



Property Revaluation 2020/21
(Rating year – 1 July 2020 - 30 June 2021)

What's the value of your property?



westernbay.govt.nz

We've updated all property valuations across the Western Bay District.

Find out what this means for your property's value.

What's revaluation all about?

Council must keep capital and land values of all properties in the District updated so that rates can be accurately and fairly calculated. Every council in New Zealand is required to carry out a revaluation at least every three years.

Valuations are not designed to reflect the sale price of any given property and should **not** be substituted for an independent market valuation for the purpose of sale.

Who does the revaluation?

Valuations are completed by an independent valuation company Opteon Solutions on behalf of Western Bay of Plenty District Council. The valuation process is audited by the Valuer-General.

The role of the Valuer-General's office is to provide fair and transparent land values and to offer specialist valuations and property advice to Government.

Te Kaunihera a rohe mai i nga Kuri-a-Whare ki Otamarakau ki te Uru

What's the impact of the revaluation on my rates?

Revaluations do not necessarily mean an increase in rates. For example, a 29 percent property valuation increase doesn't mean a 29 percent rates increase. Usually, only properties with valuation increases above the average increase for all rateable properties will pay higher rates from 1 July 2020.

We won't know for sure how much these properties will be charged in rates until we know what the rating requirement is for next year. The total budget Council needs each year is set through its annual planning process, this will be finalised by 30 June 2020. This total is then divided across all ratepayers using a combination of factors including the value of your property.

Why is there a difference in how rural and residential property valuations affect rates?

The main difference is due to fixed charges such as water, wastewater and roading. Rural properties have fewer fixed charges than their urban counterparts. This means that property values make up a greater proportion of the rates calculation for rural people than urban residents. For example, a typical rural property's rateable value may make up 80 percent of this calculation, while an urban property's could be just 25 percent, with the rest made up of fixed charges.

What does the valuation figure impact on?

The valuation is calculated on the land and capital value of each property. These valuations drive the general rate based on capital value and the roading rate based on land value. This is totally separate from the remaining rates charged by Council that are fixed charges such as sewerage and water.

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Want to know more?

Please visit our website:

www.westernbay.govt.nz/revaluation

Or, call our Customer Services team (between 8am and 5pm) on: **07 571 8008** or **0800 926 732**

Disagree with your valuation?

If you disagree with your property's latest valuation you may lodge an objection in writing to Council **by 7 February 2020**.

To request an objection form please call Council on **07 571 8008** or email rates@westernbay.govt.nz

Forms can also be found online by visiting our website www.westernbay.govt.nz/revaluation



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What makes up the valuation of a property?

Land value

The value of the vacant land with no improvements



Capital value

The total value of the property (including land, buildings and other improvements). It is the estimated sale price of a property at the date of valuation and does not include movable items such as household chattels, business goodwill, or other income derived from your property.

Value of improvements

This is the difference between the land and capital values of the property and reflects movement in capital value as a result of improvements. For example improvements can include the construction of buildings or the establishment of orchards/vines, and any landscaping, forestry etc.

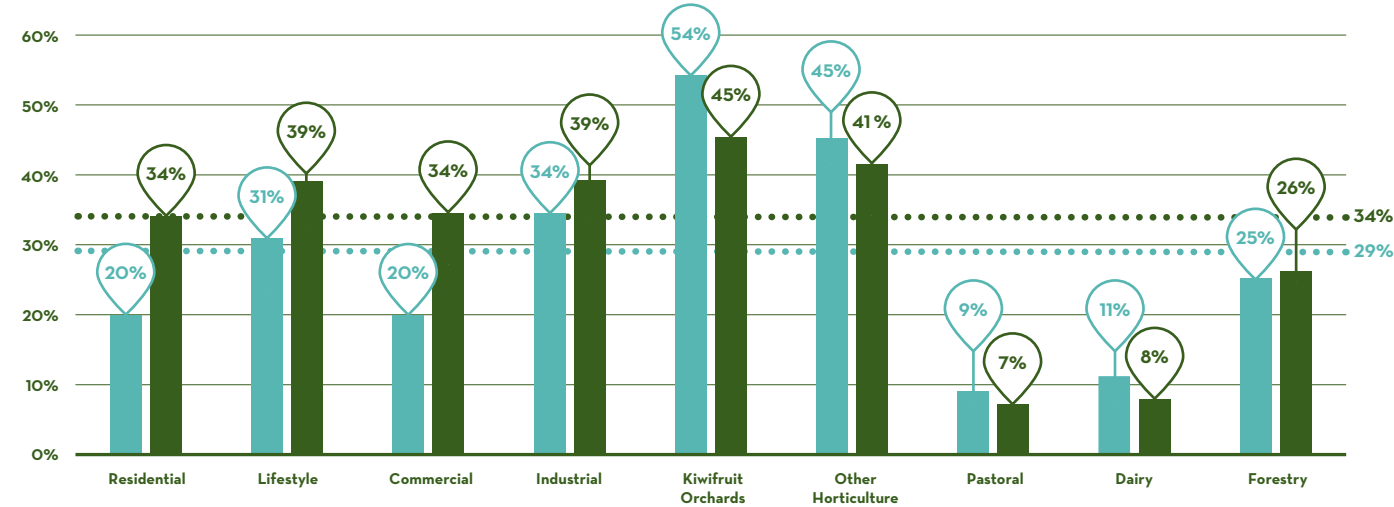


When will the new valuations come into effect?

