

Rates 1 July 2021 - 30 June 2022

Rates Year 2021/2022

Valuation Number:	04206/150/02
Property Location:	55 Tuirangi Street, Flagstaff Hamilton
Land Value (LV):	\$450,000
Capital Value (CV):	\$660,000
Area (Ha):	0.095
Property Category:	RD200B
Improvements:	DWG OI (KEY)
Legal Description:	Lot 38 DP S87863

Regional Council General

	Differential code	Value of factor	Rate factor	Rate amount
Hamilton City		660,000 CV	0.00028181	185.99

Waikato-Waipā (Watershed)

	Differential code	Value of factor	Rate factor	Rate amount
Contributor Urban		450,000 LV	0.00003787	17.04
Catchment Hamilton City		660,000 CV	0.00002186	14.43
Central Waikato Management Zone (Hamilton CC)		660,000 CV	0.00001030	6.80

Regional Services

	Differential code	Value of factor	Rate factor	Rate amount
Regional Services	UR	1 UR	3.92	3.92

Urban Public Transport

	Differential code	Value of factor	Rate factor	Rate amount
serviced by passenger transport network		660,000 CV	0.000251	165.66
indirect benefit		660,000 CV	0.00004430	29.24
rail (value based)		660,000 CV	0.00001260	8.32
rail (per property)	UR	1 UR	20	20.00

Uniform Annual General Charge

	Differential code	Value of factor	Rate factor	Rate amount
UAGC	UR	1 UR	82.36	82.36

Natural Heritage

	Differential code	Value of factor	Rate factor	Rate amount
Natural Heritage	UR	1 UR	5.80	5.80

Civil Defence & Emergency Mgmt

	Differential code	Value of factor	Rate factor	Rate amount
Civil Defence and Emergency Management	UR	1 UR	13.39	13.39

Biosecurity

	Differential code	Value of factor	Rate factor	Rate amount
Pest Control and Regional Biosecurity (Hamilton)		660,000 CV	0.00006381	42.11

Total rates (including GST)

\$595.06