

OMNI Living



QBCC | 15041774

Standard Inclusions

MARCH 2026



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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
- "M" 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 R2.0 batts
- Double storey - sisalation to ground & upper floor external walls and internal garage walls with R2.0 batts
- Anticon blanket to roof
- Up to eight (8) Ceiling fans throughout, including



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 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)
- 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 only – subject to facade)





KITCHEN

- 900mm free standing cooker with electric oven/grill and gas cooktop
- Stainless steel canopy rangehood - 900mm
- **Stainless steel dishwasher**
- **Stainless steel microwave and trim kit**
- **Double bowl stainless steel sink (undermount)**
- **Chrome café style sink mixer**
- 20mm Mineral Surface to island and rear benchtop
- Handles with soft close cutlery stack drawers from builder's standard range
- Fully laminated kitchen (plan specific)
- Finger pull to overhead doors (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 with overflow to powder room (plan specific)
- **White vitreous china square drop in basins with overflow**
- Freestanding 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 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**



Living Inclusions *(highlighted items are upgrades from Advantage range)*



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 aluminum sliding door (plan specific)
- Robe doors hinged, sliding, or no door (plan specific)
- Gainsborough lever series door furniture
- Alfresco – aluminum sliding door 2100mm high

FLOOR COVERINGS

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

PAINTING AND LININGS

- 10mm plaster ceilings and walls
- 10mm plaster to alfresco & balcony ceilings
- 75mm cove cornice to remainder of house
- 4.5mm FC sheeting to porch area
- 42 x 12mm architraves and 68 x 12mm skirtings pencil round
- Dulux Wash & Wear paint - 3 coat system throughout
- Gloss paint to interior timber and doors

ROBES, SHELVING, STORAGE

- Robes—single white melamine shelf and hanging rail
- Linen—four white melamine shelves
- Broom Cupboard 1 shelf (plan specific)





At OMNI Built Homes, we believe building a home should be an experience defined by care, craftsmanship and confidence.

Every OMNI home is thoughtfully designed and meticulously constructed, with a strong focus on quality, refined detail and timeless finishes. Our approach is considered and deliberate, ensuring each element contributes to a home that feels both beautiful and enduring.

From concept to completion, we are committed to creating homes that reflect your vision and exceed expectations. OMNI Built Homes are crafted to impress, with quality you can see, feel and trust.



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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.



Kitchen



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1.



2.



3.

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1. MIZU DRIFT GOOSENECK SINK MIXER CURVE 2265797
 2. MIZU DRIFT GOOSENECK SINK MIXER SQUARE 2266764
 3. POST SOLUS MK3 DOUBLE BOWL SINK S/S 2402566



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1.



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4.

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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



**Bathroom &
Ensuite**



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5.



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1. **POSH SOLUS VANITY BASIN 9502322**
 2. **MIZU DRIFT UNI POP UP P&W PLUG CP 2263197**
 3. **MIZU DRIFT BASIN MIXER CP 2267195**
 4. **POSH DOMAINE ROUND CLOSE COUPLED BACK TO WALL TOILET SUITE 26792**
 5. **MIZU ACCESSORIES CHROME: SINGLE TOWEL RAIL 700MM 2202017, DOUBLE TOWEL RAIL 700MM 2202019, TOILET ROLL HOLDER 9504247, SQUARE GUEST TOWEL HOLDER CHROME 2202095**



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1. **POSH BRISTOL SINGLE SHOWER RAIL 9502122**
 2. **MIZU DRIFT MK2 SHOWER MIXER 2267361**
 3. **POSH SOLUS FREESTANDING BATH 1500 1703113**
 4. **MIZU DRIFT WALL BATH MIXER SET WITH STRAIGHT SPOUT 2267364**
 5. **MIZU DRIFT WALL BATH MIXER SET WITH STRAIGHT SPOUT 2267363**
 6. **MIZU DRIFT UNIVERSAL 40MM POP UP PLUG 2263197**

Powder
Room





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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 2267195**
 6. **POSH SOLUS SQUARE TOILET SUITE BACK TO WALL CC 9505481**
 7. **MIZU ACCESSORIES CHROME - GUEST TOWEL HOLDER 2202095 , TOILET ROLL HOLDER 9504247**



Laundry



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1. **POSH SOLUS 45L TROUGH SS 2406943**
 2. **POSH SOLUS MK3 STANDARD SINK MIX 9508811**
 3. **ARCO GIRO WMS CHROME 1120171**

**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. VECTOR II 56" CEILING FAN



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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