

VALUATION PRACTICE NOTE – SURGERY

Version 1.0

1. Property Description

1.1. For the purpose of valuation, a surgery is a business premises dedicated to the provision of primary healthcare to the public. It may provide general healthcare or a specific type of healthcare e.g. dental surgery, physiotherapy.

2. Rateability

2.1. Surgeries are rateable Relevant Property in accordance with Schedule 3 Section 1 paragraph (a) of the Valuation Act, 2001 - 2015.

3. Basis / Methodology of Valuation

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

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

3.3. The valuation of a surgery for Revision purposes is determined by reference to the Tone of the List using the Comparison Method of valuation.

3.4. A rate of value is applied on a per square metre basis to surgeries and ancillary space. Any associated car parking is valued by applying a rate of value per car space or, where car spaces are undefined, by applying a rate of value per square metre on the total area used for car parking.

4. Survey / Inspection

4.1. The following information will be noted:

- Property Location
 - The suitability of the location for this particular use.
 - Accessibility.
 - Predominant adjoining uses e.g. offices, mixed commercial, residential.

- Nature of the surgery space so as to determine the correct comparisons to use for the property i.e. is it in a former house or part of a house, in an office building or in a retail unit or is it purpose built.
- The following features will also be noted:
 - Number of consulting rooms
 - Any dedicated rooms for specialist procedures
 - Partitioning type e.g. solid walls, etc.
 - Raised floors
 - Air handling / Heating type
 - Standard of Cabling
 - Car / Bike parking spaces.
- Measurements – see paragraph 5 below.
- Any other factors the valuer considers would affect the annual letting value of the property.
- Lease or purchase details.

Any statutory or local planning provisions in force that may have an impact on rental are also noted.

5. Measurement

5.1. All surgeries are measured to Net Internal Area (NIA) in accordance with the Valuation Office Code of Rating Measuring Practice and the SCSI Code of Measuring Practice.

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