

72. Study on Environmental Degradation and its Effect on the Property Devaluation in Hyderabad City

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Abstract

Migration has changed the shaped of the cities. Over half of the world population lives in urban areas. Creating an enormous challenges in terms of urban mobility, namely due to congestion problems, private transport dominance, air quality, noise and energy dependency issues. This shows an interrelated connection between human life and the design of towns, cities and regions. Hyderabad city is facing serious environmental issues. Inadequate sanitation, traffic jams, solid waste, encroachment, sewage, and unpleasant noises creates environmental issues. The absence of sustainable development, result in haphazard growth and the devaluation of property. The main purpose of this paper is to examine the environmental degradation issues and property devaluation in the City. However, Questionnaire survey, Interview, personal observation and group discussion with real estate agents and local public were conducted. The results were obtained with the help of Statistical Package for Social Sciences (SPSS), descriptive statistics and correlation analysis.

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Introduction

Economic growth and industrialization have stimulated rapid urbanization and population growth in Asia [1].

The rate of urbanization is increasing at a faster rate than in developed countries. Such challenges include poor infrastructure and services, emergence of slums, increasing incidence of informal settlements and general environmental degradation. Several attempts at urban development management in developing countries such as Nigeria have been made with only limited success [2].

A complex urban system is an important area for human functioning as it is a place of work, living, recreation, shopping and culture [3].

Rapid urbanization has greatly accelerated economic and social development, and global cities are engines of economic growth and centers of innovation for the global economy and the hinterlands of their respective nations [4].

urbanization has also created numerous environmental problems ranging from the local to the global scale including increased air and water pollution and decreased water supply, local climate alteration and increased

energy demands insufficient housing and sanitation facilities and traffic congestion [1], and a major reduction in natural vegetation production and carbon storage/ sequestration [5]. Thus, the identification and assessment of environmental impacts as a result of modern urbanization have become a top priority and many recent studies have been conducted with the goal of better understanding the impacts and issues related to urbanization [4].

Environmental factors are largely responsible for the value of property. Man's attitude towards the Surrounding environment is not neutral because humans search for locations that deliver a high quality of life. Those expectations particularly concern man's daily surroundings, including residential areas or recreational grounds. The quality of that environment largely affects the decisions made on the real estate market. This factor influences the value of property, and its social popularity generates economic benefits. [6].

Noise pollution is distinguished from other pollution categories due to its source and diffusion characteristics, which can adversely affect public health and environmental quality in urban environment. There has been a considerable increase in noise from manmade sources during last 100 years, which is now doubling after every ten years [7].

Table: 1 Effect of noise at different decibel levels [8].

s.no	Range in Decibel	Effects
01	Below 65	Tolerable
02	80	Annoying/ irritating
03	88	Hearing disorder if prolonged exposure
04	110	Discomfort & may cause hearing loss
05	135 & above	Painful

Research objective is to analyze the impact of environmental quality on property values in Hyderabad city.

Materials and methods:

Hyderabad, the second largest city of province Sindh is situated on left bank of river Indus. It has a population of about 1.8 million. Hyderabad taluka is selected as study area that is having population of 525000 according to master plan of Hyderabad 2007. The rapid increase of urban population in recent years has decreased environmental quality of life creating unhygienic, unhealthy and unpleasant atmosphere that has a worse impact on property values.

The sample size was taken as 100 questionnaires from the overall population of Hyderabad city due to time constraints.

This research is carried out for collecting data through real state survey, noise level meter and questionnaire survey to know about the impacts of environmental problems on property devaluation.

Real estate survey was conducted on 21-04-2016 to know about property values per sqft of Hyderabad city through interviewing real estate agents and data was compiled in tabular form of excel. The real estate survey was collected for commercial property as it is mixed land use and shops are mostly on roads.

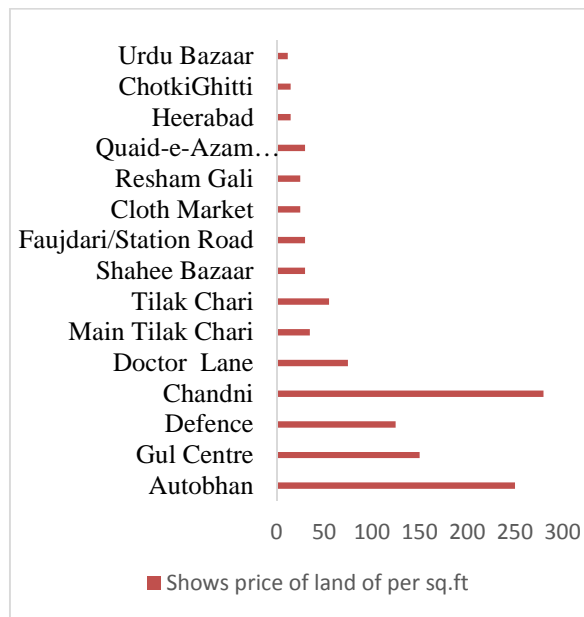


Fig: 1 Property Values in Hyderabad.

The property value of central and historic parts is devalued due to different consequences mainly due to environment and quality of life i.e shahi bazar, urdu bazar, paretabad, choti ghitti etc whereas other parts having better environment have increased rates.

Secondly through noise level meter, readings were recorded at 8:15 a.m, 12:15 p.m, 3:15 p.m, 6:15 p.m, 9:15 p.m on tilak charhi, gari khatta, naya pull, cloth market, paretabad, naya pull, hyderchowk as the main problem observed was noise pollution in preliminary survey. The data was summarized in form of graphs in excel.

