



Dream Home Readiness Checklist

A simple pre-building reality check before you buy land, appoint a builder, or fall in love with a floor plan.

Building your own home should be exciting, not exhausting. Use this checklist before the first serious commitment. It will not replace legal, technical, or construction advice, but it will help you ask the right questions early.

1. The Land

- Chanote / title deed checked by a professional.
- Land boundaries surveyed and clearly marked.
- Legal road access confirmed, not just verbally promised.
- Neighbouring land use and future surroundings considered.

2. Site & Services

- Electricity connection checked, including upgrade costs.
- Water source confirmed: government, well, or other supply.
- Drainage and flood risk reviewed, especially in rainy season.
- Filling, soil condition, and compaction requirements considered.

3. Bare vs. Developed Land

- Price compared as ready-to-build cost, not only land price.
- Roads, drains, walls, utilities, and access costs included.
- Time delay between buying land and actually building considered.
- Developed land option compared for speed, certainty, and usability.

4. Design & Permits

- Architect / engineer consulted before final land decision.
- Building permit process and timeline understood.
- House design matched to land shape, access, sun, and drainage.
- Practical lifestyle needs checked before design becomes expensive.

5. Budget Reality

- Construction budget includes realistic contingency.
- Boundary wall, gate, driveway, garden, pool, furniture included.
- Payment schedule agreed by stages, not emotion.
- Running costs and future maintenance roughly understood.

6. The Right Team

- Builder, contractor, architect, engineer, lawyer properly checked.
- Written quotations, scope of work, and specifications prepared.
- Independent site inspections / progress checks planned.
- Warranty, handover, and defect period discussed upfront.

Before you sign, ask yourself:

Am I buying a dream, or am I buying a clear, buildable, realistic path towards that dream?

Town & Country Property can guide, advise, and consult - from land selection and practical checks to connecting you with the right professionals.

This checklist is a general guide only. Always seek professional legal, survey, engineering, and construction advice before committing to land purchase or construction.