

# Land Purchase & House Design Approval Process



1. Reserve your Lot	<p>Sign the Reservation Form and pay the non-refundable Reservation Fee to the Oran Park's (OP) Sales team.</p> <hr/> <p>This reserves your lot and allows you 30 days to sign the contract of sale.</p> <hr/> <p>If the Contract of Sale is not signed within 30 days then the reservation is cancelled and the fee is forfeited.</p> <hr/>
2. Sign Contract of Sale	<p>Oran Park's solicitor will send the Contract of Sale to your solicitor/ conveyancer for review &amp; signing.</p> <hr/> <p>Upon signing, the balance of the deposit is due.</p> <hr/> <p>Contract requires that you build with an Approved OP Builder and adhere to the Estate Design Guidelines.</p> <hr/>
3. Land is Registered	<p>Once all of the land development works have been completed and the various authorities have accepted the works, the land will be registered at the NSW Land Registry Services.</p> <hr/> <p>This allows settlement on the land to proceed.</p> <hr/>
4. Settlement	<p>Settlement takes place 21 days after registration.</p> <hr/> <p>If land is already registered then settlement will be 30 days after the date the Contract of Sale is exchanged.</p> <hr/> <p>At settlement the balance of the purchase price is due.</p> <hr/> <p>If a building contract has yet to be entered into with an Approved OP Builder then a Compliance Bond of \$10,000 is required.</p> <hr/> <p><i>Note: A Compliance Bond is not required once a building contract with an Approved OP builder has been entered into that also includes the landscape works to the front of the property. If the building contract excludes the front landscaping then a bond of \$5,000 will still be required. Bonds will be returned upon completion of all works to OP's satisfaction.</i></p> <hr/>
5. Submit House Design Plans to OP	<p>Once you have chosen a builder and house plans have been prepared then these plans need to be submitted to Oran Park for assessment against the Estate Design Guidelines.</p> <hr/> <p>Oran Park will assess these plans and provide either an approval or request that changes be made prior to approval being issued.</p> <hr/>
6. House Construction	<p>This takes place after settlement and plans have been approved initially by Oran Park and then Council/private certifier.</p> <hr/> <p>Construction needs to be in line with the approved plans.</p> <hr/>
7. Completion of Construction & Landscape Works	<p>Once your home has been constructed and all landscape works to the front of the property have been completed, contact Oran Park to arrange an inspection. Oran Park's Design Co-ordinator Team will inspect and ensure that all works have been done in accordance with the Estate Design Guidelines and approved plans. They will advise if all works are satisfactory or whether any items need to be rectified. Once satisfied that all works comply, then any remaining Compliance Bond will be returned.</p> <hr/>