



A LOCAL FAMILY
BUILDER YOU
CAN TRUST



SAVE UP TO \$10,000*

Build with DJ Homes and finance through Mortgageport and we'll pay interest of up to \$10,000 towards the interest on your construction loan.*

- Available on fixed-rate and variable-rate loans
- Loan-to-value ratios of up to 95%
- 100% offset available
- Competitive Interest rates

Approved applicants only. Applicants must enter into a construction home loan and Interest Subsidy Agreement with Mortgageport Management Pty Ltd (Manager).



***IMPORTANT NOTICE:**

Available to approved applicants of Mortgageport Management Pty Ltd only. Approved applicants must enter into a construction home loan and an Interest Subsidy Agreement with Mortgageport Management Pty Ltd ACN 082 753 679 (Mortgage Manager). Offer is not available on the land portion of the construction home loan. Eligibility and lending criteria, fees, charges and T&Cs apply (available upon request). Mortgageport Management Pty Ltd ACN 082 753 679 Australian Credit Licence 386360. This offer is only available when building a home with DJ Homes (ACT) ATF The DJ Homes Building Trust ABN 62 519 024 603 NSW BLN 260078C ACT BLN 201567 Not available for bridging finance. *Construction requirements and terms and conditions apply (available upon request), which includes a requirement that funds are to be retained by lender and paid directly to the builder at each progress payment stage.



COMPANY HISTORY

DJ Homes is a truly local, family run home builder with over 30 years of experience in the region. A custom design contract home builder, we work with you every step of the way to ensure the home that you desire is the one that we deliver. We also offer the local market house and land packages at various stages of design and construction and complete extension and renovation work. DJ Homes offer a complete package to home owners through our list of inclusions that include all items such as floor coverings, light fittings, window treatments, landscaping and fencing. Being a custom design home builder means there is nothing we can't change to suit your needs including design and selections within a customised inclusions list.

We pride ourselves on making it easy for our clients through the way we keep you informed every step of the way and help you with the decision making process during the planning stages of your build to ensure construction of your home is easy and efficient. We like clients to enjoy the process of building their new home, it's an exciting time that shouldn't be stressful and when it comes time to get the keys we know you will be impressed with the finish of your home because of the quality of our trades we use and the fact you will take part in a thorough pre-settlement inspection to make sure the home is just right.



“ DJ HOMES IS A TRULY FAMILY OWNED AND OPERATED COMPANY. WE ARE LARGE ENOUGH TO PROVIDE A PROFESSIONAL APPROACH, HOWEVER WE'RE SMALL ENOUGH TO PROVIDE PERSONALISED SERVICE AND DELIVER A SUPERIOR QUALITY ACROSS EVERY SINGLE HOME WE BUILD. ”

CUSTOM DESIGN MADE EASY

Enjoy the many benefits of custom designing your new home with us:

- ⇒ House design to suit you and your block
- ⇒ Flexible inclusions
- ⇒ Complete package
- ⇒ Better value



Inclusions

We pride ourselves on the quality of our inclusions, along with how comprehensive they are. We provide everything you need to move into your new home. While some builders consider approval costs, floor coverings, concrete driveway, front landscaping, air-conditioning, double glazed windows and blinds as extras, we know they are essential parts of a new home and include them in our pricing. If your block and house design require site excavation, removal of fill and/or retaining walls, we make sure we include them as part of our pricing as well. This means when arranging finance or working out the total budget for your build, you have everything covered with pricing from DJ Homes.

Preliminaries

Concept, design and working drawings - BASIX certificate (NSW) or EER rating (ACT) – Home Owners Warranty, Contract Works and Public Liability Insurance – Development application or DA exempt/CDC fees – Contour survey – Structural engineer’s drawings – Home set-out by surveyor with certification – Long Service Levy (NSW) – Construction certificate with inspection fees – Electrical, plumbing and drainage inspection fees – 7 year structural warranty and 90 day defect maintenance period – Gas and water connection with meter, sewer and stormwater connection – NBN provision – Temporary services and site protection – Underground single phase power connection

