



ORAN PARK

Oran Park Buyers Acknowledgement Tranche 41-2

Important Terms of Sale – May 2024

Attention purchaser:

As part of the reservation of Lot _____ in Tranche 41-2, the buyer acknowledges and agrees to the following:

1. The buyer acknowledges and agrees that they will build a home with an accredited Oran Park builder.
2. The buyer understands that a \$10,000 compliance bond will be required to be paid at settlement unless they have entered into a building contract with an accredited Oran Park builder prior to this date. Should this not be the case then the bond can be refunded at later date either upon completion of the home or when a contract is entered into with an Oran Park accredited builder.
3. The design and construction of the home needs to comply with the Oran Park Estate Design Guidelines April 22 edition. The buyer agrees to obtain Oran Park approval to the dwelling design prior to DA/CDC lodgement and construction commencing.
4. The attached draft 88B instrument is intended to apply to the subject land. This contains restrictions on the use of land which may impact on the subject lot.
5. The 88B includes provision as to where Dual Occupancy dwellings are permitted by Oran Park. Oran Park will not permit dual occupancies on any other lot.
6. Buyers are not permitted to resell the lot until such time as a dwelling has been constructed.
7. Construction of a dwelling must be completed within 2 years of settlement. Failure to do so may result in Oran Park repurchasing the lot at the original sale price.
8. The buyer acknowledges that they have read the Tranche 41-2 Sales Plan and associated notes that relate to the purchase of the subject lot.
9. Buyers are advised that the future North South Rail Line is in the immediate vicinity of the subject lots. Further information on the corridor may be found at the following link: www.transport.nsw.gov.au/corridors/nsrl-swrl
10. Potential purchasers should be aware that there is no Gas Supply within this release.
11. Driveway locations have been predetermined and are fixed. The developer will construct the driveway crossovers and laybacks, and all homes are required to align with these driveway locations as shown on the plans. No change to these driveway locations will be permitted. Restriction to this extent is included in the 88B.
12. Some lots may be affected by road traffic noise. Buyers of these lots should satisfy themselves of the construction requirements before proceeding with the purchase of these lots. Further details are available from the Oran Park Sales Office.

Signature _____

Signature _____

Date _____

Date _____