

INTRODUCING THE

Advantage Specification



The Advantage Specification builds on the foundation of the popular Elements Specification and adds a level of luxury and choice that many of our clients aspire to. Starting from the exterior finish of your new home and continuing right throughout. The Advantage Specification offers you more – more choices of finish and higher levels of luxury.

WHY YOU CAN TRUST YOUR LOCAL BUILDER

- * We are 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

KITCHEN INCLUSIONS

- 20mm engineered stone benchtops to kitchen*
- 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 Horizon 1.75 or Clark Punch Double bowl stainless steel sink
- Choice of premium Alder vito bertonni sink mixer taps*
- 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
- Choice of designer cupboard door handles*
- Extensive choice of laminate finishes
- Pantry with white melamine shelves
- Tiled splashback to underside of the rangehood

COUNTRY
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ADVANTAGE SPECIFICATION



ENSUITE AND BATHROOM INCLUSIONS

- 6 star rated Rheem 26L continuous flow hot water system
- Hot water system preset to 50° to prevent scalding
- 20mm engineered stone benchtops to ensuite and bathroom*
- Extensive choice of laminate finishes
- White lined interiors to cupboards
- Soft close hinges to cupboard doors
- Choice of designer cupboard door handles*
- Tiled hob to vanity cupboard
- Hob-less showers, with semi-frameless pivot door and screen (where shown)
- Choice of white vitreous china vanity basins*
- White Caroma Classic or Luna island bath*
- Vitreous china round back to wall toilet suite* (WELS 4 Star rated)
- Mirrors to full width of vanity*
- Shower wall tiling to 2.1m high
- Ceramic soap combo shelf to showers*
- Alder vito bertonni double towel rails*
- Choice of Alder rail showers* (WELS 3 Star rated)
- Choice of premium Alder vito bertonni mixer taps*
- Floor tiling to ensuite, bathroom, laundry and toilets
- Alder vito bertonni 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
- Metal channel grate wastes to shower recesses*
- Wide range of premium 300x300 ceramic tiles (\$50/m² retail allowance)
- Premium mitred edging to tiles where applicable
- 35L Metro china utility basin or 45L SS trough in laminated cabinetry*
- Choice of post or tight-form edge to laminated benchtops
- Extensive choice of laminate finishes
- Soft close hinges to cupboard doors
- Choice of premium Alder vito bertonni mixer taps to trough*
- Automatic washing machine taps inside cupboard
- Metal corner protection beads to internal plastered walls
- Region appropriate ceiling batt insulation for energy efficiency
- White melamine shelving to robes and linens
- Choice of Gainsborough G3 or G4 Lever 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 and electrical safety switches
- HPM Excel Life electrical switches and face plates with choice of colours
- Ceiling exhaust fans with draught-stoppers to bathroom and ensuite

EXTERNAL INCLUSIONS

- A survey of your site
- An engineer's site report and 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
- Engineer designed concrete floor slab
- Wide choice of pavers to verandah, porch, portico and alfresco areas*
- Pavers to driveway* (30m²)
- Pavers to path* (6m²)
- Choice of painted render or 1c or 2c face bricks*
- Double clay brick construction* (where shown)
- Cream mortar with concave joints
- Flyscreen's to aluminum windows and sliding doors
- Keyed lock fitted to aluminum windows
- Anti-lift sash for added security to aluminum windows
- Double deadlock security handle standard to aluminum sliding doors
- Timber entrance door frame
- Choice of Corinthian glazed or timber entry door routed on both faces*
- Gainsborough Tri-lock entry set to entry door and garage shopper*
- Gainsborough Ambassador keylock handle and double deadlock to rear garage (where shown)
- 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*
- Flush lined ceiling to garage where shown
- Fibre cement lining to eaves and carport, porch, verandah (where shown)
- Fibre cement with negative detail ceiling to coffered alfresco (where shown)
- 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, meter box and any exposed timber
- 2 garden taps

SIGNATURES

Client: _____ Date: _____

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Witness: _____ Date: _____

^ Terms and conditions apply

* From builders standard product range;

* These specifications and construction methods may vary in some regional areas.

Quotation selections override this document. Please ask your Sales Consultant for details.

WA Country Builders BC 11422 Rural Building Company BC 11421

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