



Marian's Mana Streeton Precinct - Buyers Acknowledgement

Important Terms of Sale - April 2024

Attention purchaser:

As part of the reservation of Lot _____ in Marian's Mana Streeton Precinct, 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 \$20,000 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 Marian's Mana Streeton Design Guidelines February 2024 edition. The buyer agrees to obtain Oran Park approval to the dwelling design prior to DA/CDC lodgement and construction commencing.
4. Buyers acknowledge the requirement to construct a front or front and side boundary fence as setout in the Marian's Mana Streeton Design Guidelines.
5. 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.
6. 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.
7. Buyers are not permitted to resell the lot until such time as a dwelling has been constructed.
8. Construction of a dwelling must substantially commence within 2 years of settlement. Failure to do so may result in Oran Park repurchasing the lot at the original sale price.
9. The buyer acknowledges that they have read the Marian's Mana Streeton Sales Plan and associated notes that relate to the purchase of the subject lot.
10. The buyer accepts that the lot may be impacted by bushfire building requirements. Information in this regard has been provided to them by the Oran Park Sales team.
11. Some lots may be impacted by acoustic requirements. 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.
12. Potential purchasers should be aware that there is no Gas Supply within this precinct.
13. 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.
14. The Buyer acknowledges that they have read the Streeton Community Title summary document that relates to the purchase of the subsequent lot.

Signature _____

Signature _____

Date _____

Date _____