



**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](http://www.accc.gov.au)

Our Ref: N94445  
Contact Officer: Jessica Buik  
Contact Number: 02 6243 4940

29 January 2010

Wayne Wong & Associates  
Level 1, 68 Victoria Street  
RICHMOND VIC 3121

Dear Sir or Madam

**Third line forcing notification N94445 lodged by Tong Zhou**

I refer to the above third line forcing notification lodged with the Australian Competition and Consumer Commission (the ACCC) on 20 January 2010. The notification has been placed on the ACCC's public register.

Tong Zhou proposes to:

- a) sell or offer for sale the retail property (subdivided retail property in the Aquavista Tower of the NewQuay precinct at Melbourne Docklands) to purchasers on condition that purchasers acquire the property management services of Metro Real Estate Services Pty Ltd as trustee for MAB Real Estate Services Trust (trading as Precinct Management Services); 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 management services of Precinct Management Services.

Legal immunity conferred by the notification will commence on 3 February 2010.

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 Tong Zhou will disclose all relevant terms and conditions to prospective customers.

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 Jessica Buik on (02) 6243 4940.

Yours sincerely

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

Dr Richard Chadwick  
General Manager  
Adjudication Branch