

OMNI Living



QBCC | 15041774

Standard Inclusions

July 2024



www.omnibuilthomes.com.au

Ready-to-go Plans
Customised Plans
Knockdown / Rebuilds
House and Land



Collaborate



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SITE & COMPLIANCE

- Council approved plans, soil, survey and engineer slab design
- Fees for HIA contract, Brisbane City Council, QLEAVE, QBCC Insurance
- 500mm total fall allowed over house pad made up of 250mm equal cut and fill
- "S" Class concrete slab on level ground
- Alfresco included where shown on plan
- ★★★★★★ Energy Rating assessment
- R3.5 batts to roof space (includes garage & alfresco)
- Single storey - sisalation to external walls and internal garage walls with R1.5 batts
- Double storey - sisalation to ground & upper floor external walls and internal garage walls with R1.5 batts
- Ceiling fan to alfresco



SERVICES & UTILITIES

- Plumbing - sewer, storm water & water connection to house (to 500m2 lot with 6.0m set back)
- Telephone from street to first point in house
- Electricity - single phase power to house with meter box (to 500m2 lot with 6.0m set back)
- Safety switch to meter box
- Smoke detectors as per council requirements
- LED light globes in batten fixtures and GPO fittings as per plans
- Double power points throughout as per plans
- NBN connection provisions
- 2 x TV point
- 1 x external power point

CONSULTATIONS

- In house design meeting to determine client specific requirements for house plan and internal fitout
- Tile selection with design consultant at Beaumont Tiles
- Colour selection with design consultant at **OMNI** Colour Room
- Electrical selection with design consultant at Definitive Electrical
- Handovers.com



CONSTRUCTION

- Termite treatment - stainless steel mesh flanges to concrete slab penetrations. Full stainless steel mesh to perimeter of brickwork including garage
- **Ceiling height single storey - 2590mm**
- Ceiling height double storey - 2590mm ground floor
- 2400mm upper floor (plan specific)
- N2 Wind Rating
- Frames and trusses to engineer's design



STAIRCASE (DOUBLE STOREY)

- Stain grade treads and risers
- Stain grade stringers and hand rail
- Stain grade square newel posts if applicable
- Round powder coated silver or black
- Includes 2 coats of clear - only stain (does not include stain colour)



EXTERNALS

- Builder's standard range face brick veneer with cladding or render feature (as per plans)
- F/C over garage / brick piers to front facade (house specific)
- 170 litre electric heat pump hot water system
- External garden taps (x2)
- Colorbond fascia and gutters
- Choice of Colorbond metal roof
- Colorbond sectional overhead garage door with remote control - three transmitters (standard range)
- Tiled upper balcony floor (double storey only – subject to facade)



Colorbond®

CORINTHIAN DOORS
A JELD-WEN Company

bristile roofing®

PGH BRICKS & PAVERS™

KITCHEN



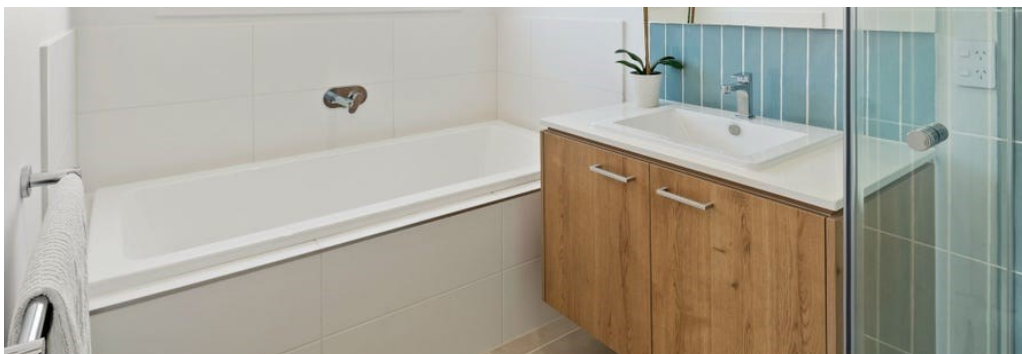
- 900mm free standing cooker with electric oven/grill and gas cooktop
- Stainless steel canopy rangehood - 900mm
- **Stainless steel microwave and trim kit**
- **Stainless steel dishwasher**
- **Double bowl stainless steel sink (undermount)**
- **Chrome café style square sink mixer**
- 20mm Mineral Surface to island and rear benchtop
- Handles with soft close cutlery stack drawers from builder's standard range
- Finger pull to overhead doors (plan specific)
- Fully laminated kitchen (plan specific)
- Large pantry with 4 white melamine shelves and flush panel hinged door (plan specific)
- Ceramic tiles to kitchen splashback and return (standard lay pattern)
- **Cold water point to fridge space**

