

## 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>	201900126
<b>Decision date</b>	31 May 2019
<b>Development</b>	The Paragon, 63-67B Anzac Street, Takapuna, Auckland, as defined in the Appendix.
<b>Expiry Date</b>	22 August 2023.
<b>Developer</b>	Oron Investment Limited (company number 5846828)

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(s)</b>
<ol style="list-style-type: none"> <li>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.</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>

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## Appendix - Development

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1. This transitional exemption certificate applies to the development, approximately 0.1992 hectares comprised in the below records of titles, street address 63-67B Anzac Street, Takapuna, Auckland.

Record of Title	Legal Description	Area (ha)	Total Area (ha)
NA484/126	Lot 27 DP 19845	0.0587	
650242	Section 2 Survey Office Plan 470529	0.0558	
NA93C/278	Lot 25 DP 19845 (1/2 share)	0.0847	
NA87C/527	Lot 25 DP 19845 (1/2 share)	0.0847	0.1992

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 titles, the land area prevails.