

*Source Reference: The Business of Building Issue 1:09 ([www.thebusinessofbuilding.co.nz](http://www.thebusinessofbuilding.co.nz))*

## Land Information Memoranda (LIM)

A Land Information Memorandum (LIM) is a Council document that provides all information held by that Council in respect of a specific property. It is recommended you obtain a Land Information Memorandum (LIM) on a property before you purchase, as it could disclose information that could influence your purchase decision. A LIM only provides the information that the Council has on its records. The Council may not have all the information required to make a sound decision about purchasing the property. You should inspect the site and get expert opinion on the property.

A LIM typically contains all or any of the following as available in each case:

- Rates information i.e. annual rates payable and rates outstanding on the property
- Land features
- Restrictions on land or building use
- Land use approvals granted or required
- Environmental issues i.e. potential for erosion, slippage, subsidence or flooding
- Potential contamination by hazardous substances
- Drains – public and private (where known to Council)
- Septic tank disposal system approvals (if applicable)
- Resource Consents issued
- Building Consents and permits issued
- Building plans and drawings
- Code Compliance Certificate details
- Compliance Schedule details
- Certificates issued by a building Certifier
- Aerial photographs
- Licence details i.e. food premises, health, hair dressing, hazardous substances, etc.
- Information given to Council about the land of buildings and/or site designations imposed by any statutory body i.e. Historic Places Trust etc.

Note: A LIM will not provide full details of building restrictions applying to a site. If you are intending to buy a property for redevelopment, check your proposal against the rules of the District Plan. Council officers are available if you wish to discuss your proposal before committing yourself to a purchase. A LIM will not tell you that unpermitted or illegal work has been done on the property.

Your LIM may contain aerial photographs depicting boundaries and/or other information. They are provided as a guide only. To confirm property boundaries you will need to:

- View the Certificate of Title at Land Information New Zealand,
- Locate the property survey pegs, or
- Have the boundaries set by survey. You will need to employ a registered surveyor to do this

Council cannot guarantee the accuracy of the information held on its files. If you have any queries or concerns you should discuss them with a Council Building Compliance Officer or Resource Consents Planner (as applicable in each case) or obtain appropriate independent professional advice.