Exterior

Face brickwork or Rendered expanded polystyrene foam cladding or James Hardie Axon/Stria Cladding – Improved aluminium double glazed windows – 5% black oxide concrete driveway, alfresco and front porch – Corrugated Colorbond or standard concrete tile roof – Colorbond fascia and gutter – 90mm PVC painted downpipes – Slimline panel lift garage door with motor and 3 remotes – Fold-down or rotary clothesline – Letterbox – Three external garden taps – 2000L Slimline plastic water tank – 6 Star 26L/min instant gas hot water system – Front landscaping (paved edge to boundary, mulched garden beds, turf to property and spray-on seed to nature strip) – Termite protection with certification – Plain external door to garage – Hume G1 Laundry door – Two coat paint finish to external surfaces




Interior

Fujitsu ducted reverse cycle air-conditioning with zoning – R2.0 wall insulation, R4.0 ceiling insulation – 10mm plasterboard to walls and ceiling (6mm vilaboard to wet areas), square set to entrance and main living area, cornice to remaining rooms – Three-coat washable low sheen paint to walls, flat to ceiling and semi-gloss to timber work – Flush redicote hollow-core doors – 67x18 bevel pine skirting and architrave – White or mirror sliding doors to cupboards – Single blackout roller blinds (Metroshade, Kew, Tusk, Balmoral, Barbados, Riviera and Sanctuary ranges)

Selections

	<div>Bronze</div> <div>Choose from our professionally selected interior and exterior schemes</div> <div></div>	<div>Silver</div> <div>Customised interior and exterior scheme selection with professional designer</div> <div></div>	<div>Gold</div> <div>Customised interior and exterior scheme selection with professional designer</div> <div></div>
BRICKWORK	As per exterior scheme	PC Allowance \$1.20 each	PC Allowance \$1.80 each
ADDITIONAL CONCRETE	Not included	15m2	30m2
FRONT DOOR HANDLE	Trade-pro Lennox Comb.	Gainsborough Tri-lock	Gainsborough Omni Single
FRONT DOOR	Hume XN5, VER11, XN1 (Painted)	Hume XN5, VER11, XN1 (Stained)	PC \$1,200
INTERNAL DOOR HANDLES	Trade pro Lever Tristan	Gainsborough G4 Series	Gainsborough G2 Series

			
SLIDING DOOR HANDLE	Gainsborough Flush Pull	Gainsborough Flush Pull	Gainsborough Round Set
BEDROOM ROBE FIT-OUT	600mm wide shelf, hanging	600mm wide shelf, hanging	600mm wide shelf with draws, hanging
MASTER BEDROOM ROBE FIT-OUT	2 x 600mm wide shelf, hanging	2x 600mm wide shelf with draws, hanging	2x 600mm wide shelf with draws, hanging
FLOORING - MAIN	As per interior scheme selection	PS Allowance \$90 per m2	PS Allowance \$110 per m2
FLOORING - CARPET	As per interior scheme selection	PS Allowance \$40 per m2	PS Allowance \$50 per m2
SOLAR	Provision	3.3kW system	5.4kW system
KITCHEN JOINERY	Melamine as per interior scheme	Two pack painted	PS \$40,000 with custom design
KITCHEN BENCHTOP	30mm Corian	50mm Corian	As per custom joinery design
KITCHEN DRAWS/CUPBOARDS	Cutlery draw remaining cupboards	All draws except under bench cupboard cupboard	As per custom joinery design
KITCHEN HANDLES	Standard range	Standard range	As per custom joinery design
PANTRY SHELVING	Full height whiteboard	Above and below bench whiteboard	As per custom joinery design
PANTRY BENCHTOP	Not included	Square edge laminate	As per custom joinery design
OVEN	60cm Inalto electric	60cm Teka electric	90cm Teka electric
COOKTOP	60cm Inalto gas	60cm Teka gas	90cm Teka induction
RANGEHOOD	60cm Inalto slide out	60cm Teka undermount	90cm Teka undermount
DISHWASHER	60cm Inalto	60cm Teka	60cm Teka
KITCHEN SINK	Posh Solus MkIII 1&3/4 Bowl	Posh Solus MkIII 1&3/4 Bowl	Franke Rapid Double
KITCHEN SINK MIXER	Mizu Soothe Gooseneck	Mizu Drift MkII Gooseneck pull out	Minta C
KITCHEN SPLASHBACK	Tiles as per interior schemes	PC \$80 per m² in rectified tile	As per custom joinery design
LAUNDRY JOINERY	Not included	Two pack paint cupboards to under bench	PS \$5,000 with custom design
LAUNDRY BENCHTOP	Not included	Square edge laminate	As per custom joinery design
LAUNDRY SINK	45L tub and cabinet	45L tub	45L tub
LAUNDRY SINK MIXER	Posh Bristol MkII	Mizu Drift MkII	Mizu Drift MkII
LAUNDRY - FLOOR TILES - 600X300MM	As per interior schemes space	PC \$40 per m² in rectified tile	PC \$50 per m² in rectified tile
LAUNDRY - SPLASHBACK TILES	As per interior scheme selection	PC \$40 per m² in rectified tile	PC \$80 per m² in rectified tile
TOILET	Kado Lux CC BTW Toilet	Kado Lux CC BTW Toilet	Cygnnet Hyg Rim BTW

