



**REPORT OF THE VALUER GENERAL  
TO THE  
CHIEF EXECUTIVE OF THE  
WELLINGTON REGIONAL COUNCIL  
ON EQUALISED VALUES  
AS AT 1 SEPTEMBER 2001**

I have completed the audit of the equalised values of the Wellington Regional Council as at 1.09.2001 undertaken on your behalf by Quotable Value New Zealand. The audit has been carried out in accordance with the relevant sections of the Rating Valuations Act 1998 and the Rating Valuations Rules version 2.

**Responsibilities**

For the statutory responsibilities of each party refer to page 5 of the Rating Valuations Rules summary of responsibilities.

**Scope of examination**

The audit includes examining the processes and outcomes of a given Equalisation Certificate in relation to the minimum standards and specifications set down in the Rating Valuations Act and Rules.

The audit was planned and performed so as to obtain all the information and evidence that was considered necessary in order to gain reasonable assurance that the Equalisation Certificate complies with the aforementioned Act, Regulations and Rules. In forming my opinion I have also evaluated the overall adequacy of the presentation of the equalised values and the supporting information.

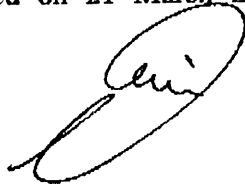
Other than in my capacity as auditor have no relationships with or interests in Quotable Value New Zealand.

National Office  
Lambton House  
160 Lambton Quay  
POBox 5501  
Wellington  
New Zealand  
Tel 64-4-460-0152  
Fax 64-4-498-9899  
email: valuergeneral@linz.govt.nz

**Unqualified Opinion**

I have obtained all the information and ~~explanations~~ required. It is my opinion that the equalised values summarised in the attached certificate meet the minimum standards as set ~~out~~ in the Rating Valuations Act and Rating ~~Valuations~~ Rules. The equalised values are hereby approved for implementation.

The audit was completed on 21 March 2002 and my unqualified opinion is expressed as at that date.



Approved By

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Warwick Quinn  
Valuer General  
P O Box 5501  
Wellington

2002

	No. Assmts	Capital Value	
Pt Tararua District		\$3,080,000	100.0%
Building Consents Overdue		\$0	0.0%
Building Consents Ready		\$0	0.0%
Subdivisions		\$0	0.0%
Utilities		\$0	0.0%
Equalised Value	10	\$3,080,000	100.0%
<b>48 Masterton</b>		<b>\$1,866,010,000</b>	<b>97.1%</b>
Building Consents		\$7,758,000	0.4%
Subdivisions		\$60,000	0.0%
Utilities		\$48,788,000	2.5%
Equalised Value	10840	\$1,922,616,000	100.0%
<b>49 Carterton</b>		<b>\$792,580,000</b>	<b>97.3%</b>
Building Consents		\$2,663,000	0.3%
Subdivisions		\$99,000	0.0%
Utilities		\$18,946,500	2.3%
Equalised Value	3342	\$814,288,500	100.0%
<b>50 South Wairarapa</b>		<b>\$1,336,380,000</b>	<b>97.1%</b>
Building Consents		\$3,742,000	0.3%
Subdivisions		\$170,000	0.0%
Utilities		\$36,487,000	2.6%
Equalised Value	5216	\$1,376,759,000	100.0%
<b>43 Kapiti Coast</b>		<b>\$4,226,914,331</b>	<b>95.1%</b>
Building Consents Overdue Total Cost at 100%		\$9,542,130	0.2%
Building Consents Ready Total Cost at 80%		\$28,360,543	0.6%
Subdivisions All Actionable, 20 New Assessments at \$60,000		\$1,200,000	0.0%
Utilities		\$180,269,000	4.1%
Equalised Value	21685	\$4,446,286,004	100.0%
<b>44 Porirua</b>		<b>\$3,168,589,000</b>	<b>92.8%</b>
Building Consents Overdue Total Cost at 100%		\$7,002,700	0.2%
Building Consents Ready Total Cost at 80%		\$7,083,924	0.2%
Subdivisions All Actionable, 24 New Assessments at \$71,000		\$1,704,000	0.0%
Utilities		\$230,228,500	6.7%
Equalised Value	16817	\$3,414,608,124	100.0%
<b>45 Upper Hutt</b>		<b>\$2,559,796,200</b>	<b>94.3%</b>
Building Consents Overdue Total Cost at 100%		\$1,615,000	0.1%
Building Consents Ready Total Cost at 80%		\$20,176,890	0.7%
Subdivisions All Actionable, 14 New Assessments at \$55,000		\$770,000	0.0%
Utilities		\$131,140,800	4.8%
Equalised Value	14583	\$2,713,498,890	100.0%
<b>46 Hutt City</b>		<b>\$7,615,727,300</b>	<b>94.7%</b>
Building Consents Overdue Total Cost at 100%		\$6,730,037	0.1%
Building Consents Ready Total Cost at 80%		\$18,100,109	0.2%
Subdivisions All Actionable, 18 New Assessments at \$88,000		\$1,584,000	0.0%
Utilities		\$401,979,500	5.0%
Equalised Value	38583	\$8,044,120,946	100.0%
<b>47 Wellington</b>		<b>\$21,630,271,550</b>	<b>95.1%</b>
Building Consents Overdue Total Cost at 100%		\$7,466,720	0.0%
Building Consents Ready Total Cost at 80%		\$217,940,954	1.0%
Subdivisions All Actionable, 126 New Assessments at \$87,000		\$10,982,000	0.0%
Utilities		\$868,317,000	3.8%
Equalised Value	65239	\$22,734,958,224	100.0%