

MARIAN'S  
MANA



# STREETON

COMMUNITY TITLE SCHEME

*Oran Park*

## WHAT IS A COMMUNITY TITLE SCHEME?

Marian's Mana is a Community Title Scheme whereby purchasers own their land and maintain any building constructed on their land, much like a Torrens Title subdivision. Under a Community Title Scheme, parcels of land (known as association property) are owned by the members of the Scheme (known as the association). The association is the registered proprietor of the association property and is responsible for the care and maintenance of that property and any other maintenance costs associated with the Scheme. The residents elect a committee that manages the association with the help of a licensed scheme manager.



## BENEFITS OF THE SCHEME

In Marian's Mana, for a quarterly fee, residents will enjoy quality finishes around the neighbourhood and access to landscape features unique to the estate such as pocket parks and pedestrian walkways. Private contractors will be engaged by the association to ensure verges, gardens, walkways and open spaces are maintained to a premium standard.

Community Schemes have their own by-laws, similar to a strata subdivision, which outline the rules and responsibilities of all those involved the Scheme, and how decisions are made. The Marian's Mana by-laws are general in nature and ensure that a base level of urban design, house rules and behavioural expectations are clear across the Scheme. These are specified in the Community & Precinct Management Statements which can be provided to you by the Sales Office.

Benefits of the Marian's Mana Community Title Scheme include:

- Entry statements inclusive of signage and generous landscaping
- Mowing and edging of all public lawns (street verges and open spaces)
- Black street light columns (similar to those found in the Oran Park Town Centre)
- Premium pavement finishes at key locations
- Regular mulching, watering and maintenance of garden areas
- Trees and plants are maintained and replaced as required
- Close proximity to the pocket parks and green pedestrian links scattered throughout the estate

These benefits help to protect your investment in Marian's Mana and will impact how the neighbourhood matures over time.

### ESTIMATED LEVIES

Lot area (m <sup>2</sup> )	Estimated quarterly levy
300	\$250
375	\$300
450	\$345
550	\$390

Fees are an estimate only and are based on the information available as of January 2024 and are subject to change.



**ORAN PARK**



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