

THERE'S OVER
100 STEPS TO BUILDING
A NEW HOME.



FIND A
BUILDER

COUNCIL
APPROVAL

MULTIPLE
CONTRACTORS

PROGRESS
PAYMENTS

LANDSCAPING

IMAGINE
HOW EASY IT WOULD BE
IF SOMEONE ELSE
DID IT ALL FOR YOU!

We do



VILLAWORLD



30 YEARS
EST. 1986

SUCCESS THROUGH PROPERTY

REPLACE ALL THIS WITH JUST 2 EASY STEPS!



1. Enquire at land estate
2. Inspect land plans
3. Inspect land lot
4. Choose your land lot
5. Negotiate price of land
6. Sign a contract of sale with the land sales agent
7. Pay deposit to land sales agent to hold land option
8. Arrange finance approval for your land lot
9. Advise land sales agent of your finance approval
10. Complete finance application
11. Submit finance application to lender
12. Receive finance approval
13. Arrange for land insurance before bank will release final funds
14. Pay deposit to lender upon settlement of land
15. Begin paying loan repayments on land
16. Finance pre-approval amount for house construction
17. Find a builder
18. Find a design
19. Customise and negotiate design to suit your needs
20. Sign build contract and agree to terms and conditions
21. Pay deposit to builder to commence
22. Arrange finance as per the contract with builder
Meet with builders and design team to choose:
23. Internal door height
24. Internal ceiling height
25. External ceiling height
26. External paint colour/s
27. External materials and locations e.g. render, weather board, matrix
28. External material colour/s
29. Garage door style
30. Garage floor coating
31. Garage storage options
32. Roof type and style
33. Sarking under roof
34. Internal paint colour/s
35. Feature wall colours
36. Front door
37. Sliding door design/s
38. Window frames material and colour
39. Glass - plain and frosted and locations
40. Floorboards
41. Carpet
42. Main tiles - internal
43. Main tiles - external
44. Feature tiles
45. Wall tiles and location/s
46. Kitchen benchtop material
47. Kitchen benchtop width
48. Kitchen splashback
49. Kitchen appliances
50. Kitchen sink
51. Kitchen mixers

52. Kitchen drawers
53. Downlights and locations
54. Feature lights and locations
55. Sensor lights and locations
56. Outdoor lights and locations
57. Internal powerpoints and locations
58. Power points and locations
59. TV points and locations
60. NBN/ Internet points and locations
61. TV antenna and locations
62. Ceiling fans and locations
63. Garden taps and locations
64. Hot water unit brand and location
65. AC unit/s and locations
66. Bathroom vanities
67. Bathroom benchtop material and width
68. Shower heads
69. Bathroom mixers and spouts
70. Bathroom mirrors
71. Bathroom cabinets and layout
72. Bathtub/s
73. Fan/ heat lamp/s
74. Shower screens
75. Clothes line and location
76. Letterbox and location
77. Window furnishings
78. Flyscreens
79. Laundry bench top material and colour
80. Laundry sink
81. Laundry mixer
82. Laundry - washer taps and locations
83. Laundry splashback
84. Then apply for 1st draw down payment with lender
85. Arrange bank to do on-site inspection
86. Bank to release funds for 1st draw down once slab poured
87. Apply for 2nd draw down payment with lender
88. Bank to release funds for 2nd draw down at frame stage
89. Do on-site inspection
90. Arrange bank to do on-site inspection
91. Negotiate amendments if necessary
92. Sign off builder approval to proceed
93. Apply for 3rd draw down payment with lender
94. Pay 3rd draw down at lock up stage
95. Do on-site inspection
96. Arrange bank to do on-site inspection
97. Negotiate amendments if necessary
98. Sign off builder approval to proceed
99. Apply for 4th draw down payment with lender
100. Pay 4th draw down at fit out stage
101. Apply for 5th draw down payment with lender
102. Pay 5th draw down at handover stage
103. Do final on-site inspection
104. Negotiate amendments if necessary
105. Sign off builder approval to handover
106. Arrange bank to do on-site inspection
107. Arrange bank valuation
108. Meet valuer for on-site inspection
109. Receive valuation confirmation
110. Receive approval of lender for valuation
111. Arrange for home insurance before bank will release final funds
112. Sign final funds release forms
113. Pick up keys
114. Find landscaper
115. Meet with landscaper
116. Brief landscaper
117. Get quote from landscaper
118. Approve quote
119. Arrange deposit to commence landscaping
120. Meet landscaper on site / provide access for commencement
121. Progress meeting with landscaper
122. Final inspection
123. Final payment
124. Find driveway contractor
125. Meet with driveway contractor
126. Brief driveway contractor
127. Get quote from driveway contractor
128. Approve quote
129. Arrange deposit to commence driveway
130. Meet driveway contractor on site / provide access for commencement
131. Progress meeting with driveway contractor
132. Final inspection
133. Final payment
134. Find fencing contractor
135. Meet with fencing contractor
136. Brief fencing contractor
137. Get quote from fencing contractor
138. Approve quote
139. Arrange deposit to commence fence construction
140. Meet fencing contractor on site / provide access for commencement
141. Progress meeting with fencing contractor
142. Final inspection
143. Final payment

SUCCESS THROUGH PROPERTY

in just two easy steps

There's over 100 steps involved when you build your own home. Everything from finding a block of land and a builder, to getting Council approval, landscaping, organising progress payments and signing multiple contracts.

With Villa World though, it's simple. We do it all for you!



YOU JUST CHOOSE YOUR ADDRESS,
THEN CHOOSE YOUR HOME
“It's so easy”



For 30 years, Villa World has been creating new homes for Queenslanders – completed homes in complete communities, landscaped and ready to move into.

We ask for only one deposit and one final payment. ***It's so easy!*** No wonder more than 40,000 Australians call a Villa World address their home.

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