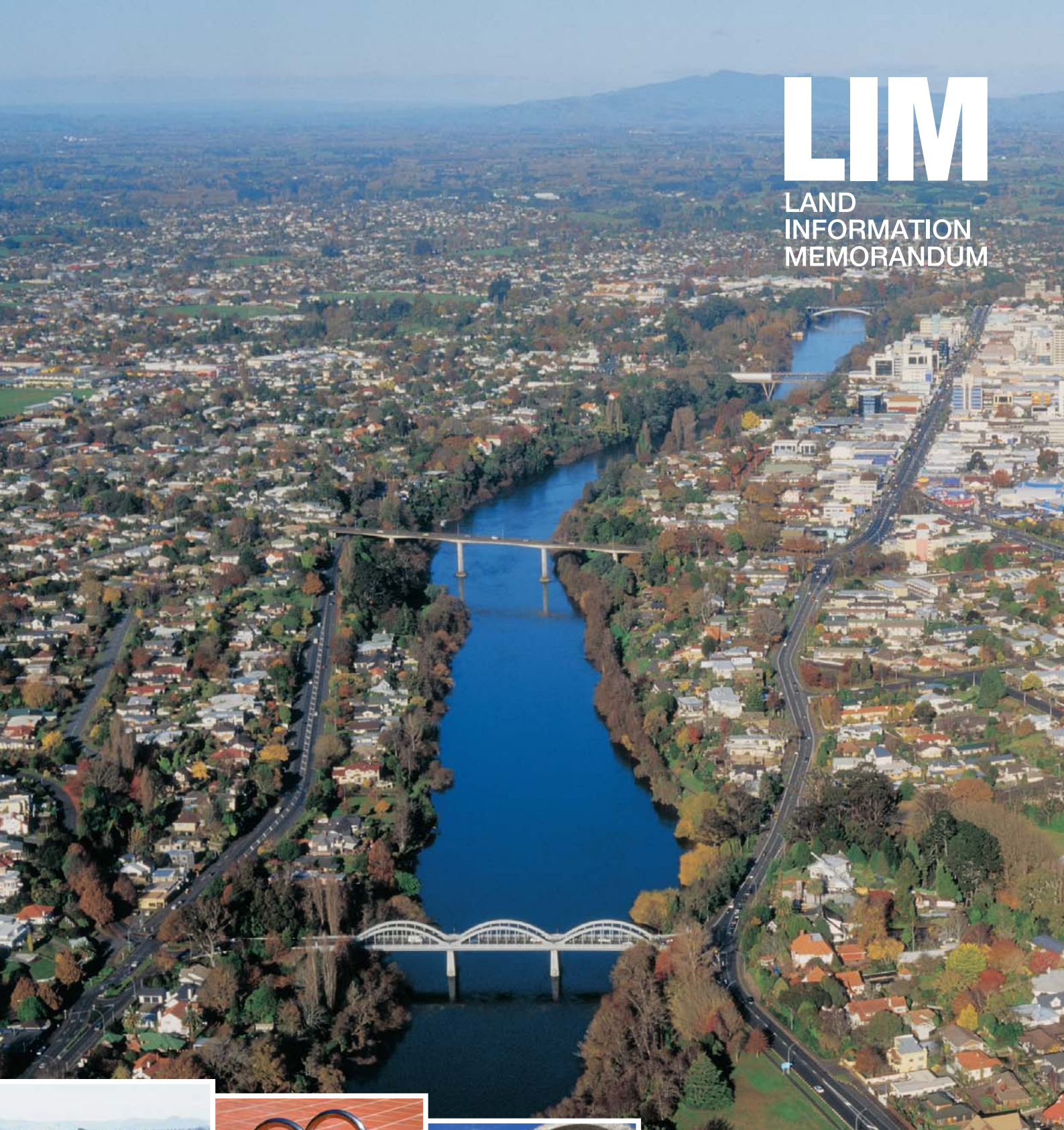


# LIM

## LAND INFORMATION MEMORANDUM



## Information in a LIM includes:

### Building Consents, Licenses and Requisitions

- Building Permits/Consents issued on the property
- Any outstanding works, Code Compliance Certificates for consents issued since 1993
- If a Compliance Schedule has been issued for the building and when the related Warrant of Fitness expires
- Any other notice, order, or requisition affecting the land or any building on the land previously issued by Council
- The status of the land in relation to the contamination of soil by hazardous substances
- Whether the property has a licence relating to the sale of food, the sale of liquor or other licence (under Health Act 1956)

### Swimming Pool

- Whether the property has a swimming pool known to Council
- In accordance with the Fencing of Swimming Pools Act 1987 or the 8500 Standard, if an inspection is required in relation to the swimming pool fencing and any additional fee payable before inspection

### Rates

- Current rating valuation
- Annual rates levy
- Penalties charged during the year
- Outstanding amounts for current instalment period
- Rates arrears
- Water charges (commercial only)

