



# ProCorp Group

## Turn Key Package Inclusions

### **BASIX Inclusions**

- ✓ Provide BASIX certificate showing energy efficiency rating and certification
- ✓ AAA rated PC items to meet BASIX requirements
- ✓ R1.5 rated Insulation batts to all external walls
- ✓ R3.5 rated Insulation batts to habitable living area ceilings only, excludes garage
- ✓ 5,500 litre inground concrete tank connected to allow use of recycled water
- ✓ Inground tank connected to laundry and toilets to meet BASIX requirements

### **General Inclusions**

- ✓ Free site inspection
- ✓ Written Tender provided, valid for thirty (30) days
- ✓ Fixed price Building Contract supplied upon acceptance of Tender
- ✓ Six year structural guarantee
- ✓ Three month Builders warranty period
- ✓ Preparation and approval of building plans
- ✓ All site costs excluding rock excavation
- ✓ Engineers' inspections and drawings
- ✓ Development Application and Construction Certificate fees
- ✓ Home Owners Warranty insurance and Builders All Risk Insurance
- ✓ Waterboard and Builders Licencing Act fees
- ✓ Pegout and Contour Survey
- ✓ H' Classification reinforced floor slab
- ✓ Piering costs for concrete slab
- ✓ Structural Engineers' Certificate for concrete slab
- ✓ Two brick course step down to perimeter beams
- ✓ Non toxic Granite Guard pest control barrier
- ✓ 2.4m standard ceiling heights

### **External Inclusions**

- ✓ Water and Sewer connections to the front of the property
- ✓ Selection of bricks from Austral or PGH builders range (\$1,000 retail allowance)
- ✓ Seasoned timber frames and engineered trusses
- ✓ Colorbond fascia with slotted quad gutter
- ✓ Colorbond guttering, barge boards and downpipes complete with 12 month guarantee
- ✓ Lockable sliding aluminium windows (keyed alike)
- ✓ Flyscreens to all windows and sliding doors
- ✓ Choice of roof tiles from Monier (Elabana profile)
- ✓ Choice of Colorbond Roll-A-Doors or Panelift doors with one remote control motor
- ✓ Front and rear garden taps



## **External Inclusions continued**

- ✓ UHF TV Antenna
- ✓ RP3 Raven door seals to all external doors
- ✓ Choice of rotary clothesline or wall hanger
- ✓ Metal letterbox with a powder coated finish
- ✓ Stencil concrete driveway from the kerb to the garage, includes pathway to entry (max 10 mtrs)
- ✓ Grey concrete path to tight side of boundary, maximum 1.3m width
- ✓ Maximum of 20m<sup>2</sup> of stenciled or coloured concrete to rear patio as per design
- ✓ Choice of Colorbond or timber lapped and capped fencing with side gate and block off
- ✓ Landscaping to the front of the home, maximum 15m<sup>2</sup>
- ✓ Kikyu Turf laid to the front and rear yards, including soil preparation

## **Internal Inclusions**

- ✓ XVP12 entry door or equivalent by Hume Doors with coloured frosted glass (suit painted finish)
- ✓ Glazed sidelight to doorframe (if applicable as per design)
- ✓ Satin chrome Gainsborough 8901 Trilock leverset to front entry
- ✓ Gainsborough 8901 Trilock set to laundry and/or garage entry as per design
- ✓ Internal 'Oakfield' panel doors or equivalent by Hume Doors
- ✓ Gainsborough 'Windsor' lever sets to internal doors (satin chrome 900 series)
- ✓ 75mm rubber cushion door stops to all openable doors
- ✓ 90mm Cove cornice throughout home
- ✓ 75mm x 25mm Colonial skirting board to suit painted finish
- ✓ 75mm x 25mm Colonial architrave to suit painted finish
- ✓ Built-in robes to bedrooms as per design
- ✓ Powder coated shelving to robes - single shelf installed
- ✓ Powder coated shelving to linen - four shelves installed
- ✓ Waterproofing to all wet areas
- ✓ Vertical blinds installed to all windows and sliding doors (excluding wet areas and garage)
- ✓ Carpet to all bedrooms, lounge and dining including underlay

