



**Australian
Competition &
Consumer
Commission**

Our Ref: N41018
Contact Officer: Sharon Clancy
Contact Number: (02) 6243 1217

Faxed 25/9/06
SC

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25 September 2006

Mr Joel Webber
Precinct Manager
Precinct Management Services
24 NewQuay Promenade
Docklands VIC 3008

By facsimile: (03) 9600 2010

Dear Mr Webber

**Third line forcing notification lodged by JR Investment Company Pty Ltd
(N41018)**

I refer to the above notification lodged with the Australian Competition and Consumer Commission (the ACCC) on 20 September 2006. The notification has been placed on the ACCC's public register.

You have described the notified conduct as follows:

JR Investment Company Pty Ltd proposes to:

- (a) sell or offer for sale the Retail Property to purchasers on condition that purchasers acquire the property management services of Precinct Management Services (PMS); and
- (b) refuse to sell or offer for sale the Retail Property for the reason that the purchaser has not agreed to acquire the property managements services of PMS.

The 'Retail Property' referred to above is subdivided retail property in the Boyd Tower of the NewQuay precinct at Melbourne Docklands.

Legal immunity conferred by notification will come into force on 4 October 2006.


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 these notifications 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 Ms Clancy on (02) 6243 1217.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Scott Gregson', with a large, sweeping flourish extending to the right.

Scott Gregson
General Manager
Adjudication Branch