



**Australian
Competition &
Consumer
Commission**

GPO Box 3131
Canberra ACT 2601

23 Marcus Clarke Street
Canberra ACT 2601

tel: (02) 6243 1111
fax: (02) 6243 1199

www.accc.gov.au

Our Ref: C2009/1386
Contact Officer: Jasmine Tan
Contact Number: (02) 6243 1363

5 August 2009

Xuexin Xu
Director
Fengqing Group Pty Ltd
3603/90 Lorimer Street
DOCKLANDS VIC 3008

Dear Xuexin Xu

Third line forcing notification N94048 lodged by Fengqing Group Pty Ltd

I refer to the above third line forcing notification lodged with the Australian Competition and Consumer Commission (the ACCC) on 23 July 2009. The notification has been placed on the ACCC's public register.

Fengqing Group Pty Ltd (Fengqing Group) has described the notified conduct as follows:

Fengqing Group proposes to sell or offer for sale subdivided retail property in the Conder Tower of the NewQuay precinct at Melbourne Docklands (the Retail Property) on condition that the purchaser also acquires property management services from Metro Real Estate Services Pty Ltd, trading as Precinct Management Services (PMS), which is the trustee for MAB Real Estate Services Trust.

Legal immunity conferred by the notification will commence on 6 August 2009.

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 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.

This assessment has been made on the basis that Fengqing Group and PMS will disclose all relevant terms and conditions to prospective clients.

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 Jasmine Tan on (02) 6243 1363.

Yours sincerely

A handwritten signature in black ink, appearing to be 'R Chadwick', with a long horizontal flourish extending to the right.

Dr Richard Chadwick
General Manager
Adjudication Branch