



Location	684 State Highway 79, OPUHA WARD
Legal Description	LOT 1 DP 77004 BLK IV TENGAWAI SD
Certificate of Title	44B/156
Ward No.	1
Zone	1A
Use	21
Category	LI200B
TORAS	111000
Property Area (hectares)	1.1765

Current Rating Valuation

As valued at 1 July 2023

Land Value	\$335,000
Improvements Value	\$665,000
Capital Value	\$1,000,000
Nature of Improvements	DWG OBS OI (/rates/improvements)

Rates Information

Current Rating Year	2025/2026
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Current Year Rates Instalments

Instalment 1.	\$680.00
Instalment 2.	\$680.00
Instalment 3.	\$680.00
Instalment 4.	\$680.00
Current Year's Rates	\$2,720.00
Previous Year's Rates	\$2,559.60

Rates for Current Year 2025/2026

Type	Description (Basis)	Factor	Rate	Estimated Amt
001	District General Rate (C)	1,000,000.00	0.11573	\$1,157.29
002	Uniform Annual General Charge (U)	1.00	100.00000	\$100.00
007	Catchment Works (C)	1,000,000.00	0.00688	\$68.80
009	Civil Defence Emergency Mgmt (U)	1.00	16.09000	\$16.09
016	General Rate (C)	1,000,000.00	0.04009	\$400.90
020	Works and Services Rate (C)	1,000,000.00	0.00156	\$15.60
030	Water Supply (U)	1.00	303.35000	\$303.35
031	Rural Works and Services (C)	1,000,000.00	0.00129	\$12.90
052	Works and Services UAC (U)	1.00	33.89000	\$33.89
106	Pest Management Rate (L)	335,000.00	0.00566	\$18.96
108	Pest Management Rate (A)	1.1765	0.26440	\$0.31
137	Uniform Annual Charge (U)	1.00	18.28000	\$18.28
149	Uniform Annual General Charge (U)	1.00	47.22000	\$47.22
167	District Roding Rate (C)	1,000,000.00	0.02641	\$264.10