



## 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>	201900080
<b>Decision date</b>	31 May 2019
<b>Development</b>	147-149 Victoria Street, Auckland Central, as defined in the Appendix.
<b>Expiry Date</b>	22 August 2023.
<b>Developer</b>	Victoria Trust Company Limited as trustee for the Victoria Trading Trust.

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 the Developer 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, being approximately 0.1176 hectares currently comprised in record of title NA50B/63, Part Lot 19 Deposited Plan 1693 and Lot 17A and Allotment 2 Section 20 Town of Auckland, located at 147-149 Victoria Street, Auckland Central.

The transitional exemption certificate applies to the 66 residential dwellings in the development. The 48 serviced apartments/hotel units in the development are not included in the transitional exemption certificate.

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 the record of title, the land area prevails.