



Compare our standard

As at 1 May 2023



Compare us to the rest

Use this checklist to compare our standard inclusions with other builders

EXTERNAL	King Homes NSW	BUILDER 1	BUILDER 2
Fixed price site fees worth more than \$30,000	✓		
Driveway up to 45sqm ²	✓		
Tiling to Alfresco and Porch for our standard tile range	✓		
Up to 36 tonnes of dirt removal	✓		
Up to 5 metres square of drop edge beam	✓		
Termite resistant frames	✓		
M1 and H1 class slab	✓		
Even cut & fill up to 1m fall	✓		
Contemporary painted front door up to 1020mm wide	✓		
Quality bricks from our standard Austral or PGH	✓		
Colorbond metal roof from our standard range	✓		
Up to 450mm wide eaves to perimeter of house	✓		
Colorbond fascia & gutter	✓		
2040mm high garage door from the overhead sectional range	✓		
Two remote garage door controls with 1 wall mounted control	✓		
Powder coated aluminium windows & sliding doors	✓		
Fibreglass mesh fly screens to operable windows	✓		
2 x external taps: 1 x rainwater tank and 1 potable connection	✓		
Up to 3000L rainwater tank and pump including electrical connection (as per BASIX)	✓		
INTERNAL			
2700mm ceiling height to ground floor and 2400mm to 1st floor	✓		
67mm half splayed architraves and skirting throughout	✓		
Gyprock lining to internal walls with 90mm cove cornice	✓		
Internal 2040mm high doors from our standard range	✓		
Framed mirror sliding doors to bedroom robes	✓		
3 coat paint system (one colour to walls throughout)	✓		
450mm porcelain tiles wood look floating laminate flooring to main floors or	✓		
Carpet from our standard range to other areas	✓		
4 Melamine shelves to Linen closet (where applicable)	✓		
R2.2 thermal insulation batts to external cavity walls of living areas, including internal garage wall but excluding external garage wall	✓		
R4.1 thermal insulation to ceiling, excluding garage	✓		
Stairs - Painted pine stringers, posts and handrails with stainless steel balusters with carpet tread as per design	✓		
KITCHEN			
Polyurethane or Polytec laminate cupboards in one colour	✓		
Bulkhead to kitchen to suit	✓		
4 x soft close drawers with shark nose edge	✓		
20mm stone benchtops from our standard range	✓		
4 melamine shelves to walk-in pantry (as per design)	✓		
Smeg 600mm slide out rangehood	✓		
Smeg 600mm gas cooktop	✓		
Smeg 600mm built-in oven	✓		
External ducting to rangehood	✓		
Chrome sink mixer	✓		
Double bowl top mount sink with drainer	✓		
700mm high tiled splashback as per design	✓		
Provision for dishwasher and microwave	✓		
Cold water point to fridge	✓		

BATHROOMS	King Homes NSW	BUILDER 1	BUILDER 2
Wall tiling to 2.1m to shower and 1.2m tiling to rest of area in bathroom and ensuite	✓		
Powder & laundry room tiling to floor and skirting	✓		
Choice of porcelain tiles for both walls and floor	✓		
6mm semi-frameless shower screens to bathrooms and ensuite	✓		
Frameless mirror with polished edge to suit vanity	✓		
1500mm drop-in bath	✓		
Chrome tapware from our range	✓		
Toilet suite with soft close seat	✓		
Chrome towel rail and toilet roll holder	✓		
Smart floor waste with tiled inset	✓		
2 door opening wall-hung vanity in Polytec laminate in our selected colours	✓		
Polymarble bench top with integrated basin	✓		
LAUNDRY			
45L stainless steel tub with white cabinet	✓		
Tiled splashback above tub	✓		
Chrome sink mixer	✓		
Flush panel door to external entry with key lock door hardware	✓		
ELECTRICAL			
Up to 14 double and 8 single white power points	✓		
Up to 15 standard downlights in open living areas	✓		
1 x light fitting to each enclosed room without downlights	✓		
1 x 2 lamp combination light, heater and exhaust fan to bathroom and ensuite	✓		
1 x double swivel spotlight at rear or side of home	✓		
Light switches to all lights where required	✓		
Continuous flow gas 26L in-wall hot water system	✓		
Hard wired smoke detectors	✓		
2x TV and 2x phone points	✓		
PLAN APPROVALS			
Plans and detailed drawings	✓		
Detailed Contour plan	✓		
BASIX certificate	✓		
Standard PCA certifier fees	✓		
Standard statutory water authority approval fee	✓		
Home Owners Warranty Insurance allowance	✓		
Power, water and gas connections	✓		
SERVICES			
Temporary site fencing	✓		
Temporary site toilet	✓		
Stormwater drains connected to legal discharge point	✓		
Sewer drain connected to legal discharge point	✓		
Potable water connection	✓		
Gas connection (subject to availability) which includes cooktop & bayonet	✓		
Electrical metering to street mains	✓		
90 day maintenance period	✓		



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OPENING HOURS:
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10AM - 5PM

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