



WE ARE PLEASED TO PRESENT OUR

# *Pizzazz Inclusions*



*Building dreams* since 1985



*From first homes  
to luxury  
residences, we  
pride ourselves  
on a relentless  
commitment to  
quality homes.*



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*Talk to us and let our team  
create your dream home.*





## A lot has changed since 1985 when Wayne Dwyer opened the first Dwyer Quality Homes display home - but the passion for building and commitment to excellence remains the same.

Dwyer Quality Homes Founder, Wayne Dwyer began his career as a carpenter contractor on the Sunshine Coast. Today, his business is one of Queensland's leading and longest serving home builders, with a reputation built on 30-years' industry experience.

Dwyer Quality Homes now boasts in excess of 140 architectural designed home plans and are part of a unique network of building projects across the State.

In three decades, the Dwyer Quality Homes team has won more than 70 industry awards, ranging from 'House of the Year', 'Best Kitchen' and 'Most Innovative Use of Technology'. These achievements are founded on employing the industry's best people, creating cutting edge designs and building quality homes for Queensland families.

Dwyer Quality Homes employs a team of talented and experienced construction builders, draftsmen, and designers to help you come up with your ideal property.

*"We lead the market in every segment from first homes to luxury residences, priding ourselves on creating cutting edge designs and building quality homes for all types of families."*

*"We even offer a unique opportunity to create your dream home from the design stage, with affordability, flexibility and reliability always in the forefront of our minds."*

# DQH 5-STEP BUILD PROCESS

1

## CHOOSE YOUR HOME

At Dwyer Quality Homes, we build residential homes that incorporate stunning design and flawless quality. With more than 30 years in the housing industry, we've helped thousands of homeowners into their high quality dream homes at the right price.

Dwyer Quality Homes employs a team of talented and experienced construction builders, draftsmen, and designers to help you come up with your ideal property. We make sure each home is built to your standards and requirements, guiding you through the process every step of the way.

We understand the building process can be stressful, which is why we do everything we can to make it as simple and hassle-free as possible. With the help of our experienced sales consultants, you will be assisted in choosing the floor plan of your dreams.

Alternatively we can design a home especially for the individual lifestyle you desire, obligation free!

2

## CONTOUR SURVEY AND INSPECTIONS\*

Once the design and features are decided on, it's time to have a Contour Survey carried out to accurately determine the finer details for your new home.

An engineer will also be engaged to carry out sub-surface investigations to determine the correct slab/footing system required for the site. While these inspections are taking place, our drafting team will be preparing the working drawings.

At this stage a small deposit is required to carry out these works on your behalf.

3

## BUILDING CONTRACT AND APPROVAL

Once all the reports, investigations and plans are completed our consultant will sit with you and discuss the outcome of each report and provide you with a copy.

Once you are 100% satisfied with the plans and specifications, we will prepare the standard Queensland Master Builders Association (QMBA) building contract for authorisation.

At this stage the balance of the QMBA recommended 5% deposit is required. This is to cover submission of building certification and building approval, payments of mandatory fees and charges, as well as insurance cover.

4

## PERSONALISE YOUR HOME AT STUDIO 256

Building approvals can range from 2-6 weeks depending which local authority you are building in. During this time you are invited to one of our selection rooms on the Sunshine Coast or the Gold Coast to personalise your new home by choosing colours, fixtures and fittings to bring your new home to life.

This is when you have to make the tough decisions, such as colour selection! Don't stress though, our trusted team can guide you through the process and show you every range to suit your budget.

When the approved plans are received, finance documentation in order, comprehensive construction insurance in place and colour selections completed, commencement on site would normally begin within 5-10 working days.

You will be kept informed during the construction and we encourage you to liaise with both the construction manager and building supervisor on a regular basis.



5

## WELCOME HOME, IT'S TIME TO MOVE IN!

Congratulations, your new home is built and ready for you to move in.

