

101

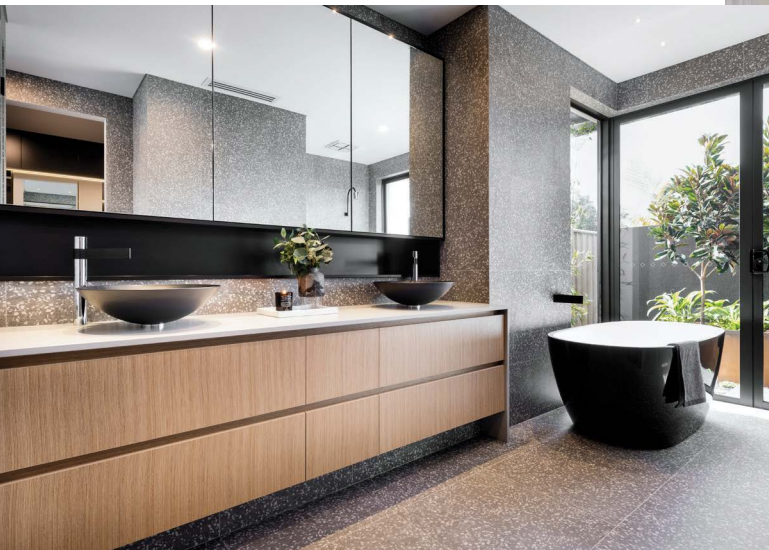
It's your home



**The Portofino**  
Platinum & Display

innovative homes by  
*Scott Park*  
Managing Director





## Why compromise when you can afford to reach higher?

You're going to spend a lot of time in your home. You'll eat there, sleep there, work there, play there and entertain there. So make sure you love living there. Build with someone who'll make the most of every square metre. Someone who believes that building on a budget shouldn't mean one compromise after another. Someone like 101 Residential - Scott Park's innovative building company.

### More than you expect for less than you would imagine.

Our customers are always surprised when they discover how much home we can build for their budget. Our two-storey homes for example, cost as little as many single-storey homes on the market. And there's no compromise in quality.

### How do we do it?

At 101 we have decades of experience and we've learned how to make the most of every budget. It's not about cutting corners - far from it. Our homes are finished to a standard you'd expect to pay a lot more for. It's all about smart design solutions that maximise your space, and minimise your spend. We also have Scott Park's considerable buying power behind us, and when we save, you save.

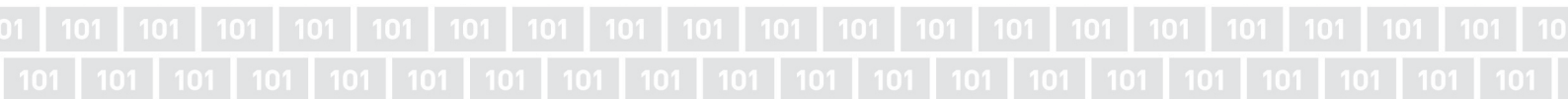
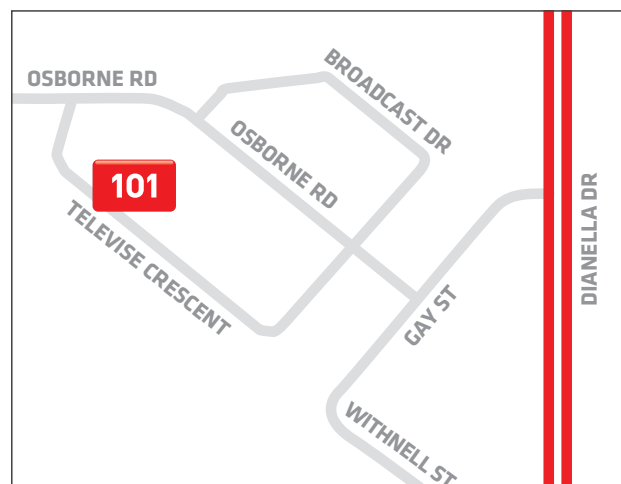
### A unique home within your reach.

While other builders limit your freedom to create something unique, we build flexibility into our process. You can choose a configuration that fits your life downstairs, and add your own special sanctuary upstairs. In other words, build with 101 Residential and put more of you into your home.

