

This form is to be filled in by the Perit appointed by the customer to carry out the inspection and is to be accompanied by all other documentation as indicated at the end of this form.

APPLICANT'S DETAILS

Customer's Name: _____ ID Card / Passport _____
Joint Customer's Name: _____ ID Card / Passport _____
Inspection Date: _____

Address of Property being valued: _____

TITLE OF PROPERTY

Tick all appropriate boxes and fill in where appropriate to describe property

Tick all appropriate boxes and fill in all relevant information as reported by customer

- Freehold Perpetual Emphyteusis
 Temporary Emphyteusis Remaining term in Years _____
 Ground Rent payable € _____
 Portion Undivided _____ of _____ parts
 Other Encumbrances

DESCRIPTION OF PROPERTY

Tick all appropriate boxes and fill in where appropriate to describe property

- Land Villa Terraced House Townhouse
 Maisonette Apartment Penthouse Floor _____
 Duplex House of Character Bungalow Farmhouse
 Semi Detached Fully Detached
 Other *(describe)* _____

Type of Construction *(describe)* _____

State of Finish Undeveloped Land Shell Finished

Site Footprint _____ m² Gross Internal Area _____ m² Size of Property _____ m²

Year built: _____

do not write or mark below this line



MEPA or PAPB PERMIT

Tick all appropriate boxes

- The property in caption is compliant to development permit _____ / _____
- The property in caption is compliant to development permit _____ / _____ with the variations listed hereunder:

Further clarification (where applicable)	Yes	No	N/A
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Considering the infringements listed above, may all of the following statements be confirmed positively?

- a. The differences comply with current planning policy and building legislation. Yes No N/A
- b. Despite the noted infringements, the existing property retains the approved permit's building footprint. Yes No N/A
- c. The variations are minimal. Yes No N/A

Can the irregularities listed above be remedied with relative ease, without affecting the building structure or the property's value and at a minimal expense?
(Refer to Note I on page 8) Yes No N/A

The property in caption predates 1967 (The documentation stipulated in Note F page 8 needs to be submitted).

Further comments and/or observations:

UTILITY SERVICES

Tick all appropriate boxes

Property is connected to Mains Water Supply: Yes No

Property is connected to Mains Electricity Supply: Yes No

Property is connected to Mains Sewer: Yes No

Other Comments _____

ACCOMODATION INCLUDES

Tick all appropriate boxes and fill in where appropriate to describe property

- | | | |
|---|--|--|
| <input type="checkbox"/> Kitchen | <input type="checkbox"/> Living Area | <input type="checkbox"/> Dining |
| <input type="checkbox"/> TV Room | <input type="checkbox"/> Main Bedroom | <input type="checkbox"/> Family Bathroom No _____ |
| <input type="checkbox"/> Ensuite Bathroom | <input type="checkbox"/> Ensuite Shower | <input type="checkbox"/> Spare Twin Bedroom No _____ |
| <input type="checkbox"/> Spare Single Bedroom No ____ | <input type="checkbox"/> Washroom | <input type="checkbox"/> Lift |
| <input type="checkbox"/> Availability of Views. Specify: Seafront / Sea Views / Country Views _____ | | |
| <input type="checkbox"/> Garage No of Cars _____ | | |
| <input type="checkbox"/> at Basement level No _____ | <input type="checkbox"/> at Ground Floor | <input type="checkbox"/> at Semi-Basement |
| <input type="checkbox"/> Other (describe) _____ | | |

OUTBUILDINGS & SITE

Tick all appropriate boxes and fill in where appropriate to describe property

- | | | | |
|---|----------------------------------|---|---------------------------------|
| <input type="checkbox"/> Pool | <input type="checkbox"/> Sundeck | <input type="checkbox"/> Sheds & Stores | <input type="checkbox"/> Garden |
| <input type="checkbox"/> Other (describe) _____ | | | |
| _____ | | | |
| _____ | | | |
| _____ | | | |

