

Sebastiano Carbonara
Full Professor of Appraisal and Valuation
Department of Architecture
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Full Professor of Appraisal and Valuation with expertise in territorial economics, urban and environmental planning, land policies, real estate systems and post-disaster reconstruction processes.

Academic Positions

Since 2010, Full Professor of Appraisal and Valuation, Università degli Studi “G. d’Annunzio” Chieti–Pescara.
1999–2010, Associate Professor of Appraisal and Valuation, Università degli Studi “G. d’Annunzio” Chieti–Pescara.
1995–1998, Researcher in Economics and Valuation, Università degli Studi di Bari.
1994–1995, Research Fellow, National Research Council of Italy (CNR).

Education

1990–1991, Advanced Master’s Degree in Territorial Planning and Real Estate Market, COREP – Politecnico di Torino (scholarship recipient).

Research Interests

Economic and Territorial Evaluation
Urban and Environmental Planning
Land and Real Estate Policies
Property Rights, Public Interest and Territorial Governance
Environmental Assessment
Urban Regeneration and Territorial Development
Post-Disaster Reconstruction Economics
Real Estate Markets and Land Value Dynamics
Sustainability of Territorial Transformation Processes

Scientific Activity

His scientific activity focuses on appraisal and valuation, territorial economics, and urban and environmental planning, with particular attention to the relationships between land policies, real estate systems, public interest and territorial transformation processes.

Research activities have focused on the economic evaluation of public projects and territorial policies, environmental and strategic assessment procedures, land value dynamics, urban regeneration processes and the sustainability of territorial development models.

A significant area of research concerns post-earthquake reconstruction processes, through studies on reconstruction costs, economic and financial feasibility, public funding mechanisms and the territorial impacts of reconstruction policies.

Scientific and applied research activities have also involved participation in studies, plans and programmes concerning municipal master plans, provincial territorial coordination plans, park plans and complex territorial planning tools.

His activity combines theoretical research, applied evaluation methodologies and technical-scientific support to public administrations in the fields of territorial governance, environmental assessment and public decision-making processes.

Editorial and Reviewing Activities

He serves as a reviewer for national and international journals, scientific publishers in the fields of appraisal, urban and territorial studies, sustainability and built environment research, including *Italian Journal of Regional Science*, *Archivio di Studi Urbani e Regionali*, *Territorio Italia*, *Valori e Valutazioni*, *Buildings*, *Sustainability* and *Lecture Notes in Computer Science*.

He has also served as reviewer for national research evaluation procedures, including PRIN-related activities, CINECA evaluation processes, research grant programmes at the Università degli Studi di Padova and research calls promoted by Fondazione Cariverona.

2009–2012, Editorial Coordinator of the journal *Valori e Valutazioni* of the Italian Society of Appraisal and Valuation (SIEV).

2006–2010, Member of the Scientific Committee of the journal *Valori e Valutazioni*.

2000–2009, Member of the Editorial Board of the journal *GR – Estimo e Territorio* (Edagricole – Il Sole 24 Ore, Bologna).

2011–2013, Coordinator of the “Forum” section of the journal *Territori* (Editrice Compositori, Bologna), supervising the publication of scientific essays and thematic contributions.

2011–2013, Member of the Scientific Committee of the journal *Territori* (Editrice Compositori, Bologna).

Since 1992, Coordinator of the section “Tribuna Aperta” of the journal *GR – Estimo e Territorio*, supervising the publication of more than 180 scientific essays and contributions.

2025, Guest Editor of the Scopus-indexed journal *Land*.

Since 2016, Member of the Editorial Board of the book series *Studi e Ricerche di Architettura* published by Gangemi Editore.

Teaching Activities and PhD Supervision

He has carried out scientific and teaching activities in the fields of appraisal, economic evaluation, territorial economics and urban planning within Bachelor's, master's and postgraduate degree programmes.

Selected external teaching appointments include:

2017–2018, Economic Evaluation Projects, Politecnico di Milano.

2007–2008, Appraisal and Valuation, Università degli Studi di Camerino.

2002–2003, Rural Evaluation and Business Accounting, Università degli Studi di Foggia.

Since 2006, he has carried out teaching and academic activities within PhD programmes in the fields of urban planning, territorial evaluation and territorial transformation processes.

He has participated in several PhD admission and final evaluation committees at the University of Naples Federico II, Politecnico di Milano, Politecnico di Torino, Università degli Studi di Padova and Università degli Studi "G. d'Annunzio" Chieti–Pescara.

Professional and Institutional Activities

2024 - Appointed as special judicial commissioner (*Commissario ad acta*) for the appraisal of compensation related to unlawful occupation within proceedings ordered by the Regional Administrative Court of Abruzzo (TAR Abruzzo, Pescara).

2024–2025, Coordinator of the agreement involving the Department of Architecture of Università degli Studi "G. d'Annunzio" Chieti–Pescara concerning the assessment of economic damages and loss of profits related to delays in the approval of an implementation plan in San Vito Chietino.

