



REGIONAL INCLUSIONS 2026

Standard *Inclusions*

A complete, considered specification for single and double storey homes beyond Sydney — from the Southern Highlands and Goulburn to the South Coast and across regional NSW — built into your tender price.

Experience the King Homes Difference.

02 8795 0022
sales@kinghomesnsw.com.au

WHAT'S INCLUDED IS MORE THAN YOU THINK

Regional Homes, *Properly* Specified.

Highlands frosts, coastal breezes, generous blocks and long views. A regional home should be specified for where it stands. Our 2026 Regional inclusions cover the whole build — approvals, site establishment, service connections, energy efficiency, finishes and fit-out.

It's the same considered specification behind our award-winning display homes, delivered with transparent upfront pricing and a single team from first meeting to handover. Nothing hidden in fine print, and nothing that should be standard left as an upgrade.

2,750_{mm}

Ceiling heights, as per plans

20_{mm}

Stone benchtops from our standard range

Smeg

600mm oven, gas cooktop & rangehood

14_{kW}

Daikin inverter ducted air conditioning

SINGLE STOREY

Single Level, *Sweeping*

Suited to wide regional blocks and acreage, with every living space on one level.

- Ceiling heights up to 2,750mm as per plans
- Reece 1,500mm freestanding bath to the main bathroom
- Wall-hung vanities with frameless mirrors
- Clipsal Iconic electrical with 20 additional LED downlights

DOUBLE STOREY

Built Up, *Built Right*

Everything in single storey, plus the structure and detailing a second level needs.

- Up to 2,750mm ceilings to ground floor & 2,450mm to first floor
- 300mm engineered floor joist system
- Staircase with metal balusters & carpet treads
- Reece freestanding bath & wall-hung vanities

Throughout this guide, items marked **DOUBLE** apply to double storey homes only, and **SINGLE** to single storey only. Everything else applies to both.

2026 Regional *Inclusions*

DOUBLE double storey only

SINGLE single storey only

01 Planning & Approvals

- Complying Development Certificate (CDC) application fees through a Private Certifier
- Standard Private Certifier assessment, inspection & certification fees
- Interim Occupation Certificate
- Home Owners Warranty Insurance up to **\$5,000**
- Council contributions, fees, bonds & levies up to **\$500**
- Long Service Levy
- BASIX Certificate
- Water authority tap-in approval
- Standard structural engineering design & documentation, including up to two site inspections
- Standard site investigation reports, including contour survey & borehole testing

02 Site Establishment & Site Costs

- Temporary construction fencing for the duration of your build
- Sediment & 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, extending up to 1m past the building footprint
- Up to 75 lineal metres of mass concrete piling
- Class M or H1 reinforced waffle pod slab as per structural engineering
- 75mm step down to garage, porch & alfresco
- Up to 5m² of drop edge beams (max 300mm high)
- Concrete pump for piers & slab
- Up to N2 wind classification

03 Service Connections

- Underground electrical connection up to 15m from the street turret or connection point to the meter box
- Three phase electrical cables from the street to a single phase meter box
- Water connection from the existing meter or mains on the near side of the dwelling, up to 10m
- Gravity fed sewer connection from the mains junction within the property boundary
- External stormwater drainage (100mm PVC) with standard connection to street or rear easement
- Conduit with draw wire from house to front boundary for future telecommunications
- Natural gas connection, where available

Service provider and connection fees are not included and are added as a variation.

04 Energy, Water & Insulation

- Minimum 3-star rated shower heads, tapware & WCs
- Instantaneous 26L hot water system (no controllers)
- 3,000L above-ground rainwater tank with pump & mains diverter, connected to a garden tap, WCs & washing machine
- **R2.5** bulk insulation to all external walls (excluding garage)
- **R2.5** bulk insulation to internal garage walls
- **R5.0** insulation to exposed ceilings (excluding garage, alfresco, porch & patios)
- 4–5mm clear float glass to windows and 4–5mm clear toughened glass to sliding doors, as applicable

05 Structure & External Finishes

- Timber frames & trusses to manufacturer specifications, compliant with NCC & AS/NZS standards
- **300mm engineered floor joist system** **DOUBLE**
- Termite protection to AS 3660.1–2014
- Face bricks from the King Homes NSW standard range (Austral or PGH), off-white mortar with ironed joints — single brick selection
- 230mm smooth face weatherboards to cladded areas with a two-coat paint system
- Wall wrap to all external walls
- Concrete roof tiles with concrete ridge & hip capping and sarking, pitch as per plans
- Custom Orb metal roofing with R1.3 anticon blanket for low-pitch roofs (under 7° requires a profile upgrade)
- Fascia & quad gutters in standard range colours
- 90mm round PVC painted downpipes

External finishes apply where relevant to your selected design and façade.

