



Hutt City Revaluation 2019

4th November 2019





Agenda

Process & Tools

Results

Key Dates

Questions



Process



- Rating values assessed in accordance with legislation
- Property data updates – constant process over 3 years
- A detailed market analysis and sales inspection is undertaken across all property types
- Individual valuation worksheets are used for majority of business and rural properties
- Roadside inspections by valuers to check and review valuations
- OVG(LINZ) audit – 3 week process – approved by auditors on 1st November 2019



Rating Values vs. Market Values



- Rating values are a 'snapshot' of the market at a single point in time
- As real estate tends to fluctuate over time, a rating valuation cannot be expected to represent the market value for an extended period
- Also rating values do not include chattels
- The community and market sets value levels - QV interprets this to form values



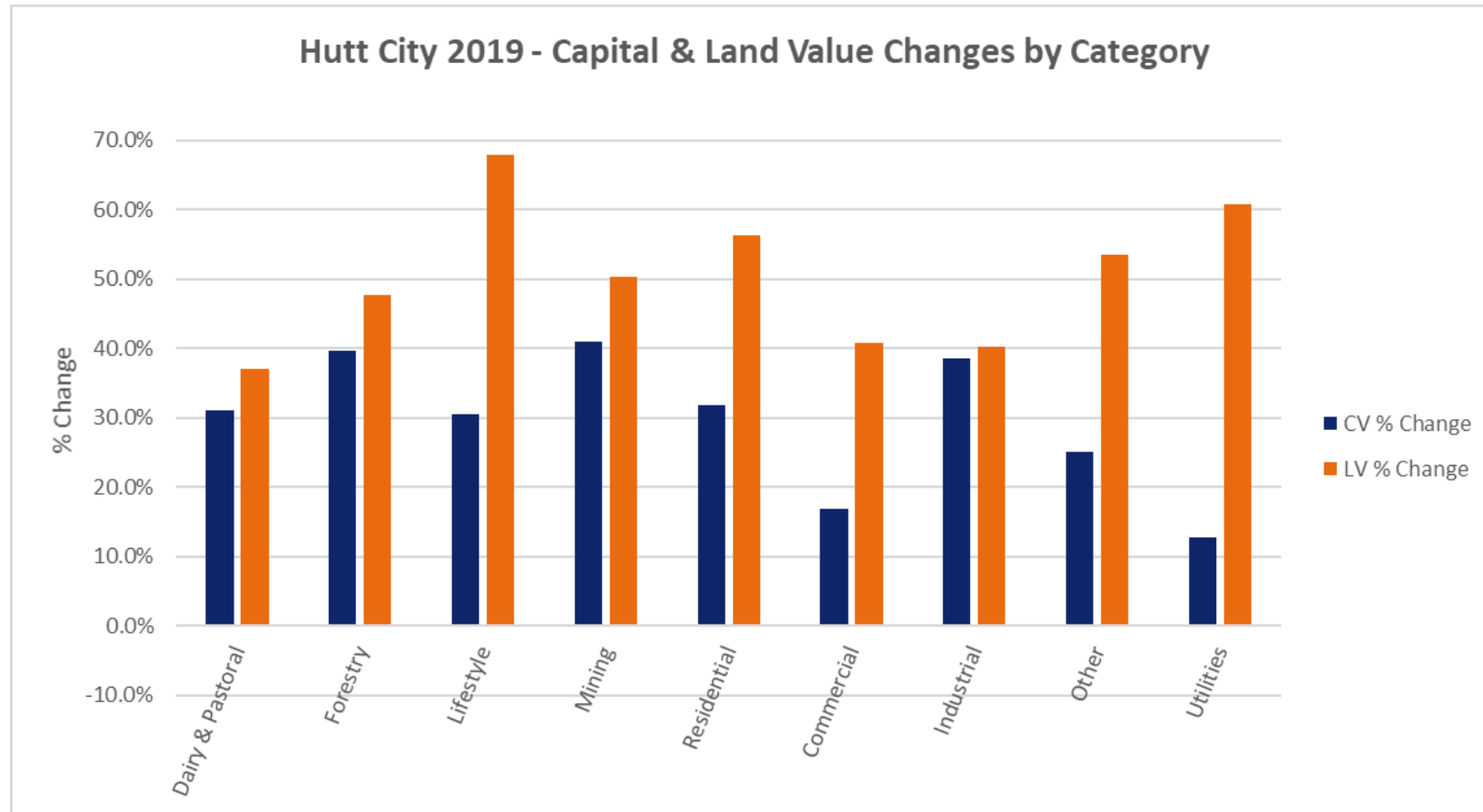
Revaluation overview



Sector	No. Assets	2019 CV (\$000)	CV % Change	2019 LV (\$000)	LV % Change
Dairy & Pastoral	2	\$9,420	31.0%	\$7,720	37.1%
Forestry	8	\$7,618	39.7%	\$6,233	47.7%
Lifestyle	522	\$438,597	30.6%	\$227,876	68.0%
Mining	2	\$3,440	41.0%	\$2,790	50.4%
Residential	36,544	\$22,898,230	31.8%	\$13,486,665	56.3%
Commercial	1,075	\$1,701,632	16.9%	\$874,077	40.8%
Industrial	1,294	\$2,257,818	38.5%	\$1,323,879	40.2%
Other	1,083	\$1,473,121	25.1%	\$747,774	53.5%
Utilities	118	\$828,463	12.8%	\$47,911	60.9%
TOTAL	40,648	\$29,618,338	30.4%	\$16,724,924	54.0%



Revaluation overview

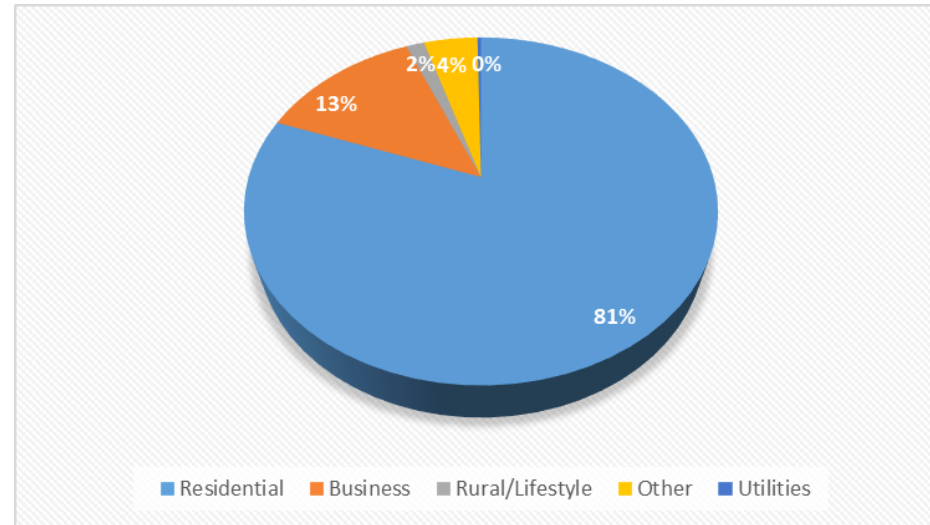
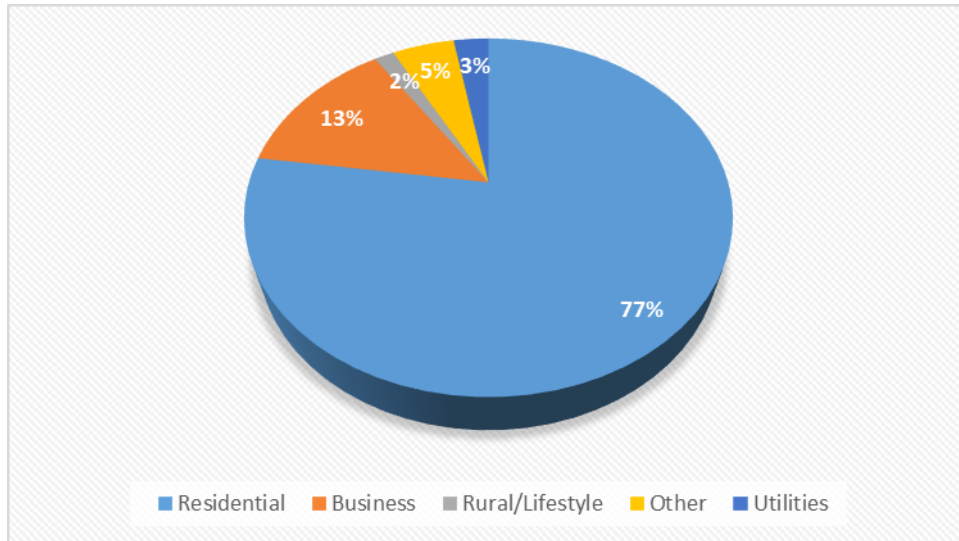


