



Homes built with
pride, made to last.

Discover the DJ Homes Difference



A builder you can rely on

DJ Homes is a leading custom home builder servicing Canberra and the surrounding region, proudly building since 2001.

We specialise in new homes and knock-down rebuilds, delivering a high-quality, well-managed building experience for clients who value clarity, transparency and confidence from the outset.

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About DJ Homes

Building a custom home should feel exciting — not uncertain.

At DJ Homes, we place strong emphasis on communication, structured planning and transparency, because these are the foundations of a smooth and predictable build.

Design quality and craftsmanship matter — but so does the experience. Our approach is deliberate and well structured, with clearly defined stages that help you understand:

- What happens next
- What decisions you need to make
- What information we require from you
- How we manage time, budget and communication

This guide outlines each stage of our process and what you can expect along the way.

If you are starting from scratch, we offer a **Design & Estimate** stage in partnership with N1 Creative, helping you shape a home suited to your block, lifestyle and budget.

You can begin at **Stage 2 – Pricing & Selections** if you already have plans prepared. Custom homes naturally involve more decisions than a project home. Our role is to make that process clear, structured and well supported — while delivering a home designed specifically for you.



The DJ Difference

Building a home is one of the most significant financial and personal commitments you will make. Our role is to protect that investment through careful planning, transparent pricing and disciplined delivery.

At DJ Homes, our contract price is designed to reflect your true project total. Across our projects, contract variances average around 1% of total build value — not by chance, but by design.

We only take on projects we can deliver properly. By managing workload carefully, we avoid overcommitment and maintain the level of attention each home deserves. Our process has been refined over more than two decades. We do not cut corners — because our reputation depends on every home we build.

We raise potential “extras” early. We do the groundwork upfront. And we invest the time in planning so you can build on budget and on time — without unnecessary surprises.

What is the difference?

Strong Value, Not Just a Competitive Price

Our promise is the strongest overall outcome across build quality, inclusions, cost certainty and experience.

Selections Priced Before You Sign

We prepare a detailed selections schedule and fully price it prior to contract signing, so decisions are made with clarity — not assumptions.

No Low Allowances

Where others use nominal allowances that later become variations, we calculate realistic costs upfront and include them in your contract price.

Site Costs Assessed Early

We assess site requirements early in the process. Items such as sandstone retaining walls are considered upfront — not added later as unexpected costs.

Engineering Scoped and Costed Before Contract

Required reports and structural engineering are completed and incorporated into pricing prior to signing — reducing the risk of post-contract adjustments.

Joinery Designed and Properly Costed

We design and price joinery in detail rather than relying on broad allowances, giving you certainty over one of the most significant components of your home.

Genuine Inclusions

Our Signature Inclusions are comprehensive. Items many builders treat as upgrades, are included so you can compare proposals on a true like-for-like basis.

Independent Inspections at No Cost

We engage independent third-party inspectors before handover to provide documented, impartial guidance and additional quality assurance.

Fair, Industry-Standard Contracts

We use standard HIA building contracts without excessive builder-favouring conditions. Special conditions are only included where requested and agreed.

Budget Protection Through Disciplined Delivery

From consultation through completion, our structured process is designed to protect your budget and maintain momentum throughout the build.

Our process at a glance

Stage 1

Design & Estimate

Design a home aligned to your block, budget and lifestyle.

Stage 2

Pricing & Selections

Confirm detailed pricing, review inclusions and finalise selections.

Stage 3

Pre-Construction

Finalise contracts, approvals and prepare your project for construction.

Stage 4

Construction

Your home is built through clearly scheduled stages, with regular updates and disciplined project management.

Stage 5

Handover & Post-Construction

A structured handover, independent inspection and ongoing support through our maintenance and warranty period



STAGE 1

Design & Estimate

If you are early in your journey, Stage 1 provides clarity and direction. If you already have completed plans, you may proceed directly to Stage 2.

We begin with a detailed consultation to understand:

- Your block
- Your budget
- Your lifestyle requirements
- What matters most to you in a builder

Prior to this meeting, we will provide a short questionnaire so we can come prepared and offer relevant, practical advice from the outset.

We know that every block and every client is different so we offer three structured pathways:

Option A — DJ Homes Select Range

A carefully developed range suited to common block types, with flexibility to adapt to your needs. This option provides design efficiency and strong budget control while still allowing customisation.

Option B — Guided Custom Design

If you have inspiration or a starting point in mind, we work with our design partners to tailor the design to suit your block and requirements. This approach balances flexibility with structure and budget awareness.

Option C — Fully Customised Design

For clients wanting a highly tailored result, we manage a comprehensive design process in partnership with N1 Creative, ensuring the home reflects your exact vision.

If your needs evolve throughout design, we can guide you between pathways to ensure the outcome remains aligned with your priorities.

Design Costs & Ownership

Design costs can be incorporated into your overall build contract and included within your deposit at contract stage. If you decide not to proceed with DJ Homes, ownership of your design remains with you once invoices are paid.

STAGE 2

Pricing & Selections

This stage brings significant clarity. We move from concept to detailed pricing and defined inclusions.

ProCalc Estimate (Optional First Step) \$300

For clients wanting early cost insight, we offer a ProCalc estimate. ProCalc uses key design metrics to generate an estimated construction cost range calibrated to the local market. This is a practical way to understand budget direction before committing to comprehensive pricing and can assist in refining design decisions early.

