



CASE STUDY - RATING CONSULTANCY

TRANSPORT INFRASTRUCTURE IRELAND (Tii)

LUAS Light Railway System, Dublin - 2017 Revaluation

Dunlop Heywood provides rating consultancy services to Tii in respect of the LUAS Light Railway. Settlement achieved prior to the Valuation Tribunal hearing producing €2 million in savings throughout the life of the valuation list and averting costly legal action.



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Tii's primary function is to provide an integrated approach to the future development of the national roads network and the development of light rail throughout Ireland. LUAS light rail system has operated in Dublin since 2004. The 37 kilometres of track extends through three County Council areas.

As a result of the revaluation of South Dublin County Council Rating Authority Area, in October 2017 the Valuation Office served a Certificate for the subject property at net annual value €1,173,000. The figure was appealed and the case against the valuation was listed for Valuation Tribunal in September 2019.

Dunlop Heywood were appointed in June 2019 to represent Tii against the Valuation Office. A forensic examination of accounts was undertaken and a full Receipts and Expenditure valuation submitted to the Valuation Office as part of an Expert Witness report. A valuation of €575,000 was agreed with the Valuation Office in advance of the hearing.

Key achievements:

- Settlement of outstanding appeal prior to Tribunal hearing
- Savings on the South Dublin section of LUAS c.€2 million
- Dunlop Heywood employed to pre-agree the LUAS 2020 Revaluation in Dun Laoghaire-Rathdown Council

