

# CLUB WYNDHAM

## SOUTH PACIFIC



**SUPPLEMENTARY PRODUCT  
DISCLOSURE STATEMENT**

1 JANUARY 2022



# ABOUT THIS SUPPLEMENTARY PRODUCT DISCLOSURE STATEMENT

This is a Supplementary Product Disclosure Statement (SPDS) issued by Wyndham Vacation Clubs South Pacific Ltd ACN 090 503 923 for Club Wyndham South Pacific ARSN 092 334 015. This SPDS supplements the Product Disclosure Statement (PDS) prepared 30 September 2021 (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.

## A. PURCHASE PRICE OF VACATION CREDITS

Section 7.2 on page 35 of the PDS is replaced with the following effective from 10 November 2021:

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.

The current initial purchase price of Standard and Premier Owner Vacation Credits is \$2.85 per Vacation Credit. The Developer may give discounts when higher amounts of Premier Owner Vacation Credits are purchased or where additional Vacation Credits are purchased by Owners. There are no discounts applicable to the purchase of Standard Vacation Credits.

The current cost of Premier Vacation Credits is set out in the following table:

### PRICE PER PREMIER VACATION CREDIT

\$2.85 per Vacation Credit (e.g. \$17,259 for 6,000 Vacation Credits inclusive of the establishment fee)

The current minimum amount of Standard Vacation Credits you can acquire is 12,000. This will cost \$34,359 inclusive of the establishment fee.

## B. ANNUAL LEVIES

The annual levies table in Section 7.3 on page 35 of the PDS is replaced with the following effective from 1 January 2022:

NUMBER OF VACATION CREDITS OWNED	ANNUAL LEVIES PAYABLE (AU\$)
6,000 – 7,500	\$717.35
7,501 – 10,000	\$882.84
10,001 – 12,500	\$1,048.33
12,501 – 15,000	\$1,213.82
15,001 – 17,500	\$1,379.31
17,501 – 20,000	\$1,554.80

The example calculation of annual levies in Section 7.3 on page 35 of the PDS is replaced with the following effective from 1 January 2022:

### 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 = \$717.35 for the 12 months to 31 December 2022

### Late or Non-Payment of Annual Levies

The table in the Late or Non-Payment of Annual Levies section in section 7.3 on page 36 of the PDS is replaced with the following:

FEE TYPE	QUARTERLY ACCOUNTS	MONTHLY ACCOUNTS
Late fee for each reminder notice sent to you	AU/NZ\$15 Payable for each quarter in which the full amount due is late or not made	AU/NZ\$10 Payable for each month in which the full amount due is late or not made
Interest on outstanding levies	15% per annum accrued daily on the amount which is overdue by 60 days or more (e.g. for outstanding levies of \$717.35, you may be charged \$0.2948 interest for each day they remain outstanding)	
Return cheque charge for each dishonoured, returned or rejected payment	AU/NZ\$25	

### C. HOUSEKEEPING FEES

The table of housekeeping fees in Section 7.5 on page 37 of the PDS is replaced with the following effective from 1 January 2022:

APARTMENT TYPE	STANDARD*	DELUXE*	GRAND*	PRESIDENTIAL*
Studio or Hotel room	AU\$95.00	AU\$104.00	AU\$116.00	AU\$129.00
1-Bedroom	AU\$109.00	AU\$116.00	AU\$129.00	AU\$139.00
2-Bedroom	AU\$121.00	AU\$129.00	AU\$139.00	AU\$149.00
3-Bedroom	AU\$133.00	AU\$139.00	AU\$149.00	AU\$196.00
4-Bedroom	N/A	AU\$149.00	AU\$196.00	AU\$217.00

\*This fee is expressed in AU\$ (inc. GST) and is exclusive of the Environment Climate Adaption Levy or any other tax as may be payable on housekeeping services provided during any stay in Fiji.

## D. FIJIAN ENVIRONMENT CLIMATE ADAPTION LEVY

The table of Fijian Environment Climate Adaption Levy in Section 7.6 on page 38 of the PDS is replaced with the following effective from 1 January 2022:

APARTMENT TYPE	FIJI DOLLARS*			
	MON-THU	FRI-SAT	SUN	WEEKLY TOTAL
One-Bedroom	\$5.91	\$8.51	\$6.62	\$47.28
One-Bedroom Deluxe	\$7.09	\$9.93	\$8.51	\$56.74
Two-Bedroom	\$7.09	\$9.93	\$8.51	\$56.74
Two-Bedroom Deluxe	\$9.22	\$12.53	\$11.35	\$73.28
Three-Bedroom	\$8.27	\$11.58	\$9.93	\$66.19
Three-Bedroom Deluxe	\$10.17	\$13.71	\$12.29	\$80.38
Three-Bedroom Deluxe Ocean View	\$11.35	\$15.60	\$13.24	\$89.83
Three-Bedroom Grand Garden	\$12.53	\$17.02	\$15.13	\$99.29
Three-Bedroom Grand	\$13.71	\$18.91	\$16.08	\$108.74
Three-Bedroom Presidential	\$17.02	\$23.17	\$20.33	\$134.75
Four-Bedroom Presidential	\$19.62	\$27.19	\$23.17	\$156.03

\* Further details of these government fees can be obtained from the Owner Services Team at or prior to booking.

