



THE  
**WHITE LABEL**  
COLLECTION

AFFORDABLE

QUALITY



DOUBLE-STOREY

HOMES

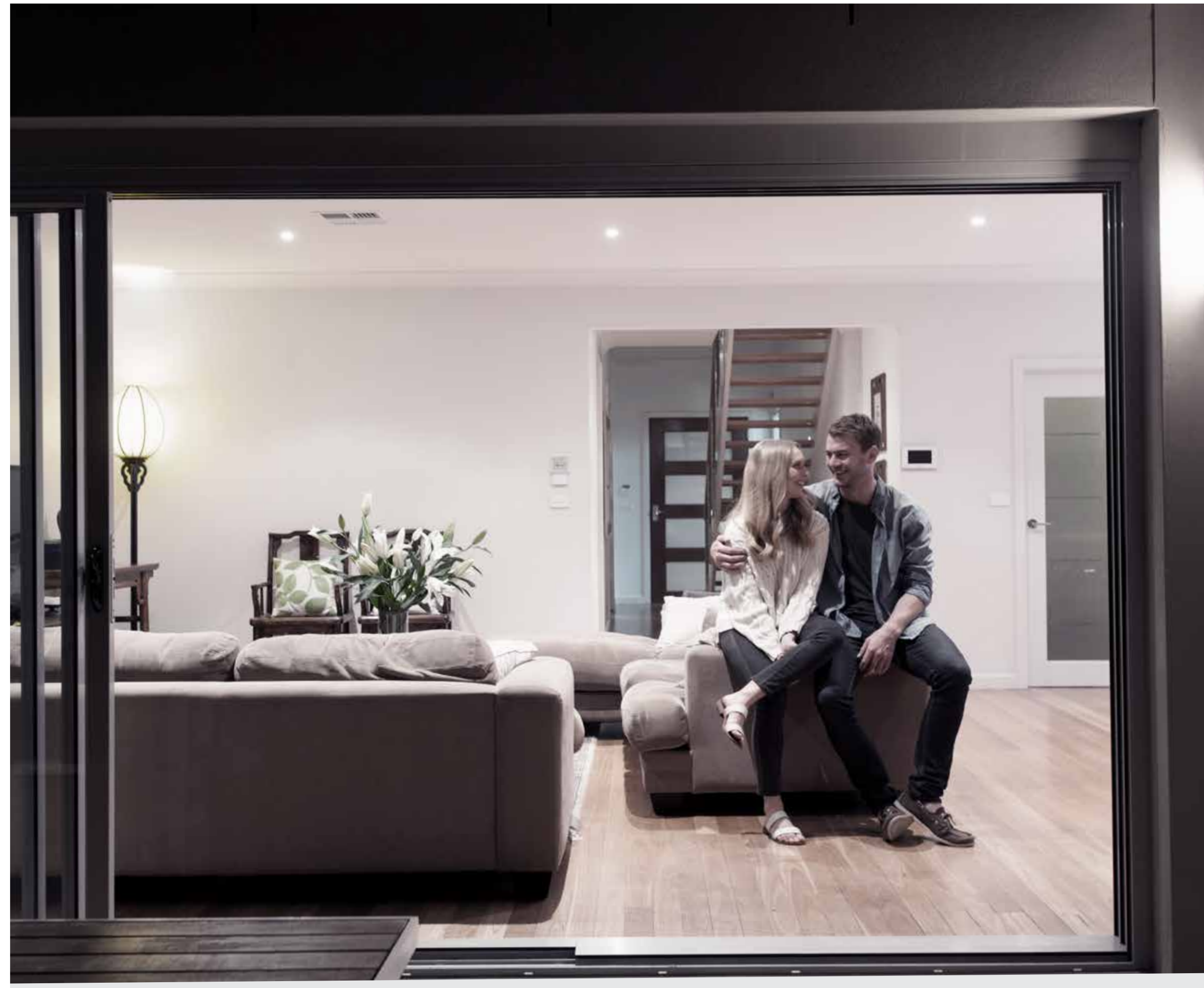
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Danmar Homes has been building affordable homes since 1993, making us one of the most experienced Perth home builders in the industry. We use our expertise to guide all of our clients when they build their new home to get the best result possible.

At Danmar, we build across multiple disciplines; first home owners, developers building multiunit apartments and custom designed single and double storey homes.

You can get started with Danmar Homes using our free design service or we'll find you a suitable plan from our library of over 1000 designs.







HOME BUILDING  
WITHOUT THE  
HEADACHE

OUR 6 STEP PROCESS  
SAVES YOU THE HASSLE

STEP 1  
DESIGN

Once you have your block it's time to choose one of our many designs that works for your land and budget, or we can create a custom design exclusively for you (free of charge!).

