

## Answers to questions on your revaluation

### When will the new valuations be used for working out the rates I need to pay?

The 2017 valuations will be used in calculating rates from the 2018/2019 rating year beginning on 1 July 2018. The remaining rates instalments for the 2017/2018 year will continue to be based on 2014 valuations.

Before rates will start to be based on the new valuations the Council will be looking at the impact of the revaluations on rates and affordability as part of our rating system review. Following this, any proposed changes to how we allocate rates across the district will be shared with the community for their feedback from late March 2018.

### Does the revaluation mean the Council gets more money in rates?

No. A revaluation of property values throughout the district does not increase the amount of money collected by rates, but it can change how they are allocated throughout the district because property values don't all increase by the same percentage.

### What difference will my updated property valuation make to my rates?

An increase in the valuation of a property doesn't mean an equivalent rates increase for that property. Typically, where a property's revaluation increase exceeds the average increase, the property will have a slightly higher rates increase than the average. Conversely, a property that has a revaluation increase below the average will have a slightly lower rates increase than the average.

### Got more questions?

See [www.kapiticoast.govt.nz/reval-answers](http://www.kapiticoast.govt.nz/reval-answers)

## Keeping up to date

There are lots of ways to keep up-to-date with the latest news from Council and opportunities to give your feedback:

**Our website** | [kapiticoast.govt.nz](http://kapiticoast.govt.nz)

Find out the latest on our services and facilities, as well as plans for the future and reports on how we're doing with delivering on these.

**Facebook** | [facebook.com/kapiticoastdistrictcouncil](https://facebook.com/kapiticoastdistrictcouncil)

Keep up to date with the latest happenings and interesting Council news.

**E-newsletter** | **Everything Kāpiti**

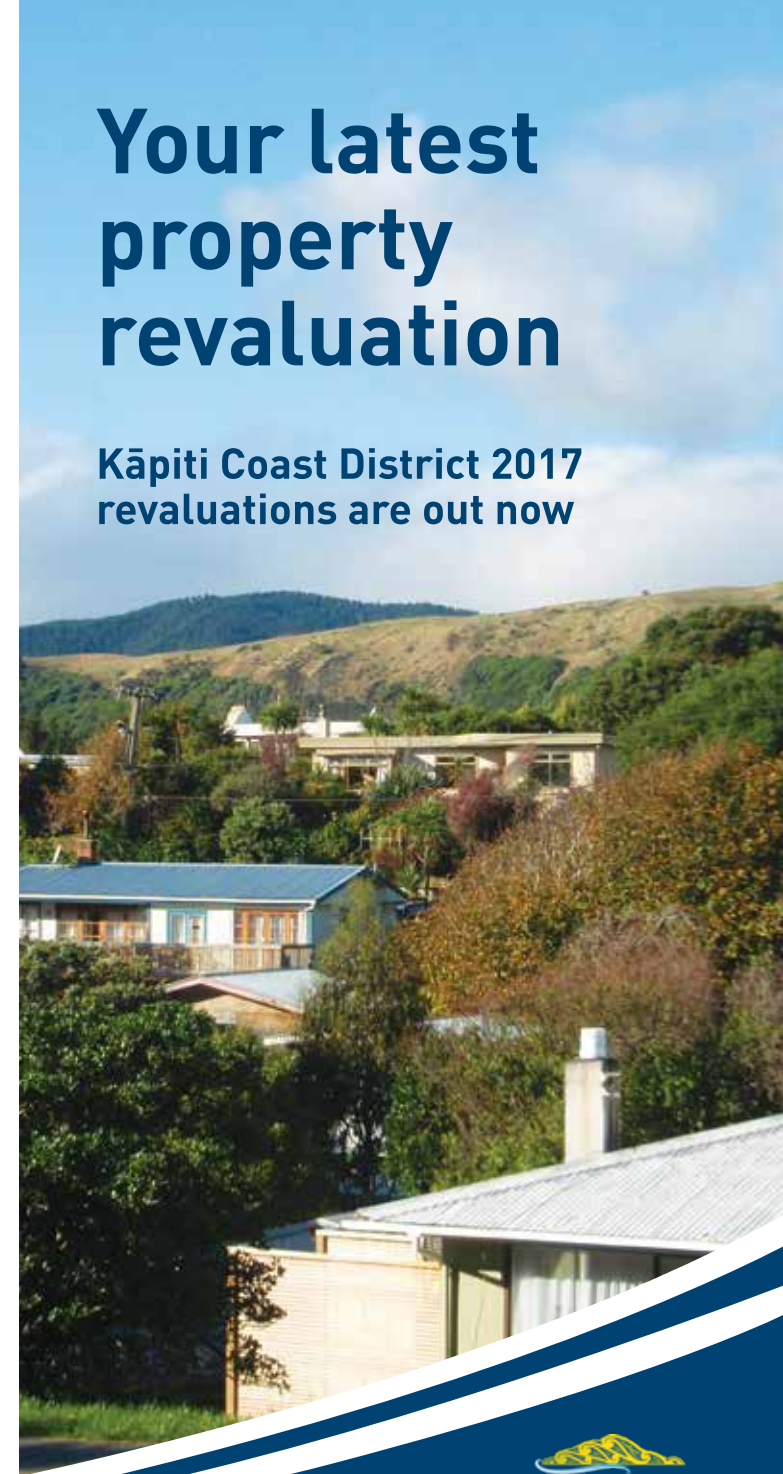
Our weekly email update is a convenient way to keep informed on Council activities, upcoming events and opportunities to get involved and give feedback. Sign up at [www.kapiticoast.govt.nz/everythingkapiti](http://www.kapiticoast.govt.nz/everythingkapiti)

