

**5RV SCHEME**

**HEALTH CENTRES AND SURGERIES**

**CLASS 811**

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## 1.0 DESCRIPTION

This section relates to the following sub classes of Class 811:

Centres and Surgeries SURG	Health Centre	HC
	Health Clinic	HL
	Doctor's Surgery	DO
	Dentist's Surgery	DE
	Veterinary Surgery	VE

## 2.0 DISTRICT RESPONSIBILITIES AND CO-ORDINATION

District Valuers are responsible for the inspection, survey and valuation of all such hereditaments in their Districts.

Central co-ordination is considered unnecessary, but co-ordination within Districts and between Districts, along geographical boundaries, will be essential to ensure reasonable consistency is maintained.

## 3.0 BASIS OF VALUATION

4RV basis and 5RV basis are the same.

In the majority of cases the hereditaments in this sub class will be in commercial locations:

- Where this is the case, the Comparative Method of valuation should be used.
- Where the hereditaments are out of character with the other properties in the immediate area, and where no rental evidence is available, the Contractor's Basis should be adopted.
- The physical characteristics of the subject hereditament and not its use should be the deciding factor in determining the most appropriate method of valuation.
- In the case of Doctor's Surgeries regard should be had to rents agreed , by VLA, under the Doctor's Rent and Rates scheme.
- It is envisaged that the vast majority will be done on comparative basis.

## 4.0 **VALUATION APPROACH**

### 4.1 **Comparative Method**

If this method is considered appropriate, subjects should be valued by comparison with commercial properties, which are rebus sic stantibus similar and for which rental evidence is available.

Doctors' Surgeries should have regard to rents agreed under the Doctors' Rents and Rates Scheme.

### 4.2 **Contractor's Basis**

As per standard methodology.

### 4.3 **Costings**

Stand Alone – £543/m<sup>2</sup>

## 5.0 **CONTACTS**

Any queries or requests for further information should be referred to Stephen Anderson, Belfast District, (028) 90543861.