

LIMS (Land Information Memorandum)

What is a LIM?

A LIM (Land Information Memorandum) contains information the Council holds about a property. Anyone can apply for one.

The appropriate fee must be paid at the time you apply.

A LIM can help you to:

- Check that all of the buildings and structures on a property are lawfully established
- Identify potential development restrictions that may apply to your intended use
- Identify potential hazards known to the Council
- Make a decision about whether to buy a property.

When would I get a LIM?

If you are selling, a LIM can promote confidence in your property.

If you are buying, a LIM could help you make an informed decision.

It pays to ensure your lawyer is satisfied with the LIM as a condition of purchase.

A pre-purchase building inspection is also a good idea.

How long does it take?

The Waimakariri District Council must provide a LIM within 10 working days. Depending on workloads we generally deliver in half that time.

You can get an application form from any Council Service Centre or from our website www.waimakariri.govt.nz



What sort of information can a LIM hold?

- Current rates and rating valuations
- Information about building permits, consents and copies of Code Compliance Certificates, dwelling plans
- Planning information, eg planning zones and resource consents – including those issued on neighbouring properties
- Any special characteristics of the buildings and land – including protected trees, historic buildings, archaeological sites, designations
- Any requisitions issued by the Council within the property
- Water, sewer, stormwater, drainage plans, well tests
- Building Warrant of Fitness
- Licences (health/liquor)

Need a building inspection before you buy? Look in the Yellow Pages under 'building consultant' or 'building inspection'. Remember - it is your responsibility to ensure the land is suitable for a particular purpose.

Please turn over

- Fencing of Swimming Pool compliance
- Service requests
- Hazard information including any flooding information known to the Council
- Any other information deemed to be relevant to the subject property.

Using the LIM

A LIM may point to, but will not directly identify unauthorised building work or land use. Nor does it attempt to provide an assessment of the development potential of a site.

Plans or diagrams attached to the LIM are not necessarily indicative of the legal position of boundaries or services.

This is why it pays to check the information we give you against the actual physical state of the property.

Do let us know if there is any discrepancy.

The Council's role is to store the information and make it available to the public.

In some cases we may be able to provide you with additional information but we cannot interpret it for your situation. This is best left to your lawyer who may also be able to help with other issues not usually included in a LIM, such as accessways or fencing.

Environment Canterbury

Environment Canterbury also has information on properties in the Waimakariri District. This could include information on resource consents, wells, groundwater, pest enforcement, contaminated sites, etc.

Consideration should be given to applying for a Land Information Request from Environment Canterbury at the same time you are applying for a LIM.

For information about a Land Information Request, please call ECan on 0800 324 636, or apply online at www.ecan.govt.nz under 'property information'.

What information do I need to give the Council?

Details of the property you want a LIM for, including:

- Physical address of the property
- Legal description, eg Lot and DP, current owner's name
- Certificate of Title if you have one
- Your service address, email address and phone numbers

Find out more at waimakariri.govt.nz, or contact Customer Services on 0800 965 468.