



**Australian
Competition &
Consumer
Commission**

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Our Ref: 45030
Contact Officer: Pamela Cue
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2 March 2011

Mark Fowler
Neumann & Turnour Lawyers
Level 1, Quay Central
95 North Quay
Brisbane QLD Australia

Sent via email: mfowler@ntlawyers.com.au

Dear Mr Fowler

Third line forcing notification N95282 lodged by 4Walls Ltd

I refer to the above third line forcing notification lodged with the Australian Competition and Consumer Commission (the ACCC) on 14 February 2011. The notification has been placed on the ACCC's public register.

4Walls Ltd proposes to supply or offer to supply the services involved in discharging the functions of the National Rental Affordability Scheme (NRAS) Approved Participant on the condition that the Property Owner will acquire property and tenancy management services directly or indirectly from a Property Manager who has been approved of by 4Walls Ltd.

4Walls Ltd refuses to supply the services involved in discharging the functions of the NRAS Approved Participant for the reason that the Property Owner has not acquired, or has not agreed to acquire property and tenancy management services directly or indirectly from a Property Manager who has been approved of by 4Walls Ltd.

Legal immunity conferred by the notification commenced on 28 February 2011.

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 4Walls Ltd 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 Pamela Cue on (02) 6243 1066.

Yours sincerely

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

Dr Richard Chadwick
General Manager
Adjudication Branch