

LAND INFORMATION MEMORANDUM

LIM REPORT

lims@hcc.govt.nz



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).

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.
- 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.

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 NOT included 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 Open Spaces Unit on 07 838 6622.
- 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.

Property Address:	10 Grassy Downs Place Hamilton
Legal Description:	Lot 31 DP S14131
Applicant:	Lugtons Real Estate
Client:	Andrew Johnston and Jane Catherine West
Date of Issue:	15 November 2024

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.

Customer Services - LIMs
260 Anglesea Street, Hamilton
Phone 07 838 6699
Email: lims2@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.

City Waters Information

Public Water & Waste Services:

A water connection is showing as serving the property.

The water supply is logged as being 12m from the left hand boundary.

No stormwater connection is shown on the log plan as serving the property.

A public stormwater pipeline is shown as passing through the property. Conditions will be imposed on any building consent, including the approval of Water and Waste Services, which shows building over or adjacent to the pipeline. Note: No building is permitted to be constructed over a Hamilton City Council manhole or over a connection to the public main. Further, Council has no record of the trench compaction for the public pipeline within the property. It is advised that an investigation of the trench backfill, by a suitably qualified engineer, be undertaken prior to foundation design for any structure over or adjacent to the pipeline.

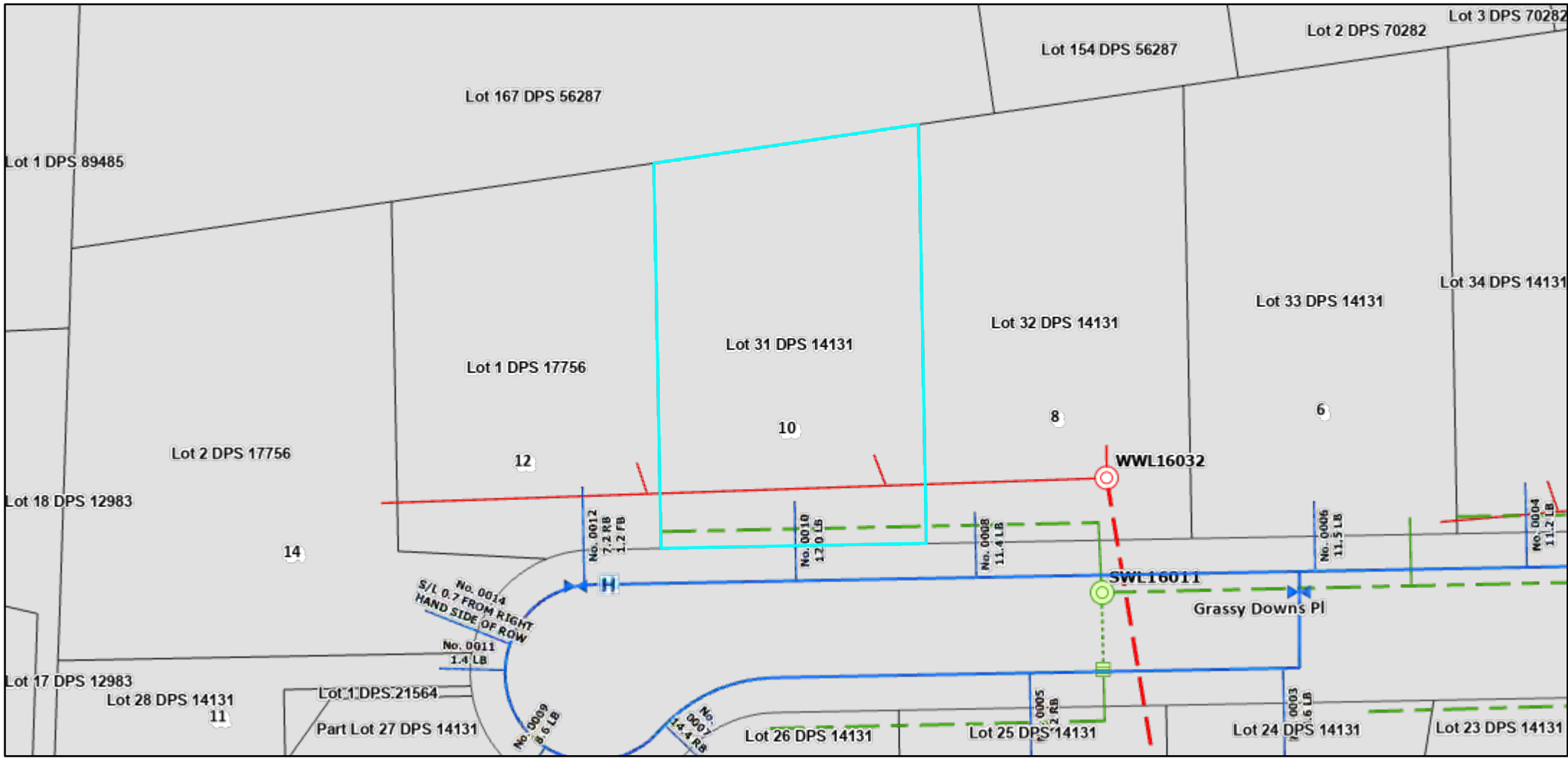
A wastewater connection is shown on the log plan as serving the property.

