

Valuation of Motive Power

Rateability

S.51 Valuation Act, 2001

The following shall be valued -

- a) any plant in or on the property, being plant specified in Schedule 5
 - b) the water or other motive power(if any) of the property, and
 - c) all cables, pipelines and conduits(whether underground , on the surface or overhead and including pylons, supports and other constructions which pertain to them) that form part of the property.
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Method of Valuation Office

S. 50 Valuation Act, 2001

If, in determining the net annual value of property or any part of it in accordance with section 48, a method of valuation relying on the notional cost of constructing or providing the property or part is used, then, notwithstanding subsection (3) of that section, the net annual value of the property or part, for the purposes of that section, shall be the amount equal to 5 per cent of the aggregate of the replacement cost, depreciated where appropriate, of the property or part and the site value of the property or, as the case may be, part.

Replacement Costs

The costs are based on figures supplied by engineering consultants, Curley Smith Design Partnership, in a report dated the 16th December 2006

Motor	Cost/KW
2 Poles	€5
4 Poles	€2
6 Poles	€3

Valuation

A Net Annual Value of €2.60 per Kilowatt should be applied when calculating the net annual value for motive power in standard industrial properties.

In large industrial complexes, the valuer should record the make, type and size of motors and seek guidance from his/her Managing Valuer.
