Notice of Rating Valuation

by the: LOCAL COUNCIL COUNCIL

Bradley Jones
54 Atwell Street
Erewon

Please quote Valuation Reference 28480/13900 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 Local Council 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 Local Council 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. Local Council 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 2017, being the Local Council Council latest revaluation date)

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Value</td>
<td>$241,000</td>
</tr>
<tr>
<td>Value of Improvements</td>
<td>$374,000</td>
</tr>
<tr>
<td>Capital Value</td>
<td>$615,000</td>
</tr>
</tbody>
</table>

Rating Unit Details For 54 Atwell Street

Ratepayer's Name(s)     Bradley Joseph Hartnell
Nature of Improvements  Dwelling, Other Buildings, Other Improvements
Area of Land            0.1457 hectares
Legal Description       LOT 7 DP 61310
Certificate(s) of Title 569521

Objections must be lodged in writing no later than 27 November 2017.

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

Quotable Value Limited
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 or Council office.

**You will need to provide**
- Your reasons and supporting evidence 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.