

# VALUE INCLUSIONS

# DIXON HOMES

## General

Slab and Thickenings to % Class+Site including Concrete Pump  
Earthworks by Cut and Fill to 600mm Cross Fall Over House Pad incl Compaction Report  
Engineer Certified Soil Test, Foundation and Building Design, and Wind-Rating Certificate  
Contour Survey and Setout by Licensed Surveyor (not including reinstatement of boundary pegs)  
Plans, Inspections and Certificates . Approved by Independent Building Certifier  
Built to C1 Cyclonic Wind Rating, Stormwater to Dispersion Pads  
Termite Resistant building materials to structural elements including frame and trusses  
R2.5 Ceiling Batt Insulation to internal living areas (excl garage) & rear patio if applicable  
Construction site clean and removal of building waste material  
Single Phase Power, Water & Sewerage up to 6mtr setback on 600 m2 block  
All standard Council applications, permits and fees incl water meter installation

## Entrance

Corinthian Exclusive Dixon PTAM 870mm Solid Main Entry Door  
Corinthian fixed clear glass sidelight in frame  
Gainsborough Governor lockset to front, back and internal garage door  
Raven weather seals to external hinged doors

## External

2 coat Finish Render on 200 series . 2100mm head height - 2600 high external walls  
Dulux Professional Exterior 2 coat paint system  
Colorbond Custom Orb Roofing at 20 degrees with 600mm overhang  
Colorbond Squareline Gutters and Fascias c/w 90mm PVC downpipes  
Steel-line Colorbond 2400mm or 4800mm Manual Roller Door as per plan.  
Powder coated aluminium windows and sliding doors with Clear Glass to windows and sliding doors,  
Obscure glass to Bathrooms, Ensuite and WC  
Garden taps to front and rear

## Internal

CSR Gyprock lined walls (except garage) with Dulux Professional 3 Coat interior paint system  
CSR Gyprock ceiling (including Patio) with 90mm Cove Cornice in Dulux 3 coat Flat White  
Corinthian Readicote (Flush) internal doors  
Gainsborough Satin Stainless Knob handles . privacy to Bed 1, WC and Bathroom  
Door stops and catches to all internal doors  
68mm Skirting with 42mm Architrave finished in gloss enamel  
Professional Silicon skirt sealing of floor tiles  
Timber sills to all windows painted in gloss enamel  
Bedroom Robes fitted with Vinyl Sliding or Readicote Swing (Flush) Doors and Ventilated shelving  
Linen Cupboard fitted with Vinyl Sliding or Readicote Swing (Flush) Doors and Ventilated shelving  
Slab finish to suit Tiles or Carpet over underlay (except two storey)  
Ceramic floor tiles to living areas from builders %value+Tile Boards  
Flat Loop Carpet to Bedrooms / Study & Upstairs on 2 Storey designs from %value+range

## Kitchen & Appliances

Technika TO56FSS 600mm Multi-Function Stainless Steel Wall Oven  
Technika CFM641 600mm 4 Zone Ceramic Cooktop  
Wall Oven Tower with Single Pot Drawer, Microwave Space & Overhead Cupboard  
Rolled Edge Kitchen Benchtop in extensive range of Laminates  
Colorpanel Cupboard Doors with PVC Edge and set of 4 drawers (600mm wide)  
Fully lined white melamine cupboard shelves  
Dishwasher provision including electrical and water connection  
Choice of kitchen cabinet handles from Designer range  
Atlantic 1080 1 2/3 bowl stainless steel kitchen sink & drainer  
Armada Chrome Kitchen Sink Mixer

## Bathroom, Ensuite, WC and Laundry

Virtue Semi-Recessed Porcelain Vanities  
Frameless mirrors to width of vanity  
1665mm white acrylic bath  
Clear glass shower screens with aluminium frame and pivot doors  
Raymor Classic Porcelain Toilet Suite  
Projix Stainless Steel Double Towel Rails & Toilet Roll Holders  
45ltr free standing Poly Laundry Tub and Cabinet  
Armada Chrome Mixer tapware to Bathroom, Ensuite and Laundry Tub  
Ceramic wet area floor & wall tiles from builders %value+Tile Boards  
Ceramic soap holders to showers

