

Current Rating Year (2025/2026) ([/rates/properties/2419000174?current\\_new=current](/rates/properties/2419000174?current_new=current))

Next Rating Year (2026/2027) ([/rates/properties/2419000174?current\\_new=new](/rates/properties/2419000174?current_new=new))

Make a payment ([/rates/properties/pay?valuation\\_id=2419000174](/rates/properties/pay?valuation_id=2419000174))

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| <b>Valuation No.</b>                | 2419000174                          |
| <b>Location</b>                     | 4 Joshua Place                      |
| <b>Legal Description</b>            | LOT 14 DP 378670 BLK X ROLLESTON SD |
| <b>Certificate of Title</b>         | 315922                              |
| <b>Ward No.</b>                     | 4                                   |
| <b>Zone</b>                         | 1A                                  |
| <b>Use</b>                          | 92                                  |
| <b>Category</b>                     | LI202                               |
| <b>TORAS</b>                        | 111000                              |
| <b>Property Area<br/>(hectares)</b> | 0.5003                              |

## Current Rating Valuation

As valued at 1 September 2024

|                               |                                                                       |
|-------------------------------|-----------------------------------------------------------------------|
| <b>Land Value</b>             | \$560,000                                                             |
| <b>Improvements Value</b>     | \$850,000                                                             |
| <b>Capital Value</b>          | <b>\$1,410,000</b>                                                    |
| <b>Nature of Improvements</b> | DWG FLAT OI ( <a href="/rates/improvements">/rates/improvements</a> ) |

## New Rating Valuation

As valued at 1 September 2024

|                                       |                                                           |
|---------------------------------------|-----------------------------------------------------------|
| <b>New Land Value</b>                 | \$560,000                                                 |
| <b>New Improvements<br/>Value</b>     | \$850,000                                                 |
| <b>New Capital Value</b>              | <b>\$1,410,000</b>                                        |
| <b>New Nature of<br/>Improvements</b> | ( <a href="/rates/improvements">/rates/improvements</a> ) |

# Rates Information

Current Rating Year 2025/2026

## Current Year Rates Instalments

|                       |            |
|-----------------------|------------|
| Instalment 1.         | \$1,250.95 |
| Instalment 2.         | \$1,250.90 |
| Instalment 3.         | \$1,250.95 |
| Instalment 4.         | \$1,250.90 |
| Current Year's Rates  | \$5,003.70 |
| Previous Year's Rates | \$4,378.10 |

# Rates for Current Year 2025/2026

Next Rating Year (2026/2027) (/rates/properties/2419000174?current\_new=new)

| Type | Description (Basis)               | Differential          | Factor       | Rate          | Estimated Amt |
|------|-----------------------------------|-----------------------|--------------|---------------|---------------|
| 011  | General Purposes Rate (C)         | District              | 1,410,000.00 | 0.00115663    | \$1,630.80    |
| 054  | Library Charge (U)                | District              | 1.00         | 271.00        | \$271.00      |
| 068  | Civil Defence Emergency Mgmt (U)  | District              | 1.00         | 16.0900000000 | \$16.10       |
| 069  | Refuse Uniform Charge (U)         | District              | 1.00         | 32.00         | \$32.00       |
| 070  | Refuse-Wheelie Bin 240 Litres (U) | District              | 1.00         | 477.00        | \$477.00      |
| 090  | Recreation Reserve Rate (U)       | District              | 1.00         | 230.00        | \$230.00      |
| 091  | Community Centre Rate (U)         | District              | 1.00         | 231.00        | \$231.00      |
| 113  | Uniform Annual General Charge (U) | District              | 1.00         | 454.00        | \$454.00      |
| 123  | General (C)                       | District              | 1,410,000.00 | 0.0003828906  | \$539.90      |
| 152  | Works and Services (C)            | District              | 1,410,000.00 | 0.0000084935  | \$12.00       |
| 158  | Drainage Class F (C)              | Waimakariri Eyre Cust | 1,410,000.00 | 0.00000304    | \$4.25        |
| 175  | Pest Management (A)               | Selwyn                | 0.5003       | 0.2643        | \$0.15        |
| 176  | Pest Management (L)               | Selwyn                | 560,000.00   | 0.00005458    | \$30.60       |

| Type  | Description (Basis)                          | Differential              | Factor       | Rate          | Estimated Amt |
|-------|----------------------------------------------|---------------------------|--------------|---------------|---------------|
| 214   | Uniform Annual General Charge (U)            | District                  | 1.00         | 47.22         | \$47.20       |
| 215   | Water Race (Amenity) Rate (U)                | District                  | 1.00         | 65.00         | \$65.00       |
| 297   | Transport and Development (C)                | Greater Christchurch      | 1,410,000.00 | 0.00000346    | \$4.95        |
| 301   | Refuse Recycling Rate (U)                    | District                  | 1.00         | 92.00         | \$92.00       |
| 332   | Swimming Pools (U)                           | Zone 2                    | 1.00         | 147.00        | \$147.00      |
| 352   | Freshwater Management (C)                    | Selwyn-Waihora Water Zone | 1,410,000.00 | 0.00000732    | \$10.30       |
| 356   | Passenger Transport Rural (U)                | District                  | 1.00         | 23.1600000000 | \$23.15       |
| 361   | Drainage Class B (C)                         | Waimak Flood Protection   | 1,410,000.00 | 0.00000139    | \$1.95        |
| 380   | Canterbury Museum Levy (U)                   | District                  | 1.00         | 40.00         | \$40.00       |
| 393   | Community Vehicle Trust (U)                  | Malvern                   | 1.00         | 1.0700000000  | \$1.05        |
| 401   | Biodiversity Land Drainage & River Works (U) | District                  | 1.00         | 35.00         | \$35.00       |
| 405   | Urban Water Supply (U)                       | District                  | 1.00         | 422.00        | \$422.00      |
| 406   | Stormwater (U)                               | District                  | 1.00         | 175.00        | \$175.00      |
| 801   | District Rivers Management (U)               | District                  | 1.00         | 10.2800000000 | \$10.30       |
| Total |                                              |                           |              |               | \$5,003.70    |

## History

| Year      | Land Value | Capital Value | Annual Rates |
|-----------|------------|---------------|--------------|
| 2024/2025 | \$600,000  | \$1,290,000   | \$4,378.10   |
| 2023/2024 | \$600,000  | \$1,290,000   | \$3,797.70   |
| 2022/2023 | \$600,000  | \$930,000     | \$3,158.75   |
| 2021/2022 | \$400,000  | \$680,000     | \$2,929.15   |

| Year      | Land Value | Capital Value | Annual Rates |
|-----------|------------|---------------|--------------|
| 2020/2021 | \$400,000  | \$680,000     | \$2,757.25   |
| 2019/2020 | \$400,000  | \$680,000     | \$2,716.40   |
| 2018/2019 | \$385,000  | \$650,000     | \$2,626.60   |
| 2017/2018 | \$385,000  | \$385,000     | \$1,282.95   |
| 2016/2017 | \$385,000  | \$385,000     | \$1,035.05   |
| 2015/2016 | \$225,000  | \$225,000     | \$891.05     |