

# LAND INFORMATION MEMORANDUM APPLICATION FORM



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

- A **copy of the current Record of Title/s (no older than 3 months)** including title image view/plan plus the supplementary record sheet
- Receipt of full payment

## PROPERTY:

Present Owners: \_\_\_\_\_  
 Property Address: \_\_\_\_\_  
 Valuation Number: \_\_\_\_\_  
 Legal Description: \_\_\_\_\_  
 Record of Title No./s: \_\_\_\_\_ Area: \_\_\_\_\_ ha

## APPLICANT:

Applicant Name: \_\_\_\_\_  
 Postal Address: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

I / We require the LIM to be: Collected:   
 Posted:   
 Emailed:

*Please tick applicable box*

## FEES:

### Payment on application:

\$230  Standard (10 working)  
 \$360  Urgent (5 working days)  
 Additional \$ 50  per **Multiple Contiguous Valuation Reference**  
 \$ 25  **Record of Title required**

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

**For Office Use Only**  
 (GL 241 773 791)

Receipt: \_\_\_\_\_ Fees Paid: \_\_\_\_\_ Date: \_\_\_\_\_

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

# 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 Broad Spectrum
- Council does not hold information concerning electricity, gas or telephone connections. Information may be obtained from the relevant Companies
- Any building plans
- 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 the Waikato Regional Council – 0800 800 401
- Scheduled Road Works
- Record 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 Record of Title no older than 3 months 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

## Record of Titles can be obtained from:

- Real Estate Agents
- Solicitors
- Land Information New Zealand (LINZ) – [www.linz.govt.nz](http://www.linz.govt.nz)
- C.O.T's can also be purchased from Otorohanga District Council for a fee of \$25.00

## Otorohanga District Council Bank Account Details:

<b>Branch:</b>	BNZ - Otorohanga	<b>Particulars:</b>	Address of property LIM Requested on	<i>Note – maximum</i>
<b>Name of Bank:</b>	Otorohanga District Council	<b>Code:</b>	Applicants name	<i>of 12 characters</i>
<b>Account Details:</b>	02-0392-0018241-00	<b>Reference:</b>	Urgent/Stnd LIM	<i>each</i>

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