

OMNI Living Plus



QBCC | 15041774

Standard Inclusions

FEBRUARY 2026



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

SERVICES & UTILITIES

- Plumbing - sewer, storm water & water connection to house (to 500m2 lot with 6.0m set back from front boundary)
- Telephone from street to first point in house (to 500m2 lot with 6.0m set back from front boundary)
- Electricity - single phase power to house with meter box (to 500m2 lot with 6.0m set back from front boundary)
- 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**
- **2440mm upper floor (plan specific)**
- N2 Wind Rating
- Frames and trusses to engineer's design
- Twelve (12) months maintenance

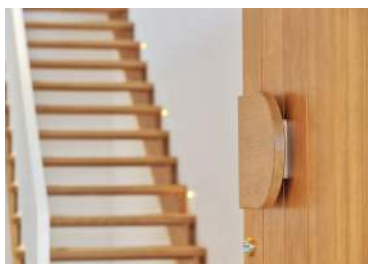
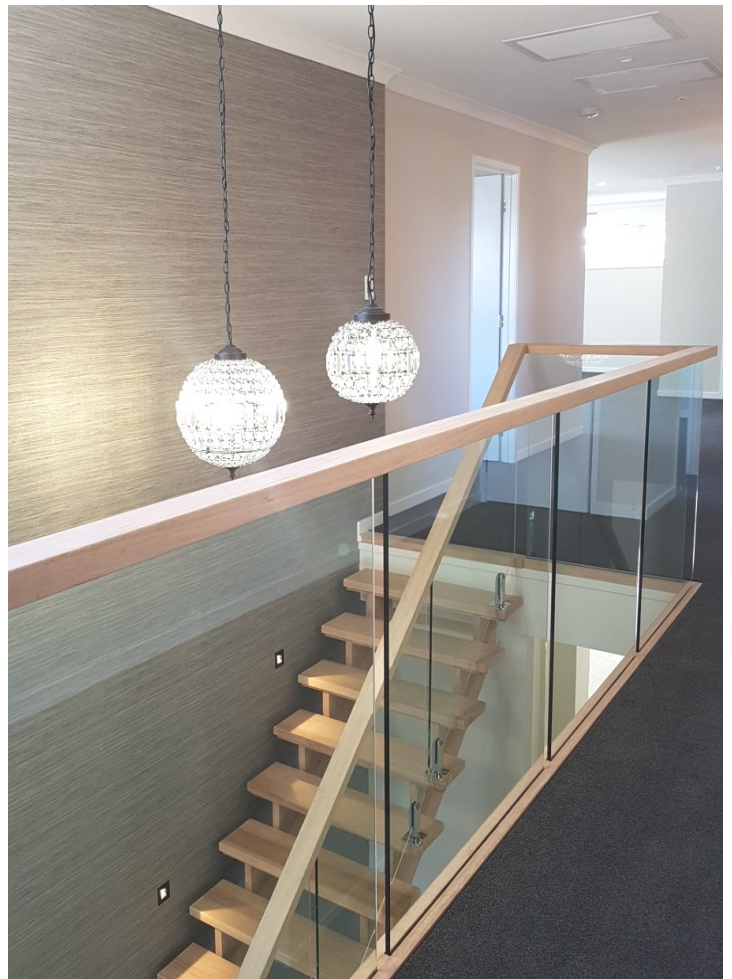


STAIRCASE (DOUBLE STOREY)

- **Stain grade treads and risers**
- **Stain grade stringers and handrail**
- **Stain grade square newel posts if applicable**
- **Glass balustrade**
- **Includes two coats of clear only and one coat of stain colour**

EXTERNALS

- Builder's standard range face brick veneer with cladding features (as per plans)
- **Brickwork over garage door and brick piers to front (plan specific)**
- **280 litre electric heat pump hot water system**
- External garden taps (x2)
- Colorbond fascia and gutters
- Choice of Colorbond metal roof
- Colorbond sectional panel lift overhead garage door with remote control - three transmitters (standard range)
- Tiled upper balcony floor (double storey - subject to facade)





KITCHEN

- 900mm freestanding 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 undermount sink**
- **Chrome café style pull out sink mixer**
- **40mm Mineral Surface island bench** & 20mm Mineral Surface rear benchtop
- Handles with soft close drawers from builder's standard range
- **Fully laminated kitchen and drawers with white melamine shelving to all cupboards (plan specific)**
- Finger pull to overhead doors (plan specific)
- Large pantry with 4 white melamine shelves and flush panel hinged door (plan specific)
- **All overhead cupboards 2100mm high**
- **Cold water point to fridge space**
- Ceramic tiles to kitchen splashback and return





