



**Australian
Competition &
Consumer
Commission**

Our Ref: C2008/1315
Contact Officer: Kristy Randall
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9 September 2008

Mr Richard Payne
Principal
Richard Payne & Associates
PO Box 1275
West Perth WA 6872

via email: rapayne@iinet.net.au

Dear Mr Payne

Re: Third line forcing notification N93539 lodged by Greenvalley Asset Pty Ltd

I refer to the above third line forcing notification lodged with the Australian Competition and Consumer Commission (the ACCC) on 8 August 2008. The notification has been placed on the ACCC's public register.

The ACCC understands the notified conduct to be:

Greenvalley will offer for sale apartments in 'The Ranges Karratha' complex, on condition that purchasers agree to acquire the property management services of a property management services provider to be nominated by Greenvalley.

Legal immunity conferred by the notification came into force on **22 August 2008**.

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.

I note that the ACCC's assessment is based on Greenvalley ensuring that all terms are fully disclosed to potential purchasers.

As with any notification, please note that the ACCC may act to remove the immunity afforded by the 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.

A copy of 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 Kristy Randall on (02) 6243 1061.

Yours sincerely

A handwritten signature in black ink, appearing to read 'David Hatfield', written in a cursive style.

David Hatfield
A/g General Manager
Adjudication Branch