A public sanitary sewer pipeline is shown as passing through the property. Conditions will be imposed on any building consent, including the approval of Water and Waste Services, which shows building over or adjacent to the pipeline. Note: No building is permitted to be constructed over a Hamilton City Council manhole or over a connection to the public main. Further, Council has no record of the trench compaction for the public pipeline within the property. It is advised that an investigation of the trench backfill, by a suitably qualified engineer, be undertaken prior to foundation design for any structure over or adjacent to the pipeline.

Refuse Collection Day: Wednesday.

Trade Waste:

No information in relation to the discharge of Trade Waste are currently held in respect to this property/business premises.

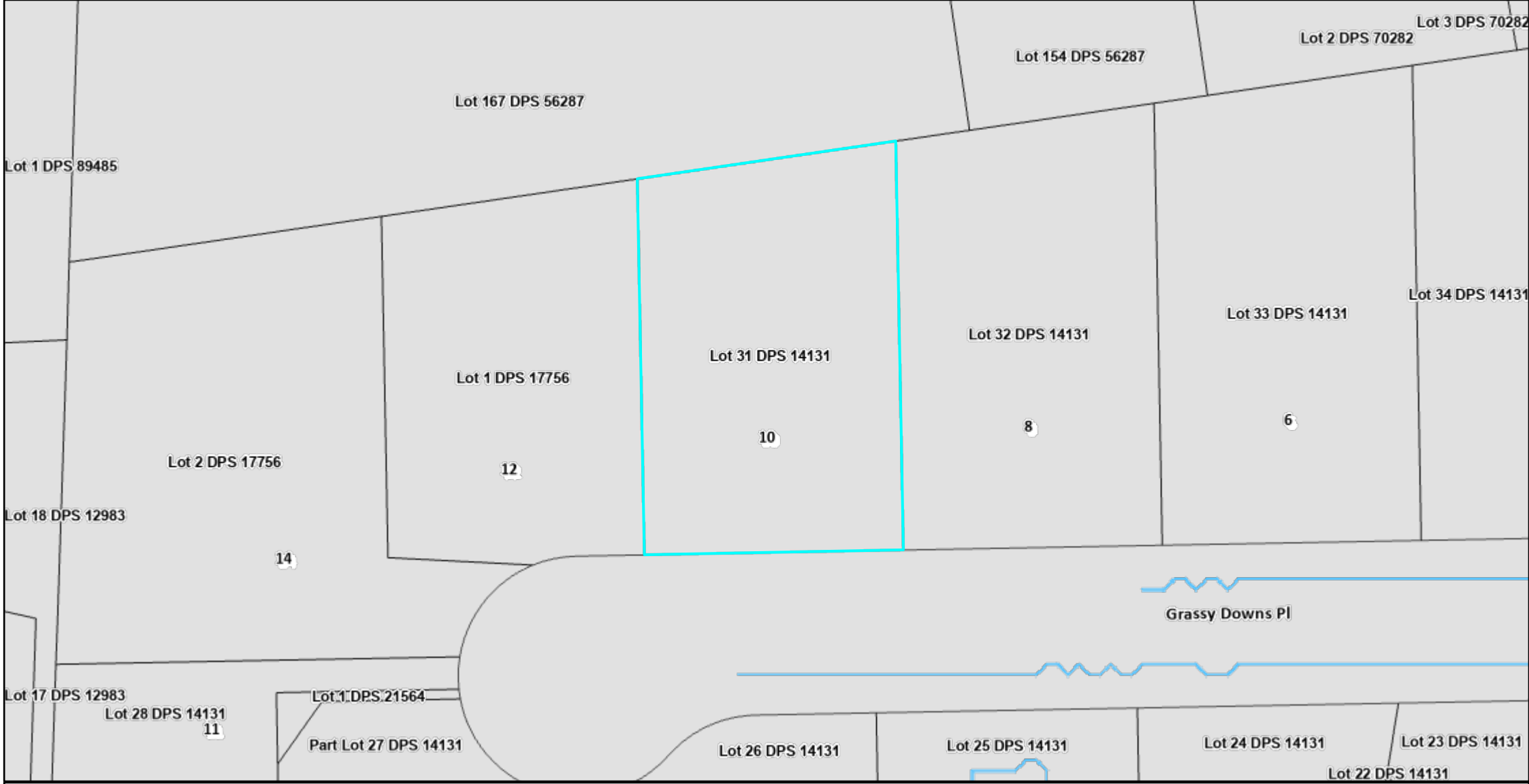


Water Services			Wastewater Services			Stormwater Services			
	WS Main Offset	Other		150 - 199 mm	Aerial Main		SW Soakage Trench	300 - 450 mm	Main
	WS Main Cross-over Jn	WS Main Abandoned		200 - 299 mm	Rising Main		SW Channel	451 - 600 mm	Abandoned Main
	WS Main Type	WS Storage Unit		300 - 374 mm	Abandoned Main		SW Culvert	601 - 750 mm	SW Main Flow Direction
	Bulk	WS Preliminary Plans		375 - 600 mm	WW Preliminary Plans		SW Subsoil Drain	751 - 900 mm	Planted SW Device
	Trunk			601 - 1799 mm			SW Service Line	901 - 1050 mm	SW Preliminary Plans
	Main			1800+ mm			SW Main by Size	1051 - 1250 mm	
	Rider			< 150 mm			< 300 mm	> 1250 mm	












3 Waters - 10 Grassy Downs Place

WARNING: Levels, locations and dimensions of works shown on this plan may not be accurate due to circumstances not notified to Council. A physical check should be made on all levels, locations and dimensions before starting design or works. We cannot guarantee that the data shown on this map is 100% correct. | Contact City Waters Unit, phone (07) 838 6699. COPYRIGHT HAMILTON CITY COUNCIL. Cadastral information from Land Information New Zealand. Crown Copyright Reserved.





Flood Map - 10 Grassy Downs Place

-  Flood Depressions 100yr Rainfall
-  Earthworks Area
- 100-year Flood Hazard**
-  Low
-  Medium
-  High
-  100-year Flood Extent
-  100-year Flood Extent
- Overland Flowpaths 2019 - Category**
-  Major
-  Moderate
