

## **IMPORTANT:**

### **Notice of change to your HSBC Home and Investment Property Loans Booklet of Standard Terms and Conditions effective 2 January 2012**

As and from 2 January 2012 the document entitled "HSBC Home and Investment Property Loans Booklet of Standard Terms and Conditions" issued 2 May 2011 is amended as follows:

On page 2, in the section headed "1.1.2 When you can make a drawing" (this heading appears on the previous page) the words of the second bullet point of sub-clause (b) have been deleted and replaced with the following:

- where you are assisted to make a withdrawal by our staff at a branch you must withdraw at least \$500 where the proceeds are transferred to a third party or an account with another institution".

On page 3, in the section headed "1.14 Drawing your Home Equity Loan Account or HOME SMART® Loan Account", the words "or operator assisted" in sub-clause (e) have been removed so that it now reads:

"(e) transfer through our automated Telephone Banking Service;"

Sub-clause (d) is also removed and the remaining sub-clauses re-lettered in alphabetical order.

On page 10, in the section headed "2.3 Method of Payment" the words "or operator assisted" in sub-clause (c) have been removed so that it now reads:

"(c) by transferring funds from another account with the Bank using a direct credit, our Internet Banking Service or our automated Telephone Banking Service;"

The following changes are made to “SCHEDULE 3 Fees and Charges” commencing on page 60:

On page 61, the table headed “General Loan Account Fees and Charges” is removed and replaced with the following:

<b>Fee</b>	<b>Amount or of Calculation Method</b>	<b>Payable by you</b>
Revaluation Fee	Unascertainable, at cost	At the time of revaluation. The amount will be the amount charged to us by the valuer.
Discharge Registration Fee	Unascertainable, at cost	At the time you ask us to lodge for registration any discharge or partial discharge or release of a Security.
Release of Charge Registration Fee	Unascertainable, at cost	At the time you ask to lodge for registration any discharge or partial discharge or release of a charge
Loan Variation Fee	\$300	At the time we agree to a variation of this contract or any Security for this contract.
Fixing Fee	\$300	At the time we agree to allow you to convert your Interest Rate to a Fixed Interest Rate.
Sub Account Fee	\$100	At the time you ask us to split your Home Equity Loan into more than one sub-account.

Production of Title at Land Titles Office	\$100	At the time we produce a title deed to any authority.
Lease Consent Fee	\$100	At the time we consent to the registration of a lease.

On page 61, the following table headed *HOME SMART® Loan Accounts* is removed:

<b>Fee</b>	<b>Amount or Method of Calculation</b>	<b>Payable by you</b>
Transaction Fee	\$2.50	On the 1st of each month in respect of the 21st and each subsequent transactions on your Loan Account in each preceding month.

On page 64, in the centre column of the second row of the table headed "HSBC Offset Savings Account Fees and Charges" (this heading appears on page 62), the words "and/or \$30.00 per part hour" are inserted so that it reads:

Record Search Fee	\$50.00 per hour and/or \$30.00 per part hour	At the time when you ask us to search for a credit card voucher, cheque, deposit or withdrawal slip or other document.
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On page 66, in the centre column of the second row of the table headed "HSBC Offset Savings Account Fees and Charges" (this heading appears on page 62), the words "0.25% of amount (min \$10.00)" are deleted and replaced with the words "0.25% of amount (min \$10.00) to a maximum of \$200.00" so that it reads:

Purchase of Drafts issued by HSBC Group offices	<p>\$10.00</p> <p>0.25% of amount (min \$10.00) to a maximum amount of \$200.00</p>	<p>At the time the payment is credited to your:</p> <p>\$A Loan Account, Offset Savings Account or third currency Loan Account;</p> <p>Same Currency Loan Account</p>
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On page 66, in the centre column of the third row of the table headed "HSBC Offset Savings Account Fees and Charges" (this heading appears on page 62), the words "0.25% of amount (min \$10.00)" are deleted and replaced with the words "0.25% of amount (min \$10.00) to a maximum of \$200.00" so that it reads:

Purchase of Drafts not issued by HSBC Group offices	<p>\$10.00</p> <p>0.25% of amount (min \$10.00) to a maximum amount of \$200.00</p>	<p>At the time the payment is credited to your:</p> <p>\$A Loan Account, Offset Savings Account or third currency Loan Account;</p> <p>Same Currency Loan Account</p>
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On page 67, in the right column of the first row of the table headed "HSBC Offset Savings Account Fees and Charges" (this heading appears on page 62), the word "Standard" is deleted and replaced with the words "Non-HSBC Premier Customers" so that it reads:

Emergency encashment	\$25.00	At the time you ask us to provide you with the encashment service: Non-HSBC Premier customer
	Nil plus any interest payable and any conversion fees.	HSBC Premier customer

On page 67, in the right column of the second row of the table headed "HSBC Offset Savings Account Fees and Charges" (this heading appears on page 62), the word "Standard" is deleted and replaced with the words "Non-HSBC Premier Customers" so that it reads:

International Banking	\$200.00	When you asked us to provide you with a reference to another member of the HSBC Group: Non-HSBC Premier customer
	Nil	HSBC Premier customer

