. www.privatierdve.lt
- Turner, D. M. (1977) "An Approach to Land Values". (Berkhamstead: Geographical Publications Ltd.)
- Turoff, M. (1970). "The Design of a Policy Delphi," *Technological Forecasting and Social Change 2*, No.2.
- Tversky, A. and Kahneman, D. (1986). "Rational Choice and the Framing of Decisions", in *Journal of Business* (59:S4).
- UNECE (1996). "Guidelines on Land Administration with special reference to countries in transition" (ECE/HBP/96). (Geneva: UN Economic Commission for Europe.)
- UNECE (2005). "Land Administration in the UNECE Region: development trends and main principles." Report Ref. ECE/HBP/140. (Geneva: UN Economic Commission for Europe.)
- UNECE WLPA (2004). "Land (Real Property) Review: Lithuania". United Nations Economic and Social Council Economic Commission for Europe,

- Working Party on Land Administration report HBP/2004/7 dated 8 Sep 2004.
- UNFCCC (2003). "Caring for climate: a guide to the climate change convention and the Kyoto Protocol" published by the UN Framework Convention on Climate Change at <a href="http://unfccc.int/resource/docs/publications/caring\_en.pdf">http://unfccc.int/resource/docs/publications/caring\_en.pdf</a>
- Upson, L. D. (1926). "Practice of Municipal Administration". New York: The Century Company.
- URISA (2009). "GIS & CAMA Technologies Conference" webpages of program for the 13<sup>th</sup> Annual Conference for Professionals in Property Assessment, Tax Administration, Mapping and Information Technology. http://www.urisa.org/gis\_cama
- Vadali, S. R. and Sohn, C. (2001). "Using a geographic information system to track changes in spatially segregated location premiums Alternative method for assessing residential land use impact of transportation projects." *Transportation Data and Information Technology*, No.1768, 180-192.
- VALiD (2005). "Putting VALiD into practice an implementation strategy". Paper by the VALiD Project, Loughborough University www.valueindesign.com accessed 20 July 2006.
- Ventura, S. J. (1998). "Land Information Systems and Cadastral Applications", Unit 164 of NGCIA Core Curriculum in Geographic Information Science, accessed at <a href="http://www.ncgia.ucsb.edu/giscc/units/u164/u164.html">http://www.ncgia.ucsb.edu/giscc/units/u164/u164.html</a> 13 Nov 2008.
- Vickers, A. J. M. (2000a) "Prospects for a Smart Property Tax" paper in *Proceedings of GIS2000 conference*, AGI Sep 2000 www.gisexpo.com
- Vickers, A. J. M. (2000b). "Preparing for Land Value Taxation in Britain". Working Paper WP00AV1 (Cambridge, MA USA: Lincoln Institute of Land Policy).
- Vickers, A. J. M. (2002a). "From Zee to Vee: Using Property Tax Assessments to Monitor the Economic Landscape", paper presented at Third Global Environmental Taxation Conference, Woodstock, VT USA April 2002, in J. E. Milne, K. Deketelaere, L. Kreiser & H. Ashiabor (Eds): *Critical Issues in Environmental Taxation: International and Comparative Perspectives,* Vol. I., pp. 461-473. (London: Richmond Law & Tax).
- Vickers, A. J. M. (2002b) "Preparing to Pilot Land Value Taxation in Britain". Working Paper WP02AV1. (Cambridge, MA USA: Lincoln Institute of Land Policy).
- Vickers, A. J. M. (2003) "A Blueprint for Smart Tax in Britain" Working Paper WP03AV1. (Cambridge, MA USA: Lincoln Institute of Land Policy). Available from <a href="https://www.lincolninst.edu/pubs/pub-detail.asp?id=861">www.lincolninst.edu/pubs/pub-detail.asp?id=861</a>
- Vickers, A. J. M. (2004). "Landvaluescape Newsletter No. 5". Posted 17 Dec 2004 at <a href="http://www.landvaluescape.org/archives/LVScapeNews5.doc">http://www.landvaluescape.org/archives/LVScapeNews5.doc</a> .
- Vickers, A. J. M. (2005a). "The Costs and Benefits of UK Value Mapping" <a href="http://www.landvaluescape.org/archives/000056.html">http://www.landvaluescape.org/archives/000056.html</a> uploaded 4 July 2005
- Vickers, A. J. M. (2005b). "Developments in Danish Property Taxes". Notes following a visit to SKAT, published at http://www.landvaluescape.org/archives/000074.html 30th November 2005.
- Vickers, A. J. M. (2005c). "A Note on Swedish Taxes", published at

