

Frequently asked questions about the 2022 Hastings District General Revaluation and Order in Council

1. The 2022 Hastings District General Revaluation

What is the date of the revaluation?

Each property's revaluation figure will be as at 1 August 2022. This is based on market evidence including property sales at that time.

Why has it taken so long for the revaluation to be completed?

A range of factors impacted on the work of Quotable Value (QV), the independent valuers contracted by the council to do the revaluation. These include the ongoing Covid-19 pandemic, the mix of property types in and around Hastings, and the district's fast-moving residential property market.

When will I receive notice of my new valuation?

The revaluation is scheduled to be released to property owners in mid-June 2023.

2. Proposed changes to the revaluation process

What is an Order in Council?

An Order in Council is used by the government to temporarily change legislation. These can be used to help councils recover after emergency situations, such as the Canterbury earthquakes.

Why does the Hastings District Council need an Order in Council?

The Rating Valuations Act 1998 says that property values in the District Valuation Roll need to reflect the physical state of properties at the time new values are released. Without the Order in Council, this would mean all properties that were damaged by Cyclone Gabrielle have to be identified, inspected and accurately valued to reflect their actual physical condition. This is not possible given the 30 June deadline.

What is the modified revaluation method?

The Order in Council modifies the Rating Valuations Act so that damage does not have to be taken into account when assessing the revaluation.

Why was this modified method of valuation chosen?

It is not practical for the Council to undertake a normal revaluation that reflects the impacts of cyclone damage, because this would require:

- information on each damaged property, including the nature and extent of the damage;
- an accurate assessment of the cyclone's impact on the property values, without relevant sales data to guide this; and
- this work to be completed before 30 June, the date rating valuations must be implemented by.

Who decided the revaluation method?

The Valuer-General, Toitū Te Whenua, Hastings District Council, and QV have worked together to modify the revaluation method so that it takes into account the unique situation the district faces following Cyclone Gabrielle.

What is QV's role?

QV has been contracted by the council to conduct the revaluation. QV must meet the standards set by the Valuer-General before the revaluation is released. QV will also handle objections from ratepayers who dispute their valuations.

How will revaluations be determined?

Revaluations are based on property sales for comparable, nearby properties at or before the valuation date of 1 August 2022. This is standard practice throughout New Zealand.

Does the valuation take into account any damage from the cyclone?

The 2022 valuations will not take into account damage to land or improvements like houses, vineyards or buildings that was caused by Cyclone Gabrielle unless a building or improvement has been demolished or removed and QV or the Council have been advised of this. In this case, the capital value is reduced.

Will QV visit my property to assess its value?

Not every property in the district is inspected. This is normal in a revaluation.

Can I object to the valuation?

Yes, you can object to a valuation. You have six weeks to file an objection, beginning from the date when the valuations are publicly notified (likely to be mid-June 2023). However, damage caused by Cyclone Gabrielle or other severe weather damage is not grounds for objection.

Where an objection does result in a change to your capital value and land value, your rates will be updated and backdated to 1 July 2023.

Can I get QV to carry out an on-site inspection?

If you object to your valuation, QV will carry out an on-site inspection.

Will this involve an inspection of the interior of my property?

QV may inspect the interior of your property if major improvements are not visible from the exterior.

Who will assess objections?

QV, the independent contractor that carried out valuations on behalf of the Council, will assess objections.

When will I find out the result of my objection?

Objections will be assessed as soon as practicable.

My house is uninhabitable. What impact will this have on my valuation and any remission I am receiving?

All damaged houses will be valued as though Cyclone Gabrielle hadn't occurred, provided they haven't been demolished or removed and QV or the Council have been notified. This does not affect rates remission being applied to cyclone-damaged houses in this financial year and will not impact any decisions the Council makes on remissions for the next financial year (from 1 July 2023).

What happens if my house has been condemned?

While the house is standing, the valuation includes the value of the house and land. Once the house is demolished and QV or the Council have been notified, the capital value will be altered.

I own land that has suffered flood damage. Does the valuation assume the land has been remediated so it can be used like it was before the Cyclone?

The revaluation method does not take into account cyclone damage. Impacts on the value of the land will not be known until the next scheduled revaluation in 2025, when it will be taken into account.

What happens in the future if my property is repaired?

QV and the Council will be actively monitoring the repair and rebuild of the district. Houses and other improvements (such as vineyards and orchards) that have been repaired or reinstated will be valued as part of normal valuation processes.

3. Valuations and rates

Is there a direct correlation between the valuation for my property and my rates bill?

Property values are used to apportion rates, but your rates do not automatically increase if your property value goes up. If your property increases in value by the same amount as comparable properties, your rates will probably increase by the overall percentage set by the Council. If other homes have increased more than your property, your rates may stay the same or even decrease.

Does a rise in property values mean the Council will collect more in rates?

No. The total amount of rates collected each year is set in the budget in the Council's Annual Plan. Rateable values are only used to distribute the rates burden between property owners.

Am I eligible for a rates rebate if I cannot afford to pay my rates increase?

Rates rebate is a government scheme to help low-income households. Eligibility and the amount of a rebate are based on total household income and the amount of rates paid.

You can get a rates rebate application form from the Council's customer service centre on Lyndon Rd, Hastings, or from any Hastings library. Alternatively, phone (06) 871 5000 to have one posted out to you. You can also apply online: [Rates rebate application form 2022 to 2023 \(www.govt.nz\)](https://www.govt.nz/rates-rebate-application-form-2022-to-2023)

You can apply for the rebate at any time during the rating year you are applying for, but the rebate cannot be backdated to previous rating years.

When will the revaluations apply to rates?

The 2022 revaluation will apply to rates from 1 July 2023.