

THE IMPACT OF FLOODING ON PROPERTY VALUES

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ABSTRACT

This study reviewed existing literature on the impact of flooding on property values. The review found that flooding impacts property values negatively. However few studies revealed a positive impact. A flooded property is a risk to the occupier and investor. The study concludes that flooding is a negative externality to property investment. The study recommends that floods prone areas should be upgraded to ameliorate the negative impact on property values and environment.

KEYWORDS: *Flooding, Property Values, Recreational Environments*