

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	201900117
Decision date	21 May 2019
Development	135 Lichfield Street, Christchurch, as defined in the Appendix.
Expiry Date	22 August 2023.
Developer	Fletcher Residential Limited (company number 952002).

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. Any overseas 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 0.6821 hectares, record of title 787306, Lot 605 Deposited Plan 507172, located at 135 Lichfield Street, Christchurch.
2. This transitional exemption certificate applies only to the Bedford Apartment building and the 19 car parks associated with this building. The certificate does not apply to the six Bedford Terrace buildings which are also being developed at 135 Lichfield Street, Christchurch.
3. The following image indicates the boundaries of the development:



4. If there is any inconsistency between the boundary/land area in the image and the boundary/land area in Record of Title 787306, the boundary/land area in the Record of Title prevails.