



New Home Offer

Terms and Conditions

1. This promotion is applicable for any new resident who:
 - a) signs an application to purchase an occupation right at a participating Australian Ryman village for a qualifying apartment or villa (**qualifying unit**) within the period commencing 12.00am, 6 November 2024 and ending 11.59pm, 20 December 2024 (**Promotional Period**);
 - b) enters into a Residence and Management Contract in Ryman's standard form; and
 - c) settles the purchase of the qualifying unit on the later of:
 - (i) within 120 days of signing the application in respect of the qualifying unit; or
 - (ii) within 30 days after completion of construction of the qualifying unit (where construction of the qualifying unit is not complete as at the date of the application) or that refurbishment of the qualifying unit is complete (where the qualifying unit will be refurbished before the new resident is required to settle the purchase of the qualifying unit).
2. Subject to clause 1, the purchaser(s) shall receive a credit of \$20,000 on settlement (**Promotion**). The credit will be applied as a suspended contribution, which will have the effect of reducing the amount to be paid by the purchaser on settlement by \$20,000.
3. If the purchaser(s) fail to settle the purchase of the qualifying unit in accordance with the timeframes in clause 1(c), the Promotion shall not apply, and no credit will be applied on settlement.
4. The Promotion shall only extend to qualifying:
 - a) independent apartments or villas at Hubert Opperman Retirement Village and Nellie Melba Retirement Village; and
 - b) independent apartments or villas and serviced apartments at Deborah Cheetham Retirement Village.
5. The Promotion is subject to availability and is not transferable, refundable, or redeemable for cash or available to current Ryman residents.
6. The Promotion does not apply in conjunction with any other or bespoke offers,

including where the price of the independent apartment or villa has already been reduced.

7. The Promotion does not apply to:
 - a) the purchase of occupation rights for serviced or assisted-living apartments at Hubert Opperman Retirement Village or Nellie Melba Retirement Village;
 - b) anyone who has previously entered into an application to purchase an occupation right at any Ryman retirement village; or
 - c) any existing Ryman resident wanting to transfer from an existing residence to a qualifying unit.
8. In the event of any inconsistency between these terms and conditions and any information shown on any printed or digital material or representations by any agent of Ryman, these terms and conditions will prevail.
9. By signing an application during this Promotional Period, you agree to and accept these terms and conditions.
10. This offer is at Ryman's sole discretion and Ryman reserves the right to withdraw this offer or vary the Promotional Period at any time without prior notification.
11. The promotion is conducted by Ryman Healthcare (Australia) Limited (CAN 142 241 110) of Level 5/6 Riverside Quay, Southbank, Victoria.