STEP 2  
REFINE & PRICE

At Danmar Homes, we're flexible, so in this step you'll be able to make any further changes to the plan and request different inclusions and pricing options to tailor your home exactly the way you want it.

STEP 3  
PREPARE

Once you're 100% happy with the design, price and all of your inclusions, it's time for us to prepare for contracts. We'll get underway with council approvals, engineering and working drawings.

STEP 4  
CONTRACTS

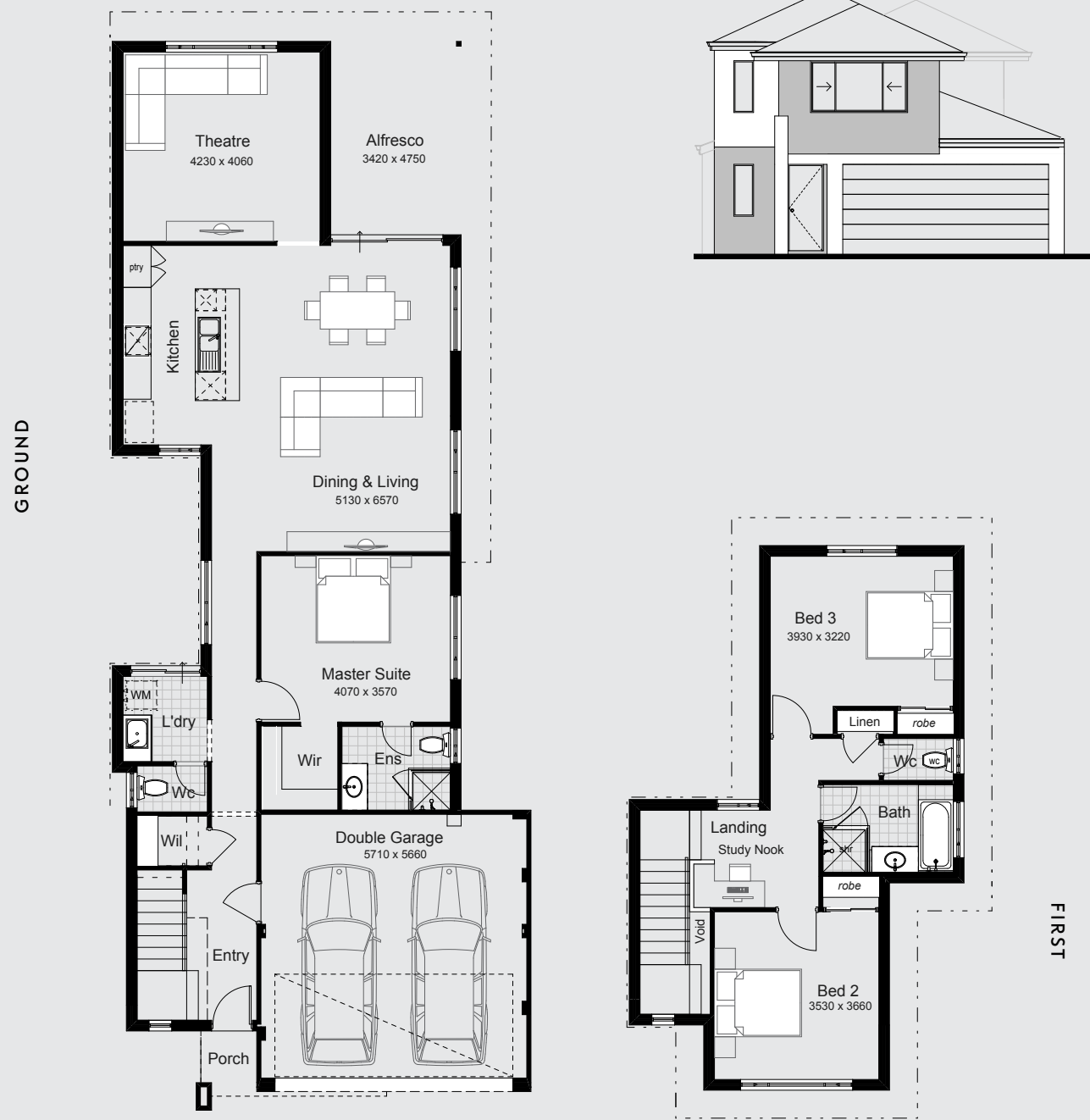
Now it's time to sign off on the contract documents, finalise everything with your bank and we're ready to move into construction!

STEP 5  
SELECTIONS

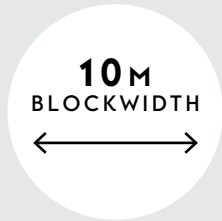
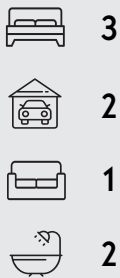
In this step, you put the finishing touches together for your home. Paint colours, cabinetry and finalising all your material selections. We help you every step of the way to make this process easy and hassle free.

