

Elmwood Sales Offer 2025

Terms and Conditions



OCEANIA

Believe in Better

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

- a. sign an application for a selected villa at Elmwood Village ("Elmwood") and
- b. sign and settle an occupation right agreement ("ORA") for a selected villa at Elmwood with Oceania Village Company Limited ("Oceania") on or before 30 November 2025, 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. You are not required to pay your Weekly Village Fees, being the amount specified in your application, for a period of 12 months from the Commencement Date of your ORA.

- a. Your Weekly Village Fees specified in your application are required to be paid after the expiry of the 12 months.

Whiteware Package

3. You will get a whiteware package including a washing machine, dryer and fridge/freezer ("Whiteware Package"). The make and model/s of the appliances in the Whiteware Package will be selected by Oceania, who will also be responsible for their purchase and delivery. The Whiteware Package will be installed in the selected apartment prior to you taking occupation of the apartment.

Relocation services

4. Oceania will arrange, at its cost, relocation services from Smart Express (or other provider selected by Oceania) valued at up to \$5,000.00 to assist you with your move into your villa.

5. If you wish to purchase services that cost more than \$5,000 you will be responsible for the cost of them to the extent that they exceed \$5,000. You are directly responsible for the cost of any additional services you choose to purchase.

6. 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

7. 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:

- a. you will be required to reimburse Oceania for the relocation services that Oceania paid for under clause 3. Oceania will be entitled to deduct this amount from any payment due to you following cancellation of your ORA; and
- b. ownership of the Whiteware Package will transfer to Oceania with effect at cancellation of your ORA and it must not be removed from the apartment.

General

8. 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 Elmwood or in respect of applications for all villas at Elmwood (only for those villas identified by Oceania). Oceania has the right to vary or withdraw this offer at any point prior to you signing the application.

9. 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 and available on the Retirement Villages Register or on request.

10. By signing and settling an occupation right agreement (ORA), you agree to accept all these Terms and Conditions.

11. This offer is conducted by Oceania Village Company (Company Number: 1664411) of Level 26, 188 Quay Street, Auckland, 1010.