

# RESIDENTIAL VALUATION REPORT

This valuation has been undertaken by Malcolm Gillanders who is in a position to provide an objective and unbiased valuation, has no material connection or involvement with the subject of the valuation assignment or the party commissioning the report, and is competent with the appropriate experience and qualifications to undertake the valuation.

This valuation has been prepared on instructions from P van Strien of Caine Statham for the purpose of Sale and Mortgage Security. This long form pdf report is not to be relied upon by any other person or for any other purpose. No responsibility is accepted in the event of this report being used for any other purpose or by any other party than to whom it is addressed. The publication of this report or part or any reference hereto or to the valuation figures contained herein or to the name and professional affiliation of the valuer without written approval is prohibited.

The asset valued is 6 Birkhall Grove Strathmore Park Wellington

The basis of the valuation is current market value, that is, the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties each acted knowledgeably, prudently, and without compulsion.

The valuation date is 8 February 2018 .

We have carried out an inspection of the property for valuation purposes, and as such this report is not a site, structural, or engineering survey, nor does this report constitute a boundary survey, survey pegs have not been located, and it is assumed that the property is built within the legal boundary.

We have sourced information in relation to this property, including a Title search, Local Body rating information, and comparative sales information.

Any other assumptions made in the preparation of this report are contained within.

This valuation has been prepared in accordance with International Valuation Standards 2017 effective from 1 July 2017 including IVS Framework, IVS 101 Scope of Work, IVS 102 Investigations, IVS 103 Reporting, IVS 104 Bases of Value and IVS105 Valuation Approaches and Methods.

# Residential Property Valuation Report

**Michael Blackledge**



## **Residential Property Valuation Report:**

Valuation and Sale of Residential Property David Mackmin, 2013-10-11 Valuation and Sale of Residential Property is aimed at all those studying for a qualification or already practising as residential valuers surveyors and estate agents It provides valuable information on all elements of the home sales process enabling professionals to give advice on market value the best means for sale condition and financial arrangements Topics covered include determinants of value and provision of the valuation agency auction and taking instructions mortgage valuation and survey legal process and types of tenure investment and return The author considers these topics against a background of wide legislative change and draws on the standard guidelines set down by the RICS and NAEA This third edition written at a time of rapid change in the home selling market details the processes and procedures for dealing with this ever evolving market Whatever your level of seniority this book will help you stay ahead of the game and present sound advice to clients at any stage of the process

**Introduction to Property Valuation in Australia** David Parker, 2023-12-12 This book provides an easy to follow introduction to the principal methods of property valuation in Australia within the context of International Valuation Standards so bridging the gap between traditional property valuation methods and the modern era of global valuation governance Providing a framework for valuation practice the book outlines the property asset class the role of valuation concepts of value and valuation standards before focusing on the instructing undertaking and reporting aspects of the valuation process The market approach to valuation is addressed through the comparative method of valuation with the income approach addressed through the capitalisation of income discounted cash flow and profits methods of valuation and the cost approach addressed through the replacement cost reproduction cost and residual or hypothetical development methods of valuation As an introductory textbook on property valuation methods this book is a companion to Australia's leading advanced valuation textbook Principles and Practice of Property Valuation in Australia edited by the same author and also published by Routledge which is a more advanced text considering key principles underlying property valuation and current techniques and issues in the practice of property valuation for major sectors of the Australian property market The most up to date valuation text book for the Australian market this book will appeal to both valuation practitioners and undergraduate postgraduate students as well as to accountants auditors lawyers lenders and all professionals dealing with property valuation issues

**Introducing Property Valuation** Michael Blackledge, 2016-09-13 This new edition of bestselling textbook Introducing Property Valuation provides students with a comprehensive introduction to the concepts and methods of valuing real estate helping them to progress successfully from basic principles to a more sophisticated understanding Taking a practically oriented rather than purely theoretical approach the textbook equips readers with the skills to undertake their own valuation calculations Fully updated to reflect recent developments in regulation and practice experienced tutor and valuer Michael Blackledge demonstrates how the principles can be applied in professional practice in

line with the requirements and guidance provided by the International Valuation Standards Council and the Royal Institution of Chartered Surveyors Online material accompanies the new edition with Q As and pre programmed excel spreadsheets enabling students to prepare their own calculations The five traditional methods of valuation are outlined and the practical applications of the two main approaches the comparison and investment methods are fully explored The use of discounted cash flow and quarterly in advance calculations topics which are not always adequately covered elsewhere are also explained Accessibly written with a full range of worked examples case studies clear chapter summaries and extensive further reading suggestions this book is essential for any student of real estate and its valuation **Property Valuation Report** ,2003