## E. EXAMPLE OF ANNUAL FEES AND COSTS

The example in Section 7.8 on page 40 of the PDS is replaced with the following effective from 1 January 2022:

### EXAMPLE:

An Owner with 10,000 Premier Vacation Credits who exchanges 10,000 Vacation Credits for one week accommodation will pay<sup>1</sup>:

Annual levies<sup>2</sup> \$882.84

Total annual cost \$882.84

<sup>1</sup> Housekeeping fees and discretionary fees may be payable if the Owner chooses to book multiple stays and acquire optional benefits.

<sup>2</sup> Annual levies are based on the number of Vacation Credits that you own.

## F. AVAILABLE VACATION CREDITS

The Available Vacation Credits listed in Section 10.10 on page 56 of the PDS is replaced with the following effective from 1 January 2022:

As at 30 September 2021:

- There are 57,870 Owners in the Club who hold a total of 1,061,349,000 Vacation Credits; and
- 9,353,530 Vacation Credits have been allocated by us against current Club Apartments but have not been issued (or sold) to Owners.

## G. CLUB WYNDHAM SOUTH PACIFIC – GUIDELINES AND REGULATIONS AS AT 1 JANUARY 2021

The Guidelines and Regulations on page 58 of the PDS is amended with the following effective from 1 January 2022:

- New Definitions to be added as follows:

**Apartment** or **Club Apartment** means accommodation against which Vacation Credits have been issued for use by Club Owners and/or their guests.

**Only Space Available** means an exception to reservation rules where more than one-night reservation is generally required, however only one night is available to reserve.

- Amended Definitions as follows:

**Vacation Credits** means the beneficial interest in the Club which represents an Owner’s usage rights and includes Premier Vacation Credits and Standard Vacation Credits.

**Weekend Only Reservation** is a two-night reservation where at least one of the nights is either a Friday or a Saturday night. Any other combination of days shall not be considered a Weekend Only Reservation.

- New Regulation 4.2(g) to be added as follows:

(g) Bonus Time reservations are not eligible to be waitlisted.

- New Regulation 4.6 to be added as follows:

### 4.6 Waitlist Requests

- If an Owner is unable to make a confirmed reservation, they may request that their reservation be placed on a waitlist in the event their desired reservation becomes available as a result of a cancellation (“Waitlist”). Waitlists are not guaranteed but place the Owner in a priority list should the desired reservation become available.
- A Waitlist will only be accepted within the below booking windows:

RESERVATION TYPE	WAITLIST WINDOWS
Club Apartment*	15 days to 13 months
WorldMark, The Club apartment*	15 days to 11 months
Exotic Resorts	31 days to 13 months

\* If Waitlist is made between 9 months and 13 months prior to check in during Red Season, the stay must be for a minimum of 7 nights.

- Weekend Only Reservation restrictions apply if a waitlist is for a Friday or Saturday night, unless the reservation is for the Only Space Available.
- Notification of the creation of a Waitlist will be emailed to the Owner’s email address within 72 hours of their request.
- A maximum of 4 Waitlists are permitted at any one time per Ownership.
- If a match to a Waitlist becomes available, an email will be sent to the Owner’s email address and the Owner will have 48 hours to contact Owner Services to confirm the reservation. If the Owner does not contact Owner Services within the required period, the reservation will be offered to the next Owner with a Waitlist or, if no other Waitlist then it will be made available to all Owners.
- If a Waitlist match has not been located by 14 days prior to the check out date (or 30 days prior for Exotic Resorts), the Waitlist will expire and will be removed from the reservation system.
- An Owner may hold a confirmed reservation for the same time period as a Waitlist request. If their Waitlist is matched, the Owner may confirm the Waitlist reservation and cancel their existing reservation without incurring a cancellation penalty.
- The table in section 8(b) is to be replaced with the following:

APARTMENT TYPE	STANDARD	DELUXE	GRAND	PRESIDENTIAL
Studio or Hotel room	AU\$95.00	AU\$104.00	AU\$116.00	AU\$129.00
1-Bedroom	AU\$109.00	AU\$116.00	AU\$129.00	AU\$139.00
2-Bedroom	AU\$121.00	AU\$129.00	AU\$139.00	AU\$149.00
3-Bedroom	AU\$133.00	AU\$139.00	AU\$149.00	AU\$196.00
4-Bedroom	N/A	AU\$149.00	AU\$196.00	AU\$217.00