

# Our Sales Process

## Release of Stage 32-3 (13 Lots)

**9AM Saturday 1 February, 2020**

### **Sales Process**

These lots will be released for sale to the general public on a “first come basis” at 9am on Saturday 1 February 2020 at the Oran Park Land Sales Office. Builders are not permitted to purchase lots at this time.

Any lots not reserved by the general public by 2pm on the day of release will then be available for sale to builders.

The seller reserves the right to withdraw any lot from sale or amend sales terms and conditions including prices prior to the release date.

### **How to Buy Land**

#### **1. Initial reservation**

Choose your home site at Oran Park Town and pay the \$500 reservation fee. Cash or credit card is acceptable. This administration fee reserves your homesite for 30 days.

The reservation fee is deducted from the purchase price when you proceed and is not refundable in the event you do not proceed with the transaction.

#### **2. Contract for Sale of Land**

Your Contract for Sale of Land will be issued to your solicitor/conveyancer shortly after you reserve your lot.

#### **3. Exchange of Contracts**

The Exchange of Contract is when you sign the Contract. Exchange is required within 30 days from the date of your reservation. You are required to pay 5% deposit at Exchange, less your \$500 administration fee.

#### **4. Settlement of Land**

Settlement and payment of the balance of the purchase price is due 21 days after the land is registered. Your solicitor/conveyancer will be notified when registration occurs. We currently estimate that registration will occur in **April 2020**.

The sale of this land is “off the plan” i.e. land which isn’t registered and isn’t ready to build on yet.

## **5. Finalise your plans**

You can now finalise your house plans with your builder in accordance with the Oran Park Town Design Guidelines. Submit them for approval to the Oran Park Town Design Review Panel. This will ensure you're eligible to claim for a full rebate for Design and Landscaping. You must have your plans approved by a Principal Certifying Authority (PCA), either a Private Certifier or Camden Council.

Check with your builder as to whether your design can be approved as a "Complying Development".

## **6. Build you dream home**

Once the land is registered and your plans have been approved, you're ready to start building.

## **7. Claim your \$5,000 House Design Rebate\* and \$5,000 Landscape Rebate\***

Once your home is completed you can claim your rebates. Your home and landscaping must be completed in accordance with the Contract for Sale, approved plans by the PCA and the Design and Landscaping Plans as approved by the Oran Park Town Design Review Panel. \$5,000 is paid for your House Design\* and \$5,000 for your Landscaping\* so long as you start building your home within 12 months of settlement and complete your home and landscaping within 24 months of settlement.

Refer to the fact sheet on 'Claiming your Rebates\*' available from the Sales Information Centre.

Conditions apply. Refer to the Contract of Sale of Land.