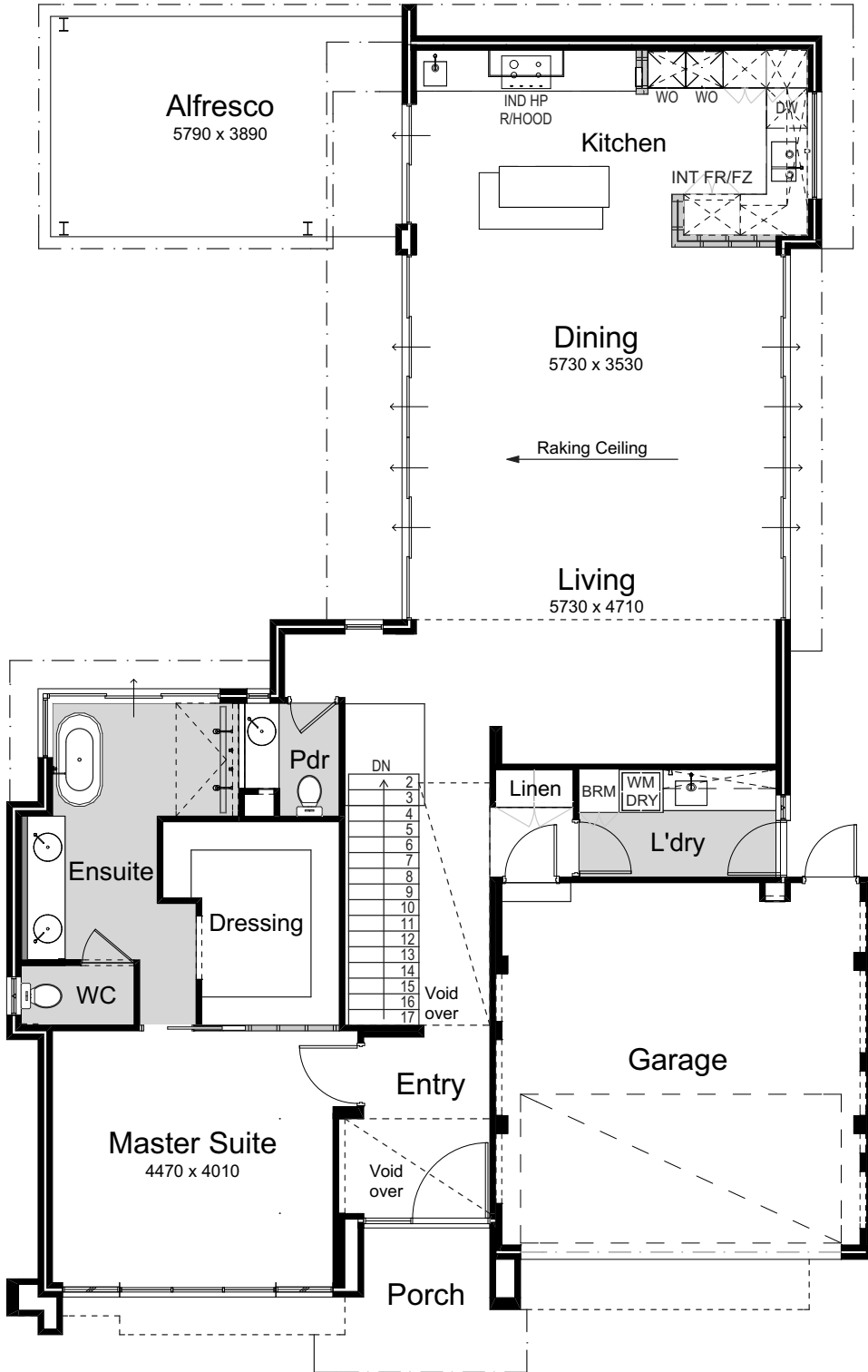
## Expect more:

- Choose from a range of homes to suit your style
- Expand upwards with a cost-effective two-storey home
- Decide what size and shape you want your second storey to be
- Select a storey at the front of your home, at the back or both
- Maximise the configuration to suit your needs

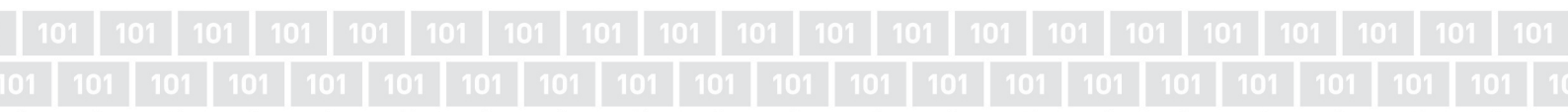
101 Residential Display Home located at 5 Televis Crescent, Dianella.  
For more information please call **08 9208 9101**



## Ground Floor



	House-Ground	153.753m <sup>2</sup>
	House-Upper	127.747m <sup>2</sup>
	Garage	36.181m <sup>2</sup>
	Alfresco	22.523m <sup>2</sup>
	Porch	6.553m <sup>2</sup>
	<b>Total</b>	<b>346.757m<sup>2</sup></b>



A home you can be proud of  
at a price you can live with.

