

Appeal No. VA14/1/011

**AN BINSE LUACHÁLA
VALUATION TRIBUNAL
AN tACHT LUACHÁLA 2001
VALUATION ACT 2001**

Eamonn McSweeney

APPELLANT

And

Commissioner of Valuation

RESPONDENT

In relation to the issue of Quantum of Valuation in Respect of:

**Property No. 2212630, Store, Office(s), at Lot No. Unit 11, Ballytrasna Business Park,
Ballytrasna, Caherlag, Cork Upper, County Cork.**

**JUDGMENT OF THE VALUATION TRIBUNAL
ISSUED ON THE 1st DAY OF SEPTEMBER 2014**

Before

Niall O’Hanlon-BL

Deputy Chairperson

Aidan McNulty- Solicitor

Member

Barry Smyth- FRICS, FSCSI, MCI Arb

Member

By notice of Appeal received on the 3rd day of March, 2014 the Appellant appealed against the determination of the Commissioner of Valuation in fixing a rateable valuation (RV) of €68 on the above described relevant property on the grounds as set out in the Notice of Appeal attached to this judgment at Appendix 1.

The Tribunal, having examined the particulars of the property the subject of this appeal; having confirmed its valuation history; having examined and considered the written evidence and having heard the oral evidence adduced before us by the parties to the appeal at a hearing held on the 18th day of June 2014 at the Tribunal offices at Holbrook House, Holles Street, Dublin,

DETERMINES

That the rateable valuation of the subject property be as set out below:

| | | | |
|----------------------|--|---|-------------------|
| <u>Ground Floor:</u> | Offices 153.83 sq. metres @ €41.00 per sq. metre | = | € 6,307.03 |
| | Store 31.00 sq. metres @ €34.16 per sq. metre | = | € 1,058.96 |
| <u>First Floor:</u> | Office 184.83 sq. metres @ €34.16 per sq. metre | = | <u>€ 6,313.79</u> |
| | Total NAV | = | €13,679.78 |

@ 0.5% = RV €68.40

Say RV €68 unchanged.

The reasons being as follows:

That as this is a revision case it is appropriate to follow the tone of the list and this is established in Ballytrasna Business Park at €34.16 per sq. metre for ground floor stores and €41 per sq. metre for ground floor and first floor offices.

Several comparisons in Ballytrasna Business Park were adduced in evidence to confirm these levels. Unit 9/10 (*Property No. 2200951*); Units 6/7 (*Property No. 2195546*); Units 1 and 2 (*Property No. 2189897*); and Unit 14 (*Property No. 2200952*).

Although €41 per sq. metre is applied to the first floor offices in Unit 9/10 Ballytrasna Business Park (*Property No. 2200951*), a lower rate of €34.16 per sq. metre has been applied by the Respondent to the first floor offices in the subject case.

The Tribunal notes that it was agreed between the parties that the rates applied to calculate the NAV of the subject property were lower than those in the nearby Euro Business Park.

The appellant also requested that the Tribunal consider and reduce the RVs on the neighbouring units. However, these units do not form part of this appeal.