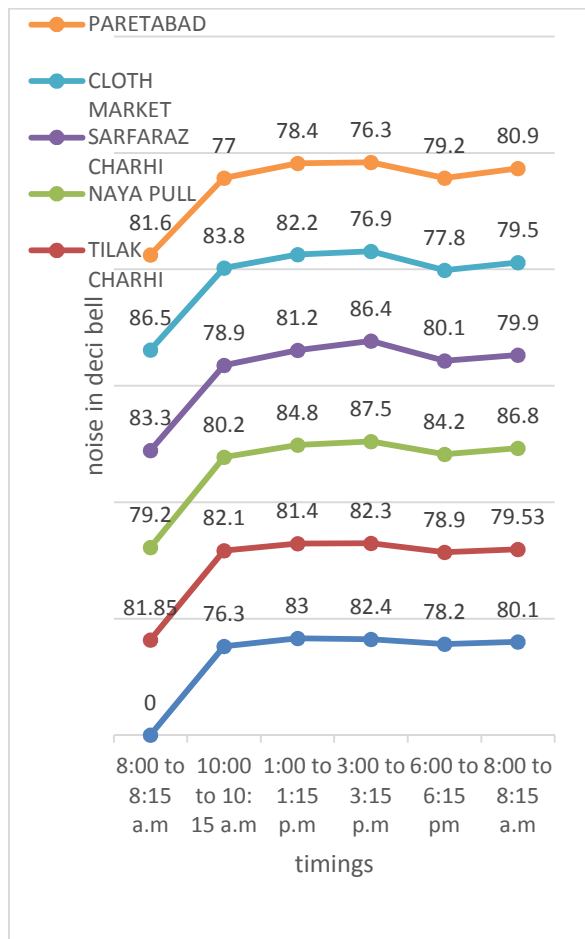


Fig: 2 Readings by noise level meter at different locations in Hyderabad.

As it is mentioned that 80 db can be irritating and annoying and 88 db can cause hearing loss the data computed from noise level meter shows most of the readings between 78db to 83 db in almost all parts of city.

At last during questionnaire survey the data was collected about social, environmental, economic and cultural attributes of environment and its impact on devaluation of property which was analyzed in SPSS (statistical package for social sciences).

The data analyzed highlights major problems as follows:

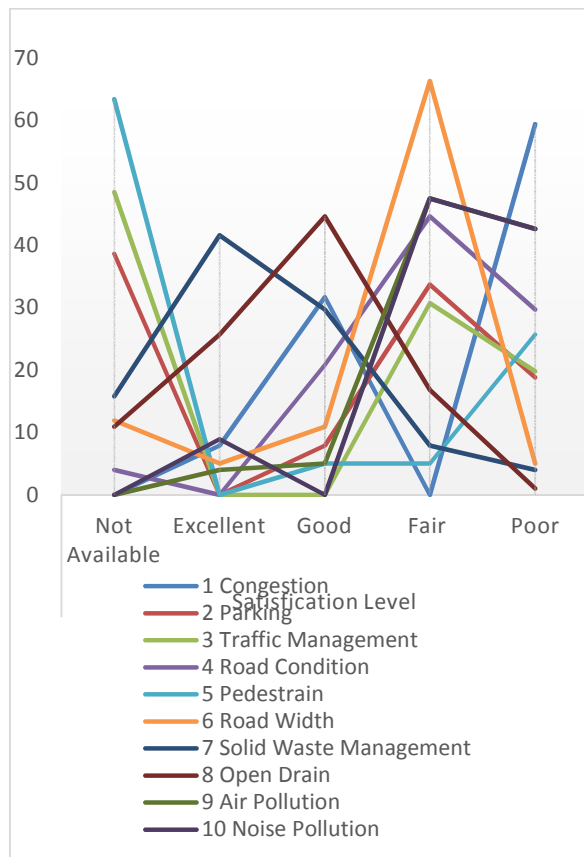


Fig: 3 Opinion about Problems in Hyderabad.

It was found through Questionnaire survey that the major causes of environmental degradation and devaluation of property were congestion, solid waste disposal, mismanagement of traffic, noise pollution, air pollution, open drains and on-street parking mostly people were having issue against unpleasant noise and smoke from vehicular traffic.

Conclusion:

Urban areas are key elements in the protection of the environment and culture of a city. The bustling and noisy streets of Hyderabad impacts overall conditions either economic, cultural or environmental aspects of city in short the overall conditions devalue the property. The average noise level recorded was 78 and 83 decibell that can be annoying and irritating for the The main reasons here concluded from questionnaire survey were noise pollution, open drains, parking, road condition, mixed use traffic and congestion and due to these problems the property rates of shahi bazar, paretabad, urdu bazar and chotti ghitti according to real estate agents has decreased with respect to developed areas so therefore implementation of byelaws will highly be recommended for encroachment, road congestion, street parking and traffic management, public transportation should be enhanced as that is energy efficient, proper signals, roundabout, street furniture should be placed to have easy flow of traffic, easily accessible parking space should also be mandatory for all areas, public participation must be involved to develop sense of responsibility, landscaping and pedestrian should be enhanced, plantation should be increased and coordination among departments must be improved in order to achieve sustainable results to create Hyderabad as a sustainable city.

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