

SITE INVESTIGATION STAGE (From \$100 INVESTMENT)

Below list of testing and searches normally retails for up to \$2500

- ✓ Independent Engineers soiltest
- ✓ Contour survey
- ✓ Bushfire attack level rating
- ✓ Percolation test for onsite sewerage system
- ✓ Order registered plan
- ✓ Order flood search
- ✓ Order building envelope plan
- ✓ Order as-constructed sewer and stormwater plans
- ✓ Order mining search
- ✓ Order property notes

(Not all searches and plans may be applicable or required)

Where land purchase has not been completed and block is determined to be unsuitable Dixon Homes will complete Contour Survey and searches on an additional block of land for free.

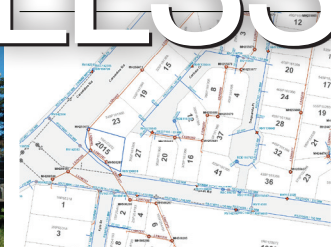
Where land purchase has been completed and selected floor plan and land are not compatible we will organise a second footing design for free.

Site Investigation Fee will be offset against total contract price.

T Bartholomaeus
Managing Director



MORE 4 LESS



www.dixonhomes.com.au 1300 10 10 10

Disclaimer. In the event that searches and/or plans are not available or not applicable the owner/s accept that the \$100 will not be refundable and the Builder may terminate Contract or may have to re-estimate the site costing and request a variation if these conditions, regulations and/or Covenant(s), etc. are different to that used, or made available after Contract is prepared, by the builder to produce the initial costings. Dixon Homes disclaims liability for action, taken or not taken, omissions, and/or costs subsequent to advice provided prior to entering into the contract due to the refusal of local Authorities and other to guarantee accuracy of data provided for site assessment purposes. All customers are required to rely on information provided by their professional advisor and notify Dixon Homes of any inconsistencies. Site Investigation Fee will not be refundable once orders have been placed.

COFFS HARBOUR

Indicative Minimum Timetable

\$100

TIME FROM COMMENCEMENT (registered blocks only)

Select house plan & finalise cost variations | Order and Pay Site Investigation Fee

Obtain Site Specific information. (The Owner(s) shall not rely upon the results of our enquiries and should investigate and notify us of all block specific requirements prior to Site Costing) | Base site costs (Does not include) - Ident. Surveys - Power - Sewer Connect Point - Water Meters - Rock Breaking/ Removal - Pump Wells - Acoustic Requirements - BOS/Relax/MCU approv

Finalise Colour Selection

\$600

AVERAGE ADMINISTRATION TIME 18 WEEKS

Prepare Site costs/ Estimate | Pay pre-approval stage fee

Sign all documentation inc. contract | Draw Plans

Covenant approval (by owner(s))

Builder signs Contract

Lodge plans with certifier | Lodge drainage plans with council

Issue orders + Distribute plans

Receive Certification (4-7 weeks) incl. drainage, relax & BOS where required | Owner to supply town planning & MCU approval (10-12 weeks)

Owner to supply Unconditional Finance approval from Lender OR to finalise Joint Account

Building commences

AVERAGE CONSTRUCTION TIME 27 WEEKS

Slab Down Pay 15% less fees paid	Inspections 3 Statutory 5 Additional	Certificates 4 Compulsory 8 Additional
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Frame Up Pay 15%	Inspections 1 Statutory 3 Additional	Certificates 4 Compulsory 1 Additional
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Enclosed Pay 35%	Inspections 1 Statutory 4 Additional	Certificates 2 Compulsory 10 Additional
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Fixing Pay 20%	Inspections 3 Additional	Certificates 1 Compulsory 5 Additional
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Inspections 1 Statutory 5 Additional	Certificates 4 Compulsory 11 Additional	Practical completion Pay 15% Final Payment and Hand Over
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More designs

Over 1500 Homes, Duplexes, multi-family and granny flats

More flexibility

Speedy modifications and costings - floor plans and elevations

More steel

Steel frames, trusses and Metal roof included

More concrete

Conventional footings and slab - 80% more than Waffle Pods

More glass

80% thicker than minimum, tinted window glass

More Premium inclusions

Premium appliances and tapware

More advanced management systems

Third party quality assurance certification

More extensive warranties

50 year limited structural warranty

More homes built

Home to 80,000 Australians

More Building Industry Awards

Over 100 in total

More offices

14 offices / selection centres, 24/7 web-based information system



Less up-front costs

\$100 soiltest and survey fee, \$700 total deposit

Less expensive to buy

Best price guarantee for better value

Less living costs

Solar power PV and Heat Pump Hot Water System, 6 star Energy rating

Less risk

ASX Listed debt free Australian owned company

MORE4LESS SINCE 1959
DIXON HOMES

BEST PRICE GUARANTEE

We save you a minimum of \$5,000 for every \$100,000 on a home of a similar size & design with equal or better inclusions, or we will refund your preliminary fees in full, up to 30 days from signing the contract.



LEGEND

Owner

Preliminary

Pre-Construction

Construction

Liquidated Damages:

Contract Price (less any other rebates to the Owners*):

≤ \$100,000 = \$50/day; \$100,001 to \$200,000 = \$60/day;

> \$200,000 = \$70/day.

All times are based on information collated from the past 6 months and do not reflect future minimum times which may be affected by inclement weather, supply disruptions or labour availability.