



VALUATION INSTRUCTION FORM

Client:	
Contact Details:	Mailing Address: Phone: Fax: Mobile:
Property to be Valued:	
Purchase Price:	
Owner's Estimate:	
Agreed Fee:	
Purpose of Valuation:	
Access Arrangements:	
Building Plans/Title Search Available	Yes/No
Deadline/Turnaround time:	

Please return this confirmation by facsimile to: (02) 9822 5783 or email: admin@mjd.net.au

Upon completion of the report we will contact you to arrange for payment/collection.

Note: The Valuers' Act 2003, as amended, requires written instructions to be held by the Valuing Company prior to undertaking a Valuation Assignment.

SIGNED BY: _____

ON BEHALF OF: _____

DATED: _____

TERMS AND CONDITIONS

Valuation and Consultancy advice provided by M J Davis Valuations Pty Limited (MJD) ABN 50 002 324 209 will be prepared on the following basis:-

The basis of value or consultancy advice will be defined in accordance with the Australian Property Institute "Professional Practice Standard, Fifth Edition, Corporations Law or as specifically instructed.

We will assume that the instructions and subsequent information supplied contain a full and frank disclosure of all information that is relevant.

Due to possible changes in market forces and circumstances in relation to the subject property, the Report can only be regarded as relevant as at the date of Valuation or Consultancy.

For valuation purposes, we will assume that the property is not part of a group of securities for a loan, nor in more than one financing transaction.

We reserve the right to reconsider the valuation or consultancy advice if certificates or leases not provided contain matters which may affect the value or the advice. We will assume that there are no easements, covenants, caveats, rights of way or encroachments except those shown on the title, or in the valuation or consultancy advice.

We will obtain only verbal town planning information. It is the clients' responsibility to check the accuracy of this information by obtaining a certificate under the appropriate town or Environmental Planning Legislation.

In undertaking the valuation or consultancy advice, MJD will have regard to the apparent state of repair, condition and environmental factors in relation to the property but are under no duty to carry out a structural or environmental survey nor to inspect those parts of the property which are unexposed or inaccessible. We will assume that there is no timber infestation, asbestos or any other defect (unless advised otherwise) and that the property is compliant with environmental law. We will not undertake a detailed inspection of the plant and equipment or obtain advice on its condition or suitability.

When the valuation is obtained in connection with a loan, the Report is relevant only for the purpose of first mortgage security and our endorsement of the valuation for this purpose is valid as at the date of valuation. Payment for the Valuation Report is not to be construed as conditional upon a loan or mortgage being approved in relation to the property.

The valuation is normally valid for this purpose for up to three months from the date of valuation provided circumstances have not occurred during this period to materially affect the value of the property.

We will assume that all licences and permits can be renewed and we will not make any enquiries in this regard.

State or Federal Laws may require environmental audits to be undertaken before there is a change of land use. We will, however, assume that this is not necessary for the purposes of this valuation or consultancy.

We provide the valuation or consultancy advice for the client only. You must not make any part of this valuation or consultancy advice, or the substance of it, available to another person without our written consent. If you release any part of the valuation or consultancy advice or its substance without written consent, you agree: a) To inform the other person of the terms of our consent; and b) To compensate us if you do not do so. We have no responsibility to any other person even if that person suffers damage as a result of the client receiving this valuation or consultancy advice.