-  Minor
-  No Flood Data Mask

Flood data relevant to this property is shown on the map. This flood data is the best available information Council holds for this property at this time. People with an interest in the property should note the limitations below and obtain independent advice from a suitably qualified professional as to the suitability of the land for their purposes. Our flood mapping information is updated from time to time and these updates can be found on the Floodviewer tool (hamilton.govt.nz/floodviewer), along with other flood types and rainfall scenarios, full definitions of these flood types, and supporting information. Our flood data is based on models that vary in age and levels of accuracy, which means the current data may have some limitations that affect its suitability for use for building or development design. Properties in an earthworks area may have had changes made to the land after flood modelling was completed, which means the mapped flood hazards and extents may differ from what is shown.



Inundation/Flooding:

Flood data relevant to this property is shown on the map. This flood data is the best available information Council holds for this property at this time.

People with an interest in the property should note the limitations below and obtain independent advice from a suitably qualified professional as to the suitability of the land for their purposes.

Our flood mapping information is updated from time to time and these updates can be found on the Floodviewer tool <http://hamilton.govt.nz/floodviewer>, along with other flood types and rainfall scenarios, full definitions of these flood types, and supporting information.

Our flood data is based on models that vary in age and levels of accuracy, which means the current data may have some limitations that affect its suitability for use for building or development design.

Properties in an earthworks area may have had changes made to the land after flood modelling was completed, which means the mapped flood hazards and extents may differ from what is shown.

Prospective purchasers should note the limitations disclosed above and obtain independent advice from a suitably qualified professional as to the suitability of the land for their purposes.