### District Plan Information

- Zoning of the property as defined by Operative and / or Proposed District Plans
- Environmental Protection Overlay
- Whether the site is listed as a Heritage Item, Heritage Precinct or Archaeological, Historic or Cultural Overlay
- Registered historic and notable trees on the site
- All Resource Consents approved in relation to property
- Notified Resource Consents in process at the subject site and adjoining properties

### Public Works

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

### Drainage / Water

- Information on public stormwater and wastewater pipelines on the property as shown on Council's log plans
- Water toby location
- Private drainage plans will be provided if available

### Special Features

- Such as erosion, subsidence, filling, flooding avulsion, falling debris, slippage, alluvion, or inundation and soil report in relation to the property, where Council has such information available

## Information you will NOT receive in a LIM:

- For information in relation to State Highways please contact New Zealand Transport Agency
- Plans for and/or activities for any parks and/or reserves in the vicinity of the property - contact the Parks and Gardens unit 07 838 6970
- Hamilton City Council does not hold any information concerning electricity and gas and telephone connections. Information may be obtained from the relevant companies
- Non-notified Resource Consent applications in process on the subject site
- Any decisions on adjacent property

# LIM Report

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|                           |  |
|---------------------------|--|
| <b>Property Address:</b>  | 114 Pukete Road Hamilton   |
| <b>Legal Description:</b> | Lot 4 DPS 19615/House 1 DP S65718                                  |
| <b>Applicant:</b>         | Harcourts Real Estate <b>Client:</b> Adrian Pooley & Laura Langman |
| <b>Date of Issue:</b>     | 04 February 2019   |

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Thank you for your application for a Land Information Memorandum on the above property. This report is a result of a detailed clerical search of Hamilton City Council's records.

Please note, no physical inspections have been carried out in relation to your request. If you require a physical inspection of the property, you will need to obtain the services of a qualified person from the private sector.

The information contained in this report is given without prejudice and is valid at the date of issue only. Hamilton City Council reserves the right to serve requisitions at any time should the need become apparent.

**Jen Baird**  
**General Manager City Growth**

  
Per  
**Ian Shirreffs**  
**LIM Officer**  
Customer Services  
Municipal Offices  
Garden Place, Hamilton  
Phone 07 838 6486  
Email: [ian.shirreffs@hcc.govt.nz](mailto:ian.shirreffs@hcc.govt.nz)

**PLEASE NOTE:**

*This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987, and contains all the relevant information relating to the land held by Council. It is based on a search of Council's property records and there may be other information relating to the land which has not been specifically recorded against this property or known to the researcher. Other organisations may hold information relevant to this property, for example Waikato Regional Council and network utilities companies for electricity, gas and telephone information.*

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## Building Information

☎ Ph: (07) 838 6677 if you require further information

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With effect from 31<sup>st</sup> March 2005 Section 363 of the Building Act 2004 makes it an offence, in respect of any building intended for public use, to use or permit a person to use any part of that building that is affected by building work for which no building consent was obtained, or where a building consent was obtained, but no code compliance certificate was issued.

### Building Permits / Consents on File:

This property did not become part of Hamilton City until April 1962. We do not hold any record of permits for work done prior to this date.

|   |   |
|---|---|
| Building Consent 1995/883 issued 30/05/1995   | To install a new solid fuel heater                |
| Code Compliance Certificate issued 15/06/1995 | Copy attached <input checked="" type="checkbox"/> |

### Plumbing & Drainage Permits on File:

|   |                                |
|---|--------------------------------|
| Drainage Permit 01146 issued 14/06/1974 | For existing drainage to sewer |
|---|--------------------------------|

Plumbing and drainage is incorporated in the above consent.

*Please Note: Building, Plumbing and Drainage Permits prior to 1993 will not have been issued with a Code Compliance Certificate, as this requirement did not come into effect until 1993.*

### Important to Note:

In line with Local Government Official Information and Meetings Act 1987 as of October 2015, we no longer included building consent or building/drainage permit plans within the LIM report. If you require more information please contact Customer Services Centre at Hamilton City Council.

Prior to the Building Act 1991, Council was not required to keep detailed records for building permits issued. As such, limited information is held and in some cases we are unable to identify building permits for particular properties.

The information provided in this application is in accordance with Section 44A (2) of the Local Government Official Information and Meetings Act 1987 (LGOIMA). In addition, Hamilton City Council informs the applicant that historic information ( limited to basic consent details- no plans held ) may, or may not, be contained in the 'Historic Building Register'. These registers have been archived at the Central Library (Garden Place) and are open for inspection in accordance with sec. 15 (1) (a) of the LGOIMA 1987.

