

**NON DOMESTIC REVALUATION 2003**

**CLASS 321**

**MARINAS**

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## **1.0 DESCRIPTION**

1.1 These guidance notes refer to:

<b>Class</b>	321
<b>Sub Class</b>	Boat
<b>Type</b>	MA

1.2 A Marina can be described as a natural or artificial harbour for privately owned pleasure boats. In Northern Ireland they are found in coastal locations, on rivers and loughs. As the popularity of boating continues to grow the number of marinas has increased.

1.3 Development of a marina is expensive, especially in coastal locations and operation is a high-risk business.

## **2.0 DISTRICT RESPONSIBILITIES**

2.1 Inspection and updating of records will be the responsibility of each district.

2.2 Bangor has issued forms of returns and will prepare all valuations.

## **3.0 4<sup>TH</sup> REVAL BASIS OF VALUATION**

3.1 A profits/accounts valuation was carried out for each marina where accounts were provided. This was analysed to provide a price per metre run for useable moorings or price per berth for marinas.

## **4.0 5<sup>TH</sup> REVAL BASIS OF VALUATION**

4.1 As 4<sup>th</sup> Reval.

## **5.0 VALUATION APPROACH**

5.1 Profits/accounts valuations will be analysed to ascertain either prices per metre run of useable moorings or price per berth. This can be used for future list maintenance and for marinas where accounts have not been provided.

## **6.0 FORMS OF RETURN**

6.1 Have been issued by Bangor VLA.

## **7.0 CONTACTS**

7.1 VLA – Michael Killen 028 91 279014