

Valuation No.

15960-53201

Location

9 King Street, Upper Hutt

Legal Description

LOT 1 DP 45985

Certificate of Title

17D/780

Ward No.

2

Zone

8A

Use

80

Category

COCB

TORAS

116000

Property Area (hectares)

0.0685

Current Rating Valuation

As valued at 1 July 2022

Land Value

\$620,000

Improvements Value

\$200,000

Capital Value

\$820,000

Nature of Improvements

[OI PROF OFFS](#)

New Rating Valuation

As valued at 1 June 2025

New Land Value

\$530,000

New Improvements Value

\$250,000

New Capital Value

\$780,000

New Nature of Improvements

[OI PROF OFFS](#)

Rates Information

Current Rating Year

2025/2026

Current Year Rates Instalments

Instalment 1.

\$2,796.50

Instalment 2.

\$2,796.50

Instalment 3.

\$2,796.50

Instalment 4.

\$2,796.50

Current Year's Rates

\$11,186.00

Previous Year's Rates

\$9,731.16

Rates for Current Year 2025/2026

Type	Description (Basis)	Differential	Factor	Rate	Estimated Amt
001	Business General Rate (C)	Use	820,000.00	0.55711	\$4,568.30
011	Water (U)	Serviced	2.00	701.23	\$1,402.46
013	Pan Charge (U)	Serviced	3.00	656.56	\$1,969.68
014	Fire Protection (Connected) (C)	Serviced	820,000.00	0.02230	\$182.86
016	Stormwater (C)	Location	820,000.00	0.03999	\$327.92
018	Roading - business (C)	Use	820,000.00	0.15481	\$1,269.44
019	Compliance - Business (C)	Use	820,000.00	0.03054	\$250.43
021	GWRC - General (C)	Location	820,000.00	0.04870	\$399.34
023	GWRC - Rivers management (C)	Location	820,000.00	0.01026	\$84.13
029	GWRC Stadium purposes (C)	Location and Use	820,000.00	0.00017	\$1.39
039	GWRC - Public Transport (C)	Location and Use	820,000.00	0.08239	\$675.60
050	GWRC - Economic Development (C)	Use	820,000.00	0.00664	\$54.45
Total		\$11,186.00			

History

Year	Land Value	Capital Value	Annual Rates
2024/2025	\$620,000	\$820,000	\$9,731.16
2023/2024	\$620,000	\$820,000	\$8,290.08
2022/2023	\$320,000	\$610,000	\$7,864.71
2021/2022	\$320,000	\$610,000	\$7,443.63

Year	Land Value	Capital Value	Annual Rates
2020/2021	\$320,000	\$610,000	\$6,992.84
2019/2020	\$265,000	\$530,000	\$7,651.20
2018/2019	\$265,000	\$530,000	\$7,421.55
2017/2018	\$265,000	\$530,000	\$7,060.65
2016/2017	\$220,000	\$475,000	\$6,841.90
2015/2016	\$220,000	\$475,000	\$6,557.35



DISCLOSURE STATEMENT

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