Nearing completion, you will be advised the date of handover to enable you to organise furniture removals, etc.

Prior to handover, for your peace of mind, a quality check will be carried out to ensure all is to our high standard of finish and workmanship.

At handover, your building supervisor will walk you through your home to ensure you are satisfied with the final product.

From then on you can sit back, relax and enjoy your new home built by Dwyer Quality Homes.

*Building dreams*  
since 1985

# INCLUSIONS



With loads of inclusions that others call extras, such as **quality finishes**, **floor coverings** and a **huge choice of colour selections**, there are no cost surprises when you build with Dwyer Quality Homes.



# EXTERIOR



## FRAMING

All Dwyer Quality Homes designs are engineered using the best quality construction materials, sourced from local and trusted suppliers. Our wall frames are factory built for extra strength, precision and speed of construction, while the roof trusses are constructed in a multi-point press, within a quality controlled factory. All wall frames and trusses are protected with a termite resistance, non-toxic envelope system to prevent timber rot and termite infestation.

## GARAGE

Come and go in private from your garage with an automatic panel lift door, discreet open and shut technology and remote controls for convenience. Choose from a range of standard colours in the Colorbond range.

## WINDOWS

Designer aluminium framed windows come standard with every Dwyer Quality Homes design, with a variety of colour selections to choose from. As an added bonus, all opening windows and doors come with keyed window locks for security and reassurance.

## FRONT DOOR

Your entrance way is one of the most important features of your front facade and so it should be inviting, welcoming and charismatic. Choose from the Corinthian Urban Range of smart designs, which are routed on both sides with CoriTech core construction and Raven door seal.

## ROOFING

Make your roof a stand out with the Dwyer Quality Homes choice of concrete tile or Colorbond sheet metal. All choices come with the sarking-insulating foil for added protection.

## ENERGY RATING

All Dwyer Quality Homes' designs come with a six-star energy efficiency rating, with all external walls and the roof lined with reflective foil insulation and ceiling fans installed in alfresco areas.

- R2.5 ceiling insulation
- R1.5 wall batts to light-weight wall cladding where applicable.

## LOCKS

Gainsborough Ambassador Lever Locks, with modern, stylish lever design.



# KITCHEN



## DESIGN

Choose the design of your dream kitchen with one of our expert kitchen specialists, who will work with you to ensure the finished product is exactly how you envisioned.

## BENCH TOPS

Get that fresh and modern kitchen look with our range of Laminex, Formica or Wilsonart coloured-inspired bench tops, designed in both square and curved edging.

## OVERHEAD CABINETS

As shown on the plan, this includes a range hood and in your choice of laminate colours.

## DRAWERS AND HANDLES

Every kitchen includes a set of four drawers, one with a cutlery tray. Choose from the large range of handle options available for your cabinet doors and drawers from our Pizzazz range.

## SINK AND TAPWARE

Cutting edge Caroma Saracom mixer tap (chrome) and Blanco Dina S 85 stainless steel sink are a winner in all kitchens, which is why we offer the range at Dwyer Quality Homes.

## DOORS

Colour choice is crucial when it comes to kitchen design, which is why Dwyer Quality Homes has a variety of fashionable colours and textures to choose from. Our range includes Laminex, Wilsonart, Polytec and Formica.

## SPLASHBACK

Choose from a variety of splashback tiles from our Pizzazz range of colours and designs.

## EUROPEAN KITCHEN APPLIANCES

- Blanco multi function stainless steel under bench oven (Model BOSE65XP)
- Blanco ceramic cooktop (Model BCC64K)
- Blanco slide out range hood stainless steel trim (Model BRS60PX / Recirculating)
- Dishwasher provision
- Blanco Dina S 85 kitchen sink
- Caroma Saracom mixer tap

## PANTRY

These are a must have in any modern kitchen design for added storage and privacy away from the main living area.



