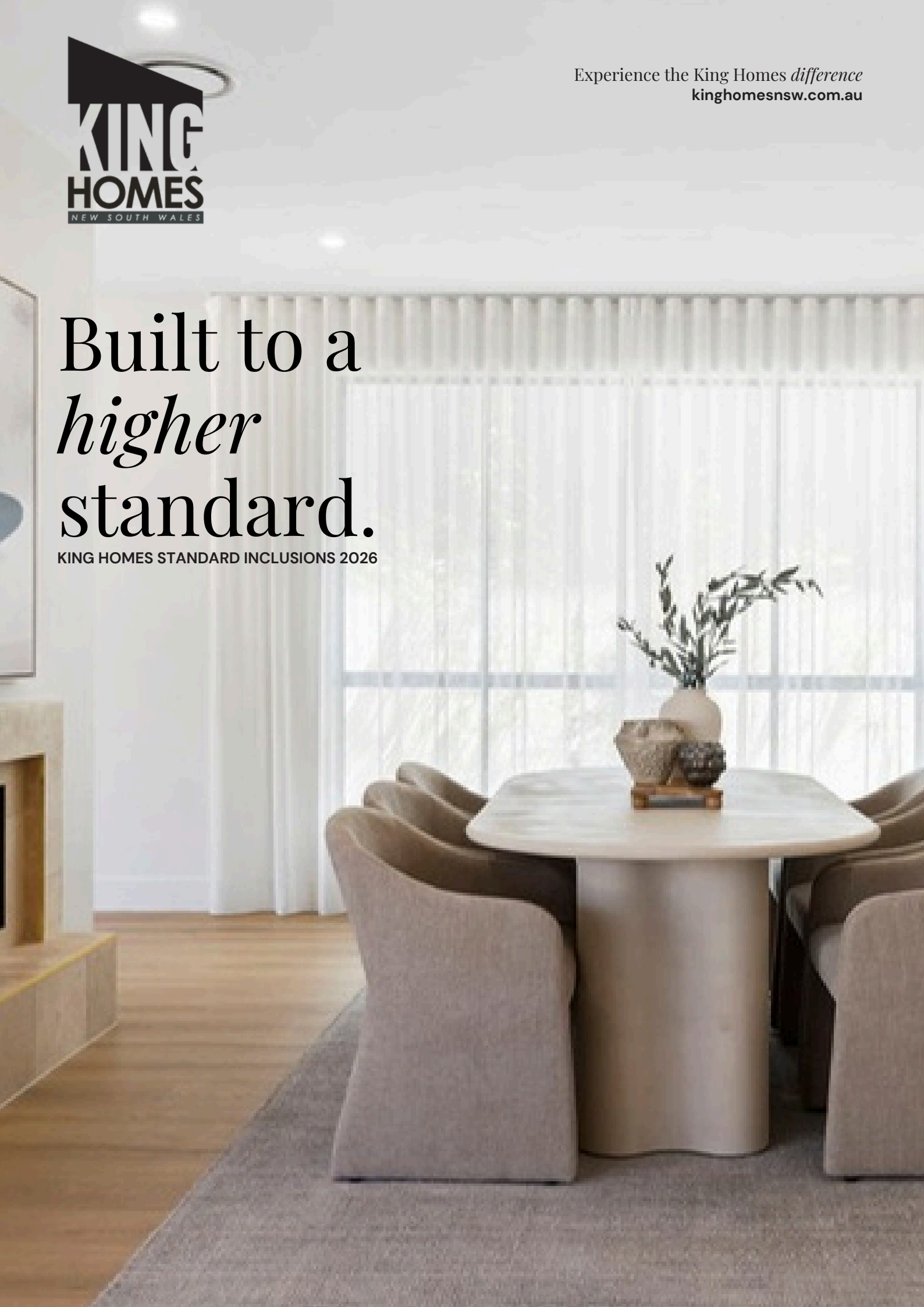




Experience the King Homes *difference*
kinghomesnsw.com.au

Built to a *higher* standard.

