

GVA Donal O Buachalla



Energising Property Solutions

GVA Donal O Buachalla has provided advice to its clients in the energy sector since 1954. Our services have evolved to meet the rapidly changing needs of clients ranging from semi state companies with countrywide networks to new entrants in the renewable and emerging technologies sectors.



ENERGISING PROPERTY SOLUTIONS

Our specialist Energy Team of chartered surveyors, land agents, town planners and environmental specialists provides the full range of services required to ensure the timely delivery of key projects. Moreover, we ensure assets are fully aligned to our clients' needs through the asset lifecycle from conception to decommissioning.

Over many years we have acquired hundreds of sites and thousands of wayleaves, managed landowner and 3rd party stakeholder interests, challenged business rates assessments saving millions of euros and provided a full suite of wider property services including valuations, compulsory purchase, leasing & disposals, property management and portfolio rationalisation. As required, we partner with our colleagues in Avison Young's specialist Town Planning Team who can manage all aspects of the statutory planning process and Environmental Teams who can provide latest international expertise in emerging specialisms including the remediation of brownfield sites.

From our offices in Dublin and Belfast we have successfully delivered our services to clients undertaking some of the largest grid infrastructure projects in the country and those developing and operating wind, solar, hydro and biogas assets.

Our hugely experienced Energy Team offers clients the benefit of a single provider of coordinated multi-disciplinary property services throughout Ireland and as required, throughout the UK and globally in conjunction with our colleagues in Avison Young.

Energy Team Services from Inception to Completion

- Route / Site Evaluation,
- Environmental Impact Assessment
- Town Planning and Licensing
- Budgeting
- Site and Wayleave Acquisition
- Land Agency before, during and after construction,
- CPO, Compensation/Arbitration
- Valuations,
- Business Rates,
- Property Management and Landlord and & Tenant
- Operating property acquisitions and disposals
- Portfolio Rationalization
- Environmental Services / Remediation

BUSINESS RATES

GVA Donal O Buachalla is Ireland's leading rating consultancy with over sixty years' experience in this specialised area. We have a track record in continuously challenging the status quo of rating valuation law and practice, thereby saving our clients millions of euro per annum.

Our expertise extends beyond typical occupational property to operational infrastructure and rateable plant and machinery ensuring that our clients' rates liability is kept to a minimum.

We have advised Ireland's Semi State utility companies which operate national grid infrastructure and thermal power plants with some of the largest Rateable Valuations in the country. More recently, with the increasing concentration in renewable energy assets, we have provided advice on minimising rates to numerous companies in this rapidly changing sector.

In addition to providing rates advice on the national gas and electricity distribution and transmission networks we have unrivalled experience of individual energy assets including:

- > Combined and Open Cycle Gas Turbine Plants
- > Coal Fired Thermal Stations
- > Peat Fired Thermal Stations
- > Compressor Stations
- > Hydro Electric & Pumped Power Stations
- > Wind Farms
- > Solar Farms
- > Battery Storage Facilities
- > Waste to Energy Facilities

In recent years we have acted on behalf of clients whose combined annual rates liability exceeds €200,000,000 per annum.

Our services include;

- > Rates Appeals
- > Revaluations and Revisions
- > Global Valuations
- > Downward revision of decommissioned assets
- > Budgeting of future liabilities
- > Vacancy Relief
- > Rates Administration.

To ensure that our clients' rates liabilities are equitable we have taken appeals to the Valuation Tribunal and assisted with progressing those appeals to the High Court and Supreme Court.

Rates have become a very substantial and increasingly complex tax on the owners and occupiers of energy assets. Our rating surveyors have all the specialist expertise necessary to ensure that this onerous liability is minimised.

Case Studies: Business Rates



Project: Sliabh Bawn Wind Farm
Client: Coillte
Services: Revaluation & Valuation Tribunal Appeal



Project: Aghada Power Station
Client: ESB
Services: Revision Application



Project: Shannon Energy Solar Farm
Client: Shannon Energy
Services: Rates Estimate and Strategic Advice



Project: Global/Cumulo Valuation
Client: Gas Networks Ireland
Services: Rates valuation of gas network

LAND AGENCY

As Land Agents on behalf of the promoters of many of the country's largest energy infrastructure projects we have assembled a highly experienced team of site and wayleave acquisition surveyors, landowner liaison officers (LLOs) and agronomists. Our team is uniquely placed to provide the full suite of property services necessary for the development of energy projects from conception, to construction, operation and eventual decommissioning. Throughout the project we always seek to add value in all key areas i.e. landowner engagement, land acquisition costs and compensation, stakeholder management and project leadership.

Land and wayleave acquisitions

Our team of surveyors have negotiated the acquisition of land, wayleaves and rights-of-way on behalf of the largest utility providers in the country including Irish Water, Gas Networks Ireland and ESB Networks. In the past 20 years we have acquired thousands of hectares of land and wayleaves by agreement or under Compulsory Purchase Orders to facilitate the delivery of energy services ranging from underground mains, power lines, gas and biogas projects, water and wastewater projects together with numerous road schemes.

Landowner liaison

Within our team we have five Landowner Liaison Officers (LLOs) who have over 75 years' experience of dealing with essential landowner engagement on major infrastructure projects. As the promoter's constant representatives on site our LLOs strive to maintain good relations with all stakeholders thereby ensuring the smooth delivery of the project and the avoidance of costly delays.

