



**Lendlease Retirement Living 2021 Promotion**  
**Terms and Conditions**  
**Free Groceries for 12 months/\$7,000 Housewarming 'Offer'**

1. For the purposes of the offer referred to in these terms and conditions, the “**Promoter**” is LLRL Management Services Pty Ltd as trustee of the LLRL Management Services Trust ABN 27 588 373 389, Registered office Level 14, Tower Three, International Towers Sydney, Exchange Place, 300 Barangaroo Avenue, Barangaroo NSW 2000.
2. The promotion (**Offer**) is available in relation to the independent living units and/or independent living apartments and /or serviced apartments at the following participating village(s) operated by the Promoter (each an **Eligible Property**).

Participating Villages in New South Wales:

- (i) Ashton Gardens
- (ii) Brentwood Village
- (iii) Closebourne Village
- (iv) Coastal Waters
- (v) Dee Why Gardens Village
- (vi) Glenaeon Village
- (vii) Henry Kendall Gardens
- (viii) Kingfisher Grove
- (ix) Lakeside Retirement Village
- (x) Nelsons Grove
- (xi) Lutanda Manor
- (xii) Pittwater Village
- (xiii) Rochford Place

Participating Villages in ACT:

- (i) Isabella Gardens
- (ii) The Aerie
- (iii) The Grove Ngunnawal

Participating Villages in Victoria:

- (i) Abervale Village
- (ii) Burwood Terrace
- (iii) Caesia Gardens
- (iv) Evelyn Ridge
- (v) Fiddlers Green
- (vi) Forest Hills
- (vii) Goodwin Close
- (viii) Heathglen
- (ix) Highvale

- (x)** Koorootang Court Village
- (xi)** Lexington Gardens
- (xii)** Martha's Point
- (xiii)** Meadowvale
- (xiv)** Peppertree Hill
- (xv)** Port Phillip Village
- (xvi)** Sherwin Rise
- (xvii)** The Links at Waterford
- (xviii)** The Village Williamstown
- (xix)** Viewbank Gardens
- (xx)** Waterford Park
- (xxi)** Waterford Valley Lakes
- (xxii)** Waverley Country Club
- (xxiii)** Windsor Park
- (xxiv)** Woodlands Park

Participating Villages in Queensland:

- (i)** Allora Gardens
- (ii)** Bellflower Retirement Resort
- (iii)** Bernborough Ascot
- (iv)** Buderim Gardens
- (v)** Eaglemount Retirement Resort
- (vi)** Hibiscus Buderim Meadows
- (vii)** Hibiscus Chancellor Park
- (viii)** Hibiscus Nambour
- (ix)** Hibiscus Noosa Outlook
- (x)** Keperra Sanctuary
- (xi)** The Gardens on Lindfield
- (xii)** The Lakes Bundaberg
- (xiii)** The Terraces

Participating Villages in WA:

- (i)** Harbourside Village Mindarie
- (ii)** Homestay Village
- (iii)** Lakeside Village
- (iv)** Parkland Villas Booragoon
- (v)** Parkland Villas Ellenbrook
- (vi)** Parkland Villas Mandurah
- (vii)** Parkland Villas Woodlands
- (viii)** The Pines
- (ix)** Timberside Villas

- (x) Woodstock West

Participating Villages in SA:

- (i) Elliot Gardens
- (ii) Townsend Park
- (iii) Trinity Green
- (iv) Vermont Estate Village

3. The **‘\$7000 Housewarming’ Offer** is available in relation to the purchase or lease of independent living units and/or independent living apartments and/or serviced apartments (**Eligible Property**) at the following participating villages (each a **Village**) operated by the Promoter:

Participating Villages in New South Wales:

- (i) Ardency Aroona
- (ii) Ardency Trebartha
- (iii) The Baytree by Ardency
- (iv) Little Bay Apartments
- (v) Annesley Bowral

Participating Villages in Victoria:

- (i) Classic Residences Brighton
- (ii) Menzies Malvern
- (iii) The Brighton on Bay

4. The **Offer** is available only to the following prospective Eligible Buyers (who must be residents of Australia) (**Eligible Buyers**):
  - a. The first 20 prospective Eligible Buyers to reserve an Eligible Property in Queensland, as set out in paragraph 2; and
  - b. The first 30 prospective Eligible Buyers to reserve an Eligible Property in New South Wales or ACT, as set out in paragraph 2; and
  - c. The first 30 prospective Eligible Buyers to reserve an Eligible Property in Victoria, as set out in paragraph 2; and
  - d. The first 15 prospective Eligible Buyers to reserve an Eligible Property in either of Western Australian or South Australia, as set out in paragraph 2 (for clarity: there will be only 15 total Eligible Buyers across both of these regions); and
  - e. The first 5 prospective Eligible Buyers to reserve an Eligible Property (new development stock only) at Nelsons Grove, NSW, as set out in paragraph 2; and
  - f. The first 5 prospective Eligible Buyers to reserve an Eligible Property (new development stock only) at Kingfisher Grove, NSW, as set out in paragraph 2; and
  - g. The first 15 prospective Eligible Buyers to reserve an Eligible Property (new development stock only) at The Aerie, ACT, as set out in paragraph 2; and

- h. The first 15 prospective Eligible Buyers to reserve an Eligible Property (new development stock only) at Coastal Waters, New South Wales as set out in paragraph 2.
- i. The first 9 prospective Eligible Buyers to reserve an Eligible Property (new development stock only) at Sherwin Rise, Victoria as set out in paragraph 2.
- j. The first 10 prospective Eligible Buyers to reserve an Eligible Property (new development stock only) at Bernborough Ascot, Queensland as set out in paragraph 2.