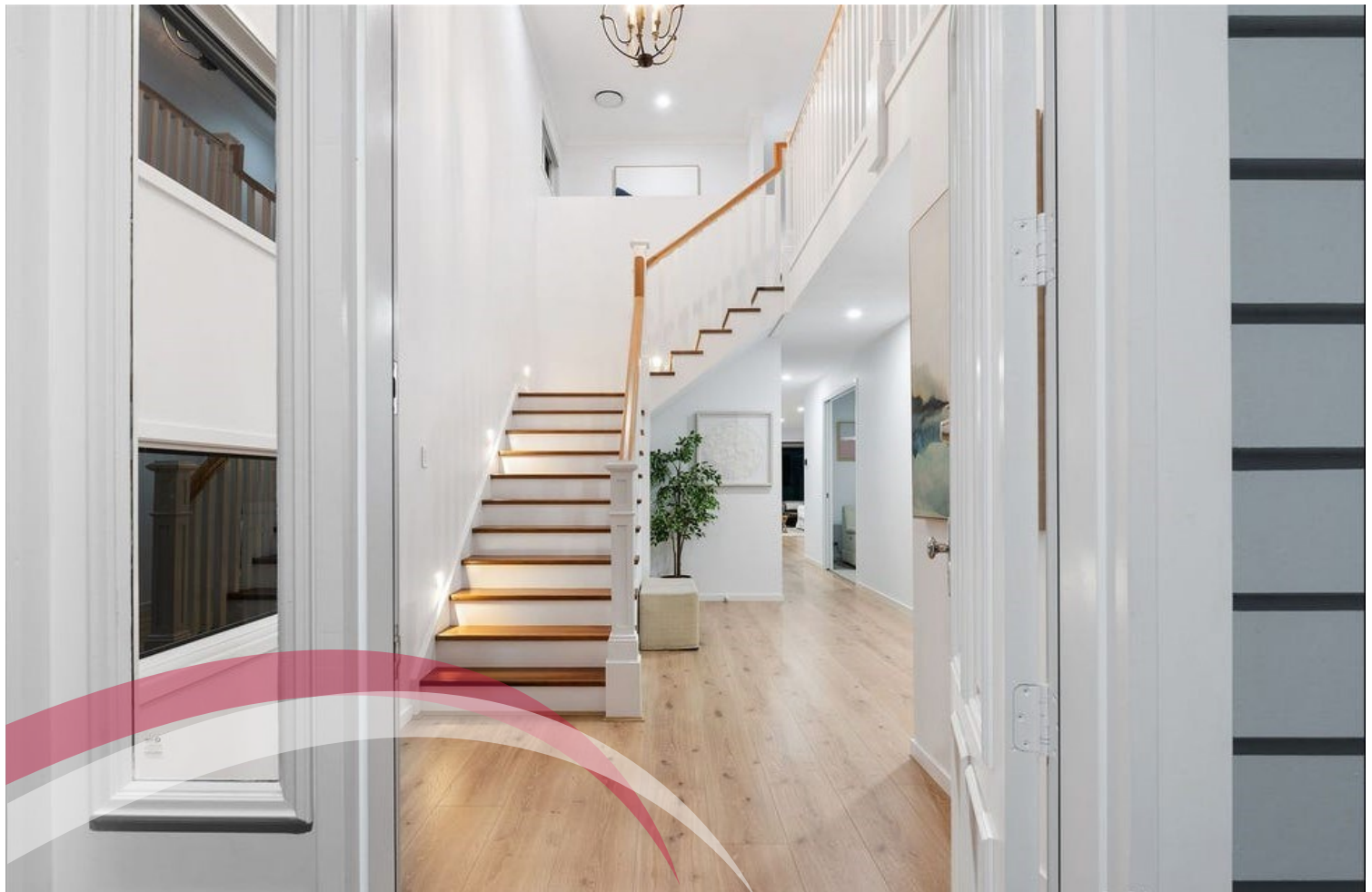


BATHROOM ENSUITE AND LAUNDRY



- Bathroom, ensuite, laundry - 20mm Mineral Surface benchtop
- Bathroom and ensuite - laminated base cupboards with portrait doors (no drawers)
- Laundry - laminated base cupboards with 2 portrait doors
- Wall hung basin to powder room (plan specific)
- **White vitreous china square drop in basins**
- Designer island bath to bathroom
- Semi frameless pivot action clear glass shower screens
- Arrised edge frameless mirrors above vanity tops to bathroom, ensuite and powder room if applicable
- Hettich handles with from builder's standard range
- Chrome flick mixer tapware to bathroom and ensuite
- Chrome hand held shower rail to bathroom and ensuite
- Chrome flick mixer tap to laundry & wall mounted washing machine tap set
- Chrome toilet roll holders (round backplate)
- Soft close white vitreous china toilets
- Chrome double towel rail to master ensuite
- Chrome single towel rail to bathroom and additional ensuites (plan specific)
- Chrome guest towel ring to powder (plan specific)
- **Laundry - stainless steel 45 litre drop in tub**





WINDOWS AND DOORS

- Powder coated aluminium windows and sliding doors with keyed locks (plan specific)
- Restricted opening to all openable windows - double storey
- Front entry - paint grade PMAD104 clear glazed door, large single, double entry or pivot design (facade & house specific) 2100mm high
- Internal - 2040mm high flush panel doors (applicable where 2590mm ceiling height is included as standard) includes pantry, sliding doors to robes as shown on master plans (plan specific)
- 2040mm high flush panel doors (applicable where 2440mm ceiling height to upper floor of double storey is included as standard – includes pantry, sliding doors to robes as shown on master plans (plan specific)
- Laundry - 2040mm painted half glazed door, or aluminium sliding door (plan specific)
- Robe doors hinged, sliding, or no door (plan specific)
- Gainsborough lever series door furniture
- Alfresco – aluminium sliding door 2100mm high

ROBES, SHELVING, STORAGE

- Robes - single white melamine shelf with hanging rail
- Linen - four white melamine shelves
- Broom cupboard 1 shelf (plan specific)

