

# BUILD TO RENT



**FIXED PRICE CONTRACT WITH DEBT FREE BUILDER**  
\*Excludes Franchise Operations

**DEBT FREE ASX LISTED**

MORE4LESS SINCE 1959  
**DIXON**  
HOMES

10m

40m



## DESIGN - BTR0101 – 4 BEDROOM HOUSE + GRANNY FLAT.

TOTAL FLOOR AREA 200M2 APPROX.

DESIGN ONLY ON YOUR BLOCK

FROM \$302,000\*

TURNKEY PACKAGE ON YOUR BLOCK

FROM \$362,328\*



2

**DEBT FREE ASX LISTED**

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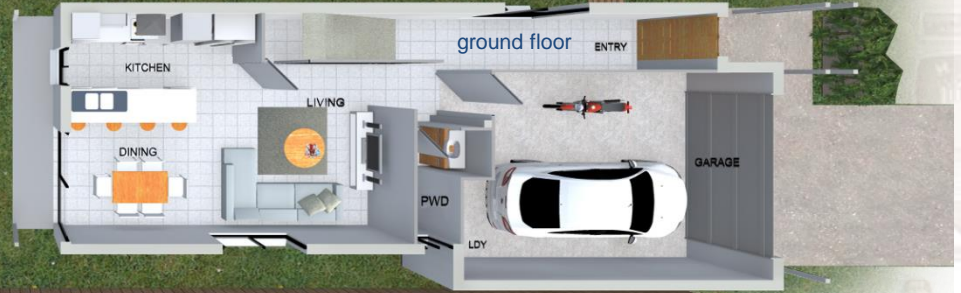
**DIXON**  
HOMES



10m



40m



**DESIGN - BTR0102 – 4 BEDROOM HOUSE + GRANNY FLAT. TOTAL FLOOR AREA 271M2 APPROX.  
DESIGN ONLY ON YOUR BLOCK FROM \$411,100\*    TURNKEY PACKAGE ON YOUR BLOCK FROM \$473,532\***

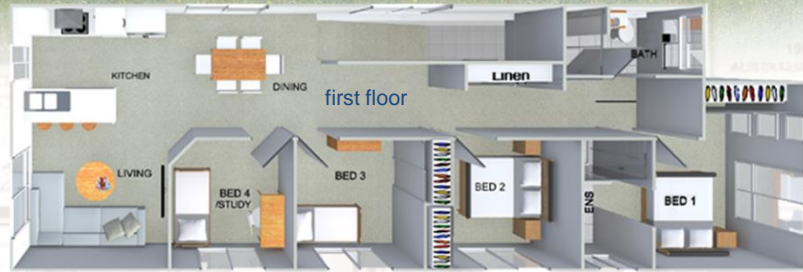
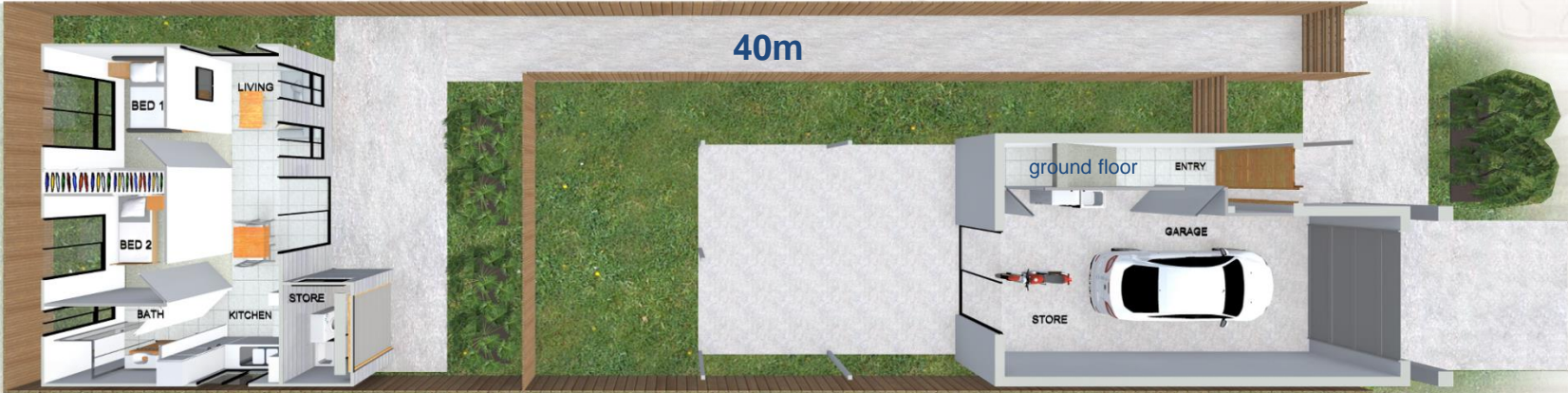
4

