



Media Release
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Selwyn rating property revaluations out soon

Property owners in the Selwyn will soon receive an updated rateable value for their property.

Since a rating valuation was last carried out for Selwyn in 2012, the number of rateable properties has increased by 19% to reach 23,868. The 2015 revaluation was carried out by Quotable Value (QV) on behalf of Selwyn District Council and showed that there has been a 21.8% overall increase in capital values in Selwyn since 2012.

Business properties showed the sharpest rise in property values between 2012 and 2015, with the capital value of these properties rising by an average of 40%. The value of farming properties also rose more than the average for Selwyn – with the capital value of farms rising by 28%. Residential property values rose by an average of 19%. Rateable property value changes varied across Selwyn townships – with values increasing most in Templeton and Southbridge (both 29%) and Darfield (26%). Townships that experienced less increase than the average residential increase of 19% for Selwyn were Rolleston and Leeston (both 16%), West Melton (15%), and Tai Tapu (15%).

Around 27% of Selwyn District Council rates are set based on the capital value of a property, with some rates also set based on a fixed amount per property (such as for library services). Some services such as building and resource consents are funded through user charges for services.

Most property owners will find that the capital value of their property has increased, however this doesn't indicate they should expect to see a significant increase in rates. Rates are set annually on 1 July based on the amount of income the Council needs to provide services for residents. As the average increase in capital value for Selwyn was 21.8% (an average of all capital value changes for residential, rural and business land), property owners whose values increased more than the average can expect a higher than average rate increase from 1 July 2016. Property owners whose capital value was less than the average for Selwyn can expect a lower than average rates change next year.

Property owners should receive their letter with their updated property valuation in mid-November and they have the opportunity to object to the valuation if they choose to. The letter outlines how to make an objection. Objections must be lodged by 17 December 2015.

"The rating value reflects the likely price a property would sell for on 1 July 2015, the effective date of the valuation, exclusive of moveable chattels such as curtains and appliances," says Luke Van Den Broek, QV Rating Manager Canterbury.

The last time the revaluation was carried out in Selwyn in 2012, 265 people – or around 1.3% of property owners – lodged objections to revised rateable values.

Mr Van Den Broek says QV uses a mass-appraisal process to ascertain new rating values. This involves taking relevant property sales in an area around 1 July 2015 and establishing a market trend which is then applied to similar properties in that area.

The mass-appraisal process is also supported by some valuation assessments of individual properties which are done every year as a result of building consents, subdivisions, sales inspections, objections and ratepayer requests to update rating values. Following this, rating values are independently audited by the Office of the Valuer General.

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