ENERGY RELATED FEATURES

Tick all appropriate boxes and fill in where appropriate to describe property

- | | | |
|--|--|--|
| <input type="checkbox"/> Photovoltaic Panels | <input type="checkbox"/> Solar Water Heating | <input type="checkbox"/> Wind turbines |
| <input type="checkbox"/> Double Glazed Apertures | | |
| <input type="checkbox"/> Other (describe) _____ | | |

DEFECTS OBSERVED REQUIRING FURTHER INVESTIGATION

Tick all appropriate boxes

- | | |
|--|-------------------------------|
| <input type="checkbox"/> Foundations (describe) Where visible and accessible _____ | <input type="checkbox"/> None |
| <input type="checkbox"/> Walls (describe) _____ | <input type="checkbox"/> None |
| <input type="checkbox"/> Ceilings (describe) _____ | <input type="checkbox"/> None |
| <input type="checkbox"/> Other (describe) _____ | <input type="checkbox"/> None |

PROPOSED ESTIMATE OF COMPLETION COSTS:

Costs eligible for bank financing:

	Cost
Demolition Works	€
Excavation Works	€
Alterations to Existing Structure	€
Civil Works (Masonry & Concrete Works)	€
Water Proofing and Roof Screeds	€
Interior Plastering / Painting	€
Gypsum Dry Walls and Soffits	€
Exterior Plastering and Decorations	€
Building Envelope & Insulation	€
Floor Finishes	€
Bathrooms Finishes (Excl. plumbing)	€
Electrical works	€
Plumbing Works	€
Drainage Works	€
Exterior Apertures	€
External Railings	€
Internal Doors	€
Internal Balustrades and Railings	€
Kitchen**	€
Air Conditioning	€
Photo Panels & Solar Water Heaters	€
Fire Alarms and Security Systems	€
Elevator/s	€
Other Works <i>(please specify in description)</i>	€
Total Estimate of Costs	€
Contingency (15% Minimum)	€
TOTAL	€

** Refer to note H on page 8

OTHER CONSIDERATIONS TO BE NOTED

Further comments and/or observations

VALUES DECLARED IN VALUATION CERTIFICATE

Current Market Value: € _____

Say Euro _____

Market Value When Complete: € _____

Say Euro _____

**Cost to rebuild to a complete state (Insurance Purposes) -
Refer to Definition No. 9 on page 8** € _____

Say Euro _____

Note

The undersigned Perit understands that this form is being addressed to Bank of Valletta p.l.c. and is being drawn up for its benefit. He/she hereby certifies that, to the best of his/her knowledge, the declarations in this form and any related reports are correct, and that all material considerations in respect of the valued property, which may be of relevance to Bank of Valletta p.l.c., as a potential lender for loans secured by same property, have been hereby disclosed.

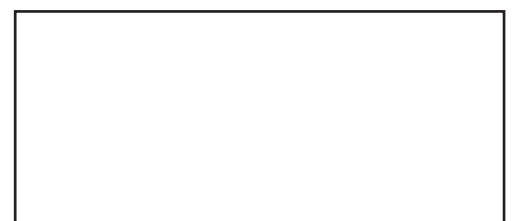
The undersigned Perit also understands that he/she may be contacted directly by Bank of Valletta p.l.c. officials, in connection with clarifications on information contained within same form and related reports. It is understood that no additional remuneration from the bank in relation to such work shall be expected.

Architect (*name in full*) _____

Architect's I.D. Card No. _____

Contact e-mail address _____

Architect's Warrant No. _____



Official Stamp

Signature _____

Date _____

NOTES:

