

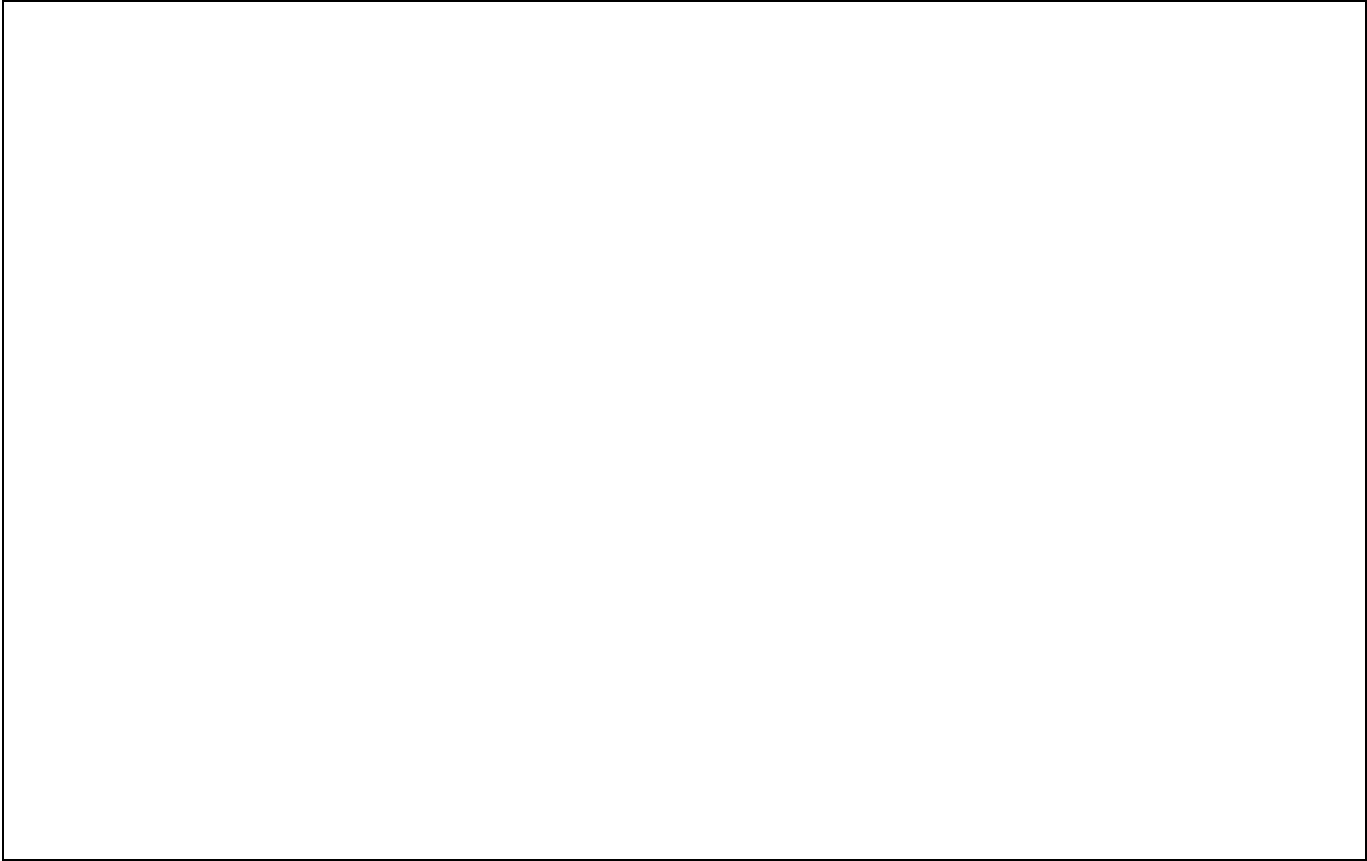
DISCLAIMER

“This document is intended as a general framework only to assist suitably qualified valuation practitioners to comply with the various requirements of the current RICS Valuation – Global Standards. (“Red Book”). RICS makes no representation as to the suitability of this document to any particular situation or set of circumstances. The practitioner shall need to exercise their own skill and judgment to form a view as to this document’s suitability to a given situation and will need to tailor it as they see fit in each case. We recommend that the valuer thoroughly review the relevant parts of Red Book to ensure full compliance.”

SITE NOTES AND VALUATION REASONING OFFICES

Address	Valuer Name:	
	Date:	/ /
	File Number:	
	Time Arrived	
Weather:	Time Departed	
Accessibility for occupiers Accessibility for visitors		
Type / use/ age / m2 / car parking	Characteristics of the locality and surrounding area	
Construction	State of repair, condition & apparent defects	
Plant & equipment:	F&F / alterations / improvements / deleterious materials / hazardous materials / regulated activities	
Electric / capacity	Drainage	Energy efficiency
		Planning issues and, if appropriate, any physical restrictions on further development
Gas	Heating	Apparent contamination and potentially contaminating historic or current uses

Water	Air con / lifts	Mining, flooding & site conditions
Sustainability & ESG factors		
Tenure / Tenancies		
Accommodation list:		



Accommodation / Floor Areas calculation

Dimensions, areas and use(s) of constituent elements

Compute Insurance Reinstatement (BCIS)

Comparables Offices				
Subject property	Comparable 1	Comparable 2	Comparable 3	Comparable 4
Address				
Age				
NIA				
Type e.g. Bs Pk.				
Floors				
Car parking				
Raised floor etc				
Lift				
Lease terms				

Sale price / date				
Yield				
Source				
Notes				

Valuation reasoning

Valuation calculation

Valuer Signature:

Date:

Counter Signature:

Date:

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