STEP 6  
BUILDING & COMPLETION

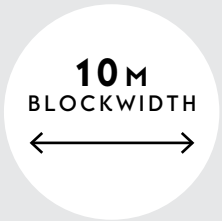
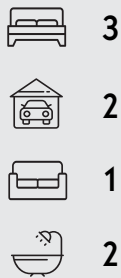
Now we get building. At Danmar Homes we run a professional construction department who work quickly and efficiently on site. You'll love watching our craftsmen build your home. Once complete, you're ready to move in!



Area	
First Floor	59.43m <sup>2</sup>
Ground Floor	117.24
Garage	34.76
Alfresco	16.15
Porch	1.82
	169.97m <sup>2</sup>
Total	229.40m <sup>2</sup>

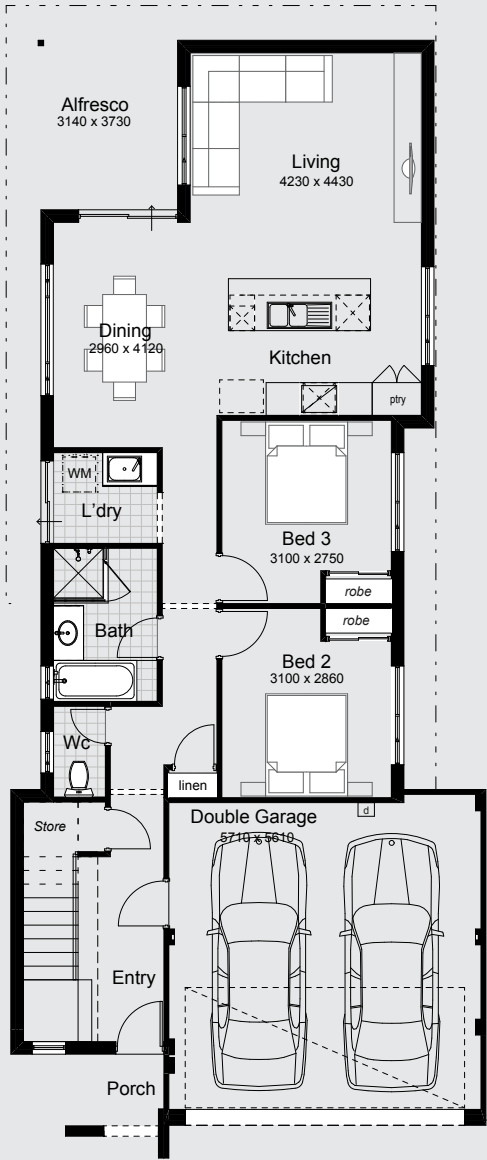


Area	
First Floor	45.75m <sup>2</sup>
Ground Floor	103.98
Garage	34.99
Alfresco	9.44
Porch	1.96
	150.37m <sup>2</sup>
Total	196.12m <sup>2</sup>