**DEBT FREE ASX LISTED**

**MORE4LESS SINCE 1959**  
**DIXON**  
HOMES

10m

40m



**DESIGN - BTR0103 – 4 BEDROOM HOUSE + GRANNY FLAT. TOTAL FLOOR AREA 257M2 APPROX.**  
**DESIGN ONLY ON YOUR BLOCK FROM \$376,000\*    TURNKEY PACKAGE ON YOUR BLOCK FROM \$440,814\***

4

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**DIXON**  
 HOMES



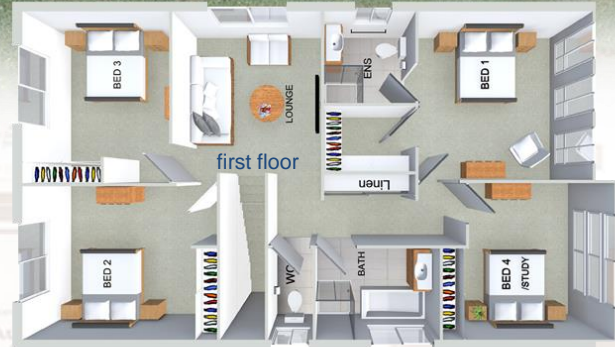
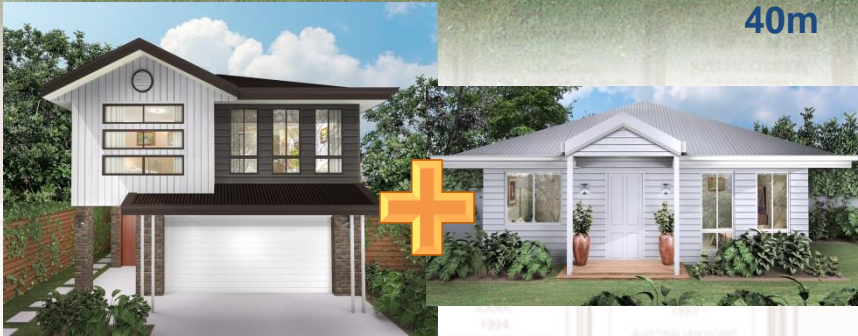
10m

Modelled on  
Brisbane  
City narrow  
lot



ground floor

40m



first floor



**DESIGN - BTR0105 – 4 BEDROOM HOUSE + GRANNY FLAT. TOTAL FLOOR AREA 289M2 APPROX.  
DESIGN ONLY ON YOUR BLOCK FROM \$424,800\* TURNKEY PACKAGE ON YOUR BLOCK FROM \$472,222\***

5

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HOMES

## Build to Rent: A proposal to deliver more affordable housing for Queenslanders.

### Overview

The Queensland Government's October 2022 Housing Summit outcomes identified a range of opportunities to be explored, including an action to explore potential changes to regulatory settings to facilitate and incentivise housing supply, and consider the merit of land tax concessions in the context of Build to Rent developments that deliver affordable housing.

Building on the success of Queensland's Build to Rent Pilot program, the Queensland Government has approved in-principle the introduction of land tax concessions for Build to Rent developments that support more affordable housing. Queensland Treasury is responsible for implementing this policy decision and is seeking feedback from industry and interested parties to support its introduction in the second half of 2023, ideally from 1 July 2023.

### Policy Context

Some Build to Rent developments are already occurring in Queensland without additional government support, but these developments currently generally cater for middle to high income earners with a high level of amenity. To meaningfully expand the scope of Build to Rent, concessions are proposed to be linked to the public policy outcome of a higher share of developments being available at more affordable rents. In this regard, a key goal of the intervention is to support affordable developments, or affordable parts of developments, that would not be commercial unless such concessions are provided.

