

VALUATION REPORT

Name of the firm

**Identification and
status of the
valuer**

Client

**Purpose of
Valuation**

**Property to be
valued**

Address of the property:

Interest to be valued:

Tenancies:

Type and use of property:

Location:

Description:

Accommodation:

Floor areas:

Site area:

Basis of Value

Valuation date

**Special
Assumptions**

**Assumptions
And extent of
investigations**

As far as possible you should cut and paste from the agreed terms of engagement so that there is no ambiguity or contradiction between the two documents. Having repeated what you said you should then state what was actually done and what your findings were. You should then either re-state your assumption if appropriate or re-define your assumption in the light of your findings.

Title:

Condition of buildings:

Services:

Planning:

Roads:

Contamination and hazardous or deleterious materials:

Environmental matters:-

Mining:

Flooding:

Pylons and other structures:

Sustainability:

**Source of
information**

State the actual sources of information used and whether or not you have checked it and the extent to which you have relied on it.

**Restrictions on
publication**

**Third party
liability**

RICS Valuation Standards (and departures from those standards)

The Valuation and Report has been prepared in accordance with the RICS Valuation – Professional Standards 2014.

OR:

In accordance with your instructions in preparing our valuation report we will depart from the mandatory requirements of Red Book in the following regards:

Valuation

Method of valuation: (market approach / income approach / cost approach).

Market commentary:

Summary of comparables:

Summary of key inputs into the valuation and reasoning.

Valuation: €numbers (words).

Name of Valuer

Name of Firm

Date of report.....

DISCLAIMER

These documents are intended as a general template only to assist suitably qualified valuation practitioners to comply with the requirement for minimum content of terms of engagement and valuation reports specified in VPS 1 and VPS 3 of RICS Valuation – Professional Standards 2014. RICS makes no representation as to their suitability to any particular situation or set of circumstances. The practitioner shall need to exercise their own skill and judgment to form a view as to their suitability to a given situation and will need to tailor them as they see fit in each case. Please note that the documents have been designed as a single suite and are intended for use in conjunction with each other and as such we recommend that care is taken to ensure that the individual documents remain consistent with each other. In particular, it is recommended that special care is taken to ensure statements describing the scope and depth of inspection and investigations and the attendant valuation assumptions referred to within the terms of engagement are consistent with corresponding statements made within the valuation report itself.

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