

A LIM will not include:

- Information in relation to State Highways please contact Transit New Zealand - 0800 44 44 49
- 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 properties
- Independent Reports
- Regional Council information
- Any development works undertaken without Council's knowledge or consent
- Information relating to Drainage/River Classifications, please contact Waikato Regional Council – 0800 800 401
- Scheduled Road Works
- Certificate of Title or information relating to private covenants or other



Version #6 - 28 January 2015

How to apply for a LIM

Application Forms

Application forms are available from the Council Office or from Council's website (*see details below*).

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

Fees

Standard LIM \$230.00 Incl. GST
(10 full working days)

Urgent LIM \$360.00 Incl. GST
(5 full working days)

Multiple Valuations
\$ 50.00 Incl. GST

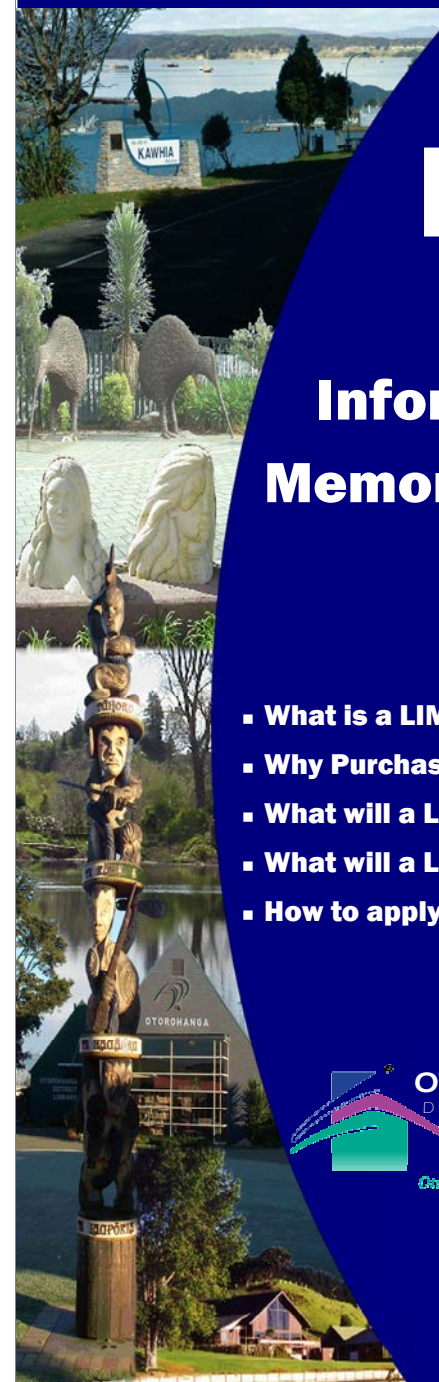
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LIM

Land Information Memorandum

- What is a LIM?
- Why Purchase a LIM?
- What will a LIM include?
- What will a LIM not include?
- How to apply for a LIM



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.

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.

What will a LIM 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

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

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

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 Rooding Work.

