

From: [Official Information](#)
To: [REDACTED]
Cc: [Official Information](#)
Subject: Final response - LGOIMA 462060 - [REDACTED] - Average rates 2010- 2024
Date: Tuesday, 18 March 2025 11:34:09 am
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.jpg](#)

Kia ora,

We refer to your information request below. Hamilton City Council provides the following response.

Your request:

Please provide the “average” annual residential rates including GST per annum for the period 2010 to 2024.

Our response:

Below table is the average residential (includes rural) rates for Hamilton from 2010/11 (includes GST).

Rates for residential properties in Hamilton include water, except for a small number of rural properties on a trickle feed supply which are metered.

The increase to the average is not the same as the rates increase that an existing property would have had during this time. Included is Council’s adopted rates increases to show this. Each year new properties and value are added due to growth. This is mostly due to subdivision and building work.

| Year | Average Residential Rates | Adopted rates increase for existing ratepayers |
|---------|---------------------------|--|
| 2010/11 | 1,649.23 | 3.67% |
| 2011/12 | 1,797.29 | 8.0% |
| 2012/13 | 1,867.60 | 3.8% |
| 2013/14 | 1,931.79 | 3.8% |
| 2014/15 | 2,007.79 | 3.8% |
| 2015/16 | 2,074.30 | 3.8% |
| 2016/17 | 2,146.18 | 3.8% |
| 2017/18 | 2,230.81 | 3.8% |
| 2018/19 | 2,453.55 | 9.7% |
| 2019/20 | 2,565.86 | 3.8% |
| 2020/21 | 2,638.58 | 2.8% |
| 2021/22 | 2,887.54 | 8.9% |
| 2022/23 | 3,023.24 | 4.9% |
| 2023/24 | 3,158.17 | 4.9% |
| 2024/25 | 3,681.43 | 16.5% |

The average is not the best representation of the rates that a typical property pays. There are some very large properties included (such as residential retirement villages).
E.g. for 2024/25 the median residential property has a 2021 valuation of \$830,000 and pays rates of \$3,305.87 (50% of residential properties pay less than this). The residential average is \$3,681.43.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Ngaa mihi

Keeley Faulkner

Official Information Advisor & Legal Support Officer

Legal services

Governance & Assurance Team | Partnerships, communication & Maaori

Email: officialinformation@hcc.govt.nz



Hamilton City Council | Private Bag 3010 | Hamilton 3240 | www.hamilton.govt.nz



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I support flexibility at work. While it suits me to send this email now, I don't expect a response outside of your own working hours.

From: [REDACTED]

Sent: Tuesday, 25 February 2025 12:01 pm

To: Keeley Faulkner <Keeley.Faulkner@hcc.govt.nz>

Subject: FW: Average Residential Rates Per Annum/ 2010 to 2024

Hi, The info provided doesn't answer the question on the "average residential rates." Your reply refers to other info not the specific question of rates.

Kind Regards

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

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From: [REDACTED]
Sent: Tuesday, 25 February 2025 11:35 am
To: official information <officialinformation@hcc.govt.nz>
Subject: FW: Average Residential Rates Per Annum/ 2010 to 2024

Good morning, I don't appear to have a reply to this OIA. It was sent to the 21st Jan 2025. Can you please provide an update. Thanks

Kind Regards

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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From: [REDACTED]
Sent: Tuesday, 21 January 2025 12:03 pm
To: official information <officialinformation@hcc.govt.nz>
Subject: Average Residential Rates Per Annum/ 2010 to 2024

Please provide the "average" annual residential rates including GST per annum for the period 2010 to 2024.

Kind Regards

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
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