MORE4LESS SINCE 1959

DIXON HOMES

MARCH 2016

Inclusions
MACKAY

Subject to location, availability, modifications in sales estimate, plans & colour selection.

	COMFORT	VALUE +	RESORT
HIA Residential Home building Agreement (no rise 7 fall)	✔	✔	✔
Council Building Application Fees - Up to $2000 & Insurance	✔	✔	✔
QLD Building Construction Commission insurance / 6 yr Structural Guarantee	✔	✔	✔
6 Month Maintenance Follow Up	✔	✔	✔
Plan Modifications Permitted	✔	✔	-
Site Allowances - Engineer Designed Slab & Footing	✔	✔	✔
400d x 300w Footings with "z" Cage Trench Mesh	✔	✔	✔
F72 Slab Mesh & Brock Base	✔	✔	✔
Earthworks by Cut & Fill to 150mm Slope Over Mesh	✔	✔	✔
10m Underground or Overhead as Supplied by Ergon - Single Phase Power	✔	✔	✔
15m or 20m Water main, 40m for Sewerage Connection, 10m for Storm Water	✔	✔	✔
Soil Test, Design, Wind Rating Certificate & Foundation Inspection by Engineer or Building Certifier	✔	✔	✔
Professional building Contour Survey (not including reinstatement or pegs)	✔	✔	✔
Building to C2 Wind Rating	✔	✔	✔
Termite Protection - Through slab penetration collars & termimesh to perimeter	✔	✔	✔
Sundry - Frames, trusses, Architraves & Skirting - T2 Red Timber	✔	✔	✔
Wall Sarking	✔	✔	✔
Insulation Batts to Ceiling (R1) & Sarking to Roof	✔	✔	✔
Site Clean - During construction & on completion, construction materials only	✔	✔	✔
Bricks			
Choice of 6 colours	-	✔	✔
Large choice of clay bricks	✔	-	-
Dark Grey Glass to Windows & Sliding Doors - (white glass to obscure windows)	✔	✔	✔
Aluminium Powder Coat Frames			
Choice of 3 colours	-	-	✔
Choice of 12 colours	✔	✔	-
(white glass to obscure windows)	✔	✔	✔
Security Screens to All Windows - Black grill	✔	-	-
PVC Downpipes	✔	✔	✔
2 x External Garden Taps	✔	✔	✔

	COMFORT	VALUE +	RESORT
Roof - Colobond Custom Orb			
Choice of 6 colours	-	-	✔
Builders Range	✔	✔	-
If shown on plan, bullnose verandah's are not available)	✔	✔	✔
Gutter & Fascia - Colorbond Squarline			
Choice of 3 colours	-	-	✔
Builders Range	✔	✔	-
Main Entry Door			
Hume - Vaucluse XV1, Sidelight fixed panels	-	✔	✔
Allowance of $2000 for entry door + sidelight	✔	-	-
External Back Swing Door - Flush	-	✔	✔
External Back Swing Door - Flush or Glazed clear glass (1/2)	✔	-	-
Entrance Lock/s			
Gainsborough 800 series	-	✔	✔
Gainsborough 800 series selection of Trilock	✔	-	-
Weather Seal - To external swing door/s	✔	✔	✔
Garage Doors - per plan (roller/panel, manual)	-	✔	✔
Garage Double Door - Auto remote panel door (2 x remote handset). Single door, manual. Single door next to double door, manual panel.	✔	-	-
90mm Plaster Cornices - 68 x 12 skirting, A2 x 12 Architraves (bullnose pine)	✔	✔	✔
Internal Swing Doors			
Flush redicote	-	-	✔
Selection of Hume doors	✔	✔	-
Internal Door Handles			
Lever style, Stainless	-	✔	✔
Selection of Gainsborough handles	✔	-	-
Robe/Linen - Per Plan			
Vinyl Only (choice of 3 colours), or Flush Redicote Door	-	-	✔
Vinyl plus 1 x Mirror, or as per internal hinged doors	-	✔	-
Vinyl & or Mirror/s, or Hume door selection	✔	-	-
Linen - if sliding door - Vinyl only	✔	✔	✔
Shelving			
Robe - 1 x Hanging rail & shelf - Mesh	✔	✔	✔
Linen - 4 x shelves - Mesh	✔	✔	✔
Concrete Supplied & Finished as a Base for Tiles / Carpet	✔	✔	✔
Continued on Page 2			

Errors and omissions excluded.

ADDITIONAL COSTING IS AVAILABLE FOR:

External concrete / turf / letter boxes / clotheslines / floor coverings

However we believe you may significantly reduce your costs by organising/supplying these items yourself and including rebate allowances within the contract. All services are measured to an assumed location of existing on site connections where available. Suitability of these services will not be assessed, and where upgrades are required it is the owners responsibility.

