

VALUATION PRACTICE NOTE – MASTS & ANTENNAE

Version 1.0

1. Property Description

1.1. Masts and antennae vary in size, location and functionality. In general they are used for the transmission, receipt and re-transmission of TV, radio, mobile phone and other telecommunication signals.

1.2. A mast is a supporting structure on which antennae and link dishes necessary for the receipt and transmission of signals are located. Masts can be stand alone structures of various heights in greenfield sites or in yards or on building rooftops. They can also be small structures located on building rooftops or attached to the sides of buildings.

1.3. Adjacent to the mast, usually in an equipment cabin, will be a base station and radio unit associated with an antenna and link dish. Where a mast is attached to a building or on a rooftop this equipment may be housed in a room in the building. The antenna, link dish and base station equipment will be linked by cables.

2. Rateability

2.1. Masts and antennae are rateable Relevant Property in accordance with Section 15 and Schedule 3 paragraphs 1 (a) (b) (i) and (n) of the Valuation Act, 2001 - 2015.

3. Occupation

3.1. There are two types of list entries for the occupation of masts and antennae:

- **Mast/Antenna**
- **Easement of Mast**

3.2. In many cases a service provider such as a mobile phone company has built a mast on which to place their own transmission equipment. They are in occupation of the mast.

3.3. Most of these mast providers will have allowed other service providers to locate on their masts under various letting arrangements. This will result in several sets of antennae and link

dishes being located on a mast and possibly several equipment cabins being located adjacent to it. These tenants of the mast provider will not have exclusive or controlling rights to the mast structure itself, these remain with the mast provider. Instead they occupy an 'Easement of Mast'.

3.4. Masts are also provided by non service providers i.e. by companies who simply provide a mast structure on which they let space to service providers to locate their equipment. In such cases the mast provider occupies the mast as they retain control over the mast itself (see Highpoint Communications v Commissioner of Valuation – VA14/5/010). The various service providers occupy the easements of the mast.

3.5. Note that in some cases a service provider who has built a mast to support their own equipment (as at paragraph 3.1 above) may have sold the controlling rights to the mast to another company. In such cases they will no longer occupy the mast but, if their equipment is still on this mast, will occupy an easement of mast.

4. Basis / Methodology of Valuation

4.1. The valuation of a property for Revaluation purposes is carried out under section 48 of the Valuation Act, 2001 – 2015.

4.2. The valuation of a property for Revision purposes is carried out under section 49 of the Valuation Act, 2001 – 2015.

4.3. The valuation of masts and antennae is determined by a combination of the Contractors Method of Valuation and site rents.

4.4. Where the property being valued is a **Mast/Antenna** the NAV of is the sum of:

- The annual rental value of the site.
- The cost of provision of the mast/antenna decapitalised at 5%.
- The annual value of any associated buildings.

4.5. Where the property being valued is an **Easement of Mast** the NAV of is the sum of:

- The annual rental value of the site on the mast.
- The annual value of any associated buildings (subject to paragraph 4.5 below).

4.6. The annual rental value of the mast site will, in most cases, be the passing rent for the mast site adjusted by indexation to the relevant valuation date. This rent will include any right of way access to the site. Where no passing rent is available the valuer will examine comparable properties in the list for evidence of rental value.

4.7. The annual rental value of a site on a mast will also be the passing rent for the site adjusted

by indexation to the relevant valuation date. This rent will be for the space on the mast and the right to run cables to the antenna and link dish. The valuer will determine if this rent also includes the equipment building (or part of where shared). Where no passing rent is available the valuer will either determine the NAV by reference to comparable properties in the list or, examine comparable properties in the list for evidence of rental value.

4.8. The cost of provision of the mast will be obtained from the mast provider and adjusted by the SCS Construction Cost Index to the relevant valuation date. The resultant sum will be decapitalised at the statutory rate of 5%.

4.9. The annual value of any associated buildings, cabins or equipment rooms will be arrived at by applying the NAV per square metre of comparable properties in the list. Service providers will, in many cases, have their own separate structures but where service providers on a mast share such a structure (co-locate) the valuer may apportion the value of the structure between these occupiers.

5. Survey / Inspection

5.1. The following information will be noted:

- Property Location including accessibility.
- Mast type i.e. lattice mast, monopole, rooftop etc.
- Mast height.
- Number of and owners/occupiers of antennae and link dishes.
- Number of and owners/occupiers of equipment cabins/rooms etc.
- Size of equipment cabins/rooms etc.
- Size of mast compound (if applicable).

5.2. Also required will be details of all lease/letting details relating to the mast and to the equipment on it.

5. Measurement

5.1. The equipment cabins are measured to Gross External Area (GEA) in accordance with the Valuation Office Rating Code of Measuring Practice and the SCS Code of Measuring Practice.

5.2. Equipment rooms contained in and separately valued within buildings are measured to Gross Internal Area (GIA).

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