

Inspection and Valuation Report

Details of Borrower/s:	Name:	I.D. Card No:
	Name:	I.D. Card No:
Address of inspected property:		
Date of inspection:		
Location of Property (general description of property surroundings, access and amenities)		
Property state	Shell form	Semi-finished
		Finished
Type of Property	Apartment in a block of units Penthouse in a block of units Maisonette in a block of units Town house House of Character Farmhouse Terraced House Semi-Detached Villa Fully-Detached Villa Bungalow Palazzo Others	
Views	No views Seafront Sea views not seafront Countryside views <small>*The presence of views should be ticked only if the view is seen from inside the property and/or from the balcony. Views seen from the rooftop should not be included.</small>	
Details of construction	Year built Energy Assessment in KWh per square metre per year	
Access to residence (eg: common stairwell, lift, front garden etc. State if completed and serviced)		

Area	<p>Total land area:</p> <p>Total internal area: Habitable space Gross area*:</p> <p>Footprint area: Garage area: (Total internal area + garage area)</p> <p>*The size of the property is to be reported in square metres and should be calculated on the footprint of the plot on which the unit is built per floor, including internal yards, shafts, front gardens etc. For example, to calculate the size of a terraced house, the area of the footprint on which this dwelling is built needs to be multiplied by the number of floors of present building. In addition, a garage which is not an integral part of a dwelling but is situated in the vicinity of the property being sold/bought in the same contract of sale should be included in the size of the property.</p>
Frontage	
Use of property	<p>Main residence Holiday residence Other</p>
Accommodation	<p>Living room Reception room Kitchen Dining room Bathrooms (no. of rooms) Bedrooms (no. of rooms) Store Washroom Study Pool Lift Basement Garage Parking space Garden Others</p>
Floor	<p>*The floor number that the property is situated on. This is applicable for apartments, penthouses and maisonettes. NB: Semi-basement and Ground floor should be marked as '0'.</p>
Condition of property	
Details of Finishes	
Title of the Property	<p>Freehold Perpetual emphyteusis if yes is ground rent revisable? Yes No ground rent amount € Temporary emphyteusis if yes is ground rent revisable? Yes No ground rent amount € Remaining term of Temporary Emphyteusis years</p>

Structural Stability	
New Property	Yes No (i.e. this will represent if the property has ever been lived in).
Is Property Fully Completed and Serviced?	Yes No Comment:
Existing Services and Installations	
Valid Development Permit	Held Not Held If held, attach a copy of permit and permitted plans with this report. Permit number If held, is property developed fully conformant with approved permit, conditions and permitted plans Yes No Not held. State whether property is legally built Yes No If Yes, why is it legally built?
Sanitary Regulations	Internal yards metres by metres Back yard metres by metres Side Curtilage metres by metres Floor to Ceiling Height metres Are there any indications that building Laws and Sanitary Regulations are not adhered to? Yes No If Yes, please give reasons:
Additional Remarks	<i>Please comment on any other factors which may have an impact on the marketability and value of the subject property.</i>

Property Valuation

Current Market Value: Copies of photographs documenting conditions at the time of the visit are to be included in Appendix 2	€ Amount in words:					
Estimated Construction, Completion and Finishing Costs:	€ Amount in words:					
Market Value after Completion:	€ Amount in words:					
Building Replacement Value* *This is defined as the cost to reinstate a building in its present form but bearing in mind the need to comply with current legislation.	Current state: € Amount in words: On completion: € Amount in words: The sum insured above should cover rebuilding costs of the residence, including all fixtures and fittings plus fitted kitchen and fitted appliances, fixed interior decorations, bathrooms and sanitary ware, doors, windows, boundary walls, and like, pools, patios, drives, tennis courts, garages and other outbuildings. Aerials, satellite dishes, solar and PV panels should also be included since they are fixed and form part of the buildings.					
Other remarks	<table border="1"> <tr> <td data-bbox="501 1144 995 1344"> In case of property under construction, was the development approved in all respects by MEPA? </td> <td data-bbox="995 1144 1489 1344"> Yes No </td> </tr> <tr> <td data-bbox="501 1344 995 1494"> In case of constructed property were all MEPA conditions and regulations outlined in the permit adhered to? </td> <td data-bbox="995 1344 1489 1494"> Yes No </td> </tr> </table>		In case of property under construction, was the development approved in all respects by MEPA?	Yes No	In case of constructed property were all MEPA conditions and regulations outlined in the permit adhered to?	Yes No
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In case of constructed property were all MEPA conditions and regulations outlined in the permit adhered to?	Yes No					

The adopted Market Value in accordance with the current Practice statement of the Valuation Standards is defined as:

“Market Value is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and willing seller in an arm’s length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.”

The valuation is carried out in accordance with the Valuation Standards for Accredited Valuers 2012 published by the Kamra tal-Periti (Chamber of Architects and Civil Engineers, Malta) and is undertaken by an appropriately qualified valuer as defined therein.

This report is based on a visual inspection of the subject property and related to its general state. It is not intended as, or a substitute for, a formal structural survey of the inspected property, but is to be considered solely for valuation purposes. It is prepared for the exclusive use of MeDirect Bank (Malta) plc.

Architect Signature _____

Architect Stamp _____

Architect Warrant number _____

Inspection report date _____

Appendix 1: Estimate of Completion Costs

Applicable: Yes No If applicable kindly complete the below.

	Value in €
Land	
MEPA permits/charges	
Preliminaries	
Demolition	
Site works and excavation	
Foundations	
Masonry Works	
Roofing	
Drainage	
Plumbing and electricity	
Vertical circulation (lifts and escalators)	
Exterior Plastering and decorations	
Flooring/Internal Staircases (where applicable)	
Wall tiling (Bathroom/s and Kitchen)	
Sanitary Ware	
Interior Plastering and Decorations	
Internal and External Apertures	
Kitchen Including Appliances	
Solar Panels / PV	
Air-conditioning	
Total Estimate of Costs	
Contingency	
TOTAL	

Architect Signature _____

Architect Stamp _____

Architect Warrant number _____

Inspection report date _____

Appendix 2: Photographs of facade and internal of the property.

Architect Signature _____

Architect Stamp _____

Architect Warrant number _____

Inspection report date _____