

2025 Rating Values Elected Member Briefing

Early engagement session 27 August 2025

1/09/2022



Purpose of today's briefing

- Provide early visibility of the 2025 Rating Values revaluation process
- Explain why the revaluation is required and how it impacts rates
- Outline our engagement and communications approach
- Answer any early questions



What is a Revaluation – and Why it matters

What is it

- Required every 3 years under the Rating Valuations Act 1998
- Snapshot of the market as at 1 August 2025
- Completed by QV and audited by the Valuer General
- Ensures we're working with current, accurate data



3-year statutory cycle

Why it matters

- Used to share the city's general rates revenue across the city
- Doesn't affect the total rates collected – just how they're distributed
- Helps ensure rates distribution reflects updated property market



2022 Revaluation

How much did the value of the city increase?

Average change across all property types **32.7%**



Residential
31.2%



Commercial
30.6%



Industrial
50.5%



Farming
49.0%



Lifestyle
41.8%



Forestry
31.5%

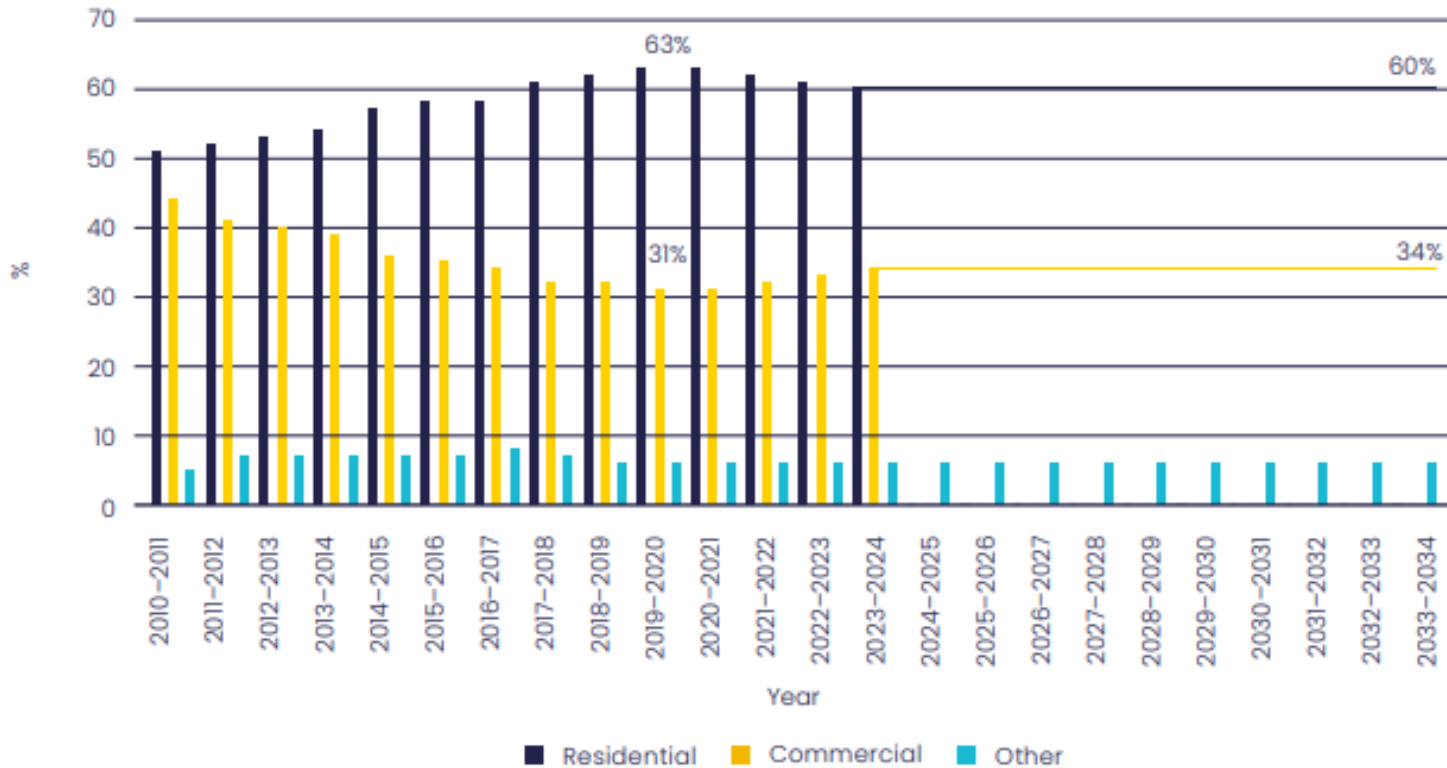


Utilities
25.2%



Other
34.1%

LTP 2024-2034



Overall percentage allocation for Residential and Commercial categories remained the same, with small adjustments to the individual commercial category percentages

2025 Revaluation Key Milestones

1 August 2025

Effective Date

21 November 2025

Valuer General Audit completed

3 December 2025

Property owners advised of new rating value

26 January 2026

Objection period to close

1 July 2026

Used to calculate rates



How the capital value rating system works



STEP 1:

Council decides how much money is needed from rates to run the city and deliver services.



