

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

Decision No. [2024] NZLVT 12

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

ANDREW KEITH PETHERAM
AND MARGREET PETHERAM

(ENV-2023-CHC-132)

Objectors

AND

NELSON CITY COUNCIL

Respondent

Tribunal: District Court Judge J J M Hassan (Chairperson)

Date of Decision: 25 March 2024

Date of Issue: 25 March 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 388 Trafalgar Street, Nelson is as follows:

Capital Value: \$1,780,000

Land Value: \$850,000

Value of Improvements: \$930,000



B: There is no order as to costs.

REASONS

Background

[1] This proceeding concerns an objection to valuation for a property at 388 Trafalgar Street, Nelson.¹ The valuation was undertaken by Quotable Value New Zealand ('QV') as the contracted valuation provider for Nelson City Council.

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

Capital Value:	\$1,500,000
Land Value:	\$850,000
Value of Improvements:	\$650,000

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

Capital Value:	\$1,750,000
Land Value:	\$850,000
Value of Improvements:	\$900,000

[4] The objectors did not accept QV's revised valuation and lodged an objection with the Land Valuation Tribunal.² The contested values are as follows:

Capital Value:	\$2,072,600
Land Value:	\$850,000
Value of Improvements:	\$1,222,600

¹ Valuation reference 19770/27602.

² Objection to valuation dated 28 November 2023.

Agreement reached

[5] On 14 March 2024, the Tribunal received advice from QV that the parties had reached an agreement on the matter.³ This was followed with a confirmation email by the objectors on 19 March 2024.⁴ The agreed valuation is as follows:

Capital Value:	\$1,780,000
Land Value:	\$850,000
Value of Improvements:	\$930,000

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 at 388 Trafalgar Street, Nelson is as follows:

Capital Value:	\$1,780,000
Land Value:	\$850,000
Value of Improvements:	\$930,000

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



J J M Hassan
Chairperson of the Land Valuation Tribunal



³ Email from QV dated 14 March 2024.

⁴ Email from Objector dated 19 March 2024.