

# CLUB WYNDHAM

**SOUTH PACIFIC**

## **SUPPLEMENTARY PRODUCT DISCLOSURE STATEMENT**

1 AUGUST 2019

# 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 15 July 2018 ("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

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## CHANGE OF NAME

Effective from 1 August 2019, WorldMark South Pacific Club has changed its name to Club Wyndham South Pacific. All references in the PDS to WorldMark South Pacific Club is amended to Club Wyndham South Pacific.

## A. WHO ARE WE?

As of 1 August 2019, the name of the Club was changed to Club Wyndham South Pacific.

Section 1.1 on page 5 of the PDS is amended to remove the reference to WorldMark South Pacific Club and to include the following:

Club Wyndham South Pacific ("the Club") was established on 1 March 2000 to provide an affordable, flexible and easy way to holiday. Our expanding resort network currently includes 35 quality locations with more than 1,600 Club Apartments in nine countries which are owned by the Club, free and clear of any mortgages or charges. Full details of all current Resorts are set out in Section 3.

The Club is a registered managed investment scheme which is operated in accordance with the requirements of the Corporations Act. As the Responsible Entity for the Club, Wyndham holds an Australian financial services licence No. 225200 ("AFSL") issued by ASIC which allows it to operate the Club including the issue of interests in the Club.

Wyndham has its head office on the Gold Coast in Queensland, Australia and is a wholly owned subsidiary of Wyndham Destinations Inc., a public company listed on the New York Stock Exchange and the world's largest vacation ownership, vacation exchange and vacation rental company.

## B. DIRECTORS AND MANAGEMENT TEAM

As of 30 November 2018, Matthew James Taplin resigned the position of Director of the Responsible Entity and was replaced by Liam Rayden Crawley. Section 1.2 on page 7 of the PDS is amended to remove the reference to Matthew James Taplin and to include the following:



**LIAM CRAWLEY**  
**Director**

Liam Crawley joined the Wyndham team as Chief Financial Officer in 2008 and lead teams around the Asia Pacific region providing centralised support services and is responsible for all aspects of accounting, financial reporting, planning and analysis, payroll, internal audit, informational technology, treasury and consumer financing in the Asia Pacific region for Wyndham. With over 25 years' experience as a senior finance executive within both publicly listed and private corporations, Liam commenced his career in Melbourne, Australia with Deloitte Touche Tohmatsu and later held senior financial positions with Mayne Group Limited, Melbourne and Mayne Pharma Limited in both New Jersey, USA and London, UK. Liam is a member of Chartered Accountants Australia and New Zealand (CA), a Fellow of the Australian Institute of Company Directors (FAICD), and is currently Regional Chair of the AICD Gold Coast Regional Committee.

## C. COMPLAINTS AND RESOLUTION OF DISPUTES

On 1 November 2018, the Credit and Investments Ombudsman (CIO) was replaced by the Australian Financial Complaints Authority (AFCA). Any references to CIO should now be read as AFCA.

You can contact AFCA at:

Mail: GPO Box 3, Melbourne VIC 3001

Telephone: 1800 931 678

Email: [info@afca.org.au](mailto:info@afca.org.au)

[www.afca.org.au](http://www.afca.org.au)

## D. OWNERSHIP AT A GLANCE

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

| TOPIC                | CLUB WYNDHAM SOUTH PACIFIC                                                                                                                                                                                                                                                                                                                                                                                                                             | MORE INFO |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Where can I holiday? | The Club currently owns and operates apartments or owns fractional interests in apartments ("Club Apartments" or "Apartment") in 35 locations within the South Pacific, North Pacific and South East Asia ("Club Resorts" or "Resorts") including Australia, New Zealand, Fiji, Thailand, Hawaii in the United States of America (USA), Indonesia, Germany, Italy and France. The Club Apartments are held free and clear of any mortgages or charges. | Section 3 |

## E. CLUB RESORTS

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



### ITA Club Wyndham Tuscany

Via Panoramica, 20, Colleoli, 56036, Palaia, Tuscany

Situated in the rolling hills of Italian countryside, Tuscany is positioned amongst some of the world's best known wine-growing regions. This historic manor was once a castle, then a villa for the aristocracy during the Renaissance before its conversion to a luxury five-star resort.

Apartments 18, 40 and 53.



### GER Club Wyndham Bavaria

Kirchbichlweg 18, 83727 Schliersee, Germany

Ski and snowboard or skate on nearby Lake Schliersee in winter, or travel in summer and admire the mountainous countryside on a hike, mountain bike ride or paragliding trip. The resort is the perfect base to explore this historic part of Germany and gives travellers an opportunity to enjoy waterside dining and sample the local brews at cosy beer halls.

Apartments 213, 303 and 304.



