



DUNEDIN CITY

COUNCIL

Kaunihera-a-rohe o Otepoti

Search by address

PO Box 5045, Moray Place,
Dunedin 9058, New Zealand.
Phone 03 477 4000.
Fax 03 474 3366.
Email dcc@dcc.govt.nz

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Rates Information Details

The following rate account information is recorded in the Rating Information Database (RID).

Capital and land values on this site are established by Quotable Value New Zealand Limited, solely for the purpose of levying rates.

[Learn more about the General Revaluation 2016.](#)

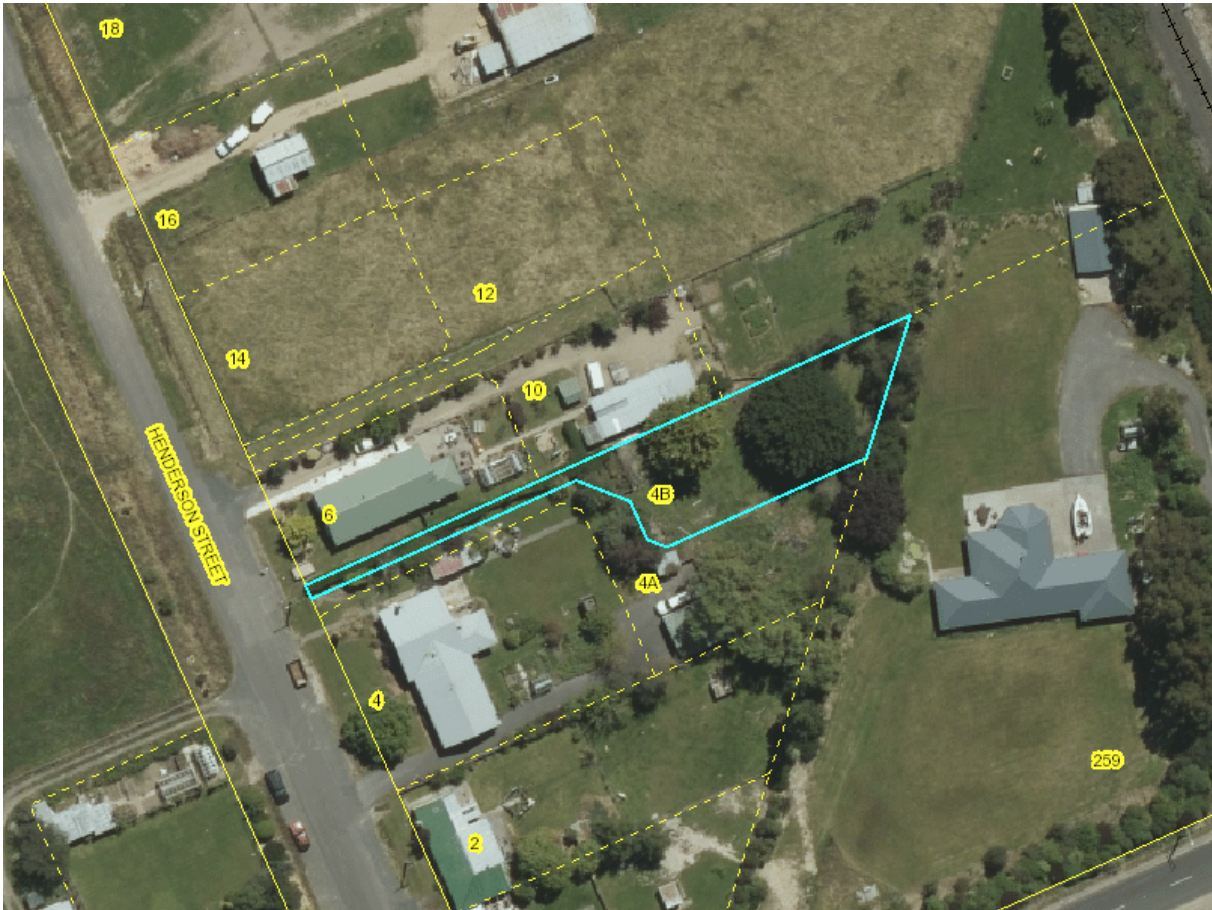
The Dunedin City Council's landuse codes have been translated by the Council to a rating differential code.

To request a LIM for this property;

- please note down the valuation number displayed below
- then follow the instructions on the [request a LIM page](#)

[search again](#)

<ul style="list-style-type: none">◦ Property Details◦ Current Rates◦ Property Sales Details◦ Rates Levied	<ul style="list-style-type: none">◦ Future Rates◦ Public Access◦ Disclaimer◦ Rating Differential and Land Use
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Aerial photography DCC, Jan/Feb 2013, CC BY 3.0 NZ

Property Details

Click the link below to map the property (opens a dynamic map viewer in new tab or window).

