

CONSULTATION QUESTIONS

Section 1

Q1) Do you think the Home Report is meeting its original objectives?

Yes No

Q1a) If yes, please explain why

Comments IT HAS CUT DOWN THE NEED FOR NUMEROUS SURVEYS IN RELATION TO ONE PROPERTY.

Q1b) If no, please explain why

Comments

Q2) Are the original Home Report objectives still appropriate?

Yes No

Q2a) If yes, please explain why

Comments THE REPORT PROVIDES ESSENTIAL INFORMATION WHICH APPEARS SUFFICIENT FOR PROSPECTIVE PURCHASERS

Q2b) If no, please explain why

Comments

Q3) Should the Home Report play a more central role in promoting energy efficiency and property condition improvements among home owners?

Yes No

Q3a) If yes, please explain why

Comments

Q3b) If no, please explain why INFORMATION IS MORE THAN SUFFICIENT AT PRESENT FOR A PURCHASER TO ACT UPON IN FUTURE.

Comments

Q4) Should a national register of Home Reports be established?

Yes No

Q4a) If yes, please explain why including who should have responsibility for development and maintenance

Comments

Q4b) If no, please explain why IT MAY BE MISLEADING AS REPORTS MAY BECOME OUTDATED.

Comments

Section 2

Q5) Do you think the upfront cost of Home Reports is preventing potential sellers from putting their property onto the market?

Yes No

Q5a) If yes, please provide details.

Comments

Q6) Are you aware of any schemes available (e.g. deferred payment) to help potential sellers to pay for home reports?

Yes No

Q6a) If yes, please provide details

Comments I AM AWARE THAT PAYMENT PLANS ARE AVAILABLE THROUGH FIRMS OR CHARTERED SURVEYORS.

Q7) Are there any issues with the majority of Home Reports being commissioned through selling agents?

Yes No

Q7a) If yes, please explain why

Comments SOME AGENTS MAY HAVE TIE IN WITH SURVEYOR WHICH MAY NOT BE BENEFICIAL; THIS SHOULD BE MADE CLEAR IN REPORT.

Q7b) If no, please explain why

Comments

Q8) Should other organisations be allowed to carry out the Single Survey (including valuation) and/or the Energy Report?

Yes No

Q8a) If yes, what other organisations and why

Comments

Q8b) If no, please explain why

Comments CHARTERED SURVEYORS HAVE THE EXPERIENCE AND KNOWLEDGE TO PROVIDE APPROPRIATE VALUATION ADVICE.

Q9) In your experience is the requirement for a home report before marketing a property leading to delays in properties coming onto the market?

Yes No

Q9a) If yes, please outline the implications of this.

Comments

Q10) Are home reports a useful marketing tool for sellers?

Yes No

Q10a) If yes, please explain why
Comments IT CAN ASSIST A SELLER IN ASSESSING BOTH THE CONDITION AND EXPECTED SALE PRICE OF THEIR PROPERTY.

Q10b) If no, please explain why

Comments

Q11) Is the 12 week deadline for marketing a property after completion of a home report appropriate and reasonable?

Yes No

Q11a) If yes, please explain why

Comments IT IS EASY TO ACTUATE A PROPERTY/THEREFORE THIS IS LESS LIKELY IN SUCH TIMESCALE.

Q11b) If no, please explain why

Comments

Q12) Is the 28 day provision for removing a property from the market without requiring a new home report appropriate and reasonable?

Yes No

Q12a) If yes, please explain why

Comments DOES NOT SEEM UNREASONABLE.

Q12b) If no, please explain why

Comments

Q13) Are there any issues with potential buyers accessing home reports?

Yes No

Q13a) If yes, please provide an overview and outline the implications of this

Comments

Q14) Is this the most appropriate way to enforce home report legislation?

Yes No

Q14a) If no, please explain why and how this could be improved

Comments

Q15) What are your views on mortgage lenders' acceptance of home report valuations?

Comments SHOULD NOT BE A PROBLEM IF USING LOCAL
SUBSCRIBERS WITH GOOD KNOWLEDGE OF THE MARKET

Q16) Are the re-dress options available to buyers reasonable and appropriate?

Yes No

Q16a) If no, please explain why and how these could be improved

Comments

Q17) Do these exceptions need to be amended?

Yes No

Q17a) If yes, please explain what amendments are required and why

Comments

Section 3

Q18) Does the single survey element of the home report provide an appropriate and useful level of information?

Yes No

Q18a) If no, please explain why and what information should be removed and/or added

Comments

Q19) Should the repairs categories in the single survey be amended to make them consistent with the categories used in the Scottish House Conditions Survey?

Yes No

Q19a) If yes, please explain why

Comments

Q19b) If no, please explain why

Comments SEEMS APPROPRIATE AT PRESENT.

Q20) Is the valuation element of the single survey a useful element of the home report? Yes No

Q20a) If yes, please explain why

Comments IT IS AN ESSENTIAL PART WHICH IS WHY CHARTERED SURVEYORS KNOWLEDGE IS CRUCIAL IN PREPARING REPORT.

Q20b) If no, please explain why

Comments

Q21) Is the information provided in the energy report appropriate and useful?

Yes No

Q21a) If yes, please explain why

Comments IT GIVES REASONABLE GUIDANCE IN RELATION TO ENERGY.

Q21b) If no, please explain why

Comments

Q22) Is the information provided in the property questionnaire appropriate and useful? Yes No

Q22a) If yes, please explain why

Comments COVERS RELEVANT ASPECTS RELATIVE TO PROPERTY.

Q22b) If no, please explain why

Comments

Q23) Should an additional question on land maintenance fees be added to the Property Questionnaire?

Yes No

Q23a) If yes, please explain why ALL INFORMATION IS
Comments USEFUL AND NO REASON NOT TO
INCLUDE SAME.

Q23b) If no, please explain why

Comments