

Elmwood Village Sales Offer August 2026

Terms and Conditions



OCEANIA

Believe in Better

1. The following offer is only available to prospective residents who:

- a. sign an application for an apartment at Elmwood Village ("Elmwood") and
- b. sign and settle an occupation right agreement ("ORA") for an apartment at Elmwood with Oceania Village Company Limited ("Oceania") on or before 31 March 2027, including payment of the Occupation Licence Payment in full.

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

Relocation services

2. Oceania will arrange, at its cost, services valued at up to \$10,000 to assist you with your move into your apartment. The services will be provided by Sort My House. Oceania may use an alternative provider if the stated provider is not available.
3. 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.
4. Your use of the services is at your own risk, Oceania is not responsible for any loss or damage caused by the relevant service provider.

Cancellation

5. 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 relocation services that Oceania paid for under clause 2.
6. Oceania will be entitled to deduct this amount from any payment due to you following cancellation of your ORA.

General

7. 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 any Oceania Village, including Elmwood. This offer is not available in respect of applications for care suites at Elmwood. Oceania has the right to vary or withdraw this offer at any point prior to you signing the application.
8. 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 Elmwood registered and available on the Retirement Villages Register or on request.