**BLANCO**



# INTERIOR



## PAINT

Professional finish and quality paint will complete the internal walls in your choice of colour. Dwyer Quality Homes ensures three coats of Taubmans Living Proof washable low sheen paint with Microban on all internal walls.

## CEILING

Enjoy the sense of space with all standard ceiling heights set at 2.4m.

## INTERNAL DOORS

Offering Corinthian flush panel doors to suit both contemporary and traditional style homes.

## TRIMS

- Architraves are 42 X 12 pencil round or splayed painted pine
- Skirtings 68 X 12 Pencil round or splayed painted pine.

## PLASTER BOARD

- 10mm plaster board wall linings
- 10mm plaster board to fixed metal ceiling batten for a better finish
- Cornice 55mm covered
- Moisture resistant wall linings to wet areas.



# BATHROOM



## FLOOR TILING

All shower walls are tiled to 2m high, with bathroom, ensuite, toilet and laundry including skirting tiles. Bath apron and splash backs are tiled in your choice of colour and texture from the Pizzazz range, up to 450mm square.

## WATER PROOFING

All wet areas are waterproofed to Australian standards.

## SHOWER

Caroma Hugo shower on rail to ensuite (chrome).

## SCREENS

Clear glass with pivot door in standard aluminium and your choice of standard aluminium coloured frame.

## MIRRORS

Offering a 900mm x 900mm mirror standard to each vanity unit with aluminium frame in your choice of standard colours.

## VANITY BASINS

The sleek Caroma Carboni II inset, made from white Vitreous China.

## BATH

Luxurious Caroma Maxton 1500 bath tub in white. Caroma Elegance II Bath Spout.

## TOILET

Caroma Prima Close Coupled Suite in white vitreous china with soft close seat.

## VANITY UNITS

Custom made cabinet using water resistant board in your choice of laminate colours for that pristine and modern bathroom finish. Caroma Carboni 2 inset in white vitreous china.

## ACCESSORIES

Caroma Quatro toilet roll holders. Caroma Quatro double towel rail (900mm long).

## LAUNDRY

Tub and Tapware

Spacious and user-friendly laundry areas are a must-have these days, which is why we install the Stylus verdi mixer (chrome) to laundry tub and washing machine taps, as well as Clark Utility 42 litre standard tub and cabinet - or - 45 litre stainless insert tub in laminated cabinet, if shown on plan with Stylus verdi mixer tap.

- Floor waterproofed and tiled
- Splash tiles to laundry tub.



# BEDROOM



## ROBES

All built-in robes are fitted with ventilated top shelf and hanging rail for extra storage.

## DOORS

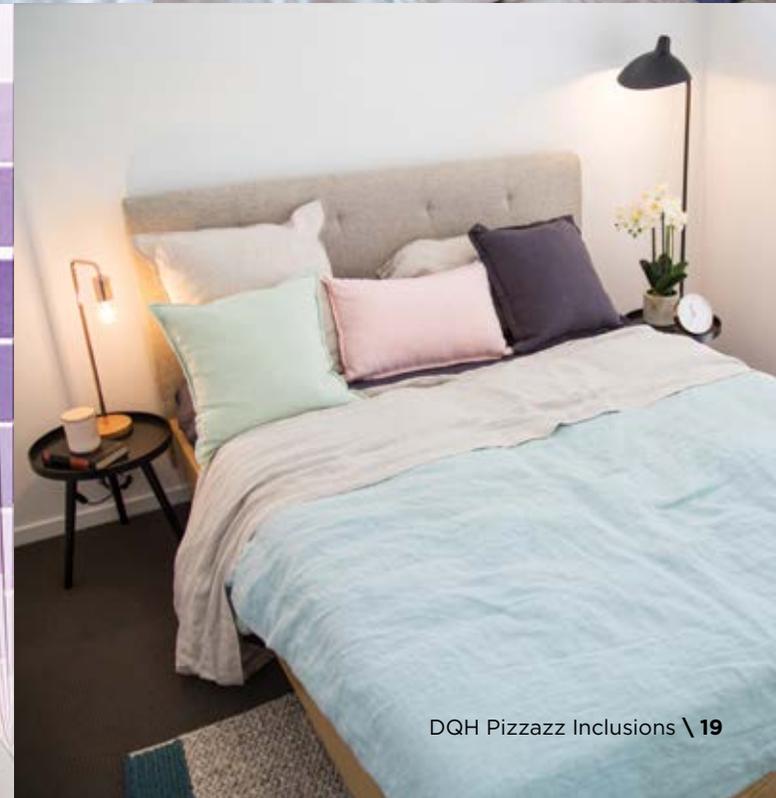
Your choice of flush painted swinging doors or aluminum framed vinyl sliding doors in modern designs.

