

July 2012

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Auckland office holdings

Wellington office holdings

Christchurch office holdings

Dunedin office holdings

Archives New Zealand

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Auckland Regional Office

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 Auckland Airport, Manukau 2150
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Christchurch Regional Office

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Dunedin Regional Office

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Websites:

Home: www.archives.govt.nz
 Archway www.archway.archives.govt.nz

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Valuation Rolls

Introduction

Establishment

Boroughs and Counties, from the end of provincial government in 1876, had the power to levy 'rates' on land. There was inconsistency of land valuations by the 1890s in spite of Government measures.

The Valuation Department was set up on 17 October 1896 under the Government Valuation of Land Act 1896. In 1904 the Valuer-General became independent of the Commissioner of Taxes.

In 1987 the Department became Valuation New Zealand and began to work on a cost recovery 'user-pays' basis, charging for information and certain special valuations that were previously non-recoverable.

Functions

The Valuer-General's major statutory duty was to prepare district **valuation rolls** and update them for changes in ownership and development. Valuation assessments for properties were prepared at not more than 5-yearly intervals. Between valuations, current market values of individual properties were assessed as required.

Values set by the department were used as a basis for levying rates, land taxes, estate, stamp and gift duties, by local and central government agencies involved in land transactions. They were also used as benchmarks for the real estate market, both housing and commercial.

The department had an advisory role in the valuation methods, economics rating and town planning, and gave support to the Valuers Registration Board. It also played a key role in the development of the valuation profession.

Structure

The Valuer-General was responsible to the Minister-in-charge of the Valuation Department. The National Office established national policy on a broad range of issues and provided operational services through what were eventually three Regional Offices (Northern, Central & Southern) and 27 District Offices. The District Offices were the primary delivery units of the Department's services to local authority clients as well as being the public face of the Department.

Disestablishment

Valuation New Zealand was disestablished on 30 June 1998 when the Department's functions were split between the newly created Office of the Valuer-General and Quotable Value New Zealand Limited. The Office of the Valuer-General became part of Land Information New Zealand (LINZ), responsible for setting standards and auditing providers of valuations for rating purposes. It also took over administrative support for the Valuers Registration Board.

Quotable Value New Zealand Limited (renamed Quotable Value Limited), a state-owned enterprise, provided contestable valuation services. Responsibility for the maintenance of the valuation roll passed to the local authorities.

The Records

Valuation assessments come under a variety of names and in a variety of forms. Early records tend to be in registers; later records are on slips of paper in order of Valuation number, not address.

Records held are listed roughly north to south under each Archives NZ office (see page 2).

Surname, Christian Name, Occupation, Address.		Surname, Christian Name, Occupation, Address.				
Occupier: Hammond, Horatio-G, Builder, Juller Street, NEW PLYMOUTH.		Owner: Occupier			Lot	
Valuation No.	Description	Area.	Capital Value.	Unimproved Value.	Value of Improvement	
2/3 4313	Lot 1 pt Sec 91 Wairoa District Whiteley Wharfedale T/whip. Hobs Line	0-0-38.15	1250	250	1000	
Transferred from Bal next 3819 Hammond, H.G. as Owner and Occupier						

New Plymouth valuation, register entry 1923-1924 [V-NP W1175/2 Vol.8]

Auckland Office:

Far North 1976-1985 [BCCN 14677 A679/1-46]
 Hokianga area 1883-1910 [ZAAP 20136/1-2]
 North Shore, Rodney, Great & Little Barrier, Waiheke, Waitemata 1960-1985 [BAAO 14681 (4 accessions)]
 Hobson County 1883-1928 [ZAAP 23053 A473/44-52]
 Auckland West – Henderson, New Lynn, Glen Eden, Waitemata 1969-1989 [BAEK 14682 (3 accessions)]
 Auckland 1897-1957 [BAAR 14678 (2 accessions)]
 Auckland 1951-1985 [BAAR 14679 (11 accessions)]
 Manukau & Howick to Franklin 1957-1986 [BAAP 14680 (8 accessions)]
 Thames/Coromandel 1883 & 1883-1909 [YBAZ 1290/1 & 1291/1-2]
 Thames 1931 & 1935 [YBAZ 1329/1]
 Thames Index c1935 [YBAZ 1330/1]
 Waikato 1905-1959 (Coromandel, Hauraki, Waikato, Rotorua, King Country) [BBBC 14670 A150/1-508]
 Waikato 1955-1989 (Coromandel, Hauraki, Waikato, Rotorua, King Country) [BBBC 14671 (16 accessions)]
 Tauranga & western Bay of Plenty 1973-1989 [BAJK 14674 (2 accessions)]
 Rotorua, Whakatane, Taupo, Tauranga regions 1968-1985 [BBBD 14672 (6 accessions)]
 Te Kuiti, Otorohanga, Waitomo, Taumarunui 1970-1989 [BAAC 14673 (5 accessions)]
 Gisborne 1905-1955 [AFFC 22261 V-GS W1106/1-59]

