

Organisation/client:	Fax to:
Business Unit:	Email to:
Postal Address:	Contact:
	Telephone:
Borrower:	Loan Ref. No.
1 PROPERTY SUMMARY	
Property Address:	
Title Details:	
Encumbrances /Restrictions:	
Site Dimensions:	Site area:
Zoning/Instrument:	LGA:
Main Building:	Current use:
Built About	Additions:
Areas: Living	Outdoor
Car Accommodation:	Other
Marketability:	Car areas:
Environmental Issues:	Heritage issues:
Essential Repairs:	
2 RISK ANALYSIS Must comment in Section 8 on any '3', '4' or '5' rating.	
Property Risk Ratings	1 2 3 4 5
Location & Neighbourhood:	Market Risk Ratings 1 2 3 4 5
Land (inc planning title):	Recent Market Direction:
Environmental Issues:	Market Volatility:
Improvements:	Local Economy Impact:
	Market Segment Conditions:
Risk Ratings: 1=Low, 2=Low to Medium, 3=Medium, 4=Medium to High, 5=High	
3 VALUATION & ASSESSMENTS SUMMARY	
Interest Valued:	Other Assessments
Value Component:	Rental Value Unfurnished:
Land:	Replacement Insurance:
Improvements:	
MARKET VALUE:	
Documents to Sight:	Recommendation:
<p>I hereby certify that I personally inspected this property on the date below and have carried out the assessments above as at that date. Neither I, nor to the best of my knowledge, any member of this firm, has any conflict of interest, or direct, indirect or financial interest in relation to this property that is not disclosed herein.</p> <p>This Report is for the use only of the party/s to which it is addressed for first mortgage purposes only and is not to be used for any other purpose. No responsibility is accepted or undertaken to third parties in respect thereof. No responsibility is accepted or undertaken in the event that the party/s to which it is addressed use this Report for any other purpose apart from that expressly outlined above.</p> <p>This Report is made in accordance with the PropertyPRO Residential Valuation and Security Assessment Pro-forma Supporting Memorandum and must be interpreted with that Memorandum. The agreed parties are bound by the provisions of the Supporting Memorandum. The Supporting Memorandum is available at www.api.org.au.</p>	
Valuer:	Firm:
Qualifications/Registration #:	Address:
Inspection date:	Phone:
Valuation date:	Mobile:
Signed:	Email:
	Fax:
<p>Whilst not having inspected the property, I have reviewed the draft valuation and working papers, and based upon that review and appropriate questioning of the Valuer obtained reasonable satisfaction that the value opinion contained in the valuation has been reached, based on reasonable grounds.</p> <p>Valuer: Qualifications/Registration #: Signed</p>	
Valuer's File Reference:	

PROPERTY ADDRESS:

Page

4 THE LAND

Property Identification:

Title search sighted:

Zoning Effect:

Location:

Neighbourhood:

Site Description & Access:

Services:

5 MAIN BUILDING

Style:
Main Walls & Roof:
Main Interior Linings:
Internal Condition:
Accommodation:
Interior Layout:
PC Items:
Fixtures & Features:

Street Appeal:
Window Frames:
Flooring:
External Condition:

6 ANCILLARY IMPROVEMENTS

7 SALES EVIDENCE & THE MARKET

Address	Sale Date	Price	Brief Comments	In Comparison to Subject
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Current/proposed Sale of Subject Property:	Date	Amount		
Prior Sale(s) of Subject Property (last 3 years):	Date	Amount		
Remarks				

Level of Market Activity:
Selling period greater than 6 months:
Sale in line with local market:
Copy of Contract Of Sale sighted:

Valuer initials:

Valuer's file ref:

PROPERTY ADDRESS:

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8 ADDITIONAL COMMENTS

Valuer to enter commentary as required here.

9 IMPORTANT NOTES & QUALIFICATIONS

If there are any "nominated additional parties", they are noted here.

Any clauses specific to the lender/client are inserted here.

Other applicable clauses are to be included in this Section.

10 CAPPED LIABILITY SCHEME

If applicable, the words "Liability limited by a scheme approved under Professional Standards Legislation" will be inserted here.

PHOTOGRAPHS

Photo here

Caption / explanation

Photo here

Caption / explanation

Photo here

Caption / explanation

Valuer initials:

Valuer's file ref: