

TERMS OF ENGAGEMENT

Name of the firm

Identification and status of the valuer	<p>Name:</p> <p>Qualifications:</p> <p>Registered valuer status:</p> <p>Experience and expertise:</p> <p>Internal / external status: (if applicable)</p> <p>Rotation policy (if applicable)</p> <p>Previous involvement with the property or parties to the case:</p> <p>Declaration of independence and objectivity:</p>
Client	<i>(Full name and address. Make sure you identify who your client is and therefore to whom you have a duty of care. Valuations are open requested by intermediaries).</i>
Purpose of Valuation	<i>(State the precise end use of the valuation i.e. what the client is going to do with the valuation. This will inform you as to what regulation and guidance you must follow. It also assists in defining the extent of your liability for the use of the valuation).</i>
Property to be valued	<p>Address of the property:</p> <p>Interest to be valued:</p> <p>Tenancies:</p> <p>Type and use of property:</p>
Basis of Value	<p><i>(delete as appropriate)</i></p> <p>The following definitions of Basis of Value will be used. They are derived from the International Valuation Standards Council.</p> <p>Market Value.</p> <p>The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.</p> <p>Market Rent.</p> <p>The estimated amount for which a property would be leased on the valuation date between a willing lessor and a willing lessee on</p>

	<p>appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion</p> <p>Our assumptions of what are 'appropriate lease terms' for this property will be set out in our report under the heading 'Assumptions'.</p> <p>Investment Value (Worth).</p> <p>The value of an asset to the owner or a prospective owner for individual investment or operational objectives.</p> <p>Fair Value.</p> <p>Fair Value has two recognised definitions:</p> <ul style="list-style-type: none"> • The definition adopted by the IVSC: 'The estimated price for the transfer of an asset or liability between identified knowledgeable and willing parties that reflects the respective interests of those parties'. • The definition adopted by the International Accounting Standards Board (IASB): 'The price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date'.
Valuation date	<i>(You must choose a specific date. That can be 'date of report' or 'date of inspection' if that is what has been agreed. Some purposes will require a specific date e.g. date of death or a financial year end).</i>
Special Assumptions	<i>(Special Assumptions are those things which are not true but will be assumed to be true e.g. vacant possession when the property is in fact occupied, or that planning consent has been obtained, or that building works are completed. For further guidance see Red Book VPS 4.9).</i>
Assumptions And extent of investigations	<i>(For guidance see Red Book 4.8 and VPGA 8. This section should define the scope and depth and method of all investigations including site inspection and desktop enquiries into matters affecting value. In other words it defines and limits the due diligence you will carry out in preparing the valuation and will state the assumptions you will make to cover the limits of your due diligence. The following list of matters which are even not fully investigated is derived from VPGA 8. It is not exhaustive and is offered only as a guide.</i>

	<p>Title:</p> <p>Condition of buildings:</p> <p>Services:</p> <p>Planning:</p> <p>Roads</p> <p>Contamination and hazardous or deleterious materials:</p> <p>Environmental matters:-</p> <p>Mining:</p> <p>Flooding:</p> <p>Sustainability:</p> <p>Pylons & other structures:</p> <p><i>(You may also wish to consider making statements under the headings Local property tax, Fire, Disabled access, Coastal erosion, Brine extraction, Wind farms, Pyrite, and any other matters which affect value which may be relevant to the particular property and location).</i></p>
<p>Source of information</p>	<p><i>Here state the likely sources of information you will use and the extent to which you will check the information and rely on it.</i></p>
<p>Restrictions on publication</p>	

Third party liability	
RICS Valuation Standards (and departures from those standards)	<p>The Valuation and Report will be prepared in accordance with the RICS Valuation – Global Standards.</p> <p>OR:</p> <p>In accordance with your instructions in preparing our valuation report we will depart from the mandatory requirements of Red Book in the following regards:</p>
Description of report	<p>The report will comply with the requirement for minimum content of VPS 3.2.</p> <p><i>(or, for example when reporting to a lender)</i></p> <p>When reporting we will use the template report form provided by you for the purpose which complies with the requirement for minimum content of VPS 3.2 <i>or</i> When reporting we will use the template report form provided by you for the purpose. The report makes the following departures from the required minimum content of VPS 3.2 as follows</p> <p>Or</p> <p>When reporting we will comply with the requirement for minimum content of VPS 3.7 and will also include the additional reporting requirements for commercial secured lending set out in VPGA 2</p> <p>Or</p> <p>When reporting we will comply with the requirement for minimum content of VPS 3.2</p> <p><i>(Or specify the particular reporting content for the purpose of the valuation).</i></p> <p>The report will be made available in hard copy form / pdf / drop box / email / <i>(confirm the detail as appropriate).</i></p>
Fee	<i>(Here state the fee or the basis of its calculation. Any other conditions such as termination of instructions should be dealt with under terms of business).</i>
Complaints	The firm operates a Complaints Handling Procedure in accordance with SCSI/RICS guidelines. A copy is available upon request.
RICS Monitoring.	The valuer is registered with RICS Valuer Registration. Please note that our files may be subject to monitoring under the institution’s conduct and

	disciplinary regulations.
Terms of Business	<p><i>(Here state any other Terms of Business your firm may operate. For example, payment timeframe and method, or arrangements for interim payment of fees or expenses, or cancelation of instructions or limitation of liability for consequential damages and so on).</i></p> <p><i>For SCSi advice on PII risk management see: www.scsi.ie</i></p>

We accept these terms of engagement as an accurate summary of the instructions to provide a valuation.

Signed(Firm)

Signed(Client)

For and on behalf of.....(Firm)

For and on behalf of (Client)

Dated

Dated

DISCLAIMER

These documents are intended as a general template only to assist suitably qualified valuation practitioners to comply with the requirement for minimum content of terms of engagement and valuation reports specified in VPS 1 and VPS 3 of RICS Valuation – Global Standards. SCSi/RICS makes no representation as to their suitability 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 their suitability to a given situation and will need to tailor them as they see fit in each case. Please note that the documents have been designed as a single suite and are intended for use in conjunction with each other and as such we recommend that care is taken to ensure that the individual documents remain consistent with each other. In particular, it is recommended that special care is taken to ensure statements describing the scope and depth of inspection and investigations and the attendant valuation assumptions referred to within the terms of engagement are consistent with corresponding statements made within the valuation report itself.

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