

Palmerston North City Council

Building Services

Residential Property Information Enquiry (RPIE) Information Booklet



Introduction

A Residential Property Information Enquiry is a report prepared by the Council to provide commonly requested information on residential properties. For commercial and industrial properties, you will need to apply for a Land Information Memorandum.

Refer to pamphlet on Land Information Memoranda for further details.

The following people might require this information:

- Buyers and Sellers
- Real Estate Agents
- Valuers
- Solicitors
- Lenders and Insurers

What Info is in a RPIE?

- A. A section plan of the property taken from the Building Records.
- B. Rate Information
 - Rateable Valuation (i.e. Land Value/Capital Value)
 - Total amount of rates for the current year
 - Current instalment and due date
 - Any rates owing/overdue for payment
- C. Resource Management Information
 - Zoning
 - Resource Consents
 - Special features of the property identified in the District Plan
- D. Site plan, drainage plan, floor plan
- E. Age and size of buildings on the property
- F. Copy of building permits and/or building consents
- G. Outstanding requisitions (work legally required by Council) relating to building and plumbing/drainage work only.

Note: For information relating to gas and electrical services, please contact the appropriate supply authority.

Making an Application

Applications must be made on the official RPIE application form, and completed in full, in order to correctly identify the property concerned. Applications may be made by fax (06) 351 4471, however action will not commence until the fee is received by Council.

Application forms are available from the Customer Service Centre, Civic Administration Building, The Square, Palmerston North or by visiting the PNCC website, www.pncc.govt.nz.

How is a RPIE processed?

The Palmerston North City Council will issue a RPIE within five working days, provided all necessary information has been supplied at the time of application.

Confidentiality

Should the property you are seeking information on be marked 'Confidential' then limited information will be able to be released.

Should you require additional information, then you will need to apply for a Land Information Memorandum (LIM).

The information this enquiry provides is not a Land Information Memorandum (LIM) as defined in Section 44A of the Local Government Official Information and Meetings Act 1987.

Fees for an RPIE are contained in the Fees and Charges Building Services Schedule.
NB: Fees charged relate to the time spent in researching Council files.

Further Information

If you have any questions or require further information
please contact Palmerston North City Council.

Phone: 06 356 8199

Web: www.pncc.govt.nz