

Meeting 29.03.2023



**Co-funded by
the European Union**

SUBJECT PROPERTY DESCRIPTION (PART 2)

DESCRIPTION OF OTHER ELEMENTS OF THE VALUATION SUBJECT

(GENERAL LOCATION, SPECIFIC LOCATION, NEIGHBOURHOOD, PROPERTY DESCRIPTION -
RESIDENTIAL PROPERTY)

The description of the property is made in terms of the market **features (attributes)** influencing its value. Buyers and sellers, on the basis of the market observation, take these market features into consideration while determining the property **selling/sale/sales** price.

GENERAL LOCATION

– **Voivodeship** /Province

- is located **in north-western/northern/southern/eastern/north-central Poland/on the Baltic coast.**
- It **borders** **to the west** and to the east.
- The provincial capital is
- It covers an area of square kilometres.
- It has a population of Most of its inhabitants live in urban /rural areas.
- It is one of **the fastest/slowest** growing regions in Poland.
- Its excellent **location at the intersection** of international transport routes fuels cross-border exchange (**a gateway to the CEE markets**) and attracts foreign investments (investment-friendly policies).

(Tri)city

- is situated **on the Baltic Coast/the Bay of Gdansk/ at the mouth of the** river/ **on the river /equidistant from** **and**
- It is not only an economic/transport(ation)/industrial and cultural centre but also a popular tourist destination.
- **At the 20..... census**, the town had a population of, making it the largest/smallest town in
- It is **inhabited by**
- Tricity is a vibrant metropolitan area **consisting of** three cities in Gdańsk, Gdynia, and Sopot, along with other cities and towns **in their vicinity**.
- It is **home to** a number of institutes of higher education.
- Its excellent **opportunities for** professional and personal development attract a growing number of people who want to settle in the region.
- It is one of the most desired destinations to live and work in.
- It is a busy provincial village/a district **located approx. 8 km west of**

Individual Task: www.quizbrary.com Lesson 3, task 1 (prepositions and articles)

Useful expressions

- The economy is diversified. (*Gospodarka jest zróżnicowana*)
- Advanced research and development **facilities**. (*Zaawansowane zaplecze badawczo-rozwojowe*)
- Services, industry and construction/metals and mining sector are the driving forces of the economy. (*Usługi, przemysł i budownictwo/przemysł metalurgiczny i górnictwo są siłą napędową gospodarki*)
- A number of sectors have significant growth potential. Among them are the business services sector (BSS), information and communication technologies (ICT), logistics, shipbuilding, electronics, automotive, biotechnology, food processing, wood and paper industry. (*Wiele sektorów ma znaczny potencjał wzrostu. Wśród nich są: sektor usług biznesowych (BSS), technologie informacyjne i komunikacyjne (ICT), logistyka, przemysł stoczniowy, elektroniczny, motoryzacyjny, biotechnologia, przetwórstwo spożywcze, przemysł drzewny i papierniczy*)

City (administrative) district (dzielnica)

- It is located in the representative part of City/in the suburbs
- It borders to the north/south/west/east.
- It has a well-developed network of public transport(ation) along with **good walking and cycling infrastructure**.
- It is a **bedroom suburb/dormitory suburb**.

Individual task: www.quizbrary.com lesson 3, task 2 listening comprehension

Specific location/neighbourhood

The property is located

- **at number** Street.
- The immediate neighbourhood consists of residential/commercial service/industrial buildings.
- It is **conveniently located close to both** Droga Kaszubska **and** S6 with Gdańsk just a 35 min drive.
- The property is **located within the Special Economic Zone** (Specjalna Strefa Ekonomiczna)/
- It **stands within and around protected areas** (obszary prawnie chronione) e.g. a **conservation area** (obszar objęty ochroną konserwatorską).
- **external obsolescence** - is a form of depreciation caused by factors **not on the property itself, such as environmental, social, or economic forces**. An example would be a very nearby garbage dump. The homeowner cannot reverse this loss in value by spending money to fix something.
- **functional obsolescence** – describes a property that has decreased in desirability or functionality due to e.g. an outdated design feature, physical deterioration, or undesirable external factors.
- **Conservation areas (UK)** are areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance.

Buildings are **listed** because they are considered to be of special architectural or historic interest.

