

# simplify

By OMNIA



FLOORPLAN COLLECTION



## ABOUT US



Omnia Homes draws upon a collective experience of 55 years within the construction and property industry in Australia, positioning us to set a new standard in residential construction.

Our unwavering dedication lies in crafting homes that exemplify an elevated way of living. Taking a comprehensive approach, we prioritize not only aesthetics but also functionality and adaptability. Our goal is to design homes that are not only visually appealing but also practical and flexible, catering to the diverse needs of homeowners.

By doing so, we aim to enhance the overall living experience.

Moreover, leveraging our substantial buying power and extensive expertise, we take pride in offering new home solutions that provide exceptional value for your investment.

Our primary focus revolves around creating affordable homes of exceptional quality that align with the evolving requirements of today's buyers.

Our specialized offerings include house and land packages, turnkey packages, and investment packages.

Whether you are a homebuyer in pursuit of your dream residence or an investor seeking a lucrative opportunity, our meticulously designed homes are perfectly tailored to meet your specific needs and preferences.



# WHY SIMPLIFY

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## **PRODUCT RANGE:**

We offer a wide selection of over 30 unique floor plans, specifically designed to cater to the needs of those who are looking for an affordable housing option and for those looking for an investment option.

Our homes are thoughtfully crafted to accommodate different types of blocks, including solutions that comply with the Small Lot Housing Code regulations.

## **LARGE TRADE NETWORK:**

The Omnia Group employs dependable teams of trades-people who efficiently handle large construction volumes. Our extensive trade network spans across all of metropolitan Melbourne.

## **COMMUNICATION & COLLABORATION:**

At Omnia Homes, we understand that the strength of our company lies in the expertise and dedication of our team.

Whether it's your committed sales manager or the skilled contractors working on your site, we strive for professionalism and integrity in every interaction.

Our success is deeply rooted in our vast network of connections, which enables us to deliver the highest standards of quality craftsmanship, innovative design, and inspiring architecture that define our brand.

## **TURNKEY SOLUTIONS AVAILABLE:**

From the moment a contract is agreed upon all the way up to the day we hand over the keys, we handle every aspect with meticulous care.

We leave no stone unturned, considering even the smallest finishing touches such as the letterbox, window furnishings, landscaping, and even the clothesline.

## **QUALITY CONSTRUCTION:**

Being proud members of the Housing Institute of Australia (HIA) for over 25 years.

We place great importance on our dedication to delivering exceptional quality. To provide further reassurance we conduct a comprehensive maintenance inspection three months after the handover, and we also provide a 10-year structural guarantee on the home for added peace of mind.

Furthermore we provide after care service and continue to support and service you after your home is built through our maintenance and warranty teams.

**FIXED PRICE CONTRACTS:**

When Omnia Homes provides you with a quote for the home you desire rest assured that it is the exact amount you will be paying. We offer fixed price contracts ensuring transparency and eliminating any unexpected or hidden costs. With us, you can enjoy peace of mind knowing that the agreed-upon price remains unchanged throughout the process, providing you with a seamless and stress-free experience.

**FINANCIAL STABILITY:**

Omnia Homes is an established and trustworthy Australian-owned company. The business is known for its strength and reliability in delivering exceptional results. The active involvement of its Directors and Senior Management extends to both the internal operations of the company and their engagement within the property sector as a whole. Their hands-on approach ensures a strong and dedicated presence throughout the organization.

**QUALITY ASSURANCE:**

To uphold our commitment to maintaining high-quality standards, we conduct independent inspections at various stages throughout the construction process. These inspections are carried out by qualified professionals who assess the work to ensure it meets our rigorous quality criteria.

**SITE START AND COMPLETION DATES:**

The prospect of moving into a new home brings excitement but it also entails careful planning. At Omnia Homes we deeply appreciate the value of everyone's time which is why we prioritize comprehensive planning and scheduling in collaboration with our customers. By dedicating attention to this aspect we ensure that everyone can proactively organize their commitments well in advance. Moreover, this approach enables us to provide our customers with a guarantee regarding the exact start and completion dates of their home construction. Through this commitment to certainty, we aim to deliver a seamless and satisfying experience for our customers from start to finish.

**NO WAITING FOR SITE STARTS:**

Unlike many other home builders in Melbourne, Omnia does not believe in putting you in a waiting queue for your construction to commence. We are committed to taking swift action, aiming to start construction on your site as soon as possible from the time we receive your completed land and finance documentation. Your project is our priority, and we strive to minimize any unnecessary delays in getting your dream home underway.

# **WHO WE WORK WITH**

## **HOME OWNERS:**

Omnia Homes caters to a diverse range of home owners with its fixed price all-inclusive house and land packages situated in premier Melbourne estates. These offerings are well suited for owner-occupiers, making them an excellent choice for first-time homebuyers, those seeking an upgrade from their current residence, and downsizers alike.

Omnia Homes is committed to providing these clients with top-notch, quality designed homes that accommodate various needs and budgets. Quality and design are at the forefront of our offerings, ensuring a high standard of living for our valued homeowners.

## **INVESTORS:**

Omnia Homes specializes in turnkey solutions that offer fully complete homes ready for rental and strategically situated within Melbourne's premier estates. These turnkey solutions are specifically designed to cater to the needs of astute property investors. With meticulous attention to detail, Omnia Homes delivers properties that are move-in ready and equipped with all the essential features and finishes. These turnkey solutions provide a hassle-free investment opportunity, allowing property investors to maximize their returns with minimal effort.

## **INVESTMENT ORGANISATIONS:**

Omnia Homes collaborates with prominent investment organizations both within Australia and internationally to provide turnkey homes. Our strong partnerships with these leading investment entities allow us to deliver fully equipped and ready-to-move-in homes that meet the requirements and expectations of investors. By leveraging our expertise and working alongside these esteemed organizations, we ensure that our turnkey homes offer a seamless investment experience for individuals seeking lucrative opportunities in the real estate market.

## LAND DEVELOPERS:

Benefiting from a collective experience of over 55 years in the industry, Omnia Homes is led by highly experienced directors who maintain close partnerships with major developers in Melbourne. This allows us to access prime land within the top estates of Melbourne, ultimately maximizing the value of your investment.

Our directors bring their extensive expertise to the table, leveraging their industry connections and insights to identify the most advantageous opportunities for our clients. By working closely with reputable developers and securing land in sought-after locations, we ensure that your investment yields optimal returns.

## SUPPLIERS AND TRADES:

Omnia Homes takes immense pride in crafting homes that stand the test of time. Our homes are built to the highest quality standards leaving no room for compromise. We meticulously complete every detail to perfection, partnering with the industry's finest tradespeople and trusted suppliers. To uphold our unwavering commitment to excellence we maintain a rigorous monitoring and evaluation process for our trades and suppliers. This ensures that our high standards are consistently met, and it guarantees your utmost satisfaction with the end result. With Omnia Homes, you can trust that your home is constructed with the utmost care and attention, ensuring a lifetime of enjoyment and comfort.



# OUR PROCESS

The Simplify Range presents a variety of homes where extensive research and diligent efforts have already been undertaken on your behalf. With our streamlined and user-friendly process, you'll find yourself in your new home sooner than expected – all the style, minus the stress.

## **1. One on One Consultation:**

Whether you submit an online inquiry, express interest in one of our house and land packages, or are recommended to Omnia by someone, our consultants will be prepared to assist you in navigating the initial phase of your new home journey.

When you meet with one of our new home consultants, our aim is to gain a clear understanding of your priorities when it comes to a home. We'll assist you in selecting a home design that aligns with your lifestyle and falls within your desired budget.

Should you require support in finding a suitable block of land for your home, our consultants are ready to assist you. We work with prominent land developers and estates throughout Melbourne and Geelong & will help you locate the most suitable land options at competitive prices that align with your chosen home design.



## **2. Personalise your home:**

Our experienced interior designers have developed a variety of modern interior and exterior colour schemes for you to choose from. We will assist you in picking the facade, colour scheme, and additional options that most authentically express your individual style, transforming your dream home into a reality both inside and outside.



## **3. Secure your fixed Price:**

After you've personalised your home with your chosen options, we'll provide you with a Sales Quote at a fixed price. You can secure this proposal with a \$2000 initial deposit. Our fixed price quote simplifies your budget management. Our Sales Consultants will transparently outline all your expenses upfront, providing you with assurance and the confidence to embark on your journey to your new home.



