



Transitional Exemption Certificate for Large Apartment Development

This transitional exemption certificate (**Certificate**) is granted under Schedule 1AA, clause 6 of the Overseas Investment Act 2005 (**Act**).

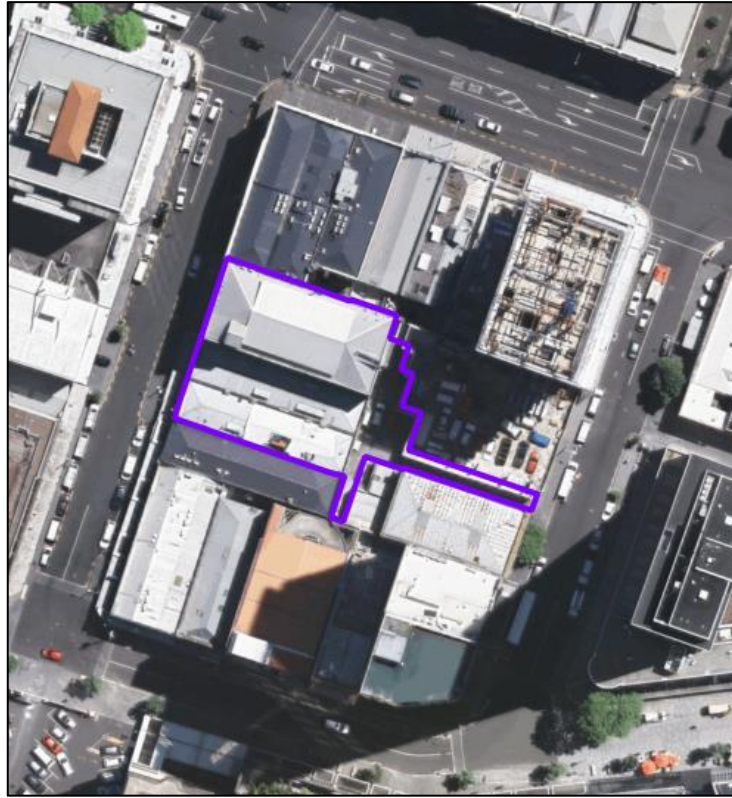
Case number	201810198
Decision date	23 November 2018
Development	10-12 Commerce Street, Auckland Central Business District, as defined in the Appendix.
Expiry Date	22 August 2023.
Developer	Hengyi (10-12 Commerce) Limited Partnership

The following details are not conditions of the Certificate but describe its scope and limits.

Details
Eligible dwellings
<ol style="list-style-type: none">1. This Certificate applies to 100% of the new dwellings in the Development (being only residential (but not otherwise sensitive) land).2. This Certificate <u>does not</u> apply to any dwelling that was completed prior to 22 August 2018. (A dwelling is new if that dwelling was not completed at 22 August 2018).
Permitted Vendor(s)
<ol style="list-style-type: none">3. A person may acquire residential (but not otherwise sensitive) land from the Developer in reliance on this exemption as the first sale of that land.
Transactions
<ol style="list-style-type: none">4. A person must acquire any land in reliance on this exemption before the Expiry Date.

Appendix - Development

1. This transitional exemption certificate applies to the development, being approximately 0.1392 hectares comprised of computer freehold register 815811, Lot 1 DP 519386.
2. The following image indicates the boundaries of the development.



3. If there is any inconsistency between the boundary in the image and the land area as defined in certificates of title, the land area prevails.