The **Offer** is available to Eligible Buyers who pay a \$1,000 reservation fee and reserve an Eligible Property through an agent of the Promoter within the Campaign Period referred to below, and then satisfy the following conditions:

- (i) Sign the appropriate residence agreements in the form required by the Promoter in order to allow the Eligible Buyer to reside at the village (**Agreement**) by 31 March 2021; and
  - (ii) Complete settlement of the Eligible Property on or before 30 June 2021.
5. Eligible Properties must be purchased at the 'reserve price' specified by the Village Manager, or higher, in order to qualify for the Offer. Any negotiated sale by the exiting resident at an amount below the specified 'reserve price' will not be eligible. This applies in addition to any other requirements in these terms for the Offer to be available.
  6. The Offer is only available for sales by the relevant Promoter's sales agents or representatives and is not available for sales by external agents and representatives.
  7. The following persons are ineligible for the Offer:
    - (i) employees of:
      - a. the Promoter; and
      - b. the Promoter's related bodies corporate (as that expression is defined in the Corporations Act 2001 (Cth)) and associated agencies, companies and contractors; and
    - (ii) members of the Immediate Families of the employees referred to in the preceding subparagraph, where "Immediate family" means any of: a spouse or domestic partner, ex-spouse or ex-domestic partner, de-facto spouse or ex-de-facto spouse, child or step child (whether natural or by adoption), parent, step parent, grandparent, step grandparent, uncle, aunt, niece, nephew, brother, sister, step brother, step sister or first cousin.
  8. The Offer commences at 9:00am on 28 January 2021 and closes at 5:00pm 30 June 2021 (**Campaign Period**). The Promoter may extend the Campaign Period at its sole discretion (**Extended Campaign Period**). Details of any Extended Campaign Period will be posted on [www.retirementbylendlease.com.au](http://www.retirementbylendlease.com.au) References in these terms and conditions to the Campaign Period include any Extended Campaign Period, where applicable.
  9. The Offer consists of the Promoter or a related entity providing the Eligible Buyer a Visa gift card (or similar) (**Gift Card**) of the value of \$7,000, after settlement of the purchase of the Eligible Property.
  10. The Promotion will not vary the definition or amount payable as the "purchase price", "ingoing contribution" "loan amount" or equivalent under any contract or other disclosure document provided to and/or entered into by the Promoter or its related body corporate and/or the Eligible

Buyer, including those documents referred to as the *Residence and Management Contract, Lease and Loan Agreement*.

11. This Offer is not available where the Eligible Buyer reserves an Eligible Property under the Promoter's residence agreement known as the "Pay As You Go Contract".
12. Cancelled deposits/reservations or contracts are not eligible for the Promotion. The Promoter reserves the right to claim the cost of the Promotion in the case of cancellation.
13. The Gift Card is not redeemable for cash and is personal to the Eligible Buyer. It cannot be transferred, exchanged or otherwise dealt with.
14. By receiving these terms and conditions, verbally confirming a desire to participate in the Promotion and/or accepting the Gift Card, the Eligible Buyer is deemed to have accepted these terms and conditions.
15. The Eligible Buyer will be responsible for complying with the terms and conditions imposed by the issuer of the Gift Card in relation to its storage and use. Lendlease will not be responsible for any misuse of the Gift Card by the Eligible Buyer and any consequences this may have. Lendlease does not have any direct relationship with the issuer in relation to the Gift Card.
16. Nothing in these terms and conditions is intended to exclude, restrict or modify rights which the Eligible Buyer may have under any law (including the Australian Consumer Law) which may not be excluded, restricted or modified by agreement ('Your Consumer Rights'). Subject to Your Consumer Rights, the Promoter is not liable for any loss or damage however caused (including by negligence), suffered or incurred in connection with the Promotion. Any condition or warranty which would be implied by law into these terms and conditions is excluded.
17. The Promoter reserves the right to cancel or withdraw the Offer at any time, in whole or in part. Should the Promoter cancel the Offer the Promoter will advertise that the Offer has been cancelled by placing a notice on [www.retirementbylendlease.com.au](http://www.retirementbylendlease.com.au); and
18. Our Privacy Policy can be found on our website, <http://www.retirementbylendlease.com.au/privacy-policy/>. Our Privacy Policy contains information about how you may obtain access to and seek correction of personal information that we hold about you, how to make a complaint about an alleged breach of the Australian Privacy Principles, and how your complaint will be dealt with. Alternatively, for further information please contact our Privacy Officer on 1800 550 550.