



## J. Revathi

Registered Valuer L&B IBBI/RV/02/2023/15387

B.E (Civil), M.Sc. (REV), M.B.A (Fin), L.L.B., F.I.V., M.I.E.,

### Green Building Valuation – New Regime

#### Green Building:

As per World Green Building Council “A green building is a building that, in its design, construction or operation, reduces or eliminates negative impacts, and can create positive impacts, on our climate and natural environment. Green buildings preserve precious natural resources and improve our quality of life”.

#### Green Building Features:

- Sustainable Sites
- Water Conservation
- Energy Efficiency
- Materials & Resources
- Resident Health & Well-being
- Innovation & Design

#### Green Building Certificate Provided to:

- New Building / Flat & under construction
- Existing Building
- Residential Home / Flat
- Schools / Factory Buildings / Hospitals etc.,

### **Green Building Rating Agencies:**

- Indian Green Building Council (IGBC)
- Green Rating for Integrated Habitat Assessment (GRIHA) Council
- US Green Building Council (USGBC) - LEED
- Excellence in Design for Greater Efficiencies (EDGE)

### **Eligible Professionals for Green Building Evaluation:**

- Architects, Planners, Engineer's and Professional Valuers
- Certified Green Building Professionals
- Certified BEE Energy Auditors (building) & BEE Master Trainers

### **Promotional (Incentive) Schemes:**

- Non-fiscal incentives like free of cost additional Floor Area Ratio (FAR)
- Fiscal incentives, rewards & award targeted at different stakeholders like reimbursement of green building certificate fee, property tax rebates, reduction in stamp duty, exemption in building scrutiny fee, rebate in development charges.

### **Promotional (Incentive) Schemes from Banks / Financial Institution:**

- Quick Sanction to approved Green Projects
- Concession in the processing fees on Loan amount.
- Reduction in the Interest rate.

### **Advantages of Greenhouse Valuations**

- With growing government support for agriculture and climate-smart projects, there are more opportunities for valuers to assess greenhouses for funding, loans, and investments.
- Greenhouse farming is booming worldwide, creating chances for valuers to work in international markets where sustainable agriculture is on the rise.
- Many government agencies and sustainability-focused organizations require valuations for subsidies and grants, helping valuers expand their client base and secure long-term projects.

### **Disadvantages of Greenhouse Valuations**

- Unlike traditional real estate, greenhouse sales are less frequent, making it harder to find comparable market data for accurate valuations.
- Assessing greenhouse technology, such as climate control systems, irrigation, and automation, requires technical expertise and knowledge of standards like the National Building Code.
- The valuation process can be time-consuming, involving on-site inspections, financial analysis, and detailed technical assessments, making it more complex than valuing standard properties.