

# Dare to Compare

The inclusions in a quality Porter Davis home more than just stack up against our competitors.

Porter Davis Advantage Inclusions  Other Builders

## The Porter Davis Difference

- New Home Consultants
- Procedure of Purchase <sup>1</sup>
- Guaranteed Start & Completion <sup>2</sup>
- Dedicated Building Coordinator
  - World of Style
  - Site Supervisor
  - 24/7 Portal
  - Peace of Mind
  - New Home Care

### Kitchen

- Choice of designer kitchen handles (Category 1).
- Bellissimo 600mm stainless steel oven.
- Bellissimo 600mm stainless steel cooktop.
- Technika 900mm stainless steel canopy rangehood ducted to roof space.
- Stainless steel double bowl sink.
- Posh Bristol MK2 sink mixer tap in chrome finish.
- Provisions for future dishwasher including single powerpoint and capped cold water point.
- Laminate benchtop selection from Builder's standard (Category 1 range).
- Laminate cabinet and cabinet doors selection from Builder's standard (Category 1 range).
- Melamine shelving to cabinets.
- Four melamine shelves with hinged only doors to pantry (house specific).

### Ensuite / Bathroom / Powder

- Contemporary 1,870mm high pivot semi-framed shower screen with pivot door to bathroom and ensuite.
- Base vanity hand basins to ensuite and bathroom.
- Fully laminated shadow-line style vanity units with melamine interior and square edged vanity tops.
- Posh Base shower rose to bathroom and mastermaster ensuite.

- Base 1,560mm freestanding acrylic bath (house specific).
- Polished edge mirrors to full width of vanity (see detailed drawings)
- Bristol Mark II Swivel basin mixer in chrome finish.
- Porcher Heron china close coupled toilet suites.

### Laundry

- Base 42ltr trough and white metal cabinet with by-pass.
- Posh Base tap in chrome finish to laundry trough in laundry.
- Washing machine stops in chrome finish to laundry.

### Decorative Features

- 75mm cove cornice throughout house.
- 67mm decorative skirting and 42mm architraves.

### Ceiling

- 2,440mm high ceilings to ground and first floors of double storey homes (including garage).

### Paint

- Watty! Easyflow Gloss or Satin to internal woodwork and doors.
- Watty! Supercover White to ceilings.
- Two coat paint system of Watty! Low Sheen Washable Velvet to internal walls.

### Doors

- Flush panel (2,040mm high) internal doors throughout.
- Choice of 8 handles to internal doors (Category 1).
- Lockwood Velocity Sphere K2 to linen and robes.
- Lockwood Symmetry Manor Series entrance set to external doors.
- Door stops to all opening doors where applicable.
- Robes include white melamine shelf with chrome hanging rod.
- Linen includes four melamine shelves.
- Doors include chrome hinges, latches and striker plates throughout the house.

### Staircase

- Classic Option 0 staircase to double storey homes. Includes 1 paint colour. Standard configuration only.

### Flooring

- Floor tiles to ensuite, bathroom and laundry. See detailed drawings for extent of tiling (Category 1).
- Floor tiles only to W.C (powder room where applicable.) (Category 1)
- 100mm tiled skirting to wet areas (Category 1).

### Heating

- Gas ducted heating to living areas and bedrooms with manual thermostat (refer to detailed drawings for locations).

### Energy Rating

- SEAV 6 star energy rating compliance to standard plans.
- R2.5 insulation batts to ceiling & sisalation to external walls (excludes garage and alfresco).
- Rinnai solar hot water system with single roof panel and ground mounted 175 litre storage unit with Rinnai Infinity continuous flow natural gas booster.

### Electrical

- See detailed drawings for locations.
- Safety switch.
- Exhaust fans to internal bathrooms and W.C only (without external windows).
- Hard wired smoke detectors.
- Double powerpoints throughout house to visible areas.
- Batten holders throughout house.
- Single batten holder to portico ceiling (façade specific).
- Single batten holder to alfresco ceiling (house specific).
- One TV point.

### Wall Tiles

- Wall tiles to ensuite, bathroom and laundry (refer to detailed drawings for extent of tiled areas) (Category 1).
- Tiled kitchen splashback (Category 1).

### Garage

- Fibre cement infill above garage opening.
- Lock up garage with Colorbond roller door.
- External weatherproof flush panel door (house specific).

### Roof

- Cement tile from Category 1 range (CSR).

### Windows

- Powder coated aluminium frames (see detailed drawings)
- Keyed locks to all openable windows (excludes sliding doors).