## **4. Sign Contracts:**

We will prepare formal contracts 14 days from your initial deposit payment date for you to sign. At this stage you will formally sign contracts and pay the balance of a 5% build deposit.



## **5. Start Building:**

Following the signing of your building contracts, our team will secure the required building approvals from local authorities and commence the construction of your new home. This is all part of our commitment to ensure that your home building process is simple, straightforward, and hassle-free.





# CONSTRUCTION STAGES

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**STAGE 1**  
**SITE START:**  
The construction process commences with a site scrape, where your block is carefully levelled and prepared for the commencement of your build.

**STAGE 2**  
**BASE STAGE:**  
Now it's time to establish the solid foundation of your new home. The construction team will begin the process of laying the foundations and pouring your slab.

**STAGE 3**  
**FRAME STAGE:**  
The frame stage is a crucial phase where your house begins to take form. Our skilled carpenters will meticulously assemble the wall frame & roof trusses, bringing your home to life.

**STAGE 4**  
**LOCK-UP STAGE:**  
The lock-up stage is a pivotal point in your home's construction, where several essential tasks occur. External cladding, roofing, and the installation of external doors and windows take place during this phase.

**STAGE 5**  
**FIXING STAGE:**  
The fixing stage is an important phase where various interior elements of your home are installed. Skilled professionals will handle the installation of plaster, skirting, architraves, internal doors, and cabinetry, bringing your home closer to completion.

**STAGE 6**  
**COMPLETION STAGE:**  
Congratulations! You have reached the final stage of the building process. During this phase, the finishing touches are added to your home. This includes painting, flooring installation, door furniture, shower screens, mirrors, and other fit-outs that contribute to the overall aesthetics and functionality of your home.

**STAGE 7**  
**HANDOVER:**  
Congratulations on reaching the much-anticipated moment of handover – move-in day! This is the day you pick up your keys to your new home.

**STAGE 8**  
**SERVICE & WARRANTY:**  
At Omnia Homes, our commitment to you extends beyond the handover of your home. We recognize that houses need to withstand the test of time and the elements. That's why we offer a comprehensive 3-month service warranty starting from the settlement date.





A TIMELESS VIBRANCE WITH DARK TONES

**simplify**  
By OMNIA

# Rebellion



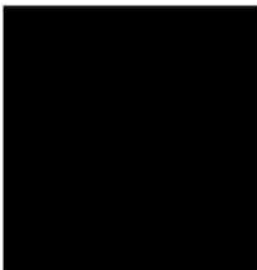
**FACE BRICKWORK:**  
Selkirk - Rebellion Red



**ROOF TILE:**  
Bristle - Deep Shadow  
(Designer Profile)



**WINDOW FRAME:**  
A&L Windows - Black  
(Aluminium Frame)



**FASCIA/GUTTER/  
DOWNPIPES:**  
Colorbond - Night Sky



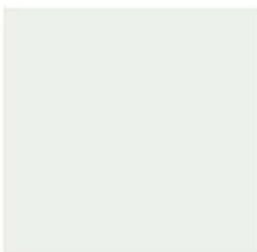
**ENTRY DOOR/TIMBER POST/  
CLADDING:**  
Haymes - Intimacy



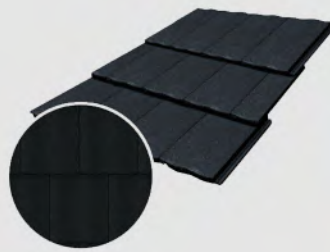
**GARAGE DOOR:**  
Profile - Slimline  
Colour - Woodland Grey



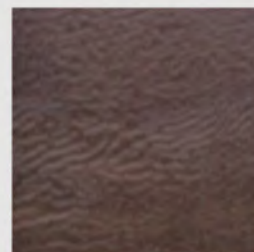
**RENDER  
GROUND FLOOR:**  
Haymes - Intimacy



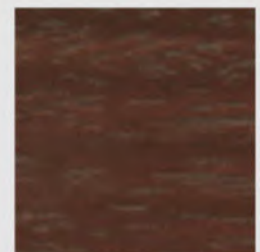
**RENDER  
FIRST FLOOR:**  
Haymes - Greyology 1



**UPGRADE  
ROOF TILE:**  
Bristle - Deep Shadow  
(Classic Profile)



**UPGRADE  
GARAGE DOOR:**  
Timber Look Finish  
Colour - Caoba



**UPGRADE  
ENTRY DOOR:**  
Timber Stain Finish  
Haymes - Caramel

Although these colour swatches and images are as life-like as possible the colours are indicative and may vary slightly from how they appear in this booklet. Please refer to the actual paint or product sample at your next appointment.

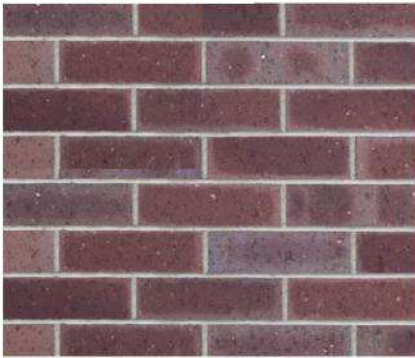


RHODE FACADE - REBELLION COLOUR SCHEME



VIENNA FACADE - REBELLION COLOUR SCHEME

# Musket



**FACE BRICKWORK:**  
Selkirk - Musket Haze



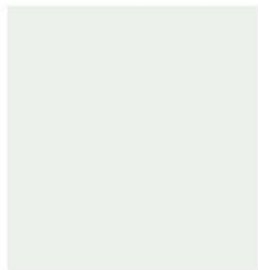
**ROOF TILE:**  
Bristle - Deep Shadow  
(Designer Profile)



**WINDOW FRAME:**  
A&L Windows - Surfmist  
(Aluminium Frame)



**FASCIA/GUTTER/  
DOWNPIPES:**  
Colorbond - Surfmist



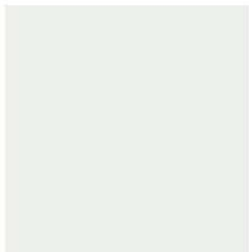
**ENTRY DOOR/TIMBER POST/  
CLADDING:**  
Haymes - Greyology 1



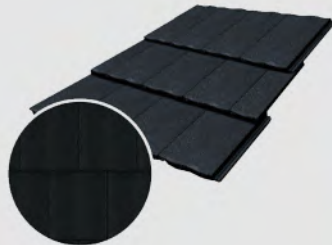
**GARAGE DOOR:**  
Profile - Slimline  
Colour - Surfmist



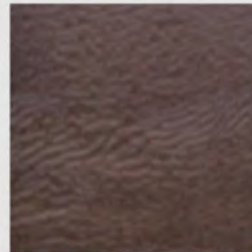
**RENDER  
GROUND FLOOR:**  
Haymes - Nearly White 1



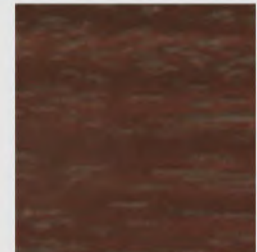
**RENDER  
FIRST FLOOR:**  
Haymes - Greyology 1



**UPGRADE  
ROOF TILE:**  
Bristle - Deep Shadow  
(Classic Profile)



**UPGRADE  
GARAGE DOOR:**  
Timber Look Finish  
Colour - Caoba



**UPGRADE  
ENTRY DOOR:**  
Timber Stain Finish  
Haymes - Caramel



RHODE FACADE - MUSKET COLOUR SCHEME

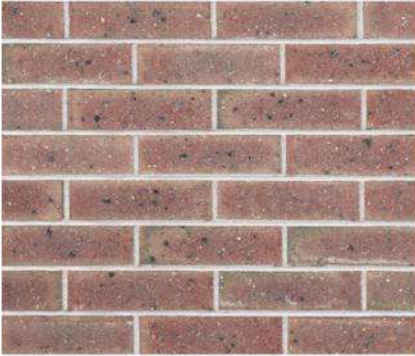


VIENNA FACADE - MUSKET COLOUR SCHEME

CLASSIC COLOURS FOR A TIMELESS LOOK...



