



**Lendlease Retirement Living Promotion
Terms and Conditions
The Aerie at Narrabundah “Live 12 Months Service Fee Free 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 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 (**Offer**) is available:
 - a. in relation to the purchase of any independent living units at The Aerie at Narrabundah, 265 Goyder Street Narrabundah ACT 2604 (**Eligible Property**);
 - b. to prospective buyers (who must be residents of Australia) who pay a \$2,000 reservation fee and reserve an Eligible Property through an agent of the Promoter by 18 December 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 **Agreement**); and
 - ii. complete settlement of the Eligible Property in accordance with the Agreement on or before **21 May 2021**; 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 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 Offer by way of a rebate in an amount equal to the applicable annual service fee as at the date of settlement*, payable upfront at settlement of the Buyer’s purchase of the relevant Eligible Property instead of providing the 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 Offer to the Buyer by way of this rebate at settlement, the Buyer is not eligible to the waiver of the Service Fees described in paragraph 3.

*The service fee payable will depend on the property design selected by the resident and at the time of publication this fee is between \$8,035.20 - \$11,460.00.
5. The Offer commences at 9:00am on Thursday 1 October 2020 and closes at 5:00pm on Friday 18 December 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 The Aerie Retirement Village office. References in these terms and conditions to the Campaign Period include any Extended Campaign Period, where applicable. This Offer will not be available to Buyers who reserve or complete settlement of an Eligible Property prior to the Campaign Period.

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



6. Cancelled deposits/reservations, Agreements or contracts are not eligible for the Offer. 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 pursuant to the Lendlease Change of Mind Guarantee, then the Promoter reserves the right to claim the cost of the applicable Offer.
7. The Offer is only available for sales of an Eligible Property by the Promoter's sales agents or representatives and is not available for sales by external agents or representatives.
8. 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.
9. The Promoter may decide not to award the Lump Sum Payment where circumstances beyond the Promoter's reasonable control prevent the Promoter from providing the Lump Sum Payment. The Promoter reserves the right to withdraw the Offer 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.
10. The Offer will not vary the definition or amount payable as the "purchase price", "incoming 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*.
11. Any amounts referred to in this document include any GST, unless expressly stated otherwise.
12. The Offer is not redeemable for cash and are personal to the Buyer. The Offer cannot be transferred, exchanged or otherwise dealt with.
13. 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.
14. 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

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



terms and conditions is excluded.

15. 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

Level 6, 699 Collins Street
Docklands VIC 3008

Telephone +61 3 9643 0000 + 61 3 5599 2222

www.lendlease.com.au