Our team's services include;

- > Identification of landowners and extent of holdings
- > Land condition surveys
- > Erection and monitoring of site notices,
- > Point of contact for landowners during all construction phases
- > Supervising the main works and the reinstatement of retained lands.
- > Disturbance and crop loss reports.

Route Selection & Impact Assessments

We have a wealth of experience in the assessment of impacts upon the receiving environment and how such impacts can be avoided or reduced through mitigation measures. We are actively involved in the constraints/route selection stages of major projects where we can identify sensitive receptors to be avoided or assist in cost benefit analysis to enable the selection of the optimum route or site. We regularly attend hearings before An Bord Pleanála on behalf our clients to give expert evidence on landowner engagement, impact assessments and material assets. Our unrivalled experience in the areas of negotiation and risk management has resulted in numerous potentially contentious projects being delivered on time and within budget.

Case Studies: Land Agency



Project: Biogas Central Grid Injection Facility & Above Ground Installation (AGI) Site

Client: Gas Networks Ireland

Services: site and landowner identification, landowner liaison, valuations, purchase of lands, wayleaves and rights-of-way.



Project: 110kV & 38 kV lines Network

Client: ESB Networks

Services: land inspections, landowner meetings, review of compensation claims and negotiations of settlements, arbitration services.



Project: Emlagh Wind Farm, Co. Meath

Client: Element Power

Services: Impact reports, compensation assessments and evidence at An Bord Pleanála hearing.



Project: Gas Pipeline Networks in Ireland and Scotland

Client: Gas Networks Ireland / GNI (UK) Limited

Services: Land agency, acquisitions of wayleaves, lands and rights-of-way, office accommodation solutions and rating advice.

ANCILLARY SERVICES

Valuations

Our team of RICS Registered Valuers provides market informed valuations of single assets or countrywide portfolios for all purposes including Financial Reporting, Asset Value, Loan Security, Statutory Valuations, Insurance and Litigation. Assets valued include infrastructure, commercial property and development land, investments and going concerns. In association with Avison Young we provide valuations in specialist areas including plant & machinery and minerals. Clients include AIB, Bank of Ireland, Ulster Bank and IDA.

Acquisitions and Disposals

In the last 3 years our agency team has transacted freehold and leasehold properties worth in excess of €400,000,000 including prime development sites, countrywide mixed-use portfolios and investments. Our policy of thorough presale preparation ensures that we secure record prices while in acquisitions we secure optimum terms. Clients serviced include IDA, Gas Networks Ireland, Irish Water, Phoenix Gas, Eirgrid and Ulster Bank.

Tenant Representation

We specialises in the leasing of accommodation for clients including offices, retail and industrial units countrywide. In the last 3 years we have disposed of or acquired in excess of 50,000 sq. m of leasehold accommodation to meet the evolving needs of our clients. In negotiating acquisitions our focus is not only on securing best rental terms but also ensuring that lease covenants are favourable to our clients throughout the term of the lease. Clients serviced include IDA, Gas Networks Ireland, Irish Water, National Oil Reserve Agency and Hub Spot.

Property Management

Our team provides property management services to a wide range of corporate, semi state and institutional clients with occupational and investment property portfolios throughout Ireland. Our team manages one of the largest corporate occupational portfolios in Ireland amounting to 285 properties totalling 140,000 sq. m with a rental of €24m per annum. Our services include day to day management, treasury, lease administration, repairs etc. Clients served include Eirgrid, Ulster Bank, AIB, NAMA and numerous institutional and private clients.

Landlord & Tenant

Our professional services team provide expert advice on all aspects of landlord and tenant relationships including rent reviews, lease renewals, dilapidations and break options. Our in-depth knowledge of lease interpretation combined with our market knowledge enables us to offer clients proactive services including lease audits to identify opportunities to gain more favourable rental and other terms by leveraging early expiries or break options. In L&T disputes we give robust evidence on behalf of our clients at arbitrations, mediation, expert determinations or in court.

Strategic Property Advice

Many of our clients have diverse countrywide portfolios of properties which can be assets or liabilities which require to be proactively managed. We liaise closely with clients to provide strategic advice on the rationalisation of their portfolios to ensure they are fully aligned with the needs of the business over the short, medium and long term strategies. We proactively implement asset management initiatives to protect or enhance value for reinvestment in priority objectives.

Town Planning

Our colleagues in Avison Young Town Planning provide advice on all aspects of town planning including planning applications, environmental Impact, rezoning applications and masterplanning.

Environmental Services

In conjunction with our colleagues at Avison Young's specialist Environmental & Brownfield Sites Team, we devised and implemented strategies for the remediation and disposal of the former gasworks sites at Dublin Docklands. The UK team delivers a full range of property related advisory and transactional services clients including UK Atomic Energy Authority, Scottish Enterprise, the Crown Estate, Scottish Power Generation, Peel Energy, EDF Energy, Covanta, NuGen, Centricia PLC, Veolia and Mitsubishi Power Systems Europe.

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OUR CLIENTS

Our energy clients include the following

Brookfield
Renewable

中广核  **CGN**
Natural Energy Powering Nature

coillte

COVANTA
Powering Today. Protecting Tomorrow.


EIRGRID

energia
Switched on


ESB Energy for generations

 **Gas Networks Ireland**

UISCE
EIREANN · IRISH WATER

 **ISEA**
Irish Solar Energy Association

IWEA
Irish Wind Energy Association

 **NTR**
Securing a Greener Future


Panda POWER


PHOENIX
NATURAL GAS


SHANNON
ENERGY

 **sse**
Airtricity

VIRIDIAN





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