# Heritage



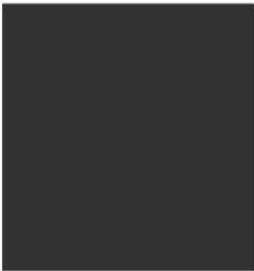
**FACE BRICKWORK:**  
Selkirk - Tawny Heritage



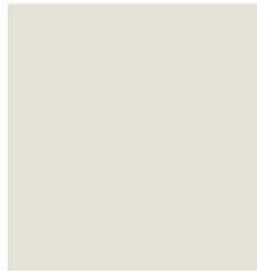
**ROOF TILE:**  
Bristle - Deep Shadow  
(Designer Profile)



**WINDOW FRAME:**  
A&L Windows - Monument  
(Aluminium Frame)



**FASCIA/GUTTER/  
DOWNPIPES:**  
Colorbond - Monument



**ENTRY DOOR/TIMBER POST/  
CLADDING:**  
Haymes - Nearly White 1



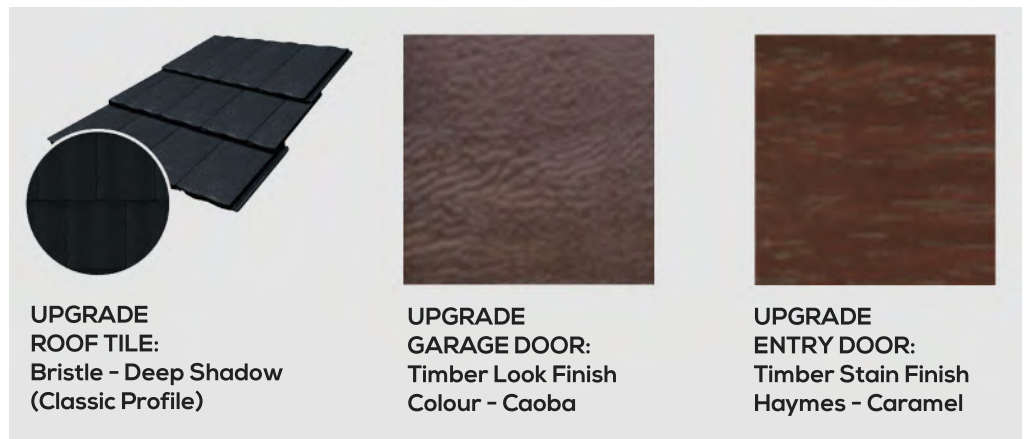
**GARAGE DOOR:**  
Profile - Slimline  
Colour - Surfmist



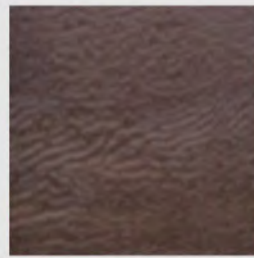
**RENDER  
GROUND FLOOR:**  
Haymes - Impact



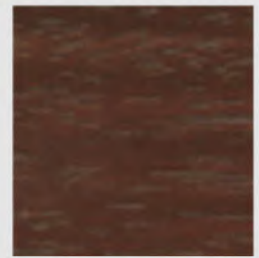
**RENDER  
FIRST FLOOR:**  
Haymes  
- Nearly White 1



**UPGRADE  
ROOF TILE:**  
Bristle - Deep Shadow  
(Classic Profile)



**UPGRADE  
GARAGE DOOR:**  
Timber Look Finish  
Colour - Caoba



**UPGRADE  
ENTRY DOOR:**  
Timber Stain Finish  
Haymes - Caramel

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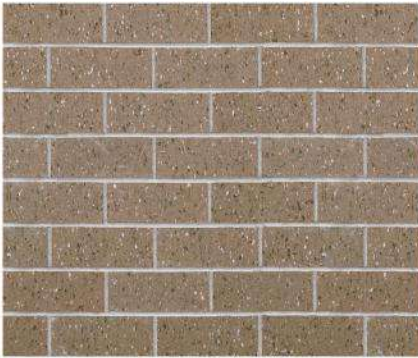




FOR A WARM, HEARTY LOOK TO YOUR HOME...



# Goldfield



**FACE BRICKWORK:**  
Selkirk - Goldfield Haze



**ROOF TILE:**  
Bristle - Deep Shadow  
(Designer Profile)



**WINDOW FRAME:**  
A&L Windows - Dune  
(Aluminium Frame)



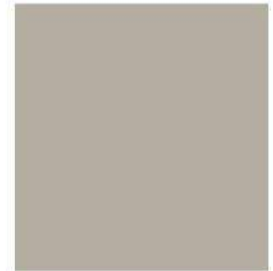
**FASCIA/GUTTER/  
DOWNPIPES:**  
Colorbond - Dune



**ENTRY DOOR/TIMBER POST/  
CLADDING:**  
Haymes - Nearly White 1



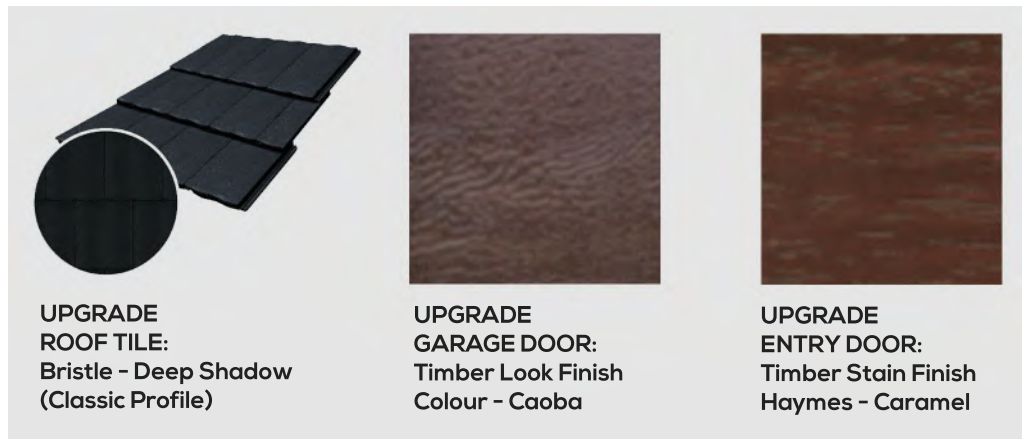
**GARAGE DOOR:**  
Profile - Slimline  
Colour - Surfmist



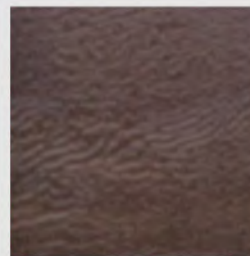
**RENDER  
GROUND FLOOR:**  
Haymes - Refuge 4



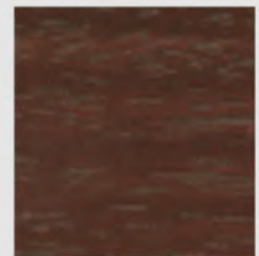
**RENDER  
FIRST FLOOR:**  
Haymes  
- Nearly White 1



**UPGRADE  
ROOF TILE:**  
Bristle - Deep Shadow  
(Classic Profile)



**UPGRADE  
GARAGE DOOR:**  
Timber Look Finish  
Colour - Caoba



**UPGRADE  
ENTRY DOOR:**  
Timber Stain Finish  
Haymes - Caramel

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RHODE FACADE - GOLDFIELD COLOUR SCHEME



