



ORAN PARK

Oran Park Buyers Acknowledgement Tranche 42-1

Important Terms of Sale – June 2026

Attention purchaser:

As part of the reservation of Lot _____ in Tranche 42-1 the buyer acknowledges and agrees to the following:

1. The purchaser acknowledges and agrees that their home must be constructed by a builder listed on the current Oran Park Accredited Builders List. There will be no exceptions made for builders not on the list.
2. The buyer understands that a \$10,000 compliance bond will be required to be paid at settlement. The bond will be refunded once the home and front landscaping are completed in accordance with the stamped developer plans.
3. The design and construction of the home needs to comply with the Oran Park Estate Design Guidelines March 2026 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 42-1 Sales Plan and associated notes that relate to the purchase of the subject lot.
9. Potential purchasers should be aware that there is no Gas Supply within this release.
10. Driveway locations have been predetermined by the Developer and are fixed. For all lots other than corner lots, the Developer will construct the driveway crossover and layback, and all dwellings must align with the nominated driveway location. No changes to the driveway location will be permitted.
11. For corner lots, the Developer will not construct the driveway crossover or layback. The driveway locations are predetermined as shown on the lot plan, and purchasers may elect to construct a driveway in either of the nominated locations. No driveway will be permitted in any other location.

Signature _____

Signature _____

Date _____

Date _____