



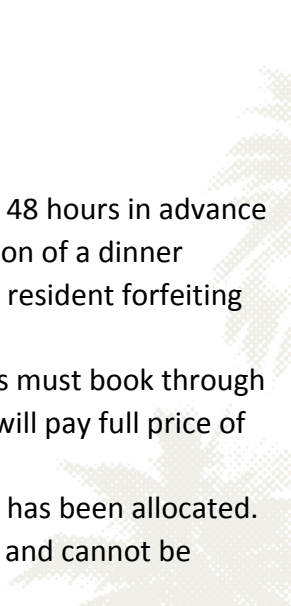
LMB Premier - Terms and conditions for new residents of Lifestyle Manor Bondi

1. The promoter is Australian Unity Retirement Living Services Ltd ACN 085 317 595 of Level 14, 114 Albert Road, South Melbourne, Victoria, 3205 (Promoter).
2. The Promoter is providing 'LMB Premier' to eligible prospective residents of Lifestyle Manor Bondi who comply with these terms and conditions free of charge and for a period of twelve months from the commencing date of the resident's lease and loan agreement.
3. 'LMB Premier' comprises the following three services, each of which is explained in greater detail below:
 - Home Beautiful;
 - Café Lunches; and
 - Delicious Dinners.
4. To be eligible to receive 'LMB Premier', a prospective resident of Lifestyle Manor Bondi, 24 – 32 Flood Street, Bondi, New South Wales, 2026 must pay to the Promoter's sales consultant a reservation fee in the amount of \$1,500.00 upon reserving a unit at Lifestyle Manor Bondi and a further \$8,500.00 upon signing the resident documents between 28 November 2011 and 30 May 2012 inclusive.
5. An eligible resident will be permitted to use the services offered by 'LMB Premier' after the resident has settled the lease and loan agreement of their unit with the operator, Lifestyle Manor Bondi Pty Ltd, and the resident is in occupation of the unit.
6. 'LMB Premier' is limited to one service offering per unit settled and cannot be transferred or assigned to another person.
7. The services offered by 'LMB Premier' are not redeemable for cash.

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 Australian Unity
Come Home to Something Special®

