



Australian
Competition &
Consumer
Commission

Our Ref: N31469
Contact Officer: Sharon Clancy
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17/16 November 2005

Mr Paul Holm
Partner
Phillips Fox Solicitors
201 Elizabeth Street
SYDNEY NSW 2000

By facsimile: (02) 9283 4144

Dear Mr Holm

Third line forcing notification No. N31469 lodged by South Steyne Hotel Pty Limited

I refer to the above third line forcing notification lodged with the Australian Competition and Consumer Commission (ACCC) on 7 October 2005. The notification has been placed on the ACCC's public register.

In your subsequent letter received by the ACCC on 15 November 2005, you describe the notified conduct as follows:

South Steyne Hotel Pty Limited offering strata title units to purchasers on condition that the purchaser accept an assignment of a lease to Mirvac Management Limited (Mirvac) which includes associated management services to be supplied by Mirvac to the purchaser.

Legal immunity conferred by the notification came into effect on 21 October 2005. On the basis of the information that you have provided, it is not intended that further action be taken in this matter at this stage.

As with any notification, please note that the ACCC may act to remove the immunity afforded by this notification at a later stage if it is satisfied that the likely benefit to the public from the conduct will not outweigh the likely detriment to the public from the conduct.

This letter has been placed on the ACCC's public register. If you wish to discuss any aspect of this matter, please do not hesitate to contact Sharon Clancy on (02) 6243 1217.

Yours sincerely

Scott Gregson
General Manager
Adjudication Branch