### Doors

- Primed Corinthian Urban door with feature panel/s to front entry.
- Fully glazed timber or aluminium sliding door to laundry (house specific).

### Paint

- Watty! Sunfast Low Sheen to external woodwork.
- Colorbond fascia, gutter and downpipes.

### Brick

- Clay brick from standard Category 1 range.
- FC Sheet infill over windows to side and rear elevations for single storey only.

### Taps

- Two garden taps. One inside the front boundary and one attached to the house.

### Framing

- Pine framing to walls and roof as per engineer's requirements.

### Plumbing

- Concealed plumbing.
- Foundations / Fall of Land
- Foundation up to "M" class concrete slab with a maximum of 1 metre fall over the building envelope. Excludes rock removal.
- Based on allotment up to 650m<sup>2</sup> with a setback of 5m to the front of the house.

### Services

- Underground power.
- Water connection (dry tap connection on same side of street).
- Gas connection (up to 20m).
- Sewer & stormwater connection.
- Part A Termite protection.

\*T&Cs: This list is correct at time of printing – Refer to Sales Quote for up-to-date information. Compaction of soil, piers, rock removal and additional requirements requested by engineer are not included. Service costs based on a building lot of up to 650sqm and a building setback of 5m. Porter Davis reserves the right to withdraw or alter these inclusions without notice. For more information visit [porterdavis.com.au](http://porterdavis.com.au). Effective 11.01.20. CDB-U49119



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# Upgrade packs

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## Kitchen Pack

Valued at:

 & **\$8,800**

- ✔ Technika stainless steel 900mm upright cooker.
- ✔ Technika stainless steel dishwasher.
- ✔ 20mm Silestone with 20mm edge to kitchen bench.
- ✔ 40mm edge to island and extension to kitchen wall and behind rangehood (Category 1).
- ✔ Fully tiled splashback to kitchen wall and behind rangehood (Category 1).
- ✔ 720mm high overhead cupboards to either side of the range hood (design specific).
- ✔ 1 pot draw cupboard to each side of oven (3 drawers in each).
- ✔ AFA flow double bowl under-mount sink.
- ✔ Soft closers to kitchen cupboards & drawers.
- Choose from **two sink mixers**:
  - ✔ Mizu Drift Gooseneck in chrome.
  - or
  - ✔ Mizu Soothe Square in chrome.

## Indoor Pack

Valued at:

**\$3,800** **\$5,900**

- ✔ Internal access door from garage.
- ✔ 67mm decorative skirting and architraves.
- ✔ 20mm Silestone Vanity benchtops to ensuites, bathroom and powder room (Cat 1) includes shadowline feature and melamine interior.
- ✔ 2,000mm high pivot semi-framed shower screen to master ensuite.
- ✔ 1,870mm high pivot semi-framed shower screen to bathroom.
- ✔ Mizu Soothe basin Mixers to ensuite, bathroom and powder room.
- ✔ Posh Bristol hand held shower rail to bathroom and ensuite.
- ✔ Mizu Soothe wall mixers to shower and bath in ensuite and bathroom.
- ✔ American Standard Heron China closed couple toilet suites.
- ✔ Folding clothes is made easy with extended laminate bench top with open space below up to 600mm (design specific).
- ✔ Clean up with laminate laundry cabinet with stainless steel insert trough.
- ✔ 3 coats of Watty! Low Sheen paint to internal walls.

## Outdoor Pack

Valued at:

**\$10,400** **\$9,800**

- ✔ 2,590mm ceiling height to ground floor and 2,440mm to upstairs (excludes garage).
- ✔ 2,340mm entry door; Painted Corinthian Urban 2 door with feature panel OR painted Madison 104 door with clear glazing.
- ✔ Boutique aluminium stacker door 2,250mm high x up to 3,000mm wide (to alfresco, dining or family room - house specific).
- ✔ Brickwork over windows (Cat 1) (excludes rear projection to first floor on double storey homes).
- ✔ Aluminium flyscreens with aluminium mesh to all openable windows (excludes BAL 40).
- Render**
  - ✔ Feature render to front façade in up to two colours to portico and front projection (refer to working drawings).
- Garage**
  - ✔ Brickwork above garage opening (Cat 1).
  - ✔ Colorbond sectional garage door.
  - ✔ Garage remote control including two transmitters.

## Flooring Pack

Valued at:

**\$10,300** **\$13,900**

- Choice of flooring to the entry, kitchen, dining and family rooms:
- ✔ Standard timber look (Category 1).
  - or
  - ✔ Ceramic tiles (Category 1).
  - ✔ Rivendell carpet (Category 1) to the rest of the house (excluding wet areas).