KING HOMES STANDARD INCLUSIONS 2026



Built on trust. Backed by experience. Designed for real life.

At King Homes NSW, we do things differently—because we know building a home is one of life's biggest milestones. We're a locally-owned, Sydney-based builder with a reputation for delivering flexible, high-quality homes.

What Sets Us Apart

Flexible Designs, Your Way

We don't believe in one-size-fits-all. Our in-house design team works with you to modify our plans or create something truly custom to suit your lifestyle, block, and budget.

Transparent & Honest Building Process

We pride ourselves on clear communication, realistic pricing, and no hidden surprises. You'll always know where your build stands—every step of the way.

Everything Under One Roof

From design to delivery, we take care of it all. We offer architectural services, a stunning interior selections studio, and even pool construction—making us one of the few builders in NSW who can deliver your home and pool together.

Quality Inclusions as Standard

Our standard inclusions are what many call upgrades. From trusted suppliers like Reece, Smeg, and James Hardie, you'll love what's included from day one.

We Build Across Sydney & Surrounds

Whether you're planning a knockdown rebuild, custom home, or a duplex, we work across Sydney, the South Coast, the Southern Highlands, and beyond.



“*Every home we build is treated like it's our own.
We listen, we adapt, and we deliver with care.*”

— Mark King | Director, King Homes NSW

More Included. *Less Compromised.*

We have listened to hundreds of families who built elsewhere and discovered the same frustration — a competitive base price that quietly expanded into something far greater once the inclusions list revealed its gaps. At King Homes NSW, we took a fundamentally different approach. Our standard inclusions are built around how Australians actually want to live.

Upfront, Transparent Pricing

We advertise our prices which includes site costs, inclusions and connections. We outline any potential challenges upfront, so you can plan your build with confidence.

Transparent Inclusions

Every item in this booklet is included in your fixed price. No hidden asterisks. No standard-versus-premium tiers concealed in fine print.

Studio King — Design Centre

Your personalised selections appointment brings everything together — tiles, tapware, benchtops, cabinetry and flooring — guided by our in-house design team.

Premium Supplier Partners

Smeg, Reece, Daikin, Dulux, Austral Bricks, PGH, James Hardie — quality brands your home will thank you for long after handover day.

BASIX Ready From Day One

Energy efficiency is designed in from the very beginning — insulation, rainwater systems and efficient fixtures are all standard on every build.

Sydney Specialists

From Sutherland Shire knockdown rebuilds to Camden acreage, our teams know Sydney's councils, requirements and conditions inside out.

KING POOLS — YOUR HOME AND POOL, ONE BUILDER

Through King Pools, we design and construct your swimming pool alongside your new home — coordinating trades, approvals and timelines under one roof. Ask your consultant about integrated home and pool packages.

2.75m

CEILING HEIGHTS

14kW

DUCTED AIR-CONDITIONING

45m²

DRIVEWAY INCLUDED

FULL

FLOOR COVERINGS INCLUDED

A Kitchen Built for *Real Life.*

The heart of your home deserves more than compromise. Every King Homes NSW kitchen arrives with a full Smeg appliance suite, 20mm stone benchtops and quality tapware as standard — because your kitchen should be a pleasure from the first meal.

- 20mm stone benchtop from King Homes NSW standard range
- Smeg 600mm built-in oven — model SFA63M3TVX
- Smeg 600mm gas cooktop — model CIR66XS3
- Smeg 600mm slide-out rangehood — model SAH46OSS-1
- Posh Solus stainless steel double bowl inset sink
- Posh Solus chrome sink mixer
- 700mm high tiled splashback to benchtop area
- Polyurethane or laminate cabinetry — one colour selection
- White melamine interior to all cabinetry
- Bulkhead to overhead cupboards
- 4 x soft-close drawers
- Walk-in pantry with 4 x white melamine shelves (where applicable)
- Cold water point to fridge space
- Provision for future dishwasher, refrigerator and microwave
- Natural gas cooktop connection (where gas is available)
- 1 x internal gas bayonet point