### FRA Club Wyndham Normandy

40 bis Route d'Amfreville-Sous-les-Monts, 27430 Connelles, France

A stone's throw from the winding Seine River, Club Wyndham Normandy is ideally positioned for exploring the famous French province of Normandy. It features an outdoor swimming pool, an indoor pool, sauna and children's playground.

Apartments 125, 131, 211, 212 and 222.

## F. FEES AND OTHER COSTS

The fees and cost table at Section 7 on page 38 of the PDS is replaced with the following table:

| FEES WHEN YOUR MONEY MOVES IN OR OUT OF THE FUND                                             | AMOUNT <sup>1</sup>                                                                             | HOW & WHEN PAID                                                            |
|----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| <b>Establishment fee</b><br>The fee to join the Club or purchase additional Vacation Credits | \$159                                                                                           | Paid by you when you join the Club or purchase additional Vacation Credits |
| <b>Contribution fee</b><br>The fee on each amount contributed to the Club                    | Nil                                                                                             | Not applicable                                                             |
| <b>Withdrawal fee</b><br>The fee on each amount you take out of the Club                     | Nil                                                                                             | Not applicable                                                             |
| <b>Termination fee</b><br>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. \$669.45 for an Owner with 6,000 Premier Vacation Credits) | Payable monthly or annually                                                |
| <b>SERVICE FEES</b>                                                                          |                                                                                                 |                                                                            |
| Investment switching fee<br>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.

## G. PURCHASE PRICE OF VACATION CREDITS

The table at Section 7.2 on page 39 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. The current initial purchase price of Standard and Premier Owner Vacation Credits is \$3.220 per Vacation Credit. Discounts apply when higher amounts of Premier Owner Vacation Credits are purchased. 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:

| NO. OF PREMIER OWNER VACATION CREDITS PURCHASED | PRICE PER PREMIER OWNER VACATION CREDIT                                                                    |
|-------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| 1 to 9,999                                      | \$3.220 per Vacation Credit (e.g. \$19,479 for 6,000 Vacation Credits inclusive of the establishment fee)  |
| 10,000 to 17,999                                | \$2.897 per Vacation Credit (e.g. \$29,129 for 10,000 Vacation Credits inclusive of the establishment fee) |
| 18,000 to 31,999                                | \$2.737 per Vacation Credit (e.g. \$49,425 for 18,000 Vacation Credits inclusive of the establishment fee) |
| 32,000 upwards                                  | \$2.575 per Vacation Credit (e.g. \$82,559 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 \$38,799 inclusive of the establishment fee.

## H. ANNUAL LEVIES

The annual levies table in section 7.3 on page 40 of the PDS is replaced with the following table effective from 1 January 2019:

| NUMBER OF VACATION CREDITS OWNED | ANNUAL LEVIES PAYABLE (\$AUD) |
|----------------------------------|-------------------------------|
| 6,000 - 7,500                    | \$669.45                      |
| 7,501 - 10,000                   | \$823.89                      |
| 10,001 - 12,500                  | \$978.33                      |
| 12,501 - 15,000                  | \$1,132.77                    |
| 15,001 - 17,500                  | \$1,287.21                    |
| 17,501 - 20,000                  | \$1,441.65                    |

### Late or Non-Payment of Annual Levies

The table in section 7.3 on page 41 is replaced with the following table effective from 1 January 2019:

| FEE TYPE                                      | QUARTERLY ACCOUNTS                                                                                                                                                                                | MONTHLY ACCOUNTS                                                                        |
|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| Late fee for each reminder notice sent to you | AU/NZ\$15.00<br>Payable for each quarter in which the full amount due is late or not made                                                                                                         | AU/NZ\$10.00<br>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 any amount which is overdue by 60 days or more (e.g. For outstanding levies of \$699.45, you may be charged \$0.287 interest for each day they remain outstanding) |                                                                                         |

## I. HOUSEKEEPING FEES

The fee table in section 7.5 on page 43 of the PDS is replaced with the following effective from 1 January 2019:

| APARTMENT TYPE       | STANDARD* | DELUXE*  | GRAND*   | PRESIDENTIAL* |
|----------------------|-----------|----------|----------|---------------|
| Studio or Hotel room | \$92.00   | \$100.00 | \$112.00 | \$124.00      |
| 1-Bedroom            | \$105.00  | \$112.00 | \$124.00 | \$134.00      |
| 2-Bedroom            | \$117.00  | \$124.00 | \$134.00 | \$144.00      |
| 3-Bedroom            | \$129.00  | \$134.00 | \$144.00 | \$189.00      |
| 4-Bedroom            | N/A       | \$144.00 | \$189.00 | \$210.00      |

\*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.

