



# SUPPLEMENTARY PRODUCT DISCLOSURE STATEMENT

## About this Supplementary Product Disclosure Statement

This is a Supplementary Product Disclosure Statement (SPDS) issued by Wyndham Vacation Resorts South Pacific Ltd ACN 090 503 923 for the WorldMark South Pacific Club ARSN 092 334 015. This SPDS supplements the Product Disclosure Statement (PDS) prepared 15 September 2016 (“offer”) and must be read in conjunction with the PDS and any other SPDS when an offer is made within Australia.

Terms used in this SPDS have the same meaning as given to those terms in the PDS.

# Supplementary information

This SPDS amends the PDS as follows:

## A. Ownership at a Glance

The table at Section 2 on page 13 of the PDS is amended as follows:

TOPIC	WORLDMARK SOUTH PACIFIC CLUB	MORE INFO IN PDS
Where can I holiday?	The Club currently owns and operates apartments or owns fractional interests in apartments (“Club Apartments” or “Apartment”) in 30 locations within the South Pacific, North Pacific and South East Asia (“Club Resorts” or “Resorts”) including Australia, New Zealand, Fiji, Thailand and Hawaii in the United States of America (USA). The Club Apartments are held free and clear of any mortgages or charges.	Section 3
What types of Club Apartments does the Club own?	<p>The Club owns a varied type of quality Apartments that accommodate different numbers of guests from studio/hotel suites to 4-bedroom presidential suites. Apartments are maintained to high standards and we maintain capital reserves for refurbishment, replacement and major repairs.</p> <p>Apartments may also include fractional or tenant-in-common ownership interests in apartments which form part of a timeshare resort where the Club has the right to use the apartment for a particular period or set amount of time each year.</p>	Section 3

## B. Club Resorts

The Club has recently acquired fractional interests in timeshare resorts situated in Hawaii. This means that Club Owners can make bookings at these resorts for a fixed number of weeks, in a fixed type of apartment each year. There may be differences to the booking and cancellation terms of stays and cost of staying in the Hawaiian Resorts. Details of these will be published in the PDS (and any supplementary SPDS); on the Club website; or advised to you by the Owner Services team at the time of booking. Section 3 on page 16 of the PDS is amended to include additional Club Resorts or Club Apartments as follows:

Section 3 on page 16 of the PDS is amended to include additional Club Resorts or Club Apartments that have been added to the Club as follows:


VIC
**RAMADA RESORT DINNER PLAIN, MT HOTHAM**  
12 Big Muster Drive, Dinner Plain, VIC, 3898



Situated metres from the Great Alpine Road, Ramada Dinner Plain is only ten minutes from the mountain’s renowned ski runs. This Resort will offer 15 lodge accommodation as well as 30 two, three and four-bedroom fully-furnished chalets.

Apartments 1-12, 14-16 as well as chalets known as Kellys, Matlock, Billy Button, Frostbite, Snoa, Utopia, Amoy, Reynard, Stirling, Torbreck, Blue Mist, McKinley, Monashee, Quokka, Riding High, Rivendell, Woodson, Marmotte, Selwyn, Benambra, Fairhaven, Cobberas, Double Black, Youngs, MacNamara, Yuki, Cloudbreak, Milky Way, HQ and Gluckstage.

USA
**WORLDMARK SOUTH PACIFIC CLUB BY WYNDHAM BALI HAI VILLAS** Pelelani Loop, Princeville, Kauai, Hawaii, USA 4970



Positioned in the resort community of Princeville, Wyndham Bali Hai Villas is adjacent to the Makai Golf Club. Take advantage of bike and boat rentals or surfing lessons locally, or stay onsite and enjoy the outdoor swimming pool, volleyball court and barbecue area. Club rooms include one and two-bedroom apartments with a fully equipped kitchen and laundry.

The Club holds the right of use of 173 weeks of 1 bedroom standard apartments and 472 weeks of 2 bedroom deluxe apartments.

USA

WORLDMARK SOUTH PACIFIC CLUB BY  
WYNDHAM KA 'EO KAI, Wyllie Road Princeville,  
Kauai, Hawaii, USA 3970



Situated at the resort community in Princeville, Wyndham Ka Eo Kai offers breathtaking ocean and mountain views, with amenities including an outdoor swimming pool, a children's pool, tennis court, laundry facilities and concierge services. Your WorldMark South Pacific Club apartments all have two bedrooms and a fully equipped kitchen, allowing a maximum occupancy of six people.

The Club holds the right of use of 584 weeks of 2 bedroom standard apartments and 305 weeks of 2 bedroom deluxe apartments.