Special Features: None recorded for this property (Information on slips etc)

Please Note: Levels, locations and dimensions of drainage/water works shown on plans may not be accurate, due to circumstances not notified to Council. A physical check should be made on all levels, locations and dimensions before starting design or works.

Building Information

With effect from 31st 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/Drainage Permits on File:

Year	Number	Description	Issued
1972	29893	Dwelling	1/08/1972
1972	30254	Swimming Pool	4/09/1972
1972	39651	Plumbing to Dwelling	30/10/1972
1972	39644	Drainage to Dwelling	30/10/1972
1983	24521	New Upper Floor, Laundry, and Garage Extension	5/07/1983
1983	21585	Plumbing and Drainage to Dwelling Additions	11/08/1983

Building Consents on File:

Year	Number	Description	Issued	Code Compliance Certificate
2009	22814	Remove Load Bearing Wall and install Beam	13/08/2009	9/09/2011

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.

Building Consents issued by Private Certifier: None recorded for this property.

Building Exemptions on file: None recorded for this property.

Certificate of Acceptance on file: None recorded for this property.

Notices and Requisitions: None recorded for this property.

Code Compliance Certificate
Building Consent Number 2009/22814
Section 95, Building Act 2004



Te kaunihera o Kirikiriroa

Private Bag 3010
Hamilton 3240
New Zealand

Phone 07 838 6699
Fax 07 838 6599

info@hcc.govt.nz
www.hamilton.co.nz

Building Work
Issued by Hamilton City Council

The Building

Street Address of Building: 10 Grassy Downs Place HAMILTON 2001
Legal Description of Land where building is located: Lot 31 DP S14131
Building Name: Information not available
Location of building within site / block number: Information not available
Level / Unit Number: Information not available
Current, lawfully established, use: Residential
Year First Constructed: Prior to 1972

The Owner

Name of Owner: Andrew Johnston West
Contact Person: Andrew Johnston West

Landline: 07 849 3773

Mobile: Information not available

Mailing Address: 10 Grassy Downs Place
Saint Andrews
Hamilton 3200

Daytime: 07 849 3773

Afterhours: 07 849 3773

Facsimile: Information not available

Email: Information not available

Street Address: 10 Grassy Downs Place HAMILTON 2001

Website: Information not available

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that-

- a) The building work complies with the building consent; and
- b) The specified systems in the building are capable of performing to the performance standards set out in the building consent.

Attachment

None

First point of contact for communication with the BCA.

Signed for and on behalf of the Hamilton City Council:

Name:

09/09/2011

Phil Saunders
Position: Authorised Officer
Building Control Unit

Building

L16/1

GEOCON SOIL TESTING LTD

Civil Engineering Laboratory

229 Collingwood Street
P.O. Box 9123
Hamilton New Zealand
Telephone 071-393874

May 9, 1983.
Ref: W.993

Mr. Keith Jones
Consulting Engineer
P.O. Box 4125
Hamilton.

Dear Sir,

Re: Mr. J. Parkins Property At
10 Grassy Downs Place, Hamilton.

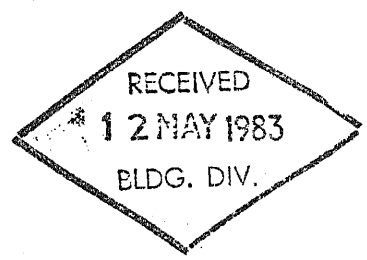
Lot 31 DPS 1431

Further to your instructions we have completed a limited site investigation at the above referenced site. A single bore hole was drilled in the grassed area adjacent to the existing kitchen. The bore log is presented on fig. 1.

Yours faithfully,

R. Bruce Gerring

R. Bruce Gerring
Manager.



SOIL DESCRIPTION

FIELD TEST DATA

BORE HOLE No. 1.

Surface Elevation

Depth in
Metres.

Vane Shear
Strength
(kPa.)

Scala
Penetrometer
(blows per
100mm. drop.)

0 5 10 15 20 25

Topsoil

Stiff, pale brown, clayey SILT.

Loose to Medium Dense, pale brown, silty coarse SAND
and fine Gravel.

Bottom of bore hole completed 4/5/83

BORE HOLE No.

Surface Elevation.

RECEIVED
12 MAY 1983
BLDG. DIV.

