

**BEFORE THE LAND VALUATION TRIBUNAL
AT CHRISTCHURCH
I TE TARAIPŪNARA WĀRIU WHENUA
KI ŌTAUTAHI**

Decision No. [2024] NZLVT 5

IN THE MATTER

of the Rating Valuations Act 1998 and
the Land Valuation Proceedings Act
1948

AND

of an objection under s36 of the Act

BETWEEN

GARY MARKS

(ENV-2023-CHC-135)

Objector

AND

DUNEDIN CITY COUNCIL

Respondent

Tribunal: District Court Judge P A Steven (Chairperson)

Last case event: 16 February 2024

Date of Decision: 20 February 2024

Date of Issue: 20 February 2024

DETERMINATION OF THE LAND VALUATION TRIBUNAL

A: Under s19(8)(b) of the Land Valuation Proceedings Act 1948, the Land Valuation Tribunal, by consent, orders that the valuation of the property at 128 Gladstone Road, Dalmore, Dunedin is as follows:



Capital value	\$800,000
Land value	\$430,000
Value of improvements	\$370,000

B: There is no order as to costs.

REASONS

Introduction

[1] This proceeding concerns an objection to valuation for a property at 128 Gladstone Road, Dalmore, Dunedin.¹ The valuation was undertaken by Quotable Value New Zealand (“QV”) as the contracted valuation provider for Dunedin City Council.

[2] The notice of rating valuation recorded the following:²

Capital value	\$890,000
Land value	\$540,000
Value of improvements	\$350,000

[3] An objection was lodged, and the valuation was reassessed by QV as:³

Capital value	\$850,000
Land value	\$450,000
Value of improvements	\$400,000

[4] The objector did not accept QV’s valuation and lodged an objection with

¹ Legally described as LOT 9 DP 608, Lot 1 DP 516920.

² Notice of rating valuation reference 26780/29701.

³ Dunedin City Council’s written decision following conclusion of review dated 8 November 2023.

the Land Valuation Tribunal.⁴ Instead, they contested the values as follows:

Capital value	\$700,000
Land value	\$300,000
Value of improvements	\$400,000

Agreement reached

[5] On 16 February 2024, the Tribunal received advice from the parties that they have reached an agreement in relation to the valuation for the property. The parties requested that the matter no longer be heard by the Tribunal but sought the Tribunal's approval for the implementation of the agreed upon values as follows:⁵

Capital value	\$800,000
Land value	\$430,000
Value of improvements	\$370,000

Determination

[6] The Tribunal's primary task in determining a rating valuation objection is to form a view as to the correct valuation. As the parties have reached agreement, this is no longer required. Section 19(8)(b) of the Land Valuation Proceedings Act 1948 enables me to make an order which is not opposed, so I will make orders as follows:

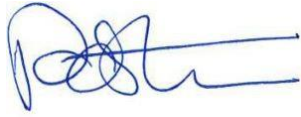
(a) by consent, the valuation of the property as at 1 July 2022 is as follows:

Capital value	\$800,000
Land value	\$430,000
Value of improvements	\$370,000

⁴ Objection to valuation dated 23 November 2023.

⁵ Email of Baylan Connelly, for QV, to the Registry (16 February 2024) confirming agreement reached. Email of Gary Marks, to the Registry (16 February 2024) accepting amended valuation.

- (b) the agreed valuation is to be included in the relevant district valuation roll forthwith.



P A Steven

Chairperson of the Land Valuation Tribunal