

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	201900123
Decision date	05 April 2019.
Development	10-12 St Marks Road, Remuera, Auckland and part of 1A McMurray Road, Remuera, Auckland, as defined in the Appendix.
Expiry Date	22 August 2023.
Developer	St Marks Development Limited (company no. 5702948).

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 0.3289ha comprised of records of title 850779, 850709, 850711, 850715 and 850716, Supplementary Record Sheet 854449, located at street address 10-12 St Marks Road, Remuera, Auckland and part of 1A McMurray Road, Remuera, 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 records of title, the land area prevails.