NOTE: The stratification lines represent
the approximate boundary between soil
types and the transition may be gradual.

BORE HOLE LOG No. 1.

GEOCON LABORATORY

229 Collingwood Street — Hamilton

Mr. J.A. Parkins Property at
10 grassy Downs Place, Hamilton.
May, 1983.

W. 992

Information provided to Council under section 362T(2) of the Building Act 2004:

None recorded for this property.

Information held under Section 124 of the Weathertight Homes Resolution Services Act 2006:

None recorded for this property.

General Information: None recorded for this property.

Record of Fill: Copy attached

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

Earthquake Risk: None recorded for this property.

Wind Zone: Low.

Swimming Pool: Our records show that there is a swimming pool at the property. The pool was last inspected 11/07/2024 and was compliant at the time of inspection.

Building Warrant of Fitness: Not applicable to residential properties.

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.

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

Planning Guidance Information

1.0 Status of District Plans:

Status of Hamilton City Operative District Plan

- The Hamilton City District Plan became operative on 18 October 2017.

Where to find the District Plans

To view the Hamilton City District Plan and Planning Maps on line go to <http://www.hamilton.govt.nz/operativedistrictplan>

Plan Change 12

Plan Change 12 was publicly notified on 19 August 2022 with submissions closing on 30 September 2022. It is anticipated hearings will start late 2024 with changes finalised by early 2025.

Please note this property is affected by Plan Change 12- Enabling Housing.

Key elements of this Plan Change include:

- Changes to zoning, residential densities, and site and building controls across the city.
- Introduction of controls to protect the Waikato River including use of an infrastructure overlay.
- Green policies around permeable surfaces, landscaping, rainwater tanks, stormwater management, and water efficiency fixtures.
- Changes to reflect more transport choice including cycling, walking and public transport.
- Introduction of financial contributions.

Some of the provisions have immediate legal effect. More details can be found at <https://hamilton.govt.nz/property-rates-and-building/district-plan/plan-changes/plan-change-12/>

For further information please contact the Planning Guidance Unit on 07 838 6699

2.0 District Plan details applicable to this property:

Operative District Plan:

Zone: General Residential Zone

Features:

- Significant Archaeological, Historic and Cultural Sites: None recorded for this property
- Natural Environment: None recorded for this property
- Electricity Transmission Corridors: None recorded for this property
- Natural Hazard Area: None recorded for this property
- Airport Protection Overlay: None recorded for this property
- Areas: None recorded for this property
- Other Features: None recorded for this property
- Designations on this Property: None recorded for this property
- Alterations to Designations and Notices of Requirement for this property: None recorded for this property

For further information regarding Alterations to Existing Designations, and Notices of Requirement for new Designations please contact the Planning Guidance Unit on 838 6699.

3.0 Resource Consents in regard to this property:

Resource Consents currently In Progress for this Property:

None recorded for this property

Resource Consents granted for this Property:

None recorded for this property

4.0 Active complaints in relation to this property:

None recorded for this property

5.0 Heritage New Zealand registered items in relation to this property:

None recorded for this property:

6.0 Information on land adjoining this property

Designations Adjoining this Property:

Existing Designations adjoining this property:

Operative District Plan: None recorded for this property

Alterations to Designations and Notices of Requirement adjoining this property:

Operative District Plan: None recorded for this property

For further information regarding Alterations to Existing Designations, and Notices of Requirement for new Designations please contact the City Planning Unit on 838 6699.

Notified Resource Consents currently in progress at adjoining Properties:

Notified Resource consent applications that are currently being processed at adjoining properties:

None recorded for this property

COMMENTS

The District Plan includes Flood Hazard overlays which identify Low, Medium and High Flood Hazard Areas, identified where applicable in Section 2.0 above under Natural Hazard Areas. This is based on flood data available at the time of development of the District Plan (notified to the public December 2012). In some cases, this may differ to that identified in the City Waters section of this LIM report which includes any relevant 'best available' flood data for this property.

Environmental Health Information

Note:- No inspection of the subject business premises/property has been carried out as a result of this application.

Information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by Council:

No information in relation to consents, certificates, notices, orders or requisitions are currently held in respect of this business premises/property. This does not preclude the possibility of consents, certificates, notices, orders or requisitions being issued in the future.