VIENNA FACADE - GOLDFIELD COLOUR SCHEME

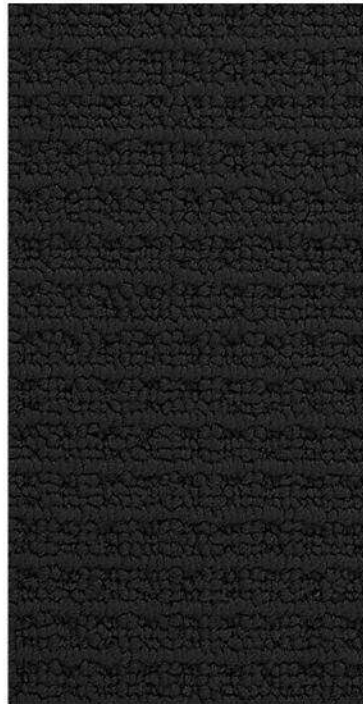
AN EARTHY PALETTE WITH WARMER TONES



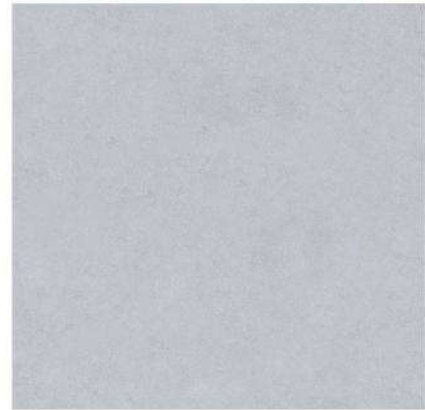
# Windsor Walnut



**LAMINATE FLOORING:**  
- Brooklyn Ridgewood



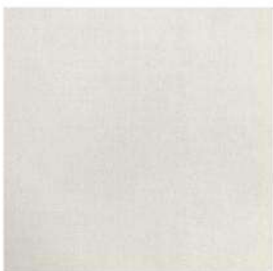
**CARPET:**  
- Indiana II Gunmetal



**FLOOR/WALL TILES**  
including VANITY SPLASHBACKS  
- Connect Lunar Gloss



**KITCHEN/LAUNDRY SPLASHBACK:**  
- Gloss White Tile



**LAMINATE BENCHTOPS**  
KITCHEN/VANITIES  
- White Textile



**LAMINATE BASE**  
CABINETS KITCHEN  
- Fossil



**LAMINATE OVERHEAD**  
CABINETS/VANITY  
BASE CABINETS  
- Avignon Walnut



**INTERNAL WALL/  
WOODWORK PAINT**  
- Greyology 1



**UPGRADE STONE**  
BENCHTOPS  
- Jasmine



**UPGRADE GLASS**  
SPLASHBACK  
- White

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A FRESH AND WARM FEELING FOR YOUR HOME

**simplify**  
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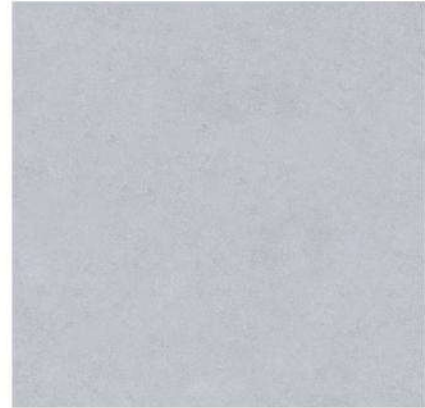
# Paris Pearl



**LAMINATE FLOORING:**  
- Brooklyn Columbia



**CARPET:**  
- Indiana II Gunmetal



**FLOOR/WALL TILES**  
including VANITY SPLASHBACKS  
- Connect Lunar Gloss



**KITCHEN/LAUNDRY SPLASHBACK:**  
- Gloss White Tile



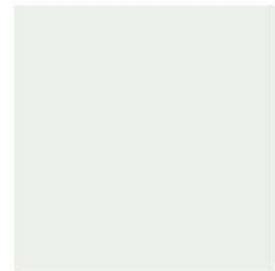
**LAMINATE BENCHTOPS**  
KITCHEN/VANITIES  
- Carrara Bianco



**LAMINATE BASE**  
CABINETS KITCHEN  
- Polar White



**LAMINATE OVERHEAD**  
CABINETS/VANITY  
BASE CABINETS  
- Blackened Linewood



**INTERNAL WALL/  
WOODWORK PAINT**  
- Greyology 1



**UPGRADE STONE**  
BENCHTOPS  
- Jasmine



**UPGRADE GLASS**  
SPLASHBACK  
- White

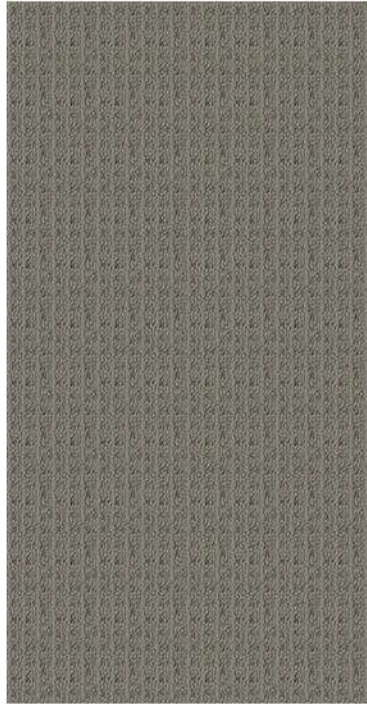
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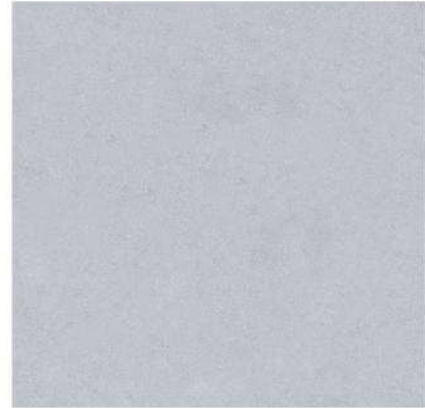
# Oslo Oak



**LAMINATE FLOORING:**  
- Nordic Oak



**CARPET:**  
- Indiana II Nimbus



**FLOOR/WALL TILES**  
including VANITY SPLASHBACKS  
- Connect Lunar Gloss



**KITCHEN/LAUNDRY SPLASHBACK:**  
- Gloss White Tile



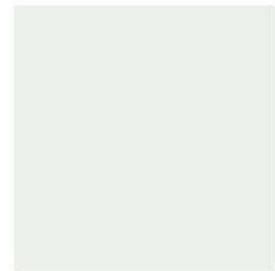
**LAMINATE BENCHTOPS**  
KITCHEN/VANITIES  
- Natural Quartz



**LAMINATE BASE**  
CABINETS KITCHEN  
- Polar White



**LAMINATE OVERHEAD**  
CABINETS/VANITY  
BASE CABINETS  
- Raw Birchply



**INTERNAL WALL/  
WOODWORK PAINT**  
- Greyology 1



**UPGRADE STONE**  
BENCHTOPS  
- Jasmine



**UPGRADE GLASS**  
SPLASHBACK  
- White

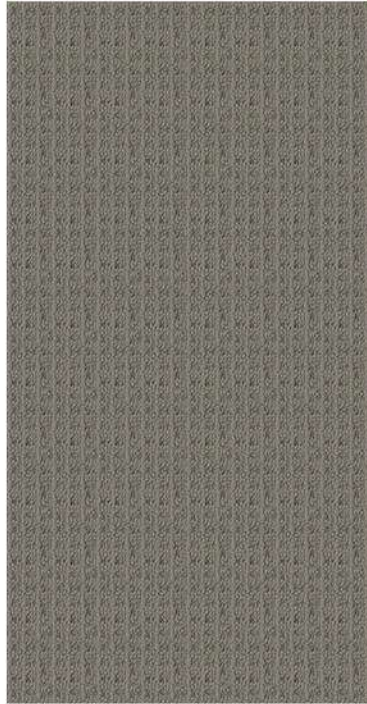




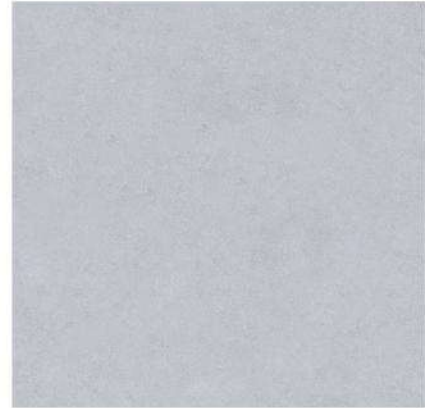
# Milan Mocha



**LAMINATE FLOORING:**  
- Nordic Grey



**CARPET:**  
- Indiana II Nimbus



**FLOOR/WALL TILES**  
including VANITY SPLASHBACKS  
- Connect Lunar Gloss



**KITCHEN/LAUNDRY SPLASHBACK:**  
- Gloss White Tile



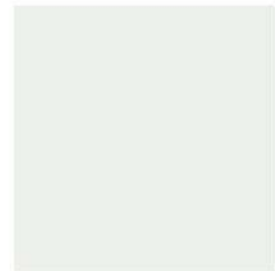
**LAMINATE BENCHTOPS**  
KITCHEN/VANITIES  
- Catalana Marble



