

Notice of Rating Valuation of Māori Freehold Land



by the: **RUAPEHU DISTRICT COUNCIL**

The Owners
123 Main Street
Happy Valley
Taumarunui 3920

Please quote Valuation Reference
12345/67890
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 Ruapehu 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 Ruapehu 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**. Ruapehu 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 2011, being the Ruapehu District Council latest revaluation date)

	Original Rating Values	Adjusted Rating Values
Land Value	\$18,000	\$16,000
Value of Improvements	\$137,000	\$123,000
Capital Value	\$155,000	\$139,000

This rating unit is recorded by the council as Māori freehold land making it eligible for an adjusted rating valuation.

Adjustment Factors			<i>Please note: when calculating the above 'Adjusted Rating Values', some values may be rounded down</i>
	Multiple Owners	10.0%	
	Site Significance	0.0%	
	Total Adjustment	10.0%	

Rating Unit Details For	123 Main Street, Happy Valley
Owner's Name(s)	The Owners
Nature of Improvements	Dwelling, Other Buildings, Other Improvements
Area of Land	0.1012 hectares
Legal Description	LOT 1 DP 123456
Certificate(s) of Title	123456

Objections must be lodged in writing no later than **3 November 2011**.

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