			
BATH	Base Acrylic Inset 1700mm	Posh Domaine Inset 1690mm	Posh Solus Freestanding 1780mm
VANITY	Posh Bristol wall hung	Posh Domaine wall hung	Posh Domaine wall hung
BASIN/SHOWER/BATH MIXER	Mizu Soothe	Mizu Drift	Milli Gance
BATH OUTLET	Posh Solus 180mm	Mizu Drift curved 200mm	Mizu Drift curved 200mm
SHOWER HEAD	Posh Domaine MkIII rail	Posh Domaine MkIII rail	Posh Domaine twin rail
BATHROOM ACCESSORIES	Radii	Mizu Drift	Milli Gance
MIRROR	Square mirror to match vanity width	Square mirror to match vanity width	Square mirror to match vanity width
SHOWER SCREEN	Framed	Semi frameless	Semi frameless
SHOWER RECESS	Not included	600x300mm	600x300mm
BATHROOM - FLOOR TILES - 600X300MM	As per interior schemes	PC \$40 per m ² - rectified	PC \$50 per m ² - rectified
BATHROOM - WALL TILES - 600X300MM	As per interior schemes (half height)	PC \$30 per m ² - rectified	PC \$50 per m ² - rectified
ELECTRICAL			
MAIN LIVING AREA	2x power point, 2x downlight, 1x TV point, 1x data point	3x power point, 4x downlight, 1x TV point, 1x data point	Same as silver inclusions with Clipsal Iconic switches
DINING	1x power point, 2 x downlight.	1x power point, 2 x downlight	Same as silver inclusions with Clipsal Iconic switches
KITCHEN/WIP	2x power point, 4x downlight	3x power point, 4x downlight, 3x pendant light (install only)	Same as silver inclusions with Clipsal Iconic switches
WIR/TOILET	1x downlight	1x downlight	Same as silver inclusions with Clipsal Iconic switches
EXTERNAL	2x double spot with sensor, 3x downlight, 1x external power point	2x double spot with sensor, 3x downlight, 1x external power point	Same as silver inclusions with Clipsal Iconic switches
OTHER LIVING AREAS	2x power point, 2x downlight, 1x TV point	2x power point, 2x downlight, 1x TV point	Same as silver inclusions with Clipsal Iconic switches
MASTER BEDROOM	3x power point, 1x downlight, 1x TV point	3x power point, 2x downlight, 1x TV point	Same as silver inclusions with Clipsal Iconic switches
BEDROOM	1x power point, 1x downlight	2x power point, 1x downlight	Same as silver inclusions with Clipsal Iconic switches
STUDY	1x power point, 1x downlight, 1x data point	2x power point, 1x downlight, 1x data point	Same as silver inclusions with Clipsal Iconic switches
ENTRY/HALL	1x downlight	2x downlight with double switch	Same as silver inclusions with Clipsal Iconic switches
GARAGE	1x fluro light, 1x power point	2x fluro light, 1x power point	Same as silver inclusions with Clipsal Iconic switches
LAUNDRY	1x power point, 1x downlight	2x power point, 1x downlight	Same as silver inclusions with Clipsal Iconic switches
BATHROOM	1x power point, 1x 4 bulb tastic	1x power point, 1x 4 bulb tastic	Same as silver inclusions with Clipsal Iconic switches

All inclusions can be changed to form your own customised inclusions list