

PREMIUM SPECIFICATION

General Inclusions

- Housing Industry Australia (HIA) fixed price contract
- Full working drawings and addenda for local authority submissions
- Personalised Interior Design Consultation
- Full Builder's indemnity insurance
- Site contour survey
- Independent Structural Inspection to all upper floor frames (to double storey designs)
- Structural site report and Engineer certified working drawings
- Council approved Energy Efficiency report
- Shire building permit fees and standard Water Corporation fees
- Allowance for sewer run in (10m past last connection point)
- Allowance for water run in (6m past last fixture)
- Gas allowance to meter box for ATCO run in and connection
- 25 degree roof pitch*
- COLORBOND® custom Orb steel roof, gutters, fascia and downpipes
- H2 treated pine roof (Blue Pine)
- 25c ceiling height to alfresco and 25c ceiling height to garage**
- 28c ceiling height internally*
- Plasterboard ceiling internally and to alfresco with 75mm coved cornice^
- Plasterboard ceiling to garage (applicable to double storey homes only) with 75mm coved cornice
- White set hard wall plaster to ground floor
- Metal corner beads to trafficable walls
- R4 insulation to ceiling throughout
- Full Perimeter termite treatment
- Double brick construction to ground floor
- 2 course face brick, with rolled cream mortar joints from builder's Premium range
- Acrylic render to ground floor front elevation (1 colour as standard)
- Extent of eaves as show on plan, with fibre cement lining
- Remote sectional door to garage with 3 remotes from builder's range
- Full paint finish internally and externally (excluding internal walls)
- Feature concrete brickpaving to driveway (garage door width x 6m in length or to boundary, whatever occurs first), porch and alfresco from builder's range^
- 2 outdoor garden taps with non-return valves
- Energy compliant approved self closing flumed exhaust fans to ensuite, bathroom and WC (where applicable)
- High efficiency instantaneous gas hot water system

Door and Window

- Feature 1200mm (w) 25c hinged entry door, timber frame, with weather draft seal entry door

- Front entry door handle from builder's Premium range
- All external door locks keyed alike
- Lever handles to all internal doors from builder's Premium range
- Privacy latches to ensuite, bathroom and WC (where applicable)
- Painted 25c regal metal door frames throughout
- Painted 25c Feature internal doors from builder's premium range
- Choice of Vinyl, Mirror or WhiteKote sliding robe doors to all secondary robes
- Choice of Vinyl, Mirror or WhiteKote sliding robe doors to linen cupboard
- Powder coated aluminium window frames and sliding doors
- Flyscreens to all awning and sliding windows and sliding doors
- Keyed vent locks to all sliding windows
- Obscured glazing to bathrooms, ensuite, WC and powder room (where applicable)

Kitchen

- 32mm square edge Laminate bench top from builder's Formica Velour/Gloss or Laminex Natural/Silk range
- 250mm overhang to breakfast bar*
- ABS edging and soft closers to drawers and cupboards from builder's Formica Velour/Gloss or Laminex Natural/Silk range
- Second colour laminate to kitchen
- 28c overhead cupboards from builder's Formica Velour/Gloss or Laminex Natural/Silk range
- Drawer and cupboard handles from Builder's range
- Feature over mount stainless steel sink with feature chrome mixer tapware
- 900mm Westinghouse stainless steel fan-forced under bench electric oven
- 900mm Westinghouse stainless steel gas hotplate
- 900mm Westinghouse stainless steel canopy flumed rangehood
- Contrasting silver kickboard
- Bank of 4 cutlery drawers (450mm)
- 700mm high tiled splashback to behind hotplate with 200mm high splashback to remainder (from builder's standard range at \$44/m² PC)
- Dishwasher recess with plumbing and electrical provisions

Electrical

- Single phase power
- RCD earth leakage safety circuits as required to protect your family
- Double power points throughout the home (1 per room)
- 3 point pack (1 x TV, 1 x Data and 1 x Phone Point)
- 1 x single power point to dishwasher recess
- 1 x standard bayonet light point to each room
- 1 x two-way switch (to double storey designs)

- Modern light switches in choice of grey or white
- External lights to porch, laundry and alfresco^
- Telecommunications conduit (when located next to power dome and within 30m of meter box)
- Provision for National Broadband Network connection
- Minimum of 2 hard wired smoke detectors are provided for your peace of mind

Ensuite, Bathroom, Toilet & Laundry

- 32mm square edge Laminate bench top from builder's Formica Velour/Gloss or Laminex Natural/Silk range
- ABS edging and soft closers cupboards from builder's Formica Velour/Gloss or Laminex Natural/Silk range
- Drawer and cupboard handles from Builder's range
- Frameless mirrors to full width of vanity cupboards
- Choice of feature inset vanity basins from builder's Premium range
- Feature tapware from builder's Premium range
- Choice of feature close coupled wall faced china toilet suite with soft closing seat from builder's Premium range
- Clear glazed semi-frameless pivot doors to showers*
- 2000mm high tiling to showers (from builder's standard range at \$44/m² PC)
- Choice of feature 1525mm or 1690mm bath to bathroom from builder's Premium Range
- Stainless steel inset trough and cupboard to laundry from builder's Premium Range
- Square chrome floor wastes, where applicable
- Ceramic floor tiles up to 300x300mm with wall tiles up to 200x600mm to builder's standard extent (builder's range \$44/m² PC)
- Feature towel rail, toilet roll holder and towel ring (where applicable) from builder's Premium Range

