



Oran Park Buyers Acknowledgement Tranche 41-3

Important Terms of Sale – May 2025

Attention purchaser:

As part of the reservation of Lot _____ in Tranche 41-3, 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. Buyers of Lots 3165- 3170 require split level home designs and these need to adhere to the Design Guideline -Split Level Lots (DC8 Studio 1/12/23) in addition to the Oran Park Estate Design Guidelines mentioned above.
4. Buyers are not permitted to resell the lot until such time as a dwelling has been constructed.
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. Construction of a dwelling must commence within 2 years of settlement. Failure to do so may result in Oran Park repurchasing the lot at the original sale price.
7. Potential purchasers should be aware that there is no Gas Supply within this release.
8. 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.
9. The buyer acknowledges that they have read the Tranche 41-3 Sales Plan and associated notes that relate to the purchase of the subject lot.

Signature _____

Date _____

Signature _____

Date _____