2019 Value by Sector

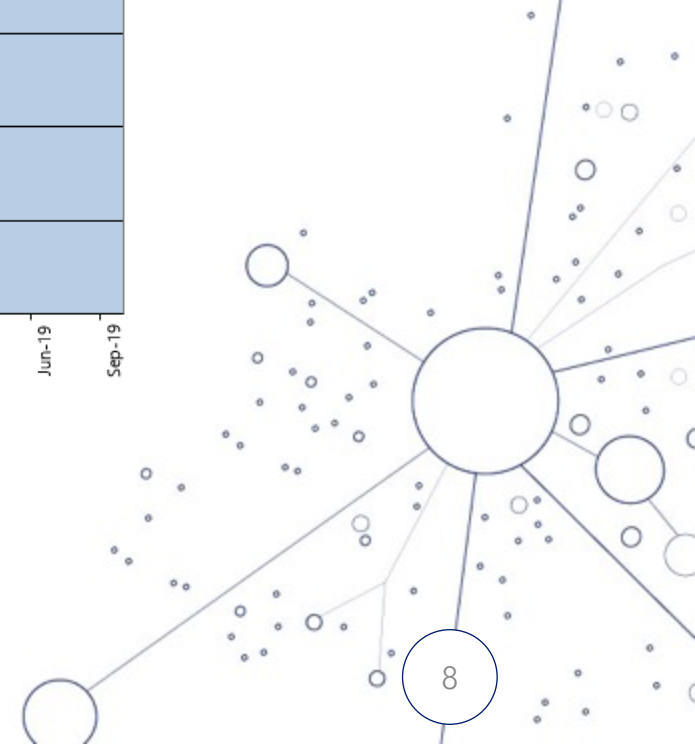
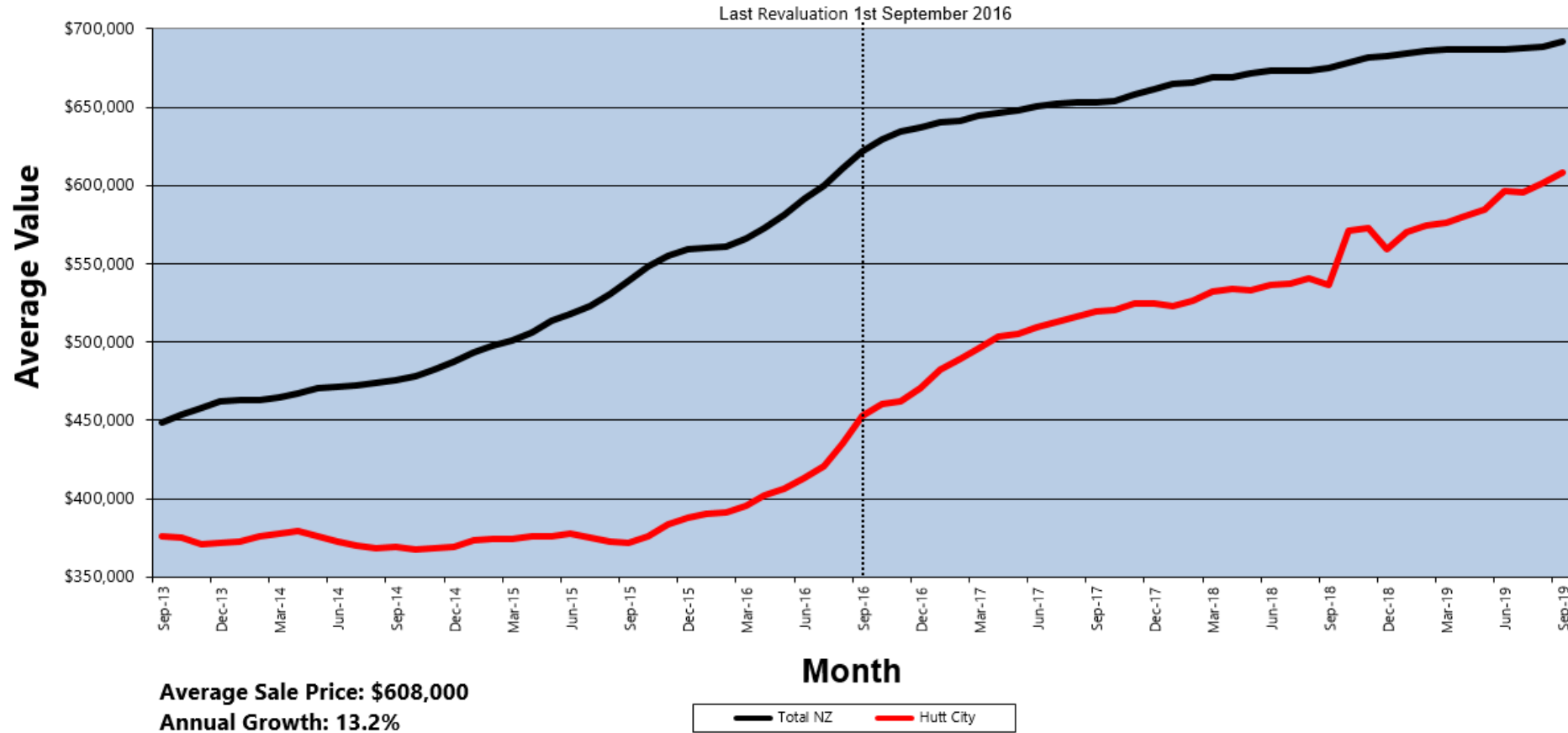