Second Storey

- Concrete staircase configuration as shown with Upgraded balustrade to Frameless glass with Spigots and Stainless Steel Handrails (where applicable)
- Ceiling white paint to second storey drylined walls and feature bulkheads when applicable (1 coat)
- Total of R5.2 (R2.0 batts + R3.2 wall panels) insulation to external timber walls
- 100mm thermally efficient acrylic textured wall cladding system, extended below roof line*
- Engineer designed 84mm concrete metal truss flooring system (429mm overall thickness)
- Anti-fall kid safety screens to all openable windows
- Storm sill to all windows

PREMIUM

101

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101 RESIDENTIAL



*Optional elevation



^Only if alfresco is included in design. *Unless otherwise noted. ^Texture below roof line not included. Images are for illustrative purposes only. The following items are not included in the Premium specification. They can be priced and discussed with your design consultant: Internal wall painting, window treatments, decorator items, built in furniture, airconditioning system, dishwasher, microwave oven, display home music and security system, fencing, landscaping, display home paving locations and selections, letterbox, custom fit outs to master suite walk in robes (a shelf and hanging rail will be installed). The builder reserves the right to substitute products of a similar value when items become obsolete or are unavailable. Changes may occur without notice. This specification is current as of the 25/02/19. Builders Registration Number BC 13521

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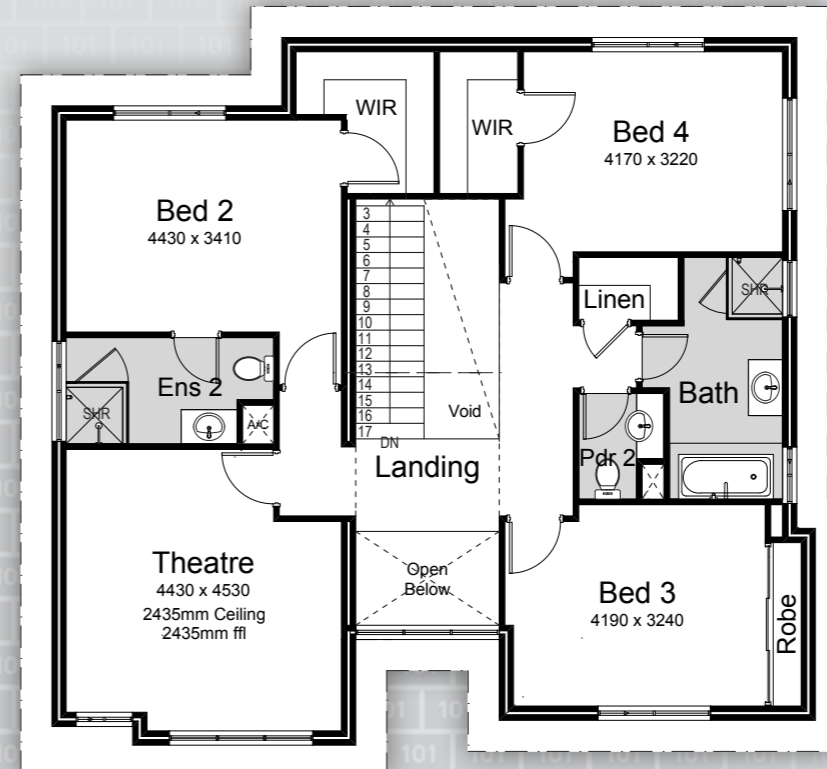
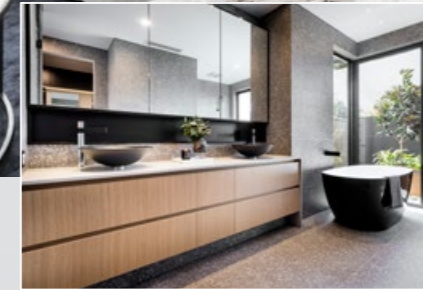
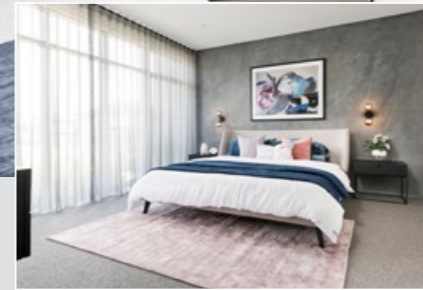


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Scot Park
Managing Director

THE PORTOFINO

PREMIUM

THE PORTOFINO



- 4 BED
- 3 BATH
- 2 GARAGE
- 2 STOREY

House - Ground	153.129m ²
House - Upper	127.190m ²
Garage	36.162m ²
Alfresco	17.920m ²
Porch	3.163m ²
Total	337.564m²



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