Individual task: www.quizbrary.com lesson 3, task 3 (definitions)

Amenities/facilities/utilities

Dictionaries - general :

- **Amenities:** services/goods in a town, hotel or other place that helps to make life pleasant (*udogodnienia*)
- **Facilities:** places, buildings, *amenities*, or pieces of equipment provided for a particular purpose and which are useful

Real property language:

- **Amenity:** refers to the **desirable features** in a **home**, residential **community**, or **commercial property** that **enhance** (*zwiększa*) its appeal to potential inhabitants or tenants.

Residential property amenities typically appear in a **property listing**

A **property listing** is simply an advertisement for a real estate property that is for sale. It provides potential buyers with key information about the property, such as its price, location, descriptions, and photos

A Listing Description Example

*A REWARDING ESCAPE PEACEFULLY SITUATED: Luxurious and upgraded, this 4 bedroom, 4.5 bathroom **home of 5,281 sq. ft. rests on a lot of 1.23 acres (per county) on a peaceful cul-de-sac in the Lakeside neighborhood. Richly-appointed spaces include large gathering areas, a bright, professional-grade kitchen, spectacular dining room, two walk-out master suites, and a home theater. Contemporary amenities include solar PV (fotowoltaika) and a Tesla EV charging station (Stacja ładowania Tesla EV). The expansive backyard includes a sparkling pool and spa plus a comfortable poolhouse all in private, verdant (zielony) surroundings. You'll appreciate the short drive to downtown Los Altos, Rancho Shopping Center, access to Interstate 280, and numerous parks and preserves(liczne parki i rezerwaty przyrody).***

Types of streets in England [?](#) Drive, Crescent, Lane, Way, Alley, Road, Dead-end-road (Close)

The property situated in close proximity to:

- **local/public** amenities : schools and playgrounds, supermarkets, sports centres, green spaces, public transport, restaurants, health services
- **community** amenities (shared by the residents of the apartment building, condominium complex aka condo, or HOA(homeowner association/ wspólnota mieszkaniowa): swimming pools, tennis courts, fitness facilities, parking, covered parking, pet areas, bike storage, security, electric car charging stations, picnic areas, children's play areas, lifts

Utilities – uzbrojenie terenu

(Site) Utilities/ Services (uzbrojenie terenu, media)

They are generally considered to include:

-electricity,

-gas,

-water and sewage, foul drainage

-communications services.

- Utilities providers (Dostawca mediów) may be responsible for the **infrastructure** that **supplies** the utilities.
- The property is connected to the mains. Nieruchomość jest podłączona do sieci elektrycznej.
- Gas is connected and the meter is located in..... Gaz jest podłączony, a licznik znajduje się w.....
- The meter and consumer unit(fuse box) are located - Licznik i tablica rozdzielcza znajdują się

Road access – If you cannot get to your land, you can't use it. It's just that simple!

- **Types of access (road, water, air)**
- - **Public road:** Public road access means the property you are considering touches a road maintained by the local, provincial, or state authorities.
- - **Deeded access:** Deeded access means that you'll need to cross another property to get to yours, but that access is legally protected by a deed. Most of these types of properties have deeded access in perpetuity or easement that provides access to an existing road or street.
- **Types of roads (surface)**
- ***Paved*** (utwardzone): **asphalt** (droga asfaltowa), **concrete** (betonowa e.g. jomb slabs), **brick** (droga wykładana cegłą, bruk z cegły), **stone** (bruk kamienny)
- ***Unpaved*** (nieutwardzone): **Dirt** roads: gruntowe
- **Improved unpaved** roads: **gravel** roads (żwirówki)

Individual task: www.quizbrary.com Lesson 3, task 4 (vocabulary)

Property description: Residential

TYPES OF HOUSES

- a **detached house** – dom wolno stojący = a **single-family home** – dom jednorodzinny
- a **semi-detached house (a townhome AmE)** – bliźniak
- a **terraced house** – szeregowiec
- an end-of-terrace house – skrajny szeregowiec
- a **bungalow** – bungalow
- mansions and conservation properties – dwory i obiekty zabytkowe
- a **multi-family house** – dom wielorodzinny
- a **block of flats/apartments** – blok
- a tenement – kamienica czynszowa
- a manufactured home – dom prefabrykowany
- a **flat/apartment** – mieszkanie
- a **studio flat** – studio
- a bedsitter – kawalerka
- Outbuilding – zabudowanie (np. garaż, szopa na narzędzia, domek przy basenie, altana też gospodarcze zabudowania)

Confusion over the word 'room' - pokój/pomieszczenie

A **room** is an enclosed space within a building that is not used solely as a **circulation space**. BUT AS WELL (space, area)