2019 Capital Value

2019 Land Value



Hutt Residential Property Values

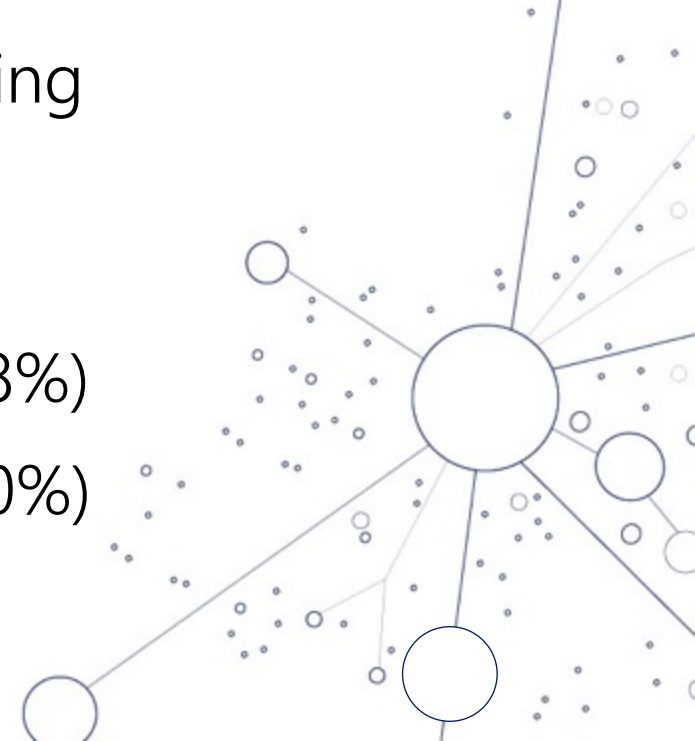


Residential key messages



- Value upswing in started late 2015
- Continues throughout the revaluation period with values increasing substantially between 2016 and 2019
- Affordable locations continue to show the biggest increases
- Wainuiomata, Stokes Valley, Taita and Naenae all showing big percentage increases.