PAINTING AND LININGS

- 10mm plaster ceilings & walls
- 75mm cove cornice throughout (no square set)
- 4.5mm FC sheeting to porch area
- 42 x 12mm architraves / 68 x 12mm skirtings pencil round
- Dulux Wash & Wear paint - 3 coat system throughout
- Dulux Wash & Wear paint - 2 coat system to ceiling and

FLOOR COVERINGS

- Be inspired by tiles selected from the Beaumont Tiles silver range to bathroom, ensuite, laundry and WC areas (standard lay pattern - refer plans)
- Fully tiled shower recess and base (refer plans)



HANDOVER



Watching your new home come together is such an exciting time. The OMNI Team is committed to ensuring your building experience is an enjoyable one.

Throughout the build process we will arrange for all required compliance inspections at Slab, Frame and Final Stages. We also conduct our own internal quality inspections at Slab, Frame, Fix, and Practical Completion, as well as regular onsite inspections to ensure work is being completed to the OMNI high quality trade standard. We engage an independent inspection at your final handover to ensure you are happy with your new home.

OMNI Built homes are built to impress from top to bottom.

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Standard Inclusions



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OMNI Built Homes reserves the right to alter designs and specifications and/or substitute the make, model or type of any standard inclusion, to a product of equivalent standard without notice. Brochure images are indicative. Refer to signed contract documents and master plans for accurate representation of inclusions.

Let's create your DREAM home



Kitchen





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1. **MIZU DRIFT MK2 SINK MIXER CHROME 9509120**
 2. **MIZU DRIFT MK2 SINK MIXER SQ CHROME 9509121**
 3. **POSH SOLUS MK3 DOUBLE BOWL SINK SS 2402566**

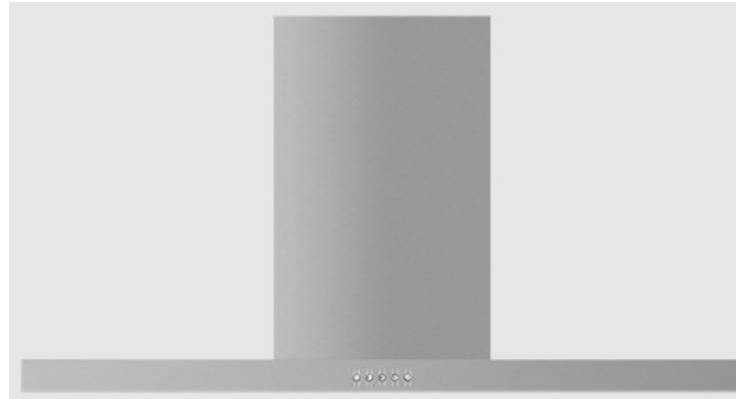


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1. FISHER AND PAYKEL FREESTANDING COOKER 90CM OR90SCG1LX1
2. FISHER AND PAYKEL WALL RANGEHOOD BOX CHIMNEY 90cm HC90BLX1
3. FISHER AND PAYKEL MICROWAVE OVEN 60CM OM25BLSX1
4. FISHER AND PAYKEL FREESTANDING DISHWASHER 60CM DW60FC1X1



