



**Nov
2023**

A guide to property records and categorisation

To ensure transparency, Auckland Council will disclose Category 2 and Category 3 properties on LIMs for storm damaged properties. Category 1 properties are not disclosed on LIMs, but correspondence with council and any documents related to the categorisation process will be included in property files.

What is a LIM?

A LIM or Land Information Memorandum is a report the council prepares when a member of the public requests it. A LIM contains a summary of certain information that council holds about the property. It includes information about building/resource consents, rates, building plans and whether the property (or a building on it) has a particular status such as an historic place designation. A LIM also contains information on zoning issues and utilities, including flood plains, areas of erosion or subsidence and other hazards.

What property category information is in the LIM?

LIMs currently note if a property is Category 2 or 3 and include an explanation of the categories, and advice for people seeking additional information. With a few exceptions, documents that can be found on a property file, such as correspondence or reports, are not generally attached to a LIM. Category 1 properties are not shown on LIMs as they have been identified as low risk.

Why are property categories shown on LIMs?

People considering purchasing a property use LIMs to help inform their decision-making process. If a property is uninhabitable or needs changes made (mitigations) to reduce the risk to life caused by storm damage, this is important information that people using LIMs need to know.

The council must disclose information it holds about properties under section s44A(3) of the Local Government (Official Information and Meetings) Act 1987.

What is a property file?

Property files include information and documents held by the council that relate to a property. You can order a property file from the council and it will have all of the information the council has at the time it was ordered. The property file includes correspondence with the council about the property and full copies of resource consents and building consents (and original plans), rather than just the summary found on a LIM.

What property category information is in the property file?

Property category information in the property files includes records of any communication with the council, the completed online Flooding and Landslide Registration Form and any reports or site assessments of the property.

For Category 2 and Category 3 properties, the property file will disclose all relevant information, including:

- the categorisation (the letter to the owner notifying this)
- communication including letters and emails or notices relevant to a disputes process
- other documents such as technical reports/site assessments.

If a Category 1 property has had a risk assessment for categorisation, this information would also be included in the property file, confirming the property was low risk when assessed.



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Phone: 09 301 0101



Write: Auckland Council, Private Bag 92300
Victoria Street West, Auckland 1142 | DX CX 10032