## Electrical

Q10 Meterbox with 24 Din Rail Mounting  
Earth leakage circuit breakers  
Smoke detectors 240v hard wired, linked and including battery backup  
White Energy Efficient Fluorescent Downlights  
Double power points as per plan  
Single power points to appliances  
1 TV point (cable to roof space) & 1 Phone point  
Dux Electric 250ltr Hot Water System

## For Your Peace of Mind

Debt Free Builder  
Locally Owned & Operated  
Quality Assured Business ISO 9001:2008  
Supported by the Dixon Homes Building Group  
Colour Consultant to assist with your colour selections  
Dixon Homes Residential Home Building Agreement (no rise or fall)  
Building Services Authority (BSA) Building Construction Insurance  
Contractors all risk insurance  
6 Year Structural Warranty  
Sub-contractor Portable long service levy  
6 month Builders Maintenance Period

Initial: \_\_\_\_\_ Date: \_\_\_\_\_

# COMFORT INCLUSIONS

# DIXON HOMES

## General

Slab and thickenings to % Class+site including concrete pump for slab  
Earthworks by cut and fill to 600mm cross fall over house pad including compaction report  
Engineer certified Soil test, Foundation and building design, and Wind-rating certificate  
Contour survey and set-out by licensed Surveyor (not including reinstatement of boundary pegs)  
Plans, inspections and certificates . approved by independent Building Certifier  
Built to C1 (cyclonic) wind rating. Stormwater to Dispersion pads  
Termite resistant building materials to structural elements including frame and trusses  
R2.0 Ceiling Batt Insulation to internal living areas (excl garage)  
Construction site clean and removal of building waste material  
Single Phase Power, Water & Sewerage up to 6mtr setback on 600 m2 block  
All standard Council applications, permits and fees incl water meter installation

## Entrance

Corinthian Exclusive Dixon PTAM 870mm Solid Main Entry Door  
Corinthian fixed clear glass sidelight in frame  
Stainless Steel Lockset to front, back and internal garage door  
Raven weather seals to external hinged doors

## External

2 coat Finish Render on 200 series . 2100mm head height - 2600 high external walls  
Dulux Trade Exterior 2 coat paint system  
Colorbond Custom Orb Roofing at 20 degrees with 450mm overhang  
Colorbond Squareline Gutters and Fascias c/w 90mm PVC downpipes  
Steel-line Colorbond 2400mm Manual Roller Door . Single or Dual as per plan.  
Powder coated aluminium windows and sliding doors with Clear Glass to windows and sliding doors,  
Obscure glass to Bathrooms, Ensuite and WC  
Garden taps to front and rear

## Internal

CSR Gyprock lined walls (except garage) with Dulux Trade Internal 2 coat paint system  
CSR Gyprock ceiling (except Patio) with 90mm Cove Cornice in Dulux Flat White  
Corinthian Readicote (Flush) internal doors  
Satin Stainless Knob sets . privacy to Bed 1, WC and Bathroom  
Door stops and catches to all internal doors  
68mm Skirting with 42mm Architrave finished in gloss enamel  
Timber sills to all windows painted in gloss enamel  
Bedroom Robes fitted with Readicote (Flush) Swing Doors and Ventilated shelving  
Linen Cupboard fitted with Readicote (Flush) Swing Doors and Ventilated shelving  
Slab finish to suit Tiles or Carpet over underlay (except two storey)

## Kitchen & Appliances

Technika Bellissimo TB60FSS 600mm Stainless Steel Underbench Oven  
Technika Bellissimo TB64ESS 600mm 4 Solid Element Cooktop  
Rolled Edge Kitchen Benchtop in select builders range.  
Colorpanel cupboard doors and set of 4 drawers (600mm wide)  
Fully lined white melamine cupboard shelves  
Dishwasher provision including electrical and water connection  
Kitchen cabinet handles from Standard range  
1 2/3 bowl stainless steel kitchen sink with drainer  
Chrome mixer tapware to kitchen sink

## Bathroom, Ensuite, WC and Laundry

Polymarble White Vanity units  
Aluminium framed mirrors to width of vanity  
1525mm white acrylic bath  
Clear glass shower screens with aluminium frame and pivot doors  
Dual Flush Plastic Toilet Suites  
Bathroom accessories incl Double towel rails and Toilet roll holders  
Poly 45ltr Laundry Tub and Cabinet  
Chrome mixer tapware to Bathroom, Ensuite and Laundry Tub  
Ceramic wet area floor & wall tiles from builder's % Comfort+Tile Boards  
Ceramic soap holders to showers