Likely presence of hazardous contaminants known to Council:

Council holds records of properties where certain hazardous activity and industrial landuses (HAIL) that are considered likely to cause land contamination are known to be occurring, may have occurred, or have occurred in the past.

As at the date of issue of this LIM report Council holds no information for the land that is the subject of this LIM in relation to activities and industries that are considered likely to cause land contamination, or in relation to the likely presence of hazardous contaminants.

Important notes:

The absence of information does not necessarily mean that no hazardous activity or industrial landuse is occurring or has occurred on the land, or the absence of hazardous contaminants on the land, but simply means that no information is currently held by Council.

Council is concerned with human receptors only. You are advised to contact the Waikato Regional Council, who may or may not have further information in relation to HAIL activity and the likely presence of hazardous contaminants for this land, particularly in relation to ecological receptors.

Disclaimer:

Hamilton City Council accepts no liability for any inaccuracy in, or omission from, the information provided above, or for any consequence of that inaccuracy or omission.

Any person who wishes to make any commercial decisions that involves an assessment of whether the site is impacted by hazardous contaminants should make their own enquiries and decisions.

Further information:

More information on hazardous activities and industries that are considered likely to cause land contamination can be found at:- <https://environment.govt.nz/publications/hazardous-activities-and-industries-list-hail/>

City Transportation Information

Road Works:

Council has an ongoing programme of minor road works, and larger projects that can, from time to time, impact on access to properties and amenity. Generally, we will let neighbouring property owners know when we have work planned through a letter drop. If planned roadworks are of interest to you, information can be found as follows:

- Council regularly updates information on events, projects and major works requiring lane or road closures in Hamilton on its website. You can check this information on our 'Week on the street' page at <https://hamilton.govt.nz/your-council/news/on-the-move/week-on-our-streets>
- Council regularly updates information on minor roadworks on its website. These works require lane or road closures in Hamilton. You can check this information on our Minor Roadworks page at <https://hamilton.govt.nz/your-council/news/on-the-move/hamilton-city-minor-roadworks>

Rights Of Way / Shared Access: None recorded for this property.

Vehicle Crossing:

For vehicle access it is necessary that this property is served by a properly formed vehicle crossing. If you are unsure as to the adequacy of the crossing, Please contact us as below.

More information can be found at <https://hamilton.govt.nz/do-it-online/apply-for-it/apply-for-a-vehicle-crossing/>

Road Resurfacing:

If the road this property is located on is surfaced with hotmix, the road may be resurfaced with chipseal when the current surfacing material reaches the end of its useful life. The end of its life will be when it no longer provides waterproof cover for the underlying pavement layers.

If you require more information on this, please contact the City Infrastructure Transportation Unit team (07) 838 6699.

RATING UNIT DETAILS

Rates number	32864	HCC website
Valuation number	04190-302-00	Map
Property address	10 Grassy Downs Place	
Rate category *	Residential General	
Separate parts (SUIPs) *	1	
Land value *	\$680,000	
Capital value *	\$1,325,000	

* This is our current record and may have changed since rates were set.

Legal description	Area (hectares)	Record of title
Lot 31 DPS 14131	0.0897	SA12A/1280

RATES BALANCES

Balance on 1 July 2024	(\$187.98)	CREDIT
2024/2025 annual rates	\$4,909.74	<i>This is not an estimate for next year's rates</i>
Rates penalties	\$0.00	
Payments received	(\$2,050.00)	
Balance to 30 June 2025	\$2,671.76	

AMOUNT NOW DUE **\$216.88** *To the end of Instalment 2.*

2024/2025 RATES INSTALMENTS

Instalment	Instalment period	Due date	Instalment amount	Balance outstanding
1	1/7/2024 to 30/9/2024	5/9/2024	\$1,227.45	\$0.00
2	1/10/2024 to 31/12/2024	28/11/2024	\$1,227.43	\$216.88
3	1/1/2025 to 31/3/2025	20/2/2025	\$1,227.43	\$1,227.44
4	1/4/2025 to 30/6/2025	22/5/2025	\$1,227.43	\$1,227.44

DETAILS FOR PAYMENT

Hamilton City Council bank account 02-0316-0030142-06 **Particulars** Rates **Code** 32864 **Reference** 10GrassyDown

Residential properties in Hamilton do not usually pay for water by meter.

If the property changes ownership any rates due should be paid by the lawyer in settlement.

