

LAND INFORMATION MEMORANDUM APPLICATION FORM



PROPERTY:

Present Owners: _____
Property Address: _____
Valuation Number: _____
Legal Description: _____
Certificate of Title No./s _____ Area: _____ ha

APPLICANT:

Applicant Name: _____
Postal Address: _____

Phone/Fax: _____
E-mail Address: _____

I/We request that a Land Information Memorandum (LIM) be carried out on the above property:

Signature: _____ Date: _____

We require LIM to be:

Collected:	<input type="checkbox"/>
Posted:	<input type="checkbox"/>
E-mailed:	<input type="checkbox"/>
Faxed:	<input type="checkbox"/>

FEES:

Payment on application:

\$225 (incl. GST) **Standard** (10 working days) or
\$350 (Incl. GST) **Urgent** (5 working days)

Processing of your LIM report will not begin until all of the following information has been provided:

- Receipt of full payment
- Completed application form
- A copy of the current Certificate of Title/s including title image view/plan plus the supplementary record sheet (if cross lease/unit title property).

For Otorohanga District Council's bank account details please see reverse.

For Office Use Only Receipt: _____ Fees Paid: _____ Date: _____
(GL 241 773 674 791)

Please Note: Pursuant to the Privacy Act 1993 the Applicant's name can be inspected and verified.

P O Box 11 Otorohanga • Phone 07 873 4000 • 0800 734 000 • Fax 07 873 4300
info@otodc.govt.nz • www.otorohanga.co.nz



LAND INFORMATION MEMORANDUM

What is a LIM?

A LIM is a report prepared by Local Councils for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987, and contains all relevant information held by Council relating to the land. It is based on a search of Council's property records. There may be other information relating to the land, which has not been specifically recorded against this property or known to the researcher.

Please note that LIMs only include information **known to Council**. There may be features of the land that Council is unaware of. A physical inspection of the property is not undertaken in preparation of a LIM. There may be other issues relating to the property that the Applicant needs to investigate.

Why purchase a LIM?

- If you are purchasing a property, a LIM may answer some important questions about the property and any associated buildings or disclose information that could influence your purchase decision
- If you are selling a property, a LIM may raise some important issues about the property and any associated buildings that potential purchasers may enquire about. It may also give you the opportunity to rectify various problems before a potential purchaser requests a LIM
- Banks and Insurance companies may require a LIM to protect their investment

A LIM will include:

Special Land Features

- Information of any known natural or manmade hazards that may affect the property (including but not limited to), potential for erosion, avulsion, falling debris, slippage, subsidence, flooding or likely presence of hazardous contaminants.

Services

- Information on water, storm-water and sewer services to or within the property
- Water Meter information
- If the land is supplied with drinking water and how it is supplied

Rates

- Current rating valuation
- Annual Rates Levy
- Outstanding rates for current instalment period

Planning

- All Resource Consents relating to the property
- Any Resource Consents in process on the subject site

Building

- Information concerning any Certificate, Notice, Order, Requisition or Consent under the Building Act 1991, 2004 or any other Act (including any outstanding Building Consent works/Code of Compliance Certificates for consents issued since 1993)
- Building Permits issued prior to the introduction of the Building Act 1991 (Code Compliance Certificates were not issued for these projects)
- If a swimming pool is known to Council
- If a Compliance Schedule has been issued for a building and when the related Warrant of Fitness expires
- Information notified to Council under Section 124 of the Weathertight Homes Resolution Service (WHRS) Act 2006

Environmental Health

- If the property contains any potentially contaminated land
- Whether the property has a licence relating to the Sale of Food, the Sale of Liquor, or other licence, registration or requisition (under the Health Act 1956) and when it expires

District Plan

- If the property contains a Archaeological, Historic or Cultural Site
- Any other notice, order or requisition affecting the land or building/s

Council may exercise its discretion under 44A(3) of LGOIMA to include further information concerning the land as the authority considers at its discretion to be relevant. These may include (but not limited to) Refuse Disposal & Recycling information, Archaeological/Historic/Cultural Sites, Reserves, Schools, Quarries, Transmission Lines, Designations and Hazards (within a 1km radius if the property is rural and within 200m radius if the property is urban), Drainage Plans, if the property is located within a Development & Financial Contribution Catchment Area, Stock Movement Permits, Fences on Road Reserves/Enclosed portion of Roads, Underpasses, Recently awarded Roding Work.

A LIM will not include:

- Information in relation to State Highways please contact Transit New Zealand - 0800 444 449
- Council does not hold information concerning electricity, gas or telephone connections. Information may be obtained from the relevant Companies
- Building work constructed while a property was in ownership of Crown Ministries
- Consent information relating to neighbouring/adjoining properties
- Independent reports
- Regional Council information
- Any development works undertaken without Council's knowledge or consent
- Information relating to Drainage/River Classifications, please contact Environment Waikato – 0800 800 401
- Scheduled Road Works
- Certificate of Title or information relating to private covenants or other memoranda affecting the title (refer to a solicitor).

Please provide the additional following information with all LIM applications:

- Current Certificate of Title for each Lot (including image view/plan)
- Cross Lease/Unit Title Property (current title search plus supplementary record sheet)
- Please also supply any supporting documents registered on this title, e.g. Easements

Certificates of Title can be obtained from:

- Real Estate Agents
- Solicitors
- Land Information New Zealand (LINZ) – www.linz.govt.nz
- C.O.T's can also be purchased from Otorohanga District Council for a fee of \$20.00

Otorohanga District Council Bank Account Details:

Branch: BNZ - Otorohanga
Name of Bank: Otorohanga District Council
Account Details: 02 0392 0018241 00

Particulars: Address of property LIM Requested on
Code: Applicants name
Reference: Urgent/Std LIM

Note – maximum of 12 characters each

Please note on the LIM application form that a Direct Credit has been made into our bank account or notify our Lim Officer.