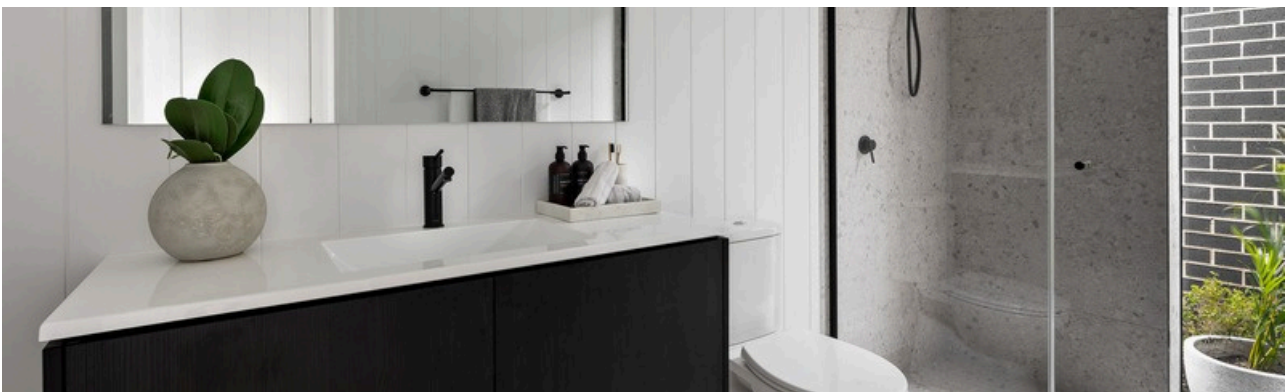
STUDIO KING — KITCHEN SELECTIONS

Every cabinetry colour, benchtop finish, tile and tapware in your kitchen is selected at Studio King in a dedicated guided appointment. Our design team ensures your kitchen is cohesive, considered and entirely yours.

Bathrooms That Feel *Like a Retreat.*

From the Reece 1500mm freestanding bath that anchors your main bathroom to the semi-frameless shower screens and Posh Solus tapware throughout — our bathroom inclusions are designed to feel considered, not just compliant.

- Reece 1500mm freestanding bath to main bathroom —
- Wall-hung vanity with single bowl moulded top - up to 1,200mm
- Frameless mirror to match vanity width - up to 1,000mm high
- Semi-frameless shower screens with pivoted doors and clear laminated glass
- Posh Solus or Mizu Drift chrome multifunction handheld shower with bracket
- Chrome Posh or Mizu tapware to all bathrooms, ensuite and powder room
- Posh Domaine close-coupled toilet with soft-close seat to all bathrooms
- Posh Solus or Mizu Drift 700mm double chrome towel rail — bathroom and ensuite
- Posh Solus or Mizu Drift toilet roll holders throughout
- 2,100mm high tiling to all shower areas
- 1,200mm high wall tiling to main bathroom and ensuite
- 600 x 600mm standard range floor and wall tiles to all wet areas
- Skirting tiles to all other wet areas
- Chrome square tile insert floor waste to showers
- Heat-fan-light combination to bathroom and ensuite — vented to outside
- Ducted exhaust fan to all other wet areas — vented to outside
- Water points for washing machine concealed under laundry tub



WET AREA TILE SELECTIONS — STUDIO KING

Your tile selections for every bathroom, ensuite, powder room and laundry are made at Studio King. Our range includes contemporary large-format options, feature tiles and complementary grout selections.

MAIN AREAS & FLOORING

Spaces Designed for *How You Live.*

Generous 2,750mm ceiling heights. Full floor covering packages. Three coats of Dulux paint. 90mm cove cornice. At King Homes NSW, the finishes that frame everyday life are never an afterthought — they are standard on every build.

