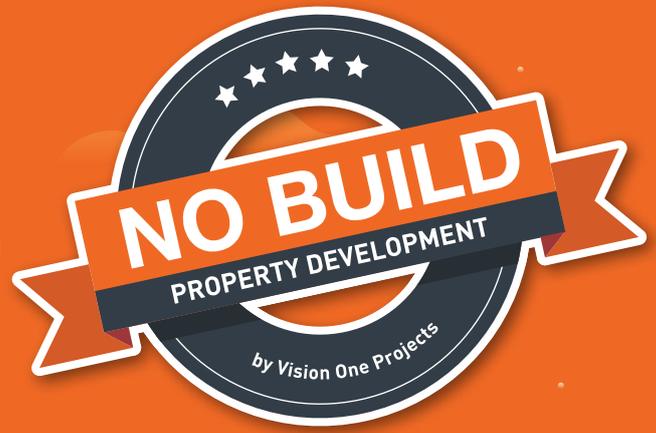


FLIP PROPERTY DEVELOPMENT ON ITS HEAD



Vision One Projects along with the team at Unlock Your Block have created a unique, low cost, low risk way to unlock the maximum value from your land with the minimum cash outlay.

We call it 'No Build' Property Development and it allows you to unlock the equity in your land without the cost and time of building new properties.



LESS COST



LESS RISK



LESS TIME

Do you own a block that can be subdivided but the thought of building new properties sounds just too hard ... and expensive?

Developing property isn't for everyone. First you need to find a bank to lend you the money. Then find a builder to build the homes. You need planning approval. And an agent to sell the finished properties. Oh and don't forget the new title for Landgate.

Then at the end of it all, you cross your fingers and hope that you actually made some money!

It's time to flip property development on its head.

Register for our free webinar.

Unlock the maximum value from your land with the minimum cash outlay. Register for our next webinar via our website, or give us a call on **(08) 9240 6020** to have your questions answered

www.visiononeprojects.com.au

BIGGER BANG FOR YOUR BLOCK

6 EASY STEPS TO 'NO BUILD' PROPERTY DEVELOPMENT

Still sounds too good to be true? No Build Property Development is no gimmick. It is simply a different way of approaching a development project that takes the financial pressure off the land owner (you) and puts the emphasis on the experts (us) to complete the subdivision and sell the land once all of the approvals have been processed.

We have summarised the No Build Property Development process into 6 simple steps, that we have illustrated below:

STEP 1

Can your block be subdivided?

We help you identify if your block can be subdivided. Once this is determined we conduct a full feasibility assessment to see if the numbers stack up.



STEP 2

Subdivision plan and design

We work out the best way to subdivide your land and what it would cost.

We determine what type of design best suits your block and what will offer the most appeal to buyers when it comes time to advertise the land as part of house and land packages.



STEP 3

Planning & Approvals

Once the designs for the house and land packages are ready, we seek Development Approval from the local council along with a Subdivision Approval from the West Australian Planning Commission for the individual lots.



STEP 4

Sales

Once the approvals are granted we start marketing your land as part of a house and land package on the open market via a real-estate agent.



STEP 5

Settlement

The buyers for the house and land packages enter into a split contract - this is an O&A (Offer and Acceptance) to buy the land from you and a separate Contract to build their new home with Vision One Projects.



STEP 6

Win-Win-Win!

You receive the proceeds from the sale of the land and walk away, Vision One Projects receives the building contract to build the dwellings, and the buyers get a brand new home!