BATHROOM, ENSUITE AND LAUNDRY

- Bathroom, ensuite, laundry – 20mm Mineral Surface benchtop
- Bathroom and ensuite laminated base cupboards with portrait doors – no drawers
- **White vitreous china square drop in basins**
- Wall hung basin to powder room (plan specific)
- Semi frameless pivot action clear glass shower screens
- Arrised edge frameless mirrors above vanities
- Back to Wall Freestanding bath to bathroom & **ensuite** (plan specific)
- Chrome flick mixer tapware to bathroom & ensuite
- Chrome hand held shower rail to bathroom
- **Twin shower (head and rail) to ensuite**
- **Chrome towel ladder to master ensuite**
- Chrome single towel rail to bathroom and additional ensuites (plan specific)
- Chrome guest towel ring to powder (plan specific)
- Chrome toilet roll holders to WC
- Soft close white vitreous china toilet
- **Laundry – laminated base cupboard with 3 portrait doors, 3 laminated overhead cupboards with portrait doors**
- **45L stainless steel drop in tub**





WINDOWS AND DOORS

- Powder coated aluminum windows and sliding doors with keyed locks (plans 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) **2400mm high**
- **Internal - Corinthian flush panel doors Includes pantry 2340mm high to lower floor only (double storey only – 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 or no door (plan specific)
- Gainsborough lever series door furniture

FLOOR COVERINGS

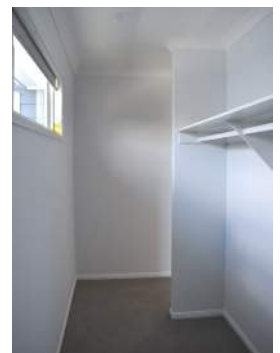
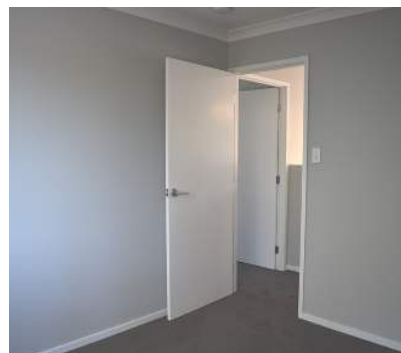
- Be inspired by tiles selected from the Beaumont Tiles silver range to bathroom, ensuite, laundry and WC areas (standard lay pattern - refer plans)
- Fully tiled shower recess and base (refer plans)

PAINTING AND LININGS

- 10mm plaster ceilings and walls
- 10mm plaster to alfresco & balcony ceilings
- **Square set cornice to main entry and living spaces - lower floor only (double storey only – plan specific)**
- 75mm cove cornice to remainder of house
- 42 x 12mm architraves with 68 x 12mm skirtings (double 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 with 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. **MIZU** DRIFT GOOSENECK PULL OUT SINK MIXER CURVE CHROME 2265801
 2. **MEMO** HUGO DOUBLE BOWL SINK S/S 2402706



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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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1. **POSH DOMAIN SEMI INSET BASIN WHITE 9508855**
 2. **MIZU DRIFT UNI POP UP P&W PLUG CP 2263197**
 3. **MIZU DRIFT BASIN MIXER 2267195**
 4. **POSH DOMAINE ROUND CLOSE COUPLED BACK TO WALL TOILET SUITE 26792**



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1. **MIZU DRIFT MK2 TOWEL LADDER 9511171 **MASTER ENSUITE ONLY**
 2. **MIZU DRIFT ACCESSORIES CHROME: SINGLE TOWEL RAIL 700MM 2202017, DOUBLE TOWEL RAIL 700MM 2202019, TOILET ROLL HOLDER 9504247**
 3. **POSH DOMAINE RAIL SHOWER 2213359**
 4. **POSH DOMAINE TWIN RAIL SHOWER 2213365 **MASTER ENSUITE ONLY**



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1. **MIZU DRIFT SHOWER MIXER 2267361**
 2. **POSH SOLUS BACK TO WALL FREESTANDING BATH 1600mm WITH OVERFLOW 45046**
 3. **MIZU DRIFT UNIVERSAL 40MM POP UP P&W 2263197**
 4. **MIZU DRIFT WALL BATH MIXER SET WITH STRAIGHT SPOUT 2 PIECE KIT 2267364**
 5. **MIZU DRIFT WALL BATH MIXER SET WITH STRAIGHT SPOUT 2267363**

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 DOMAINE RIMLESS CLOSE COUPLED BACK TO WALL TOILET SUITE 9509218**
 7. **MIZU ACCESSORIES CHROME - GUEST TOWEL HOLDER 2202095 , TOILET ROLL HOLDER 9504247**

Laundry





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1. **POSH SOLUS MK2 INSERT 45L TROUGH SS 2406943**
 2. **POSH SOLUS MK3 STANDARD SINK MIX 9508811**
 3. **ARCO GIRO WMS CHROME 1120171**

A modern two-story house with a white upper level and a light-colored brick lower level. The house features a large white garage door, a wooden front door, and a balcony with a white railing. The sky is a mix of blue and orange, suggesting dusk. A red triangle is in the top-left corner, and a red banner is at the bottom-left.

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