Wellington Office:

National Property Database Devolution files (whole of NZ) 1985-1999 [ABWN 8737 W5147/1 (disks 1-20)]
 These 'antique' computer disks are difficult to access.
 New Plymouth & Taranaki
 1902-1956 [AELV 19324 V-NP W1175/1-74]
 1965-1983 [ABAP W3946/76-189]
 1973-1985 (one item pre-1952) [ABAP W3944/1-69]
 Wanganui & Rangitikei to Ohakune regions 1977-1985 [AAPW W3326/1-38]

Hawkes Bay region 1977-1985 [AAPX W4161/1-81]
 Manawatu-Horowhenua 1978-1982 [AAPU W3318/349-380]
 Manawatu, Dannevirke & Otaki 1981-1983 [AAPU W4114/1-38]
 Pahiatua, Eketahuna, Wairarapa 1976-1985 [AAXG W3533/1-38]
 Upper & Lower Hutt, Hutt County, Wainuiomata, Petone, Eastbourne 1975-1984 [AAPV W3585/1-80]
 Lower Hutt 1977-1985 [AAPV W3380/113-181]
 Porirua, Tawa, Hutt County, Kapiti 1973-1978 [ABCM W3583/1-55]
 Nelson, Marlborough, to Westland regions 1904-1970 [AELW 19325 V-N W1182/1-71]
 Nelson & region 1973-1985 [AACQ 7473 W5065]
 Nelson region 1973-1985 [AAWB 7473 W3381/192-255]
 Nelson city 1974-1979 [AAWB 7473 W3598/257-314]

Christchurch Office:

West Coast, Buller to Westland 1974-1985 [CAIW CH82/1-37]
 Southern Regional Office:
 Canterbury, Mid to South Canterbury, West Coast, Chatham Is 1936-1979 [CAIG CH321/1-375]
 Canterbury, Chatham Is 1975-1985 [CAIG CH41/1-140]
 Canterbury 1979-1985 [CAIG CH76/1-72]
 Mid to South Canterbury 1975-1985 [CAID CH36/1-46]

Dunedin Office:

Otago 1885, 1897-1954 CAIH 22864 D121/1-362
 Otago 1951-1984 CAIH 22865 D121/363-825
 Central Otago 1978-1985 [CAIP D13/1-29]
 Otago 1979-1985 [CAIH D10/1-79]
 Southland, Stewart Is, Central Otago 1905-1978 [CAJA D125/1-347]
 Southland 1906-1985 [CAJA D14/1-63]

Valuation Reference 19850 179		Computer Codes extns. 0 change L indic. 141000		Date of Revision 17/7/84	Data form printed 22/8/84
Special Values 500: 43500: 44000:	Nature of Improvements O/I		Occupier (within the meaning of the Rating Act) NELSON CITY COUNCIL		
VI LV CV	Address of Property/Situation 3200 NGAIU ST		Name of District NELSON CITY		
The sequence of data here is: Owner (if other than Occupier), Special Rating Area information (if any), Description of Property. -CHILDRENS PLAYGROUND- LOT 58 DP 3315					
OC 55 1 7	QU		NO/33		
ZN US UNT SUB G/P AGE CD CS SITE	FLR	PCAT	MESH	BLK	CERT/TITLE

Nelson city Valuation slip 1984 [AACQ 7473 W5065/315].

Slips are in order of Valuation Reference, top left, and that number is almost essential to find a valuation assessment.