

## Sales by “Appointment Time” Process

### Buying land using Oran Park Towns “Appointment Time” Process.

Please note: This system is only available to individuals and is not available to corporate entities.

#### How lots are sold

Most Oran Park Town land sales are made to homebuyers on a “first come, first served” basis. Sometimes a “Priority Numbering System” is used when demand is high to avoid unnecessary long queuing for customers. (See separate advice on this system). In other circumstances an “Appointment Time” process may be used where considered appropriate.

The “Appointment Time” System can be applied to a land sale release where people contact the Sales Centre prior to the release day and time. Generally speaking, the procedure is:

- Prior to release date the buyer must make an appointment by visiting the Oran Park Town sales office & complete a customer enquiry form.
- At this point you can view information about various lots you might be interested in as well as about Oran Park Town in general.
- You can take this opportunity to inspect the lots to be released and see first-hand where your new home will be.
- If you’d like to move forward, we will take your details and sales staff will confirm an appointment time for the day of release. On the day of release you then sign a Reservation form and pay a non-refundable Reservation fee of \$500.

#### Showing your interest

You can express your interest in a lot to be released by contacting our Sales Office and arranging a time to inspect the lots with one of our Sales staff prior to the day of release.

#### Issuing Appointments

New land sale releases are advertised by Oran Park Town in the local press and online as well as by email to those on the database. If you are on the database for Oran Park Town, you will be contacted by email leading up to an upcoming release.

The process for issuing an “Appointment Time” is as follows:

Appointment times will be issued in order as enquiries are received by our Sales staff once official advertising of the release has commenced. Interested buyers must contact our Sales staff and arrange an on site inspection of the lots being released prior to the day of release. An

“Appointment Time” will be issued during Sales Centre operating hours up until the closing time of the Sales Centre on the day before the Release Date.

Once you receive an “Appointment Time”, your interest is restricted to purchasing one lot.

If you obtain an “Appointment Time”, you will also receive an allocated appointment time, when you will have to attend at the Oran Park Town Sales Centre on the Release Date to reserve your desired Lot.

## The “Appointment Time” Sales Process

Once you have received your “Appointment Time” you must be present at the Oran Park Town Sales Centre at your allocated appointment time on the Release Date. If you are not present at the allocated “Appointment Time” you will forfeit your Appointment unless you have someone acting with your authority.

### To reserve an available lot, you will need to:

- provide photo identification to confirm the identity of all people who appear on the reservation form (drivers licence or passport);
- pay a \$500 non-refundable reservation fee. This is credited towards the deposit on the purchase of the lot;
- provide your solicitor’s or conveyancer’s details;
- receive a Client Reservation Notice; and
- ensure that the reservation details on this notice are correct as these will be the precise details under which you will be required to exchange contracts and settle your purchase.

Your reservation will then proceed in accordance with our normal reservation process. This means that your reservation fee may not be transferred to another lot, and the reservation may not be transferred to another client name.

## The reservation period

- The reservation period that applies to the relevant sales release will be notified to you at the time of the release – usually 30 days.
- You must ensure that you exchange contracts before the expiration of the reservation period. This means that you (or your solicitor or conveyancer) must send the signed contract and deposit cheque to Marsden Law Group so that we receive it for exchange before the end of the reservation period.
- If you are posting your signed contract and deposit cheque, address it to:  
Marsden Law Group,  
PO Box 291  
Campbelltown NSW 2560, or  
DX 5107 Campbelltown.
- Oran Park Town reserves the right to cancel your reservation after the expiration of the reservation period if you have not exchanged contracts. If your reservation is cancelled the \$500 reservation fee is not refundable.
- Following exchange of contracts, your purchase will then proceed as normal through to settlement in accordance with the terms of the contract

## Matters outside of Oran Park Town's control

If Oran Park Town is unable to sell you a Lot as reserved due to matters outside of Oran Park Town's control (e.g. the Lot is compulsorily acquired by another Government Department or the Lot is subject to road widening), Oran Park Town may, at any time prior to exchange of contracts, cancel your reservation. If your reservation is cancelled on this basis your reservation fee for this Lot will be refunded to you.

Please note that reservations can only be made in the name of individuals. Corporate entities may not participate in the "Appointment Time" system and that building companies are excluded from purchasing lots on the first weekend of sale.