

OAKDEN FAQ'S ASKED AT INFORMATION SESSIONS

Is the Club membership fee per family?

Membership is per household and the same for all allotments.

Is Club membership compulsory for all households in Oakden Rise?

Yes

Will all releases be via ballot?

Where there are more buyers than allotments available, a ballot ensures a fair and transparent approach to selling. Future release methodology will be determined at the time of release.

After how many months of the first release, will there be another release? When will the final release be? How many releases?

We anticipate having the second release occur in mid-October - following the first release i.e. the ballot occurring on the 24th September. We will have regular releases following September. Oakden Rise is a 7+ year project, the final release is yet to be confirmed depending on sales and approvals. We anticipate the first house and land release to be summer 202 - 2023.

The number of releases is not yet confirmed – the sales will continue until all lots are sold within the entire estate.

What about market fluctuations, given recently we've seen trends from builders asking for more once a client signs a contract?

Fluctuations of cost of materials and total build price will need to be discussed with your chosen builder. Within release 1, Villawood provides the land only which is anticipated to settle in July 2023, so you can have a discussion with your chosen builder considering this timeframe.

Is there only house and land or can I buy land only?

Release 1 is land only. There will be VillaRange house and land packages in future releases, with the first being Summer 2022-2023.

Can you still register and ballot for second release, third release?

Yes, a ballot is our way of ensuring a transparent and fair process. You are allowed to register for any and all releases, and we encourage you to continue to register. If you have been successful in the ballot and have signed a contract, you will not be allowed to register for the subsequent ballots to ensure owner occupiers only are prioritised.

Can we sell our block of land and/or house in the market? What are the exit plans without building?

No, you will not be allowed to sell a vacant block of land. You will need to complete the building as per the Design Guidelines and you may sell the house with land once completed complying with a Lift and Replace process via your conveyancer.

Can I choose our builder?

Yes.

Is there any particular benefits for first home buyers at Oakden Rise apart from usual ones?

In particular, there is a HomeSeeker Program which is a state government initiative designed to reduce housing stress by helping more South Australians buy their home. You can find out more and check your eligibility here: <https://www.homeseeker.sa.gov.au/about-homeseeker-sa>

Oakden Rise will offer a very favourable lifestyle to buyers. Planned from the outset to nurture a genuine sense of community, Oakden Rise offers a club, green open spaces and parklands, playgrounds, walking trails, leafy streets and attractive landscaping.

The exclusive "Club Oakden Rise" will be a welcoming hub for residents to socialise, relax and entertain. It will be a place where friendships are forged and memories last a lifetime. This is an entirely new concept in South Australia and will feature a resort inspired lifestyle and amenities.

What is the registration capped at?

This will be managed on an on-demand basis and will be determined on the day of the registration.

What is the timeline on the whole plan?

7+ years. We anticipate the project to be selling for at least 7 years with a few years of the finals civil construction delivery to follow. This is subject to the market demand.

No street gas in the whole estate. Can people get gas bottles and use them or it's not permitted?

Oakden Rise is committed to multiple sustainability initiatives. Oakden Rise will not have a gas network within the streets. Gas is increasingly becoming expensive and does not offer the same sustainability benefits that sustainably sourced green energy can. However, yes, if you wish to have any gas, you can purchase gas bottles and install them within your lot as long as they are not visible from the public areas and comply with all current regulations. We encourage you to do your own research on this topic before you make a decision.

Oakden land has significant slope. How will this be managed?

If your lot will require any retaining/upstands, this will need to be managed by you and/or your chosen builder and comply with all current Planning Code and Design Guidelines requirements.

Is the SAHMRI site going to be part of the development as well?

No, this site is not part of Oakden Rise.

Can I put my spouse's name as joint purchaser if I am the only one registered?

Yes.

How many times can you register and go to ballot?

One entry per person will be counted. The registered person must be the purchaser.

Internet will be fiber to the node or fiber to the property?

Optic fiber will be provided by Opticomm and will be "fiber-to the home"

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