

TEGOVA
RESIDENTIAL
VALUER

trv

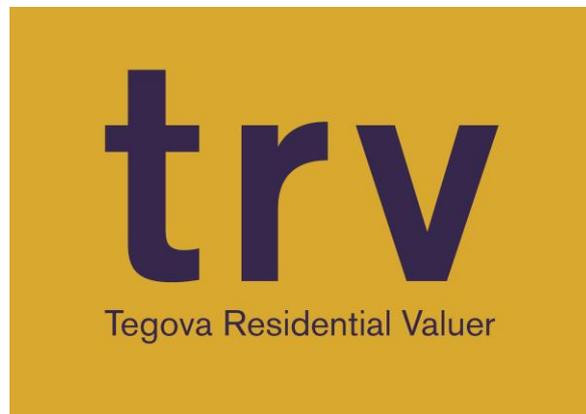
Tegova Residential Valuer

October 2015

The European Group of Valuers' Associations

TRV

TEGoVA RESIDENTIAL VALUER



October 2015

TEGoVA RESIDENTIAL VALUER (TRV)

Introduction

The mark of excellence in residential property valuation

TRV status is the mark of excellence in residential valuation, demonstrating to international and local clients that the residential valuer is qualified to a consistent high European standard of practice.

The letters 'TRV' enable cross-border residential real estate investors to identify local residential valuers qualified to a recognisable European level. This gives both large and small local residential valuation firms the opportunity to tap into the steadily increasing market for pan-European investor clients.

Yet TRV's greatest impact is on local clients. In times of economic uncertainty, local clients seek out professionals with special knowledge and experience who can help them make difficult investment and pricing decisions. Here, the competitive edge for TRV residential valuers lies in their guaranteed minimum level of education and experience.

TRV valuers display the initials 'TRV' after their name on their business cards, are provided with a numbered TRV impress stamp on their valuation reports and appear on the TEGoVA TRV on-line register consulted by clients and practitioners from all over Europe.

Why?

The TEGoVA-recognised status of TEGoVA RESIDENTIAL VALUER (TRV) is conceived for residential valuers with the following purposes:

- recognising professionals who have reached a high level of achievement in purely residential valuation;
- serving as an incentive to improving residential valuation practice;
- creating an upper level of quality residential valuers clearly distinguishable from the lower level of those professionals involved in residential valuation;
- helping TEGoVA fulfil its role under the Mortgage Credit Directive of providing banks with a substantial and recognisable number of qualified residential valuers;
- providing a TEGoVA recognition in countries with an existing large pool of purely residential valuers who do not need the all-encompassing RECOGNISED EUROPEAN VALUER (REV) qualification knowledge and professional experience in order to conduct high quality residential valuations.

How?

Application for TRV status is open to practising residential valuers who meet the required standards set by a TEGoVA Member Association that has been authorised to award TRV status by demonstrating that it has in place an effective quality system to ensure that individual applicants meet the necessary requirements (R-AMA: Residential Awarding Member Association).

The local R-AMA assesses the individual residential practising valuer in order to ascertain that the applicant meets the standards required by TEGoVA to use the designatory letters TRV (TEGoVA RESIDENTIAL VALUER).

Once granted, the TRV designation can be used by a residential valuer for five years, after which the status must be renewed.

TEGoVA RESIDENTIAL VALUER TRV or RECOGNISED EUROPEAN VALUER REV?

The TEGoVA-recognised status for residential valuers TRV:

- is clearly different and is clearly distinguishable from REV in terms of:
 - ✓ educational requirements
 - ✓ breadth of CPD
 - ✓ length and breadth of professional experience
 - ✓ presentation and marketing
 - ✓ acronym, which is radically different both for the awarding member association status (R-AMA instead of AMA), and for the individual residential valuer recognition (TRV instead of REV).
- is no impediment to valuers having achieved this status and wishing to broaden their careers to forms of valuation other than residential: those valuers can and will naturally apply for REV.
- is of interest to existing REV members might ADDITIONALLY seek to demonstrate a specialism in the practice of Residential Valuation – so both recognition status TRV and REV can be held by one valuer appropriately qualified.
- will not necessarily be adapted to the professional situation in all countries. Present and future AMAs wishing to focus solely on REV status will go on doing so.

*Full details of the TRV Programme are available from the TEGoVA Secretariat
email: info@tegova.org*

TEGoVA RESIDENTIAL VALUER

TRV

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I. TRV: European Recognition for the Residential Real Estate Valuer

1. Application Requirements

Application for recognition is made by an individual practising valuer to a Residential awarding TEGoVA member association (R-AMA) of the same country where the valuer is established.