Circulation spaces – is an area within a building that are used for pedestrian travel, that is, a passage way, corridor, hallway, stairway, lobby, landings etc... (ciągi komunikacyjne)

Ancillary areas - pomieszczenia przynależne (e.g. patio area, garage, porch, conservatory)

In-unit amenity spaces/accessory areas – pomieszczenia pomocnicze: (e.g. [attic](#), [basement](#), [bathroom](#), balcony, closets)

Rooms in a house:

- [Basement](#) - piwnica
- [Attic](#) - strych
- [Bedroom](#) - sypialnia
- [Master Bedroom](#) - główna sypialnia
- [Bathroom](#) - łazienka
- [Dining Room](#) - jadalnia
- [Entrance Hall/Foyer](#) - hol przy wejściu
- [Corridor](#) - korytarz
- [Game\(s\) Room](#) - pokój zabaw
- [Guest Bedroom](#) - Sypialnia gościnna
- [Home Gym](#) - pokój fitness

- Home Office - biuro domowe
- Home Theatre Room - pokój kinowy
- Kitchen - kuchnia
- **Open plan kitchen diner** - otwarta kuchnia połączona z jadalnią
- Laundry Room - pralnia
- Library/Study - biblioteka/gabinet
- Living Room - salon
- Lounge - in a house, a lounge is **a room where people sit and relax.**
- Music Room - pokój do słuchania muzyki
- Nursery - pokój dziecięcy
- Pantry - spiżarnia
- Powder Room/Half-Bath/Toilet/Loo - toaleta
- Shop - warsztat domowy
- Storage Room - składzik
- Sunroom/conservatory/winter garden - ogród zimowy
- Walk-in Closet - garderoba
- Wine Cellar - piwniczka na wina
- **Utility/Mechanical/Technical rooms** - pomieszczenia techniczne (boiler rooms/heating rooms)
- dual task: www.quizbrary.com Lesson 3, task 5 (vocabulary houses and rooms)

The condition of houses/buildings

A pink house can be considered excellent to some and poor to others 😊

The condition of houses is generally related to their **age, design, quality of construction, the materials** used in their construction and **the levels of maintenance** that have been carried out over the life of the building

The **3-bedroom** house built in

[www. quizbrary.com](http://www.quizbrary.com) : Lesson 3, Task 6 (adjectives and numbers)

House exterior parts

- It is prefabricated/custom built (prefabrykowany/budowany na zamówienie)
- - It is constructed of wood/brick
- - It is made of stone/natural materials
- - The plastic rainwater fittings appear in generally fair condition - Orynnowanie z tworzywa sztucznego wydaje się być w ogólnie dobrym stanie
- - Roof flashing – obróbka dachu
- - Condensation and insulation – skraplanie się wody i izolacja
- - It is a **single/two/three stor(e)y building** with wooden cladding/ brick/stucco exterior siding (elewacja z drewna, cegły tynku)
- - dormers – lukarna
- - a gabled/hip/flat roof (dwuspadowy/czterospadowy/płaski)
- - A ceramic/cement/steel/bituminous tile roof
- - other types of roofing: roof panels, thatched roofs, ecological green roofs

- a bay window - wykusz
- Vinyl/ aluminium/wooden windows
- Large panoramic windows
- double/triple glazing (podwójne, potrójne szyby)
- Large picture windows (okna bez szprosów/podziału) and sliding glass (drzwi przesuwne) doors that lead to a deck/terrace or backyard
- floor-to-ceiling windows
- an attached/detached garage
- spacious/small, easy/difficult to access from the street, easy/difficult to park, safe/unsafe parking spaces
- clean simple lines of the house
- neutral colours and natural textures
- materials like steel, plywood (sklejka) and concrete in the home's construction
- central heating/air conditioning

House interior parts:

Interior Finish Carpentry/Joinery - Stolarka wewnętrzna

- doors (hollow core, solid wood door)
- cabinets/units (custom made or stock ones),
- baseboards (listwa wykończeniowa przypodłogowa),
- crown moulding (listwa wykończeniowa przysufitowa)
- drywall (płyta kartonowa gipsowa)
- floors: hardwood, tile, sheet vinyl (podłogi winylowe), laminate plank, carpet

Interior design/Decoration

- an open plan flat (mieszkanie z otwartymi przestrzeniami)
- high ceilings (wysokie sufity)
- vintage/modern furniture and décor (meble/wystrój wnętrza w stylu Vintage/nowoczesnym)
- built-in cabinetry, bookshelves – wbudowane szafki/ półki
- hand-laid fireplaces – ręcznie wykonane kominki
- original features such as exposed beams (wyeksponowane belki), mouldings (listwy), window frames

