



NOTICE OF VALUATION

Arising From a X ASSET REG. APPORTIONMENT CRE
ATED

VALUATION REFERENCE NUMBER:
(Please quote this number in all correspondence)

11930 11700 A

If you wish to contact Valuation New Zealand
you may telephone: **(06) 758 5789**
or alternatively write to:

The Managing District Valuer
Valuation New Zealand
PO Box 322
NEW PLYMOUTH 4600

The Valuer-General is responsible for
providing you with information on the value
of your property which in most cases will be
used for the levying of local body rates.
Please read this notice carefully.

Addressee

SOUTH TARANAKI DISTRICT COUNCIL

PRIVATE BAG
HAWERA

The Occupier (within the meaning of the Rating Powers Act 1988)

SOUTH TARANAKI DISTRICT COUNCIL
PRIVATE BAG
HAWERA

PROPERTY VALUE

Effective date of this Valuation 1/09/94

	The valuation is
Capital Value	\$ 5,000
Land Value	\$ 500
Value of Improvements	\$ 4,500

Name and number
of Local Authority:

SOUTH TARANAKI DISTRICT 35

Nature of Improvements
OB

KEY:	DWG	Dwelling
	BLDG	Building
	OB - O/B	Other Building(s)
	FG	Fencing
	OI - O/I	Other Improvements

We assess the value of your property by considering local real estate market conditions. The Capital Value shown above is the Valuer General's assessment of the property's worth as at 1/09/94 which is the date of the latest General Revaluation. Importantly the Capital Value does not include chattels, and the value relates only to the market at the date shown. A plain language explanation of the Capital Value and the associated Land Value and Value of Improvements is provided on the back of this form.

PROPERTY DESCRIPTION

Address of Property/Situation: SOUTH RD

Area of land: NOT DEFINED

Rateability of Property

RATEABLE

RATING APPMT

OTHER PROPERTY INFORMATION

Owner(s) (If other than occupier)

BARTLETT CALVIN ROGER

MAIN RD

RAHOTU

Legal Description

PT LOT 2 DP 7311 PT LOT 1 DP 7392 BLK 1 OPUNAKE SD - 185 SQ METRES -



NOV

FILE REF	DATE FILED
FOR INFORMATION	TIME
SOUTH TARANAKI DISTRICT COUNCIL	
- 1 AUG 1995	
DATE REPLIED	
ACTION/NFA	
NAME	INITIAL
DATE	NAME
INITIAL	DATE

(Date printed 30/07/95)

DO YOU NEED MORE INFORMATION?

Please refer to the back of this form for
explanation of terms and objection
procedure. If you are in need of more
assistance, contact the VNZ office shown
at the top of this notice.

H.F. McDONALD (Valuer-General)

Please note that the last day for lodging an objection to this valuation is

8th September 1995

We have used plain language to answer some of the commonly asked questions and briefly explain the laws affecting the valuation and rating process.

The relevant legislation covering valuation and rating is contained in the Valuation of Land Act 1951 and the Rating Powers Act 1988. Wherever the general wording of this notice differs from the wording of the legislation, the legislation will prevail.

WHAT DO THE TERMS ACTUALLY MEAN?

CAPITAL VALUE

The Valuer General's assessment of the probable price that would be paid for the property, had it been for sale at the date of the latest General Revaluation (see over), and assuming you as the sole owner were able to offer vacant possession to a new owner. If the property is subject to a lease each owner may apply to be provided with their apportioned share of the value. Importantly the Capital Value assessment does not include the value of any chattels.

LAND VALUE

The probable price that would have been paid for the land only, if it were vacant with no improvements on it, and assuming you are the sole owner of the land. It includes any permanent work which may have been carried out, such as draining, excavation, filling, retaining walls, reclamation, grading, levelling, clearing of vegetation, protection from erosion or flooding, etc.

VALUE OF IMPROVEMENTS

This is the value of any structures, (houses, garages, sheds, buildings, fences, walls, etc), which increase the value of the land.

COMMONLY ASKED QUESTIONS AND OUR ANSWERS

IF MY VALUATION INCREASES, WILL MY RATES GO UP?

Changes in valuation at the time of a revaluation do not automatically translate into corresponding rate changes. In theory, the total rates revenue raised by local Council will be unaffected by the individual valuations adopted. This is because the rate charged for every dollar of a property's value is obtained from dividing the total revenue required by the total of all rateable property valuations in the Council's jurisdiction.

Assuming the Council's budget remained unchanged from the previous year, and if the valuations of all properties in the district altered by the same proportion, there would be no difference in rate bills. But if a property's valuation increases to a greater extent than the average change for the whole district then the rate bill for that property is likely to increase too. Similarly if a property shows a lower increase than the average for the district, then the rate bill should decrease.

WHO SETS THE RATES?

Rates are set by the relevant city or district council and regional council.

HOW OFTEN ARE THE VALUATION NOTICES ISSUED?

Notices of general revaluation are sent out every third year. You will only receive another of these notices between valuations if you have subdivided, consolidated or changed the physical form of your land so as to alter its value, erected a new building, extensively renovated or demolished one.

WERE THE RECENT PHYSICAL CHANGES TO MY PROPERTY INCLUDED IN THE VALUATION?

VNZ receives advice of all Building Consents which are issued. If the changes to your property required you to take out a Building Consent, then the completed work should have been included in the valuations. If no Building Consent was taken out then it is likely that the work has not been included in the valuation and you are now invited to inform us of the work completed by writing to us at the address provided.

HOW DO I OBJECT TO MY VALUATION?

WHAT SHOULD I DO FIRST?

You are invited to phone the VNZ office noted on the front of the form to discuss your particular concern.

HOW DO I OBJECT?

By letter or you can obtain an official form from any VNZ office. Objections must be in writing. You need to state:

- the valuation reference number
- your mailing address, home and business phone number
- your reasons for objecting
- your estimate of what the valuation should be

If you appoint an agent to act on your behalf, VNZ will need that person's authorisation in writing from you.

WHAT CAN I OBJECT TO?

The amount of the valuation. Please advise us if any data on the front of this form is incorrect or incomplete.

WHAT HAPPENS AFTER I LODGE AN OBJECTION?

A VNZ staff valuer may contact you to review your property file. If necessary the valuer may arrange to re-inspect your property, after which the District Valuer will decide whether your valuation should be changed.

If you are still dissatisfied, your claim will go to a Land Valuation Tribunal where you will be required to provide evidence to support your claim. If you are objecting to the amount of your valuation, your evidence would need to include sales of similar properties at or near the date of the Valuer-General's valuation to support your estimate of values.

There are 19 Land Valuation Tribunals, appointed by the Minister of Justice, to decide valuation matters. Each tribunal comprises a District Court Judge and local registered valuers.

WHAT IS THE LAST DAY FOR FILING AN OBJECTION?

Objections must be lodged no later than the date specified on the lower right corner of the front of this notice.

INCORRECT INFORMATION ON YOUR VALUATION NOTICE

If any of the data on the front of this form is incorrect or incomplete, however insignificant it may seem, the Valuer General invites you to contact the district office shown, to have it corrected.

NOTICE OF VALUATION

Arising From a General Revaluation

VALUATION REFERENCE NUMBER:

11930 11700 A

(Please quote this number in all correspondence)

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PRIVATE BAG
HAWERA

The Occupier (within the meaning of the Rating Powers Act 1988)

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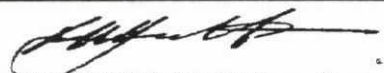
(Date printed 29 10 97)

DO YOU NEED MORE INFORMATION?

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12th December 1997


R L HUTCHISON (Valuer-General)

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