



**Australian  
Competition &  
Consumer  
Commission**

Our Ref: 49332  
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25 July 2012

Nick Lewis  
Assistant Development Manager  
Enclave at St Leonards Ltd  
Level 8m 256 Adelaide Terrace  
Perth WA 6000

Dear Mr Lewis

**Third line forcing notification N96022 lodged by Enclave at St Leonards Ltd**

I refer to the above third line forcing notification lodged with the Australian Competition and Consumer Commission (the ACCC) on 23 July 2012. The notification has been placed on the ACCC's public register.

Enclave at St Leonards Ltd (Enclave) proposes to offer 12 residential lots to buyers on condition that buyers enter into a building contract with the nominated builder, being Homebuyers Centre Pty Ltd, for the construction of house and land packages in Western Australia.

Legal immunity conferred by the notification will commence on 6 August 2012.

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 Enclave and Homebuyers Centre Pty Ltd 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 Garth Layton on (02) 6243 1274.

Yours sincerely

Dr Richard Chadwick  
General Manager  
Adjudication Branch