



**REPORT OF THE VALUER GENERAL
To THE
CHIEF EXECUTIVE OF THE
WELLINGTON REGIONAL COUNCIL
ON EQUALISED VALUES
AS AT 1.9.2000**

I have completed my audit of the equalised values of the Wellington Regional Council as at 1.9.2000 undertaken on your behalf by Quotable Value New Zealand Limited and Beca Valuations Limited. 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

An 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.

I planned and performed my audit so as to obtain all the information and evidence which I considered necessary in order to gain reasonable assurance that the Equalisation 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.

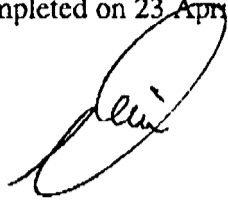
Other than in my capacity as auditor I have no relationships with or interests in either Quotable Value New Zealand Limited or Beca Valuations Limited.

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.

My audit was completed on 23 April 2001 and my unqualified opinion is expressed as at that date.

Approved By



Warwick Quinn
Valuer General
P O Box 5501
Wellington

WELLINGTON REGIONAL COUNCIL EQUALISATION
AS AT 1 SEPTEMBER 2000
Percentage Increase on Roll Values

TLA	CONSTITUENT AUTHORITY	REVISED	2000 NET ASSMTS	2000 NET ROLL CAPITAL VALUES	2000 NET EQUALISED C.V.	% CHANGE
41	PT TARAUUA DISTRICT	1/09/1999	10	\$2,099,216	\$2,183,185	4.0%
43	KAPITI COAST DISTRICT	1/09/1999	21100	\$3,776,768,950	\$4,068,036,805	7.7%
44	PORIRUA CITY	1/09/1998	16486	\$2,521,316,400	\$2,906,319,272	5.3%
45	UPPER HUTT CITY	1/09/1998	14225	\$2,212,796,100	\$2,456,679,708	11.0%
46	HUTT CITY	1/09/1998	38082	\$6,718,724,100	\$7,396,227,194	10.1%
47	WELLINGTON CITY	1/09/2000	64152	\$20,921,570,700	\$21,061,947,333	0.7%
48	MASTERTON DISTRICT	1/09/1999	10747	\$1,554,263,600	\$1,631,885,740	5.0%
49	CARTERTON DISTRICT	1/09/2000	3247	\$674,169,499	\$679,107,979	0.7%
50	SOUTH WAIRARAPA DISTRICT	1/09/2000	5089	\$1,153,830,600	\$1,171,181,405	1.5%
	TOTAL		173,138	\$39,535,539,165	\$41,373,568,621	4.6%


Certified:



K J Blucher
Manager Rating Valuations

**WELLINGTON REGIONAL COUNCIL EQUALISATION
AS AT 1 SEPTEMBER 2000
Comparison of 2000 Net Equalised Capital Values to 1999 Equalised Values**

TLA	CONSTITUENT AUTHORITY	REVISED	1999 NET ASSMTS	2000 NET ASSMTS	% CHANGE	1999 EQUALISED NET C.V.	2000 EQUALISED NET C.V.	% CHANGE
41	PT TARARUA DISTRICT	1/09/1999	10	10	0.0%	\$2,099,216	\$2,183,185	4.0%
43	KAPITI COAST DISTRICT	1/09/1999	20270	21100	4.1%	\$3,717,195,000	\$4,068,036,805	9.4%
44	PORIRUA CITY	1/09/1998	16362	16486	0.8%	\$2,762,537,000	\$2,906,319,272	5.2%
45	UPPER HUTT CITY	1/09/1998	14077	14225	1.1%	\$2,341,535,000	\$2,456,679,708	4.9%
46	HUTT CITY	1/09/1998	37931	38082	0.4%	\$7,240,264,000	\$7,396,227,194	2.2%
47	WELLINGTON CITY	1/09/2000	62455	64152	2.7%	\$20,040,000,000	\$21,061,947,333	5.1%
48	MASTERTON DISTRICT	1/09/1999	10670	10747	0.7%	\$1,590,000,000	\$1,631,885,740	2.6%
49	CARTERTON DISTRICT	1/09/2000	3163	3247	2.7%	\$633,948,000	\$679,107,979	7.1%
50	SOUTH WAIRARAPA DISTRICT	1/09/2000	4969	5089	2.4%	\$1,010,859,000	\$1,171,181,405	15.9%
	TOTAL		169,907	173,138	1.9%	\$39,338,437,216	\$41,373,568,621	5.2%

Certified: 

K J Blucher
Manager Rating Valuations

**WELLINGTON REGIONAL COUNCIL EQUALISATION
AS AT 1 SEPTEMBER 2000
Comparison of 2000 Net Equalised Capital Values to 1999 Equalised Values
Percentage of Total Region**

TLA	CONSTITUENT AUTHORITY	REVISED	1999 NET ASSMTS	% REGION	2000 NET ASSMTS	% REGION	1999 EQUALISED NET C.V.	% REGION	2000 EQUALISED NET C.V.	% REGION
41	PT TARARUA DISTRICT	1/09/1999	10	0.01%	10	0.01%	\$2,089,216	0.01%	\$2,183,185	0.01%
43	KAPITI COAST DISTRICT	1/09/1999	20270	11.93%	21100	12.19%	\$3,717,195,000	9.45%	\$4,068,036,805	9.83%
44	PORIRUA CITY	1/09/1998	16362	9.63%	16486	9.52%	\$2,762,537,000	7.02%	\$2,906,319,272	7.02%
45	UPPER HUTT CITY	1/09/1998	14077	8.29%	14225	8.22%	\$2,341,535,000	5.95%	\$2,456,679,708	5.94%
46	HUTT CITY	1/09/1998	37931	22.32%	38082	22.00%	\$7,240,264,000	18.41%	\$7,396,227,194	17.88%
47	WELLINGTON CITY	1/09/2000	62455	36.76%	64152	37.05%	\$20,040,000,000	50.94%	\$21,061,947,333	50.91%
48	MASTERTON DISTRICT	1/09/1999	10670	6.28%	10747	6.21%	\$1,590,000,000	4.04%	\$1,631,885,740	3.94%
49	CARTERTON DISTRICT	1/09/2000	3163	1.86%	3247	1.88%	\$633,948,000	1.61%	\$679,107,979	1.64%
50	SOUTH WAIRARAPA DISTRICT	1/09/2000	4969	2.92%	5089	2.94%	\$1,010,859,000	2.57%	\$1,171,181,405	2.83%
	TOTAL		169,907	100.00%	173,138	100.00%	\$39,338,437,216	100.00%	\$41,373,568,621	100.00%

Certified: 

K J Blucher
Manager Rating Valuations