

## Property Information

<b>Property address</b>	2/171 WALES STREET, OAKLANDS, CHRISTCHURCH
<b>Legal description</b>	FLAT 2 DP 62813 ON LOT 25 DP 21667 HAVING 1/2 INT IN 951 SQ
<b>Property area (hectares)</b>	0.0000
<b>Valuation number</b>	23444 46400 B

### Latest rating valuation for next year – 2026/2027

*This will be used to calculate your rates from 1 July 2026.*

*Note: This is based on market conditions as at 1 August 2025.*

Land value	\$310,000
+ Value of improvements	\$370,000
<b>= Capital value</b>	<b>\$680,000</b>

### Rating valuation current year – 2025/2026

*Used to calculate your rates from 1  
July 2025 until 30 June 2026.*

*Note: This is based on market  
conditions as at 1 August 2022. If your  
valuation is adjusted mid-year this may  
not adjust your rates until the following  
1 July.*

Land value	\$280,000
+ Value of improvements	\$380,000
<b>= Capital value</b>	<b>\$660,000</b>

### Rates information

<b>Rate account number</b>	73057407
<b>Current rating year</b>	2025/2026

<b>Current year rates instalments</b>	Instalment 1: \$1,010.72 Instalment 2: \$1,010.72 Instalment 3: \$1,010.72 Instalment 4: \$1,011.01
<b>Current year's rates</b>	\$4,043.17
<b>Up-to-date valuations:</b> Amended valuations, as a result of new improvements to a property or settled objections, may not show on our website for up to 3 weeks.	

If you're having trouble finding a unit or flat, try the advanced search, or try entering the house number, street name and then unit number (e.g. 1 Main Road 34).

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**Update your rates postal address**

**How your valuation is assessed**

**Objecting to your valuation**

**Changing your valuation**

**Due dates for instalments**

## **What you get for your rates**

It may not be obvious, but we spend your rates in all sorts of ways that touch on almost everything you do. Your average day may not be quite as busy as this, but in a nutshell, here's what you get for your rates in