**LAMINATE BASE**  
CABINETS KITCHEN  
- Polar White



**LAMINATE OVERHEAD**  
CABINETS/VANITY  
BASE CABINETS  
- Smoky Sapelle



**INTERNAL WALL/  
WOODWORK PAINT**  
- Greyology 1



**UPGRADE STONE**  
BENCHTOPS  
- Jasmine



**UPGRADE GLASS**  
SPLASHBACK  
- White





**4. Lorraine**



**5. Olson**



**6. Zane**





# Cashmere 150



DESIGNED TO SUIT

8.5M X 25M

EXTERIOR WIDTH

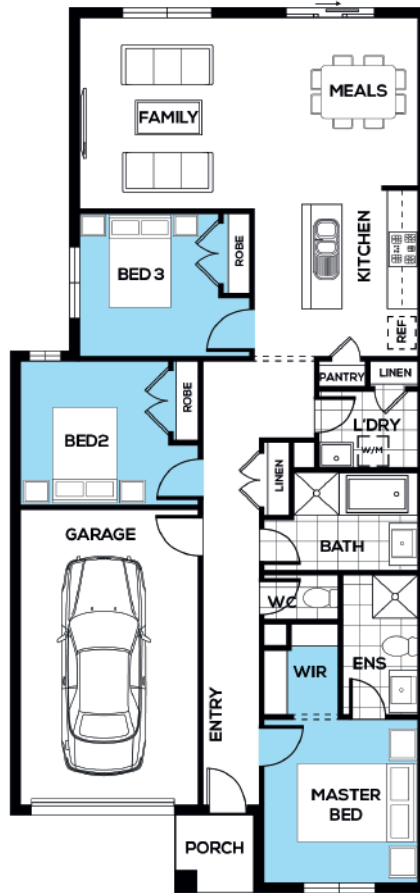
8.5M

EXTERIOR LENGTH

18M

TOTAL HOUSE AREA

139.42M<sup>2</sup> / 15.01SQ



Family	3500 x 3870	Master Bed	3090 x 3300	Bed 3	2800 x 2900
Meals	3400 x 3350	Bed 2	3000 x 2900		

# Maya 153



DESIGNED TO SUIT	<b>8.5M X 28M</b>
EXTERIOR WIDTH	8.50M
EXTERIOR LENGTH	20.97M
TOTAL HOUSE AREA	143M <sup>2</sup> / 15.39SQ



Family	3500 x 3300	Master Bed	3000 x 3500	Bed 3	2700 x 2800
Meals	5600 x 3100	Bed 2	3000 x 2800		



# Meadow 151

 3
  2
  1
  1

**DESIGNED TO SUIT** 10M X 25M  
**EXTERIOR WIDTH** 8.79M  
**EXTERIOR LENGTH** 17.99M  
**TOTAL HOUSE AREA** 141M<sup>2</sup> / 15.17SQ



Family	3700 x 3600	Master Bed	3200 x 3500	Bed 3	3200 x 3000
Meals	2800 x 3800	Bed 2	3200 x 3000		

# The Nook 175

 3
  2
  1
  1

**DESIGNED TO SUIT**    **10M X 28M**  
**EXTERIOR WIDTH**        **8.75M**  
**EXTERIOR LENGTH**      **20.51M**  
**TOTAL HOUSE AREA**    **163M<sup>2</sup> / 17.54SQ**



Family	3700 x 3600	Master Bed	3200 x 3500	Bed 3	3200 x 3000
Meals	3700 x 3600	Bed 2	3200 x 3000	Alfresco	3300 x 3500

# Meadow 190

 4
  2
  1
  1

**DESIGNED TO SUIT** **10M X 30M**  
**EXTERIOR WIDTH** 8.75M  
**EXTERIOR LENGTH** 22.91M  
**TOTAL HOUSE AREA** 177M<sup>2</sup> / 19.05SQ



Family	3700 x 3500	Master Bed	3200 x 3000	Bed 4	3200 x 3000
Meals	3700 x 3500	Bed 2	3200 x 3000		
Study	2800 x 2800	Bed 3	3200 x 3000		

# Rose 136



DESIGNED TO SUIT

10.5M X 21M

EXTERIOR WIDTH

9.24M

EXTERIOR LENGTH

14.99M

TOTAL HOUSE AREA

126.34M<sup>2</sup> / 13.60SQ



Family	4700 x 3000	Master Bed	3900 x 3000	Bed 3	2800 x 3100
Meals	2300 x 2800	Bed 2	2800 x 3100		

# Lilac 168

 3
  2
  1
  2

**DESIGNED TO SUIT** 10.5M X 25M  
**EXTERIOR WIDTH** 10.50M  
**EXTERIOR LENGTH** 18.00M  
**TOTAL HOUSE AREA** 157M<sup>2</sup> / 16.89SQ



Family	4000 x 2900	Master Bed	3100 x 3200	Bed 3	2900 x 3300
Meals	4000 x 2900	Bed 2	2900 x 3300		

# Cashmere 185

 4
  2
  1
  2

DESIGNED TO SUIT

10.5 M X 28M

EXTERIOR WIDTH

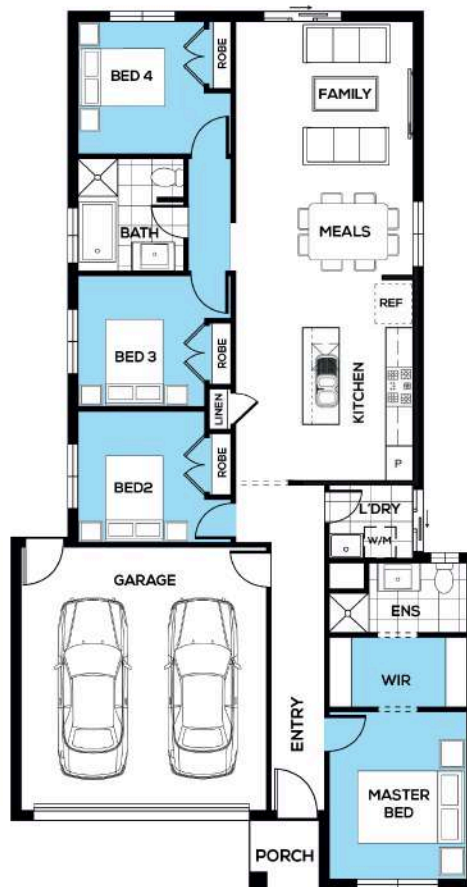
10.5M

EXTERIOR LENGTH

19.96M

TOTAL HOUSE AREA

171.88M<sup>2</sup> / 18.50SQ



Family	4000 x 3000	Master Bed	3100 x 3800	Bed 3	2880 x 3000
Meals	4000 x 3000	Bed 2	2880 x 3000	Bed 4	2880 x 3000

# Cashmere 201

 3
  2
  2
  2

DESIGNED TO SUIT

10.5M X 30M

EXTERIOR WIDTH

9.30M

EXTERIOR LENGTH

22.89M

TOTAL HOUSE AREA

187M<sup>2</sup> / 20.12SQ



Family	3900 x 3100	Study	2000 x 3000	Bed 3	3000 x 3000
Meals	3900 x 3100	Master Bed	3600 x 3600	Alfresco	4000 x 2600
Lounge	3600 x 3000	Bed 2	3000 x 3000		

# Clarence 164

 3  
  2  
  1  
  2

**DESIGNED TO SUIT**    **12.5M X 21M**  
**EXTERIOR WIDTH**        **11.27M**  
**EXTERIOR LENGTH**      **14.99M**  
**TOTAL HOUSE AREA**    **153M<sup>2</sup> / 16.46SQ**



