



OMNI
Built Homes

Standard Inclusions

OMNI Advantage Range



SITE

- Soil, Survey and Engineer Slab Design
- Fees for HIA contract, Brisbane City Council, QLEAVE, QBCC Insurance (on base price)
- 500mm total fall allowed over house pad made up of 250mm equal cut and fill
- "S" Class Monolithic Slab on level site
- Alfresco included where shown on plan

ENERGY EFFICIENCY

- ★★★★★★ Energy Rated
- Single Storey - wall sisalation
- R3.5 batts to roof space (includes garage & alfresco)
- Double Storey wall sisalation to Ground & First Floor
- R1.5 batts to external walls

SERVICES

- Plumbing - Sewer, Storm Water & Water Connection to house
- Telephone from street to first point in house
- Electricity - Single Phase power to house with meter box (500m² lot with 4.5m setback)

KITCHEN

- Technika Upright Cooker - 900mm Stainless Steel with Black Glass
- Technika Canopy Rangehood - 900mm Stainless Steel
- 1 ¾ bowl stainless steel drop in kitchen sink
- Chrome café style goose neck sink mixer
- Hettich handles with soft close drawers from builders standard range
- Fully laminated kitchen (refer plans)
- 20mm Stone to island and rear benchtop
- Ceramic tiles to kitchen splashback and returns
- Large pantry with 4 white melamine shelves and flush panel hinged door (house specific)

STRUCTURAL

- Termite Treatment - stainless steel mesh flanges to concrete slab penetrations. Full stainless steel mesh to perimeter of brickwork including garage
- Single Storey - 2440mm ceiling height
- Double Storey - 2590mm ceiling height ground floor 2440mm ceiling height to upper floor
- N2 Wind Rating

EXTERNALS

- Standard no cost facade in face brickwork - may include part render (refer detailed plans)
- Brickwork over garage and brick piers to front (house specific)
- 170 Litre Electric Heat Pump Hot Water System
- External garden taps (x2)
- Choice of Colorbond metal roof or concrete tiled from standard range (refer to detailed plans for roof pitch)
- Colorbond sectional overhead garage door with remote control - three transmitters
- Tiled upper balcony floor (double storey only – subject to facade)



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ELECTRICAL

- As per detailed plans
- Earth leakage circuit breakers
- Smoke detectors as per Council requirements
- Light points and fittings as per plans
- NBN connection provisions
- Double power points throughout
- 1 TV Point (single)
- 2 TV Points (double)
- External power point

WINDOWS AND DOORS

- Aluminium windows throughout
- Window locks to all opening windows
- Restricted opening to all openable windows - double storey
- Alfresco external aluminium sliding door
- Front Entry - paint grade PMAD104 with clear glazing & paint grade entry frame
- Laundry - sliding glass aluminium door (refer plans)
- Robe doors flush panel hinged or no door (refer plans)

STAIRCASE (where applicable)

- Carpet grade treads and risers
- Paint grade stringers
- Paint grade handrail
- Timber paint grade square newel posts where applicable
- Round powder coated silver balustrade where applicable



INTERNAL FINISHES

- Painted architraves - pencil round
- Painted skirting - pencil round
- 75mm cove cornice to ceilings - house specific
- Dulux 3-Coat paint system to all internal walls only
- 2-Coat system to ceiling and cornice
- Gloss enamel to interior timber and doors
- Ceramic wall and floor tiles to bathroom, ensuite, laundry and WC areas (refer plans)
- Fully tiled shower recess and base - (refer plans)
- Semi frameless polished silver coloured pivot action shower door with clear safety glass
- Arised edge frameless mirrors above vanity tops to bathroom, ensuite and powder room if applicable
- Vitreous china oval drop in basins
- Wall hung basin to powder room where applicable
- Designer Carina island bath to bathroom
- White steel cabinet with 45 litre stainless steel tub to laundry
- Hettich handles with soft close drawers from builders standard range
- Chrome flick mixer tapware to bathroom and ensuite
- Chrome hand held shower rail to bathroom and ensuite
- Chrome finish double towel rail to ensuite
- Chrome finish single towel rail to bathroom
- Chrome finish toilet roll holders (round backplate)
- Soft close white vitreous china toilet
- Robes- single white melamine shelf with hanging rail
- Linen - four white melamine shelves