

# Guide for RERA report submissions for assessments 2020

Bahrain Valuation Standards (BVS)

During submissions for Class assessments, please ensure that you cover the following requirements, the candidates must submit reports that demonstrate each one of those requirements in their respective class.

Class	Reports	Methods demonstrated	Types of Assets	Asset Values	Pay special attention to
<b>D</b>	10	<ul style="list-style-type: none"> <li>• Comparative Method (Market Value or Market Rent)</li> </ul>	<ul style="list-style-type: none"> <li>• 6 Residential units including apartments and villas (Freeholds only)</li> <li>• 4 Empty Lands</li> </ul>	Max 500,000 BHD	<ul style="list-style-type: none"> <li>• Clear comparative table with a clear weighing exercise.</li> <li>• <b>Substantiated evidence and data.</b></li> </ul>
<b>C</b>	5	<ul style="list-style-type: none"> <li>• Comparative Method</li> <li>• Traditional Investment Method</li> <li>• DRC</li> <li>• Basic Residual Method (Comparative based Residual Method Only)</li> </ul>	<ul style="list-style-type: none"> <li>• 1 Residential units, villas (Freehold or Leasehold)</li> <li>• 1 Residential building (Investment)</li> <li>• 1 Commercial either Office or retail unit (Investment)</li> <li>• 1 Specialized building using DRC method.</li> <li>• 1 Residual construction (either WIP or not achieving HBU)</li> </ul>	Max 3 Million BHD	<ul style="list-style-type: none"> <li>• Term and Reversion Techniques.</li> <li>• Top Slice – Hardcore technique.</li> <li>• Discount Rates, Yields, Capitalization.</li> <li>• Calculation tables clear and traceable.</li> <li>• Substantiated sources of data.</li> <li>• In addition to all requirements for Class D</li> </ul>
<b>B</b>	5	<ul style="list-style-type: none"> <li>• Comparative Method</li> <li>• Traditional + DCF Investment Methods</li> <li>• DRC</li> <li>• Residual Method</li> </ul>	<ul style="list-style-type: none"> <li>• 1 Residential property via the comparative method.</li> <li>• 2 Commercial projects (mall, hotel, mixed-use projects) via the traditional and DCF Investment methods.</li> <li>• 1 Development project via the Residual method on a DCF Investment method approach.</li> <li>• 1 Specialized building via DRC method.</li> </ul>	Max 10 Million BHD	<ul style="list-style-type: none"> <li>• DCF tabulation.</li> <li>• In addition to all requirements for Class C and D</li> </ul>
<b>A</b>	3	<ul style="list-style-type: none"> <li>• Comparative Method</li> <li>• Traditional + DCF Investment Methods</li> <li>• DCF Investment Method</li> <li>• DRC</li> <li>• Profits</li> </ul>	<ul style="list-style-type: none"> <li>• 1 Development Appraisal (Mixed-use project with Residential, commercial and service components).</li> <li>• 1 Hotel using both the Investment and the Profits method</li> <li>• 1 Specialized or 1 Mass appraisal project using either DRC or Comparative method.</li> </ul>	Unlimited	<ul style="list-style-type: none"> <li>• Development Project Residual Calculations from an investment GDV.</li> <li>• In addition to all requirements for Class B, C and D.</li> </ul>

**Note:** Every Class contains all the requirements covered by the Class that precedes it. E.g., Class C contains both Class C and Class D requirements above. Class B includes all of Class B, C and D requirements above, while Class A includes all the concepts and requirements for all the other Classes.

Please note that you will be assessed given the following matrix

Components of the assessment	Yes	No	Comments
<b>VPS 3 – Valuation Reports</b>	Yes	No	Comments
1. Identification and status of the valuer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Identification of the client and any other intended users	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Purpose of the valuation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Identification of the asset(s) or liability(ies) valued	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Basis(es) of value adopted	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Appropriate Dates (Engagement Date, Inspection Date, Valuation Date, Report Date)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Extent of investigation (Including inspection log, pictures, sources of evidence and maps)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. Nature and source(s) of the information relied upon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. All assumptions and special assumptions to be made	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Format of the report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Restrictions on use, distribution and publication of the report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. Confirmation that the valuation will be undertaken in accordance with the IVS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. The basis on which the fee will be calculated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Where the firm is registered for regulation by RICS, reference to the firm's complaints handling procedure, with a copy available on request	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
15. A statement that compliance with these standards may be subject to monitoring under RICS conduct and disciplinary regulations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. A statement setting out the limitations on liability that have been agreed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>VPS 4 – Bases of Value, assumptions and special assumptions</b>	Yes	No	Comments
17. Selecting the appropriate Basis of Value (Consistent with Purpose and Type of property)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
18. Listing sufficient assumptions and special assumptions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>VPS 5 – Valuation Approaches and Methods</b>	Yes	No	Comments
19. Selecting the appropriate Approach and Method	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
20. Listing of appropriate comparatives and evidence	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
21. Appropriate use of weighing techniques	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
22. Reasonable conclusion of value	<input checked="" type="checkbox"/>	<input type="checkbox"/>	