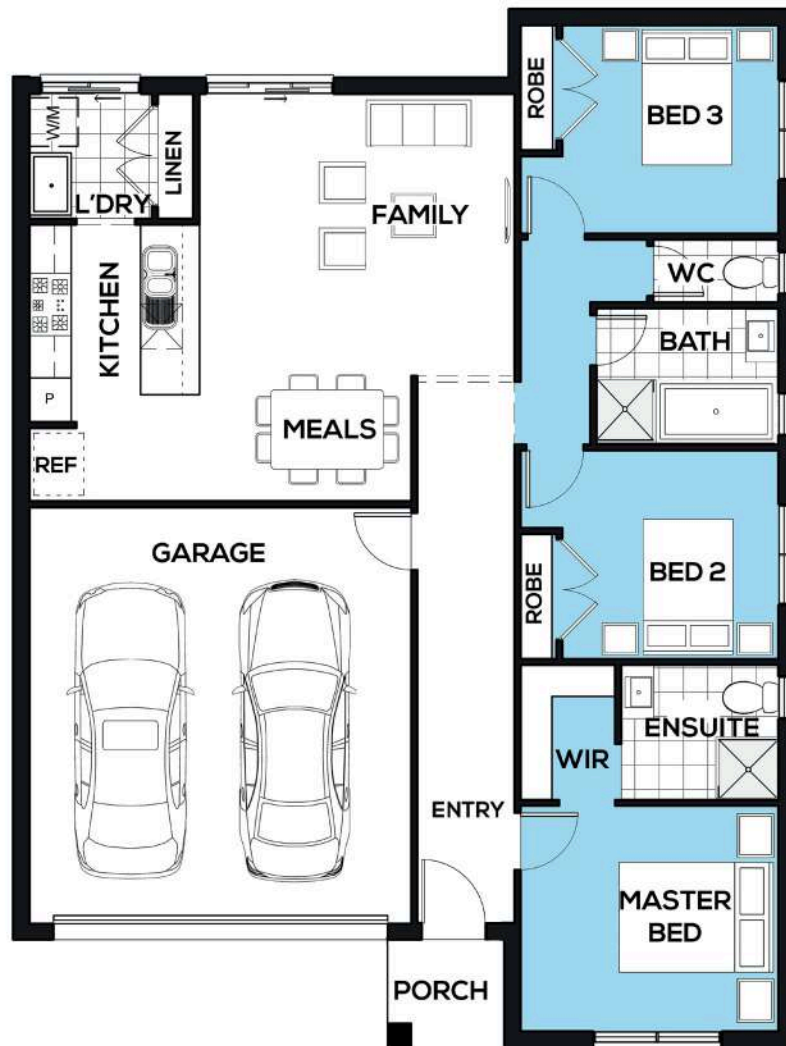
Family	3900 x 3400	Master Bed	3700 x 3200	Bed 3	3100 x 2700
Meals	3100 x 3400	Bed 2	3100 x 2700		



# Accolade 166

 3
  2
  1
  2

**DESIGNED TO SUIT** 12.5M X 21M  
**EXTERIOR WIDTH** 11.27M  
**EXTERIOR LENGTH** 14.98M  
**TOTAL HOUSE AREA** 155M<sup>2</sup> / 16.68SQ



Family	4500 x 2900	Master Bed	3700 x 3200	Bed 3	3100 x 3000
Meals	3000 x 2900	Bed 2	3100 x 3000		

# Hillcrest 174

 3
  2
  1
  2

DESIGNED TO SUIT

12.5M X 25M

EXTERIOR WIDTH

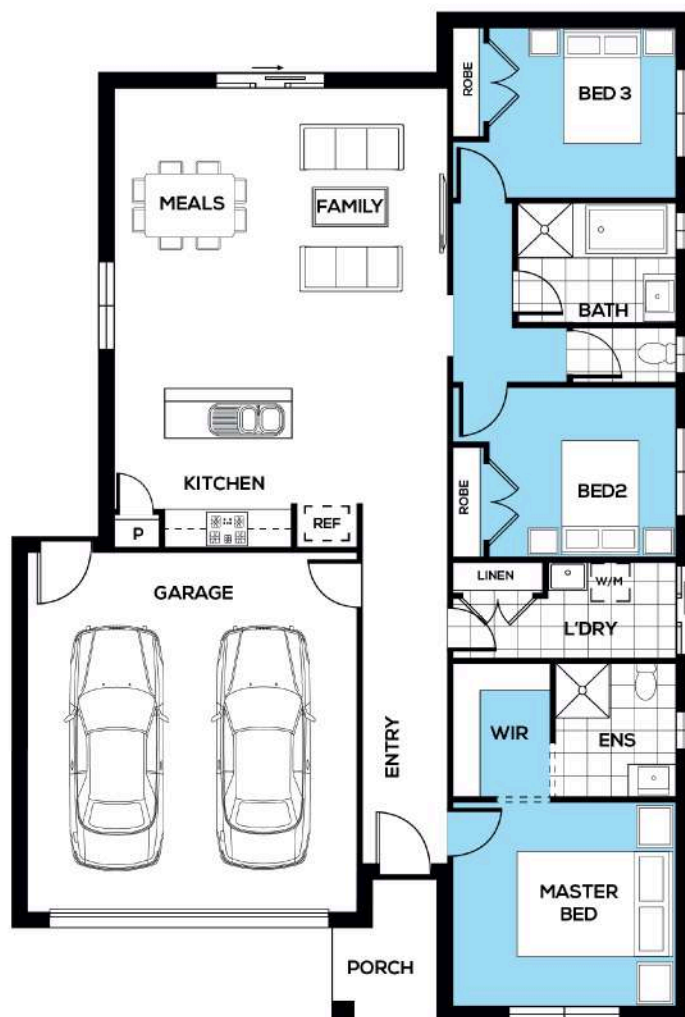
11.27M

EXTERIOR LENGTH

16.69M

TOTAL HOUSE AREA

161.66M<sup>2</sup> / 17.40SQ



Family	2850 x 5000	Master Bed	3710 x 3490	Bed 3	3110 x 2800
Meals	2850 x 5000	Bed 2	3110 x 2800		

# Kastri 186

 4
  2
  1
  2

DESIGNED TO SUIT

12.5M X 25M

EXTERIOR WIDTH

11.10M

EXTERIOR LENGTH

18.32M

TOTAL HOUSE AREA

173.27M<sup>2</sup> / 18.65SQ



Family	4750 x 3000	Master Bed	3700 x 3400	Bed 3	3100 x 2900
Meals	4750 x 3000	Bed 2	3100 x 2900	Bed 4	3100 x 2900

# Hillcrest 189

 3
  2
  1
  1

DESIGNED TO SUIT

12.5M X 25M

EXTERIOR WIDTH

11.27M

EXTERIOR LENGTH

17.51M

TOTAL HOUSE AREA

176M<sup>2</sup> / 18.94SQ



Family	5500 x 3400	Master Bed	3700 x 3500	Bed 3	3100 x 3000
Meals	5500 x 3400	Bed 2	3100 x 3000		

# Clarence 196

 3
  2
  2
  2

**DESIGNED TO SUIT** 12.5M X 25M  
**EXTERIOR WIDTH** 11.27M  
**EXTERIOR LENGTH** 17.99M  
**TOTAL HOUSE AREA** 183M<sup>2</sup> / 19.69SQ



Family	3500 x 3400	Lounge	3800 x 3500	Bed 2	3000 x 3000
Meals	3500 x 3400	Master Bed	3800 x 3200	Bed 3	3000 x 3000

# Ivy 198

 4
  2
  1
  2

DESIGNED TO SUIT

12.5M X 25M

EXTERIOR WIDTH

11.27M

EXTERIOR LENGTH

17.99M

TOTAL HOUSE AREA

184M<sup>2</sup> / 19.80SQ



Family	3800 x 5300	Master Bed	3700 x 3400	Bed 3	3100 x 3000
Meals	3300 x 4000	Bed 2	3100 x 3000	Bed 4	3400 x 3000

# Kraft 214

 4
  2
  1
  2

DESIGNED TO SUIT

12.5M X 28M

EXTERIOR WIDTH

11.27M

EXTERIOR LENGTH

20.87M

TOTAL HOUSE AREA

199.45M<sup>2</sup> / 21.47SQ



Family	3950 x 4100	Bed 2	2800 x 3000	Alfresco	3700 x 2500
Meals	5000 x 4000	Bed 3	2800 x 3000		
Master Bed	3770 x 3800	Bed 4	3170 x 3200		