- Ceiling heights to 2,750mm to ground floor — standard
- Ceiling heights to 2,450mm to first floor (where applicable)
- Choice of 450 x 450mm floor tiles or 12mm laminate to living areas
- Standard range carpet to bedrooms, media and study rooms
- 600 x 600mm external standard range tiles to porch, alfresco and balcony
- 10mm plasterboard to all walls and ceilings
- 6mm villaboard to all wet area walls
- 90mm cove cornice throughout
- Choice of 66mm half-splayed or pencil-round primed skirting and architraves
- 3 coats of Dulux paint to all interior walls — one colour selection
- 2 coats of flat ceiling paint to all ceilings
- 2 coats of paint to all timber work
- 2 coats of flat acrylic to eaves
- 2 coats of exterior paint to render or cladding
- One external paint colour selection per material (LVR under 50)
- 2,040mm high internal doors with lever handles chrome or black
- Staircase: Painted pine stringers, posts and handrails with metal balusters and carpet treads as per design



FLOORING & COLOUR SELECTIONS — STUDIO KING

Your flooring type, tile selections, carpet choice and internal paint colour are all confirmed at Studio King. Our team helps you build a cohesive palette across every area of the home.

Restful, Considered, *Completed.*

Every bedroom and storage space in your King Homes NSW residence is finished to the same standard — carpet, mirror robes, hanging rails, melamine shelving, and quality lever handles throughout. Nothing left to add.

- Standard range carpet to all bedrooms — your colour selection
- Standard range carpet to media, theatre and study rooms
- Framed sliding mirror robe doors to all built-in wardrobes
- 1 x white melamine shelf to all wardrobes
- 1 x chrome hanging rail to all wardrobes
- Square-set opening or hung door to walk-in robes
- 4 x white melamine shelves to all linen cupboards
- 2,040mm high internal doors to all rooms — up to 820mm wide
- Lever door handles — chrome or black from standard range
- All deadlocks keyed alike throughout the home
- Double GPO to each bedroom
- 1 x standard white LED downlight to each room (plus 20 additional across home)
- Daikin 14kW ducted air conditioning — outlets distributed to living and bedrooms
- R2.5 bulk insulation to all external walls (excluding garage)
- R5.0 insulation to all exposed ceilings (excluding garage, alfresco, porch)



Arriving Home Should *Feel Special.*

Your home's exterior is the first impression it makes on the world — and it is every bit as considered as the interior. Face brick, concrete driveway, panel lift garage door, quality windows and your full roofing package are all standard.

- Face brick from Austral Bricks or PGH — King Homes NSW standard builder's range
- Off-white mortar with ironed joints — single brick selection
- 230mm smooth-face weatherboards to clad areas with 2-coat paint system
- Wall wrap to all external walls
- Concrete roof tiles
- Standard range Custom Orb metal roofing where low pitch (with R1.3 anticon blanket)
- Fascia and quad gutters — standard range colours
- 90mm round PVC painted downpipes
- Aluminium windows and 2,100mm sliding or stacker doors — standard range colours
- Fibreglass mesh flyscreen to all openable windows
- Sectional panel-lift garage door — up to 2,150mm high, standard profile and colour
- Garage door motor with 2 remote controller handsets
- 2,040mm high front entry door — up to 1,020mm wide from standard range
- Entrance lever handle and deadbolt — chrome or black for front entry
- Up to 45m² coloured concrete driveway within property boundary
- 1 x external light point
- 1 x double external GPO to alfresco area
- 3,000L above-ground rainwater tank with pump and mains diverter



FAÇADE SELECTIONS

Your brick selection, external colour palette and cladding materials are confirmed at Studio King. Our standard range spans contemporary through to classic — and upgrade façade packages are available through your consultant.

Every Connection, *Thoughtfully Placed.*

From Clipsal Iconic switches to a full Daikin ducted air-conditioning system, our electrical and mechanical inclusions reflect how modern households actually function — completely, and without a list of provisional items to revisit later.

