

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 \_\_\_\_\_ m<sup>2</sup> Gross Internal Area \_\_\_\_\_ m<sup>2</sup> Size of Property \_\_\_\_\_ m<sup>2</sup>

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:

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Further clarification (where applicable)	Yes	No	N/A
• Are these variations considered minimal?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Are these differences in line with current planning policy and building regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Has the existing property retained the approved permit's building footprint?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- The property in caption predates 1967 (The documentation stipulated in Note F page 8 needs to be submitted).
- Further comments and/or observations:

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**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 \_\_\_\_\_

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### 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)	€
Sub -Total	€

\*\* Refer to note H on page 8

**OTHER PROJECT COSTS** *(not eligible for bank financing):*

Professional Fees (Perit, Engineer, STO, Designers, etc.)	€
Planning Permit Fees	€
Other Costs (Please specify in description)	€
TOTAL	€

**DETAILED DESCRIPTION OF PROPOSED WORKS:**

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Are any of the above estimates supported by contractor invoices, quotations or detailed Bills of Quantities?:  Yes  No

If Yes to the above kindly provide copies of said documentation.  Yes  No

Do any of the above works require a planning permit/s?  Yes  No

If Yes to the above, what is the current status ?

Relevant permits have been issued Permit No: \_\_\_\_\_

A planning application has been submitted, and its currently being processed by the Planning Authority: Application Ref: \_\_\_\_\_

An application is yet to be submitted

*Note: Copies of any approved/proposed permits and plans are to be annexed to this application.*



## OTHER CONSIDERATIONS TO BE NOTED

Further comments and/or observations

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## 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)** € \_\_\_\_\_

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. MEPA 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**

### **Acceptable Valuation Methods**

Residential Property and Agricultural plots	<ul style="list-style-type: none"><li>• Comparative approach (based on research of current market conditions).</li></ul>
Offices, Retail Units, Warehousing Units and Workshops	<ul style="list-style-type: none"><li>• Comparative approach</li><li>• Investment approach (Capitalisation of potential rental income)</li></ul>
Hotels and Guesthouses	<ul style="list-style-type: none"><li>• EBIDTA Multiplier approach</li><li>• Discounted cash flow approach</li><li>• Replacement value approach</li></ul>
Undeveloped land with development potential.	<ul style="list-style-type: none"><li>• Residual approach</li><li>• Comparative approach (if a suitable number of comparative records is available).</li></ul>

- 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).

## 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.