**Residential Property Appraisal** Phil Parnham,Chris Rispin,2002-01-04 Residential Property Appraisal is a handbook not only for students studying surveying but also for surveyors and others involved in the appraisal of residential property for lending purposes It focuses on the distinct professional competencies required by Mortgage Valuations and Home Buyers Surveys and Valuations identifying and advising the reader on the extent and limitations of their activities Generously illustrated supported by real life case studies and drawing on the latest research professional and legal developments

**How to Use the Uniform Residential Appraisal Report** Martha R. Williams,William L. Ventolo,1993-11 Real Estate Valuation Theory Ko Wang,Marvin L. Wolverton,2012-12-06 Real Estate Valuation Theory is organized around five categories of intellectual contribution to the whole appraiser decision making and valuation accuracy application of nontraditional appraisal techniques such as regression and the minimum variance grid method appraising contaminated property ad valorem tax assessment and new perspectives on traditional appraisal methods One common thread is that all of the papers are exceptionally well written and thought provoking **The Valuation and Sale of Residential Property**

David Mackmin,1994 This revised second edition has been updated to reflect important changes in the law relating to the practice of estate agency Mackmin explores the implications of changes under the Estate Agents Act Property Misdescription Act the Council Tax and changes in the practice of mortgage valuation He also looks at the changes relating to the landlord tenant relationship with regard to tenanted residential property European Valuation Practice A. Adair,M.L. Downie,S. McGreal,G. Vos,2013-03-07 The variability of valuation practice within Europe is perceived as a problem within the

globalization of property This edited textbook examines the practice of real estate valuation in selected countries in Europe The focus is on countries with well developed real estate markets in which both international and indigenous investors are active The book is aimed at real estate professionals financiers institutional advisers property researchers and students who require a greater understanding of comparative property appraisal techniques applied across Europe **Residential**

**Construction Law** Philip Britton,Matthew Bell,Deirdre Ní Fhloinn,Kim Vernau,2025-09-18 This new edition tells you all you need to know about how construction defects in homes occur how they might be prevented and how they might be cured Her Honour Frances Kirkham CBE Atkin Chambers The first edition of Residential Construction Law in 2021 offered the only

systematic and analytical overview of the legal framework for residential construction Since then there have been significant legislative and caselaw developments across the UK Aotearoa New Zealand Australia and Ireland In this second edition the authors and their team of specialist contributors have completely revised the content taking these changes into account This new edition refers to more than 350 new cases along with ground breaking reforms like the UK s Building Safety Act 2022 and lessons from the September 2024 Phase 2 report of the Grenfell Tower Inquiry The book also anticipates planned reforms including sweeping changes in several Australian states The revised edition retains the book s highly accessible structure and readability making it an indispensable guide for lawyers industry professionals and homeowners seeking to come to grips with the principles of residential construction law It also provides an essential starting point for students and practitioners needing to understand the detail of this specialist area It provides clear statements of the relevant law explaining aided by case studies diagrams text tables and a glossary the law s intended policy outcomes and techniques It also provides a critical view of areas where those goals have not been attained requiring further reform Accompanying online resources for this title can be found at bloomsbury pub residential construction law

**Building Surveys** Peter Glover, 2013-02-15 Building Surveys has been a trusted guide for both students and professionals for over 30 years evolving throughout its eight editions to address the challenges and responsibilities of the building surveying role It covers everything needed for initial inspections such as equipment know how and procedures to writing an accurate report making it indispensable to those practicing in or studying this field This updated eighth edition features new material on modern methods of construction and the drive for green homes Essential reading for building construction students professional surveyors and others who may be required to inspect and report on buildings Illustrated throughout with colour photos showing examples of building defects in full detail All the structural aspects of property surveying are explained covering foundations walls and roofs as well as what to look out for and how to deal with problems Materials and techniques no longer in use are covered as well as new technologies so the reader is prepared for anything they might encounter Legal considerations and recent cases are also used to illustrate good working practice making this an extremely practical companion to the subject