## LOCKS

Stylish and functional range of Gainsborough lever handles with quality you can trust.

## LINEN CUPBOARD

Generous in size and storage, all built-in linen cupboards are fitted with four ventilated shelves.



# PLUMBING & ELECTRICAL



## PLUMBING

### Hose Taps

2 x external taps fitted to wall of house with anti backflow valves.

### Hot Water

Aquamax by Rheem 250L electric.

### Floor Wastes

Quality chrome floor wastes fitted into bathroom and ensuite floors.

### Storm Water

Discharge for standard setback.

### Sewer

Discharge for standard setback.

### Water Service

For standard setback.

## ELECTRICAL

### Power points and TV Points

Convenient powerpoints throughout and two TV points.

### Meter box and safety switch

Meter box with earth leakage circuit breaker and safety switch.

### Smoke detectors

Hard-wired 240 volt smoke detectors with battery back up to Australian Standards.

### Light and Power

Generous light and powerpoint allowance.

### Energy Efficient Lighting

100% energy efficient lights, two television points wired to a central location in roof space and isolator switch to hot plate.



# BUILD SPECIFICATIONS



## LOCALLY OWNED

Dwyer Quality Homes is a local, family-owned company. When you choose us, you are supporting a local business that in turn supports the local community and economy.

## ENVIRONMENT

Dwyer Quality Homes is conscious of looking after our planet, with each site fitted with sediment control to protect our waterways.

## QUALITY IMPROVEMENT

We are always searching for new products to make your home better.

## PRODUCT IMPROVEMENT

Over the years we have continually researched and improved the products we provide our customers.

## SITE

Cut up to 500mm fall across the house area.

## CONTRACT

FIXED PRICE under a Queensland Master Builders Contract for which Dwyer Quality Homes has been a Master Builder since 1985.

## CYCLONE CATEGORY

Dwyer Quality Homes constructs all houses to N3 category. This is higher than necessary for most areas, giving you peace of mind when bad weather strikes.

## TERMITE PREVENTION - GUARANTEED

Designed and installed to Australian Standards 3660.1. Comprehensive termite prevention information supplied to the homeowner at handover. Termite resistant timber framing is standard with all Dwyer Quality Homes designs.

## MAINTENANCE

- 12 Month General Defect Guarantee
- 6 Year Warranty Guarantee
- 30 Year Structural Guarantee.

## BANK DEBT FREE

Dwyer Quality Homes is bank debt free, a further testament to the strength and longevity of the company.

## SCAFFOLDING

Required by legislation for completing building works. We have the necessary permits and approvals for the erection of, the maintenance of, and dismantling of any scaffolding.



