

Property Information

Property address	23 LOTUS PLACE, HORNBY, CHRISTCHURCH
Legal description	Lot 10 DP 556537
Property area (hectares)	0.0683
Valuation number	23435 08513

Rating valuation current
year – 2026/2027

*Used to calculate your rates
from 1 July 2026 until 30 June
2027. Note: This is based on
market conditions as at 1 August
2025.*

*If your valuation is adjusted
mid-year this may not adjust
your rates until the following 1
July.*

Land value	\$540,000
+ Value of improvements	\$400,000
= Capital value	\$940,000

Rates information

Rate account number	73197655
Current rating year	2026/2027
Current year rates instalments	Instalment 1: \$1,453.35 Instalment 2: \$1,453.35 Instalment 3: \$1,453.35 Instalment 4: \$1,453.65
Current year's rates	\$5,813.70

Latest rating valuation for next year – 2027/2028

This will be used to calculate your rates from 1 July 2027. Note:

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

The next city-wide revaluation will be applied from 1 July 2029.

Land value	\$540,000
+ Value of improvements	\$400,000
= Capital value	\$940,000

Up-to-date valuations: 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).

[Expand all](#)



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