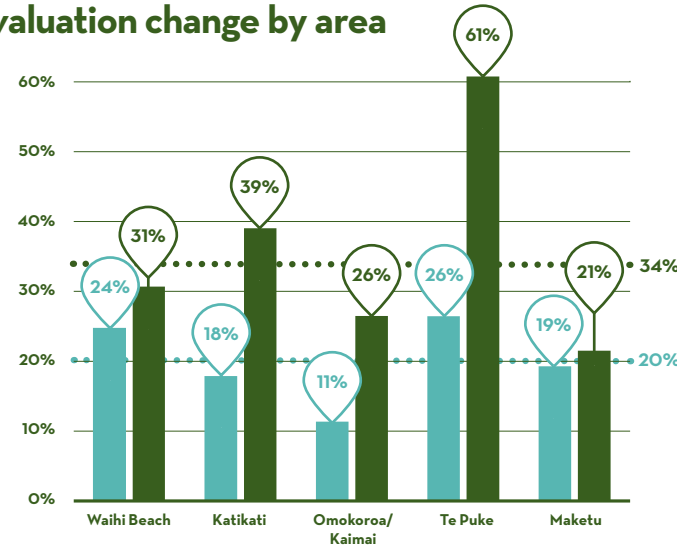
The new values will form the basis of Council's rates calculation for the 2020/21 year, starting on 1 July 2020.

Your rates pay for a large proportion of services and activities provided by Council. Some examples include; animal control, recycling centres, safe drinking water, playgrounds and maintaining 1061km of local roads and 176km of footpaths.

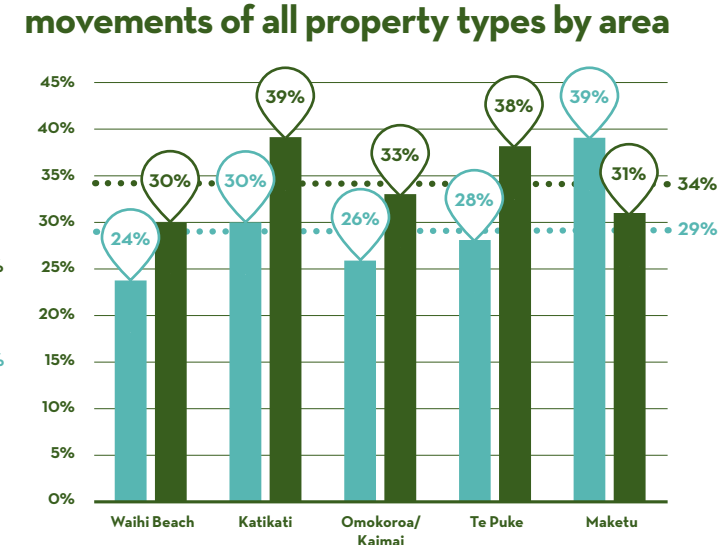
Average valuation movement by property type



Average residential valuation change by area



Percentage average valuation movements of all property types by area



● AVERAGE CAPITAL VALUE ● AVERAGE LAND VALUE DISTRICT AVERAGE CAPITAL VALUE DISTRICT AVERAGE LAND VALUE

The above valuation movements are preliminary results and subject to the audit process carried out by the Valuer-General.

The main changes

Residential

The residential market has continued to steadily increase in value across all areas. First home buyers have been active in lower end value properties taking advantage of low interest rates. Top end value properties have also seen an increase in value since 2016. Urban development was a major feature seen in Omokoroa, signalling further demand for residential housing.

Lifestyle block

The general market for lifestyle properties have seen a modest increase in value – following a similar trend to residential. Most areas are seen as an attractive place to live, attributed to views and having areas of land suitable for minor horticulture plantings.

Kiwifruit orchard and other horticulture

The Kiwifruit market has reached record levels paid for orchards since the 2016 revaluation. Zespri's G3 SunGold orchards are in strong demand as investor returns for productive G3 orchards remain high. General horticulture land under 200 meters altitude and suitable for planting continued to rise in land value since 2016. Quality avocado orchards are also strong in demand.

Dairy farm and pastoral

Both categories have seen a slight increase in capital value. This is mainly driven by a strong lifestyle sector and dairy farms having suitable land for horticulture. Dairy farms having land not suitable for horticulture have generally seen a decrease in land value.