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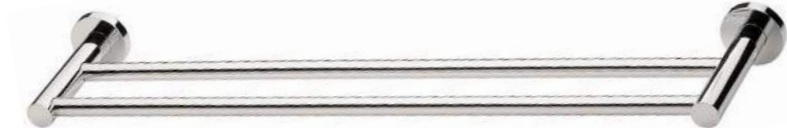
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1. **POSH SOLUS VANITY BASIN 1TH WHITE 9502322**
2. **MIZU DRIFT UNI POP UP P&W PLUG CP 2263197**
3. **MIZU DRIFT MK2 BASIN MIXER CP 9509112**
4. **MIZU SOOTHE BASIN MIXER CP 9503817**
5. **POSH SOLUS SQ CC BTW TOILET 9505481**
6. **PHOENIX RADII ACCESSORIES CHROME: SINGLE TOWEL RAIL 600MM 274566, DOUBLE TOWEL RAIL 600MM 274581, TOILET ROLL HOLDER 274551**



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1. **POSH DOMAINE RAIL SHOWER 3F 2213359**
 2. **MIZU DRIFT MK2 SHOWER MIXER CP 9509114**
 3. **MIZU SOOTHE SHOWER MIXER CP 9503819**
 4. **ACRYLIC INSET BATH 1650 1704235**
 5. **MIZU DRIFT MK2 BATH MIXER TAP CP 9509117**
 6. **MIZU SOOTHE WALL BASIN MIXER CP 9505295**
 7. **MIZU DRIFT POP-UP PULL OUT BATH P&W 2263447**

Powder Room

(Design Specific)





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1. **POSH SOLUS MINI WALL BASIN 1TH 9507176**
2. **POSH SOLUS SEMI RECESS BASIN 1TH 9508223**
3. **MIZU DRIFT UNIVERSAL WASTE CP 2263197**
4. **MIZU DRIFT BOTTLE TRAP CHROME 2262546,**
5. **MIZU DRIFT BASIN MIXER CP 9509112**
6. **MIZU SOOTHE BASIN MIXER CP 9503817**
7. **POSH SOLUS CCBTW TOILET SUITE 9505481**
8. **PHOENIX RADII ACCESSORIES CHROME - GUEST TOWEL HOLDER 274589, TOILET ROLL HOLDER 274551**

Laundry





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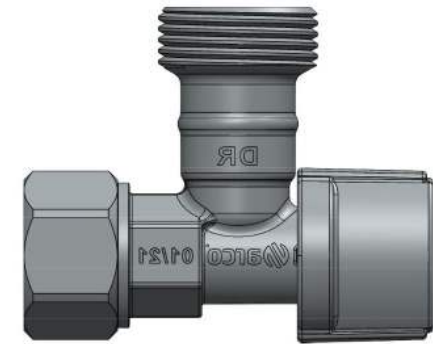
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1. **POSH SOLUS 45L TROUGH SS 2000365**
 2. **PHOENIX IVY MK2 SWIVEL SINK MIX 2268128**
 3. **ARCO GIRO WMS CHROME 112016**

A modern, bright living and dining area. The dining table is made of light wood with grey upholstered chairs. The living area features a grey sofa with patterned and solid pillows, a white coffee table with a fruit basket, and a grey armchair. Large windows with white curtains and black frames let in natural light. A kitchen area is visible in the background. The ceiling has recessed lighting and a modern pendant light hangs over the living area. The floor is a light-colored tile or concrete.

Electrical & Door Furniture



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1. STANDARD BATTEN LIGHT FIXTURE
 2. CLIPSAL ICONIC FLUSH SWITCH VIVID WHITE
 3. CLIPSAL ICONIC POWER POINT VIVID WHITE
 4. CLIPSAL CEILING FAN 3 ALUMINIUM BLADES 1200MM ALFRESCO AREA



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1. TRILOCK CONTEMPORARY ANGULAR DOUBLE CYLINDER ENTRANCE LEVER SET BRIGHT CHROME
 2. CHOICE TERRACE LEVER COMBINATION SET
 3. TRADEPRO ROUND OR SQUARE ROSE BELA PASSAGE LEVER SET BRIGHT CHROME