

Appeal No. VA92/6/017

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

T.S.B. Bank, Ballincollig

APPELLANT

and

Commissioner of Valuation

RESPONDENT

RE: Bank at Map Ref: 17 - 12, Main Street, Village of Ballincollig, Townland of Ballincollig,
Ballincollig Ward, R.D. Cork Rural, Co. Cork
Ratio - Cork

B E F O R E

Paul Butler

S.C. (Acting Chairman)

Mary Devins

Solicitor

Joe Carey

P.C. M.I.A.V.I.

JUDGMENT OF THE VALUATION TRIBUNAL
ISSUED ON THE 10TH DAY OF FEBRUARY, 1994

By Notice of Appeal dated the 27th October, 1992 the appellant appealed against the determination of the Commissioner of Valuation in fixing a Rateable Valuation of £100.00 on the above described hereditament.

The grounds of appeal as set out in the Notice of Appeal are that "the valuation is excessive and inequitable and bad in law".

The Property

The property consists of a two storey bank premises located in the Town of Ballincollig. The property was purchased in 1980 for £55,000 and refurbished at a cost of £150,000, accommodation includes public office, managers office, general offices on ground floor with stores, toilets, kitchen/canteen on the first floor.

Valuation History

The property was first valued as a 'bank' in 1982 at First Appeal at £80.00. It was revised again in 1991 at the request of the local authority when the R.V. was increased to £110.00. At First Appeal this figure was reduced to £100.00. This matter is now the subject of this appeal to the Valuation Tribunal.

Written Submissions

A written submission was received on the 18th October, 1993 from Mr. Desmond M. Killen F.R.I.C.S., I.R.R.V. of Donal O'Buachalla & Company Limited on behalf of the appellant.

A written submission was also received on the 13th October, 1993 from Mr. Peter Conroy, District Valuer with over 20 years experience in the Valuation Office on behalf of the Respondent. These written submissions are appended to this judgement as Appendix A.

Oral Hearing

Prior to the oral hearing it was agreed that the determination of the Tribunal in Appeal No. **VA92/6/029 - M.F. Kent & Company** in relation to the appropriate ratio to be applied to N.A.V. would apply to this appeal.

Accordingly, on the issue of the ratio to be applied to N.A.V. the Tribunal determines that the correct fraction to be applied to the agreed N.A.V. of £16,000 is 0.5%.

The Tribunal accordingly determines the rateable valuation of the subject premises at £80.00.