



**DJ HOMES**

## **PRELIMINARIES**

### **PRE-CONSTRUCTION**

- Design work - concept, design and working drawings
- Basix certificate (NSW) or EER Rating (ACT)
- Home owners warranty insurance
- Contract works and public liability insurance
- DA/CDC Fees (NSW) or DA/DA Exempt Fees (ACT)
- Construction certificate (NSW) or Building Approvals (ACT)
- Long Service Levy (NSW)
- Contour Survey or Detail Survey
- Termite treated timber frames and trusses
- Structural engineer drawings
- Home set-out by surveyor with certification
- Electrical, plumbing and drainage fees
- 7 year structural warranty and 90 day maintenance period
- Sewer and stormwater connection
- Water connection
- NBN provisioning
- Power connection to meet house requirements
- Temporary services and site protection as required

### **EXTERNAL**

- Face Brickwork - From DJH Premium Schemes
- Rendered Expanded Polystyrene Foam Cladding
- with render and painted finish
- James Hardie Axon/Stria 325mm Cladding with painted finish Improved Aluminium Double Glazed Windows
- Plain Cove Finish Concrete to Driveway and Front Porch Plain Cove Finish Concrete to Alfresco
- Corrugated/Trimdeck Colorbond
- Standard Colorbond Fascia and Gutter
- 90mm Painted PVC Downpipes
- Slimline Panel Lift Garage Door in standard Colorbond colours and 3 remotes
- Fold-down or rotary clothesline
- Standard masonry letterbox
- Three external garden taps
- 4000L slimline plastic water tank with rainbank pump 250L Electric Hot Water Storage System
- Termite protection with certification
- 90mm Painted PVC Downpipes
- Slimline Panel Lift Garage Door in standard Colorbond colours and 3 remotes
- Fold-down or rotary clothesline
- Standard masonry letterbox
- Three external garden taps
- 4000L slimline plastic water tank with rainbank pump 250L Electric Hot Water Storage System
- Termite protection with certification



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## INTERNAL

- Ducted reverse cycle air-conditioning with zoning, sized to meet your homes requirements
- R2.0 wall insulation and R4.0 ceiling insulation to enclose living areas 10mm plasterboard to walls and ceilings
- (6mm vilaboard to wet area walls)
- Square set to plasterboard in entrance, main living area, wet areas/75mm coved cornice to remaining
- Three-coat washable low sheen paint to walls, flat to ceiling and semi-gloss to timber-work
- 67x18mm splayed pine architrave and 90x18mm splayed pine skirting White or mirror sliding by-pass doors to cupboards
- Single block-out roller blinds from selected standard ranges Flooring to entrance, hallways and main living area -
- From DJH Premium Selections
- Flooring to remaining living areas and bedrooms -
- From DJH Premium Selections

### DOOR & DOOR FURNITURE

- Door Furniture from DJH Premium Schemes
- Front Door from DJH Premium Selections
- Plain external door to garage
- Hume XF3 laundry door
- Flush redicote hollow-core doors internally

### APPLIANCES, TAPWEAR & ACCESSORIES

- Appliances - DJH Premium Selections
- Bathroom, Kitchen and Laundry - Tapware and accessories - DJH Premium Selections (chrome selections)
- Semi frameless shower screen (chrome) to 2m high
- Bathroom mirrors - width of vanity up to 1000mm high

### JOINERY AND WARDROBES

- Selections from DJH Premium Schemes
- Kitchen - Draws to all underbench joinery with one set of cupboards under the sink and overhead cupboards
- Benchtops - 30mm Corian Benchtopy to kitchen, pantry and laundry
- Joinery Handles - From DJH Premium Schemes
- Pantry - Open shelving below and above bench
- Laundry - Cupboards to underbench joinery with single door tall cupboard
- Master Bedroom - Up to 600mm wide shelving with draws(x2) to 2m high, with top shelf and hanging space remaining, whiteboard Bedroom - Up to 600mm wide shelving to 2m high, with top shelf and hanging space remaining, whiteboard
- Linen - Up to 1200mm wide shelving to 2m high, with top shelf full width, whiteboard
- White or mirror by-pass sliding doors to wardrobes
- Robe door frames in chrome or white



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## TILING

- Floor tiling to bathrooms and laundry from DJH Premium Schemes
- Wall tiling to bathrooms (floor to ceiling) from DJH Premium Schemes
- Feature wall tile to selected wall in one bathroom (up to 10m<sup>+</sup>) from DJH Premium Schemes
- Kitchen, Pantry and Laundry Splashback Tiling from DJH Premium Schemes

## ELECTRICAL- all inclusion levels

- Main living area Dining
- Kitchen
- Kitchen appliances Walk-in-pantry
- Walk-in-robe
- Toilet
- External
- Other living areas Master bedrooms
- Study
- Entry
- Hallway
- Garage
- Laundry
- Bathroom
- 3x power point, 4x downlight, 1x TV point, 1x data point
- 1x power point, 2x downlight
- 2x power point, 4x downlight
- Power to fridge, microwave, dishwasher, oven, cooktop and rangehood
- 1x power point, 1 x downlight
- 1x downlight
- 1x downlight
- 1x external powerpoint, 5x downlight, 2 double spotlight with sensor, plus power to HWS and pump 3x power point, 2x downlight, 1x TV point
- 3x power point, 2x downlight, 1x TV point
- 2x power point, 1x downlight
- 2x power point, 1x downlight, 1x data point
- 2x downlight with double switch
- 2x downlight with double switch
- 1x power point, 2x fluro light
- 2x power point, 1x downlight
- 1x power point, 1x 4 bulb tastic