



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	201900124
Decision date	1 May 2019
Development	Epsom Central, 468-472 Manukau Road, Epsom, Auckland, as defined in the Appendix.
Expiry Date	22 August 2023.
Developer	Epsom Central Apartments LP

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 a Permitted Vendor 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, approximately 0.1012 hectares in the record of title NA1308/45, Lot 30 DP 3293, street address 468-472 Manukau Road, Epsom, 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 record of title, the land area prevails.