- Clipsal Iconic switches, GPOs, TV, phone and data points throughout
- Smoke detectors in accordance with BCA requirements
- Up to 8 x single internal white GPOs to appliance provisions
- 1 x double internal white GPO to each labelled room
 - Additional 1 x double GPO to kitchen and laundry
- 1 x double external white GPO to alfresco area
- 2 x single weatherproof GPOs for rainwater tank and hot water system
- 2 x white free-to-air TV points with ceiling wiring for future aerial
- 4 x white Cat5 data points throughout
- 1 x standard white LED downlight to each room — plus 20 additional
- Heat-fan-light combination to main bathroom and ensuite — vented
- Ducted exhaust fans to all other wet areas — vented to outside
- 1 x external light point
- Daikin 14kW standard inverter ducted air conditioning
- 2 zones with 8 outlets — return air ceiling-located
- NBN conduit and draw wire from front boundary to meter box
- NBN conduit, draw wire, Cat6 data point and power to garage internal wall
- 1 x internal gas bayonet point — 1 x external gas bayonet point
- Instantaneous 26L gas hot water system with in-wall recess box
- Natural gas cooktop (LPG appliance package added as variation if no gas)
- Underground electrical connection up to 15m from street turret to meter box

ELECTRICAL CONSULTATION INCLUDED

A dedicated consultation with our licensed electrician is included before construction begins. You confirm the exact location of every point in the home — ensuring nothing is where you don't want it.

The Foundation of *Every Build.*

Before a single brick is laid, a great deal of work happens beneath the surface and behind the scenes. Our standard inclusions cover the full scope of site preparation, structural engineering and council approvals — managed entirely by King Homes NSW.

- Application fees for Complying Development Certificate (private certifier)
- Standard certifier fees and all scheduled inspection costs
- Interim Occupation Certificate
- Up to \$5,000 Homeowners Warranty insurance
- Up to \$500 council contributions, fees, bonds and levies
- Long Service Levy payment
- BASIX Certificate preparation and compliance
- Sydney Water Tap-in
- Standard structural engineering plans and up to 2 x site inspections
- Basic site investigation — contour survey and borehole testing
- Temporary fencing for the full duration of the build
- Sediment and silt control fencing
- Rubbish disposal area
- Temporary gravel access driveway
- House peg-out survey by a registered surveyor
- Site excavation — up to 500mm cut / 500mm fill (1m past footprint)
- Up to 24 tonne of clean dirt removal or fill import
- Up to 75 lineal metres of mass concrete piling
- M1 or H1 class reinforced waffle pod slab per structural engineering details
- 75mm step-down to garage, porch and alfresco
- Up to 5m² of drop edge beams (maximum 300mm high)
- Concrete pump for piers and slab
- Up to N2 wind classification
- Timber frames and trusses to NCC and Australian standards
- 300mm high engineered floor joist system
- Termite protection as per AS3660.2014
- R2.5 insulation to internal garage walls

WE MANAGE EVERY APPROVAL

From the CDC application to BASIX certification and Sydney Water lodgement — our team handles every piece of paperwork. You receive regular progress updates without ever needing to chase a council or certifier.

When You Compare *We Stand Apart.*

We encourage you to compare. When you assess what other builders charge as extras, you will quickly understand that King Homes NSW delivers genuine value — not just a headline price designed to attract and then upsell.