## J. FIJIAN SERVICE TURNOVER TAX & ENVIRONMENT CLIMATE ADAPTION LEVY

The fee table in Section 7.6 on page 44 of the PDS is replaced with the following effective from 1 January 2019:

| TYPE                            | FIJI DOLLARS* |         |         |              |
|---------------------------------|---------------|---------|---------|--------------|
|                                 | MON-THUR      | FRI-SAT | SUN     | WEEKLY TOTAL |
| One-Bedroom                     | \$18.82       | \$27.10 | \$21.08 | \$150.58     |
| One-Bedroom Deluxe              | \$22.59       | \$31.62 | \$27.10 | \$180.70     |
| Two-Bedroom                     | \$22.59       | \$31.62 | \$27.10 | \$180.70     |
| Two-Bedroom Deluxe              | \$29.36       | \$39.90 | \$36.14 | \$233.40     |
| Three-Bedroom                   | \$26.35       | \$36.89 | \$31.62 | \$210.81     |
| Three-Bedroom Deluxe            | \$32.38       | \$43.67 | \$39.15 | \$255.99     |
| Three-Bedroom Deluxe Ocean View | \$36.14       | \$49.69 | \$42.16 | \$286.11     |
| Three-Bedroom Grand Garden View | \$39.90       | \$54.21 | \$48.19 | \$316.22     |
| Three-Bedroom Grand             | \$43.67       | \$60.23 | \$51.20 | \$346.34     |
| Three-Bedroom Presidential      | \$54.21       | \$73.79 | \$64.75 | \$429.16     |
| Four-Bedroom Presidential       | \$62.49       | \$86.58 | \$73.79 | \$496.92     |

\*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.

## K. EUROPEAN TAXES

Section 7.6 on page 44 of the PDS is amended to include the following:

Local European municipalities imposes various taxes on Owners and Guests who stay in the Tuscany, Bavaria and Normandy Resorts. These taxes are in addition to the Credit Values that will apply for a stay at each of the Resorts, and will be applied to your room account for payment on checkout directly to the Resort.

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 47 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 (including housekeeping fees):
  - AUD8.8¢ per Vacation Credit value of the booking with a minimum charge of AUD\$88 per night for French Resorts
  - AUD8.0¢ per Vacation Credit value of the booking with a minimum charge of AUD\$80 per night for Australian, Indonesian and German Resorts,
  - AUD8.4¢ per Vacation Credit value of the booking with a minimum charge of AUD\$84 per night for New Zealand Resorts,
  - AUD7.8¢ per Vacation Credit value of the booking with a minimum charge of AUD\$78 per night for Fijian and Italian Resorts,
  - AUD7.7¢ per Vacation Credit value of the booking with a minimum charge of AUD\$77 per night for Thailand Resorts, and
  - AUD7.2¢ per Vacation Credit value of the booking with a minimum charge of AUD\$72 per night for Hawaiian Resorts.

## M. ASSOCIATE RESORTS

The Associate Resorts listed in Section 8.2 on page 50 of the PDS is replaced with the following:

- Ramada by Wyndham Singapore at Zhongshan Park
- Days Hotel Singapore at Zhongshan Park
- TRYP Fortitude Valley Hotel Brisbane
- Ramada by Wyndham Bali Sunset Road Kuta
- Ramada Plaza by Wyndham Melaka
- Ramada Resort by Wyndham Eco Beach Resort
- Ramada Suites by Wyndham Zen Quarter Darwin
- Ramada Resort by Wyndham Reia Taipa Beach
- Wyndham Tamansari Jivva Resort Bali
- Ramada Plaza by Wyndham Menam Bangkok Riverside

## N. AVAILABLE VACATION CREDITS

The information in Section 10.9 on page 59 of the PDS is replaced with the following effective as at 31 May 2019:

- There are 58,626 Owners in the Club who hold a total of 1,010,856,760 Vacation Credits; and
- 2,040,180 Vacation Credits have been allocated by us against current Club Apartments but have not been issued (or sold) to Owners.

## O. GLOSSARY

The below terms on page 60 of the PDS are replaced with the following:

**Exotic Resort:** Club Resorts that are so designated by the Developer at the time the Resort is placed in the Club. As at the date of this PDS Club Wyndham Denarau Island, Fiji, Club Wyndham Bali Hai Villas, United States of America, Club Wyndham Ka 'Eo Kai, United States of America, Club Wyndham Kona, United States of America, Club Wyndham Sea Pearl, Thailand, Club Wyndham Dreamland, Indonesia, Club Wyndham Tuscany, Italy, Club Wyndham Bavaria, Germany and Club Wyndham Normandy, France are classified as Exotic Resorts

**The Club:** Club Wyndham South Pacific ARSN 092 334 015