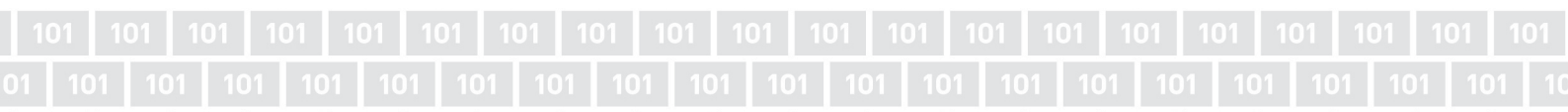


### Upper Floor



Smart design solutions  
make more of your money.

Note: All images, plans and diagrams are for illustration purposes only.



Designed around your style

Designed around your budget



# Standard Platinum Inclusions

## 101 Guarantee

- ✓ Maintenance carried out at 6 and 12 months
- ✓ Fully transferable lifetime structural guarantee

## General Inclusions

- ✓ Housing Industry Australia (HIA) fixed price contract
- ✓ Full working drawings and addenda for local authority submissions
- ✓ Full Builder's indemnity insurance
- ✓ Site contour survey
- ✓ Structural site report and Engineer certifies working drawings
- ✓ Council approved Energy Efficiency report
- ✓ Shire building permit fees and standard Water Corporation fees
- ✓ Provisional allowances for sewer, water and gas run-ins
- ✓ Feature roof pitch as per display
- ✓ COLORBOND® custom Orb steel roof, gutters, fascia and downpipes as per display
- ✓ H2 treated pine roof (Blue Pine)
- ✓ 31c ceiling height to alfresco and 28c ceiling height to garage
- ✓ Feature ceiling and recesses throughout as per display
- ✓ R4 insulation to ceiling throughout
- ✓ Full perimeter termite treatment
- ✓ Double brick construction to ground floor
- ✓ Feature elevation as per display
- ✓ 2 course face brick, with rolled cream mortar joins from builder's Premium Range
- ✓ Acrylic render as per display
- ✓ Second colour acrylic render
- ✓ Feature eaves lining as per display
- ✓ Remote sectional door to garage with 3 remotes as per display
- ✓ Full paint finish internally and externally (excluding internal walls)
- ✓ Feature concrete/brick paving to driveway, porch and alfresco as per display<sup>^</sup>
- ✓ 2 outdoor garden taps with non-return valves
- ✓ Feature cornice to all rooms including garage, porch and alfresco
- ✓ Ground floor plaster as per display
- ✓ Metal corner beads to trafficable walls
- ✓ Energy compliant approved self-closing flumed exhaust fans to ensuite, bathroom and WC
- ✓ High efficiency instantaneous gas hot water system

## Door and Window Inclusions

- ✓ Choice of feature 1200mm (w) 28c hinged entry door, timber frame, with weather draft seal OR 1200mm (w) 28c Aluminium entry door with translucent glazing
- ✓ Front entry door handle as per display
- ✓ Deadlocks to all external doors
- ✓ All external door locks keyed alike
- ✓ Lever handles to all internal doors as per display
- ✓ Privacy latches to ensuite, bathroom and WC (where applicable)
- ✓ Painted 2340mm (h) metal door frames throughout as per display
- ✓ Feature internal doors from builders' premium range
- ✓ Robe doors as per display
- ✓ Linen doors as per display
- ✓ Powder coated aluminium window frames and sliding doors as per display
- ✓ Flyscreens to all sliding windows and sliding doors
- ✓ Keyed vent locks to all sliding windows
- ✓ Obscured glazing to bathrooms, ensuite, WC and powder room (where applicable)

## Kitchen Inclusions

- ✓ Gourmet kitchen and scullery as per display
- ✓ Bench top as per display
- ✓ ABS edging and soft closers to drawers and cupboards from builder's Formica and Laminex range
- ✓ Drawers and cupboard handles as per display
- ✓ Feature sink and tapware as per display
- ✓ Quality stainless steel appliances throughout as per display
- ✓ Kickboard as per display

- ✓ Splashback to benchtops as per display
- ✓ Integrated appliances as per display

## Ensuite, Bathroom, Toilet and Laundry Inclusions

- ✓ Benchtop as per display
- ✓ ABS edging and soft closers cupboards from builder's Formica and Laminex range
- ✓ Drawers and cupboard handles as per display
- ✓ Feature mirrors as per display
- ✓ Feature vanity basins as per display
- ✓ Feature tapware as per display
- ✓ Feature wall face china toilet suite with soft closing seat
- ✓ Feature glazes shower screens as per display
- ✓ 2400mm high tiling to showers
- ✓ Feature bath, where applicable as per display
- ✓ Feature trough and cabinetry to laundry as per display
- ✓ Feature floor wastes as per display
- ✓ Ceramic floor tiles up to 300x300mm with wall tiles up to 200x600mm, extent as per display (builder's range \$65/m<sup>2</sup> PC)
- ✓ Feature towel rail and toilet roll holder as per display

