



Form V3

Form V3 - Application to the Commissioner of Valuation for determination of value pursuant to Section 67A of the Valuation Act 2001, as inserted by section 6 of the Landlord and Tenant (Ground Rents) (Amendment) Act 2019

Name of Applicant	
Person or body on whose behalf application is made	
Postal Address of Applicant	
Contact Telephone Number	
E-Mail Address	
Address of Subject Property	
Eircode of Subject Property (where available)	
Valuation Office Property Number of Subject Property	
A Map showing the location and outlining the extent of the Subject Property must be lodged	
A copy of the Floor Plan(s) of buildings located on the Subject Property must be provided	
Calculation of total Floor Area of buildings located on the Subject Property (in square metres), indicating method of calculation (whether Gross External Area, Gross Internal Area or Net Internal Area)	
Description/Use of Subject Property	
Purpose for which certificate is requested	Either (delete whichever does not apply) <ul style="list-style-type: none">• Condition 2 of section 10 of L&T (Ground Rents) (No. 2) Act 1978 or• Section 15(1)(d)(i) of L&T (Ground Rents) (No. 2) Act 1978
Specify interest of Applicant in Subject Property (e.g. owner, occupier, tenant, mortgagee etc.)	

Application and Declaration:

I hereby apply to the Commissioner of Valuation for a determination of value and certificate of rateable valuation in relation to the above subject property, pursuant to Section 67A of the Valuation Acts 2001, as amended.

I declare that the above particulars which I have provided are correct.

Signature of Applicant:

Date:

Form V3 - Explanatory Notes

1. This document does not purport to be a legal interpretation of the Valuation Acts 2001-2019. Persons intending to make an application using this Form should satisfy themselves in relation to the relevant provisions of the legislation.
2. Form V3, containing original signature, must be used by parties applying for a determination of value and certificate of rateable valuation from the Commissioner of Valuation, made pursuant to section 67A of the Valuation Act 2001, as inserted by section 6 of the Landlord and Tenant (Ground Rents) (Amendment) Act 2019. This provision (in force since 17th January 2020) provides a statutory mechanism through which a party can obtain a certificate of rateable valuation in the specific, limited circumstances set out in section 67A.
3. Where the value of a property is determined under section 67A, that value is deemed to be the *rateable valuation* of the property for the purpose set out in section 67A, and a certificate stating the value of the property is issued to the applicant.
4. There are a number of circumstances which must apply before an application under section 67A can be considered:
 - (a) The subject property must fall outside of *Schedule 4* of the Valuation Act 2001, as amended, i.e. it must not fall within one of the categories listed as “Relevant Property not Rateable” in the said Schedule.
 - (b) The party on whose behalf the application is made must demonstrate that they have “sufficient interest” in the Subject Property. Depending on the purpose for which the certificate is required, this could, for example, include an owner, occupier, tenant or mortgagee of the property. Agents acting on behalf of such persons may also make the application.
 - (c) The certificate must be required for the purposes of **either** Condition 2 of section 10 of the Landlord and Tenant (Ground Rents) (No. 2) Act 1978 **or** section 15(1)(d)(i) of the Landlord and Tenant (Ground Rents) (No. 2) Act 1978
5. In order to enable the valuation to be determined under section 67A of the Valuation Act 2001, applicants are required to provide all information requested on Form V3. This includes the Valuation Office Property Number of the Subject Property, a map showing the location and outlining the extent of the Subject Property, a copy of the Floor Plan(s) of buildings located on the property, a calculation of the total floor area of buildings located on the property (in square metres), indicating the method of calculation (whether Gross External Area, Gross Internal Area or Net Internal Area,) and a description of or identification of the use of the property. An explanation of the various methods of calculating the total floor area can be found on our website <https://www.valoff.ie/en/publications/code-of-measuring-practice/>
6. Form V3 may be downloaded from the Valuation Office website www.valoff.ie . It may be lodged in person or by post to Valuation Office, Block 2, Irish Life Centre, Abbey Street Lower, Dublin 1 D01 E9X0.
7. Where the Form V3 is incomplete or completed incorrectly, it will be rejected and returned to the lodging party.
8. The fee for this application is €25, to be paid only on receipt of a quotation from the Valuation Office.