

## Appendix 3 - Valuation Report

**Application Reference**

**Number:**

### **Valuation Report Important Notice**

This valuation report ("Valuation Report") is intended to be a report of the Valuer's professional opinion of the property over which it is proposed that security be taken (the "Property") and includes a description of the Property and details of the market value of the Property, taking cognisance of all readily apparent defects and wants of reparation. For self-build properties, the Valuation Report will be based on the property being completed to the specifications outlined in the most recent planning permission granted by the Local Authority and should be the market value of the property on day of completion.

It is a professional estimate of the market value of the Property ("Valuation") and does not purport to be a structural report. This Valuation Report recognises that (i) the inspection of the Property carried out by the Valuer was of a superficial nature and did not enable any conclusion to be reached regarding the presence of or absence of dry rot, wet rot, woodworm or beetle infestation, (ii) woodwork and other parts of the Property which are covered, unexposed or inaccessible were not inspected and (iii) services, including plumbing, drainage, heating, electrical, and gas (if appropriate) have not been tested, although confirmation (or otherwise) that such services are connected is provided.

For self-build properties, essential services do not have to be connected at the time of the valuation report but proof will be required that access to the essential services has been granted by the relevant bodies. Accordingly, this Valuation Report does not warrant that the Property is soundly constructed and free from defects.

The information given in this Valuation Report in relation to the identity of the Property, particulars of services and compliance with Planning and Bye-Law regulations is given subject to verification on legal investigation of title. All measurements and or descriptions are approximate. This Valuation Report is given solely for use by the relevant local authority that will advance, or consider advancing, finance to an individual or individuals on the security of the Property (the "Local Authority") for the purposes of assessing the adequacy of the value of the security to be taken by the Local Authority.

Any intending purchaser of the Property should have the Property inspected by their own architect/engineer. In the event that the applicant(s) purchases the Property, this Valuation Report shall not be taken as any warranty, representation or otherwise by the Valuer, the Local Authority that the purchase price is reasonable. In the case of apartments, duplexes and other properties that involve a shared ownership of common areas, it is the responsibility of the applicant(s) to ensure that a properly constituted management company exists and that all its outstanding obligations have been complied with. This Valuation Report is solely for use by the Local Authority and should not be disclosed by the applicant or the Valuer to any third party. In the event of any such disclosure no responsibility is accepted by the Local Authority or the Valuer to any third party for the whole or any part of its contents.

**1 Applicant's Name(s)**

**2 Property Address**

**3 Location**

Urban  Rural

If rural, please describe, local amenities and access to property, including distance from nearest town and/or main road.

**4 Give details of any other information which may affect future saleability**

**5 In the case of a new home, is Structural Indemnity Cover provided?**

Yes  No

**6 Is there any visual evidence of subsidence, settlement, land slip or ground heave**

Yes  No

If yes provide details

**7 Do you recommend a specialist report?**

Yes  No

If yes provide details

**8 Are there any Rights-of-Way, easements or Way Leaves required/provided by the subject property?**

Yes  No

If yes provide details

**9 Property Type**

Apartment  Duplex  Terraced

Semi-Detached  Detached

**10 Is the property a self-build? (Select one)**

Yes  No

If the answer to question 10 is yes, proceed to question 13. If the answer to question 10 is no, proceed to question 11.

**11 If the property forms part of a development, please advise:**

How many units are in the development in total?  
 How many units are occupied?  
 How many units are unfinished?  
 Are there further phases to be developed?  
 Are development works still in progress?

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**12 If the property is an apartment/ duplex, please advise:**

How many storeys in the building?  
 On what floor(s) is the Property located?  
 Are common areas/landscaping being maintained by the management company?  
 Is there a car parking space included in the purchase price?

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Yes  No

Yes  No

**13 Essential Services**

Central Heating  Water   
 Electricity

Gas   
 Sewerage

If serviced by a septic tank and/or private water supply, are they within the boundaries of the site?

Yes  No

If yes provide details

Is the septic tank and percolation area the requisite distance from the dwelling?

Yes  No

**14 Accommodation – State number of each**

Living Room  Bedroom   
 Utility Room  Bathroom   
 Attic Conversion  Conservatory   
 Shower Room

Kitchen   
 Private WC   
 Garage

**15 Dimensions and Construction**

Lot Size (m<sup>2</sup>):  Gross Internal Living Area (m<sup>2</sup>):   
 Walls:  Roof:   
 Floors:  Windows:

**16 Are there any outstanding essential works necessary, including Roads, Footpaths, Services, Site Works, Boundaries and Decoration?**

Yes  No

If yes provide details

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**17 General Observations**

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**18 Re-build cost for fire insurance** (incl. prof. fees)  
Give separate figure for out buildings

|   |
|---|
| € |
| € |

**19 Present Value**  
Cost of Outstanding Works  
Value on Completion

|   |
|---|
| € |
| € |
| € |

|                        |  |               |  |
|------------------------|--|---------------|--|
| Valuer's Name:         |  | Qualification |  |
| Name & Address of Firm |  | Phone         |  |
|                        |  | Email         |  |
| Valuation Date:        |  | Fax           |  |
| Signature:             |  | Report Date:  |  |