Initial Detailed Pricing \$1,200

Following estimate or completed design, we prepare detailed pricing based on our Signature Inclusions. Starting with our Signature Inclusions provides:

- A comprehensive and realistic baseline
- Alignment with ProCalc outputs
- Greater cost certainty
- A structured selections schedule

We find it is generally easier to add inclusions where budget allows, rather than remove items later. Our detailed pricing process also identifies potential site or design considerations early, reducing the risk of unexpected costs later.

Pricing Review Meeting

We meet with you to review pricing line-by-line, answer questions and understand your budget priorities.

Selections Process

Your selections pathway depends on the level of customisation you require.

DJ Homes Select Schemes

Professionally developed interior and exterior schemes for a streamlined process.

Desktop Selections

Provide inspiration imagery and our design partners curate recommendations within our Select range to suit your style.

Comprehensive Selections

Work directly with our interior design partners for a fully customised process with a broader range of finishes and pricing levels. Regardless of pathway, we guide you through all key items including joinery, heating and cooling, cladding, appliances, tapware, fixtures and finishes. We clearly explain the cost implications of each decision and how they affect overall construction pricing.

Engineering & Site Classification

At this stage we recommend engineering to confirm structural requirements and refine pricing. If site classification has not been provided by the developer, it must be completed beforehand. We can coordinate this process.

Updated Pricing

Once selections are confirmed, we update your pricing and may provide alternative versions to support decision-making. Selections made during this stage include a 20% builder margin, covering procurement, coordination, warranty and administration.

STAGE 3

Pre-Constuction

This stage converts a well-planned design into a build-ready project.

Approvals

Approval requirements vary depending on design and location. We guide you through this process and manage the coordination of documentation. In some cases, preliminary approvals may commence prior to contract signing. Where this occurs, associated costs are accounted for and deducted from the contract total once signed.

Contract Preparation & Signing

Once pricing and selections are finalised, we prepare a standard HIA building contract. You are welcome to have the contract reviewed by your solicitor. At signing, the balance of 5% of the build contract is payable.

Warranty Insurance & Lender Requirements

We arrange Home Owners Warranty insurance and secure final building approvals. If you are using a lender, you will provide required documentation so progress payments can be authorised. Once approvals are complete, we schedule your construction start.



STAGE 4

Construction

By this stage, design, selections and approvals are complete which allows construction to proceed with clarity and structure.

Build Schedule & Communication

You will receive a construction program outlining key stages and an indicative completion timeframe. While weather and trade availability can affect scheduling, our objective is always disciplined delivery and steady progress. Your Project Manager will provide regular updates outlining:

- Recently completed work
- Upcoming stages
- Decisions required

Site Visits

Your contract includes a monthly site visit, plus visits at key stages such as rough-in and fit-off. For safety and compliance reasons, site access outside these scheduled visits is restricted except in special circumstances.

Variations

Changes requested after contract signing are treated as variations:

- 25% builder margin applies
- \$300 post-contract variation administration fee applies prior to quoting (unless the item is on the standard exempt list)

Progress Payments

Your contract sets out a progress claim schedule. We do not invoice unless the required stage of work has been completed. Occasionally invoices may be issued slightly early for processing purposes, but payment timing aligns with completed work.

Certification Inspections

Your independent building certifier conducts inspections at key stages including:

- Foundations
- Pre-sheet
- Final inspection

Inspection records are provided directly to you.

STAGE 5

Handover & Post-Construction

As completion approaches, we implement a structured and thorough handover process.

Handover Timing

Approximately 3–4 weeks prior to completion, we provide a projected handover date.

Independent Pre-Handover Inspection

At no cost to you, we engage a third-party inspection company to conduct a comprehensive defect inspection. You attend this inspection and a defects list is generated. We address identified items prior to handover wherever possible.

Occupation Certificate & Final Payment

Following final inspections and receipt of the Occupation Certificate, we provide documentation for your lender (if applicable) along with the final progress claim.

Key Handover & 90-Day Maintenance

Once final payment and variations are settled, we meet onsite to hand over your keys. Any outstanding items are documented and completed within the structured 90-day maintenance period.

Ongoing Support & Warranty

At the conclusion of the 90-day period, we conduct a further third-party inspection to identify any maintenance items as the home settles. Beyond this, your home is covered by a 6-year structural warranty, and our team remains available should you require assistance.



DJ Homes Leadership Team



Grant Jones
Managing Director

Grant has led DJ Homes since 2013, continuing the company's commitment to quality, transparency and disciplined delivery. A qualified carpenter and licensed builder, Grant brings practical building knowledge to every stage of the process. His primary focus is guiding projects through the preliminary stages — ensuring design, pricing and selections are carefully considered before construction begins. Grant is typically the first person you will meet when starting your journey with DJ Homes. He works closely with clients from initial consultation through to contract signing, ensuring clarity, alignment and confidence before your build moves to site.



Billy Chalker
Construction Manager

Billy joined DJ Homes in 2018 as a carpenter and has progressed through the business to lead our construction team. As Construction Manager, Billy is responsible for the on-site delivery of every project. He oversees programming, quality control and trade coordination, ensuring homes are built efficiently and to the standards our clients expect. Billy places strong value on the relationships we maintain with our in-house carpentry team and long-standing subcontractors. These relationships are a key reason our projects are delivered with consistency and care.



James Roberts
Project Manager

James combines a Bachelor of Building and Construction Management with hands-on site experience to provide structured and reliable project coordination throughout the construction phase. As Project Manager, James is the primary link between our clients and the construction team. He ensures communication remains clear, decisions are managed efficiently, and the build progresses in line with the expectations established during the preliminary stages. James' approach is organised, methodical and client-focused — helping to make the construction process both smooth and well-supported.



Ready to experience the DJ difference?

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