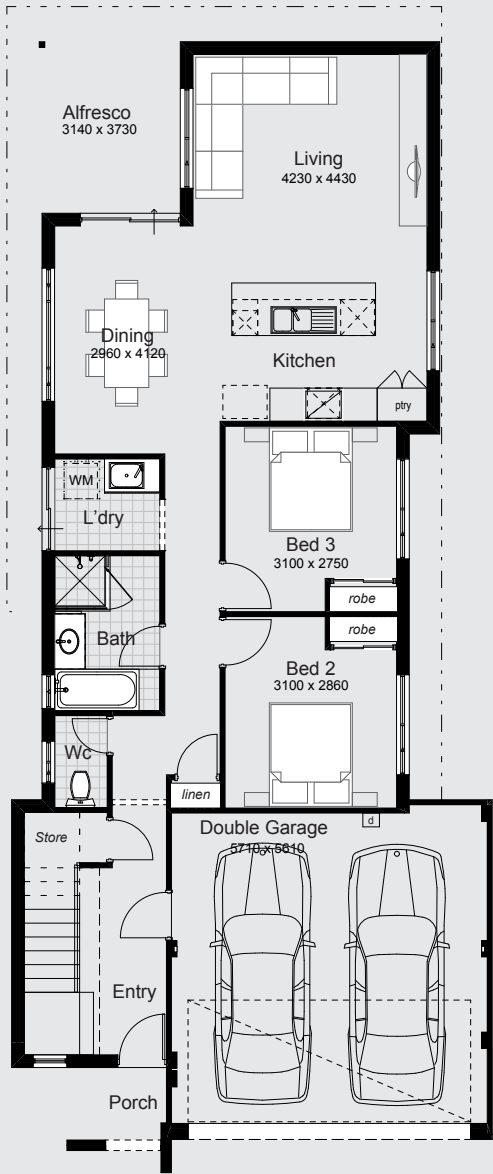




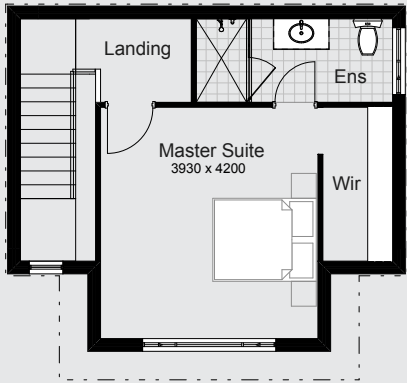
GROUND



GROUND



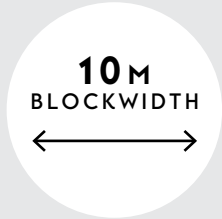
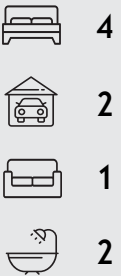
FIRST



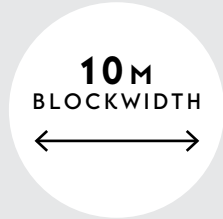
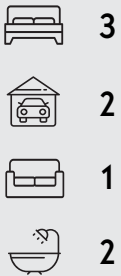
THE MIDDLETON

THE NEWPORT

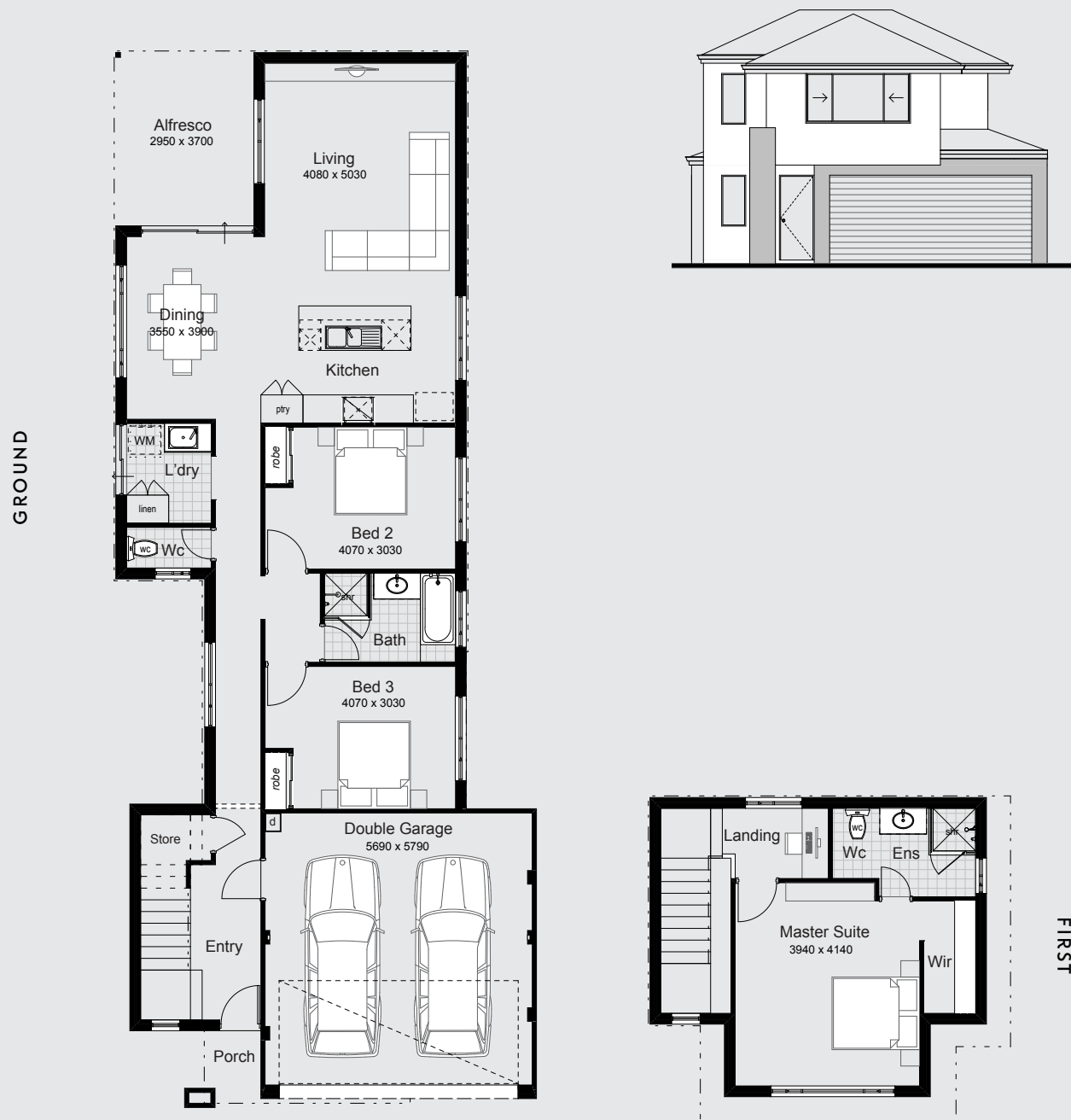
Area	
First Floor	52.30m <sup>2</sup>
Ground Floor	102.17
Garage	34.70
Alfresco	11.47
Porch	2.03
	150.37m <sup>2</sup>
Total	202.67m <sup>2</sup>



