

THE IMPACT OF FOREST FIRES ON PROPERTY VALUES AND THE ENVIRONMENT

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ABSTRACT

The study examined the impact of forest fires on property values, the built environment and the natural environment. An extensive literature review was undertaken to unravel the impact of forest fires on the environment. The study found that forest fires decreased property values in areas the forest fires occurred and nearby areas. The study also revealed that forest fires destroyed buildings, homes, churches, schools, roads, railways and entire neighbourhoods. The study showed that forest fires resulted in the death of human beings, plants and animals. It also resulted in the migration of birds and animals. It negatively impacted the tourism sector and loss of jobs. The further indicated forest fires leads to forest loss, deforestation, lower water quality, air pollution, global warming and climate, The study concludes that forest fires have deleterious impact on property values, the built environment and the natural environment. The study recommended that human induced forest fires should be prevented through proper forest management, planting of fire resistant trees, construction of manmade defenses and government should not permit developments near the forest.

KEYWORDS: *Property, Values, Built, Natural, Environment*