Section 45(3), Building Act 1991

ISSUED BY HAMILTON CITY COUNCIL

BUILDING CONSENT NO: 95/0883

(Insert a cross in each applicable box. Attach relevant documents.)

| PROJECT   | PROJECT LOCATION  |                   |  |                  |                    |                        |                      |               |                    |          |        |                  |  |
|---|---|-------------------|--|------------------|--------------------|------------------------|----------------------|---------------|--------------------|----------|--------|------------------|--|
| All <input checked="" type="checkbox"/>   | Street Number:<br><b>MR P SHERGOLD</b><br><b>114 PUKETE RD</b><br><b>HAMILTON</b>   |                   |  |                  |                    |                        |                      |               |                    |          |        |                  |  |
| Stage No <b>1</b> of an intended <b>1</b> stages of:  | <table border="1"> <thead> <tr> <th colspan="2">LEGAL DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>Property Number:</td> <td><b>F0065718001</b></td> </tr> <tr> <td>Valuation Roll Number:</td> <td><b>4193 610 00 A</b></td> </tr> <tr> <td>Lot: <b>4</b></td> <td>DP: <b>S.19615</b></td> </tr> <tr> <td>Section:</td> <td>Block:</td> </tr> <tr> <td>Survey District:</td> <td></td> </tr> </tbody> </table> | LEGAL DESCRIPTION |  | Property Number: | <b>F0065718001</b> | Valuation Roll Number: | <b>4193 610 00 A</b> | Lot: <b>4</b> | DP: <b>S.19615</b> | Section: | Block: | Survey District: |  |
| LEGAL DESCRIPTION   |   |                   |  |                  |                    |                        |                      |               |                    |          |        |                  |  |
| Property Number:  | <b>F0065718001</b>  |                   |  |                  |                    |                        |                      |               |                    |          |        |                  |  |
| Valuation Roll Number:  | <b>4193 610 00 A</b>  |                   |  |                  |                    |                        |                      |               |                    |          |        |                  |  |
| Lot: <b>4</b>   | DP: <b>S.19615</b>  |                   |  |                  |                    |                        |                      |               |                    |          |        |                  |  |
| Section:  | Block:  |                   |  |                  |                    |                        |                      |               |                    |          |        |                  |  |
| Survey District:  |   |                   |  |                  |                    |                        |                      |               |                    |          |        |                  |  |
| New or relocated building <input type="checkbox"/><br>Alteration <input type="checkbox"/><br>intended use(s) (in detail):<br><b>INSTALL SOLID FUEL HEATER</b>                     |   |                   |  |                  |                    |                        |                      |               |                    |          |        |                  |  |
| Intended Life:<br>Indefinite, but not less than 50 years <input type="checkbox"/><br>Specified as <b>50</b> years <input type="checkbox"/><br>Demolition <input type="checkbox"/> |   |                   |  |                  |                    |                        |                      |               |                    |          |        |                  |  |

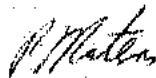
This is:

- A final code compliance certificate issued in respect of all of the building work under the above building consent
- An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent
- This certificate is issued subject to the conditions specified in the attached ..... page(s) headed "Conditions of Code Compliance Certificate No. ...." (being this certificate).

The Council charges payable on the uplifting of this code compliance certificate, in accordance with the attached details, are: \$ **0.00**

Receipt No:

Signed for and on behalf of the Council:



Name: **PETER MARTENS**  
**NZCB**  
**BUILDING INSPECTOR**  
**CO-ORDINATOR**

Date: **15 / 6 / 95**

**General Information / Requisition/Special Features:** None recorded for this property.

**Record of Fill:** None recorded for this property. Copy attached

**Legal File /Prosecutions Served / Bonds / Encumbrances:** None recorded for this property.

**Earthquake Risk:** None recorded for this property.

**Wind Zone:** Low

**Swimming Pool:** None recorded for this property.

**Building Warrant of Fitness:** Not applicable to residential properties.

**If work has been carried out without a building consent:**

With the introduction of the Building Act 2004, the service of providing what has been commonly known as “Safe and Sanitary” inspection has been discontinued. There is no longer the ability to make an application to Council for this service.

The Building Act 2004 allows for any person to apply for a “Certificate of Acceptance” for any work that has been completed without a building consent. This is however only applicable to work carried out after the inception of the Building Act 1991 (1 July 1992). A “Certificate of Acceptance” must be applied for on the appropriate form.

For any work completed without a building consent and prior to 1 July 1992 there is no process available through Council for acceptance or qualification of this work. Where such building work is the subject of a condition for a building report in a sale and purchase agreement, then you will need to obtain the services of a qualified person from the private sector.

Council is bound by the Building Act 2004 and has a role to ensure the health and safety of the public with regard to buildings is always maintained. If you are aware of a situation that you believe compromises the health and safety of building users then you need to refer the matter to Council at the earliest date.

For access to forms and further information, please visit our website: [www.buildwaikato.co.nz](http://www.buildwaikato.co.nz) and [www.hamilton.co.nz](http://www.hamilton.co.nz)