### Proposed concession model

In support of Build to Rent projects with **a minimum affordable housing component of at least 10 per cent**, the proposed model provides tax concessions to eligible Build to Rent developments of:

- **50 per cent of the total land tax payable on the development site up to a maximum term of 20 years;**
- **100 per cent of any foreign investor land tax surcharge payable on the development site up to a maximum term of 20 years, where the development is owned and operated by a foreign entity; and**
- **100 per cent on any additional foreign acquirer duty (AFAD) charged on future acquisitions or transfer of the identified site for development.**

Overall, the proposal aims to increase the stock of affordable housing and support the initial development of the Build to Rent asset class, offering a greater focus on long term tenancy, maintenance, amenity, and tenant experience.

It is noted that supporting the growth and diversity of Queensland's housing stock, including affordable housing, is considered a key objective for the proposal. As such, concessions offered as part of this initiative are proposed to be contingent on the proponent continuing to demonstrate compliance with key eligibility criteria including any minimum affordable housing requirements.

It is proposed that concessions provided as part of this proposal will be limited to a maximum period of 20 years from commencement of operation, or until 30 June 2048 (whichever comes sooner).





**DIXON HOMES ARE THE ONLY  
QUALITY ASSURED THIRD PARTY  
RESIDENTIAL BUILDER WE ARE  
AWARE OF AND YEARS OF  
REVIEW AND FEEDBACK HAVE  
ALLOWED US TO DEVELOP OVER  
1500 QUALITY ASSURED DESIGNS  
TO SUIT VARIOUS NEEDS.**

**eQual**  
assurance

# CERTIFICATE OF CONFIDENCE

*This is to certify that*

**Dixonbuild Pty Ltd trading as Dixon Homes**  
1821 Ipswich Road, Rocklea QLD 4106, Australia  
19c Juliet Street, Mackay QLD 4740, Australia  
172 Mulgrave Road, Westcourt QLD 4870, Australia

*conforms to the requirements of*

**ISO 9001:2015**  
Quality management systems  
Design and construction of residential dwellings.

Certificate number: DHGQ01-CCCQ03      Certified date: 14 August 2018  
Approval date: 15 July 2021      Expiry date: 30 June 2024

*Robert Howell*  
DipMgt  
Assurance Manager  
Equal Assurance

ISO 9001 Certified  
Equal Assurance

Equal Assurance Pty Ltd as trustee for The Equal Assurance Trust.  
21/41 Kings Park Road, West Perth WA 6005, AUSTRALIA

Certificate validity and ownership is per arrangements between the client organisation and Equal Assurance partner.  
Certificate issues can be verified via the QR code or at <https://info.equalassurance.com/verification/DHGX01>  
Equal Assurance partners are accredited by members of the International Accreditation Forum. Details at [www.iaf.or.jp](http://www.iaf.or.jp)  
Conditions according to Joint Accreditation System of Australia & New Zealand. Details at [www.jas-anz.org/register](http://www.jas-anz.org/register)  
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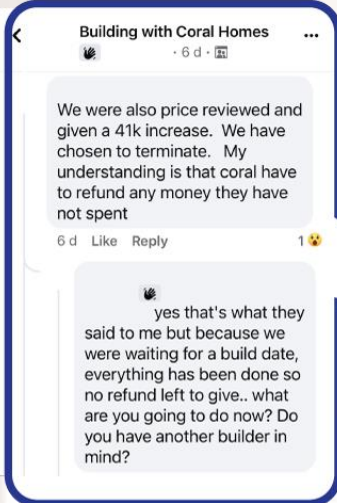
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**DIXON**  
HOMES



**DIXON HOMES IS WHERE FIXED PRICE MEANS FIXED PRICE. WE ARE THE ONLY BUILDER, THAT WE ARE AWARE OF, THAT TO DATE HAVE NOT APPROACHED ANY CLIENTS FOR THE COST OF DELAYS OR SUPPLY INCREASES ONCE A CONTRACT HAS BEEN SIGNED, IF THE DELAY WAS NOT CAUSED BY THE ISSUES THE OWNER IS RESPONSIBLE FOR.**