## C. Reservation Restrictions

The table at section 4.6 on page 28 of the PDS is amended to include the following:

Restriction	Details
Commonwealth Games 2018	Additional restrictions apply for Club Resorts on the Gold Coast during the Commonwealth Games Period of 4 April 2018 to 15 April 2018. You must occupy the Apartment during the booking and no changes of Guests or booking dates are permitted.
Hawaii Resorts	Seven consecutive night bookings only are available with arrivals on fixed days of the week, subject to change each calendar year. Any additional nights will need to be made as a separate booking. Housekeeping token or fee applies to each booking, and separate bookings are not guaranteed to be in the same Club Apartment.

## D. Fees and other costs

The fees and cost table at Section 7 on page 36 of the PDS is replaced with the following table:

TYPE OF FEE OR COST	AMOUNT <sup>1</sup>	HOW & WHEN PAID
<b>FEES WHEN YOUR MONEY MOVES IN OR OUT OF THE FUND</b>		
<b>Establishment fee</b> The fee to join the Club or purchase additional Vacation Credits	\$159	Paid by you when you make an application to join the Club or purchase additional Vacation Credits
<b>Contribution fee</b> The fee on each amount contributed to the Club	Nil	Not applicable
<b>Withdrawal fee</b> The fee on each amount you take out of the Club	Nil	Not applicable
<b>Termination fee</b> The fee to close your Ownership in the Club	Nil	Not applicable
<b>MANAGEMENT COSTS<sup>2</sup></b>		
The fees and costs for managing your interest in the Club	The annual levies that you pay (e.g. \$659.56 for an Owner with 6,000 Premier Vacation Credits)	Payable monthly or annually
<b>SERVICE FEES</b>		
<b>Investment switching fee</b> The fee for changing options	Nil	Not applicable

<sup>1</sup> All amounts are expressed in AUD\$ and are inclusive of GST (if applicable).

<sup>2</sup> See Section 7.3 for more information on annual levies which include management costs.

## E. Purchase Price of Vacation Credits

The table at Section 7.2 on page 37 of the PDS is replaced with the following:

The Purchase Price of Vacation Credits is determined by us and can be changed at any time by issuing a new PDS or by issuing a supplementary PDS. The Developer, as the person entitled to the proceeds of Vacation Credits under the Constitution, may from time to time and at its sole discretion request that we offer discounts to the public or to employees, their families and nominated friends. Any discounts offered are deducted from the Developer's entitlement to the proceeds.

NO. OF PREMIER VACATION CREDITS PURCHASED	DISCOUNT	PRICE PER PREMIER VACATION CREDIT
1 to 9,999	Nil	\$3,172 per Vacation Credit (e.g. \$19,191 for 6,000 Vacation Credits inclusive of the establishment fee)
10,000 to 17,999	10%	\$2,854 per Vacation Credit (e.g. \$28,699 for 10,000 Vacation Credits inclusive of the establishment fee)
18,000 to 31,999	15%	\$2,697 per Vacation Credit (e.g. \$48,705 for 18,000 Vacation Credits inclusive of the establishment fee)
32,000 upwards	20%	\$2,537 per Vacation Credit (e.g. \$81,343 for 32,000 Vacation Credits inclusive of the establishment fee)

The current minimum amount of Standard Vacation Credits you can acquire is 12,000. This will cost \$38,223 inclusive of the establishment fee

## F. Annual Levies

The annual levies table in section 7.3 on page 38 of the PDS is replaced with the following:

The annual levies for Vacation Credits for the financial year commencing 1 January 2018 are as follows:

NUMBER OF VACATION CREDITS OWNED	ANNUAL LEVIES PAYABLE (\$AUD)
6,000 - 7,500	\$659.56
7,501 - 10,000	\$811.72
10,001 - 12,500	\$963.88
12,501 - 15,000	\$1,116.04
15,001 - 17,500	\$1,268.20
17,501 - 20,000	\$1,420.36

## G. How Annual Levies are Calculated

The example box in section 7.3 on page 39 of the PDS is replaced with the following:

### HOW ANNUAL LEVIES ARE CALCULATED

The annual levies are based on the following formula:

\$A for the first 6,000 - 7,500 Vacation Credits, plus

(A x 23.07%), for each increment of 2,500 Vacation Credits or portion thereof owned

A = \$659.56 for the 12 months to 31 December 2018

## H. Housekeeping Fees

The fee table in section 7.5 on page 41 of the PDS is replaced with the following:

APARTMENT TYPE	STANDARD*	DELUXE*	GRAND*	PRESIDENTIAL*
Studio or Hotel room	\$90.00	\$98.00	N/A	N/A
1-Bedroom	\$103.00	\$110.00	N/A	N/A
2-Bedroom	\$115.00	\$121.00	\$131.00	\$141.00
3-Bedroom	\$126.00	\$131.00	\$141.00	\$185.00
4-Bedroom	N/A	N/A	\$185.00	\$205.00

\*This fee is expressed in AUD\$ (inc. GST) and is exclusive of Service Turnover Tax (STT) or any other tax as may be payable on housekeeping services provided during any stay in Fiji.