The applicant is either:

- a member of a Full or Associate TEGoVA Member Association that has obtained the consent of TEGoVA to award recognition (R-AMA)
or
- not a member of the R-AMA but meets all the qualification requirements(*). In this case the R-AMA shall ensure that the requirements and procedures applied to this type of applicant are identical to those applied to its own members
or
- a practising residential valuer member of a Residential Valuation Company which itself is a member of an R-AMA(*)

(*) subject to the R-AMA having obtained the specific consent of TEGoVA to award recognition to that type of applicant

2. Minimum Professional and Educational Requirements for TEGoVA for the status of TRV

Minimum Academic Market Knowledge Requirement

General principles:

- ✓ minimum education level must meet TEGoVA's MER (Minimum Educational Requirements)
- ✓ relevant CPD requirement: 20 hours a year
- ✓ knowledge of the comparison approach or other relevant market approach
- ✓ a minimum of building knowledge
- ✓ a minimum of important aspects of planning law
- ✓ it is considered that the majority of the market knowledge will have been acquired as practising residential valuers. Valuers should be made aware that they may be questioned by the application assessment panel to test this knowledge.
- ✓ specific courses could be designed in the future to deal with aspects of 1 -7 below on a modular basis

The candidate has to be able to demonstrate:

1. knowledge of structure and functioning of the local real estate market including:

- ✓ Prices
 - ✓ Costs
 - ✓ Rents
 - ✓ Leases
2. ability to assess saleability and demand for various types of residential accommodation.
 3. knowledge of local trends.
 4. ability to complete Residential Valuations to EVS Standard.
 5. ability to assess the input of any law applied to residential property.
 6. knowledge of building construction, including materials.
 7. knowledge of Green Energy Building Related Efficiency, potential hazards and potential contamination.
 8. relevant knowledge of the Blue Book and EVS standards.
 9. knowledge of National residential property laws, relevant planning or ground law.
 10. knowledge of any residential and third party insurance, Property Indemnity Insurance (PII), Employer's Liability (EL), Professional Indemnity (PI) requirements for surveyors and valuers.
 11. knowledge and abidance by TEGoVA/TMA code of ethics.

Minimum Experience Requirement

The candidate must:

1. demonstrate continuous participation in residential valuation for the last 6 years (see also 3. below).
2. demonstrate experience,
 - to be vouched by Principal, in which case the minimum number of years continuous participation in residential valuation must be 4 yearsand/or
 - vouched by confirmation of candidate's inclusion on Financial Institutions Panels of Valuers
3. provide a list of 12 valuation reports per annum for the last 2 years, and among these 2 full Valuations.

3. Submitting an Application

The candidate for TEGoVA recognition must submit an application to his home country R-AMA in the form prescribed by the R-AMA, supported by all necessary evidence showing that he has achieved the stipulated requirements, including:

1. Written evidence of a minimum of 20 hours relevant continuing professional development per year.
2. A current signed CV.
3. A list of 12 real estate valuations undertaken within the last two years including two recent sample valuation reports edited where appropriate to assure confidentiality.

4. Granting of 'TEGoVA RESIDENTIAL VALUER' Status and Designation TRV

On receipt of an individual application with supporting evidence and after considered examination, the R-AMA will either:

- a) grant a valuer 'TEGoVA RESIDENTIAL VALUER' status
or
- b) request further evidence if necessary
or
- c) reject the application.

Recognition of competence is granted in the name of TEGoVA. The TEGoVA Board will hear any appeal against rejection once the local appeal process –where it exists – has been exhausted, and act as arbiter concerning the implementation of the TEGoVA RESIDENTIAL VALUER.

Recognition is granted for a period of 5 years.

An identifying certificate of recognition number granting the recognition to the individual valuer will be issued.

A certificate of recognition carrying the identifying certificate number signed by the President/Chairman of the R-AMA or duly authorised deputy may also be issued by the R-AMA. The certificate should be printed in accordance with the design set by TEGoVA.

The name of the recognised valuer, his certificate number and date of expiry of recognition will appear on the TRV Register on the TEGoVA website.

The applicant who has been granted 'TEGoVA RESIDENTIAL VALUER' status is authorised to use this title and the designation 'TRV' after his/her name.

At the date of expiry, the valuer's right to use the title 'TEGoVA RESIDENTIAL VALUER' as well as the designation 'TRV' expires automatically and immediately, and unless renewal of recognition has been granted, he is removed from the website register.

5. Renewal of Recognition

A valuer may apply for renewal of TRV status for a further 5 years by submitting to the R-AMA:

1. written evidence of a minimum of 20 hours per annum of relevant Continuous Professional development over the previous 5 years.
2. 2 recent valuation reports edited where appropriate to assure confidentiality.
3. further documentation proving professional valuation competence where required.

On receipt of a renewal application and after considered examination, the R-AMA will either:

- a) grant the renewal of the 'TEGoVA RESIDENTIAL VALUER' status
or
- b) request further evidence
or
- c) reject the application, in which case, at the date of expiry, the valuer's right to use the title 'TEGoVA RESIDENTIAL VALUER' as well as the designation 'TRV' expires automatically and immediately, and he is removed from the website register.