8. The Home Beautiful component of 'LMB Premier' comprises one and a half hours of domestic cleaning services in relation to the recipient's unit at Lifestyle Manor Bondi two times per month and may include:
 - Bathroom cleaning including the cleaning of mirrors;
 - Kitchen cleaning;
 - Mopping of floors;
 - Vacuuming of carpets;
 - Wiping down table surfaces and cleaning of glass tables (if any);
 - Feather dusting;
 - Sweeping balcony floors;
 - Turning of mattresses on a quarterly basis only;
 - Cleaning of all internal windows on a quarterly basis only; and
 - Cleaning of external balcony windows on a quarterly basis only.
 9. The Café Lunches component of 'LMB Premier' comprises one lunch per resident two times per week in the on-site café during normal trading hours and may include:
 - 1 x savoury option (selection of paninis, wraps and bagels);
 - 1 x sweet option (selection of muffins, friands and cakes); and
 - 1 x non-alcoholic beverage.
 10. To obtain a lunch, the resident will receive a monthly Café Lunches card from the Promoter and must present the card to the café staff member. The card will be clipped by the café staff member when a lunch is redeemed.
 11. Bookings at the on- site café are not required.
 12. The lunch must be consumed in the on- site café.
 13. The lunch offer must be used in the respective month that it has been allocated. Unused lunch offers for each respective month are forfeited and cannot be carried across to another month.
 14. The Delicious Dinners component of 'LMB Premier' comprises a two- course dinner per resident in the on- site rooftop dining room once per fortnight and may include:
 - 1 x main meal selected from the menu;
 - 1 x dessert selected from the menu
 - 1 x petit four; and
 - One glass of house red or house white wine.
 15. The dinner must be consumed in the on- site restaurant.
 16. Reservations for dinner are required and must be made at least 48 hours in advance by contacting the concierge at Lifestyle Manor Bondi. Cancellation of a dinner reservation with only 48 hours of notice or less will result in the resident forfeiting the dinner offer for that fortnight.
 17. Residents may invite guests to the fortnightly dinners. Residents must book through reception 48 hours prior to confirm seating availability. Guests will pay full price of \$45.
 18. The dinner offer must be used in the respective fortnight that it has been allocated. Unused dinner offers for each respective fortnight are forfeited and cannot be carried across to another fortnight.
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19. If a recipient of 'LMB Premier' would like to purchase additional cleaning services or additional food and beverage items from the on- site café and/or the on- site restaurant, the recipient will be responsible for paying for such services or items at their own cost.
20. Recipients of 'LMB Premier' are permitted to invite guests including family members and friends to the on- site café and the on- site restaurant however such guests are not entitled to receive any of the benefits of 'LMB Premier' and must pay for any food and beverage items consumed at their own cost.
21. To the extent permitted by law, the Promoter shall not be liable for any loss or damage whatsoever (including but not limited to indirect or consequential loss) which is suffered including but not limited to any loss or damage arising from the unavailability of a certain food and/or beverage item or the non- provision of a domestic cleaning service or for personal injury which is suffered or sustained by any recipient as a result of receiving 'LMB Premier', or any third party.
22. By receiving 'LMB Premier', the recipient agrees to receive information and updates from the Promoter on its products and services and the recipient agrees to their information being used by the Promoter for the purposes of conducting 'LMB Premier' and promoting its products and services. The Promoter may disclose recipients' personal information to its contractors and agents to assist in conducting 'LMB Premier'. The Promoter is bound by the National Privacy Principles in the Privacy Act 1988 (Cth). The Promoter's privacy policy is available on the Promoter's website at www.australianunity.com.au . Recipients may request access to the personal information the Promoter holds about them or elect to unsubscribe from this mailing list by contacting the Promoter at the address set out above.



LMB Premier - Terms and conditions for current residents of Lifestyle Manor Bondi

1. These terms and conditions relate to the service offering known as 'LMB Premier' being offered to eligible residents of Lifestyle Manor Bondi, 24-32 Flood Street, Bondi, New South Wales, 2026 (**Lifestyle Manor Bondi**) by Australian Unity Retirement Living Services Ltd ACN 085 317 595 of Level14, 114 Albert Road, South Melbourne, Victoria, 3205 (Australian Unity).
2. An eligible resident is a current resident of Lifestyle Manor Bondi pursuant to a 99-year lease and loan agreement with the operator, Lifestyle Manor Bondi Pty Ltd, and who:
 - indicates on the election form provided to them by Australian Unity that they would like to obtain any or all of the service components of 'LMB Premier'; and
 - complies with these terms and conditions.
3. 'LMB Premier' comprises the following three services each of which is explained in greater detail below:
 - Home Beautiful;
 - Cafe Lunches; and
 - Delicious Dinners.
4. The Home Beautiful component of 'LMB Premier' comprises one and a half hours of domestic cleaning services in relation to the recipients unit at Lifestyle Manor Bondi two times per month and may include:
 - Bathroom cleaning including the cleaning of mirrors;
 - Kitchen cleaning;
 - Mopping of floors;
 - Vacuuming of carpets;
 - Wiping down table surfaces and cleaning of glass tables (if any);
 - Feather dusting;
 - Sweeping balcony floors;
 - Turning of mattresses on a quarterly basis only;
 - Cleaning of all internal windows on a quarterly basis only; and
 - Cleaning of external balcony windows on a quarterly basis only.
5. The cost of the Home Beautiful component of 'LMB Premier' is \$75.00 per month excluding GST payable monthly in arrears.
6. The Cafe Lunches component of 'LMB Premier' comprises subsidised light meals in the on-site cafe during normal trading hours and n1ay include savoury options such as paninis, wraps and bagels, sweet options such as muffins, friands and cakes and hot and cold beverages.
7. Eligible residents may obtain food and beverages from the on-site cafe on a fee for service basis at subsidised amounts that are determined by Australian Unity and such amounts may change from time to time at Australian Unity's absolute discretion.



