

Appeal No. VA15/5/046

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

**Seamus Hennessy**

**APPELLANT**

**and**

**Commissioner of Valuation**

**RESPONDENT**

**In Relation to the Issue of Quantum of Valuation in Respect of:**

Property No. 2213859, Office(s) at Floor 1, 23.24 1st Floor The Square, Newcastle West,  
County Limerick.

**JUDGMENT OF THE VALUATION TRIBUNAL**  
**ISSUED ON THE 26<sup>TH</sup> DAY OF SEPTEMBER, 2016**

**B E F O R E:**

**Dolores Power – MSCSI, MRICS**

**Deputy Chairperson**

**Brian Larkin - BL**

**Member**

**Frank Walsh – QFA, Valuer**

**Member**

By Notice of Appeal received on the 10<sup>th</sup> day of September, 2015 the Appellant appealed against the determination of the Commissioner of Valuation in fixing a net annual value of €9,720 on the above described relevant property on the grounds as set out in the Notice of Appeal attached in 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 on the 12<sup>th</sup> day of July, 2016 adduced before us by Mr Eamonn Halpin on behalf of the Appellant, who contended for a net annual value of €2,430, and Dean Robinson on behalf of the Respondent to the appeal,

**DETERMINES**

That the net annual value of the subject property be as set out below:

€6,480 (Decrease).

**The reasoning being**

The Tribunal finds Key Rental Comparison 2 of Respondent and Comparison 1 of Appellant (common to both Precis of Evidence) to be of most assistance in making a Determination. The subject property, however, is inferior to Property No. 1258920 above in that it is inferior in layout, natural lighting and has a shared access from the street with a residential unit.

The Tribunal is satisfied that the reduction in NAV is fair and equitable.