



Briefing: Hutt City District Revaluation 2025

10 December 2025 – 2.00pm

Attendees

Elected Members: Mayor Fauono Laban, Cr Barratt, Cr Dyer, Cr Edwards, Cr Lewis (via audio-visual link), Cr Mitchell, Cr Parkin, Cr Puketapu, Cr Ravi (via audio-visual link), Cr Shaw, Cr Tonga-Grant, Cr Yung, B Spedding, Eastbourne Community Board (via audio-visual link) and D Chrisp, Wainuiomata Community Board (via audio-visual link).

Staff: J Livschitz, Group Chief Financial Officer; C Ellis, Head of Chief Executive's Office; A Darby-Braddock, Head of Mayor's Office; B Govind, Rates Team Leader; A Andrews, Finance Transaction Services Manager and V Gilmour, Democracy Advisor.

Apologies

Deputy Mayor Brown and Cr Stallinger.

Presenters

Jenny Livschitz, Group Chief Financial Officer; Alicia Andrews, Finance Transaction Services Manager; and David Nagel, Chief Operating Officer from Quotable Value (QV).

Introduction and Key Objectives of the Briefing

The purpose of the briefing is to outline the process for releasing information to the community regarding the rating impacts arising from the revaluation. The next phase of work begins, which includes releasing information and ensuring the community understands the rating impacts associated with this revaluation.

Presentation by Jenny Livschitz, Group Chief Financial Officer; Alicia Andrews, Finance Transaction Services Manager and David Nagel, Chief Operating Officer from QV

Slide 1 - (Header)

Slide 2 – Agenda

Slide 3 – Process

Slide 4 – Rating Values vs. Market Values

Slide 5 – Hutt City Revaluation overview 1

Slide 6 – Hutt City Revaluation overview 2

Slide 7 – Hutt City house value market movement

Slide 8 – Hutt City Residential Market Overview

Slide 9 – Residential dwelling value changes 2025

Slide 10 – Residential dwelling average values change 2025

Slide 11 – What’s happening around NZ?

Slide 12 – Business properties

Slide 13 – Business properties value change 2025 1

Slide 14 – Business properties value change 2025 2

Slide 15 – Rural and Lifestyle properties value change 2025

Slide 16 – Objections

Slide 17 – Key dates

Slide 18 – Questions

Slide 19 – Ngā mihi

Questions and discussion points

- Back sections are included in valuations, supported by tools such as Google Maps, Council’s GIS aerial imagery, and building and resource consent data, ensuring valuers have full information about property attributes.
- Valuation trends show reduced demand for larger or developable sites, leading to significant land value decreases, moderate capital value reductions, and relatively stable improvement values, consistent with building costs remaining steady.
- Objectors must state why they believe a valuation is incorrect and what it should be. While a formal report is not required, supporting information such as photos, commentary, or real estate advice assists valuers in assessing objections.
- The online objection system on QV’s website (<https://www.qv.co.nz/>) is simple to use, offering prompts (eg age of improvements) and allowing users to upload photos and commentary.

- Objection rates historically sit around 2%, but current trends are closer to 1.1–1.2%. Lower objection rates reduce uncertainty in Council's annual planning processes, as final valuations become available sooner.
- The communication approach mirrors previous processes but with revised messaging to address misconceptions about declining RVs and rates. Updated videos, flyers, enhanced calculator explanations, and social media content support a clearer public understanding, informed by practices used in other councils.

Next steps

- 12 December 2025 – A report containing high-level indicators of rating impacts by suburb will be published.
- 17 December 2025 – the full rates calculator, communications material, media release and valuation letters will be released. Councillors will receive early access to the rates calculator and media content on Tuesday afternoon (16 December 2025).

Key Dates

- Effective date of valuation: 1 August 2025
- Owners' notices posted from 17 December 2025
- Objection period closes 5 February 2026
- Used for rating purposes from 1 July 2026

Briefing materials

Attachment 1 – Presentation: [Hutt City District Revaluation 2025](#)

The briefing closed at 2.26pm