

## ***BUILDING - PROPERTY PRO***

**Guidelines for using Property Pro residential mortgage valuation template on the subject building. Broad type classification eg Dwelling, Residential Unit, Duplex, Vacant Land, Other.**

### **NUMBER OF BEDROOMS**

**Include sleepouts or a study if it can be used as a bedroom but at the discretion of the valuer.**

### **NO OF BATHROOMS**

**Include ensuites.**

### **CURRENT USE**

**To alert the lender to situations where main building is not used for its designed purpose.**

### **BUILT ABOUT/YEAR BUILT**

**"About" is used more often as the exact year built is often not readily ascertainable. An alternative label "year built" is available for selection in instances where the exact year is known. "Circa" is a useful term for historical buildings.**

### **ADDITION(S)**

**Aims to alert the lender to the possible need for an updated survey if addition(s) made since most recent survey available to lender or its solicitor.**

### **ACTUAL RENTAL/UNTIL**

**Noted in instances where rent is being paid and is readily ascertainable. 'Until' indicates the expiry date of the current term on the tenancy/lease. These are inserted in the report only when applicable. Where a lease is for a term exceeding six months, this detail should be included. The market value assessed should reflect this lease and the valuer should also provide a separate Vacant Possession Basis value.**

### **AREAS**

**Rounded to one decimal place. Practical use of most measuring systems will not produce results reflecting any greater accuracy. In many instances the nearest whole number will be realistic. Outdoor areas include areas of open verandahs, patios, pergolas, porches, etc. Their individual areas are aggregated for the purpose of these reports.**

### **MARKETABILITY**

**A brief comment as an overall rating of the ease of sale of the property**

ie how saleable is the property? If it is not in keeping with market expectations for the area, does it adversely impact on ease of sale? How do the inherent and external features of the property impact on its market appeal? Does it have features which could make the property harder than average to sell?

Low ratings need to be explained in 'Additional Comments'.

Marketability in this instance is not intended to be a comment on the condition of the market). Expand as necessary in 'Additional Comments'

### **HERITAGE ISSUES**

Do any heritage issues, either adverse or beneficial affect the property? Requires a 'Yes' or 'No' response. If 'Yes', further comment required over page.

### **ENVIRONMENTAL ISSUES**

This should record any aspects that currently impact on the property or may impact periodically or infrequently. It covers matters such as (but not limited to):

- flooding or significant surface run off
- landslip
- erosion
- urban salinity
- acid sulphate soils
- mine subsidence
- noise nuisance (aircraft, road traffic, industry)
- air pollution.

### **CONTAMINATION**

Observed, potential, or notified issues that the Valuer has become aware of, either on the subject property or arising from neighbouring properties, that may impact on the value or marketability of the subject property.

Any of these matters may warrant a report by appropriately qualified experts or a certificate from an appropriate authority. The Valuer is not normally an expert in these matters. The Valuer's role is to assist in identifying issues in the first instance and to recommend any further reports or certificates for confirmation or clarification. (Any issues or uncertainties should be explained more fully in 'Additional Comments'). Should any issues be subsequently confirmed, the Valuer should be asked for further comment in view of any certificates or `other experts' reports (and their estimated costs of remediation or recommended work). Where no cause for concern is identified the Valuer may comment "none readily apparent" or "unlikely in this area" or similar.

### **ESSENTIAL REPAIRS**

List significant items only, which if not attended to, could cause significant deterioration and loss in value or could have a significant

**adverse effect on marketability.**

**Where the total cost is significant, say more than \$5,000, the lender will need to be informed as it could affect the borrower's cashflow and ability to meet repayments. (A more detailed list may be included in the 'Additional Comments' section if necessary).**

**The report is not intended as a structural or building survey report though the Valuer may report on observed defects or other matters of concern. 'Indicative Cost Estimate' is a guide or allowance only pending a qualified builder's or trades person's quote.**

**The 'Existing Property' value reflects the current condition. Where there is an 'Indicative Cost Estimate' shown for Essential Repairs, a 'Value after Repairs' can be provided immediately below the current 'Market Value'.**

### **TBE (To Be Erected)**

**TBE will show and applies only where a building project is involved, ie a new building. A separate heading is available for an extension or substantial renovation. The valuation provided in each instance will be on the basis of 'As if Complete'. In each case builder's name and tender details should be shown.**

### **CHECK COST**

**This is the Valuer's estimate of the cost of the project under contract builder conditions. The purpose is primarily to identify if the tender is in line with market costs and if any significant items have not been included. It is not expected that a detailed costing will be conducted. An overall rate per square metre check weighted for variable factors will often be adequate for the purpose. Incentives should be excluded. If the Check Cost is significantly different to the tender, the possible reasons and risks should be explained in "Additional Comments".**

### **INFORMATION SUPPLIED**

**The Valuer should indicate what information has been supplied including an indication as to whether the plans and specifications sighted have been "Council" or relevant authority "approved".**

### **STYLE**

**This comprises a two part description defining the building in terms of its number of levels and/or elevation and degree of attachment, eg split level detached, two storey terrace, high rise part floor, high set multi level detached, etc. (Other style aspects such as architecture or period, can be noted in 'Additional Comments' if warranted).**

### **STREET APPEAL**

**This relates to the kerb side appeal or attractiveness of the building. For consistency, it has a five level rating ranging from 'high appeal' to 'low appeal'. It is not meant to describe its presentation, which is reflected more in 'external condition'.**

**MAIN INTERIOR LININGS**

If there are numerous interior linings used, only the dominant ones are noted. Any feature linings such as timber panelling can be noted in 'Fixtures & Features'.

**INTERNAL CONDITION**

For consistency, this has a five level rating ranging from 'excellent' to 'poor' and reflects both repair and apparent physical condition including cracking and movement.

**EXTERNAL CONDITION**

For consistency, this has a five level rating ranging from 'excellent' to 'poor' and reflects both repair and apparent physical condition including cracking and movement.

**ACCOMMODATION**

Number of bedrooms (includes sleep outs) is stated first, followed by number of bathrooms (includes ensuites), other main rooms, then service or utility rooms and outdoor areas.