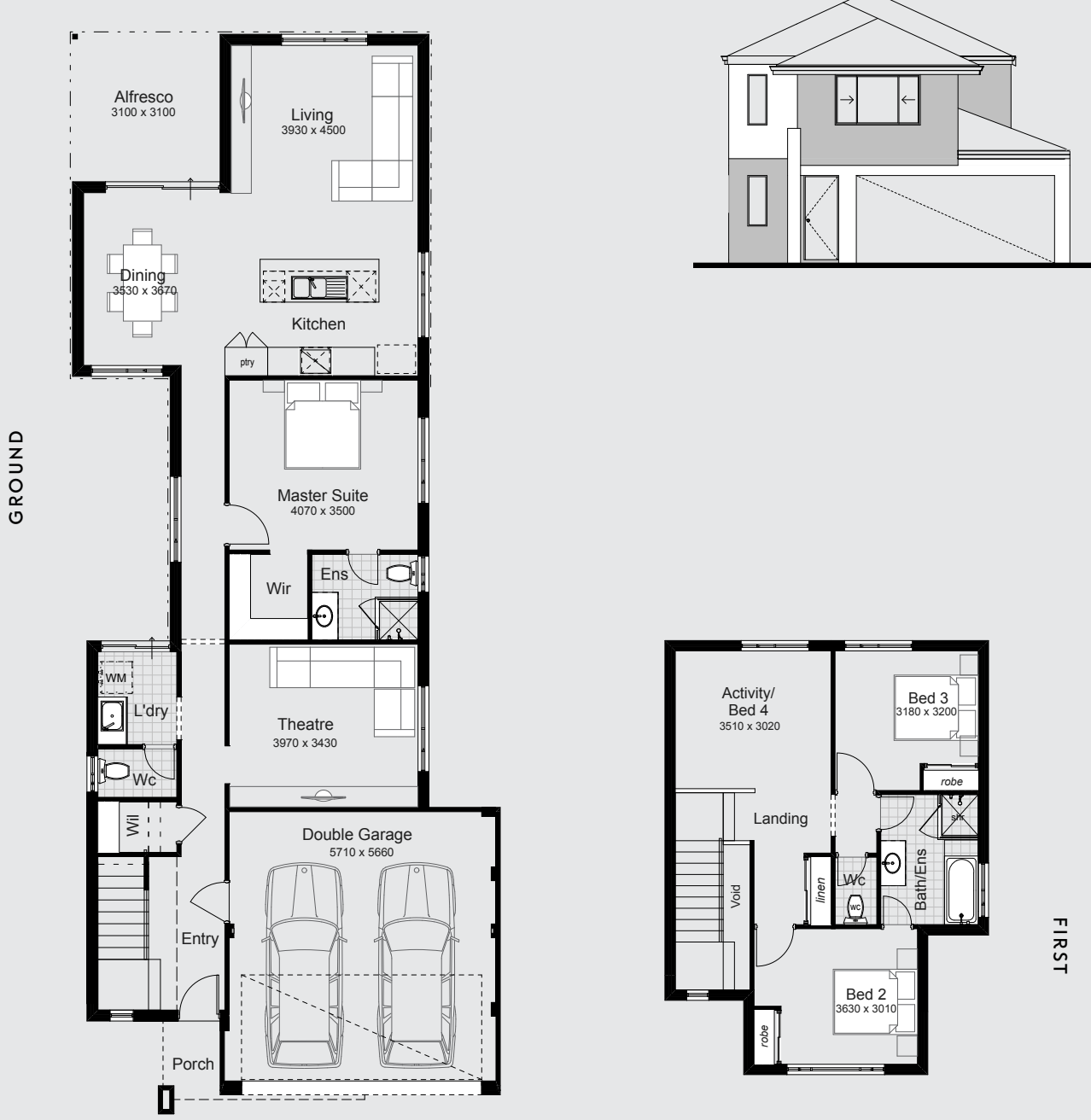
Area	
First Floor	40.95m <sup>2</sup>
Ground Floor	102.17
Garage	34.70
Alfresco	11.47
Porch	2.03
	150.37m <sup>2</sup>
Total	191.32m <sup>2</sup>





