

## 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**).

<b>Case number</b>	201900037
<b>Decision date</b>	13 March 2019.
<b>Development</b>	Union & Co, 15-17 Union Street, Auckland as defined in the Appendix.
<b>Expiry Date</b>	22 August 2023.
<b>Permitted Vendor</b>	Edgware Trustee Limited (company no. 5657209) as trustee of the Edgware Trust.

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</b>
<ol style="list-style-type: none"> <li>3. A person may acquire residential (but not otherwise sensitive) land from the Permitted Vendor 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>

## Appendix - Development

1. This transitional exemption certificate applies to the development at street address 15-17 Union Street, Auckland, currently containing unit titles listed in supplementary record sheet 865021, DP 501310 (**Land**). Before the unit title subdivision, the Land was comprised in record of title 792704, legally described as Lot 1 DP 513275 (consisting of approximately 0.1781 hectares).
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 the record of title, the land area prevails.