

There's over
100 steps to building
a new home.



Imagine how *easy*
it would be if someone else
did it all for you!

We do



YOUR COMPLETE HOME
YOUR COMPLETE ADDRESS

VILLA WORLD



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
23. Apply for 1st drawdown payment with lender
24. Arrange bank to do on site inspection
25. Bank to release funds for 1st drawdown once slab poured
26. Apply for 2nd drawdown payment with lender
27. Bank to release funds for 2nd drawdown at frame stage
28. Do on site inspection
29. Arrange bank to do on site inspection
30. Negotiate amendments if necessary
31. Sign off builder approval to proceed
32. Apply for 3rd drawdown payment with lender
33. Pay 3rd drawdown at lock up stage
34. Do on site inspection
35. Arrange bank to do on site inspection
36. Negotiate amendments if necessary
37. Sign off builder approval to proceed
38. Apply for 4th drawdown payment with lender
39. Pay 4th drawdown at fitout stage
40. Apply for 5th drawdown payment with lender
41. Pay 5th drawdown at handover stage
42. Do final on site inspection
43. Negotiate amendments if necessary
44. Sign off builder approval to handover
45. Arrange bank to do on site inspection
46. Arrange bank valuation
47. Meet valuer for on site inspection
48. Receive valuation confirmation
49. Receive approval of lender for valuation
50. Arrange for home insurance before bank will release final funds

51. Sign final funds release forms
52. Pick up keys
53. Find landscaper
54. Meet with landscaper
55. Brief landscaper
56. Get quote from landscaper
57. Approve quote
58. Arrange deposit to commence landscaping
59. Meet landscaper on site / provide access for commencement
60. Progress meeting with landscaper
61. Final inspection
62. Final payment
63. Find driveway contractor
64. Meet with driveway contractor
65. Brief driveway contractor
66. Get quote from driveway contractor
67. Approve quote
68. Arrange deposit to commence driveway
69. Meet driveway contractor on site / provide access for commencement
70. Progress meeting with driveway contractor
71. Final inspection
72. Final payment
73. Find fencing contractor
74. Meet with fencing contractor
75. Brief fencing contractor
76. Get quote from fencing contractor
77. Approve quote
78. Arrange deposit to commence fence construction
79. Meet fencing contractor on site / provide access for commencement
80. Progress meeting with fencing contractor
81. Final inspection
82. Final payment
- Meet with builders and design team to choose:**
83. Internal door height
84. Internal ceiling height
85. External ceiling height
86. External paint colour/s
87. External materials and locations e.g. render, weatherboard, matrix
88. External material colour/s
89. Garage door style
90. Garage floor coating
91. Garage storage options
92. Roof type and style
93. Sarking under roof
94. Internal paint colour/s
95. Feature wall colours
96. Front door
97. Sliding door design/s
98. Window frames material and colour
99. Glass - plain and frosted and locations
100. Floorboards
101. Carpet
102. Main tiles - internal
103. Main tiles - external
104. Feature tiles
105. Wall tiles and location/s
106. Kitchen benchtop material
107. Kitchen benchtop width
108. Kitchen splashback
109. Kitchen appliances
110. Kitchen sink
111. Kitchen mixers
112. Kitchen drawers
113. Downlights and locations
114. Feature lights and locations
115. Sensor lights and locations
116. Outdoor lights and locations
117. Internal power points and locations
118. External power points and locations
119. TV points and locations
120. NBN / Internet points and locations
121. TV antenna and locations
122. Ceiling fans and locations
123. Garden taps and locations
124. Hot water unit brand and location
125. AC unit/s and locations
126. Bathroom vanities
127. Bathroom benchtop material and width
128. Shower heads
129. Bathroom mixers and spouts
130. Bathroom mirrors
131. Bathroom cabinets and layout
132. Bathtub/s
133. Fan / heat lamp/s
134. Shower screens
135. Clothes line and location
136. Letterbox and location
137. Laundry benchtop material and colour
138. Laundry sink
139. Laundry mixer
140. Laundry - washer taps and locations
141. Laundry splashback

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