8



**DEBT FREE ASX LISTED**

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**DIXON**  
 HOMES





**WE OFFER APPROXIMATELY \$2500 WORTH OF SEARCHES AND REPORTS SPECIFIC TO YOUR SITE FOR AN INVESTMENT OF \$100**

***SITE INVESTIGATION STAGE (\$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)*
- ✓ Working Plans
- ✓ Energy Ratings

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**DIXON**  
HOMES



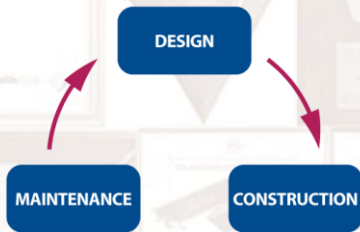
**BEST PRICE GUARANTEE**

**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.**



**DEBT FREE ASX LISTED**

MORE4LESS SINCE 1959  
**DIXON**  
HOMES



**DESIGNS DEVELOPED WITH ACCURATE FURNITURE SIZING AND A RANGE OF STANDARD WET AREA AND KITCHEN LAYOUTS WHICH ARE FUNCTIONAL AND COMPLIANT ALLOW US TO DELIVER YOU A QUALITY ASSURED HOUSE.**

**ALTERNATIVE WET AREA AND KITCHEN LAYOUTS MUST BE SELECTED FROM OUR STANDARD LAYOUTS SUBJECT TO PRODUCT AVAILABILITY.**

**COMPULSORY INSPECTIONS**

**Licensed Certifier Inspections**

- ✓ Site Inspection
- ✓ Frame Inspection

- ✓ Final Inspection
- ✓ Firewall Shaftliner (where applicable)

**Registered Engineer Inspections**

- ✓ Footing
- ✓ Slab

**6 Statutory Inspections**

**ADDITIONAL INSPECTIONS**

**Inspections By Dixon's Quality Assurance Co-Ordinators** (available on request)

- ✓ Inspect Site
- ✓ Inspect Siteworks
- ✓ Inspect Setout
- ✓ Inspect Completed Stormwater/Sewer Drains
- ✓ Inspect Slab
- ✓ Inspect Large Water Tank Install
- ✓ Inspect Frame

- ✓ Inspect Plumbing Rough-in
- ✓ Inspect Roof Flashings
- ✓ Inspect Brickwork
- ✓ Inspect Eaves
- ✓ Inspect Duplex Shaftliner/Rockwool (w/a)
- ✓ Inspect Plasterboard Install
- ✓ Inspect Kitchen Installation
- ✓ Inspect Carpenter Internal Fix

- ✓ Inspect Painting
- ✓ Inspect Tiling
- ✓ Inspect Tapware
- ✓ Pre-final Inspection with Owner

**20 Internal Inspections**

**COMPULSORY CERTIFICATES**

- ✓ Steel Frame Engineering Certificate
- ✓ Termite Treatment Part A Certificate
- ✓ Termite Treatment Part B Certificate
- ✓ Engineers Footing Certificate
- ✓ Engineers Slab Certificate
- ✓ Engineers Screw Pier Certificate (w/a)

- ✓ Glazing Certificate
- ✓ Certifiers Frame Certificate
- ✓ Firewall Certificate (w/a)
- ✓ Wet Area Wetseal Certificate
- ✓ Photovoltaic Installation Certificate (w/a)
- ✓ Council Final Plumbing Certificate

- ✓ Electricians Smoke Alarm Certificate
- ✓ Shower Screen Glazing Certificate
- ✓ Form 21 Final Certificate

**15 Third Party Certificates**

**ADDITIONAL CERTIFICATES**

- ✓ Siteworks
- ✓ Sediment Control
- ✓ Concrete Footings
- ✓ Sand and Loam Delivery
- ✓ Under Slab Drainage
- ✓ Concrete Pumper
- ✓ Concrete Slab
- ✓ Termite Control Install

- ✓ Carpenter Frame
- ✓ Plumbing Rough-in
- ✓ Electrical Rough-in
- ✓ Solar Panel Installer
- ✓ Wall Sarking Install
- ✓ Bricklaying
- ✓ Scaffold Erection (w/a)
- ✓ Render Application (w/a)

