

introducing the advantage specification

At WA Country Builders and The Rural Building Company we've listened. We understand that you expect a certain quality and style of finish in your home. You want stylish fixtures and fittings throughout, from the kitchen to the ensuite, giving your home a sense of luxury. That's why we've used our local knowledge and buying power to create the Advantage Specification which includes a wide range of selections you want as standard inclusions.



WHY YOU CAN TRUST YOUR LOCAL BUILDER

- WA's largest and most awarded regional builder
- We provide the security of a Fixed Price contract
- We provide Housing Indemnity insurance
- We give you a 6 month maintenance warranty
- We provide a Lifetime structural guarantee*
- We give you an obligation-free site inspection
- Independent finance consultants available
- We are a wholly Western Australian owned family business
- We support local suppliers and tradespersons
- We employ local staff
- We have locally operated offices
- We are proud builders of the regional Telethon home since 2003

*Terms and conditions apply

KITCHEN INCLUSIONS

- Choice of post, square or tight-form edge to laminated benchtops
- Westinghouse stainless steel 900mm gas cooktop with cast iron trivets
- Westinghouse stainless steel 900mm multi-function electric oven
- Choice of Westinghouse stainless steel or glass 900mm canopy rangehood
- Clark Monaco double bowl stainless steel sink
- Choice of Stylus Cadet or Caroma Saracom chrome mixer tap to sink
- Dishwasher recess with cold tap and power point
- Soft close runners to drawers
- Soft close hinges to cupboard doors
- Bi-fold hinges to corner cupboards
- White lined interiors to cupboards
- ABS (won't peel) edging to all cabinet doors
- Cupboard door handles from our range
- Extensive choice of laminate finishes
- Pantry with white melamine shelves
- Tiled splashback to underside of the rangehood



ENSUITE AND BATHROOM INCLUSIONS

- 6 star rated Rheem 26L continuous flow hot water system
- Hot water system preset to 50° to prevent scalding
- Choice of post, square or tight-form edge to laminated benchtops
- Extensive choice of laminate finishes
- White lined interiors to cupboards
- Soft close hinges to cupboard doors
- Cupboard door handles from our range
- Tiled hob to vanity cupboard
- Fully framed pivot door screen to all showers
- Choice of white vitreous china above counter vanity basins with chrome waste
- White Caroma Classic 1500mm bath
- Close coupled dual flush vitreous china toilet pan and cistern (WELS 4 star rated)
- Fully framed mirrors to the full width of the vanity
- Shower wall tiling to 2m high
- Ceramic soap combo shelf to showers
- Dorf Enix 900mm chrome double towel rails
- Caroma Tasman II rail showers (WELS 3 star rated) to bathroom & ensuite
- Choice of Stylus Cadet or Caroma Saracom chrome mixer taps
- Floor tiling to ensuite, bathroom, laundry and toilets
- Dorf Enix accessories to bathroom, ensuite and toilets

INTERNAL INCLUSIONS

- 75mm coved cornice to ceilings
- Bedroom Robe doors as per plan
- Chrome wastes to all wet areas
- Wide range of quality 300x300 ceramic tiles (\$50/m² retail allowance)
- 35L Metro china utility basin in laminated cabinetry
- Choice of post, square or tight-form edge to laminated benchtops
- Extensive choice of laminate finishes
- Soft close hinges to cupboard doors
- Choice of Stylus Cadet or Caroma Saracom chrome mixer tap to trough
- Automatic washing machine taps inside cupboard
- Metal corner protection beads to internal plastered walls
- Region appropriate batt ceiling insulation for energy efficiency
- White melamine shelving to robes and linens
- Choice from Gainsborough Lever Contractor 100 & 700 Series internal door handles
- Privacy latch to ensuite, bathroom and toilet.
- Telephone point provision
- Television point
- Light points to all rooms and passages
- Double power points throughout
- Hard wired smoke detectors
- Electrical safety switches
- HPM Arteor electrical switch plates in a range of colours
- Ceiling exhaust fans with draught-stoppers to bathroom and ensuite

EXTERNAL INCLUSIONS

- A survey of your site
- An Engineer's site report & 6 star energy efficiency report
- The cost of drawing your plans
- Building Permit and Water Corporation fees
- Disposal of the building waste from your site
- All site cleans
- Provision of temporary toilet to site
- Termite treatment of floor slab & perimeter
- Engineer designed 100mm concrete floor slab
- Pavers to verandah, porch, portico and alfresco areas
- Pavers to 6m long driveway
- Pavers to path (6m²)
- Your choice of painted render or 1c or 2c face bricks
- Double clay brick construction with wide selection from builders range*
- Cream mortar with choice of raked, concave or flush joints
- Flyscreens to aluminium windows and sliding doors
- Keyed lock fitted as standard to aluminium windows
- Anti-lift sash for added security to aluminium windows
- Double deadlock security handle standard to aluminium sliding doors
- Timber entrance door frame
- Choice of Corinthian glazed or timber entry door routed on both faces
- A Gainsborough Align Tri-lock entry set to entry door & garage door
- Colorbond® roof cover, gutters, fascia and round downpipes
- 25° roof pitch
- Blue pine timber roof frame built to Australian standards
- Double garage (where shown) with grano hardstand and remote control Colorbond® sectional door from Builders Range
- Flush lined ceiling to garage and alfresco where shown (except eaves)
- Hardiflex lining to eaves and any carport, porch or verandah
- Slotted gutters
- A light point outside external doors
- Two way switch to carport or garage
- 10m allowance for sewer connection
- Full painting to ceilings, timber doors/frames, eaves, meterbox and any exposed timber
- 2 garden taps

Signatures

Client: _____ Date: _____

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Witness: _____ Date: _____

*These specifications and construction methods may vary in some regional areas. Quotation Schedule selections override this document. Please ask your Sales Consultant for details.

freecall 1800 227 161 wacountrybuilders.com.au
freecall 1800 643 800 ruralbuilding.com.au

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