Expert appraisal appointments by the Courts of Chieti (2013) and Vasto (2020) within judicial procedures concerning expropriation compensation under DPR 327/2001.

2020, Technical Consultant for Università degli Studi "G. d'Annunzio" Chieti–Pescara on cost assessment related to the completion of two sports facilities in Chieti.

2019, Coordinator of an agreement involving the Department of Architecture of Università degli Studi "G. d'Annunzio" Chieti–Pescara for the appraisal of the historic former Convent of San Panfilo (11th century) in Spoltore.

2006–2009, Member of the Regional Committee for Environmental Impact Assessment (VIA) of the Apulia Region.

2005–2009, Consultancy activities in appraisal and real estate valuation, including military properties subject to redevelopment, urban areas, ski facilities and real estate fund evaluations as independent expert.

1995–2004, Technical-scientific collaborations concerning urban planning instruments and complex territorial programmes, including masterplans, neighbourhood contracts, economic and financial feasibility studies, and valuation of agricultural and rural areas.

1992–2003, Consultancy and research activities concerning environmental assessment and EIA procedures, territorial and rural studies, expropriation and easement compensation, territorial and infrastructure planning, and environmental and territorial training projects.

Scientific Coordination and Academic Activities

2025–2026, Member of the Permanent Observatory on Construction Prices of the Abruzzo Region, established under Regional Law 21/2021 and promoted by ANCI and the Abruzzo Region.

2021, Coordinator of the agreement between the Department of Architecture of Università degli Studi "G. d'Annunzio" Chieti–Pescara, the Abruzzo Region, the Italian Ministry of Infrastructure and Sustainable Mobility, and the Consortium Innovazione Sviluppo Edilizia Ambiente concerning the monitoring and updating of construction material costs and the regional public works price list.

2010–2014, Responsible for the economic and financial feasibility assessment of eleven post-earthquake Reconstruction Plans developed through agreements between the Abruzzo Region and the Department of Architecture of Università degli Studi "G. d'Annunzio" Chieti–Pescara.

2018–2026, Member of the Board of the II Level Master "BIM Manager. BIM Methods, Models and Applications", Politecnico di Milano.

Since 2023, Member of the International Symposium "New Metropolitan Perspectives", LaborEst – Mediterranea University of Reggio Calabria.

2004, Member of the Organising Committee of the INU Conference "Urban Equalisation: from Principles to Implementation", held in Monopoli, followed by the co-editing, with C.M. Torre, of the related scientific volume published in two editions by FrancoAngeli (2008 and 2012).

2000–2001, Head of valuation activities concerning agricultural areas within the preliminary studies for the Alta Murgia National Park, promoted by the Apulia Region, the Province of Bari and Politecnico di Bari.

2000, Scientific Coordinator of the seminar series "Feasibility Studies and Technical Insights for Southern Italy: Reorganisation Plan of the Water and Sewerage System".

1994–1995, Planning, organisation and academic coordination of professional training courses on environmental restoration promoted by the Apulian Institute of Popular Culture and the Italian Ministry of Labour within European Social Fund programmes.

Membership of Scientific Societies

Former member of the Italian National Institute of Urban Planning (INU), within which he participated in the National Commission on “Property Regimes” (1994–1996), coordinated by Giuseppe Campos Venuti, for the development and evaluation of an urban equalisation model. He was also a member of the Executive Board of INU-Puglia, serving as Treasurer from September 2002 to September 2006.

Member of SIEV – Italian Society of Appraisal and Valuation, within which he served as Secretary (2013–2020), Auditor (2009–2011), and Member of the Executive Board from January 2011 to January 2020.

Former member of CeSET – Centro Studi di Estimo e di Economia Territoriale.

Academic and Institutional Responsibilities

2019–2024 – Member of the Academic Senate of the University “G. d’Annunzio” of Chieti-Pescara.

2020–2026 – Department Quality Assurance Representative for the Department of Architecture within the University Quality Assurance Board of the University “G. d’Annunzio”.

2025 – Department Coordinator for the national research assessment (VQR 2020–2024) for the Department of Architecture, University “G. d’Annunzio”.

2023–2026 – Member of the PhD Board “Culture del Progetto, Creatività, Patrimonio, Ambiente”, University “G. d’Annunzio” of Chieti-Pescara.

2022–2026 – Member of the Joint Advisory Board of the Degree Programmes in Design and Eco Inclusive Design.

2012–2026 – Member of the Executive Board of the Department of Architecture, University “G. d’Annunzio” of Chieti-Pescara.

2017–2023 – Member of the PhD Board “Earth Systems and Built Environments”, University “G. d’Annunzio”.

2006–2007 – Member of the PhD Board in Urban Planning, University “G. d’Annunzio” (XVIII–XIX cycle).