- | | |
|-------------------------------|----------------------|
| • Average house capital value | \$657,000 (up 30.8%) |
| • Average house land value | \$388,000 (up 56.0%) |



Residential houses



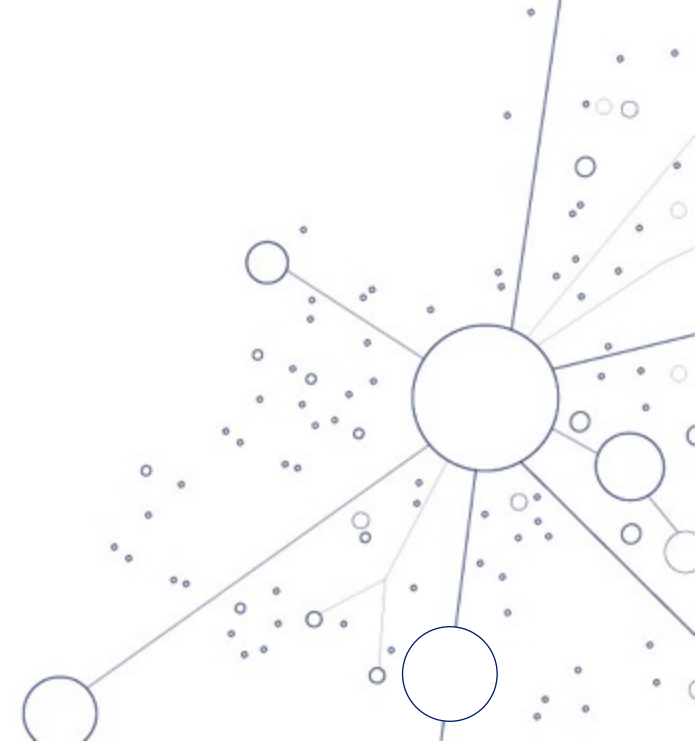
Suburb	Average CV	Average Change (%)
Stokes Valley	\$503,600	39.8%
Taita	\$493,600	42.7%
Avalon	\$655,900	28.7%
Boulcott	\$809,700	21.0%
Woburn	\$1,025,800	22.7%
Naenae	\$501,200	47.6%
Waiwhetu/Fairfield/Waterloo	\$701,400	26.4%
Central	\$1,317,300	20.8%
Wingate/Gracefield	\$684,700	32.3%
Alicetown/Moera	\$675,900	24.6%
Western Hills	\$706,500	27.2%
Eastbourne	\$1,012,400	22.6%
Petone	\$787,700	22.2%
Wainuiomata	\$468,449	53.1%
Local Authority - Overall	\$657,100	30.8%



Multi-unit accommodation



Suburb	Average CV	Average Change (%)
Stokes Valley	\$391,900	44.9%
Taita	\$427,600	37.9%
Avalon	\$494,300	35.5%
Boulcott	\$529,100	39.9%
Woburn	\$780,400	28.6%
Naenae	\$417,200	42.9%
Waiwhetu/Fairfield/Waterloo	\$519,900	30.9%
Central	\$634,400	35.6%
Wingate/Gracefield	\$460,500	34.8%
Alicetown/Moera	\$450,800	40.5%
Western Hills	\$525,900	34.3%
Eastbourne	\$814,500	22.4%
Petone	\$736,300	26.8%
Wainuiomata	\$365,600	57.1%
Local Authority - Overall	\$520,600	35.2%