## I. Fijian Service Turnover Tax

The fee table in Section 7.6 on page 42 of the PDS is replaced with the following:

TYPE	FIJI DOLLARS*			
	MON-THUR	FRI-SAT	SUN	WEEKLY TOTAL
One-Bedroom	\$17.55	\$25.28	\$19.66	\$140.42
One-Bedroom Deluxe	\$21.06	\$29.49	\$25.28	\$168.51
Two-Bedroom	\$21.06	\$29.49	\$25.28	\$168.51
Two-Bedroom Deluxe	\$27.38	\$37.21	\$33.70	\$217.65
Three-Bedroom	\$24.57	\$34.40	\$29.49	\$196.59
Three-Bedroom Deluxe	\$30.19	\$40.72	\$36.51	\$238.72
Three-Bedroom Deluxe Ocean View	\$33.70	\$46.34	\$39.32	\$266.80
Three-Bedroom Grand Garden View	\$37.21	\$50.55	\$44.93	\$294.89
Three-Bedroom Grand	\$40.72	\$56.17	\$47.74	\$322.97
Three-Bedroom Presidential	\$50.55	\$68.81	\$60.38	\$400.20

\*This fee is both Service Turnover Tax and Environment Climate Adaption Levy (ECAL) combined. Further details of these government fees can be obtained from the Owner Services team at or prior to booking.

## J. Environment Climate Adaptation Levy

The Environmental Levy section of Section 7.6 on page 42 is replaced with the following:

The Fijian Government also imposes an Environment Climate Adaption Levy (ECAL) on the tourism industry. Owners are required to pay this ECAL, in addition to the Credit Values and STT that will apply for a stay at the Resort, and it will be applied to room accounts for payment on checkout. Further details of this additional fee can be obtained from the Owner Services team at (or prior to) booking.

## K. Hawaiian Taxes

Section 7.6 on page 43 is amended to include the following:

The Department of Taxation for the State of Hawaii imposes various taxes on Owners and Guests who stay in the Hawaiian Resorts. These taxes are payable in addition to the Credit Values that will apply for a stay at the Resort, and will be applied to your room account for payment on checkout. These taxes include:

- Transient Occupancy Tax (TOT) of between USD\$6 and USD\$12 per night, depending on accommodation type.

Further details of these additional fees can be obtained from the Owner Services team at (or prior to) booking.

## L. Bonus Time - an Additional Club Benefit

Point 1 of Section 8.1 on page 45 of the PDS is replaced with the following:

1. Bonus Time is available at any time during the year (subject to availability) and is currently charged as follows which includes housekeeping fees:

- AUD8.0¢ per Vacation Credit value of the booking with a minimum charge of AUD\$80.00 per night for Australian Resorts,
- AUD8.4¢ per Vacation Credit value of the booking with a minimum charge of AUD\$84.00 per night for New Zealand Resorts,
- AUD7.8¢ per Vacation Credit value of the booking with a minimum charge of AUD\$78.00 per night for Fijian Resorts,
- AUD7.7¢ per Vacation Credit value of the booking with a minimum charge of AUD\$77.00 per night for Thailand Resorts, and
- AUD7.2¢ per Vacation Credit value of the booking with a minimum charge of AUD\$72.00 per night for Hawaiian Resorts.

## M. Associate Resorts

The Associate Resorts listed in Section 8.2 on page 49 of the PDS is replaced with the following:

As at the date of this SPDS, there are 10 Associate Resorts available to Premier Owners:

- Ramada Hotel & Suites Hervey Bay
- Ramada Singapore at Zhongshan Park
- Days Hotel Singapore at Zhongshan Park
- TRYP Fortitude Valley Hotel, Brisbane
- Ramada Sunset Road, Bali
- Ramada Plaza Melaka
- Ramada Eco Beach Resort
- Ramada Zen Quarter Darwin
- Ramada Resort Reia Taipa Beach
- Wyndham Tamansari Jivva Resort, Bali

## **N. Available Vacation Credits**

The Available Vacation Credits listed in Section 10.9 on page 59 of the PDS is replaced with the following:

As at 30 September 2017:

- There are 55,613 Owners in the Club who hold a total of 884,309,000 Vacation Credits; and
- 3,023,930 Vacation Credits have been allocated by us against current Club Apartments but have not been issued (or sold) to Owners.