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	COMFORT	VALUE +	RESORT
Ceramic Tiles			
Bathroom - 2000mm H (approx.) shower walls, 400mm H (approx.) above bath - Builders Selection	✔	✔	✔
Tiled Floor & Skirting - (min. 100mm H) to remainder of walls	✔	✔	✔
Tiled Shower Base on Water Proofing Membrane	✔	✔	✔
Tiled Hob with Same Tile as Wall	✔	✔	✔
Selected Soap Holder Tiled to Shower Wall	✔	✔	✔
W.C - Tiled Floor & Skiting - (min. 100mm H)	✔	✔	✔
Kitchen - 600mm splashback from bench top to the underside of overhead cupboards	✔	✔	✔
Laundry - Floor tiles - 1.5m2 max. if situated in garage	✔	✔	✔
Tiled Splashback - min. 200mm (approx.) to laundry tub	✔	✔	✔
Kitchen			
Stone Bench Tops, Melamine Cupboard Doors			
1 x Stone & 6 x cupboard colours	-	-	✔
4 x Stone & Builder selection of cupboard colours	-	✔	-
Builder Selection	✔	-	-
Overhead Cupboards - (over cooktop) to ceiling with slide out recirculating stainless range hood	✔	✔	-
Quality Appliances - Single fan forced oven (stainless), Ceramic cooktop, Dishwasher (stainless)	✔	✔	✔
Quality Tapware - Lever mix taps or similar to kitchen (& bathroom) - Chrome	-	✔	✔
Builder Selection	✔	-	-
Bathroom / Ensuite / Laundry			
Vanities - Semi recessed, wall hung, stone top			
1 x stone top colour, white cabinets	-	✔	✔
Builder selection of vanities, 5 x Stone top colour choices, white cabinets	✔	-	-
Acrylic Bathtub			
Standard, white (or similar)	-	✔	✔
Builder Selection	✔	-	-
Shower Screens			
(pivot doors), Clear glass, chrome frame	-	✔	✔
(pivot doors), Clear glass, chrome semi frameless	✔	-	-
Mirrors			
Above vanities, Chrome frame	-	✔	✔
Above vanities, Frameless	✔	-	-
Toilets			
Standard dual flush, polypropylene cistern with vitreous china pan or similar	-	✔	✔
Premium dual flush toilet suite, gloss white only	✔	-	-

	COMFORT	VALUE +	RESORT
Laundry Tub & Cabinet			
45L acrylic tub & cabinet (white)	-	✔	✔
45L Stainless steel tub & acrylic cabinets (white)	✔	-	-
Laundry Tapware - Chrome or similar	✔	✔	✔
Toilet Roll Holder to W.C & Ensuite - Chrome	✔	✔	✔
Towel Rail to Bathrooms & Ensuite - Double, Chrome	✔	✔	✔
Electrical			
Smoke Alarms - 240V, battery backup interconnectable	✔	✔	✔
Earth Leakage Circuit Breaker	✔	✔	✔
TV Points - (x2) Cable to roof space, no booster	✔	✔	✔
Lights - 1 x per room (excludes cupboards), recessed lights to living areas only, oyster lights to bedrooms & wet areas	-	✔	✔
Down lights throughout (excludes garage & laundry)	✔	-	-
External Lights - (x2) Recessed Lights	✔	✔	✔
Double Power Points - same number of lights less			
3 (single to appliances)	-	✔	✔
Same number of lights (single to appliances)	✔	-	-
Exhaust Fan/Light - (x1) bathroom, ensuite & WC - Builders selection	✔	-	-
Ceiling Fans - 1 x per room, max. 7 (excluding kitchen, garage & wet areas)	✔	✔	✔
TV Antenna	✔	✔	✔
Phone Point (x1)	✔	✔	✔
Solar Power Hot Water System	✔	✔	✔
1.5Kw Solar Power PV System	✔	✔	✔
Paint Spec. - Internal			
Plasterboard Ceiling - 1 x Sealer, 2 x Ceiling paint flat	✔	✔	✔
Plasterboard Walls & Skirting - 1 x Sealer, 2 x Coat, low sheen wash & wear	✔	✔	✔
1x Feature wall (max. 15m2)	✔	-	-
Woodwork - 1 Sealer, 1 x Full gloss enamel coat	-	✔	✔
Woodwork - 1 Sealer, 2 x Full gloss enamel coat	✔	-	-
Paint Spec. - External			
PVC Downpipes - 2 x weather shield gloss	✔	✔	✔
Fibro Eaves, Soffits & Timber Moulding - 2 x low sheen	✔	✔	✔
Fibro Cement External & Feature panel - 2 x low sheen	✔	✔	✔
Timber Doors & Frames (painted) - 1 x wood primer, 1 x all purpose undercoat, 1 x full gloss enamel	✔	✔	✔

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