



December 2025 Sales Offer - Terms and Conditions

1. The following offer is only available to new prospective residents* who:
 - a. sign an application for an apartment or villa at Green Gables, Redwood, Woodlands, Whitianga, Ohinemuri, Stoke & The Oaks ("Relevant Village"); and
 - b. sign and settle an occupation right agreement ("ORA") for the villa 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.

**For clarity, this offer does not apply to existing residents of any Relevant Villages

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. At the end of that period, Weekly Village Fees will resume at the rate set in accordance with your ORA.

Relocation services

3. Oceania will arrange, at its cost, services valued at up to \$5,000.00 to assist you with your move into your villa.
4. 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.
5. Your use of the services is at your own risk, Oceania is not liable for any loss or damage, or delay caused by the relevant service provider.

Cancellation

6. 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 any of 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
 - c. any Contribution (being any payment or benefit expressly described in your ORA or in these Terms and Conditions)

**Contribution means any payment made by Oceania to you or on your behalf as part of this promotional offer, other than the waiver of Weekly Fees or relocation services.*

7. Oceania will be entitled to deduct any reimbursement for the incentives from any payment due to you following cancellation of your ORA. This reimbursement obligation does not affect your statutory rights under the Retirement Villages Act 2003.

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 applies to those residents jointly. This offer is not available to existing residents of any Relevant Village. Oceania has the right to vary or withdraw this offer at any point prior to you signing the application, provided that any variation or withdrawal is communicated clearly to prospective residents.
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 the Relevant Village registered and available on the Retirement Villages Register or on request.