



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

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

Choose from our professionally selected interior and exterior schemes

BRICKWORK	As per exterior scheme	FRONT DOOR	Hume XN5, VER11, XN1 (Painted)
FRONT DOOR HANDLE	Trade-pro Lennox Comb.	INTERNAL DOOR HANDLES	Trade pro Lever Tristan
SLIDING DOOR HANDLE	Gainsborough Flush Pull	MASTER BEDROOM ROBE FIT-OUT	2 x 600mm wide shelf, hanging
BEDROOM ROBE FIT-OUT	600mm wide shelf, hanging	FLOORING - MAIN	As per interior scheme selection
FLOORING - CARPET	As per interior scheme selection	SOLAR	Provision
KITCHEN JOINERY	Melamine as per interior scheme	KITCHEN DRAWS/CUPBOARDS	Cutlery draw remaining cupboards
KITCHEN BENCHTOP	30mm Corian	KITCHEN HANDLES	Standard range
KITCHEN SPLASHBACK	Tiles as per interior schemes	PANTRY SHELVING	Full height whiteboard

OVEN	60cm Inalto electric	RANGEHOOD	60cm Inalto slide out
COOKTOP	60cm Inalto gas	DISHWASHER	60cm Inalto
KITCHEN SINK	Posh Solus MkIII 1&3/4 Bowl	KITCHEN SINK MIXER	Mizu Soothe Gooseneck
LAUNDRY SINK	45L tub and cabinet	LAUNDRY SINK MIXER	Posh Bristol MkII
LAUNDRY - FLOOR TILES - 600X300MM	As per interior schemes space	LAUNDRY - SPLASHBACK TILES	As per interior scheme selection
TOILET	Kado Lux CC BTW Toilet	BATH	Base Acrylic Inset 1700mm
VANITY	Posh Bristol wall hung	BASIN/SHOWER/BATH MIXER	Mizu Soothe
BATH OUTLET	Posh Solus 180mm	SHOWER HEAD	Posh Domaine MkIII rail
BATHROOM ACCESSORIES	Radii	MIRROR	Square mirror to match vanity width
BATHROOM - FLOOR TILES - 600X300MM	As per interior schemes (half height)	BATHROOM - WALL TILES - 600X300MM	As per interior schemes (half height)
SHOWER SCREEN	Framed		
ELECTRICAL			
MAIN LIVING AREA	2x power point, 2x downlight, 1x TV point, 1x data point		
DINING	1x power point, 2 x downlight.		
KITCHEN/WIP	2x power point, 4x downlight		
WIR/TOILET	1x downlight		
EXTERNAL	2x double spot with sensor, 3x downlight, 1x external power point		
OTHER LIVING AREAS	2x power point, 2x downlight, 1x TV point		
MASTER BEDROOM	3x power point, 1x downlight, 1x TV point		
BEDROOM	1x power point, 1x downlight		
STUDY	1x power point, 1x downlight, 1x data point		
ENTRY/HALL	1x downlight		
GARAGE	1x fluro light, 1x power point		
LAUNDRY	1x power point, 1x downlight		
BATHROOM	1x power point, 1x 4 bulb tastic		