



Notice of Rating Valuation

by the: **SOUTHLAND DISTRICT COUNCIL**

Sravankumar Bade; Archana Pratthi
27 Marine Parade
Hobsonville
Auckland 0616

Please quote Valuation Reference
30440/683
in all correspondence

Local authorities use information contained in the district valuation roll to set rates. This notice details information on your property that is contained in the district valuation roll of Southland District Council. The Rating Valuations Act 1998 obliges councils to maintain the valuation rolls but allows them to choose their valuation service provider.

The Valuer-General regulates the maintenance of district valuation rolls to ensure that they meet the minimum standards set out in the Rating Valuations Act 1998, the Rating Valuations Regulations 1998, and the Rating Valuations Rules.

An owner or ratepayer (if different) may object to any information contained in a notice of valuation within the time and in the manner specified in regulations made under the Rating Valuations Act 1998. If you object to a value that is a component of your valuation, the Southland District Council will review that value, and may also review any other value components of the rating unit, i.e. land value, value of improvements, capital value, or annual value.

This notice has been issued as a result of a **General Revaluation**. Southland District Council has contracted Quotable Value Limited to carry out this work. If you wish to discuss this rating valuation call toll free on 0800 787 284 or write to QV, Private Bag 39818, Wellington Mail Centre, Lower Hutt 5045 or fax (04) 576 4486.

Rating Unit Value *(as at 1 July 2024, being the Southland District Council latest revaluation date)*

Land Value	\$250,000
Value of Improvements	\$0
Capital Value	\$250,000

Rating Unit Details For	78 Burnby Drive
Ratepayer's Name(s)	Sravankumar Bade, Archana Pratthi
Area of Land	0.0942 hectares
Legal Description	Lot 66 Deposited Plan 402516
Certificate(s) of Title	408266

Objections must be lodged in writing no later than **24 December 2024**.

Please refer overleaf for details on the objection procedure or to lodge online visit our website at ratingvalues.co.nz

What is included in your rating value

Capital Value

The likely price the property would have sold for as at the date of the latest general revaluation. Does not include chattels, dairy company shares, stock, crops, machinery or trees.

Land Value

The likely price that would be paid for the bare land at the date of the latest general valuation.

Value of Improvements

Capital Value less Land Value. This is not an estimate to rebuild your home and should not be used for insurance purposes.

What you need to know about objections

If you don't agree with your rating value you can make an objection to it. You can call us first on 0800 787 284, as we may be able to help you before you lodge an objection.

How to lodge an objection



Visit ratingvalues.co.nz
OR



Send us a letter
OR




Pick up an objection form from your nearest QV office.

You will need to provide


- Your reasons why you believe the rating value is incorrect
- The figure you believe the rating value should be
- Your contact details (including a day time phone number)
- The valuation reference (see the front of this notice) and the address of the property you are objecting about

You have until the objection close-off date to get your objection to us – see the final paragraph on the front of this notice.


What happens next



QV sends a letter confirming receipt and provides a timeframe for completion of the objection.



QV may inspect your property, considers your objection reasons and reviews the supporting evidence.



QV sends a decision letter to you. The revised rating valuations will be used for rating purposes the following rating year.

What is a general revaluation?

New Zealand councils must keep up-to-date the information they use to allocate rates. Generally, every three years your council will contract a service provider, in this case Quotable Value (QV), to reassess the rating values in the council area. Valuation notices are also issued between revaluations when changes are made to properties e.g. land subdivisions. In this instance the rating value will be assessed in uniformity with similar properties as at the date of the last general revaluation.

How are rating values assessed?

Our Valuers consider all of the market sales in your local area that occurred around the date of the current revaluation as part of the revaluation process. From this information we establish market trends for all value types and apply this to similar properties in your local area.

What are rating values used for?

Rating values are set every three years. Councils use them to decide how they will allocate rates to property owners in the council area. A rating valuation is not the same as a full market valuation, which is a detailed report on the value of your property in the current market; or an insurance valuation which is a detailed report on how much it would cost to rebuild your home.

Privacy Act

The contents of the valuation notice are contained within the public District Valuation Roll, which during a general revaluation is available to be viewed at your council offices until the objection closing date. You may access any information held about you and request any corrections to be made. Wherever the general wording of the notice differ from the legislation wording, the legislation will prevail.

**For more information visit ratingvalues.co.nz
or call us on 0800 787 284.**