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ENVIRONMENT & VALUATION

SYNOPSIS:

Environmental aspects in valuation refers to a variety of methods to assign the value of the property based on the environmental aspects and it plays a major role in deciding the market value and resale value. Environmental factors are increasingly gaining the importance in property valuation with valuers seeking to get knowledge about the environmental issues and their consequences, and how they affect the property value etc., Valuers are not expected to be an environmental specialist to study these things, but they have to get some basic knowledge of the environmental issues, to incorporate it in their assessments.

NATIONAL POLICY ON SAFETY, HEALTH & ENVIRONMENT AT WORKPLACE (NPSHEW) :

NPSHEW was declared on 20th February, 2009 and the policy document has been posted the website of the Ministry of Labor & Employment and DGFASL at www.labor.nic.in respectively. The salient features of the policy are as follows:

- Recognizes safe & healthy working environment as a fundamental human right.
- To enhance the well-being of the employee and the society at large by eliminating work related injuries, diseases etc.,
- It Enumerates the goals to be achieved and brings into focus the objective of continuous reduction in the incidence of work related issues.

REGULATORY AUTHORITIES:

The key regulatory authorities are as follows:

- Ministry of Environment, Forest & Climate change.
- Central Pollution Control Board.
- State Pollution Control Board

POLLUTION CONTROL ACT:

- **The Water (Prevention & Control of Pollution) Act, 1974**
 - This act is to provide the prevention and control of water pollution.
 - Maintaining the wholesome level of water.
- **The Water (Prevention & Control of Pollution) Act, 1977**
 - This act is to provide for the collection of cess on water consumed by certain industries and by local authorities.
- **The Air (Prevention & Control of Pollution) Act, 1981**
 - This act is to provide for the prevention and control of air pollution for the establishment with a view to carrying out the purposes.
- **The Environment (Protection) Act, 1986**
 - This act is to provide for the protection and improvement of environment and other things connected with the environment.