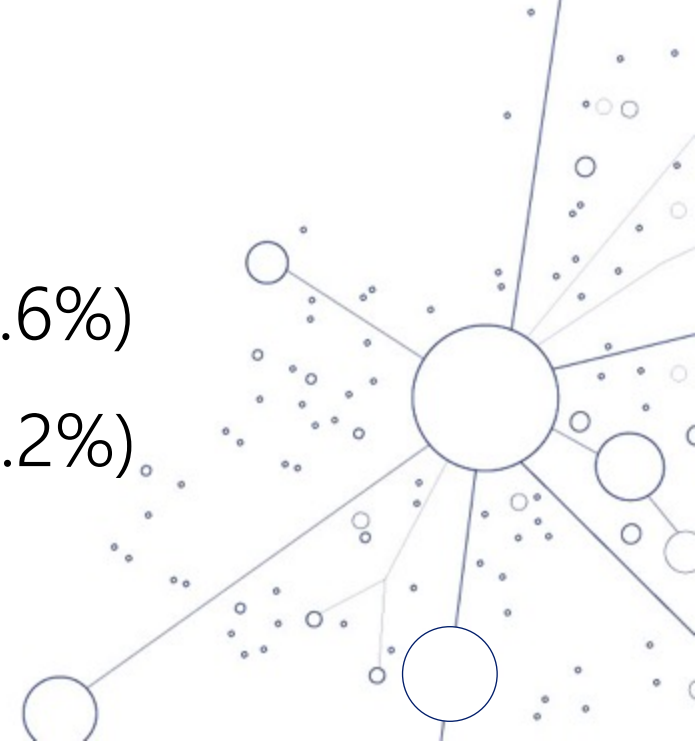


Lifestyle key messages



- Increases both vacant and improved lifestyle properties
- Continuing demand for lifestyle properties
- Shortage of stock coming to the market.

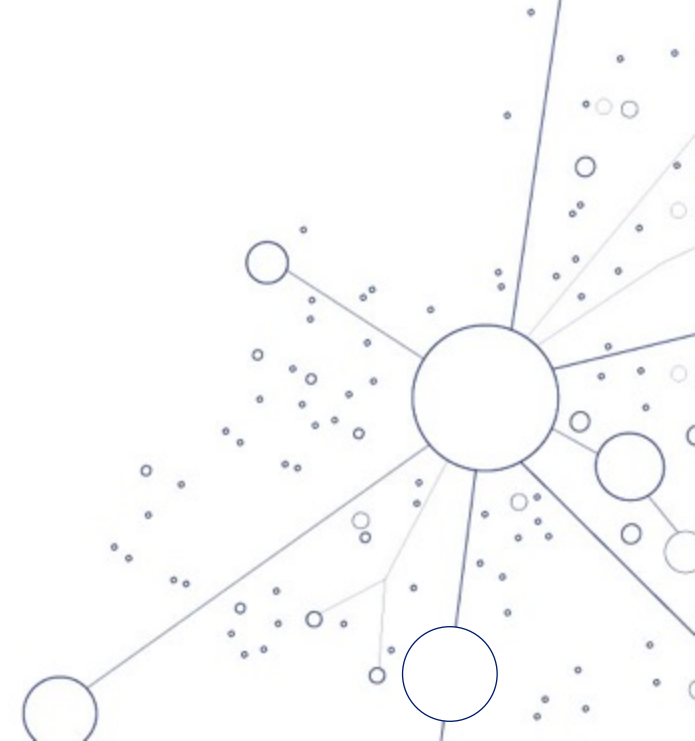
- Average lifestyle capital value \$902,000 (up 27.6%)
- Average lifestyle land value \$426,000 (up 67.2%)



Rural key messages



- Very few truly rural properties
- Underpinned by lifestyle demand
- Average pastoral increase CV 33.7% LV 39.9%
- Average forestry increase CV 40.1% LV 48.6%



Business Properties

CBD



- There has been strong demand for industrial properties
- Value growth driven by increasing rents and falling yields
- Commercial properties have shown a more modest increase compared to industrial properties.
- Average industrial increase CV 38.7% LV 40.3%
- Average commercial increase CV 16.9% LV 40.7%



