



STANDARD QUALITY INCLUSIONS

PRE-CONSTRUCTION:

Site analysis- Including soil report, survey plan & property information.
Detailed working drawings.
Developer's approval application.
Bushfire Assessment.
7-star thermal energy assessment and report.
NCC Liveable Housing Design & Whole of Home Requirements.
Engineer's slab design and computations.
Plumbing consents and local point of discharge points.
Homeowners warranty insurance.
Building Permit - Including permit fees and independent building stage inspections.

WARRANTIES & MAINTENANCE:

10-year structural guarantee.
6 months ongoing maintenance.

SERVICES & CONNECTIONS:

Connections - electrical, gas, sewer, storm water & water for the allotment.
100mm sewer grade PVC storm water system.
Garden Tap to rear on external wall.
Garden Tap at front at water meter point.

STRUCTURAL:

Foundations - "M" class waffle slab up to 300mm of fall and 600mm of fill over the building envelope.
Concrete slab to Porch and alfresco (if applicable).
2440mm ceiling heights to single storey homes and to the first floor of double storey homes.
2590mm ceiling heights to the ground floor of double storey homes.
[90mm Machine Grade Pine studs \(MGP10\) at 450mm centres to load bearing internal/external walls.](#)
Engineered and inspected pine timber frame with all regulatory bracing.
Engineered and inspected pine timber trusses and floor joists (for double storeys) with all regulatory bracings.
Termite treatment Part A: Termite collars to all pipes passing through the concrete slab.
Alfresco Area including plaster ceiling, batten light and switch (design specific).

EXTERNAL FINISHES:

Face brickwork to façade with natural mortar rolled brick joints.
Feature rendered foam cladding to upper floor of Double Storey.
Paint to all rendered walls as per colour schedule.
[Rendered Infill above Garage door opening.](#)
Quality concrete tiled roof selected from Builders Range.
Colorbond fascia and spouting.
Colorbond rain heads & downpipes.
Colorbond flashings.
450mm wide eaves to first floor of double storey homes.
Exterior acrylic to all external paint surfaces.
[Double Glazed Aluminium awning windows throughout \(window configuration will vary with design\).](#)
Single Glazed Aluminium sliding doors to meals/family & laundry (design specific).
[Window locks & keys to all openable windows.](#)
[External door lock & keys to all sliding doors.](#)
Feature Entry Door with clear glazing (painted finish).
Contractor series lockset to front entry door, external garage door & internal garage access door.

INTERNAL FEATURES:

2040mm high internal flush panel redicoat doors throughout.
2040mm high flush panel internal garage access door.
[67mm x 18mm DAR skirtings & architraves throughout.](#)
75mm Scotia cove cornice throughout internally. Timber quad cornice externally.
White Melamine shelf and hanging rail to robes including walk in robes.
Designer range lever door furniture to all internal passage doors.
[Privacy locks to all Bathrooms, WCs, Ensuite & Master Bedroom.](#)
Chrome knobs to robe and linen cupboards.
Chrome hinges, latches and striker plates throughout.
Cushioned door stops throughout.
[Haymes Paint to walls throughout in \(3 coats\) acrylic washable Matt Finish \(2 coat application to garage\).](#)
Haymes Paint to Ceilings in flat acrylic finish (2 coats).
Haymes Paint to Doors, architraves & skirting board in semi-gloss enamel (2 coats).

HEATING:

Ducted gas heating system with ceiling vents to all living areas and bedrooms.

HOT WATER SERVICE:

Solar panel hot water system connected via 20 litre per minute continuous flow gas booster with collector panel as required.

WALL TILING:

Ceramic wall tiles from builders range to bathroom, ensuite and laundry.
2000mm high ceramic wall tiles to shower walls.
[300mm high tiled splashback between vanities & mirrors.](#)
100mm tiled skirting to ensuite, bathroom, powder room, laundry and WC.

