

Land Information Memorandum

A Land Information Memorandum (LIM) is a collation of the information the council holds on a property. Most people want a LIM because they are considering buying or selling a residential, commercial or rural property and want to find out as much as possible about it before making a final decision.

The information provided is based on a search of council database records on the date the LIM is issued.

There may be other information relating to the property which is not known to council - for example illegal or unauthorised building or works on the property. Note that LIM information is not based on an inspection of the property.

What is included in your LIM?

Property details

The property's legal description, land area, capital value and land value.

Rates

This shows the annual combined rates demand from Kāpiti Coast District Council and Greater Wellington Regional Council and any rates arrears currently owing on the property.

If the property is connected to a council metered water supply it will also show the water rates paid last year by the occupier.

Building consents and building information

This section will list any building consents granted and code compliance certificates issued. Code compliance certificates are a formal statement that building work complies with the building code of the time, but will not accompany building permits issued before 1991 (when changes to building legislation took effect).

For an industrial or commercial building any earthquake-strengthening work carried out on the building, and any building warrants of fitness issued will be noted where applicable. If the property is a business, the LIM will show any food, alcohol or trade waste licences which have been granted.

Swimming pools registered to the property will also be noted.

Weathertightness

If there are any claims under weathertight homes legislation, this will be included.

Land use and conditions

If any previous owners have obtained a resource consent (permission to use land in a way not permitted by the council's District Plan or Resource Management Act 1991), it will show under this heading. Also noted will be any covenants or consent notices we have issued, regarding the protection of vegetation i.e. exclude private covenants.

Zoning information

This tells you what zone the property is in under the District Plan, whether there are protected trees on the lot, whether the property has anything of historical, cultural or archaeological interest, and whether any designations apply (applicable generally to land set aside for specified purposes, such as use by telecommunications firms, utilities and educational organisations).

Special features and characteristics of the land

This includes information identifying any special feature or characteristics of the land if council is aware of any natural or man-made hazards that may affect this particular property.

Plumbing, drainage and drinking water supply

Information on whether the property is connected to a council-owned water supply. Information on private and public stormwater and sewerage drains as shown on the council's records will be included, as well as a plan of the service network.

Deposited Plan and Certificate of Title

Included with your LIM will be a copy of the deposited plan, which has a diagram showing the lot's boundary distances and sometimes the number of square metres. A certificate of title will also be included which shows current owner and interests (such as mortgages, encumbrances and easements).

Aerial photograph

This gives a bird's-eye view in colour of the property.

Building plans (if requested)

You will get copies of any floor plans and elevation drawings of the building and any alterations or additions to it, together with any code compliance certificates.

Other information

Your LIM may include any other information that the council has the discretion to include if it considers it to be relevant.

Information available on our website

You may also be interested in some of the information available on our website, such as our full District Plan and advice on how to access council services:

www.kapiticoast.govt.nz