- painted walls or covered with wallpaper
- classic white
- recently refurbished (odnowiony)
- A spacious property to be renovated, ideal as an investment project
- tastefully decorated with design elements (urządzony ze smakiem z elementami designerskimi)
- lacking in style/ unstylish (brakuje stylu)
- Rustic/modern style with pine/oak/beechn cupboards
- the kitchen is modern with new appliances
- The modern sanitary fittings are in acceptable condition. Nowoczesna armatura sanitarna jest w akceptowalnym stanie.

[www. quizbrary.com](http://www.quizbrary.com) : Lesson 3, Task 7 (vocabulary)

[Example of description of the house in the English valuation report to have a look at](#)

The levels of maintenance

- **Excellent Condition** - well maintained and upgraded and quality building materials (dobrze utrzymany/w dobrej formie i po gruntownym/całkowitym remoncie oraz materiały budowlane wysokiej jakości). The appliances are up to date and are of high quality (Sprzęt AGD jest nowoczesny i wysokiej jakości)
- **Good Condition** - no evidence of deferred maintenance (nie widać zaległości w utrzymaniu budynku/ naprawy wykonywane na bieżąco). - Very minimal deferred maintenance can be quickly and cheaply resolved and is only cosmetic in nature (naprawy minimalne, mogą być szybko i tanio przeprowadzone i są natury jedynie kosmetycznej). Some upgrades typical in market. These properties are fully financeable in their current state. If the interior is viewed, the appliances are up to date and are of good quality but not high quality.
- **Average Condition** - typical wear and tear for age (typowe zużycie dla wieku). and neighborhood. Any deferred maintenance can be quickly and cheaply resolved and is mostly cosmetic in nature. Some upgrades typical in the market. These properties are fully financeable in their current state. If the interior is viewed, the appliances are of adequate functionality.
- **Fair Condition** - Lacks maintenance and/or minor repairs are needed to bring it into average condition (nie było przeprowadzonych napraw/ lub konieczne niewielkie prace konserwatorskie/naprawy by doprowadzić go to przeciętnego stanu). Repairs needed. These properties can be financeable in their current state but may not qualify for VA, FHA or some other finance options. If the interior is viewed, the appliances are out of date but functional.
- **Poor Condition** - Uninhabitable, siding/shingles missing, dilapidated, overgrown landscaping, fire damaged, flooded, vandalized - (nie do zamieszkania/ brakuje części pokrycia ścian/dachu, rozpadający się, zarośnięty/zaniedbany teren wokół domu, uszkodzony przez pożar, zalany, zdewastowany). These properties are not financeable in their current state. If the interior is viewed, the appliances are out of date with suspect functionality.

[Breakout rooms: task 8 \(what is the level of maintenance of these houses and why?\)](#)

Useful expressions such as: quiet, peaceful, calm, lively, welcoming, pleasant, comfortable, elegant, modern, spacious, surprising, spectacular, stunning, charming, historic, good location, desirable, (un)suitable for families, pets welcome, ready to move in, completely renovated, exclusive, low maintenance costs, environmentally friendly, has a garden, etc.

A 3-bedroom house with incredible views over the city/parks/green areas and only a short walk away from schools, shops and restaurants

It is a luxurious penthouse in the town centre.

It is a family home/ a modern apartment in a:

- highly sought-after residential area (postcode – the UK)
- quiet rural area
- calm and secluded area

close to:

- schools
- hospitals
- lively nightlife
- public transport services
- parks and playgrounds
- gym and sports facilities

A sample description:

A 3-bedroom detached bungalow with incredible views over the green areas located on approx. 0.75 acre site in the centre of It shows signs of tear and wear typical for its age (...). Although the house **does** require upgrade and modernisation it also offers great potential to extend and create a large family home. This house consists of a kitchen, 3 bedrooms, a bathroom, a utility room and an attached garage. It is tastefully decorated with built-in cabinetry and custom-made kitchen cupboards. The house appliances are modern and high quality. The kitchen floor and the bathroom floor and walls are covered with tiles. The remaining floors are made of durable hardwood(oak). The overall impression of the house is good. The gardens are beautifully maintained with expansive lawn area and mature trees to rear. There is also a detached garage/workshop to rear.

[Breakout rooms: task 9 describe a flat on the basis of the photo](#)