8. Bookings at the on-site cafe are not required.
9. The Delicious Dinners component of 'LMB Premier' comprises a two-course dinner per resident in the on-site rooftop dining room during normal trading hours and may include:
 - 1 x main meal selected from the menu;
 - 1 x petit four; and
 - One glass of house red or house white wine.
10. The cost of the Delicious Dinners component of 'LMB Premier' is \$15.00 per resident per meal excluding GST payable monthly in arrears.
11. The dinner must be consumed in the on-site restaurant.
12. Reservations for dinner are required and must be made at least 48 hours in advance by contacting the concierge at Lifestyle Manor Bondi. Cancellation of a dinner reservation with only 48 hours of notice or less will result in the resident still being charged by Australian Unity for the cost of the dinner for that particular evening.
13. Australian Unity will forward to the recipient a tax invoice on a monthly basis for the services of 'LMB Premier' that the recipient selects and the recipient is responsible for payment of the tax invoice in accordance with the payment terms stated on the invoice.
14. Australian Unity may decide in its absolute discretion to not provide any of the services of 'LMB Premier' to a recipient if the recipient is not up to date in relation to the payment of invoices issued by Australian Unity for the selected services.
15. If a recipient of 'LMB Premier' would like to purchase additional cleaning services or additional food and beverage items from the on-site restaurant to those mentioned in the above list of services and items, the recipient will be responsible for paying for such services or items at their own cost.
16. Recipients of 'LMB Premier' are permitted to invite guests including family members and friends to the on-site cafe and the on-site restaurant however such guests are not entitled to receive any of the benefits of 'LMB Premier' and must pay for any food and beverage items consumed at their own cost.
17. The service components selected by a recipient of 'LMB Premier' will be provided by Australian Unity for a minimum six month period from the date that the recipient signs the election form provided to them by Australian Unity.
18. 'LMB Premier' cannot be transferred or assigned to another person.
19. To the extent permitted by law, Australian Unity shall not be liable for any loss or damage whatsoever (including but not limited to indirect or consequential loss) which is suffered including but not limited to any loss or damage arising from the unavailability of a certain food and/or beverage item or the non-provision of a domestic cleaning service or for personal injury which is suffered or sustained by any recipient as a result of receiving 'LMB Premier', or any third party.

20. By receiving 'LMB Premier', the recipient agrees to receive information and updates from Australian Unity on its products and services and the recipient agrees to their information being used by Australian Unity for the purposes of conducting 'LMB Premier' and promoting its products and services. Australian Unity may disclose recipients' personal information to its contractors and agents to assist in conducting 'LMB Premier'. Australian Unity is bound by the National Privacy Principles in the Privacy Act 1988 (Cth). Australian Unity's privacy policy is available on Australian Unity's website at www.australianunity.com.au. Recipients may request access to the personal information Australian Unity holds about them or elect to unsubscribe from this mailing list by contacting Australian Unity at the address set out above.





**Election Form to Receive LMB Premier
Lifestyle Manor Bondi**

Name of resident _____

Unit Number _____

I am/We are the resident(s) of the unit at Lifestyle Manor Bondi, 24-32 Flood Street, Bondi, New South Wales, 2026.

I/We elect to receive the following services from Australian Unity Retirement Living Services Limited (Australian Unity) for a minimum six month period commencing from the date of this form:

Home Beautiful

Delicious Dinners

I/We agree to comply with the attached terms and conditions of LMB Premier and authorise Australian Unity to send to me/us a monthly invoice for the selected services.

Signature of resident(s): _____

Date of signing: _____

Signature of witness
being a person over
the age of 18 years: _____

Full name of witness: _____

Address of witness: _____

Please hand the completed form to Stephen Newell - Client Services Manager
or Deborah Caines - Sales Consultant.

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