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## Transitional Exemption Certificate for Large Apartment Development

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

<b>Case number</b>	201900130.
<b>Decision date</b>	20 March 2019.
<b>Development</b>	27 Enfield Street, Mt Eden, Auckland, as defined in the Appendix.
<b>Expiry Date</b>	22 August 2023.
<b>Developer</b>	XCJ Group (NZ) Limited (company no. 5459501).

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

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

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## Appendix - Development

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1. This transitional exemption certificate applies to the development, being approximately 0.34ha comprised of record of title 7046288, Lot 1 DP 401942, street address 27 Enfield Street, Mount Eden, Auckland.
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.