# Hillside 222

 3
  2
  2
  2

DESIGNED TO SUIT

12.5M X 28M

EXTERIOR WIDTH

11.27M

EXTERIOR LENGTH

20.60M

TOTAL HOUSE AREA

207M<sup>2</sup> / 22.28SQ



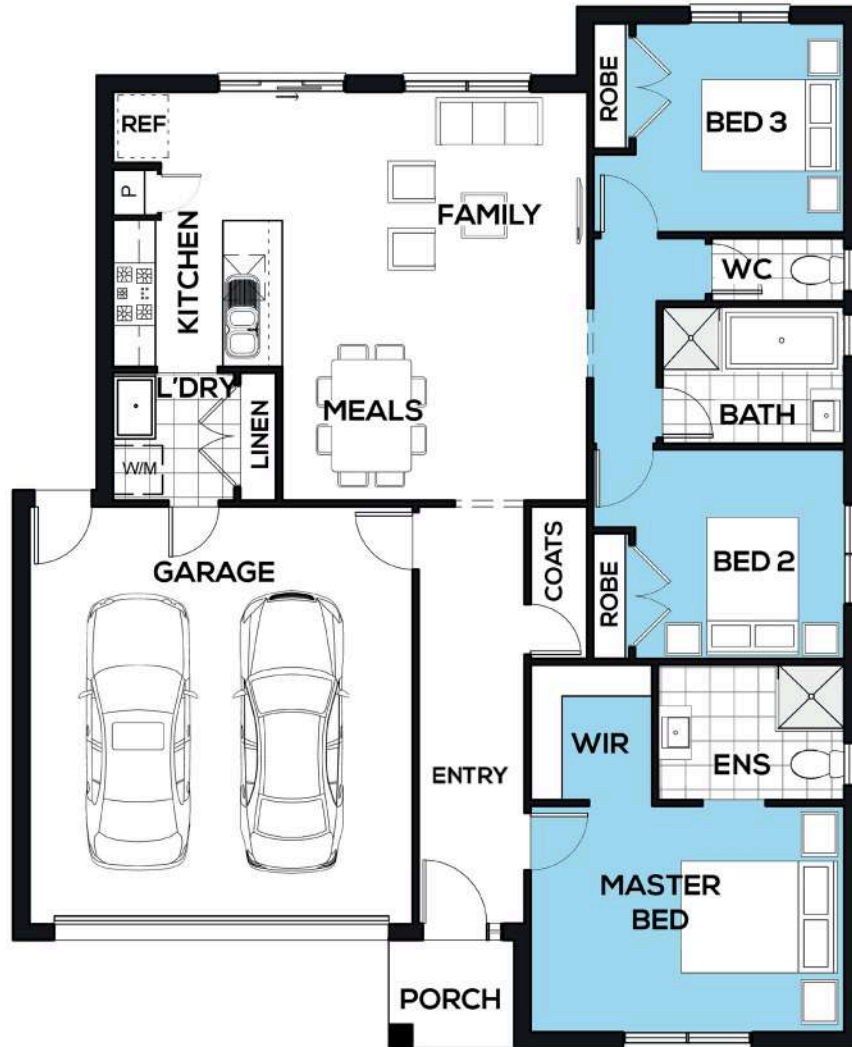
Family	5700 x 3400	Master Bed	3700 x 3500	Alfresco	4300 x 3100
Meals	5700 x 3400	Bed 2	3100 x 3000		
Rumpus	5200 x 3000	Bed 3	3100 x 3000		



# Accolade 171

 3
  2
  2
  2

**DESIGNED TO SUIT**    **14M X 21M**  
**EXTERIOR WIDTH**        **12.18M**  
**EXTERIOR LENGTH**      **14.98M**  
**TOTAL HOUSE AREA**    **159M<sup>2</sup> / 17.11SQ**

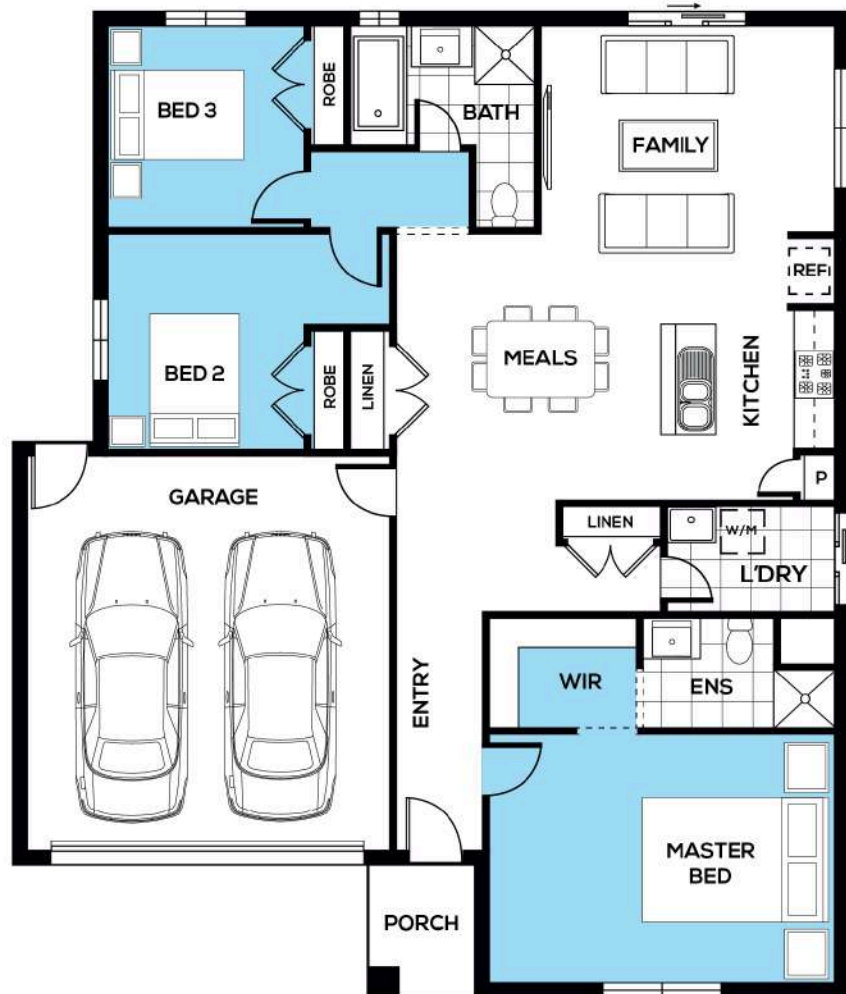


Family	4200 x 3000	Master Bed	4500 x 3200	Bed 3	3000 x 3000
Meals	4200 x 3000	Bed 2	3000 x 3000		

# Banya 185



DESIGNED TO SUIT **14M X 21M**  
 EXTERIOR WIDTH 12.71M  
 EXTERIOR LENGTH 14.99M  
 TOTAL HOUSE AREA 171.90M<sup>2</sup> / 18.50SQ



Family	4450 x 3150	Master Bed	5230 x 3760	Bed 3	3000 x 3085
Meals	4000 x 4000	Bed 2	3000 x 3250		

# Rosemont 219

 3
  2
  2
  2

DESIGNED TO SUIT

14M X 25M

EXTERIOR WIDTH

12.47M

EXTERIOR LENGTH

17.99M

TOTAL HOUSE AREA

204M<sup>2</sup> / 21.95SQ



Family	5800 x 3600	Lounge	3300 x 3400	Bed 2	3200 x 3000
Meals	5800 x 3600	Master Bed	4800 x 3400	Bed 3	3000 x 3000

# Clarence 220

 3
  2
  2
  2

DESIGNED TO SUIT

14M X 25M

EXTERIOR WIDTH

12.47M

EXTERIOR LENGTH

17.99M

TOTAL HOUSE AREA

205M<sup>2</sup> / 22.06SQ



Family	4700 x 3400	Master Bed	4800 x 3500	Alfresco	3300 x 3000
Meals	4700 x 3400	Bed 2	3500 x 3000		
Lounge	4800 x 3500	Bed 3	3000 x 3000		