Business Properties

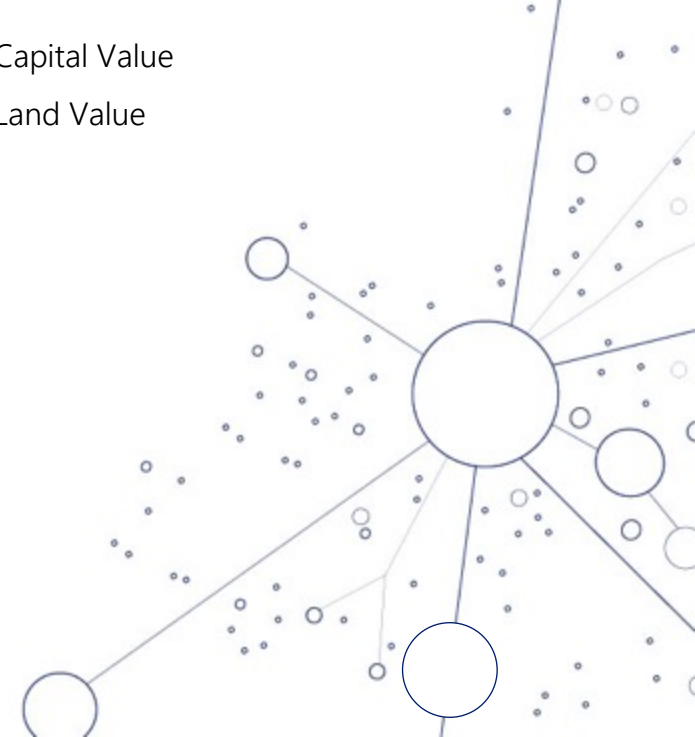
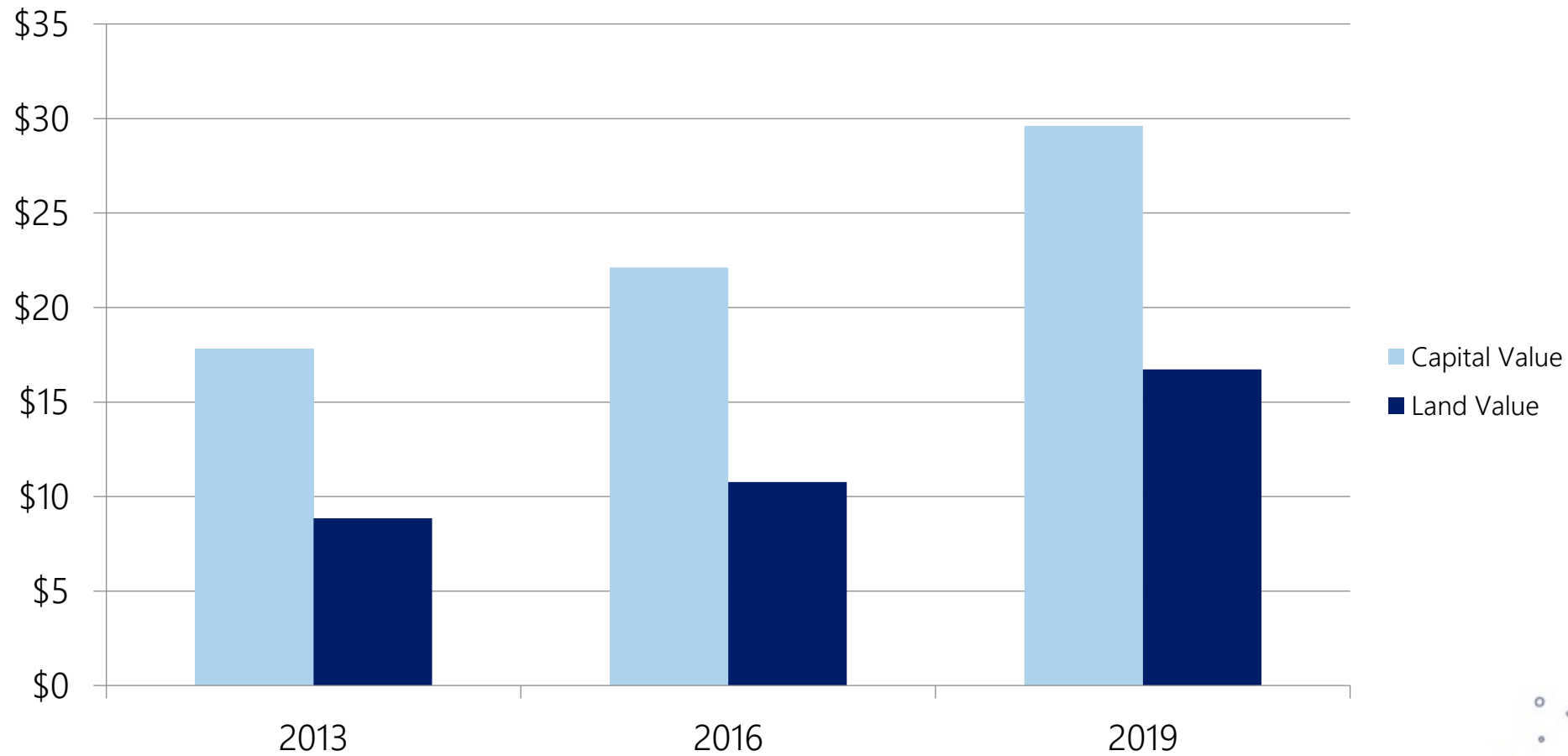
Suburban Commercial and Industrial