INCLUSION	KING HOMES NSW	TYPICAL VOLUME BUILDER
Ceiling heights	2,750mm — standard	Often 2400mm; upgrade fee applies
Kitchen benchtops	20mm stone — standard	Laminate standard; stone extra
Kitchen appliances	Full Smeg suite — standard	Budget brand or allowance only
Freestanding bath	Reece 1500mm — standard	Upgrade item
Ducted air conditioning	14kW Daikin, 2 zones	Usually an upgrade
Full floor coverings	Tiles, laminate & carpet	Partial; selections often extra
Concrete driveway	Up to 45m ² - included	Separate allowance or extra
Semi-frameless shower screens	All wet areas — standard	Framed standard; frameless extra
Rainwater tank & pump	3,000L with connections	BASIX only, limited connections
In-house design centre	Studio King — included	Varies; often outsourced
Pool integration option	King Pools — available	Separate contractors required

“ We got three quotes. King Homes wasn't the cheapest on paper — but when we added up everything that was included, it wasn't even close.

— CLIENT FAMILY- RYDE NSW · KNOCKDOWN REBUILD 2024

Comparisons are indicative. Always confirm inclusions in writing with individual builders at tender stage.

Your Home, *Elevated Further.*

Our standard inclusions are incredibly competitive. But if your vision extends beyond them, our team can guide you through curated upgrade pathways that add genuine long-term value to your home and lifestyle – all priced transparently before you sign.

Upgraded Facades

Rendered exteriors, Hebel panel walls, Scyon cladding, or custom face brick blends. Available with complementary external colour consultations from our design team.

Luxury Bathroom Fitouts

Freestanding tapware, matte black fixtures, floor-to-ceiling feature tiling, or custom vanity cabinetry. Curated for a boutique-hotel aesthetic at home.

Enhanced Kitchen Packages

Island bench extensions, butler's pantries, upgraded cabinetry profiles, and engineered stone bench upgrades designed in collaboration with Studio King.

Smart Home & Electrical

Additional data and power points, Cat6 upgrades, solar PV and battery provisions, home automation pre-wiring, and EV charging rough-ins. Future-proof from the build stage.

Alfresco & Outdoor Living

Expanded alfresco areas, outdoor kitchens, gas and plumbing rough-ins, and integrated lighting. Extend your living space to the outdoors in style.

King Pools – Integrated Builds

Design and build your swimming pool. Plumbing, filtration, coping coordinated in one project – saving time, cost and complexity. Ask about combined home and pool packages.

ONE CONSULTANT. ONE VISION. EVERY DETAIL IN WRITING.

All upgrades are discussed and priced transparently before tender. Nothing is agreed verbally. Everything is confirmed in writing.

Brand Names

You Already Trust.

We have partnered with Australia's most respected building brands to ensure every specification in your home meets the highest standard of quality, reliability and design. These are not placeholder brands — they are the ones our clients are proud to own for decades to come.

Smeg

KITCHEN APPLIANCES

Ovens, cooktops and rangehoods in every King Homes kitchen.

Polytec

KITCHEN CABINETS

Premium cabinetry finishes and joinery solutions.

Daikin

AIR-CONDITIONING

14kW inverter ducted systems, 2 zones as standard.

Gyprock

INTERIOR FIT-OUT

Trusted wall & ceiling systems delivering a smooth, premium finish.

Austral or PGH Bricks

EXTERIOR

Builder's range: quality bricks, ironed off-white mortar.

Talostone

KITCHEN BENCHTOPS

Premium engineered stone surfaces designed for durability.

Reece Bathrooms

TAPWARE & FIXTURES

Chrome mixers, shower heads and accessories across bathrooms.

James Hardie

CLADDING & FACADES

Modern street appeal with low maintenance.

Clipsal

ELECTRICAL

Quality switches, power points and smart electrical solutions.

Boral

ROOF TILES

Quality concrete roof tiles designed for durability.

Hume Doors & Timber

INTERIOR FIT-OUT

Quality internal doors, timber finishes and hardware.

“

We choose partners who share our values: quality without compromise, products built to last.

— Mark King | Director, King Homes NSW

A Clear Path

From Concept to Keys.

Building with King Homes NSW is a guided, transparent experience. We walk alongside you at every stage — from your very first conversation through to the day we hand you the keys to your finished home.

01 Initial Consultation

Meet your dedicated New Home Consultant. We listen to your vision, discuss your block, lifestyle and budget — no pressure, no pitch. This conversation is entirely yours.

