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[Current Rating Year \(2025/2026\) \(/rates/properties/2426005085?current\\_new=current\)](/rates/properties/2426005085?current_new=current)

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<b>Valuation No.</b>	2426005085
<b>Location</b>	5A Hart Place, Lake Coleridge Village
<b>Legal Description</b>	LOT 7 DP 348241
<b>Certificate of Title</b>	198071
<b>Ward No.</b>	2
<b>Zone</b>	9D
<b>Use</b>	99
<b>Category</b>	RV
<b>TORAS</b>	111000
<b>Property Area (hectares)</b>	0.0924

## Current Rating Valuation

As valued at 1 September 2024

<b>Land Value</b>	\$200,000
<b>Improvements Value</b>	\$15,000
<b>Capital Value</b>	<b>\$215,000</b>
<b>Nature of Improvements</b>	OB OI ( <a href="/rates/improvements">/rates/improvements</a> )

## New Rating Valuation

As valued at 1 September 2024

<b>New Land Value</b>	\$200,000
<b>New Improvements Value</b>	\$15,000
<b>New Capital Value</b>	<b>\$215,000</b>
<b>New Nature of Improvements</b>	( <a href="/rates/improvements">/rates/improvements</a> )

## Rates Information

<b>Current Rating Year</b>	2025/2026
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## Current Year Rates Instalments

Instalment 1.	\$575.05
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Instalment 2.	\$575.05
Instalment 3.	\$575.05
Instalment 4.	\$551.55
<b>Current Year's Rates</b>	<b>\$2,276.70</b>
<b>Previous Year's Rates</b>	<b>\$2,003.90</b>

## Rates for Current Year 2025/2026

Next Rating Year (2026/2027) (/rates/properties/2426005085?current\_new=new)

Type	Description (Basis)	Differential	Factor	Rate	Estimated Amt
011	General Purposes Rate (C)	District	215,000.00	0.00104710	\$225.15
054	Library Charge (U)	District	1.00	271.00	\$271.00
068	Civil Defence Emergency Mgmt (U)	District	1.00	16.0900000000	\$16.10
113	Uniform Annual General Charge (U)	District	1.00	454.00	\$454.00
123	General (C)	District	215,000.00	0.0003828906	\$82.30
152	Works and Services (C)	District	215,000.00	0.0000084935	\$1.85
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	215,000.00	0.00000346	\$0.75
341	Community Board (U)	Malvern	1.00	26.00	\$26.00
352	Freshwater Management (C)	Selwyn-Waihora Water Zone	215,000.00	0.00000732	\$1.55
380	Canterbury Museum Levy (U)	District	1.00	40.00	\$40.00
401	Biodiversity Land Drainage & River Works (U)	District	1.00	35.00	\$35.00
405	Urban Water Supply (U)	District	1.00	422.00	\$422.00
406	Stormwater (U)	District	1.00	175.00	\$175.00
407	Sewerage -Land Only (U)	District	1.00	403.50	\$403.50
801	District Rivers Management (U)	District	1.00	10.2800000000	\$10.30

Type	Description (Basis)	Differential	Factor	Rate	Estimated Amt
<b>Total</b>					<b>\$2,276.70</b>

## History

Year	Land Value	Capital Value	Annual Rates
2024/2025	\$180,000	\$195,000	\$2,003.90
2023/2024	\$180,000	\$195,000	\$1,726.65
2022/2023	\$180,000	\$180,000	\$1,639.40
2021/2022	\$109,000	\$109,000	\$1,485.95
2020/2021	\$109,000	\$109,000	\$1,363.35
2019/2020	\$109,000	\$109,000	\$1,344.05
2018/2019	\$84,000	\$84,000	\$1,241.25
2017/2018	\$84,000	\$84,000	\$1,198.40
2016/2017	\$84,000	\$84,000	\$1,291.20
2015/2016	\$62,000	\$62,000	\$1,247.20