



CASE STUDY - RATING CONSULTANCY

TRANSPORT INFRASTRUCTURE IRELAND (TII)

Dunlop Heywood provides rating consultancy services to TII in respect of the M50 Tolls assessments in Ireland. Settlement was achieved prior to the Valuation Tribunal hearing producing over €18.5 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.

As a result of the revaluation of the South Dublin County Council rating area in October 2017, Dunlop Heywood attended Valuation Tribunal as expert rating valuers to examine the application of the Receipts & Expenditure Method of Rating Valuation to the valuation of tolls in Ireland. The decision of the Valuation Tribunal in Transport Infrastructure Ireland v Commissioner of Valuation VA17/5/523 fully examined the method of valuation and its application in Ireland.

Following that case Dunlop Heywood was appointed to represent TII in respect of the M50 tolls assessment affected by the revaluation across Fingal County Council area as a result of the 2017 Valuation Order. A forensic examination of the accounts of the undertaking was performed and a full Receipts & Expenditure rating valuation was submitted to the Valuation Office as part of a full valuation report. A reduction in the assessment was agreed with the Commissioner from NAV €54,500,000 to NAV €43,700,000 in advance of the Valuation Tribunal hearing.

Key achievements are:

- Settlement of the outstanding appeal prior to the Valuation Tribunal hearing
- Savings on the Fingal County Council section of the M50 tolls in excess of €18.5 million