**Updates on feedback opportunities** | **Express yourself forum**

We're often seeking input from our communities to help shape our work and feedback on how we're doing. Occasional email updates will let you know what's coming up. Subscribe at [www.kapiticoast.govt.nz/expressyourselfforum](http://www.kapiticoast.govt.nz/expressyourselfforum)

# Your latest property revaluation

**Kāpiti Coast District 2017 revaluations are out now**



## Your 2017 property rating valuations

Councils are required to keep a rating information database and to keep it up to date by having properties in the district revalued at least every three years. The Council contracts Quotable Value (QV) to carry out these revaluations, to reflect changing property values. The recently-released 2017 valuations reflect property values as at 1 August 2017.

Letters from QV to Kāpiti property owners were being posted from 25 October with details of the updated valuation for their property.

You can also view your valuation on the Council website at [www.kapiticoast.govt.nz/property-search](http://www.kapiticoast.govt.nz/property-search)

## Lodging objections

Property owners who aren't happy with their revaluation can lodge an objection with QV, free of charge, until 8 December 2017.

Find out more at [www.ratingvalues.co.nz](http://www.ratingvalues.co.nz)  
If you have a query on your property valuation call QV on 0800 787 284.

## What does your new valuation mean for your rates?

Property rating valuations are one factor used by the Council to distribute rates across the district, though the 2017 valuations won't be used in calculating rates until 1 July 2018.

An increase in the rateable value of a property in the new valuation doesn't mean an equivalent rates increase for the property. Typically, where a property's revaluation increase exceeds the average increase, the property will have a slightly higher rates increase than the average. Conversely, a property that has a revaluation increase below the average will have a slightly lower rates increase than the average.

Before rates will start to be based on the new valuations on 1 July 2018 the Council will be looking at the impact of the 2017 revaluations on rates and affordability as part of our rating system review. Any proposed changes to how we spread rates across the district will be shared with the community for their feedback. This would take place as part of our community consultation on our draft long term plan from late March 2018.

For more information on 2017 valuations see [www.kapiticoast.govt.nz/valuations](http://www.kapiticoast.govt.nz/valuations)

## Property valuation changes since 2014

Newly-released rating revaluations for the Kāpiti district reflect the strong increases in property values since the last district-wide valuation three years ago. The average house value in the district in the 2017 revaluation is \$541,500, an increase of 37% since 2014.

**Kāpiti Coast and New Zealand residential property values**



**Residential property values and changes since 2014**

	2017 Average capital value*	Increase since 2014	2017 Average land value	Increase since 2014
Ōtaki	\$361,000	42.0%	\$140,500	44.5%
Ōtaki Beach	\$372,000	39.1%	\$144,500	46.1%
Waikanae Beach	\$625,500	43.6%	\$340,500	55.5%
Waikanae Garden	\$568,500	30.7%	\$278,000	35.4%
Waikanae East/Hemi Matenga	\$555,000	38.5%	\$245,500	40.6%
Otaihanga	\$573,000	35.1%	\$240,500	34.1%
Paraparaumu Central	\$490,000	46.5%	\$218,500	49.4%
Paraparaumu Beach	\$584,500	35.6%	\$280,500	42.8%
Raumati Beach	\$621,500	36.2%	\$312,000	40.3%
Raumati South	\$575,500	33.6%	\$292,500	41.8%
Paekākāriki	\$587,000	27.3%	\$337,000	29.8%

\*excluding chattels