

A Land Information Memorandum (LIM) will help Property Buyers and Sellers, Real Estate Agents, Valuers and Lawyers, Lenders and Insurers.

If you are **buying** a property, a LIM may answer some important questions about the property and any associated buildings.

If you are **selling** a property, a LIM is a way of informing potential buyers of the existing status of the property.

If you are a **professional** helping property buyers and sellers, clients may expect you to be aware of the information contained in a LIM when giving your advice.

If you are **insuring** a property, or **lending** on it as security, you will want to know its status and any risks in relation to it.

*Note: Information provided in a LIM is that which is **known to Council**. You are urged to satisfy yourself as to the existence of private covenants or other encumbrances affecting the land.*

The information you will receive in your LIM will include:

Rates

- Government Valuation.
- Yearly Rates.
- Rate arrears (if any).
- Whether the property is water metered.

Zoning

- The zoning on the property.
- Any designation on the land.
- Any acoustic design requirements for new buildings constructed in this zone.
- Information relating to the use to which the land may be put and conditions attached to that use.

Public Works

- Any proposed public works that may directly affect the property, where it is known.

Drainage

- Information on private and public storm water and sewerage drains on the property as shown in Council's records.
- Whether the property is connected to the sewer or to a septic tank.
- Drainage maps will be provided if available.

Consents, Licences and Requisitions

- Building consents currently being processed.
- Building consents issued in the past (including replacement fire places).
- We will advise if a compliance schedule has been issued by a building certifier pursuant to the Building Act 2004.
- Resource consents issued with respect to the property.
- Any other consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by the council.
- We will inform you whether the property has a health/food licence and when it needs to be renewed.
- We will inform you whether the property has hazardous substances licence and when it needs to be renewed.

Swimming Pool

- Whether the property has a swimming pool registered with the Council.
- If registered, whether the pool is recorded as being fenced in accordance with the Act.

Special Features and Hazards

- Information identifying each (if any) special feature or characteristics of the land concerned.
- Advice as to whether Council is aware of any natural or man-made hazards that may affect the property.

Historic significance

- Any Historic Places Trust classification

Other Information

Information which has been notified to Council by any statutory organisation having the power to classify land or buildings for any purposes, or any network utility operator pursuant to the Building Act 2004.

Other information concerning the land as Council considers, at its discretion, to be relevant.