## Electrical

Q10 Meterbox with 24 Din Rail Mounting  
Earth leakage circuit breakers  
Smoke detectors 240v hard wired, linked and including battery backup  
White Energy Efficient Fluorescent Downlights  
Double power points as per plan  
Single power points to appliances  
1 TV point (cable to roof space) & 1 Phone point  
Electric 250ltr Hot Water System

## For Your Peace of Mind

Debt Free Builder  
Locally Owned & Operated  
Quality Assured Business ISO 9001:2008  
Supported by the Dixon Homes Building Group  
Colour Consultant to assist with your colour selections  
Dixon Homes Residential Home Building Agreement (no rise or fall)  
Building Services Authority (BSA) Building Construction Insurance  
Contractors all risk insurance  
6 Year Structural Warranty  
Sub-contractor Portable long service levy  
6 month Builders Maintenance Period

Initial: \_\_\_\_\_ Date: \_\_\_\_\_

# RESORT INCLUSIONS



## In addition to, or in lieu of Value Inclusions –

### General

- ✓ Termi-Mesh Stainless Steel Termite Protection to Slab Penetrations
- ✓ R3.0 Ceiling Batt Insulation to internal Living areas (excluding Garage) & Rear Patio if applicable

### External

- ✓ Base Porch Façade with Plain Concrete (2200 x 1000mm)
- ✓ 2 Coat Smooth Finish Render on 200 Series 2600mm High External Walls
- ✓ Steel-line Colorbond Remote Slimline Panel Door - 4800mm with 3 Remotes
- ✓ Aluminium Powder Coated Windows and Sliding Doors c/w Grey Glass
- ✓ Obscure Glass to Bathroom, Ensuite and WC Windows
- ✓ Aluminium Safety Screens to Glass Sliding Windows
- ✓ Plain Finish Concrete to Rear Patio as nominated

### Internal

- ✓ Corinthian Stanford Impression Internal Doors
- ✓ Gainsborough Amelia Satin Chrome Lever Handles . Privacy to Bed 1, WC and Bathroom
- ✓ Mirror Sliding Bedroom Robes (or Swing Doors ) and Ventilated Wardrobe Shelving
- ✓ Ceramic Floor Tiles to Living Areas from Builder's Resort Range
- ✓ Resort+Carpet Range to Bedrooms/ Study, and Upstairs on 2 Storey designs inc Stairs

### Kitchen & Appliances

- ✓ Overhead Cupboards as shown on Kitchen Plan
- ✓ Projix Round Pin Handle Chrome Mixer Tapware to Kitchen Sink
- ✓ Wall Oven Tower with Twin Pot Drawers, Microwave Space & Overhead Cupboards
- ✓ Technika TO86MSS 600mm Stainless Steel Multi-Function Wall Oven
- ✓ Technika CFE641 600mm 4 Zone Touch Control Ceramic Frameless Cooktop
- ✓ Technika SL10160I 600mm Multi Speed Stainless Steel Retractable Rangehood
- ✓ Technika TDX6SS 600mm Freestanding Stainless Steel Dishwasher
- ✓ Vital 1080mm 1 ¾ Bowl Stainless Steel Sink

### Bathroom, Ensuite, WC and Laundry

- ✓ Virtue Semi-Recessed Porcelain White Vanities
- ✓ Projix Chrome Plated Brass Bathroom accessories incl Double Towel Rails and Toilet Roll Holders
- ✓ Everhard 45ltr free standing Stainless Steel Laundry Tub and Poly Cabinet
- ✓ Projix Pin Handle Chrome Mixer Tapware to Bathroom, Ensuite and Laundry
- ✓ Ceramic Wet Area Floor & Wall Tiles from Builder's Resort Range

### Electrical

- ✓ White 1200mm Ceiling Fans to all Bedrooms plus 2 for Living areas
- ✓ 3 TV points (cable to roof space) \*nominate on plans\*

### Added Peace of Mind

- ✓ 12 Month Builder's Maintenance Period

Initial: \_\_\_\_\_ Date: \_\_\_\_\_