

(<https://online.selwyn.magiqcloud.com/>)

Current Rating Year (2025/2026) ([https://online.selwyn.magiqcloud.com/rates/properties/2356120077?current\\_new=current](https://online.selwyn.magiqcloud.com/rates/properties/2356120077?current_new=current))

Next Rating Year (2026/2027) ([https://online.selwyn.magiqcloud.com/rates/properties/2356120077?current\\_new=new](https://online.selwyn.magiqcloud.com/rates/properties/2356120077?current_new=new))

Make a payment ([https://online.selwyn.magiqcloud.com/rates/properties/pay?valuation\\_id=2356120077](https://online.selwyn.magiqcloud.com/rates/properties/pay?valuation_id=2356120077))

<b>Valuation No.</b>	2356120077
<b>Location</b>	1 Moraine Street, Lincoln
<b>Legal Description</b>	Lot 765 DP 570757
<b>Certificate of Title</b>	1040914
<b>Ward No.</b>	4
<b>Zone</b>	9A
<b>Use</b>	91
<b>Category</b>	RD202
<b>TORAS</b>	111000
<b>Property Area (hectares)</b>	0.0790

## Current Rating Valuation

As valued at 1 September 2024

<b>Land Value</b>	\$420,000
<b>Improvements Value</b>	\$770,000
<b>Capital Value</b>	<b>\$1,190,000</b>
<b>Nature of Improvements</b>	DWG OI ( <a href="https://online.selwyn.magiqcloud.com/rates/improvement">https://online.selwyn.magiqcloud.com/rates/improvement</a> )

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<b>New Nature of Improvements</b>	( <a href="https://online.selwyn.magiqcloud.com/rates/improvement">https://online.selwyn.magiqcloud.com/rates/improvement</a> )

## Rates Information

Current Rating Year

2025/2026

## Current Year Rates Instalments

Instalment 1.	\$1,385.60
Instalment 2.	\$1,385.60
Instalment 3.	\$1,385.60
Instalment 4.	\$1,255.25
<b>Current Year's Rates</b>	<b>\$5,412.05</b>
<b>Previous Year's Rates</b>	<b>\$4,812.50</b>

## Rates for Current Year 2025/2026

Next Rating Year (2026/2027) ([https://online.selwyn.magiqlcloud.com/rates/properties/2356120077?current\\_new=new](https://online.selwyn.magiqlcloud.com/rates/properties/2356120077?current_new=new))

Type	Description (Basis)	Differential	Factor	Rate	Estimated Amt
011	General Purposes Rate (C)	District	1,190,000.00	0.00104710	\$1,246.05
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	1.00	32.00	\$32.00
090	Recreation Reserve Rate (U)	District	1.00	230.00	\$230.00
091	Community Centre Rate (U)	District	1.00	231.00	\$231.00
113	Uniform Annual General Charge (U)	District	1.00	454.00	\$454.00
123	General (C)	District	1,190,000.00	0.0003828906	\$455.65
143	Passenger Transport Urban (U)	District	1.00	192.3300000000	\$192.35
152	Works and Services (C)	District	1,190,000.00	0.0000084935	\$10.10
162	Drainage Class E (C)	Waimakariri Eyre Cust	1,190,000.00	0.00000609	\$7.25
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	1,190,000.00	0.00000346	\$4.15

Type	Description (Basis)	Differential	Factor	Rate	Estimated Amt
301	Refuse Recycling Rate (U)	District	1.00	92.00	\$92.00
332	Swimming Pools (U)	Zone 2	1.00	147.00	\$147.00
343	Refuse-Organic Wheelie Bin (U)	District	1.00	198.00	\$198.00
352	Freshwater Management (C)	Selwyn-Waihora Water Zone	1,190,000.00	0.00000732	\$8.70
360	Drainage Class A (C)	Waimak Flood Protection Proj.	1,190,000.00	0.00000693	\$8.20
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
402	Land Drainage < 2.333ha (per ha) (U)	District	1.00	82.00	\$82.00
405	Urban Water Supply (U)	District	1.00	422.00	\$422.00
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
<b>Total</b>					<b>\$5,412.05</b>

## History

Year	Land Value	Capital Value	Annual Rates
2024/2025	\$440,000	\$1,070,000	\$4,812.50
2023/2024	\$440,000	\$440,000	\$2,549.50
2022/2023	\$440,000	\$440,000	\$1,971.40