Routledge Handbook of Sustainable Real Estate Sara Wilkinson, Tim Dixon, Norm Miller, Sarah Sayce, 2018-03-21 With the built environment contributing almost half of global greenhouse emissions there is a pressing need for the property and real estate discipline to thoroughly investigate sustainability concerns The Routledge Handbook of Sustainable Real Estate brings together the latest research of leading academics globally demonstrating the nature and extent of the impact as well as suggesting means of mitigating humankind s impact and building resilience Four sections examine the different aspects of sustainable real estate governance and policy valuation investment and finance management redevelopment and adaptation Covering all land uses from residential to commercial retail and industrial the Routledge Handbook of Sustainable Real Estate is an exciting mixture of received wisdom and emerging ideas and approaches from

both the developed and developing world Academics upper level students and researchers will find this book an essential guide to the very best of sustainable real estate research      *Hearings, Reports and Prints of the Senate Committee on Labor and Public Welfare* United States. Congress. Senate. Committee on Labor and Public Welfare,1966      **Federal Register** ,2013-08      *Principles and Practice of Property Valuation in Australia* David Parker,2021-09-30 This book provides a clear outline of the key principles underlying property valuation and the current techniques and issues in the practice of valuation for the major sectors of the Australian real estate market Formerly titled Valuation Principles and Practice this entirely new third edition comprises Australia s leading advanced valuation textbook The first part of the book Principles of valuation comprises chapters written by globally recognised academics and specialists on the principles of law economics planning policy and finance all in the context of property valuation The second part of the book Practice of valuation comprises chapters written by acknowledged expert valuers on the practice of valuation for key property sectors including residential retail commercial industrial leisure and rural Further chapters also cover valuations for purposes including lending insurance rating taxation and financial reporting The most up to date valuation text for the Australian market this book will appeal to both valuation practitioners and undergraduate postgraduate students as well as to accountants lawyers and professionals dealing with property valuation issues      **Property Law** Mark Richards,2021 Property Law combines accessible overviews of the conveyancing procedure with a pragmatic approach Enhanced by realistic case studies examples and professional conduct points throughout this text equips the reader with the knowledge and skills required to conduct conveyancing transactions in practice      Building Surveys P. V. Glover,2009 Since the first edition was published in 1983 Building Surveys has been the core text in its field for students and professionals alike Covering everything needed for initial inspections such as equipment know how and procedures to writing an accurate report this book is a proven indispensable guide It considers all the structural elements required when surveying a property for example foundations walls and roofs as well as what to look out for and how to deal with it Legal considerations and recent cases are used to illustrate good working practice making this a comprehensive text to this important subject      *The Residential Pathway* Jane Forsyth,2025-05-28 The Residential Pathway APC Essentials was written to facilitate and encourage candidates preparing for the RICS Assessment of Professional Competence APC to become Chartered Surveyors This book will help candidates their Counsellors and supervisors to understand The requirements of the Residential pathway The detail of the technical competencies How to select suitable competencies How to demonstrate the required knowledge and experience and How to succeed in the final interview It will also be a useful reference for AssocRICS candidates and qualified professionals This concise book has clear headings to guide readers with bullet point checklists and signposting to key themes and important sources for further reading It alerts readers to the need to be aware of changes and developments in the residential sector and to the wider economic social and political factors that influence it This book includes lists of relevant RICS and other professional

publications the laws and regulations that frame professional surveying practice and example written submissions for the technical competencies at each level It will help to motivate and reassure candidates giving them confidence to recognise the value and relevance of their knowledge and practical experience and to understand how to best apply this to demonstrate their professional competence     Property Law 2015-2016 Robert Abbey, Professor of Legal Education and Practice Robert Abbey, Mark Richards, 2015-07-09 Property Law is the perfect companion to guide you through the intricacies of the conveyancing process Drawing on the authors considerable experience of legal practice and suitable for use on courses with either a residential or a commercial conveyancing focus the book offers lively and accessible explanations of often complex processes With highly practical guidance on how to approach each stage of a conveyancing transaction in practice this book is ideal for use as a core text on the Legal Practice Course or as a valuable source of reference where knowledge of the conveyancing process is essential Online Resources This book is also supported by an Online Resource Centre which includes Student resources Multiple choice questions Case study documentation Guide to completing prescribed clauses in leases Problem questions and answer guidance Interactive timelines Web chapter A Commonhold Lists of wider reading and websites for further information Lecturer resources Figures from the book     **Reports and Documents** United States. Congress,

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