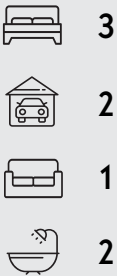


THE WATERFORD



THE WESTPORT

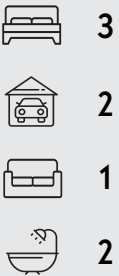
Area	
First Floor	41.62m <sup>2</sup>
Ground Floor	114.96
Garage	35.65
Alfresco	10.92
Porch	2.06
	163.59m <sup>2</sup>
Total	205.21m <sup>2</sup>



10M  
BLOCKWIDTH



Area	
First Floor	62.24m <sup>2</sup>
Ground Floor	112.73
Garage	34.74
Alfresco	9.61
Porch	2.15
	159.23m <sup>2</sup>
Total	221.47m <sup>2</sup>



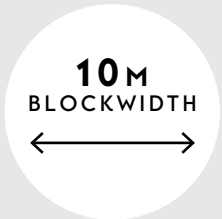
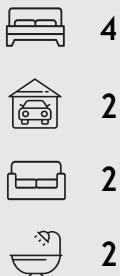
10M  
BLOCKWIDTH





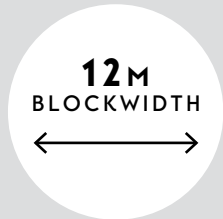
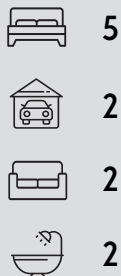
THE YARRA

Area	
First Floor	52.95m <sup>2</sup>
Ground Floor	122.59
Garage	37.87
Alfresco	12.69
Porch	1.52
	174.67m <sup>2</sup>
Total	227.62m <sup>2</sup>



THE AVON

Area	
First Floor	58.03m <sup>2</sup>
Ground Floor	166.56
Garage	36.43
Alfresco	17.02
Porch	1.84
	221.85m <sup>2</sup>
Total	279.88m <sup>2</sup>



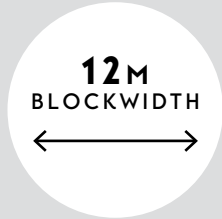
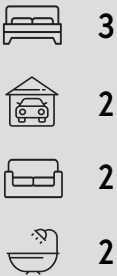




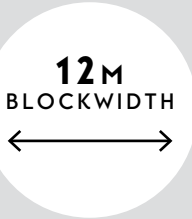
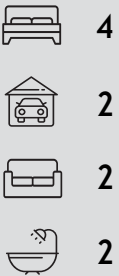
THE BROADVIEW

THE DERWENT

Area	
First Floor	58.03m <sup>2</sup>
Ground Floor	144.93
Garage	36.43
Alfresco	16.56
Porch	1.72
	199.64m <sup>2</sup>
Total	257.67m <sup>2</sup>



Area	
First Floor	58.03m <sup>2</sup>
Ground Floor	152.04
Garage	35.98
Alfresco	9.61
Porch	1.96
	199.59m <sup>2</sup>
Total	257.62m <sup>2</sup>





## THE DANMAR DIFFERENCE

### CLIENT TESTIMONIALS

“My first building experience...

Danmar Homes came up with a really novel and very attractive custom design for my lot and built my dream house with superb quality finishing and high aesthetic value. The best house in the street, has attracted significant attention.”

- R SARUKKALIGE

“After dealing with a few Builders, I found Danmar Homes to be not only extremely competitive, but the Sales Rep also gave me good ideas to tweak my design to make it more cost effective and flow a little better.”

- WILBUR

“I would like to thank the whole team at Danmar for a professional start to finish. Well done.”

- L BOUCAUT

“Danmar Homes was my saviour, as my first builder went into liquidation.

Danmar took on my build from roof stage. I have so much gratitude for this company and their excellent staff... They are a family business with a fantastic team from the receptionist to the manager who care about their clients, it's not just about the money, they really want to make sure you are happy with what they do. Thank you Danmar for saving me.”

-CATHERINE

“In spite of many people telling us how stressful building a new home is, the whole process with Danmar was anything but. Our Building supervisor was approachable and excellent in allowing us to be involved in the building process. Danmar was more than accommodating in understanding our requirements and we could not be happier with the new home we have built.”

-T PANKHURST

“We have been in our Home for 6 months now and are very happy and would recommend Danmar Homes to anyone wanting a great build with No stress.”