Selected Publications

Carbonara S. and Stefàno D., (2025), “The impact of Green Surfaces on the Urban Quality of the L’Arco Neighborhood through the Analysis of Real Estate Values” in Vadini E. et al. *Urban Green Shapes. Qualità, efficienza e benessere di quartiere / Quality, Efficiency and Well-being of the Neighbourhood*, Libria, ISBN 9788867643837.

Carbonara S., Mastrodonardo L., Lualdi (2025), “Housing hardship, demographic structure, post-earthquake reconstruction in Abruzzo”, in Palestini et al. *ReUso 2025 Territori Marginali Patrimonio a Rischio*, ISBN 9788899586607.

Della Spina L., Carbonara S., Stefano D. and Viglianisi, (2023) “Sustainable Collaborative Strategies of Territorial Regeneration for the Cultural Enhancement of Unresolved Landscapes”, in *Land*, Volume 12, Article number 497, pp 1-20.

Carbonara S., Stefano D. (2021), “The Valorisation of Public Real Estate Assets in Italy: A Critical Reconstruction of the Legislative Framework”. In: Bevilacqua C., Calabrò F., Della Spina L. (eds) *New Metropolitan Perspectives. NMP 2020. Smart Innovation, Systems and Technologies*, vol 178. Springer, Cham, pp. 475-485.

Carbonara S., Stefano D. (2021), How the Italian State Finances Post-seismic Reconstruction: The 2009 Abruzzo Earthquake. In: Morano P., Oppio A., Rosato P., Sdino L., Tajani F. (eds) *Appraisal and Valuation. Green Energy and Technology*. Springer, Cham., pp. 249-267.

Carbonara, S., Faustoferri, M., Stefano D., (2021), “Real estate values and urban quality: A multiple linear regression model for defining an urban quality index”, in *Sustainability* 2021, 13(24), 13635.

Carbonara S., Stefàno D.(2020), “An Operational Protocol for the Valorisation of Public Real Estate Assets in Italy”, in *Sustainability* 2020, 12, 732.

Carbonara, S.; Stefano, D., Di Prinzi A. (2020), Transforming surface rights into property rights: An analysis of current estimation procedures and a comparison with an alternative hypothesis (La trasformazione del diritto di superficie in diritto di proprietà: Analisi delle procedure di stima utilizzate e confronto con un’ipotesi alternativa), in *Valori e Valutazioni n. 24, pp. 5-17, DEI*.

Carbonara S (2016), “Il Censimento del Patrimonio Immobiliare Pubblico di Pescara”, in AA.VV. *VersoPescara2007-Dossier di Ricerca*, Gangemi, ISBN13:9788849232783, ISBN10: 9788849232783 con Repertorio beni immobili di proprietà pubblica nella città di Pescara (Comune, Provincia, Demanio, Regione)”, CD allegato al volume AA.VV. *VersoPescara2007-Dossier di Ricerca*, Gangemi, ISBN13:9788849232783, ISBN10: 9788849232783.

Carbonara S., Stefano D., Torre C. (2014), "The economic effect of sale of italian public property: a relevant question of real estate appraisal", in Murgante, B., et al. (Eds), *Lecture Notes in Computer Science*, Vol. 8581, Springer International Publishing, Berlino, ISBN 9783319091495, DOI 10.1007/978-3-319-09150-1_33.

Carbonara S. (2014), "La stima dei costi del patrimonio edilizio privato nella ricostruzione post-sismica abruzzese: un'analisi critica delle procedure utilizzate", in *TERRITORIO*, vol. 70, Franco Angeli, pp. 119-125; DOI 10.3280/TR2017-070019.

Carbonara S. (2013), "Il sisma abruzzese del 2009: la previsione di spesa per la ricostruzione", in *Valori e Valutazioni* n. 11, DEI, Roma, ISSN 2036-2404.

Carbonara S., Torre C.M. (eds.) (2012). *Urbanistica e perequazione. Regime dei suoli, land value recapture e compensazione nei piani*. Second revised edition, FrancoAngeli, Milano.

Carbonara S., Torre C. (a cura di), (2008), *Urbanistica e perequazione: dai principi all'attuazione*, Franco Angeli, Milano, ISBN:9788856800838 vol. 1860.

Carbonara S., Fabietti W (2007), Verso la definizione di un protocollo per la VAS del PTCP di Vicenza, in *Urbanistica* n. 132, p. 74-79, ISSN: 0042-1022.

Carbonara S. (2005), "Politiche agricole e paesaggi rurali", in *Territorio* n. 34, Franco Angeli, Milano, ISSN:1825-8689.

Carbonara S. (2004), "Faisabilité financière et société mixte dans un projet de réhabilitation environnementale", in Barbanente A., Borri D., Camarda D., Grassini L., Khakee A. (eds.) *Local Resistance to Global Pressure: A Mediterranean Social/Environmental Planning Perspective*, L'Harmattan Italia (sez. C, cap. 6), ISBN: 9788888684697.