



Jude Clark

# PROPERTY UPDATE

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CALL TODAY FOR A CURRENT MARKET UPDATE

New Year, New Will

## Make sure the future of your estate is what you intended

The New Year is an ideal time to make sure your Will is up to date, especially if your circumstances have recently changed. A newly separated couple's Wills might not reflect their new relationship status; they may not want to leave each other assets or be responsible for executing each other's Wills.

It's recommended to regularly review your Will, generally every five years, especially if your situation changes; for instance through marriage or divorce.

You may have made a Will years ago but not looked at it since, and it may not accurately express your wishes anymore.

A Will is an invaluable way of spelling out:

- who you want to be the executor of your Estate; this is the person who deals with your estate and ensures that the Will is followed
- where you want your personal items and assets to go
- guardians for any infant children
- directions for your funeral and any preferences regarding cremation or burial

Unless your wishes are written in a properly signed and witnessed Will, they will have no legal effect. Talk to your lawyer about updating your current Will if you do have one, or making a Will if you don't have one, to ensure you have your affairs in order. If you die without a valid will then your estate is divided according to rules set by legislation that may not be helpful to your beneficiaries and may not be what you would have decided yourself.

Louisa Gommans Rainey Collins Lawyers [www.raineycollins.co.nz](http://www.raineycollins.co.nz) and follow us on Twitter @RaineyCollins

## QV and Rating Valuations

One of the more contentious issues of home ownership is that of a home's rateable value; an extract from QV's website answers some important questions on this subject (<https://qvgroup.qv.co.nz/>).

Your property has a rating value that reflects its value (excluding chattels) as at the date of the last revaluation. This may have been recently or up to three years ago. It is one of the factors used to calculate the rates on properties and the calculation varies between council regions.

Every property in NZ has a rating valuation (previously also known as a Government Valuation). This is completed by your council or on behalf of them by a Valuation Service Provider such as Quotable Value (QV). All properties in a local council area are assessed as at the same date. This means that the rating value is reached using the same process and reflects the market trends as every other property in your area.

A rating value may be made up of three aspects

- The likely price a property would sell for at valuation time (Capital value),
- The likely price that the land on its own would sell for at valuation time (Land value), and
- The value which the buildings and improvements have made to the land: that is, Capital – Land = Improvements value.

Your chattels such as carpets, drapes, light fittings and other removable items are not included in the rating value.

### HOW A RATING VALUE IS CALCULATED

A mass-appraisal approach is used. This involves what valuers consider are relevant property sales from your area around the time of the valuation. A market trend is established and applied to similar properties. Because of the vast number of properties in NZ it's not possible to view every property in person, (although many urban properties are looked at externally to check the accuracy of the proposed value level).

Local councils store details on every property in their area and Quotable Value (QV) use this as part of the assessment process. The council data captures properties that have had renovations completed on them that required building consents. QV inspect these properties that have required building consents, and this forms part of the mass appraisal process along with any other property inspections that QV do for the council.

### YOU'VE RENOVATED BUT THE RATING'S VALUES ARE STILL THE SAME

If you've updated your property, but the work hasn't required a building consent e.g. a new kitchen, bathroom, deck or something else, QV or the council won't know about those changes and your rating value may not have been amended to reflect this. In these cases you need to contact QV or your council to have these reviewed. QV can be contacted at 0800 787 284 to discuss your options.

### URGENT RATING REVIEW

To reflect the current condition of your property you can request an Urgent Rating Value Review by one of QV's experienced property valuers. An inspection of your property will usually take place within five working days from your request. The property valuer will check the accuracy of the property valuation and details held on it. They will then compare your property's characteristics to those of similar properties as at the date of your council's last revaluation to determine whether your rating value should be changed.

### WHAT IF YOU DISAGREE WITH THE RATING VALUATION?

When your property's rating value is reviewed there is a period during the year of the revaluation, that you can submit an objection if you disagree with the new rating valuation.

Source: <https://qvgroup.qv.co.nz/>

## Win Deluxe High Tea for 4 at Logan Brown Restaurant

[www.loganbrown.co.nz](http://www.loganbrown.co.nz)

### To go in the draw:

Email your details to [leaders@homenet.co.nz](mailto:leaders@homenet.co.nz) with Logan Brown as the subject and state the name of the Leaders Agent who provided your entry or Mail your entry to: "Leaders High Tea Competition" P.O. Box 24262, Manners Street, Wellington 6011 The winner of last month's draw Deluxe High tea for 4 was: M George of Tawa.



Name: .....

Address: .....

Phone: .....

The Leaders Agent who provided my entry: .....

## Interest rates unchanged for now

In his final statement of 2014, Reserve Bank Governor, Graeme Wheeler announced that the Official Cash Rate would be left unchanged at 3.5 percent. He commented that New Zealand's economic growth was running at an annual rate of around 3½ percent and while dairy prices have declined sharply, domestic demand has retained momentum, supported by the ongoing growth in consumption and construction activity. Interest rates are low by historical standards and continue to support domestic demand. CPI inflation remains modest, at 1 percent in the year to September. Weak global inflation, falls in international oil prices and the high exchange rate are the main influences. Mr Wheeler commented that some further increase in the OCR is expected to be required at a later stage. Further policy adjustments will depend on data emerging over the assessment period. Source: <http://www.rbnz.govt.nz/>



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