



Office Use Only

10 Day LIM
 5 Day LIM
CT attached Y / N
Fee Paid: \$
Receipt No:
Date Received:

LAND INFORMATION MEMORANDUM (LIM) APPLICATION FORM

Under Section 44a of the Local Government Official Information and Meetings Act 1987

(Please note processing will not start until the full fee and required information is received)

Please complete ALL details

PROPERTY DETAILS:

Property Address:

Full Legal Description: Lot DP Sec Blk

Current Owners Name:

Phone: Mobile: Email:

Current use of property: (please circle the relevant use)

Vacant Section Residential Office Industrial Commercial Rural Other

Please specify use if commercial, industrial, rural or other:

Is there a swimming pool on site? YES NO Is there a spa pool on site? YES NO

The Council may hold external report(s) relating to this property. Do you wish to apply for a copy of any such report(s) to be supplied to you under Section 10 of the Local Government Official Information and Meetings Act 1987? This information will be provided at the same time the LIM is made available, and may incur a copying charge (the first 20 pages are supplied without charge).

YES NO

DETAILS OF PERSON / FIRM / COMPANY MAKING REQUEST:

Name:

Address:

Client name (if applicable):

Phone: Fax: Cell:

Email: Contact Name:

Please be sure that all the information requested is included to enable us to return the memorandum to you as quickly as possible. Processing will not start until Council receives payment in full.

Please select: 10 day LIM 5 Day Urgent LIM

Acknowledgement:

I acknowledge that I have read and understand the information and disclaimer on the reverse of this form.

Signature: Date:.....

What is a Land Information Memorandum (LIM)?

A Land Information Memorandum (LIM) is a report prepared by the Council at your request. This Local Authority is the provider of information which it holds relating to land and or property. It does not provide interpretation of this information or advice on how to interpret or utilize this information. Your own independent and appropriate professional advice should be sought: It provides:

Official address, legal description, area of site and unit/flat number as appropriate.

Information on special land features or characteristics including potential erosion; avulsion (removal of land by water action), alluvion (the deposition of silt from flooding), inundation (flooding, falling debris, subsidence, slippage).

Presence of hazardous contaminants which are likely to be relevant to the land and is held in the Council's records.

Information on private and public stormwater and sewerage drains as shown in the Council's records.

Information relating to Government Valuation and any rates.

Information concerning any consent, certificate, notice, order or requisition affecting the land or any building on the land previously issued by the Council (whether under the Building Act, or any other Act).

Information relating to the use to which the land may be put, and conditions attached to that use.

Information which, in terms of any other Act, has been notified to the Council by any statutory organization (i.e. Historic Places Trust or the Department of Conservation) which has the power to classify land or buildings for any purpose.

Information which has been notified to the Council by any network utility operator under the Building Act 1991.

The memorandum may also include such other information concerning the land which the Council considers, at its discretion, to be relevant.

Important

Council's must take reasonable steps to ensure that building work requiring a building consent complies with the building code, but are not required to ensure that building work is defect free. Buildings have been, and continue to be, constructed with defects which the Council cannot reasonably detect at the time of inspection, or have arisen since the Council's last inspection (e.g. through lack of prudent maintenance). Some defect can be very expensive to repair. Sole reliance should not be placed upon the Council's performance of any building control function, including inspections or the issue of a Code of Compliance Certificate, as confirming that a building is free from defects. The Council recommends that all prospective property purchasers obtain a pre-purchase inspection report, particularly with respect to weather-tightness by an appropriately qualified independent building advisor.

A register of independent building advisors may be found on New Zealand Institute of Building Surveyors website at www.buildingsurveyors.co.nz . The website of the Department of Building and Housing at www.dbh.govt.nz is also a useful source of information on building matters.

When will I need a LIM?

If you are considering purchasing a property, it is recommended that you obtain a LIM before finalizing the purchase. You will find a LIM useful in assisting in deciding whether the land is worth purchasing, free from any restrictions, and whether the intended use of the land is feasible.

Please note that a LIM Report will not tell you if any work has been done without a building consent. The LIM can only contain records that the Council have. For example, if someone has done something without a building consent, the Council will not know this.