

# Oceania's Summer Sweetener

## Terms and Conditions



# OCEANIA

1. The following offer is only available to prospective residents who:
  - a) sign an application for an independent living unit ("Unit") at Awatere Village, The Bayview Village or Waterford Village ("Relevant Village"); and
  - b) sign and settle an occupation right agreement ("ORA") for the Unit at the Relevant Village with Oceania Village Company Limited ("Oceania") on or before 31 March 2026, including payment of the Occupation Licence Payment in full.

Prospective residents who meet the above criteria are referred to as "you" or "your" below.

### *No Weekly Village Fees for 12 Months*

2. Your Weekly Village Fees will be waived for a period of 12 months from the Commencement Date of your ORA. The amount of your Weekly Village Fees is set out in your application. You must commence paying your Weekly Village Fees following the expiry of that period.

### *Relocation services*

3. Oceania will arrange, at its cost, services valued at up to \$10,000.00 to assist you with your move into your Unit. If your Relevant Village is Awatere or The Bayview the services will be from "Sort My House". If your Relevant Village is Waterford the services will be from "Smart Express".
4. If you wish to purchase services that cost more than \$10,000 you will be responsible for the cost of them to the extent that they exceed \$10,000. You are directly responsible for the cost of any additional services you choose to purchase.
5. Your use of the services is at your own risk, Oceania is not responsible for any loss or damage, or delay caused by the relevant service provider.

### *Cashback*

6. Oceania will pay you a \$10,000 Cashback by deducting \$10,000 from the total settlement sum payable on

settlement of your Occupation Licence Payment. The following terms apply:

- a) Only one Cashback per Unit.
- b) The Cashback does not reduce the Occupation Licence Payment payable for the Unit.
- c) The Cashback Amount does not affect the Deferred Management Fee payable for the Unit.

### *Cancellation*

If your ORA is cancelled in accordance with clause 15 (Your Cooling Off Right) or clause 19 (Your "90 Day Right Place Guarantee") of your ORA you will be required to reimburse Oceania for the following incentives provided:

- a) the Weekly Fees that Oceania waived under clause 2;
  - b) the relocation services that Oceania paid for under clause 3; and the Cashback.
8. Oceania will be entitled to deduct any reimbursements for the incentives from any payment due to you following cancellation of your ORA.

### *General*

9. This offer is non-transferable and cannot be exchanged for cash. Where an application is signed jointly by two intending residents the offer is made to those residents jointly. This offer is not available to existing residents of the Relevant Villages. This offer is not available in respect of applications for care suites at the Relevant Villages. Oceania has the right to vary or withdraw this offer at any point prior to you signing the application.
10. As this offer requires entry into and settlement of an ORA, our usual resident criteria apply (including satisfaction of any medical conditions).
11. Capitalised words and phrases which are not defined in these terms and conditions have the meaning given to them in the occupation right agreement for the Relevant Village registered and available on the Retirement Villages Register or on request.