# GENUINE VALUE FOR MONEY





*We Build  
Dreams*

# EXTERIOR OPTIONS



## ALFRESCO FEATURE LININGS

- Flush set
- Timber

## GARAGE DOORS

- Contemporary profile
- Timber look Colorbond
- Decowood
- Cedar

## FENCING

- Timber
- Render block
- Colorbond
- Electric aluminium gates and auto's

## ALFRESCO

- Outdoor entertaining areas
- Outdoor kitchen
- Feature timber decking
- Tiled floors
- BBQ areas
- Decorative screens

## RAISED CEILINGS

- 2.5m
- 2.7m
- 3.0m
- Plus

## DRIVEWAY

- Local exposed aggregate concrete
- Plain concrete
- Applied finish to plain concrete

## WALLS

- Render finished exterior walls
- Stone features
- Feature Hardies Walls
- Tile features

## FEATURE FRONT DOOR

- Corinthian entry range
- Pivot style
- Aluminium swing

## BI-FOLD & STACKER EXTERIOR DOORS

## HARDIES FEATURE CLADDING

- Choose from the Hardies Scyon range

## FACADES



TRADITIONAL



MODERN



CONTEMPORARY



VOGUE

# KITCHEN OPTIONS



## DESIGNER KITCHEN

- Engineered stone bench tops
- Glass splashbacks
- Pot drawers
- Soft close
- Gloss laminates
- 2 pack paint finish
- Shadow lines
- Infills
- Microwave cabinet
- Bin drawers
- Blum drawer/storage systems
- Vixen sink mixer

Visit [laminex.com.au](http://laminex.com.au) or [smartstone.com.au](http://smartstone.com.au)

## BLANCO APPLIANCES

- Sinks drop in/undermount
- Dishwasher
- Ovens 600/750/900mm
- Hot plates
  - Gas
  - Ceramic
  - Induction

Visit [blanco-australia.com](http://blanco-australia.com)



# BATHROOM OPTIONS



## TAPWARE

Choose from a large range of quality:

- Caroma tapware
- Rain head showers
- Heated towel rails
- Combo showers

Visit [caroma.com.au](http://caroma.com.au) and [stylus.com.au](http://stylus.com.au)

## BASINS

Choose from Caroma range of Vitrified China basins:

- Inset
- Raised
- Semi recessed
- Caroma Artisan basin

## TILES

- Clay base
- Vitrified
- Features
- Mosaics
- Rectified
- Smart tiles

## ACCESSORIES

- Dorf Kip towel rail
- Dorf Kip toilet roll holder

## TOILET

- Stylus Dorado wall-faced toilet

## SHOWERS

- Feature shampoo recesses
- Fixed clear panel screen
- Frameless shower screens
- Caroma Pin shower rail (Multifuntion)
- Caroma Kip shower rail (Multifuntion)
- Caroma Husk Retractable mixer tap
- Stainless steel shower drains

## VANITY UNITS

- Wall hung
- Towel recesses
- Drawers



# INTERIOR OPTIONS



## INTERNAL CEILINGS

- Drop down
- Curved
- Raked

## FEATURE DOORS

- Interior doors from the Corinthian collection
- Gainsborough internal door handles
- Painted glass robe doors
- Mirrored robe doors

Visit [www.corinthiandoors.com.au](http://www.corinthiandoors.com.au) and Pacific Wardrobes and Glass ([www.pwg.net.au](http://www.pwg.net.au))

## MAIN

- Floor tiles
- Vinyl planks
- Carpets
- Timber flooring

## LIGHTING

- LED down lights
- Fluro lights
- Pendant lights
- Strip lighting

## FEATURES

- Cornice 90mm, 2 step, square set
- Feature paint colours from the Taubmans colour palette
- Recessed ceiling
- Curved ceiling features
- Feature niches
- Window furnishings
- Cornice 55mm covered
- Moisture resistant wall linings to wet areas



# THE DQH PROMISE

*Building dreams*  
since 1985

As a Queensland builder of more than 30 years, Dwyer Quality Homes will guide you through the complete build process, from design to build and handing over the keys to your dream home.

The entire build process is handled in-house at the Dwyer Quality Homes head office on the Sunshine Coast, with the assurance that local staff and tradesmen will carry through the job from start to finish.

Samples and options swatches are subject to change without notice. Some images are artist impressions only. Some items are for representation only.







**DQH**  
dwyer quality homes

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