



Notice of rating valuation

Caleb Peter Griffioen
Independent Trustees (Canterbury) 2014 Limited



Please quote valuation reference

22801-66700-B

in all correspondence

We've issued this notice as a result of a **General Revaluation** by Quotable Value Limited (QV) on behalf of Christchurch City Council. If you wish to discuss this rating valuation, please call QV toll free on 0800 787 284.

This notice details information on your property that's contained in Christchurch City Council's district valuation roll, including your new land value and capital value. Most rates are based on capital value, and we'll use this information for rating purposes from 1 July 2026.

Rating unit value (as at 1 August 2025, the revaluation date used across Christchurch city)

Land value	\$220,000
Value of improvements	\$275,000
Capital value	\$495,000

Rating unit details for	52A Marriotts Road, North New Brighton
Ratepayers name(s)	Caleb Peter Griffioen and Independent Trustees (Canterbury) 2014 Limited
Nature of improvements	Dwelling, Other Improvements
Area of land	0 hectares
Legal description	Unit 2 DP 300977 on Lot 2 DP 82530 having share in 891 m2
Certificate(s) of title	4492

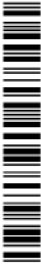
An owner or ratepayer (if they're different) may object to any information contained in a notice of valuation. You must lodge any objection **no later than 10 April 2026**. You can do this online on QV's website at ratingobjection.qv.co.nz. See over the page for other ways to object.

If your property still has significant unrepaired earthquake damage, or repair work that you consider has not been adequately assessed in your 2025 valuation, please include details of this damage or repair in your objection.

Capital value is the assessment of the property's market value if it was sold on 1 August 2025. It does not include chattels, dairy company shares, stock, crops, machinery or trees. In Christchurch, the capital value is the most important value for rating purposes, since most rates are based on the capital value.

Land value is the price a buyer would have been likely to pay for the bare land on 1 August 2025.

Value of improvements is the difference between capital value and the land value.



What you need to know

Why is the Council sending me this notice?

The Council must value all properties for rating purposes every three years. This notice is about your updated rating values (capital value and land value). A rating valuation reflects the property's market value on the date of the valuation, which was 1 August 2025. The new values will be used to calculate your rates from 1 July 2026.

What is Quotable Value Limited (QV)?

The Rating Valuations Act 1998 obliges councils to maintain the valuation rolls but allows them to choose their valuation service provider. In the Christchurch district the valuation service provider is Quotable Value Limited, which is a State-Owned Enterprise. The Office of the Valuer-General independently audits the process to make sure QV meets strict quality standards.

How are the values assessed?

QV looks at relevant market sales from your area around the time of the revaluation's effective date (1 August 2025) and uses that information to determine values for similar properties in the area. Where a building has been demolished, only the land value applies.

Christchurch City Council sets most of its rates based on capital values. The Council also invoices rates on behalf of Environment Canterbury (ECan). Most of ECan's rates are also based on capital value, although some may be based on other information such as land value.

What is my rating value used for?

Your new rating values are designed to be used for rating purposes only. They are not an estimate of the cost to rebuild a home or building and should not be used for insurance purposes.

How does my rating value affect my rates?

If the rating value of your property rises or falls, your rates won't necessarily go up or down as well. Rating values do not affect the total amount of rates collected by the Council – they are used to work out who pays what portion of the city's total rates. The important thing is how your property's capital value has changed relative to other properties in the city.

How does the Council know when changes have been made to my property?

The Council has copies of all survey plans and building consents issued. If changes to your property did not need a building consent or survey plan, this work may not be reflected in your valuation. You may wish to tell QV about these changes through the objection process.

Who can I talk to about my valuation?

If you want to discuss your valuation, you can phone QV on 0800 787 284.

How can I object?

If you don't agree with your rating values you can object to them. Objections must be in writing. **The closing date for objections is 10 April 2026.**

The easiest way to object is online at

ratingobjection.qv.co.nz.

You can also:

- Pick up an objection form from your nearest QV office, Council library or service centre.
- Phone QV on 0800 787 284 to talk with someone and have a form sent to you.

Objections need to include:

- Your valuation reference number.
- The address of the property.
- Your daytime contact phone number.
- Your mailing address.
- The reason for objecting.
- Your estimate of the property's value.

You can ask someone else to make an objection for you.

What happens if I lodge an objection?

QV sends a letter confirming receipt and gives you a timeframe for when the objection will be completed. A valuer may contact you to arrange an inspection of your property. You will then be sent the outcome of your objection in writing. If you still disagree, the Land Valuation Tribunal can hear your objection. There is a hearing fee. Find more at ratingobjection.qv.co.nz

If you object to a value that is a component of your valuation, the Council will review that value, and may also review any other value components of the rating unit, i.e. land value, value of improvements, capital value or annual value.

Privacy Act 2020

The information on this valuation notice is on a public register known as the District Valuation Roll. It is available to inspect at the Council's Civic Offices. You may have access to and request any updates to any information held about you. We've used plain language to explain rating values and processes, and the legislation takes precedence where wording differs to what's in this notice.

For more information, please visit ratingobjection.qv.co.nz or phone QV on 0800 787 284.

The Council also has some additional information available online at ccc.govt.nz/rates.

You can phone the Council on 0800 800 169.