

5. SERVICES

Water (type of supply) Well/Borehole / Mains / River
Electricity (source of supply) Mains / Other Sources
Sewerage Mains / Septic Tank
Hot water supply (state system) ... Electric Geysers, Solar, Fuel
Condition of sanitary fittings and plumbing
So far as can be ascertained without testing, are drains and sanitary appliances
satisfactory? Yes / No

6. STRUCTURE

Main buildings: Walls
Roof
Floors
Ceilings
Outbuilding: Walls
Roof
Floors
Ceilings

7. FINISHES

Main buildings: Walls
Floors
Ceilings
Floor & Wall tiles
Kitchen Fittings
Wardrobes
Outbuildings: Walls
Floors
Ceilings
Floor & Wall tiles
Kitchen Fittings
Wardrobes

8. SITUATION AND LOCALITY:

Distance from (a) Town Centre (b) Shops
Character of Neighbourhood (whether good class, residential, commercial etc.,)
.....

State whether site is Level / Undulating / Gentle Slope / Steep Slope
.....

State current zoning whether Residential / Multi-Unit Residential / Commercial /
Industrial / Agricultural / Other
.....

9. ROADS AND PAVING:

Are roads made and finished? Yes/No. If not, what is the present condition of the
road? Is there a return frontage? Yes/No

10. CONDITION AND REPAIRS NEEDED

a) Main Buildings:

Structural Condition Good / Fair / Poor
General Condition Good / Fair / Poor
External Condition Good / Fair / Poor
Internal Repair Good / Fair / Poor
Internal Decoration Good / Fair / Poor
Bathroom Fittings
Built in Stove or Plug in Stove
Is the roof watertight and in good condition Yes / No
Is there a damp course? Yes / No

b) Outbuildings:

Structural Condition Good / Fair / Poor
General Condition Good / Fair / Poor

c) Fences and Boundary Walls:

Are paths and fences completed? Yes / No
General Condition Good / Fair / Poor

d) Present essential repairs
.....
..... Estimated Cost. E

11. INSURANCE

Estimated cost of complete reinstatement, including professional fees.

a) Main building E c) Detached Garage E
b) Other Buildings E d) Fence E
Total E

12. EASEMENTS:

(Particulars of rights of way or other easements to which the property is subject or which are enjoyed over other property)

13. LEGISLATION:

a) Is the property affected by a Town Planning Order? Yes/No
b) If so, what is the existing use of the property?

14. COMMENTS:

(Any further information which will be of assistance in assessing the suitability of the property as a mortgage security)

15 RATEABLE VALUE

Land E Buildings E

16. DETAILS OF VALUATION

Actual / Estimated	Gross rent per annum	E
Deduct		
Ground rent	E	
Rates, Sanitary and water charges	E	
Management	E	
Maintenance repairs	E	
Other outgoings	E	
Insurance	E	

Net annual income	E	=====
(Year's purchase at %)		
Valuation as an investment	E	=====
Retain for:		
Present necessary repairs	E	
Uncompleted construction	E	
Road and other charges	E	

Investment value in present condition	E	=====
Present day fair saleable value	E	=====

17. CERTIFICATE:

I certify that I have surveyed the above property personally, that the particulars and information given in my report are correct to the best of my knowledge and belief and that in my opinion the fair value of the property for mortgage purposes is E

I consider the property affords security for a normal mortgage advance.

In my opinion the advance should not exceed the sum of E

on a years repayment term and payment can be released in the following manner

.....

.....

I further certify that, in accordance with Section 34 of The Building Societies Act, I have no direct or indirect interest in the property, the applicant, the vendor, the agent, the builder or the design of the building. I understand that this report is for the confidential information of the Board of Directors of The Swaziland Building Society.

Valuer Date of Valuation

PLAN

A block plan of the land and buildings, bearing the address of the property, name of applicant and application number, should be attached to this report to enable the extent and identity of the property to be checked with the description in the title deeds. The principal dimensions should be shown, including the distance from a fixed point, e.g. a road corner, or public building.