- A. For high value properties the bank might additionally request that this form is accompanied by a valuation report, based on the guidelines stipulated in KTP Valuation Standards for Accredited Valuers. Furthermore, where property is at shell stage and cost estimates have been drawn up the Perit is required to include two values in his Valuation Certificate, the current value and the estimated value when completed.
- B. Site plan at 1:2500 with site indicated in red and distance from corner shown.
- C. Where applicable include a photograph showing streetscape with property indicated in red.
- D. PA permits. Documents to include copies of approved drawings and all other documents pertaining to the permit.
- E. Copy of the Energy Performance Certificate as per LN376/2012. Where this is not available customer is to be made aware of the legal requirements regarding such legislation.
- F. When the architect responsible for the preparation of this form, states that the property pre-dates 1967, the following documentation needs to be submitted:
- A declaration which certified that to the best of one's knowledge, the said building has been unaltered or extended since 1967. Such declaration needs to be supported with a copy of the 1967 aerial photo as compared to the most recent available aerial photo.
 - A declaration which certifies that a planning search for permits has been undertaken over said site, yet none could be traced.
- G. The bank would normally recognise the following valuation methodologies based property type. If a valuer adopts any alternative methods he/she is to clarify accordingly in the comments section:

Property Type

Residential Property and
Agricultural plots

Undeveloped land with
development potential.

Acceptable Valuation Methods

- Comparative approach (based on research of current market conditions).
- Residual approach
- Comparative approach (if a suitable number of comparative records is available).

- H. While kitchens do not typically contribute towards a property's immovable value, the associated costs, may still be eligible for bank funding, provided that the overall loan-to-value ratio (LTV-O) is in line with the provisions of the CBM Directive 16 Regulation on Borrower Based Measures (Category I or II as applicable).
- I. Further Clarifications relating to Page 2: This query applies primarily to reversible irregularities such as false ceilings, canopies, and other demountable lightweight structures. For the purpose of this assessment, minimal expense shall be defined as an overall cost not exceeding 2% of the overall property value.

DEFINITIONS

1. **Site Footprint** represents the largest area occupied by the property being valued (internal + external areas), at any particular floor. This area should exclude common spaces or other adjoining 3rd party properties.
2. **Floor:** is the floor number that the property is situated on. This field should only be filled in for apartments, penthouses and maisonettes. Ground floor and semi-basements should be flagged as 0. Higher levels should be flagged accordingly e.g. 1st Floor = 1 etc.
3. **Gross Internal Area** is the total area of the whole unit including all rooms and internal spaces, this includes wall thickness (owned party wall to be included) but excluding yards, backyards and shafts. In addition, a garage which is not an integral part of the dwelling but situated in the vicinity of property being sold/bought in the same contract of sale should be included in the size of the property. This area should exclude common spaces.
4. **Size of Property** should be calculated on the footprint of the plot on which the property is built per floor, including yards, shafts, front garden etc. (i.e. GIA + External Areas). In addition, a garage which is not an integral part of the dwelling but situated in the vicinity of property being sold/bought in the same contract of sale should be included in the size of the property. This area should exclude common spaces.
5. **Year built:** is the year that the property was built or when not available the year in which the permit was issued.
6. **Lift:** the availability of lift should be flagged if the lift is installed and/or the space of a lift is present. This field should only be filled in for apartments and penthouses.
7. **Views:** the presence of views should be flagged only if the view is seen from inside the property and/or from the balcony. Views seen from the roof top should not be included.
8. **Market Value:** The definition of Market Value, as outlined in TEGOVA EVS 2020 clause EVS1, along with the parameters set in Regulation (EU) No. 575/2013, clause 229 (1) (issued on 31/05/2024), shall be considered the acknowledged standard definitions to be followed in the preparation of this declaration. Furthermore, the valuer should focus solely on the immovable aspects of the property and exclude elements such as goodwill, furniture, or other movable aspects from his/her valuation.
9. **Rebuilding Cost:** The estimated amount required to redevelop the property to a finished state, in the event of its total destruction. This estimate shall include all immovable fixtures, fittings, internal finishes, and external structures forming part of the building (including but not limited to swimming pools, patios, boundary walls, and garden walls). The assessment shall also include fitted furniture, including built-in appliances, together with the owner's proportionate share of common areas where applicable. The valuation is to be carried out on a 'new for old' basis, with no allowance for depreciation.