- http://www.landvaluescape.org/archives/000074.html 30th November 2005.
- Vickers, A. J. M. (2006) "Landvaluescape and U.K. Tax Reform: a Report on Aspects of the Study of Land Value Taxation carried out in Oxfordshire 2003-5". WP06AV1. (Cambridge, MA USA: Lincoln Institute of Land Policy). Published online only at http://www.lincolninst.edu/pubs/PubDetail.aspx?pubid=1109
- Vickers, G. (1965). "The Art of Judgement: a study of policy making". (London: Chapman and Hall).
- Vickers, T., Sayce, S., Connellan, O. and Morad, M. (2006). "A Revealing Landvaluescape: making property tax more acceptable using value maps." paper presented at Fifth Annual Global Conference on Environmental Taxation, Pavia, Italy, September 2004, in A. Cavaliere, H. Ashiabor, K. Deketelaere, L. Kreiser and J. Milne (Eds): *Critical Issues in Environmental Taxation: International and Comparative Perspectives, Vol. III.*, pp. 565-590. (London: Richmond Law & Tax).
- VOA (2000). "Report of the 2000 Review of the Valuation Office Agency", VOA.
- VOA (2002). "Forward Plan: 2002-2007". London: Valuation Office Agency.
- VOA (2005). "Report of the 2005 Review of the Valuation Office Agency" published at <a href="http://www.voa.gov.uk/publications/framework">http://www.voa.gov.uk/publications/framework</a> doc/2005-framework-intro.shtml
- Von Thunen, J. H. (1826). "The Isolated State".
- Wagstaff, M. and Pannell, R. (2006). "Mortgage lenders, HIPs and the future of valuations". Report for Council of Mortgage Lenders July 2006 ISBN: 1-905257-08-2 Executive Summary accessed at www.cml.org.uk/cml/filegrab/159-HIPs.pdf?ref=4878 30 July 2007
- Walford, R. (ed.) (1997). "Land Use-UK: A survey for the 21st Century." Geographical Association.
- Walsham, G. (1993). "Interpreting Information Systems in Organizations". Chichester: John Wiley and Sons Ltd.
- Walsham, G. (2001). "Making a World of Difference: IT in a Global Context", Chichester: John Wiley and Sons Ltd.
- Ward, R. (2001). "Developing an Equitable Valuation Base in the Absence of Market Data". Paper for International Association of Assessing Officers.
- Ward, R., Guilford, J., Jones, B., Pratt, D. and German, J. (2002) "Piecing together location: three studies by the Lucas County R&D Section", in *Assessment Journal* September/October 2002, page 21-
- Welsh Assembly (2007). "Equality Champions", accessed 28 Dec 2007 at <a href="http://wales.gov.uk/topics/equality/essentials/equalitychampions/?lang=en">http://wales.gov.uk/topics/equality/essentials/equalitychampions/?lang=en</a>
- Wilks, H. M. (1964). "The rating of site values: Report of a pilot survey at Whitstable". London: Rating and Valuation Association.
- Wilks, H. M. (1974). "The rating of site values: Update of report of pilot survey at Whitstable". London: Land Institute.
- Williams, R. and Edge, D. (1996). "The Social Shaping of Technology", in *Research Policy*, Vol. 25:pp.856-899.
- Williamson, I., Enemark, S. and Wallace, J. eds. (2006). "Sustainability and

- Land Administration Systems". Proceedings of the Expert Group Meeting, Melbourne, Australia, 9-11 October 2005. Published by The University of Melbourne, Department of Geomatics at <a href="http://www.geom.unimelb.edu.au/research/SDI">http://www.geom.unimelb.edu.au/research/SDI</a> research/EGM%20BOOK.pdf accessed 8 April 2009
- Willis, K. and Garrod, G. (1993) "The Value of Waterside Properties", paper by the Countryside Change Unit, University of Newcastle-Upon-Tyne.
- Wyatt, P. (1995). "Using a GIS for property valuation". In *Journal of Property Valuation and Investment* Vol. 14(1):66-79.
- Yousuf, M. I. (2006) "The Delphi Technique", published online by the Division of Continuing Education, University of Arid Agriculture, Rawalpindi, accessed 14 Oct 2008 at http://www.articlealley.com/article 112396 12.html
- Zeiler, M. (1999). "Modeling Our World: the ESRI Guide to Geodatabase Design". Redlands, CA: ESRI Press.
- Zellner, M. L., Page, S. E., Rand, W., Brown, D. G., Robinson, D. T., Nassauer, J. and Low, B. (2009). "The emergence of zoning policy games in exurban jurisdictions: Informing collective action theory". *Land Use Policy*, 26(2):356-367.