MG-A01 — lim

Fictional educational document. This independent document is newly authored for MoreGage teaching. It is not an official council LIM, LINZ title, registered valuation, building inspection, insurance decision, or lender approval.

Property: 14 Kauri Rise, Harbourview

Legal description: Lot 12 DP 900101

Evidence date: 2026-08-27

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2. Land Information Memorandum — synthetic council version

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Issuing authority: Harbourview City Council

Property: 14 Kauri Rise, Harbourview

Legal description: Lot 12 DP 900101

Information date: 27 August 2026

Council-held information

- Rates account: current fictional account; amount to be populated in the rates appendix.
- District-plan status: residential zone; permitted-use assumptions require council/legal confirmation.
- Building records: 2 fictional consent or historic-permit entries recorded.
- Drainage and services: public water, wastewater, and stormwater connections assumed for teaching; diagram required in final appendix.
- Natural hazards and special features: No significant mapped natural hazard recorded in the fictional council file; ordinary stormwater and maintenance questions remain.
- Notices, contamination, heritage, trees, pools, encroachments, and earthquake-prone status: no additional fictional notice unless stated in the property record; absence does not prove absence in real life.

Consent register

| Year | Type | Work | Status |

FICTIONAL EDUCATIONAL DOCUMENT · NOT AN OFFICIAL RECORD

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| 1981 | building consent | Original dwelling | code compliance certificate held |

| 2006 | building consent | Deck replacement and handrail | code compliance certificate held |

LIM limitations

- Based on fictional council records only; no site inspection is carried out.
- Unrecorded, unauthorised, concealed, or subsequently changed conditions may not appear.
- Read with the council property file, title, building report, insurance terms, and independent legal advice.

Teaching question: What does the council know, what does it not know, and what must be checked physically or legally?

Independent-review boundary: Review this document alongside the other property evidence and obtain appropriate professional advice. It must not be read as an official record or approval.