Separate rates are set and invoiced by Waikato Regional Council

waikatoregion.govt.nz/rates

rates@waikatoregion.govt.nz

TREES AND YOUR POWER SUPPLY

The Waikato is a region of great beauty – fertile pastures, clean rivers and millions of trees. Unfortunately, overgrown and inappropriate trees near power lines are one of the biggest contributors to power outages in our area. Even when trees appear to be well clear of the lines, they still pose a threat to the power supply during storms and strong winds.

WEL Networks, your electricity lines company is dedicated to delivering safe and reliable power to you.

Does this property have trees growing near power lines?

WEL Networks regularly carries out patrols on its lines to identify problem trees. Trees that are encroaching on the power lines are

entitled to one trim carried out by WEL Networks for free*.

This offer pertains to the property, not the property owner.

Contact WEL Networks to find out if any trees on this property have already had their free trim as any subsequent trimming or felling of trees is the responsibility of the property owner.

If you are a property owner then you own, and are responsible, for maintaining the lines and equipment on your property. This also includes trees that reach over your property boundary and encroach on either power lines in the roadside reserve, or into neighbouring properties.

* Some conditions apply.

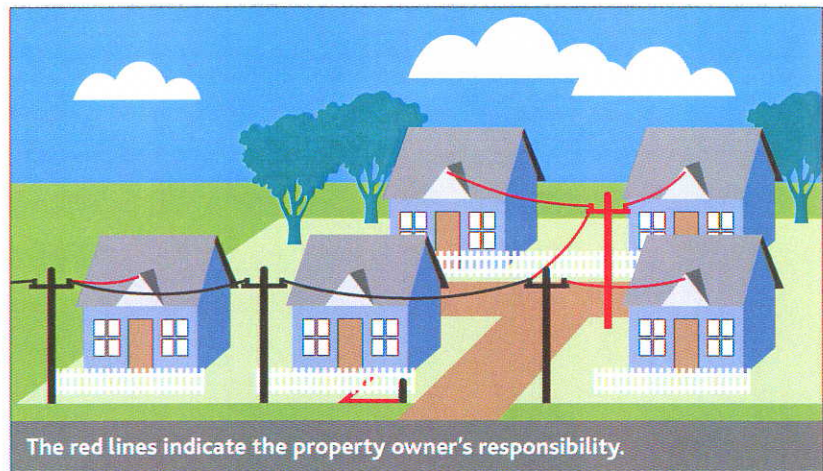
WHO OWNS WHAT?

WEL Networks owns the electricity distribution network throughout the Waikato.

However, we generally don't own the lines from the boundary of your property to your home or business. These are called service lines and they're owned by the property owner. This includes any equipment on your property such as poles, cross arms, insulators and underground cables.

If your service line serves others too, for example if you live down a right of way (R.O.W.), then you share ownership with the other property owners.

If you would like to find out more information about trees on this property and your responsibilities, contact WEL Networks directly on 0800 800 935 or trees@wel.co.nz. The rules surrounding trees



and power lines are covered by the Electricity (Hazards from Trees) Regulations 2003. If you would like to download a copy of the Tree regulations visit our website:

<http://www.wel.co.nz/files/ElectricityHazardsfromTreesRegulations2003.pdf>



114 Maui Street, Hamilton | PO Box 925, Hamilton 3240, New Zealand
Phone +64 7 850 3100 | Fax +64 7 850 3210 | Email connect@wel.co.nz | www.wel.co.nz

Parks and Recreation Information

If you require information on the use of the management, development and current and potential use of parks in the area please contact the Parks and Recreation Unit at parksadmin@hcc.govt.nz

Network Utility Operators

Hamilton City Council does not hold any information concerning electricity, gas or telephone connections. Information may be obtained from the relevant companies.

Please Note:

- Some categories of information are based on records supplied to Council by property owners or developers or trades people. This information may not be accurate.
- Persons intending to make decisions in relation to the property to which this land information relates are urged to take appropriate professional advice including legal, survey, engineering and land use planning advice.
- No inspection of the property has been made for the purpose of this memorandum; it deals only with those matters which it specifically addresses and is not a general warranty of fitness.

Additional Information

If you require further information about the content of the Land Information Memorandum, please contact Hamilton City Council.

