

# Buying property

Properties in the Waikato can be prone to flooding and it is in your best interests to find out if the property you are considering buying is affected by any known hazards. Flood prone property can prevent you from building, developing and even finding an insurer.

To help you find out if a property is flood prone, use our property buying checklist overleaf as a guide.

## Did you know?

It's the responsibility of the landowner to find out if their property is flood prone and to undertake site specific assessments.



Image: Barker Photography

# Property buying checklist:

## In the first instance:

- Contact your local district or city council for a land information memorandum (LIM). The LIM uses information from a wide range of sources, including Waikato Regional Council, to indicate any known hazards that may affect a property.
  
- Review the broadscale flood hazard maps\* on your local and/or regional council's website to find out if your property is flood prone.  
[www.waikatoregion.govt.nz/broadscalefloodinfo](http://www.waikatoregion.govt.nz/broadscalefloodinfo)
  
- Check with your local or regional council if there are any flood protection measures in the vicinity of the property.
  
- Confirm what your insurance provider's policy is on flood prone properties. Be aware that owners of buildings in flood prone areas may have difficulty obtaining insurance.
  
- Check with your local council about future development plans. If the property is hazard prone there may be restrictions.

## If there is still no information:

- Email [communitysafety@waikatoregion.govt.nz](mailto:communitysafety@waikatoregion.govt.nz) for a flood hazard report, which will let you know if your property is in a flood hazard zone.
  
- If Waikato Regional Council does not have information for your property, consider commissioning an engineering consultant to assess the flood risk and advise what you need to do to meet consent requirements.

\* These maps do not show all flood prone properties in the region.

For more information visit  
[www.waikatoregion.govt.nz](http://www.waikatoregion.govt.nz) or  
freecall 0800 800 401.