- There has been strong demand for industrial properties in Seaview, Alicetown and Petone
- Value growth driven by increasing rents and falling yields
- Commercial properties have shown a more modest increase compared to industrial properties.



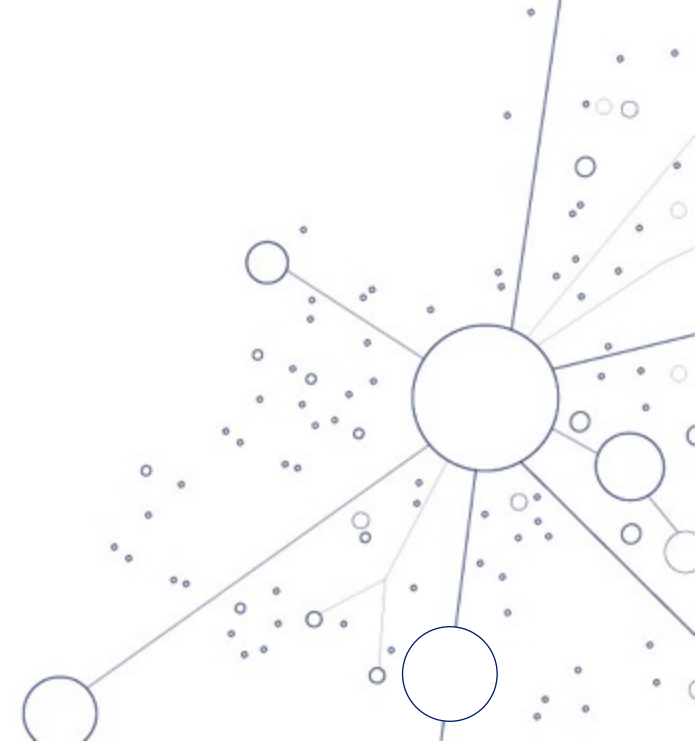
Overall Results (\$Billion)



Objections



- Call QV on 0800 787 284 in the first instance, to discuss your concerns.
- Can be lodged on line
 - www.ratingvalues.co.nz
- Objection close date 23 December 2019
 - Objections can't be lodged after this date.
- 608 objections in 2016 (1.5%)
- Completed January-April 2020



Key Dates



- Effective Date of Valuation: 1 September 2019
- Public Notice date: 6 November 2019
- Owners notices posted from 11 November 2019
 - Some notices to be sent electronically this year
- Objection period closes 23 December 2019
- Used for Rating Purposes from 1 July 2020



Thank you