Phone: 07 838 6699

Email: lims2@hcc.govt.nz



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

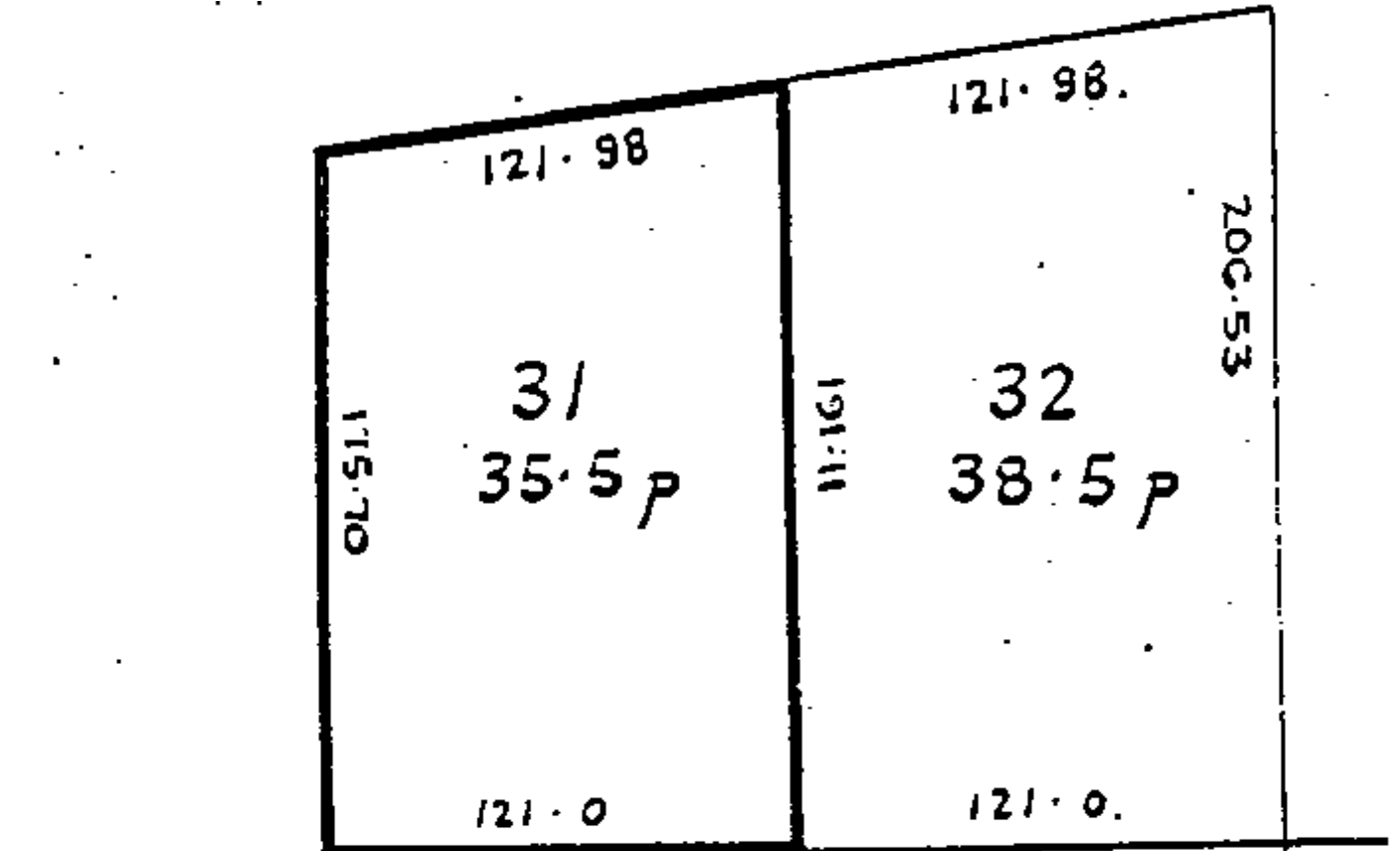
Identifier SA12A/1280
Land Registration District South Auckland
Date Issued 01 September 1970

Prior References
SA9D/1498

Estate Fee Simple
Area 898 square metres more or less
Legal Description Lot 31 Deposited Plan South Auckland
14131

Registered Owners
Andrew Johnston West and Jane Catherine West

Interests
S490952 Building Line Restriction
11404879.2 Mortgage to Bank of New Zealand - 5.4.2019 at 3:46 pm



Grassy Downs Place. (75.76)