STEP 2:

Some rates are set aside for specific services (like water or rubbish collection). These are called targeted rates and aren't based on property value.

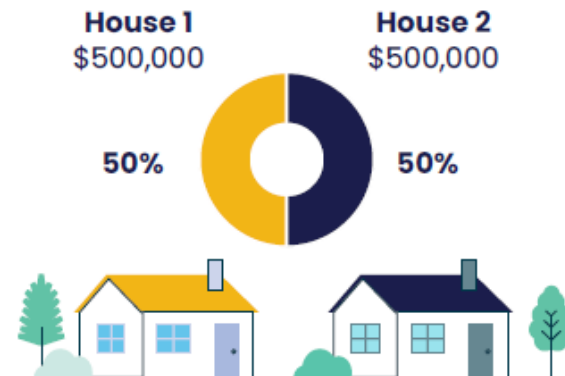


STEP 3:

The rest is the general rate, which pays for things that benefit everyone – like roads, parks and libraries. This general rate is split up across the city based on capital value – the higher your property's value, the bigger your share.

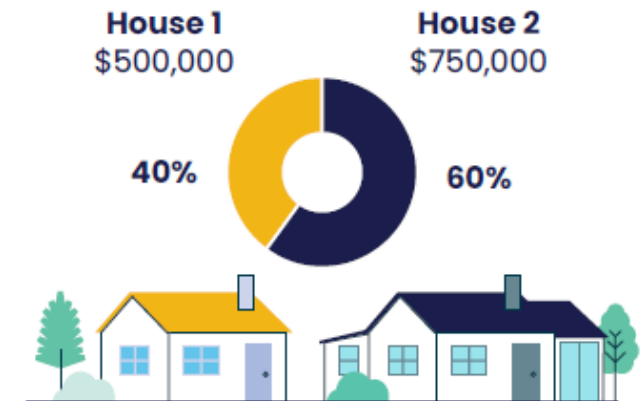
At first:

Both houses are worth \$500,000. Each makes up **50%** of the city's total property value, so they each pay **50%** of the general rates.



Three years later:

House 1 is still \$500,000. House 2 is now \$750,000. The total value is now \$1.25 million. House 1 = **40%** of city's value → pays 40% of rates
House 2 = **60%** of city's value → pays 60% of rates



Who does what?



Quotable Value (QV): contracted by Council to assess rating values, send notice of new values to property owners, manage objections



Valuer General: independently audit and approve the new rating values






Hutt City Council: overall responsibility for the Revaluation process, support QV to assess values. Use audited values to calculate rates



Property owners: Lodge an Objection if they don't agree with new value

Communications Approach

| 2022 Experience | What's Changing in 2025 | Our Focus |
|---|--|--|
|  Confusion about what rating values mean for rates | Earlier comms, more prep time | Clarity + trust |
|  Good uptake of digital tools | Updated video + digital tools | Multi-channel delivery |
|  Sharp increases in some CVs | Clear, visible messaging across channels | Comms pack to support consistent messaging |



Engagement timeline

Elected Members

| | |
|----------------------|--|
| 27 Aug 2025 | Early engagement session (today's briefing) |
| Late Oct 2025 | Briefing on draft rating values from QV |
| Late Nov 2025 | Final briefing and preparation ahead of public release |
| December 2025 | Annual Plan/Long Term Plan subcommittee. Early indication of rating impacts to be included and early decisions on direction sought |

Community

| | |
|--------------------|--|
| 1 Nov 2025 | Early proactive letter sent to all property owners |
| 3 Dec 2025 | Property owners advised of new rating values QV site and objection portal go live Updated rates calculator and explainer tools published |
| 26 Jan 2026 | Objection period closes |
| 1 May 2026 | Include flyer with rates invoices |
| 1 July 2026 | New values used to calculate 2026/27 rates |

Your role as elected members

- **Be a trusted voice in the community**

Help clarify what the revaluation is (and isn't), using plain language and trusted tools

- **Use the tools and messaging provided**

A comms pack will be shared in December with ready-to-use key messages, FAQs, and contacts

- **Direct ratepayers to the right support**

Refer enquiries to the Council website, rates calculator, or Customer Services team

- **Share insights you're hearing on the ground**

Your feedback helps us improve public understanding and respond early to concerns





A range of factors influence r



What questions do you have

