

# Warm Welcome 2026 Offer

## Terms and Conditions



**OCEANIA**  
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### 1. Eligibility

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

a. sign an application for an apartment or villa at Awatere Village, The Bayview Village or Waterford Village (“Relevant Village”) on or before 31 July 2026; and

b. sign and settle an occupation right agreement (“ORA”) for the apartment or villa at the Relevant Village with Oceania Village Company Limited (“Oceania”) within 4 months of the application date, including payment of the Occupation License 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. Your Weekly Village Fees will be waived for a period of 12 months from the Commencement Date of your ORA. Your payment of the Weekly Village Fees will commence at the applicable rates on expiry of that period.

### Relocation Services

3. Oceania will arrange, at its cost, relocation services valued up to a maximum of \$10,000.00 to assist you with your move into your apartment or villa. If your Relevant Village is Awatere or The Bayview, the services will be provided by “Sort My House”. If your Relevant Village is Waterford, the services will be provided by Smart Express. Oceania may use an alternative provider if either of these providers are not available.

4. If you wish to purchase services, from these providers or an alternative provider, that results in the relocation services cost exceeding \$10,000, you will be directly responsible for paying the incremental cost of such additional services over \$10,000.

5. Your use of the relocation services is at your own risk, Oceania is not responsible for any loss or damage caused by the relevant service provider.

### Contribution to Legal Costs

6. Oceania will make a one-off \$2,000.00 contribution to your legal costs associated with entry into your ORA (“Contribution”).

7. The Contribution will be made by way of an adjustment to the amount you are required to pay to Oceania to settle the Occupation License Payment in full.

### Cancellation

8. If you cancel your ORA in accordance with the provisions of either 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 you received:

a. the amount of the Weekly Village Fees that Oceania waived under clause 2;

b. the relocation services that Oceania paid for under clause 3; and

c. the Contribution.

9. Oceania will be entitled to deduct the reimbursement amounts described in clause 8 from any payment due to you following cancellation of your ORA.

### General

10. This offer is non-transferable and cannot be exchanged for cash. Where an application is signed jointly by two prospective residents, the offer is made to those residents jointly. This offer is not available to existing residents of Oceania Villages. This offer is not available in respect of applications for care suites at any Relevant Village. Oceania reserves the right to vary or withdraw this offer at any point prior to a prospective resident signing the application.

11. Capitalised words and phrases which are not defined in these terms and conditions have the meaning given to them in the ORA for the Relevant Village, which is registered and available on the Retirement Villages Register or on request.