## Electrical Inclusions

- ✓ Three phase power
- ✓ Upgraded electrical package included with 30 LED lights
- ✓ RCD earth leakage safety circuits as required to protect your family.
- ✓ Double power points throughout the home (1 per room)
- ✓ 1x single weatherproof power point to alfresco
- ✓ 1x single power point to dishwasher recess
- ✓ 1x standard bayonet light point to each room
- ✓ 1x two-way switch
- ✓ Feature light switch and power point covers
- ✓ External lights to porch and alfresco<sup>^</sup>
- ✓ 3x25mm conduits and cover plate to entertainment area
- ✓ Provision for National Broadband Network connection
- ✓ Minimum of 2 hard wired smoke detectors are provided for your peace of mind

## Electrical Inclusions

- ✓ Three phase power to meter box
- ✓ RCD earth leakage safety circuits as required to protect your family.
- ✓ Double power points throughout the home (1 per room)
- ✓ Upgraded electrical package included with 30 LED lights and 10 extra double power points included
- ✓ Modern light switches in choice of grey or white (from Platinum range)
- ✓ External lights to porch and alfresco with external light fitting included from Platinum range
- ✓ Provision for National Broadband Network connection
- ✓ Minimum of 2 hard wired smoke detectors are provided for your peace of mind

## Second Storey Inclusions (if applicable)

- ✓ Feature staircase configuration and balustrade as per display
- ✓ Ceiling white paint to second storey drylined walls and feature bulkheads when applicable (1 coat)
- ✓ Total of R4.7 insulation to external walls
- ✓ Feature cladding as per display
- ✓ 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

## Balcony Inclusions (if applicable)

- ✓ Ceramic floor tiles up to 300x300mm (builder's range \$65/m<sup>2</sup> PC)
- ✓ Square chrome floor waste
- ✓ Balustrade as per display

<sup>^</sup> Terms and Conditions Apply <sup>^</sup>Only if alfresco is included in design. Images are for illustrative purposes only. The following items are not included in the Platinum specification. They can be priced and discussed with your design consultant: Internal wall painting, window treatments, decorator items, built in furniture, air-conditioning 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 30/08/2018. BC 13521

# Portofino Display Inclusions

## General Inclusions

- Feature concealed roof to front elevation
- COLORBOND® steel roof cover - Custom orb profile
- Feature lining to eaves, alfresco and porch ceilings
- Feature boxed window surround to front elevation as shown
- Feature awning to front elevation where shown
- Acrylic render to external walls where shown and internal walls of garage
- Plaster float and set throughout
- Feature shadowline cornice detail to ceilings as per display

## Door and Window Inclusions

- 600mm pull handle set to Entry door
- Gainsborough leverset handles throughout
- 28c high feature internal doors throughout
- Feature cavity sliding door to Ensuite and Bed 2 WIR
- Glazed robe doors with slimline frame as per display
- Recessed frame for sliding doors to Dining, Living and Kitchen
- Feature louvred windows where shown
- Feature laminate doors to ground floor linen as per display

## Kitchen Inclusions (includes Scullery where applicable)

- 20mm engineered stone benchtops
- Engineered stone splashbacks
- Feature cabinetry including drawers and shelving as per display
- Feature island bench with breakfast bar an open shelving
- Laminated kickboard as per display
- Integrated dishwasher and as per display with feature laminate nib wall
- 2x 600mm wall ovens, built-in microwave, built-in steamer oven, induction cooktop and integrated rangehood as per display

## Ensuite, Bathroom, Toilet and Laundry Inclusions

- 20mm engineered stone benchtops
- Engineered stone splashback to laundry
- Feature laundry washer/dryer stack, overhead cabinets and pull-out hamper drawers as per display
- Designer trough and tapware to laundry as shown
- Stainless steel floor wastes with tile inserts as shown
- Mirrored medicine cabinet to master ensuite, ensuite 2 and bathroom as shown
- Designer basins and tapware as shown
- Free standing bath to master ensuite and bathroom
- Feature glazed pivot door to master ensuite wc
- Full height tiling to master ensuite
- 2400mm high tiling to shower recesses in ensuite 2 and bathroom
- Feature dado tiling to Bathroom as shown

## Second Storey Inclusions

- Double brick construction to upper floor
- Feature cladding to front elevation as per display
- Feature open tread staircase with twin stringers with painted timber and glass balustrade as per display
- Feature raked ceiling to stair void and theatre as per display
- Feature shadowline cornice detail to Master suite ceilings as per display

## Exclusions\*

- Burnished concrete to driveway, porch and alfresco as per display
- Millboard decking to porch and alfresco
- Feature plinth and fireplace to Living as per display
- Integrated fridge/freezer as per display
- Feature skylights to stair void and upper floor powder as per display

Visit [10residential.com.au](http://10residential.com.au) Phone 9208 9101  
Head office: 9 Sangiorgio Court Osborne Park WA 6017



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