FLOORING:

Ceramic floor tiles from builders range to bathroom, ensuite, laundry, WC and powder room.

ELECTRICAL:

Single & Double power points throughout as per electrical plan.
Batten holder light points with energy efficient globes and shades.
Weatherproof batten holder external light points adjacent external doors (design specific).
Hard wired smoke detectors.
RCD safety switch & circuit breaker to meter box.
Two TV points including 5m of coaxial cable in roof space.
One telephone point in kitchen.

ENERGY EFFICIENCY:

Minimum 7-star energy rating to home (to standard plans).
[2.2KW Solar Photovoltaic \(PV\) system.](#)
[R2.5 insulation to external walls.](#)
[R6.0 insulation to ceiling.](#)
Sealed door frame to entry, garage internal & garage rear door.
Self-sealing exhaust fans ducted externally.
Foil wrap to external walls including garage.



KITCHEN

600mm Omega stainless steel wall oven.
 600mm Omega stainless steel gas cooktop.
 600mm Omega stainless steel slide out rangehood.
[External ducting & venting of rangehood.](#)
 Laminate benchtops with postformed edge.
 Square edge laminate hinged doors.
 Laminate cupboards in a range of colours.
 Eurofit cabinet handles from builders range.
 Bank of 4 Draws & Cutlery Insert.
 Built in pantry with 4 melamine shelves. (design specific)
 Ceramic Tiled Kitchen Splashback.
 Overhead kitchen cabinetry.
[Overhead fridge cabinetry \(Design Specific\).](#)
[Plastered Bulkhead above overhead cabinets.](#)
[Capped waterpoint to fridge provision.](#)
 1 & ¾ Bowl stainless steel sink.
 Chrome mixer tapware.
[Dishwasher provision including waterpoint and powerpoint.](#)

BATHROOM / ENSUITE / WC / POWDER ROOM

4mm polished edge mirrors to width of vanities.
[900mm x 900mm tiled step free shower bases throughout the home.](#)
[Semi-frameless 2000mm high shower screens with pivot door and clear laminated safety glass.](#)
 Designer Upgraded Shower rose & rail to showers.
 White Acrylic bath.
[Designer Upgraded wall mixer taps to showers & bath.](#)
 Tiled bath hob with 400mm high splashback above bath.
 Vitreous China toilet pan with cistern with soft close seat.
 Vitreous China vanity basins with chrome pop up waste outlet
 Chrome lever basin mixer taps.
 Laminate benchtops with postformed edge.
 Square edge laminate hinged doors.
 Eurofit cabinet handles from builders range.

LAUNDRY

40 Litre stainless steel trough and metal cabinet.
 Tiled splashback above trough.
 Chrome lever sink mixer.
 Built in linen with 4 melamine shelves (Design specific).
 Hot and cold stop taps for washing machine provision.

GARAGE:

Engineered concrete floor.
 Plaster lined ceiling with 75mm cove cornice.
 Sectional colorbond overhead door to front with manual lockset.
 Tempered hardboard door to Garage exterior.
 Batten light point and single power point.

STAIRCASE (if applicable)

Enclosed staircase with Carpeted MDF treads and risers with closed stringers.
 Painted pine wall rail on chrome fittings.
 Plaster dwarf wall to stairs and void areas.

SITE CLEAN

All building materials to be removed from the site by the builder.
 The dwelling will be cleaned both on the inside and outside prior to handover.
 Site will be scraped level throughout.
 House cleaned on completion.

Omnia Homes reserves the right to change or substitute the make, range, model and/or type of any product or withdraw, change pricing, inclusions or promotions without notice. Inclusions may vary depending on house type. The standard inclusions relate to our base house prices and specific options may incur additional costs. Please ask your sales consultant for further information. Omnia Homes will ensure 7 star energy efficiency on all orientations when built on a concrete slab. Additional costs may be incurred by the purchaser in the event that the purchaser requests design alterations/modifications or the developer dictates design control over the home.

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 HOMES



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