Renewal of recognition of competence is granted in the name of TEGoVA. The TEGoVA Board will hear any appeal against rejection once the local appeal process –where it exists – has been exhausted, and act as arbiter concerning the implementation of the TEGoVA RESIDENTIAL VALUER.

Upon renewal of TRV status:

1. the valuer's certificate of recognition number remains unchanged.
2. each R-AMA is free to decide whether a new certificate of recognition is to be issued or not.

6. Use of Designation 'TEGoVA RESIDENTIAL VALUERS' by a Company

Subject to approval by the relevant R-AMA, a firm of practising residential valuers may use, without charge, the designation 'TEGoVA RESIDENTIAL VALUERS' when:

1. at least half of the directors, registered partners or qualified valuer employees are fully subscribed and practising TEGoVA RESIDENTIAL VALUERS and use the designation TRV after their name on official documentation.
2. the firm as a whole adheres to a code of practice that meets the ethical standards required under the TEGoVA RESIDENTIAL VALUER.

The designation 'TEGoVA RESIDENTIAL VALUERS':

1. must be used in conjunction with the name of the firm.
2. is the only form of TRV designation that may be used by the company.

7. Use of impress stamps and logo

Upon recognition:

1. a valuer may use without charge an impress stamp under his signature on his reports and other official documents.
2. a valuation firm with the right to the title 'TEGoVA RESIDENTIAL VALUERS' may use without charge an impress stamp and a logo on its reports and other official documents.

The impress stamp and logo will be communicated by the R-AMA as appropriate. Example specimens of both:



8. Financial Aspects

The individual valuer who initially applies, is admitted, or re-admitted on renewal, as a TEGoVA RESIDENTIAL VALUER shall pay dues relevant to the TRV award to the R-AMA. The amounts relevant are established by each R-AMA in agreement with TEGoVA.

9. Language

All documentation including all sampling of a valuer's work required by TEGoVA has to be submitted in English.

No translation costs fall to TEGoVA. All costs of translation are to be met by the R-AMA.

II. Residential Awarding Member Association (R-AMA)

General principles:

- only TEGoVA Member Associations can apply for residential awarding status
- to obtain this status the Member Association must demonstrate to TEGoVA that it has in place effective means and policies to ensure that TRV applicants meet the appropriate requirements
- the awarding status of the Member Association is formalised in an agreement between the Member Association and TEGoVA which includes regular audit provisions to ensure continued compliance with the TEGoVA requirements.
- existing AMAs wishing to become residential awarding members as well will need to apply to be R-AMAs for the new residential awarding status
- for existing AMA's applying to become an R-AMA the initial audit and relevant initial audit financial obligation may be partially or totally waived, subject to TEGoVA's decision
- if a current AMA gains status to award the new residential valuer recognition, that status will be separate and independent from its REV awarding status
- AMAs offering this new residential status will undergo separate regular audits for REV and for the new residential status
- R-AMAs must display the TRV programme offered to their members on their website, including the relevant financial requirements for the TRV valuer members
- the financial aspects concerning the R-AMA status including any financial obligations relevant to initial application, relevant annual contribution, audit etc. are established by the Board of TEGoVA

1. Application Requirements

Applications to TEGoVA for residential awarding status can be made by either full or associate members of TEGoVA.

All necessary documentation must be submitted in English, any translations necessary are the responsibility of the Member Association/R-AMA, who bears all translation costs.

Information on application modalities and all financial aspects are obtained on request to the TEGoVA Secretariat.

Further information on the TEGoVA RESIDENTIAL VALUER (TRV) programme may be obtained from the TEGoVA Secretariat at info@tegova.org.

2. R-AMA

Upon approval by TEGoVA of a Member Association as a competent body to process and award applications by individual valuers or valuation companies to obtain the TRV status, the Member Association and TEGoVA sign an agreement (in English) detailing roles, duties and all financial aspects between TEGoVA and the Member Association, by which it becomes an Residential Awarding Member Association, or R-AMA.

Recognition of competence is granted in the name of TEGoVA. The TEGoVA Board will hear any appeal against rejection once the local appeal process –where it exists – has been exhausted, and act as arbiter concerning the implementation of the TEGoVA RESIDENTIAL VALUER.

The R-AMA is responsible for implementing TEGoVA RESIDENTIAL VALUER in accordance with the agreement. Inter alia:

1. the administrative processing and follow-up of individual applications and TRV valuers.
2. ensuring that TRV valuers comply with all requirements.

TEGoVA shall, inter alia:

1. monitor the R-AMA's continued compliance through periodical audits, on a case by case basis, through its chosen representatives.
2. deliver a certificate of recognition number for each TRV valuer.
3. maintain a public register of TRV valuers on a dedicated section of the TEGoVA website.

3. Use of Awarding Member Association logo

An R-AMA must use the Residential Awarding Member Association Logo (to be provided by TEGoVA).

