

GENERAL REVALUATION 2022



Te Kaunihera o
Te Awa Kairangi ki Uta
Upper Hutt City Council

How does the capital value rating system work?

At a very basic level, there are three steps:

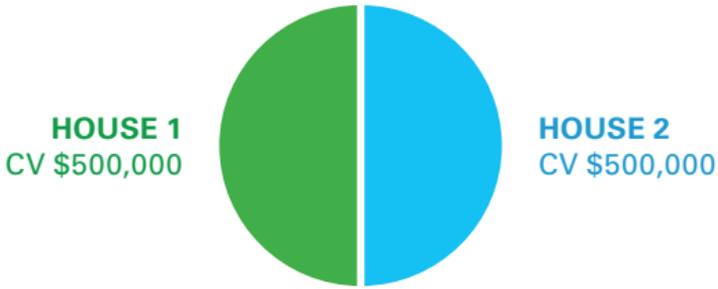
STEP 1 Council works out how much income is needed from rates in order to run the city.

STEP 2 Some rates are for specific things such as water supply. These are called targeted rates and are charged only to the properties that use these services.

STEP 3 The 'general rate' rate money is collected to fund things that benefit the general good of the city, like roads and parks maintenance. The general rate amount is then spread across the city in amounts proportional to each property's capital value compared to the total value of the city.



For example, if there were two properties in the city each worth \$500,000, then each house would pay 50% of the general rates required to run the city. This is because each house makes up half of the total value of the city.



If, when they are revalued, house 1 is still worth \$500,000 but house 2 is now worth \$750,000, then they would no longer pay the same amount of rates. House 1 would pay less than 50%, and house 2 would pay more, because each pay a share of the rates in proportion to the value of their house compared to the value of the city as a whole (in this case 40% and 60%).



Will the revaluation affect the rates I pay?

If you think of the Council's rates income as a pie, the size of the pie does not get any bigger as a result of the revaluation. However, a ratepayer's slice of pie might get bigger or smaller depending on how their property value has changed in relation to the average change of the city. Any effect of this revaluation on the rates you pay will take effect from **1 July 2023**.

What should I do if I wish to object to the new valuation?

If you don't agree with your new rating value, you can lodge an objection directly with Quotable Value before 9 March 2023.

Instructions for lodging an objection are on the back of your Notice of Rating Valuation.





How much has the value of the city increased?

The results of the revaluation are summarised below.

Sector	Capital value change
Dairy	54.1%
Pastoral	50.1%
Specialist	47.9%
Forestry	30.2%
Lifestyle	57.0%
Residential	37.7%
Commercial	38.4%
Industrial	60.3%
Other	35.7%
Utilities	23.4%
Total change (or average)	39.4%

What does this mean for me?

The values of rating units (properties) are updated every three years.

A change in the capital value of a property doesn't mean a property's rates bill will change by a similar percentage. The change in an individual property's rates bill depends on how the property's value has changed in relation to the average change across the whole city.

The amount of rates income needed for each year is set through the Long Term Plan and Annual Plan. The rates income required for 2023 – 2024 will be finalised through the Annual Plan process and indicative rates will be published once the plan is adopted.

Where can I find more information?

Please visit our website:
upperhuttcity.com/revaluation



UPPERHUTTCITY.COM/REVALUATION

Having difficulty paying rates?

You might be eligible for a rates rebate, postponement of your rates, or we can work with you to set up a rates payment plan. Please get in touch with Council if you're facing financial hardship—*we're here to help.*