

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	201900121
Decision date	3 May 2019
Development	Chelsea Bay Residences, 19-21 Rawene Road, Birkenhead, Auckland as defined in the Appendix.
Expiry Date	22 August 2023.
Developer	Rawene Development Limited Partnership
Permitted Vendor(s)	<ul style="list-style-type: none"> (i) Rawene Development Limited Partnership (registration number 2637044); and (ii) All persons who validly nominate or assign an interest in residential (but not otherwise sensitive) land as part of the "first sale" of a dwelling.

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

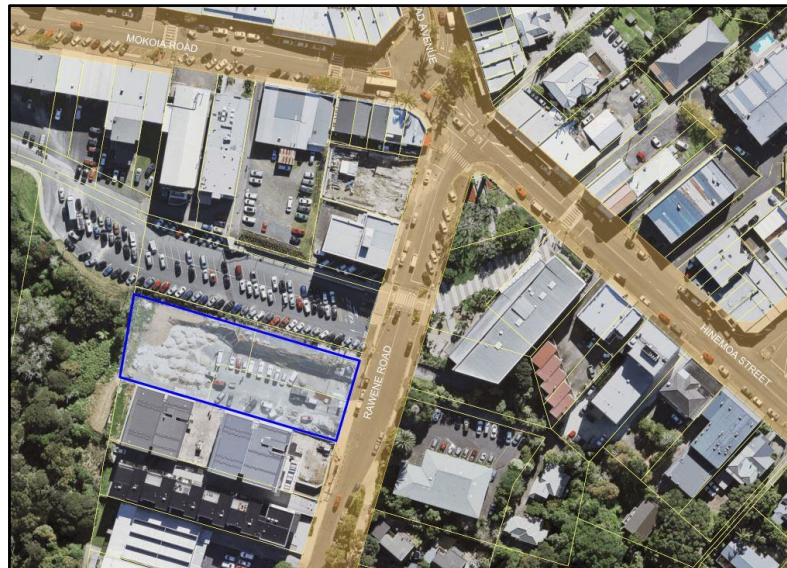
Details
Eligible dwellings
<ol style="list-style-type: none"> 1. This Certificate applies to 100% of the new dwellings in the Development (being only residential (but not otherwise sensitive) land). 2. This Certificate <u>does not</u> apply to any dwelling that was completed prior to 22 August 2018. (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 0.2772 hectares comprised in the below records of title, street address 19-21 Rawene Road, Birkenhead, Auckland.

Record of Title	Legal Description	Area (ha)	Total Area (ha)
NA1096/233	Part Lot 44 DP 415 and Part Lot 1 DP 40222	0.1462	
NA1096/234	Part Lot 1 DP 40222	0.0582	
NA1058/268	Lot 2 DP 40222	0.0728	0.2772

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.