06 Windows & Doors

- Aluminium windows & 2,100mm high sliding or stacker doors in standard range colour
- Aluminium-framed fibreglass mesh flyscreens to openable windows
- Sectional overhead panel-lift garage door up to 2,150mm high
- Garage door motor with two handsets
- 2,040mm high front entry door up to 1,020mm wide, primed & painted with clear glazing where applicable
- Entrance lever handle & deadbolt in chrome or black to the front door
- 2,040mm laundry or garage external doors up to 820mm wide, semi-solid flush panel
- Chrome entrance lever handles to other external doors
- All deadlocks keyed alike

07 Internal Finishes

- Ceiling heights up to **2,750mm** as per plans **SINGLE**
- Ceiling heights up to **2,750mm** to the ground floor & **2,450mm** to the first floor **DOUBLE**
- 10mm plasterboard to walls & ceilings, 6mm villaboard to wet areas
- 90mm cove cornice throughout
- 66 x 18mm half-splayed or pencil round primed skirting & architraves, installed before flooring
- 2,040mm internal doors up to 820mm wide from the King Homes NSW standard range
- Lever handles in chrome or black to all internal doors
- Framed mirror sliding robe doors to built-in wardrobes
- Square-set opening or hung door to walk-in robes
- White melamine shelf & chrome hanging rail to all wardrobes
- Four white melamine shelves to linen cupboards
- Staircase with pine stringers, posts & handrails (paint finish), metal balusters & carpet treads **DOUBLE**

08 Flooring

- Choice of 450 x 450mm floor tiles or timber-look laminate with scotia to main living areas **SINGLE**
- Choice of 450 x 450mm floor tiles or timber-look laminate with scotia to ground floor main living areas **DOUBLE**
- Carpet to bedrooms, media / theatre & study
- 600 x 600mm external tiles to porch, alfresco & balcony
- 600 x 600mm wet area tiles to laundry and all wet area floors & walls

09 Electrical, Data & NBN

- Consultation & sign-off with our electrician to locate all points and finalise upgrades
- Clipsal Iconic switches, GPOs, TV, telephone & data points
- Smoke detectors to BCA requirements
- Up to eight single internal GPOs to appliance provisions
- Double GPO to each labelled room, plus an extra double GPO to kitchen & laundry
- Double external GPO to the alfresco
- Two weatherproof GPOs for rainwater tank & hot water as applicable
- Two free-to-air TV points with ceiling wiring for a future aerial
- Four CAT6 data points
- LED downlight to each labelled room, plus an additional 20 LED downlights
- Three-in-one heat / fan / light to main bathroom & ensuite, vented outside
- Exhaust fans vented outside to other wet areas where applicable
- External light point
- Two-way switch to the stairs **DOUBLE**
- NBN-ready: conduit & draw wire from front boundary to meter box and meter box to garage
- Single power point, telephone point & CAT6 data point to the garage back wall

10 Kitchen

- **20mm stone** benchtop from the King Homes NSW standard range
- 700mm high tiled splashback
- Polyurethane or laminate cabinetry in one standard range colour, white melamine interior
- Bulkhead to overhead cupboards
- Four soft-close drawers
- POSH Solus stainless steel double bowl inset sink & chrome mixer
- Walk-in pantry with four white melamine shelves, where applicable
- **Smeg 600mm** built-in oven (SFA63M3TVX)
- **Smeg 600mm** gas cooktop (CIR66XS3)
- **Smeg 600mm** slide-out rangehood (SAH46OSS-1)
- Cold water point to the fridge space
- Provision for future dishwasher, refrigerator & microwave

11 Bathrooms & Laundry

- Wall-hung vanities with single bowl moulded tops, up to 1,200mm wide
- 1,000mm high frameless mirrors to vanity width
- Semi-frameless shower screens with pivot doors, chrome trims & clear laminated glass, or fixed panel
- Reece 1,500mm freestanding bath to the main bathroom
- POSH Domaine close-coupled toilet suites with soft-close seat
- Chrome POSH Solus or Mizu Drift tapware, multifunction hand showers & accessories
- 700mm double towel rails to main bathroom & ensuite
- Chrome square tile-insert floor wastes to showers
- 2.1m high tiling to showers, 1.2m to main bathroom & ensuite, skirting tiles to other wet areas
- 45L stainless steel laundry tub in metal cabinet with POSH Solus chrome mixer
- 700mm tiled splashback to the laundry tub, skirting tiles to match floor
- Washing machine water points concealed under the tub

Wet area inclusions apply where relevant to your design.

12 Painting, Gas & Climate

- Ceilings — two coats of flat ceiling paint
- Walls — three coats of paint
- Timberwork — two coats of paint
- Eaves — two coats of flat acrylic
- Render or cladding — two coats of exterior paint
- One internal wall colour from the standard range; one external colour per material (LRV < 50)
- Internal & external gas bayonet points, where gas is available
- **Daikin 14kW** inverter ducted air conditioning — two zones, eight outlets, ceiling return air (one zone operating at a time)

Gas is subject to availability. Where gas isn't available, an LPG appliance package or an electric appliance package is added as a variation.



KITCHEN



BATHROOM

Images show completed King Homes builds and may include upgrades not part of the standard inclusions.

Transparent from *the Start*.

Regional blocks vary. Here's how we handle the things that differ site to site — so there are no surprises later.

SITE CONDITIONS	Allowances cover up to 500mm cut and fill, 75 lineal metres of piercing, Class M or H1 slab and N2 wind rating. Your site investigation confirms what your block needs before you commit.
GAS	Gas is subject to availability. Where gas isn't available, an LPG appliance package or an electric appliance package is added as a variation.
CONNECTIONS	Physical connections are included within the stated distances. Service provider and authority connection fees are added as a variation.
APPROVALS	Pricing includes CDC fees through a Private Certifier. If your block requires a development application through council, we'll advise early.
SELECTIONS	Your inclusions come to life at Studio King, our selections centre — one full-day appointment, then a separate session with our electrician. Every upgrade is confirmed in writing before you sign off.



ENTRY



BEDROOM

We'd Love to Hear About *Your Plans*.

CALL

02 8795 0022

EMAIL

sales@kinghomesnsw.com.au

WEB

kinghomesnsw.com.au

