

NON DOMESTIC REVALUATION 2003

CLASS 321

HALLS

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1.0 DESCRIPTION

- 1.1 This note refers to CLASS 321
SUB CLASS HALL
TYPES HALL
COMMUNITY HALL
BALLROOM
BAND ROOM
MISC UNCLS HALL
- 1.2 The scheme includes Council halls, Scout halls, Orange, Masonic and Village halls. Many of these will be wholly or partially exempt.
- 1.3 This scheme does not cover church halls or purpose built concert halls – such as The Waterfront.

2.0 DISTRICT RESPONSIBILITIES

- 2.1 District Offices will be responsible for inspection, reference and valuation.
- 2.2 Bangor office will provide guidelines.

3.0 4TH REVAL BASIS OF VALUATION

- 3.1 Contractors method.
- 3.2 Recognising the great variation in design and quality, halls were categorised into 7 different types.

4.0 5TH REVAL BASIS OF VALUATION

- 4.1 A short hand version of the contractor's method, reverting straight to a price/m² has been adopted for 5th Reval. (See Appendix A).

5.0 VALUATION APPROACH

- 5.1 A short hand method has been devised from samples analyses on a full contractors basis.
- 5.2 A price/m² , dependant upon quality and location, will be applied to the gross external area.

6.0 CONTACT

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APPENDIX A

Quality	Location			
	Remote	Village/Rural	Urban Edge	Urban Centre
Poor	5	8	12	15
Poor/Average	7	10	14	17
Average/Good	9	12	16	20
Good	11	15	20	25
Excellent	15	20	25	30

Figures quoted are price per sq m

Broad Definitions of Quality Factors

Poor - Old, traditional light construction, outdated lacking basic facilities, fallen into disrepair requiring substantial expenditure.

Poor/Average - Traditional construction, all basic facilities available. Functional but requiring modernisation. Likely to be over 50 years old.

Average/Good - Traditional construction, between 20 and 50 years old with no serious defects having been well maintained. Plain older hall modernised.

Good - Functional traditional build, 20 years old, well maintained, good order. Older hall extensively renovated.

Excellent - High quality design, high specification, modern.