## **Kitchen**

Kitchen allowance of \$6,800 to make colour selections of your choice including

- ✓ Laminated benchtop
- ✓ Polytec vacuum formed textured finish doors including overhead cupboards as per design
- ✓ Melamine coloured kickboards
- ✓ Provision for microwave
- ✓ Provision for dishwasher including water and power connections



## **Electrical**

- ✓ Three Phase wiring to Metre Box including safety switch
- ✓ Metering connected to street mains within 10 metres
- ✓ Two hard wired smoke detectors with built-in battery backup
- ✓ Pre-wiring for two telephone points (Telstra to connect to street mains)
- ✓ Heat lamp installed to Bathroom - 4 heat lamps with light
- ✓ Heat lamp installed to Ensuite - 2 heat lamps with light
- ✓ One HPM 250mm exhaust fan supplied and installed to Laundry
- ✓ One electric oven circuit
- ✓ Five single power points
- ✓ Twenty double power points
- ✓ Twenty two light points
- ✓ Two fluorescent lights installed in garage
- ✓ Two RG6 cable television points
- ✓ One weatherproof double power point
- ✓ \$800 allowance to select light fittings of your choice

Our clients can choose where they would like the power points, light points, tv and phone points to be installed. An electrical plan will need to be completed before building commences.

## **Appliances**

- ✓ OVEN - Westinghouse Underbench Multifunction Oven POP667S
- ✓ HOT PLATE - Westinghouse 4 Burner Gas Hot Plate GHL11SNG
- ✓ RANGEHOOD - Westinghouse Retractable Rangehood 600mm WRH608IS
- ✓ DISHWASHER - Westinghouse Dishwasher SB907SJ
- ✓ HOT WATER SYSTEM - Rheem Integrity 24 litre Hot Water System

## **PC Items**

- ✓ 1800mm Stylus Careeba bath
- ✓ White vanity units in Main Bathroom (and Ensuite if applicable)
- ✓ White R.A.K. Bella Link ceramic toilet suites as per design
- ✓ "Kirra" range of accessories installed to Bathrooms (and Ensuite if applicable)
- ✓ Bathroom accessories include toilet roll holder, towel rail, soap dishes and hand towel rings
- ✓ Clear glass shower screens with an aluminium powder coated frame
- ✓ Elegantly framed mirrors to match vanity width - select colour from our standard range
- ✓ Oliveri 1½ bowl stainless steel Kitchen sink
- ✓ Polished chrome 'Look Blikk 35' sink mixer to kitchen sink
- ✓ S54 water purifier with goose neck arm installed to Kitchen
- ✓ Free standing 45 litre stainless steel Laundry Tub - Clark 8011
- ✓ Hot and cold washing machine connection installed in the Laundry
- ✓ "Kirra" range of quality tapware to bathrooms and laundry
- ✓ Standard chrome floor wastes to wet areas



# ProCorp Group

## **Painting**

*Choice of two colours from the Taubmans Colour Guide*

- ✓ Allowance - two coats of paint to walls and ceilings
- ✓ Gloss painted finish to all internal woodwork

## **Ceramic Tiles**

*Wall and floor tiling is provided at an allowance of \$30.00 per square meter (as per design)*

*All tiles are laid as a square pattern without borders and are supplied for the following floor areas*

- ✓ Front verandah including front step
- ✓ Entry Foyer
- ✓ Kitchen and Meals area as per design
- ✓ Family room as per design
- ✓ Bathroom and Ensuite floors as per design
- ✓ Laundry floor

## **Wall tiling height specifications:**

### **Kitchen**

- ✓ Splashback tiled to a maximum of 600mm above benchtop

### **Laundry**

- ✓ One row of skirting tiles
- ✓ Two tiles over laundry tub as splashback

### **Bathrooms**

- ✓ 1.8 metres high in shower recess
- ✓ 1.2 metres high to the remainder

## **Heating and Cooling**

- ✓ Ducted evaporative cooling system
- ✓ Ducted gas furnace

***These inclusions are based on a 600m<sup>2</sup> flat block. Pricing is subject to site inspection.  
Due to research, product improvements, model changes and changes to building codes,  
ProCorp Builders reserve the right to vary the brands of materials used.***