

OMNI Living Plus



QBCC | 15041774

Standard Inclusions

June 2021



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
- R3.5 batts to roof space (includes garage & alfresco)
- Single storey - sisalation to external walls with R1.5 batts
- Double storey - sisalation to ground & upper floor external 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 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



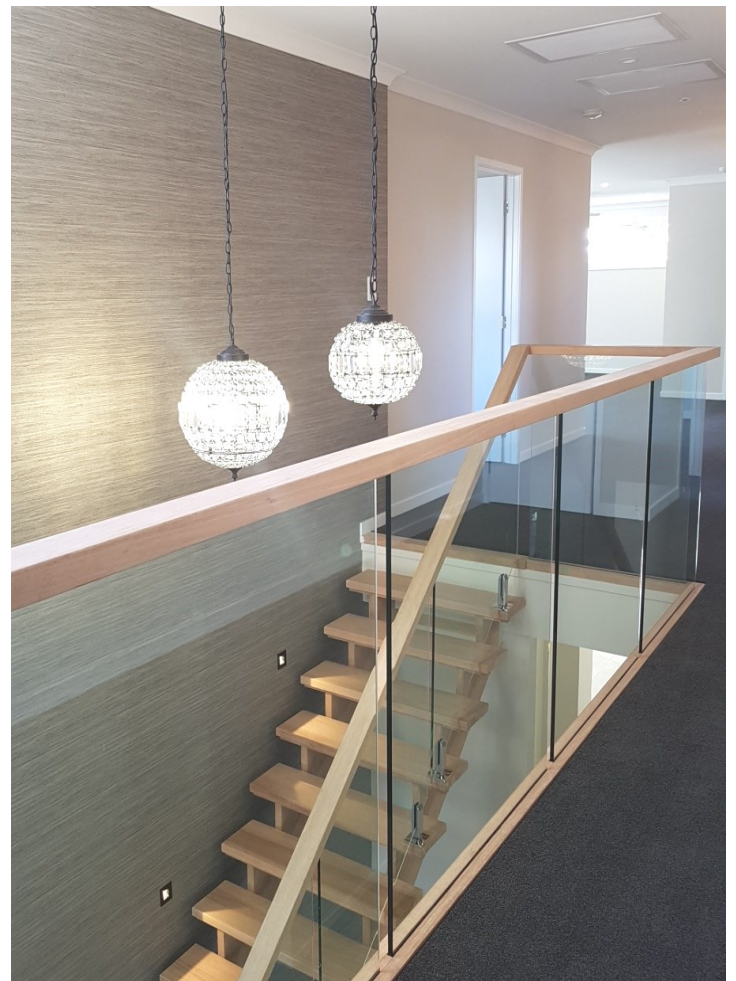
CONSTRUCTION

- 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 inspection



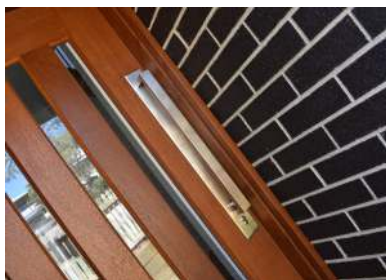
STAIRCASE (DOUBLE STOREY)

- 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)



Colorbond®

 **CORINTHIAN
DOORS**
A JELD-WEN Company

 **bristle
roofing®**

 **PGH BRICKS &
PAVERS™**

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 pull out sink mixer**
- **40mm stone island bench & 20mm stone rear benchtop**
- Hettich 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**
- Ceramic to kitchen splashback and return
- **Cold water point to fridge space**



BATHROOM ENSUITE AND LAUNDRY



- Bathroom, ensuite, laundry – 20mm stone benchtop
- Bathroom and ensuite laminated base cupboards with portrait doors – no drawers
- **White vitreous china square drop in basins**
- Wall hung basin to powder (plan specific)
- Semi frameless pivot action clear glass shower screens
- Arrised edge frameless mirrors above vanities
- Designer Carina Island 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 double towel rail to bathroom and additional ensuites (plan specific)
- Chrome guest towel ring to powder (plan specific)
- Chrome toilet royukll 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 aluminium 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 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 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

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. 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.

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

Proudly
supported by


Hettich





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 misled with information – e.g. the deceptive/pushy sales pitch.

H&S, Daisy Hill, April 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 straightforward 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, Wynnum, 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.



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

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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.