



Australian Property Institute

24.0 - Restricted Valuation – Residential Property proforma
EFFECTIVE: 1 August 2006
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RESTRICTED VALUATION – RESIDENTIAL PROPERTY

PART A – As far as possible, information in this section is to be provided by the lender.

THE LENDER:	Dated:	
Reference 1:	Reference 2:	
VALUATION FIRM:	Fax/E-Mail:	
BORROWER:	Loan Ref. No:	
Type of Property:	Purchase Price: \$	Date:
Property Address:		
Legal Description:	Land Area:	m ² /ha
Main Building Type:	Main Walls and Roof:	
with Bedrooms and Bathrooms	Est. Area:	m ²
Other Accommodation:	Est. Living Area:	m ²
Car Accommodation:	car garage/carport	
Built About:	Addition(s) about:	
Other Detail:		

Instructions: The Lender hereby instructs the valuation firm to carry out a Restricted Valuation of the above property in accordance with the Australian Property Institute's 'Restricted Valuation Supporting Memorandum' and this valuation instruction. The Lender agrees to be bound by the provisions of the Supporting Memorandum and requires the valuation firm in accepting this valuation instruction to be bound by the provisions of the Supporting Memorandum.

In providing this valuation, note that:

- any records you have for the property should be checked. This includes registered plans, zoning information and any sales of the property in the past three years,
- the property must be identified at its street frontage,
- an external inspection from outside the boundaries of the property is to be conducted,
- the property is to be photographed and the photo retained on file,
- any property information supplied above that is known to be incorrect should be corrected, otherwise assume all information supplied to be correct,
- the condition and quality of what is visible is to be assumed as indicative of the nature and condition of the property,
- unless stated otherwise, fee simple with vacant possession is to be assumed,
- unless ascertained within these limitations or physically obvious, it is to be assumed that there are no easements or encumbrances,
- recent comparable sales from your records must be reviewed, *and*
- within the above limitations, you are to provide <Lender's Name> with an indicative market value range for the property.

Note: The Lender in issuing these instructions acknowledges and accepts the commercial risks of relying on your 'Restricted Valuation' provided it is given in compliance with these instructions and in accordance with the Australian Property Institute's Restricted Valuation Supporting Memorandum, and confirms the immunities and indemnities provided in RV: 9.3 of the Supporting Memorandum will apply. The Lender will not convey the 'Restricted Valuation' or any part of it to the borrower or other third parties and will keep it confidential for its mortgage security purposes only. The 'Restricted Valuation' will not be used for mortgage insurance purposes.

PART B – Indicative Market Value Range \$ to \$

If you consider that there are or may be any significant factors in relation to this property that warrant inspection, research or enquiry beyond the scope of a 'Restricted Valuation', you should **recommend below that a PropertyPro Residential Valuation and Security Assessment be carried out.** The Lender will then decide in view of its overall lending position, if it requires such a valuation.

I recommend that a PropertyPRO 'Residential Valuation and Security Assessment' be conducted for the main reason as stated below:

Reason:	
Firm:	Signature:
Advising Date:	Name:
RETURN TO:	Fax No:
Attention:	Phone No: