

General

A Land Information Memorandum (LIM) is a report prepared by Council in relation to matters affecting land and buildings on a particular property as at the day the LIM is produced.

Council recommends that a LIM be obtained prior to the purchase of property or a piece of land. It allows you to:

- establish if a property is free from restrictions
- establish if the land is appropriate for your intended use
- have the opportunity to discuss any concerns you may have regarding Council requirements, matters or issues, and to obtain advice from your Solicitor.

Also ... obtaining a LIM before the sale of your property may speed up any prospective sale, as the purchaser would not have to wait for the LIM before making an offer.

The LIM Team co-ordinate and research records held by Council on properties. The information in a LIM covers all areas required under Section 44A of the Local Government & Meetings Act 1987.

Cost

\$230 for the statutory service or \$355 for a 4 day urgent service. The fees are inclusive of G.S.T.

Time

10 working days for a standard service or 4 working days for an urgent service. Council does not accept liability from any losses arising from a failure to meet the 4 day service, however, our 100% guarantee means that if we don't deliver within our 4 working day timeframe, a full refund will apply.

What we need

A completed application and the correct fee. (Payment is required on application.)

What's in a LIM?

- Private and public drains and easements known to Council
- Land and water rates with balances owing
- Any special feature of the land including potential erosion, falling debris, sinking, slipping, silting or build up of land and any buildings on the land, flooding or likely pollutants known to Council.

- Council consents, certificates, notices, orders and requisitions affecting the land any buildings on the land.
- Zoning of the property and a copy of the Planning Map relating to the zone, advising how the land can be used.
- Details of dangerous goods, liquor, hairdressing and health licenses (mainly refers to commercial properties).
- Any information which has been notified to the Council by any network utility operator in connection with the Building Act 1991
- Any other information that the Council deems relevant at its discretion.

How do I get a LIM application form?

You can download one from www.westernbay.govt.nz or call into one of our 4 offices located at Barks Corner, Tauranga, Main Road, Katikati, McDonnell Street, Omokoroa or Jellicoe Street, Te Puke. Alternatively you can phone us on 07 571 8008 and we can post, fax or e-mail you a form. Your Solicitor may also be able to provide you with a Western Bay Of Plenty District Council LIM application form.

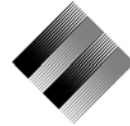
To apply for a LIM, complete the application form and mail with payment to:

Consents Officer LIM's
Western Bay of Plenty District Council
Private Bag 12803
Tauranga 3143

Phone: 07 571 8008
Fax: 07 543 3794

Applications can also be delivered in person to our head office, Barkes Corner, Tauranga or alternatively to our library and service centres: Main Road, Katikati; McDonnell Street, Omokoroa; Beach Road, Waihi Beach or Jellicoe Street, Te Puke.

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**Western Bay of Plenty
District Council**

TAURANGA – HEAD OFFICE
CAMERON ROAD
BARKES CORNER
PRIVATE BAG 12803
TAURANGA
PHONE (07) 571 8008
FAX (07) 577 9820

FREEPHONE 0800 WBOPDC (926732)

TE PUKE LIBRARY & SERVICE CENTRE
JELlicOE STREET
TE PUKE
PHONE (07) 573 9862
FAX (07) 573 6728

KATIKATI LIBRARY & SERVICE CENTRE
MAIN ROAD
KATIKATI
PHONE (07) 549 0119
FAX (07) 549 0935

OMOKOROA LIBRARY & SERVICE CENTRE
McDONNELL STREET
OMOKOROA
PHONE (07) 548 2643
FAX (07) 548 2941

WAIHI BEACH LIBRARY & SERVICE CENTRE
WAIHI BEACH COMMUNITY CENTRE
WAIHI BEACH
PHONE (07) 863 4573
FAX (07) 863 5749

INFORMATION VALID AT TIME OF PRINT 06/09

Land Information Memorandum

All you want to know about LIM's:

- *Why you should request one*
- *How long they take to process*
- *Who you need to contact*

Please Note

This brochure relates to the provisions of the OPERATIVE District Plan. Council has notified its PROPOSED Plan and you are advised to discuss any proposal with the Duty Planner as there may be more restrictive rules under the Proposed Plan that will affect your proposal