Notice of Rating Valuation

by the: **KAPITI COAST DISTRICT COUNCIL**

Carl Dowle; Sonja Dowle
40 Titoki Road
Waikanae Beach
Waikanae 5036

Please quote Valuation Reference
14910/17001
in all correspondence

Local authorities use information contained in the district valuation roll to set rates. This notice details information on your property that is contained in the district valuation roll of Kapiti Coast District Council. The Rating Valuations Act 1998 obliges councils to maintain the valuation rolls but allows them to choose their valuation service provider.

The Valuer-General regulates the maintenance of district valuation rolls to ensure that they meet the minimum standards set out in the Rating Valuations Act 1998, the Rating Valuations Regulations 1998, and the Rating Valuations Rules.

An owner or ratepayer (if different) may object to any information contained in a notice of valuation within the time and in the manner specified in regulations made under the Rating Valuations Act 1998. If you object to a value that is a component of your valuation, the Kapiti Coast District 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.

This notice has been issued as a result of a **Urgent rating value review**. Kapiti Coast District Council has contracted Quotable Value Limited to carry out this work. If you wish to discuss this rating valuation call toll free on 0800 787 284 or write to QV, Private Bag 39818, Wellington Mail Centre, Lower Hutt 5045 or fax (04) 576 4486.

Rating Unit Value *(as at 1 August 2023, being the Kapiti Coast District Council latest revaluation date)*

Land Value	$810,000
Value of Improvements	$970,000
Capital Value	**$1,780,000**

Rating Unit Details For 40 Titoki Road

Ratepayer's Name(s)	Carl Stewart Dowle, Sonja Margaret Dowle
Nature of Improvements	Dwelling, Flat, Other Improvements
Area of Land	0.3603 hectares
Legal Description	LOT 3 DP 386409
Certificate(s) of Title	345892

Objections must be lodged in writing no later than **28 October 2026**.
Please refer overleaf for details on the objection procedure or to lodge online visit our website at ratingvalues.co.nz