-S & L BOEKELMAN

“Danmar were brilliant! We designed the home ourselves and our build was a tad different to the rest. The house we built was a Special Project, wherein the house was to meet the needs and requirements of a wheelchair.. we are ecstatic with the finished product. Thanks again to the team at Danmar. We love our home.”

-POLXY





## FIND YOUR STARTING POINT

WITH A LIBRARY OF OVER 1,000 PLANS  
WE CAN FIND YOU A DESIGN THAT YOU  
CAN USE AS A STARTING POINT  
FOR YOUR NEXT HOME.



Building a home can be an overwhelming experience for many people, and getting started is probably the most difficult of all the choices you're going to make.

But what if you could get started, confident you're on the right track from the first day? We've worked with thousands of home buyers who have built their first, second and third homes (or developments) and we've learned a lot about our clients. Our point of difference is our guidance throughout their building journey. This relieves their uncertainty in their decision making and lowers their stress levels as they gain confidence with the building process.

For most people, building their new home is an exciting prospect. They get to create something that will suit them right down to their family needs, colour choices,

look and feel and more. It's an opportunity to craft how they will live their lives for the next decade. You're probably in that same situation right now. So how can you know you're getting what you're really after?

There are so many variables... Your budget, the size of the home, the style, the layout, the quality of build and your choice of builder. In the end, you'll need to check all these boxes to get everything right.

At Danmar, we've been building homes for clients since 1993. We made a choice years ago to build our reputation by working with our clients and putting their goals first. We keep our prices lower than most builders by winning referral and repeat business – so you can save by building with us. That's why you won't find us in every display village, paying expensive

costs to win new business. Because that would mean we'd have to pass those costs on to you. Here's what we prefer to do. We will have a quick chat so we can find out what you're really looking for. Then, we go through our library of designs (over 1000 to choose from) and find something that would suit you and your family.

That gives you a great starting point so you can imagine your new life in that home. From there, we make alterations so it perfectly suits what you're looking for, or we'll even design anew plan using the elements you love so it's your perfect home.

All the while, we guide you on pricing – so you know you're getting the right home for you. So please, simply contact us, and one of our industry specialists will be in touch to get you started, the right way.

We guarantee you'll be impressed with our service and our pricing. It's fair, transparent and broken down fully in our detailed quote.

With 25 years in the industry, we are confident we can help make your dream home a reality.

**LET'S GET THINGS STARTED.**





STANDARD INCLUSIONS  
(FOR ALL DANMAR HOMES)

- Fixed price Housing Industry Association Lump Sum building contract
  - Housing Indemnity Insurance
  - Six month Service Warranty
  - Local Authority Building License fees/CTF fees included
  - Cavity insulation and window design to comply with current 6 star energy ratings
  - White ant treatment to Building Code requirements
  - Double Storey - Engineer designed concrete footings, ground slab, 2c suspended concrete slab & stairs
- Concrete pump included for suspended slab where required
  - Site contour survey by licensed surveyor
  - Sewer-run included up to 10m past last plumbing fixture
  - Water-run included up to 10m from front tap
  - Gas-run and phone conduit to suit 10m setback
  - House & site clean
  - Exposure Environment requirements (Moderate/ Marine) – *Included*
  - Windows & Roof tiedowns to suit N1/N2 site wind ratings.

EXTERNAL INCLUSIONS

- Choice of external Austral 2c clay face bricks laid in 3<sup>rd</sup> bond with cream mortar from Builders selected range/textured render finish to front elevation (2 colours)
  - Lightly rolled joints to face brickwork
  - Clay bricks internally
  - 25° approx. roof pitch to Upper floor
  - 21° approx. roof pitch to Ground floor
  - Concrete roof tiles from Builders selected range
  - Colorbond gutters, fascia & downpipes
  - Double garage with grano hardstand/parapet wall on boundary
  - Automatic sectional door to garage with remote control & 2 handsets
- Brick paved alfresco (where applicable), porch, path & full width driveway 4.5m long. Masonry or Clay pavers from Builder's selected range
  - Aluminium windows & sliding doors with Keylocks
  - Flyscreens to all windows and sliding doors
  - Tiling to balcony including skirting & slab edge where applicable (*PC \$44.00m<sup>2</sup> retail. Tiles can be 300 x 300*)
  - Powder coated Aluminium balustrade externally PS \$350.00 per lineal meter (*where applicable*)
  - Two garden taps