[Map this property](#)

Valuation number	27841-17502
Rate account ID	4027767
Property number	5120954
Property address	4B Henderson Street Wingatui
Certificate(s) of title <u>(guide only)</u>	706793
Ratepayer name(s)	Peter Raymond Callender Rosemary Anne Callender O N D Trustees Limited
Postal address for this assessment	4B Henderson Street Mosgiel 9024

Current Rates

The values on which the current rates are based are the valuations as at 1 July 2016 and remain in effect for rating purposes until 30 June 2020

Current rating year	2019
Rating period	1 Jul 2018 to 30 Jun 2019
Rateability	Rateable
Rating differential	Area 3 - Residential
Land use	Residential : Single Unit excluding bach
Legal description	LOT 2 DP 490093
Area in hectares	0.0687
Value of improvements (01/07/16)	305,000
Land value (01/07/16)	150,000
Capital value (01/07/16)	455,000
Separately used or inhabited parts	1

Property Sale Details

Under the Rating Valuations Rules 2008 2.2 Supporting Information

-Territorial authorities should make sale details available to the public to provide transparency of the rateable values

Most recent sale within the past 3 years ([refer guide](#)).

Please note the Gross Sale Price includes chattels whereas the Rating Valuation does not.

Gross Sale Price	521,000
Date of Agreement	27 Apr 2017
Settlement Date	30 Jun 2017

Rates levied (2019)

Description	Factor	Rate or Charge	Amount
Residential Community Services	1	233.50	233.50
General Rate - Residential	455,000	0.003181	1447.36
Residential Kerbside Recycling	1	66.30	66.30
Total Charge			2,669.16

Description	Factor	Rate or Charge	Amount
Citywide Water Connected	1	387.00	387.00
Residential Drainage Connected	1	535.00	535.00
Total Charge			2,669.16

Future Rates

The values on which the future rates will be based are the valuations as at 1 July 2016 and will not take effect for rating purposes until 1 Jul 2019.	
Future rating year	2020
Future rating period	1 Jul 2019 to 30 Jun 2020
Rateability	Rateable
Rating differential	Area 3 - Residential
Land use	Residential : Single Unit excluding bach
Legal description	LOT 2 DP 490093
Area in hectares	0.0687
Value of improvements (01/07/16)	305,000
Land value (01/07/16)	150,000
Capital value (01/07/16)	455,000
Separately used or inhabited parts	1

If you wish to object to your valuation please go directly to the Quotable Values site; [Objection to Valuation](#).

You can also visit [this information page](#) if you would like more information before lodging an objection.

Public Access to Name and Postal Addresses of Ratepayers

The Dunedin City Council holds information from the Ratepayer as part of its rating process. In accordance with Section 28 C of Local Government (Rating) Act 2002, a Ratepayer can request to have their name and/or their postal address withheld from the Rating Information Database (RID).

Every Ratepayer has the right to request that this information be withheld, but this request must be in writing, on [this form](#).

Please note that bulk collection of names and postal addresses is not permitted under the Act.

Disclaimer

The RID is regularly maintained and therefore is subject to ongoing change.

This information is provided under Section 28 of the Local Government (Rating) Act 2002 as an online representation of our Rating Information Database (RID). The Council Rating Information Database (RID) is freely available to the public at Dunedin City Council, in the same form as is available here. The information presented here is current.

The authoritative source for Certificates of Title is Land Information New Zealand (LINZ). The information provided here is a guide only.

Rating Differential and Land Use

The Rating differential and land use described herein are the current uses of the rating unit, and not necessarily the District Plan zoning of the property. For all Planning enquiries, please contact the Duty Planner at the Planning Enquiry desk on the 1st floor of the Civic Centre, 50 The Octagon, Dunedin.

For more information about your Privacy, this service and the City of Dunedin website, please see ["Your Privacy & this Site"](#).

This service is provided by the Dunedin City Council as a public service. Use of this service to retrieve Rates information constitutes your awareness, and agreement to the ["Conditions of Use"](#) for this site.

Guide to Sale Details

For the first time, property sales data is available on the DCC website, under the Rating Valuations Rules 2008. The information has

always been publicly available, but has previously been released on request, rather than being available on the website with other rates information details. In line with moves towards greater transparency of information, the DCC believes the sales data should be easily accessible and that the website is the most appropriate place for it.

The Rating Valuation Rules state councils should make sale details available to the public to provide transparency of the rateable values. The sales data covers all property, e.g. residential, commercial, and farmland, apart from the exceptions outlined below.

Key points about the information displayed:

- Only the most recent sale within the past three years is shown at any one time and this will be updated regularly. Sales data outside this timeframe will not be displayed as it does not provide a valid comparison with current property rateable values.
- It includes the gross sale price, the date of agreement and the settlement date. The gross sales price may include GST if applicable.
- Only sales which can be matched to a whole rating unit are shown, e.g. If someone buys a house and the vacant section next door in one transaction, this sale will not be shown as the price for each property cannot be separated out. Multi sales and part sales have not been included for the same reason.
- Other sales not included are those which are transfers to trusts, relationship property or transfer by survivorship as these are not true sales.
- The sales data is not for commercial use.

Please be aware that the rating valuations do not include chattels but the gross price does.