- ✓ Site Cleaner 1
- ✓ Plasterboard Install
- ✓ Stair Install
- ✓ Carpenter Fix Out
- ✓ Garage Door Install
- ✓ Carpenter Eaves
- ✓ Kitchen Install
- ✓ Painting

- ✓ Waterproofing
- ✓ Ceramic Tile Install
- ✓ Wet Area Sealing
- ✓ Carpenter Final Fit
- ✓ Plumbing Fit Off
- ✓ Electrical Fit Off
- ✓ Window Screen Install (w/a)
- ✓ Site Cleaner 2

- ✓ House Clean
- ✓ Landscaping Install (w/a)
- ✓ Carpet Installation (w/a)

**35 Third Party Certificates**  
 (w/a = where applicable)

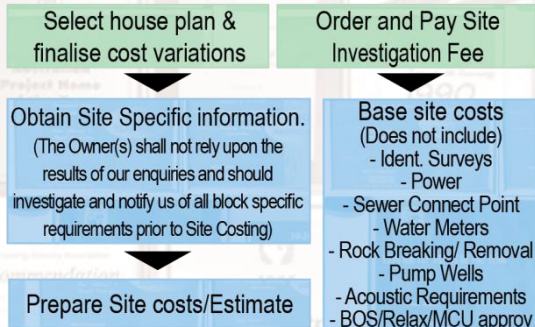
All Quality Assurance Co-Ordinator's vehicles are tracked with the latest GPS software.

If you have an item that you would like your Dixon Homes Quality Assurance Co-Ordinator to pay particular attention to or that is not covered by the above list please feel free to contact them once construction has commenced and organise directly.



# PROCESS (TOTAL PRELIMINARY FEE \$700 UP TO SLAB)

## SITE INVESTIGATION

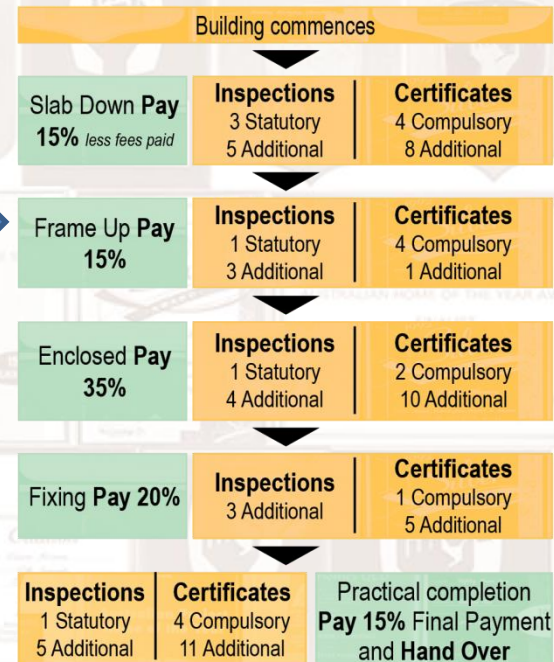


LEGEND Owner Preliminary  
Pre-Construction Construction

## PRE-CONSTRUCTION



## CONSTRUCTION





**DIXON HAS BEEN INVOLVED IN DEVELOPING SOFTWARE 'PROJECT DE-RISK' TO MANAGE THE BUILDING PROCESS FOR OVER 30 YEARS.**

# PROJECT DERISK





**WE ARE THE ONLY QUALITY ASSURED THIRD PARTY RESIDENTIAL BUILDER WE ARE AWARE OF.**

*eQual*  
assurance

# CERTIFICATE OF CONFIDENCE

*This is to certify that*

**Dixonbuild Pty Ltd trading as Dixon Homes**  
1821 Ipswich Road, Rocklea QLD 4106, Australia  
19c Juliet Street, Mackay QLD 4740, Australia  
172 Mulgrave Road, Westcourt QLD 4870, Australia


*conforms to the requirements of*


**ISO 9001:2015**  
Quality management systems  
Design and construction of residential dwellings.


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<b>Certificate number:</b> DHGQ01-CCCG03	<b>Certified date:</b> 14 August 2018
<b>Approval date:</b> 15 July 2021	<b>Expiry date:</b> 30 June 2024