INTERNAL INCLUSIONS

- Choice of quality Lockwood door furniture from Builder's selected range:
    - *Front Door* - Nexion 'Vision' Lever lockset
    - *Garage Entry* - Nexion 'Vision' Lever lockset
    - *Garage Rear* (where applicable) - Paradigm 005 Square deadbolt
    - *Internal* - Builders selected range lever including privacy latch to bathroom, powder room, WC & bedroom 1
  - Single door entry frame with Hume Solidcore XV10 820mm wide front door
  - Solidcore flush door to garage/entry
  - Weatherproof Flush panel door to garage/rear/external (*where applicable*)
- Painted Flush Panel doors internally
  - Deluxe Profile metal door frames internally
  - Built-in linen cupboards as per plans with 4 x lined shelves
  - Built-in robes as per plans with one shelf & hanging rail
  - Vinyl sliding door robes (*where applicable – refer to plans*)
  - Plaster float and set finish to all internal walls. Protective metal beads to corners
  - Choice of painting to exterior trim, roof plumbing, ceilings & cornices, door frames and doors
  - No allowance for internal wall painting
  - Plastered brickwork 13c high as balustrading to stairs & voids
  - Aluminium handrail on brackets to stairs (where applicable).

KITCHEN/ LAUNDRY/ ENSUITE/ BATHROOM

- Choice of tiles (*PC\$44.00m<sup>2</sup> retail. Tiles can be 200x400 or 300x300mm*) to floors & skirting of bathroom, ensuite, WC/powder room & laundry & 2 rows over kitchen tops & 2.0m high in showers
  - Choice of laminated square edge benchtops to kitchen, scullery (*where applicable*), laundry & vanity cupboards
  - Built-in pantry as per plans with 4 x lined shelves
  - Dishwasher recess with cold water tap
  - All cupboard drawers on metal rollers
  - Lined shelves to kitchen, laundry & vanity cupboards
  - Handles to all cupboards from Builder's selected range
  - ABS edging as standard to cupboard doors throughout
  - Soft closers as standard to all cupboards and draws throughout
  - Double bowl stainless steel overmount sink to kitchen from Builder's selected range (*single drainer*)
  - 46L stainless steel inset trough from Builders selected range with built in cupboard and bench to laundry
  - Chrome mixer taps to sink, trough, basins, bath & showers from Danmar's Lifestyle range
- Chrome shower heads & rails to showers from Danmar's Lifestyle range
  - Chrome tap set to Washing machine from Builder's Lifestyle range
  - Acrylic 1500mm bath from Builders selected range
  - Toilets – White Vitreous China toilet pan & China cistern with soft closing seat from Builder's selected range
  - Vitreous China oval inset vanity basins throughout from Builder's selected range
  - Compact vanity unit to Powder Room from Builder's selected range (*where applicable*)
  - Chrome accessories from Builders selected range - towel rail, toilet roll holder & towel ring (*where applicable*)
  - Clear laminated glass screens with coloured aluminium trim & pivot doors to showers
  - 1000mm high framed mirrors from Builders selected range over vanity cupboards
  - Chrome floor wastes throughout (*incl balcony if applicable*)

APPLIANCES & ELECTRICAL

- 26ltr Rinnai B26N50 Gas instantaneous hot water system
  - Stainless Steel 600mm wide Electric oven Bosch Oven HBA13B150A
  - Stainless Steel 600mm wide Gas Hotplate Bosch H/Plate PBH6B5B90A
  - Stainless Steel Ducted Canopy Rangehood Danmar Selected Range 900mm wide
  - Ceiling exhaust fan to bathroom & ensuite (*where applicable*)
  - 16w exhaust fan/ LED light combo to powder room & WC's (*where applicable*)
  - Western Power safety switch to meter box
  - Ample power and light points from Builders selected range
- Standard Light Points = 1 per room
  - Two-Way Switches = 2
  - Single Power Points = 1 per room
  - Double Power Points = 5 total
  - Telecommunication package as follows:
    - 2 x TV points
    - 1 x Data point
    - 1 x Phone point
    - 1 x High Definition Digital Aerial (*Copper Wired suburbs only*)
  - Hard wired smoke detectors

CEILINGS & INSULATION

- Insulation to house area – R4.0 Fibreglass batts
  - Ground Floor Ceilings 28c (*2.4m high*)
  - Upper Floor Ceilings 28c (*2.4m high*)
  - 10mm Plasterboard ceiling with Coved cornices
- Fibre cement ceilings to porch, garage, alfresco, balcony (*if applicable*) & eaves
  - Plaster skim coat ceilings and Coved cornices to underside of concrete slab (*where applicable*)

6 STAR ENERGY REQUIREMENTS

- Cavity wall insulation to East and West facing elevations

**\*\*NOTE:** Danmar Homes will upgrade and/or alter these specifications from time to time without notice. Refer to final contract documents.

HOUSE PRICE  
(inclusive of G.S.T)

\$ REFER PRICE LIST



## NOTES

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THE  
**WHITE LABEL**  
COLLECTION

LEVEL 1/470 SCARBOROUGH BEACH ROAD, OSBORNE PARK WA 6017  
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