On page 68, in the left column of the last row of the table headed "HSBC Offset Savings Account Fees and Charges" (this heading appears on the previous page), the words "Staff assisted Telephone Banking," are removed and the word "cheque" is replaced with "Cheque" so that the last row of the table now reads:

Cheque withdrawals (per cheque) and branch withdrawals and transfers e.g. direct debits and withdrawals	First 4 transactions free then \$3.00 each plus RTGS or TT fee as applicable	At the time of the transaction but billed monthly
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The following changes are made to "SCHEDULE 4 Banking Electronically Terms" commencing on page 69:

On page 71, in the right column of the third row of the table contained in the section headed "7. Daily Limits for Electronic Banking", the following is deleted:

<ul style="list-style-type: none"><li>accounts you may have with another HSBC entity or other financial institutions.</li></ul>	\$20,000 Direct Service Centre staff assisted.
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On page 74, in the section headed "11. Use of a Card at an ATM or EFTPOS", the three bullet points and their accompanying text are deleted in their entirety and replaced as follows:

- "an HSBC ATM Card is used with the PIN at the EFT Terminal;
- a VISA® Debit Card is used with the PIN at the EFT Terminal and the "savings", "cheque" or "credit" button is selected;
- a VISA® Debit Card is used without a PIN at an EFT Terminal and the "CR" or "credit" button is selected; or
- a VISA® Debit Card is used at a contactless EFT Terminal.

On page 75, the first paragraph is deleted and replaced with the following:

"With the exception of contactless EFT Transactions, unless there is a system malfunction or the transaction is a VISA® Debit Card transaction using the "CR" or "credit" button, an EFT Terminal will only accept a Card if the correct PIN is entered on the keypad of the EFT Terminal. If the PIN is not accepted by an EFT Terminal, the sale and/or provision of cash will be refused".

On page 75, in the section headed "12. Daily Card Limits", all references to "Daily VISA® Purchase Limit" are changed to "Daily VISA® Transaction Limit".

The following changes are made to "SCHEDULE 5 Combined Financial Services Guide and Product Disclosure Statement" for the HSBC Offset Savings Accounts, Deposit Facilities for HOME SMART® Loan Accounts and Home Equity Loan Accounts and Currency Conversion Transfers effective 1 March 2010, commencing on page 90:

On page 98, in the section headed "HSBC Offset Savings Account", the paragraph entitled "Balance Offset Arrangement" is deleted and replaced with the following:

“Balance Offset Arrangement - The HSBC Offset Savings Account can only be linked to an HSBC Variable Rate Loan Account for the purpose of calculating an offset amount which reduces the interest charges on the loan.”

On page 99, in the section “HSBC Offset Savings Account Product Schedule – key features and benefits”, the words “Daily Visa Purchase Limit applies” contained in Note 6 are changed to “Daily Visa Transaction Limit applies”.

On page 101, in the section “Deposit facility for HOME SMART® Product Schedule – key features and benefits”, the words “Daily Visa Purchase Limit applies” contained in Note 6 are changed to “Daily Visa Transaction Limit applies”.

On page 102, in the section “Deposit Facility for Home Equity Loan Account”, the words “Daily Visa Purchase Limit applies” contained in Note 6 are changed to “Daily Visa Transaction Limit applies”.

The following changes are made to the section “Deposit Account Terms” of the HSBC Offset Savings Accounts, Deposit Facilities for HOME SMART® Loan Accounts and Home Equity Loan Accounts and Currency Conversion Transfers effective 1 March 2010, commencing on page 90:

On page 120, the first and second sentences of the first paragraph under the heading “Closing an account” are deleted and replaced with the following:

“We reserve the right to close or stop offsetting your HSBC Offset Savings Account for any reason. We will notify you in writing if we do so. You may close or stop offsetting your HSBC Offset Savings Account at any time by written notice to us however, we reserve the right not to close any HSBC Offset Savings Account if there are any liabilities (actual or contingent) owing to us.

On page 134, the glossary term “Daily Visa Debit Purchase Limit” is changed to “Daily Visa Transaction Limit”.

On page 135, in the glossary term “EFT Terminal” is deleted entirely and replaced with the following:

“EFT Terminal means any terminal connected to the electronic banking system and authorised by HSBC for use with an Access Method to conduct an EFT Transaction, including, but not limited to, ATMs, EFTPOS, contactless and BANK@

POST™ terminals”.

On page 137, the glossary term “VISA® Debit Transaction” is deleted and replaced with the following:

“VISA® Debit Transaction means a transaction where a User obtains value:

- (a) by using a Debit Card in an imprinter and signing a transaction voucher;
- (b) by giving a Debit Card number over the telephone, by mail or by any electronic means at a participating merchant;
- (c) by using a Debit Card through EFTPOS and selecting the “CR” or “credit” key on the keyboard at a participating merchant;
- (d) by using a Debit Card to conduct an EFT Transaction at a contactless EFT Terminal at a participating merchant;
- (e) by using a Visa Debit Card through EFTPOS and selecting the “CR” or “credit” key on the keyboard at a participating Merchant to request a cash withdrawal; or
- (f) by using a Debit Card to request a cash withdrawal over the counter at a participating financial institution.

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