



**Lendlease Retirement Living Promotion
Terms and Conditions**
**[Coastal Waters] “Live12 Months Service Fee Free Offer” and “Reduced Electricity
Charges Offer”**

1. For the purposes of the offers 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 One Melbourne Quarter, Level 6, 699 Collins Street, Docklands VIC 3008. Contact number is 03 8699 3300.
2. The ‘Live [12] Months Service Fee Free’ offer (**ILU Offer**) is available:
 - a. in relation to the purchase of any independent living units at [Coastal Waters, 110 The Wool Road, Worroving Heights NSW 2540 (**Eligible Property**);
 - b. to prospective buyers (who must be residents of Australia) who pay a \$1,000 reservation fee and reserve an Eligible Property through an agent of the Promoter by 30 April 2020 referred to below (**Buyer**), and then satisfy the following conditions:
 - i. sign the appropriate residence agreement in the form required by the Promoter in order to allow the Buyer to reside at the Village (including any sale contract and residency deed) (**Agreement**); and
 - ii. complete settlement of the Eligible Property in accordance with the Agreement on or before **30 June 2020**; and
 - c. once in respect of an Eligible Property, regardless of the number of buyers for the Eligible Property.
3. Subject to paragraph 2, the ILU Offer consists of the Promoter waiving the Buyer’s obligation to pay the first 12 payments of Service Fees where **Service Fees** means the monthly recurrent charges, service fees, maintenance charge, general services charge or similar otherwise payable under the Buyer’s lease of the Eligible Property from the date that the Buyer completes settlement of the Eligible Property. For the avoidance of doubt this excludes costs such as electricity, telephone, home contents and personal property insurance.
4. The Promoter may, by mutual agreement with the Buyer, provide the ILU Offer by way of a \$5,000 rebate at settlement of the Buyer’s purchase of the relevant Eligible Property instead of providing the ILU Offer in the manner described in paragraph 3, provided that the Buyer signs an acknowledgment to this effect upon reserving the Eligible Property. For the avoidance of doubt, if the Promoter provides the ILU Offer to the Buyer by way of a \$5,000 rebate at settlement, the Buyer is not eligible to the waiver of the Service Fees described in paragraph 3.
5. The ‘Reduced Electricity Charges’ offer (**Electricity Offer**) is available:
 - a. to a total of five individuals who satisfy the terms and conditions applicable to the Electricity Offer as specified in these terms and conditions;
 - b. in relation to the purchase of Stage 11 independent living units at Coastal Waters, 110 The Wool Road, Worroving Heights NSW 2540 (**Eligible Stage 11 Property**).
 - c. to prospective buyers (who must be residents of Australia) who pay a \$1,000 reservation fee and reserve an Eligible Stage 11 Property through an agent of the Promoter by 30 April 2020 (**Stage 11 Buyer**), and then satisfy the following conditions:
 - i. sign the appropriate Agreement; and

Lendlease Retirement Living Holding Pty Ltd ACN 613 131 187
as trustee for the Lendlease Retirement Living Trust ABN 44 349 706 307

Telephone +61 3 9643 0000 + 61 3 5599 2222

Level 6, 699 Collins Street
Docklands VIC 3008

www.lendlease.com.au



- ii. complete settlement of the Eligible Property in accordance with the Agreement on or before **30 June 2020**; and
 - d. once in respect of an Eligible Property, regardless of the number of buyers for the Eligible Property.
6. The Electricity Offer consists of the Promoter bearing the cost of the Stage 11 Buyer's electricity charges for the Eligible Stage 11 Property up to a maximum of \$1,250 (GST inclusive) each year for 7 years. The Promoter will provide the Electricity Offer to the Stage 11 Buyer by reducing the Service Fees payable in respect of the Stage 11 Property by \$104.17 each month for the remainder of the 7 year period.
7. The benefit of the Electricity Offer runs with the Eligible Stage 11 Property (i.e. if ownership of the Eligible Property Stage 11 Property changes prior to the 7 year period referred to above, the benefit of the Electricity offer will pass from the previous owner to the new resident of the Eligible Stage 11 Property for the remaining balance of the 7 years).
8. The ILU Offer and Electricity Offer (together, **Offers**) commence at 9:00am on [Monday 1 March 2020] and closes at 5:00pm on [Tuesday 30 April 2020] (**Campaign Period**). The Promoter may extend the Campaign Period at its sole discretion (**Extended Campaign Period**). Details of any Extended Campaign Period will be available at the Coastal Waters Village office. References in these terms and conditions to the Campaign Period include any Extended Campaign Period, where applicable.
9. The Offers are not available in conjunction. Each eligible Buyer/ Stage 11 Buyer (as applicable) may elect to receive only one of the two Offers.
10. Cancelled deposits/reservations, Agreements or contracts are not eligible for the Offers. The Promoter reserves the right to claim the cost of the applicable Offer in the case of cancellation. Similarly, if the Buyer changes their mind and moves out of the Eligible Property or Eligible Stage 11 Property (as applicable) pursuant to the Lendlease Change of Mind Guarantee, then the Promoter reserves the right to claim the cost of the applicable Offer.
11. The Offers are only available for sales of an Eligible Property or Eligible Stage 11 Property (as applicable) by the Promoter's sales agents or representatives and is not available for sales by external agents or representatives.
12. The following persons are ineligible for the Offer:
 - a. employees of:
 - i. the Promoter; and
 - ii. the Promoter's related bodies corporate (as that expression is defined in the *Corporations Act 2001* (Cth)) and associated agencies, companies and contractors; and
 - b. members of the Immediate Families of the employees referred to in the preceding sub-paragraph, 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.

Lendlease Retirement Living Holding Pty Ltd ACN 613 131 187
as trustee for the Lendlease Retirement Living Trust ABN 44 349 706 307

Telephone +61 3 9643 0000 + 61 3 5599 2222

Level 6, 699 Collins Street
Docklands VIC 3008

www.lendlease.com.au



13. The Promoter reserves the right to withdraw either or both of the Offers at any time. Should the Promoter do so, the Promoter will place a notice of such cancellation at the office of Lendlease Village listed above in the description of Eligible Property and Eligible Stage 11 Property.
14. The Offer will not vary the definition or amount payable as the “purchase price”, “ingoing contribution” “loan amount” or equivalent under any Agreement, contract or other disclosure document provided to and/or entered into by the Promoter or its related body corporate and/or the Buyer, including those documents referred to as the *Residence and Management Contract, Lease and Loan Agreement*.
15. Any amounts referred to in this document include any GST, unless expressly stated otherwise.
16. The Offers are not redeemable for cash and are personal to the Buyer. The Offers cannot be transferred, exchanged or otherwise dealt with.
17. By receiving these terms and conditions, verbally confirming a desire to participate in the applicable Offer and/or accepting the benefits under the applicable Offer, the Buyer is deemed to have accepted these terms and conditions.
18. Nothing in these terms and conditions is intended to exclude, restrict or modify rights which the 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 Offers. Any condition or warranty which would be implied by law into these terms and conditions is excluded.
19. 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.

Lendlease Retirement Living Holding Pty Ltd ACN 613 131 187
as trustee for the Lendlease Retirement Living Trust ABN 44 349 706 307

Telephone +61 3 9643 0000 + 61 3 5599 2222

Level 6, 699 Collins Street
Docklands VIC 3008

www.lendlease.com.au