02 Design & Tender

Our in-house design team prepares your plans and preliminary specification. You receive a clear, fixed-price tender that is itemised and fully transparent. Nothing hidden.

03 Studio King Selections

Your personalised appointment at our selections centre. Choose your tiles, tapware, benchtops, cabinetry, flooring and finishes with the guidance of our design team.

04 Approvals & Certifications

We manage your CDC or DA, BASIX certificate, structural engineering and Sydney Water applications. You do not need to chase a single piece of paperwork.

05 Construction

Your home is built by experienced site teams with regular milestone updates. Your Site Supervisor is your direct contact — approachable, accountable and proactive.

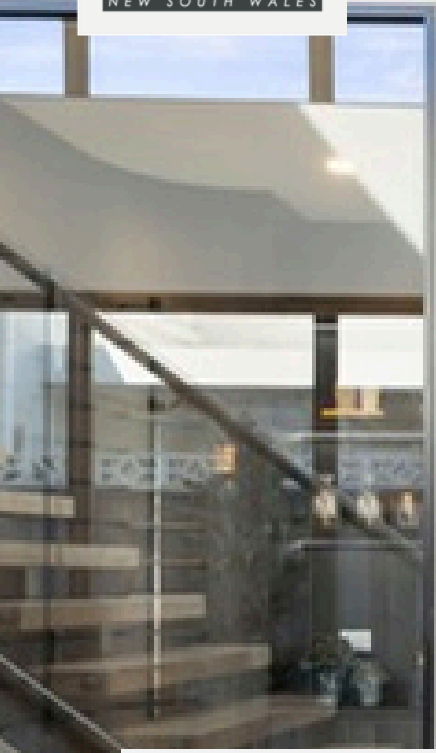
06 Handover

A thorough pre-handover walkthrough ensures every detail meets specification. We hand over keys only when your home is genuinely complete — not when it is close enough.

Terms and Conditions apply – these inclusions exclude duplexes, house & land packages, dual occupancy, granny flats and custom designed homes. All offers in this document are not available with any other offer(s) unless specified. Where an item is required to be upgraded or substituted due to site specific requirements of an Authority, including but not limited to compliance with matters such as hydraulics, bushfire BAL rating, and/or acoustic requirements extra charges may apply. Images in King Homes NSW brochures may depict fixtures, finishes and features not supplied by King Homes NSW or included in the price including but not limited to retaining walls, landscaping, driveways and pathways, pergola, barbeque, decorator items, feature walls, decorator screens and shelving, water features, fencing, swimming pools, decks, fixtures and letter boxes. All internal and external decor items are excluded. Photos are indicative only. Refer to specifications for full details. King Homes NSW reserves the right to change or remove any of the included items, specifications and suppliers at its discretion, without notice and without client's approval. The price includes only these items specifically included in this document (not depicted by the pictures). Products shown are subject to home designs. Any item not listed above will incur additional cost. All products have individual warranties by the respective manufacturer/distributor. King Homes NSW is not responsible for these warranties. Ask your Sales team for house specific inclusions.



Recognised by leading housing bodies



HomeWorld Oran Park

27 - 31 Christie Street
Oran Park NSW 2570



Brooklyn with Granny Flat



Madrid



Pacific with pool



Goulburn New Display

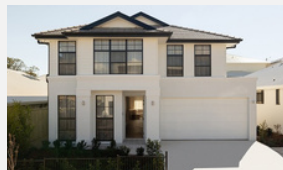
COMING SOON

Menangle Park

7 - 9 Poseidon Street
Menangle Park NSW 2563



Highland



Lincoln

HomeWorld Leppington

21 - 23 Cato Circuit
Leppington NSW 2179



Oxford with pool



Cambridge

HomeWorld Box Hill

17 - 19 Noah Street
Box Hill NSW 2765



Capri



Ascot

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SCAN
HERE



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