*Robert Howell*  
**Robert Howell**  
DipMgt  
Assurance Manager  
Equal Assurance





**JAS-ANZ**  


Equal Assurance Pty Ltd as trustee for The Equal Assurance Trust.  
21/At Elgin Park Road, West Perth WA 6005, AUSTRALIA  
Certificate validity and ownership is per arrangements between the client organisation and Equal Assurance partner.  
Certificate issues can be verified via the QR code or at <https://info.equalassurance.com/verification/DHGX01>  
Equal Assurance partners are accredited by members of the International Accreditation Forum. Details at [www.iaf.or.jp](http://www.iaf.or.jp)  
Conditions accredited by Joint Accreditation System of Australia & New Zealand. Details at [www.jas-anz.org/jasanz](http://www.jas-anz.org/jasanz)  
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**DURING THE WHOLE PROCESS  
YOU WILL HAVE VISIBILITY OF  
PROGRESS THROUGH OUR  
ONLINE CUSTOMER PORTAL.**



**VIP LOGIN**  
24/7 ONLINE ACCESS

C3S System. Please click the link below to login.

[Customer Login](#)







**ALL DIXON HOMES HAVE WARRANTIES WELL IN EXCESS OF STATUTORY REQUIREMENTS WITH A 50 YEAR LIMITED STRUCTURAL WARRANTY AND 17 MONTH MAINTENANCE PERIOD COVERING A RANGE OF INCLUSIONS.**

WARRANTIES		
Dixon Homes		Statutory Warranties
<b>50 Year Structural (limited)</b> Footing Slab (excluding Porch & Patio) Sub-floor and Floor Beams Beams and Lintels (excl. external beams)	Load-Bearing Columns Load-Bearing Walls Roof Beams and Girder Trusses	<b>6 Years 3 Months</b> Structural Defects eg. -Leaking Roof -Leaking Shower -Health & Safety Issues
<b>7 Year Structural (limited)</b> Roof Leaks, Roof Trusses & Rafters Shower Waterproofing Non Load-Bearing Walls & Internal Staircases Flashing & Damp Proof Course Floor & Walls Tiling (for large area dislodgement)	Internal Floor Joists & Structural Flooring Termite Barriers	
<b>17 Month maintenance period</b> Appliances, Water Tanks, HSTP, Tanks & Shower Screens External Beams, Joists, & Posts Tapware, Kitchen Sink, Laundry & Bath Tubs Roofing Materials, Pointing, Flashing & Sealants Doors & Windows Plasterboard & Cornice Paint Works Detailing	Hot Water System & Associated Equipment Solar panels, Wiring & Other Connections Stormwater, Sewer & Electrical Services Shower Screens & Accessories Kitchen Joinery, Rangeshoods & Vanities Water & Spa Pumps, Toilet Suites	<b>12 Months</b> -Sticking Doors or Windows -Minor Cracking of Plasterboard



### **\*Disclaimer**

**TurnKey Package Includes – House and Site Works, Floor coverings throughout, Blinds, Letterbox, Clothesline, Concrete porch & alfresco, Exposed aggregate driveway, Garden bed, Turf, Treated Timber fencing & gates**

**Design only excludes - Land, site works and all turnkey inclusions**

**Façade renders depict optional extras that are not included in the standard price.**

**Promotions, offers, guarantees and warranties as advertised on Dixon Homes' Website in relation to 'House and Land Packages', the 'Starter Package' and the 'Turnkey Package', are solely for the purpose of demonstrating what Dixon's products may cost on similar size blocks of land, in similar areas to those advertised. Dixon Homes is not the registered owner nor agent of land and is not licensed to sell blocks of land to prospective purchasers. Dixon Homes, in marketing its design does not intend to pose as an agent in relation to the sale of land. Dixon makes no representation as to the suitability of the land or the land price. House and Land Packages consist of land and a house which are sold separately. Dixon Homes is responsible for the design and construction of the house only. Pricing and availability are based on information obtained by Dixon Homes from third parties and is correct as at the date of publication and are subject to change without notice. Prospective purchasers should make their own enquiries and satisfy themselves as to whether the information and pricing of the land provided is current and correct and if appropriate seek legal advice.**

**All prices – Dixon Homes Habitat Specifications and Brisbane pricing zone.**