



KINGSMAN HOMES

QUALITY INCLUSIONS

External	
Foundation	Concrete slab to engineer specifications
Alfresco	Under main roof, alfresco slab tiled and lined ceiling (design dependent)
Roof	Cement roof tiles from nominated builder's range with 38 x 38 battens and sarking
Bricks	Bricks/Cladding from nominated builder's range
Fascia & Gutters	Colorbond fascia and gutters supplied & installed
Downpipes	90mm PVC down pipes from charged lines
Water Heater	Rinnai 26L/min External HWS (50Deg)
Recess Box	Recess box for hot water heater
Electrical Box	Recessed electrical meter box
Garage Door	Sectional overhead garage doors inclusive of two remote control handsets and one wall mounted handset
Eaves	Eaves to house approximately 300mm to 450mm, excludes sections where walls extend out to fascia
Water Tank	Up to 3000L slim line water tank
Framing	
Wall Height	Double Storey 2590mm (ground floor) and 2440mm (first floor) / Single Storey 2590mm
Frame Sizes	Wall Frame studs 90mm ground floor and first floor
Stud Spacing	600mm stud spacing to external walls
Truss Spacing	600mm roof truss spacing
Garage Step	85mm step down in garage (may change, determined by engineer)
Kitchen	
Bench Tops	20mm stone benchtop from nominated builder's range
Cupboards	Laminated cupboard doors from builder's range with soft close hinges and shelves
Drawers	Laminated drawers with soft close (sizes will be determined once there are construction drawings)
Sink	Franke Double Bowl Universal Sink
Handles	Handles from nominated builder's range
Sink Mixer	Phoenix Blix Pullout (or similar)
Appliances	
Oven/Cooker	Baumatic 900mm Upright Cooker/Oven
Rangehood	Baumatic 900mm Slideout Rangehood
Dishwasher	Baumatic 600mm Freestanding Dishwasher
Bathrooms	
Vanities	Polyurethane wall hung with polymarble top (design dependent)
Shower Screen	1000 x 1000 x 1950mm semi frameless shower screen (dependent on bathroom layout)
Bath Spout	Phoenix Arlo 200mm wall bath spout (or similar)
Shower Spout	Phoenix Vivid single shower on rail (or similar)
Shower/Bath Mixer	Phoenix Arlo shower/bath mixer (or similar)
Basin Mixer	Phoenix Arlo basin mixer (or similar)
Toilets	Forme Soul back to wall suite with soft close seat
Bath	1500mm rectangular freestanding bath (back to wall)
Towel Rail Holder	800mm Phoenix Ralii double towel rail
Toilet Roll Holder	Ralii toilet roll holder (1 per toilet)
Towel Holder	Ralii towel holder (1 per vanity)
Mirrors	Polished edge mirrors (mirrors to suit vanities) Austral Project-Proposed Inclusions List
Laundry	
Laundry Tub	Bench with Drop in laundry tub
Splash Back	Tile splash back to the laundry tub from nominated builder's range
Tap Ware	Concealed washing machine connection within the laundry tub, vanity unit which is located under the laundry tub
Floor Waste	Chrome floor waste square metal design
Sink Mixer	Ivy sink mixer
Plumbing	
Plumbing	Plumbing system with separate line to service bathroom, en-suite & powder room
Gas Points	4 Gas points (1 cook top, 1 in living area, 1 to alfresco, 1 water heater)
Garden Taps	3 Garden taps (1 front and rear, 1 connected to water tank)
Wall & Floor Tiling	
Tiles	Tiles from nominated builder's range
Floor	Floor tiling to bathroom, en-suite, bathroom, separate WC, laundry (design dependent)
Walls	Full height tiling to shower area and 1.2m to the perimeter of the bathroom/en-suite
Floor Waste	Chrome floor waste square metal design
Splash Back	Splash back tiling in kitchen from nominated builder's range to go along where the bench is connected to the wall
Skirting	Skirting tile to WC, powder room and laundry
Door	
Entrance	920 x 2040 x 40 Entrance doors from nominated builder's range
Internal	620/720/820 x 2040 Flush panel doors throughout
Laundry	820 x 2040 x 40 Laundry external door from nominated builder's range
Sliding Door	Aluminum sliding door from standard builder's range keyed alike (design dependent)
Door Furniture	
Entrance Lock	Nexion (Lockwood) Entrance satin chrome double cylinder lockset
Internal handles	65mm from nominated builder's range (Lockwood)





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Laundry Lock	60-70mm satin chrome plated entry lock to laundry door
Bathroom	Privacy to bathrooms from nominated builder's range
Window	
Windows	Windows, and sliding doors powder coated aluminium frame with clear glass, colours from builder's standard range
Frosted	Frosted glass to bathroom, ensuite & W/C windows
Keyed	Windows and sliding door locks to all openable windows
Paint	
Exterior	"Taubmans Endure" exterior acrylic (2 coat system)
Internal	"Taubmans Endure" interior acrylic (3 coat system, includes sealer)
Ceiling	Ceiling and cornice (3 coat system, includes sealer)
Woodwork	"Taubmans" semi-gloss (3 coat system, includes primer)
Flooring	
Carpet	Carpet and underlay to first floor areas, including stairs (excluding wet areas and garage) from nominated builder's range
Tiles	Tiles to Ground floor area, alfresco, porch and wet areas from nominated builder's range
Internal	
Architraves	66mm x 18mm pine architraves and skirting (square profile)
Shelves	Melamine shelving and hanging rail to robes, 3 shelves to linen and pantry
Stairs	MDF treads, risers, and stringers. Solid pine posts and handrails. Stainless steel or powder coated balusters (design dependant)
Insulation	Supply and install R3.0 rated insulation batts to exposed roof ceilings (excludes any garage, patio, balcony and alfresco ceiling). R2.0 rated insulation batts to external walls of house area (excludes external garage walls, includes garage/living common internal wall)
Internal Linings	
Living Area	10mm plaster board to ceiling and walls
Garage	Plaster board lined brick veneer finish to garage (design dependent)
Cornice	90mm cove cornice, except robes, cupboards and pantries which is 55mm
Landscaping	
Driveway	Concrete driveway and concrete pathway as per architectural drawings
Landscape	Light landscaping to front, with turf front and back
Letter Box	Colorbond letter box and numbers from nominated builder's range
Clothesline	Clothesline from nominated builder range
Electrical	
Kitchen	4 LED down lights to kitchen area / 2 double power points on splash back
	1 single power point for oven / 1 single power point for fridge
	1 single power point for range hood / 1 single power point for dishwasher
	1 single power point for microwave (design dependent)
Bedroom/s	1 double power point
	1 LED oyster light
Master	2 double power points
	2 LED oyster lights (1 main room and 1 walk in robe)
	1 phone point (design dependent maximum 2 per design)
Living Area/s	2 double power points
	2 TV points & 1 Phone point (second tv point is design dependent)
	1 LED oyster light per functional room (family, meals, study, multi)
Alfresco	1 LED oyster light
	1 double weatherproof power point
Porch	1 LED oyster light
Balcony	1 LED oyster light (design dependent)
Smoke Alarms	2 hard-wired smoke detectors with battery back up
Bathroom/En-suite	1 double power point
	2 heat bulbs IXL's with light and exhaust fan
WC/Powder Room	1 combination light/exhaust fan
Garage	1 single power point for garage door motor
	1 double power point (location near NBN point)
	1 NBN point (location determined by Electrician)
Air-conditioning	1 ducted air-conditioning unit with 1 wall controller (2 zones)
External	1 double weatherproof power point for rainwater tank
	1 single power point for hot water heater

