



ABSTRACTS

6. Daniela RĂBOJ, Alexandra Nadia DABIJA (married CÎRDEI), Dumitru ONOSE: Sound pollution and real estate prices in Bucharest, Romania

An apartment located on a main thoroughfare is sold in Bucharest more expensive than one located further away from main roads. The advantage is the easy access to some facilities. The downside is that people do not think about the noise created by traffic before the purchase. Most buyers consult a noise map only after the real estate transaction has been completed and they reported that can not keep the windows open for various reasons. This paper proposes a simultaneous analysis of the effects of noise sources and the influence they can have on the real estate market in Bucharest. Apartments with easy access to the main thoroughfares are currently being sought, leading to a significant increase in the real estate transaction price. Flight noise had the most negative effect on housing prices, and road and train noise had similar but lower effects. In Bucharest, where the street noise can reach 80 decibels, in peak hours, are Magheru Boulevard, Ferdinand Boulevard, Ghencea Boulevard, Oltenița and Pantelimon Areas. On the opposite side there is the Drumul Taberei neighborhood, where the noise level is on average 30 decibels. Buildings with exit to the main thoroughfares and apartments on the lower floors are considered the most exposed to noise. Behind boulevard blocks, noise clues are much lower. As regards noise pollution prevention measures, in order to have a more peaceful city, the first step is to reduce the number of cars in traffic. The solutions would be higher taxes for car owners, an access fee in the city center, a belt around the city, subways to cover the actual transport needs, surface transport means, possibly with their own band, or creating bicycle tracks.

Organisers



Technical University of Civil Engineering Bucharest
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