

Notice of Valuation

(This is not a rates notice)



J De Soysa & GMHC De Soysa
82 Hayfield Way
Karaka
PAPAKURA 2113

Private Bag 92300, Victoria Street West
Auckland 1142, New Zealand
aucklandcouncil.govt.nz

11 June 2025

This notice is to let you know your property’s valuation details as at 1 May 2024. This is an important notice. You should read it and file it for future reference. From 1 July 2025 your share of rates will be based, in part, on the capital value shown below.

Valuation details (at 1 May 2024)	
Land value	\$1,275,000
Value of improvements	\$525,000
Capital value (rateable value)	\$1,800,000
Reason for notice	General revaluation

Note: For further information, please see reverse.

Property information	
Valuation reference – please quote this reference if you contact us	37401-00000001264
Property location	82 Hayfield Way HINGAIA Auckland 2580
Property description	HSE & GGE
Legal description	LOT 71 DP 519131
Certificate(s) of title	815297
Land area	753m ²
Ratepayer	J De Soysa & GMHC De Soysa
Owner	J De Soysa & GMHC De Soysa

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 Auckland 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 the District Valuation Roll to ensure that they meet the appropriate 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, Auckland Council will review that value, and may also review any other value components of the rating unit, i.e land value, value of improvements, and/or capital value.

For more information regarding the information contained in this notice, how to update your personal or property details, and what to do if you do not agree with this valuation, please see reverse.



PDC

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Why you are receiving this notice

Under the Rating Valuations Act 1998, all councils must conduct a rating revaluation at least every three years. This means we need to reassess the value of properties in the region. The values help to determine the amount of rates each property owner pays from **1 July 2025**

How we carry out the valuations

We work together with independent organisations Quotable Value and Opteon New Zealand to determine the value for each property in Auckland. The valuations are then audited by Land Information New Zealand's Valuer-General to ensure the values, and our processes, meet the appropriate standards.

Your valuation has three main components

- | | |
|--------------------------|--|
| Capital Value | Is considered to reflect the likely selling price had you sold your property on 1 May 2024. This is an estimate and not necessarily the price you could get if you were to sell your property today. |
| Land Value | Is considered to be the likely selling price had you sold your land (as if vacant) on 1 May 2024. |
| Improvement Value | Is the difference between the capital value and the land value. It does not necessarily reflect the value or replacement costs of any building. |

If your property is leasehold

The Rating Valuations Act 1998 requires all properties to be valued on a freehold basis for rating purposes.

For further details...

regarding land, improvement and capital values as well as further information about this notice, please visit: **aucklandcouncil.govt.nz/revaluation**

Sign up to **myAUCKLAND** to:

- manage your property rates and valuations online
- manage portfolio of multiple properties
- give your family access to manage on your behalf.

If your property details are incorrect

If your name has changed, address details are incorrect, or you are no longer the owner of this property, you can update your details at **aucklandcouncil.govt.nz/address**

Disagree with your valuation?

If you disagree with the valuation shown on this notice, you can lodge an objection online or in writing.

For an objection to be valid and considered it must:

- Be received by Auckland Council no later than **25 July 2025**.
- Include a reason for the objection
- State your valuation reference number shown on the front of this notice and your objection reference:

REVALAC20250725

- Include all information required by the Act and regulations, including the values you think should apply to the property. The full list of requirements can be found at auckland.govt.nz/objectvaluation or on the objection form (detailed below)

To make an objection:

- Go to **myAUCKLAND** **aucklandcouncil.govt.nz/revaluation**, or pick up an objection form from any Auckland Council library or service centre and request a form be posted out to you.

If you submit a valid objection, please keep your confirmation as proof of lodgment.

Objections received after 25 July 2025 will not be accepted.

