

OMNI Advantage



QBCC | 15041774

Standard Inclusions

May 2025



www.omnibuilthomes.com.au

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



Collaborate



Create



Construct

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 garage internal walls with R2.0 batts
- Double storey - sisalation to ground & upper floor external walls and garage internal walls with R2.0 batts
- Anticon blanket to roof
- Up to eight (8) Ceiling fans throughout, including 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 fit out
- Tile selection at Beaumont Tiles with design consultant
- 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 - 2440mm
- Ceiling height double storey - 2590mm ground floor
- 2440mm upper floor (plan specific)
- N2 wind rating
- Frames and trusses to engineer's design

STAIRCASE (DOUBLE STOREY)

- Carpet grade treads and risers
- Paint grade stringers and hand rail
- Timber paint grade square newel posts if applicable
- Round powder coated silver balustrade

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)
- 205 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 – subject to facade)



Colorbond®



CORINTHIAN
DOORS
AJELD-WEN Company

 **bristile**
roofing®

 **PGH** BRICKS & PAVERS™



KITCHEN

- 900mm free standing cooker with electric oven/grill and gas cooktop
- Stainless steel canopy rangehood - 900mm
- 1 ¾ bowl stainless steel sink (drop in)
- Chrome café style goose neck sink mixer
- Hettich handles with soft close cutlery stack drawers from builder's standard range
- Fully laminated kitchen (refer plans)
- Finger pull to overhead doors (plan specific)
- Large pantry with 4 white melamine shelves and flush panel hinged door (plan specific)





BATHROOM ENSUITE AND LAUNDRY

- Bathroom, ensuite - 20mm Mineral Surface benchtop
- Bathroom, ensuite - laminated base cupboards with portrait doors (no drawers)
- White vitreous china oval drop in basins with overflow
- Wall hung basin with overflow to powder room (plan specific)
- Designer island bath with overflow 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 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 towel ring to powder (plan specific)
- White steel cabinet with 45 litre stainless steel tub to laundry



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
- Internal - Corinthian flush panel doors (includes pantry)
- 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



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 - 2coat system to ceiling and cornice
- Gloss paint to interior timber and doors



FLOOR COVERINGS

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

ROBES, SHELVING, STORAGE

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



A photograph of a kitchen counter with a bouquet of flowers and a gift box. The bouquet, wrapped in white paper and tied with a gold ribbon, features a large pink protea flower, greenery, and a small yellow card. Next to it is a black gift box with a gold ribbon and a circular tag. The box is decorated with various food-related terms like 'LUXURY GIVING', 'MAN FOOD', 'BUBBLES', 'TASTY', 'GOURMET', 'WOMAN', 'JOY', 'CHEESE', 'WINE', 'OLIVES', 'BISCOTTI', and 'ORGANIC'. The background shows a kitchen with wooden cabinets and a white backsplash.

Throughout the build process we will arrange for all required compliance inspections at Slab, Frame and Final Stages. Our own internal quality inspections are conducted 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 also engage an independent inspection at your final handover to ensure you are happy with your new home.

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Testimonials

A few factors influenced our decision:

- Price and transparency of costs
- Level and quality of inclusions
- Speed in responding to queries and customer service

Although overall, compared to the other builders we engaged, what stood out was the responsiveness to our queries and transparency.

We never felt we were being pushed into upgrading/signing or being mislead with information – e.g. the deceptive/pushy sales pitch.

H&S, Daisy Hill, April 2020

From my perspective it is as soon as we made an enquiry we were contacted by Joe and explained what happens next, the whole process has been made easy to follow and detail given to us in ‘layman’s terms’, communication and progression has been awesome.

M&D, Rochedale South, March 2020

Partner and I just moved into our home built by OMNI earlier this month, and we are very happy with the build. There was excellent communication throughout the whole process, with a consultant coming to us to discuss build plans, and admin offering prompt replies to all email inquiries. OMNI was happy to accommodate structural changes to the build plan, including removing a bedroom and a water closet, so we were able to get the exact house we wanted. Our site supervisor was also great when it came to making a few visits to the build site, even on very short notice. Overall, OMNI made the whole process much easier than we were expecting from such a big project, on top of delivering well within the expected time frame. Highly recommended.

A&A, Oxley, March 2021

We built with OMNI last year. Absolutely fantastic experience, a pleasure to deal with, and in my opinion way better value than a volume builder. In our experience, a straight-forward process, no BS/dirty sales tactics and above all a fast build delivered on time and to a first-rate standard. Do yourself a favour and at least talk to OMNI before you sign with anyone else.

M, Wynnnum, April 2020

This is our dream home, we love it and we are very happy to call it home. The design of the house gives us some wonderful unique features, giving us a spacious house which feels and looks great. We were very impressed with Nicole, the Interior Designer, who worked closely with us and made our colour selection process an enjoyable one. Her color coordination was amazing. A big thank you to Gail who helped us through every stage, going above and beyond in assisting us in any way she could. We found the whole team at Omni gave us their full attention, providing some very sound advice in selecting the right block of land and ensuring we were happy with the work being carried out. We were also impressed at Joe’s demand for a high standard of workmanship, which gave us peace of mind. To Joe and his team we say Thank You for making our dream home come true. We have no hesitation in recommending Omni Built Homes.

O&Y, Cleveland, February 2020



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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.



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Kitchen





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1.



2.

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1. **BASE MK3 1 & ¾ BOWL SINK 1TH RHB / LHB 9502732 / 9502731**
 2. **MIZU SOOTHE SQ G/NECK SINK MIX CP 2265235**



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2.

1. FISHER AND PAYKEL FREESTANDING COOKER 90CM OR90SCG1LX1

2. FISHER AND PAYKEL WALL RANGEHOOD 90CM PYRAMID CHIMNEY HC90PLX4

Bathroom & Ensuite





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3.



4.



5.



1. **POSH** SOLUS VANITY BASIN 1TH WHITE 9503280

2. **MIZU** DRIFT UNI POP UP P&W PLUG CP 2263197

3. **MIZU** SOOTHE BASIN MIXER CP 2265203

4. **POSH** ROUND CC TOILET SUITE 9502264

5. **MIZU** DRIFT ACCESSORIES CHROME: SINGLE TOWEL RAIL 700MM 2202017, DOUBLE TOWEL RAIL 700MM 2202019, TOILET ROLL HOLDER 9504247, GUEST TOWEL HOLDER 2202095



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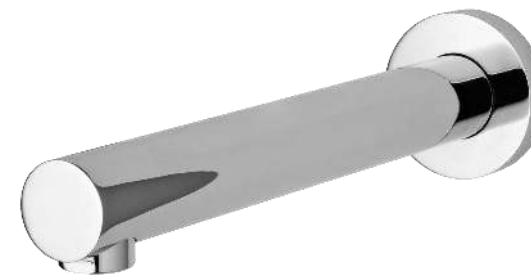
Construct



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1. **POSH BRISTOL SINGLE RAIL SHOWER** 9502122
 2. **ACRYLIC INSET BATH** 1520 1704234
 3. **POSH SOLUS BATH OUTLET** 9505446
 4. **MIZU SOOTHE MIXER** 9512380
 5. **MIZU DRIFT UNIVERSAL 40MM POP UP PLUG & WASTE** 2263197

Laundry





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1. **BASE** LAUNDRY TROUGH & CAB 45LTR 9504719
 2. **POSH** SOLUS MK3 STANDARD SINK MIXER 9508811
 3. **ARCO** GIRO WMS CHROME 1120171

Electrical & Door Furniture



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3.



4.



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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