

Appeal No. VA88/0/367

**AN BINSE LUACHÁLA**  
**VALUATION TRIBUNAL**  
**AN tACHT LUACHÁLA, 1988**  
**VALUATION ACT, 1988**

**Bantry Park Golf Club**

**APPELLANT**

**and**

**Commissioner of Valuation**

**RESPONDENT**

RE: Clubhouse and Land at Lot 1A, Caher, Co. Cork

**B E F O R E**

**Hugh J O'Flaherty**

**S.C. Chairman**

**Paul Butler**

**Barrister**

**Brian O'Farrell**

**Valuer**

**JUDGMENT OF THE VALUATION TRIBUNAL**  
**ISSUED ON THE 20TH DAY OF JANUARY, 1989**

By notice of appeal dated 25th day of August, 1988, the appellants appealed against the valuation of the above described hereditaments in the sum of £42.

Mr Patrick J Nerney, Rateable Valuation Consultant, Valuer and Auctioneer of 13 Moundown Road, Dublin 12 presented a written submission on the 19th December, 1988 and Mr Colman Forkin B.Sc. (Surveying) Dip. Envir. Econ., a valuer in the Valuation Office with 8 years experience presented his written submission on the 22nd December 1988.

As in the case of Skibbereen Golf Club (Appeal No 88/234) it was agreed between the two experts that the criteria applied to reach the rateable valuation is one that has been applied to golf clubhouses throughout the country.

The oral hearing took place on the 4th and 5th of January, 1989 when the two above mentioned experts elaborated on their written submissions. It conspired in the course of the hearing that it was agreed that the net annual value of the hereditaments was £7,000. The premises in Skibbereen and Bantry were broadly similar. Skibbereen Golf Club raised some £6,000 per annum more by way of subscriptions and Bantry premises was described as a better premises.

Mr Forkin thought a rateable valuation of £42 would be correct having regard to the figures set out at page 6 of his said written submission.

Having regard to the similarity between the appellant's club and Skibbereen Golf Club, in particular to the similar net annual values the Tribunal has come to the conclusion that a correct rateable valuation should be £35.