

1. Record Nr.	UNINA9910813917803321
Titolo	Towers, turbines and transmission lines : impacts on property value // edited by Sandy Bond, Sally Sims, Peter Dent
Pubbl/distr/stampa	Hoboken, New Jersey : , : Wiley, , 2013
ISBN	1-118-53321-6 1-299-24154-9 1-118-53322-4 1-118-53323-2
Descrizione fisica	1 online resource (354 p.)
Disciplina	333.33/2
Soggetti	Real property - Valuation Overhead electric lines Towers Wind turbines
Lingua di pubblicazione	Inglese
Formato	Materiale a stampa
Livello bibliografico	Monografia
Note generali	Description based upon print version of record.
Nota di bibliografia	Includes bibliographical references and index.
Nota di contenuto	Towers, Turbines and Transmission Lines: Impacts on Property Value; Copyright; Contents; About the Editors and Contributors; Foreword; 1 Introduction; 1.1 Valuation and Environmental Attributes; 1.2 Risk and Stigma; 1.3 Media Impact; 1.4 Methodologies; 1.5 Book Structure; 2 Methods; 2.1 Introduction; 2.2 Sales Comparison Method; 2.3 Regression Analysis; 2.4 Hedonic Modelling; 2.5 Spatial Hedonic Modelling; 2.6 Qualitative Analysis; 2.7 Triangulation; 2.8 Conclusions; 3 Risk Perception, Stigma and Behaviour; 3.1 Introduction; 3.2 Risk and its Perception; 3.3 Risk Communication; 3.4 Risk Behaviour 3.5 Perception and Risk Management 3.6 Property Advice; 3.7 Property-related Stigma; 3.8 Assessing Stigma; 3.9 Property Behavioural Research; 3.10 Conclusions; Part I High-voltage Overhead Transmission Lines (HVOTLs) and House Prices; Introduction; I.1 Introduction; I.2 Residential Property Values near HVOTLs; 4 HVOTLs in the UK; 4.1 Introduction; 4.2 Existing Research; 4.3 Barriers to Research in the UK; 4.4 Value Impacts in the UK; 4.5 Conclusions; 4.6 Additional Research; 5 HVOTLs in New Zealand; 5.1 Introduction: Electricity

Distribution and Planning Guidelines

5.2 Health Concerns Relating to Proximity of HVOTLs Which Affect Value 5.3 Background to the NZ Research; 5.4 Literature Review; 5.5 Case Study Description; 5.6 Market Analysis using a Hedonic Housing Model; 5.7 An Attitudinal Study of Residents' Perceptions; 5.8 Summary and Conclusions; 6 A Review of HVOTL Studies in North America; 6.1 A Review of Existing Research; 6.2 Hedonic Studies in the USA; 6.3 Conclusion; Summary; Part II Cell Phone Towers; Introduction; II.1 Introduction; II.2 Cellular Phone Systems; II.3 History; II.4 Siting Issues and Public Concerns; 7 Cell Phone Towers in New Zealand 7.1 Introduction 7.2 Review of Existing Research; 7.3 New Zealand Case Study; 7.4 Research Procedure: Opinion Survey; 7.5 Research Procedure: Market Study; 7.6 Summary and Conclusions; 8 Cell Phone Towers in North America; 8.1 Introduction; 8.2 Locating Cell Sites in the USA; 8.3 Case Study Area and Data; 8.4 Research; 8.5 Summary and Conclusions; 9 Cell Phone Towers in the UK; 9.1 Introduction; 9.2 Types of Cell Towers; 9.3 Planning Considerations; 9.4 Developing a Framework to Establish the Impact on Value; 9.5 UK Research; 9.6 European Study; 9.7 Conclusions; Summary; Part III Wind Farms; Introduction III.1 Wind Energy III.2 Cost of Building Turbines and Generating Energy from the Wind; III.3 Land Use; III.4 The Growth of Wind Energy; III.5 Planning and Development; III.6 Barriers to Development; III.7 The Need for Research; 10 Wind Farms in the UK; 10.1 Introduction; 10.2 The Growth of Wind Energy in the UK; 10.3 Existing Research; 10.4 Proposal Objections: Case Studies; 10.5 Valuation Research: Cornwall Case Studies; 10.6 Conclusions; 11 Wind Farms in North America; 11.1 Introduction; 11.2 Previous Research; 11.3 Present Research; 11.4 Robustness Tests; 11.5 Conclusions 12 Wind Farms in Australia and New Zealand

Sommario/riassunto

From the Foreword by Dr Valmond Ghyoot, Emeritus Professor of Real Estate, University of South Africa: 'The valuation profession, the legal profession, property industry participants in general and students will welcome publication of this book. Investors, environmental groups and affected property owners will find essential information for use in their decision-making, development objections and claims. My hope is that [it] will provide answers where required and that it will help to improve the professional standard of valuations and appraisals internationally.'
