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[Current Rating Year \(2025/2026\) \(/rates/properties/2405742000?current_new=current\)](/rates/properties/2405742000?current_new=current)

[Next Rating Year \(2026/2027\) \(/rates/properties/2405742000?current_new=new\)](/rates/properties/2405742000?current_new=new)

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Valuation No.	2405742000
Location	43 Nicolau Avenue, Rolleston
Legal Description	LOT 33 DP 535457
Certificate of Title	887801
Ward No.	3
Zone	9A
Use	91
Category	RD202
TORAS	111000
Property Area (hectares)	0.0663

Current Rating Valuation

As valued at 1 September 2024

Land Value	\$365,000
Improvements Value	\$585,000
Capital Value	\$950,000
Nature of Improvements	2 DWG OI (/rates/improvements)

New Rating Valuation

As valued at 1 September 2024

New Land Value	\$365,000
New Improvements Value	\$585,000
New Capital Value	\$950,000
New Nature of Improvements	(/rates/improvements)

Rates Information

Current Rating Year	2025/2026
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Current Year Rates Instalments

Instalment 1.	\$1,577.45
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Instalment 2.	\$1,577.45
Instalment 3.	\$1,577.45
Instalment 4.	\$1,577.45
Current Year's Rates	\$6,309.80
Previous Year's Rates	\$5,706.20

Rates for Current Year 2025/2026

Next Rating Year (2026/2027) (/rates/properties/2405742000?current_new=new)

Type	Description (Basis)	Differential	Factor	Rate	Estimated Amt
011	General Purposes Rate (C)	District	950,000.00	0.00115663	\$1,098.75
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	2.00	32.00	\$64.00
090	Recreation Reserve Rate (U)	District	2.00	230.00	\$460.00
091	Community Centre Rate (U)	District	2.00	231.00	\$462.00
113	Uniform Annual General Charge (U)	District	1.00	454.00	\$454.00
123	General (C)	District	950,000.00	0.0003828906	\$363.75
143	Passenger Transport Urban (U)	District	1.00	192.3300000000	\$192.35
152	Works and Services (C)	District	950,000.00	0.0000084935	\$8.10
176	Pest Management (L)	Selwyn	365,000.00	0.00005458	\$19.95
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	950,000.00	0.00000346	\$3.35
301	Refuse Recycling Rate (U)	District	1.00	92.00	\$92.00
331	Swimming Pools (U)	Zone 1	2.00	208.00	\$416.00
343	Refuse-Organic Wheelie Bin (U)	District	1.00	198.00	\$198.00

Type	Description (Basis)	Differential	Factor	Rate	Estimated Amt
352	Freshwater Management (C)	Selwyn-Waihora Water Zone	950,000.00	0.00000732	\$6.95
380	Canterbury Museum Levy (U)	District	1.00	40.00	\$40.00
381	Refuse-Wheelie Bin 80 Litres (U)	District	1.00	160.00	\$160.00
401	Biodiversity Land Drainage & River Works (U)	District	1.00	35.00	\$35.00
405	Urban Water Supply (U)	District	2.00	422.00	\$844.00
406	Stormwater (U)	District	1.00	175.00	\$175.00
408	Sewerage (U)	District	1.00	807	\$807.00
801	District Rivers Management (U)	District	1.00	10.2800000000	\$10.30
Total					\$6,309.80

History

Year	Land Value	Capital Value	Annual Rates
2024/2025	\$430,000	\$990,000	\$5,706.20
2023/2024	\$430,000	\$790,000	\$3,860.15
2022/2023	\$430,000	\$790,000	\$3,672.50
2021/2022	\$190,000	\$520,000	\$3,333.75
2020/2021	\$190,000	\$190,000	\$1,795.20