# Nasa 221

 4
  2
  2
  2

DESIGNED TO SUIT

14M X 25M

EXTERIOR WIDTH

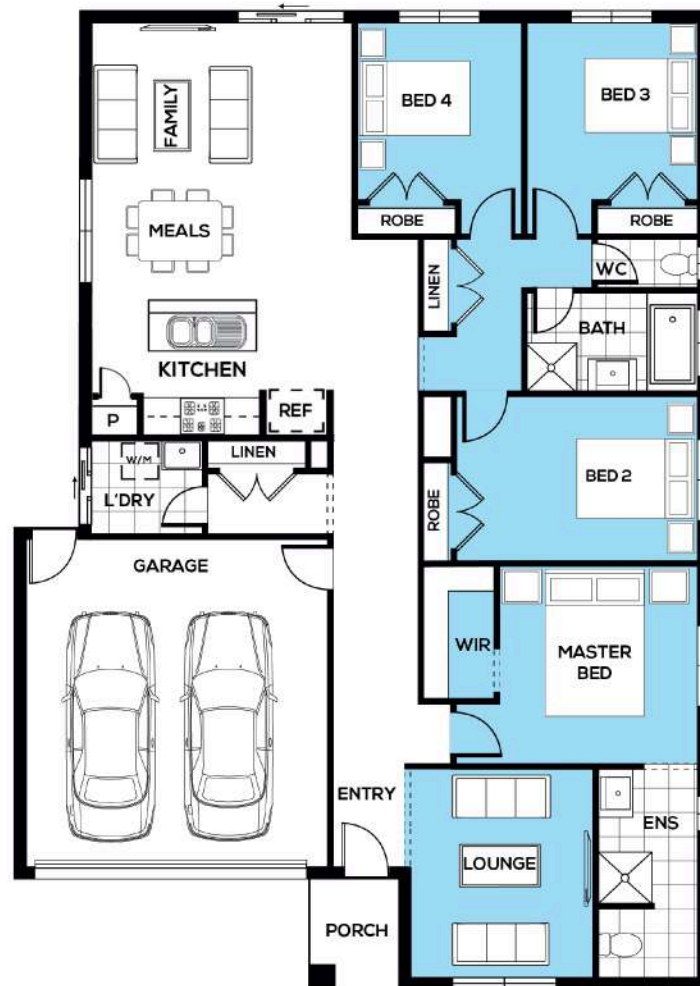
12.71M

EXTERIOR LENGTH

17.87M

TOTAL HOUSE AREA

205.05M<sup>2</sup> / 22.07SQ

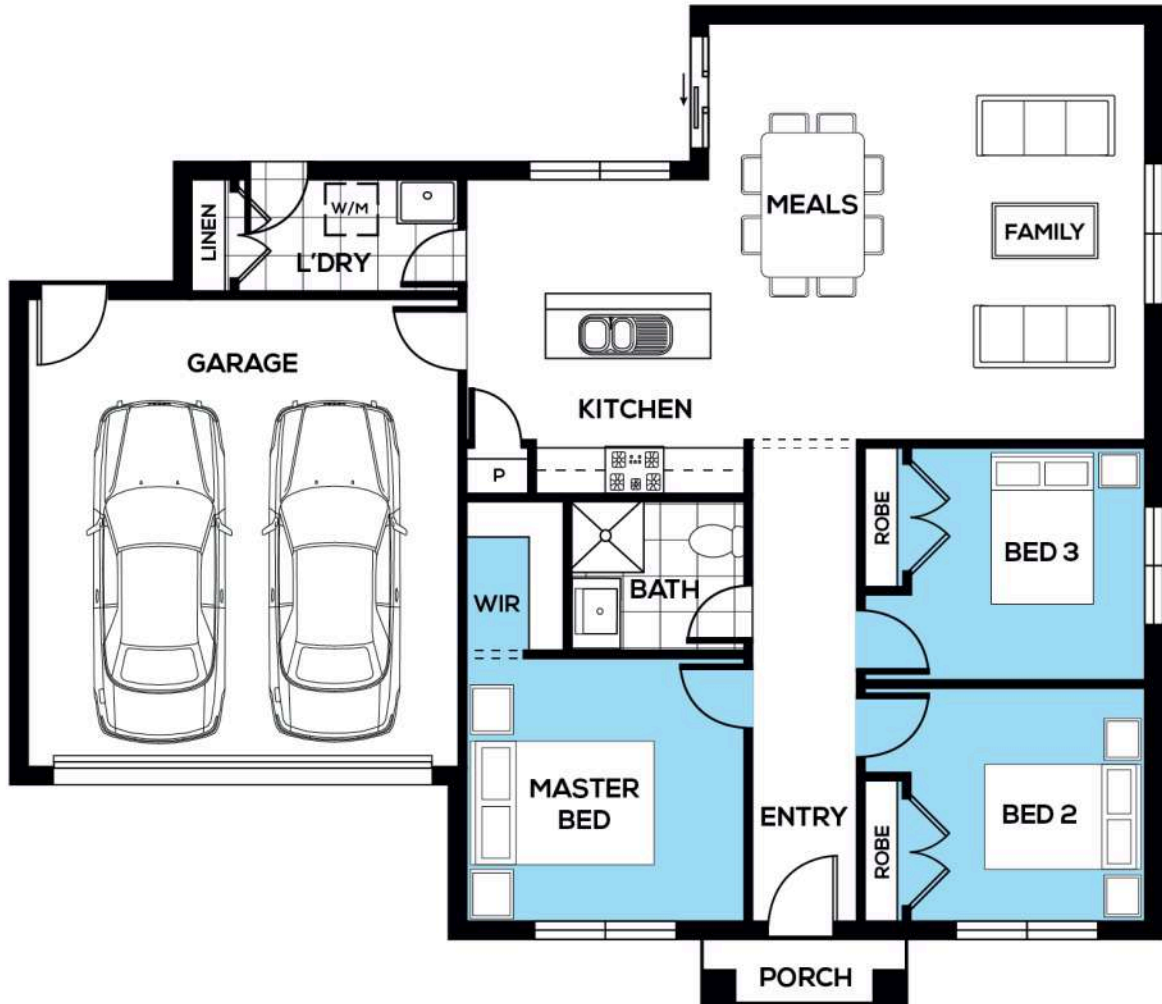


Family	4740 x 2450	Master Bed	3600 x 3600	Bed 4	3100 x 3240
Meals	4740 x 2450	Bed 2	4400 x 3000		
Living	3340 x 3800	Bed 3	3100 x 3240		

# Holden 159

 3
  1
  1
  2

**DESIGNED TO SUIT** **16M X 16M**  
**EXTERIOR WIDTH** 14.80M  
**EXTERIOR LENGTH** 12.80M  
**TOTAL HOUSE AREA** 147.95M<sup>2</sup> / 15.93SQ



Family	2650 x 5340	Master Bed	3600 x 3300	Bed 3	3000 x 3000
Meals	2650 x 5340	Bed 2	3000 x 3000		



**FACADE OPTIONS:**









**5: Fuji**



**6: Kudan**



# Kobe 211



DESIGNED TO SUIT

10M X 21M

EXTERIOR WIDTH

8.20M

EXTERIOR LENGTH

14.98M

TOTAL HOUSE AREA

187.17M<sup>2</sup> / 20.04SQ



Family	2950 x 4200	Master Bed	4050 x 4110	Bed 3	2910 x 3000
Meals	2950 x 4000	Bed 2	2910 x 3120	Bed 4	2930 x 3000

# Sara 256

 4
  2
  2
  2

DESIGNED TO SUIT

10M X 28M

EXTERIOR WIDTH

8.20M

EXTERIOR LENGTH

17.87M

TOTAL HOUSE AREA

238M<sup>2</sup> / 25.61SQ



Family	5900 x 4100	Master Bed	3800 x 3800	Bed 4	2900 x 3000
Meals	3100 x 4100	Bed 2	2900 x 3000		
Casual Living	3700 x 3800	Bed 3	2900 x 3000		

# Riverview 220

 4
  2
  2
  2

**DESIGNED TO SUIT** **10.5M X 21M**  
**EXTERIOR WIDTH** 10.50M  
**EXTERIOR LENGTH** 13.99M  
**TOTAL HOUSE AREA** 205M<sup>2</sup> / 22.06SQ



Family	3500 x 3200	Master Bed	4300 x 3500	Bed 4	3200 x 3000
Meals	3500 x 3200	Bed 2	3200 x 2900		
Living	3400 x 4300	Bed 3	3200 x 3000		

# Kazuki 265

 4  
  3  
  3  
  2

DESIGNED TO SUIT

10.5M X 25M

EXTERIOR WIDTH

10.5M

EXTERIOR LENGTH

18.01M

TOTAL HOUSE AREA

244.87M<sup>2</sup> / 26.36SQ



Family	3200 x 3700	Casual Living	3150 x 3730	Bed 3	3160 x 3100
Meals	3200 x 3700	Master Bed	4310 x 4000	Bed 4	3160 x 3230
Living	3120 x 3700	Bed 2	3160 x 3100		

# Modena 220

 3
  2
  2
  2

DESIGNED TO SUIT

12.5M X 21M

EXTERIOR WIDTH

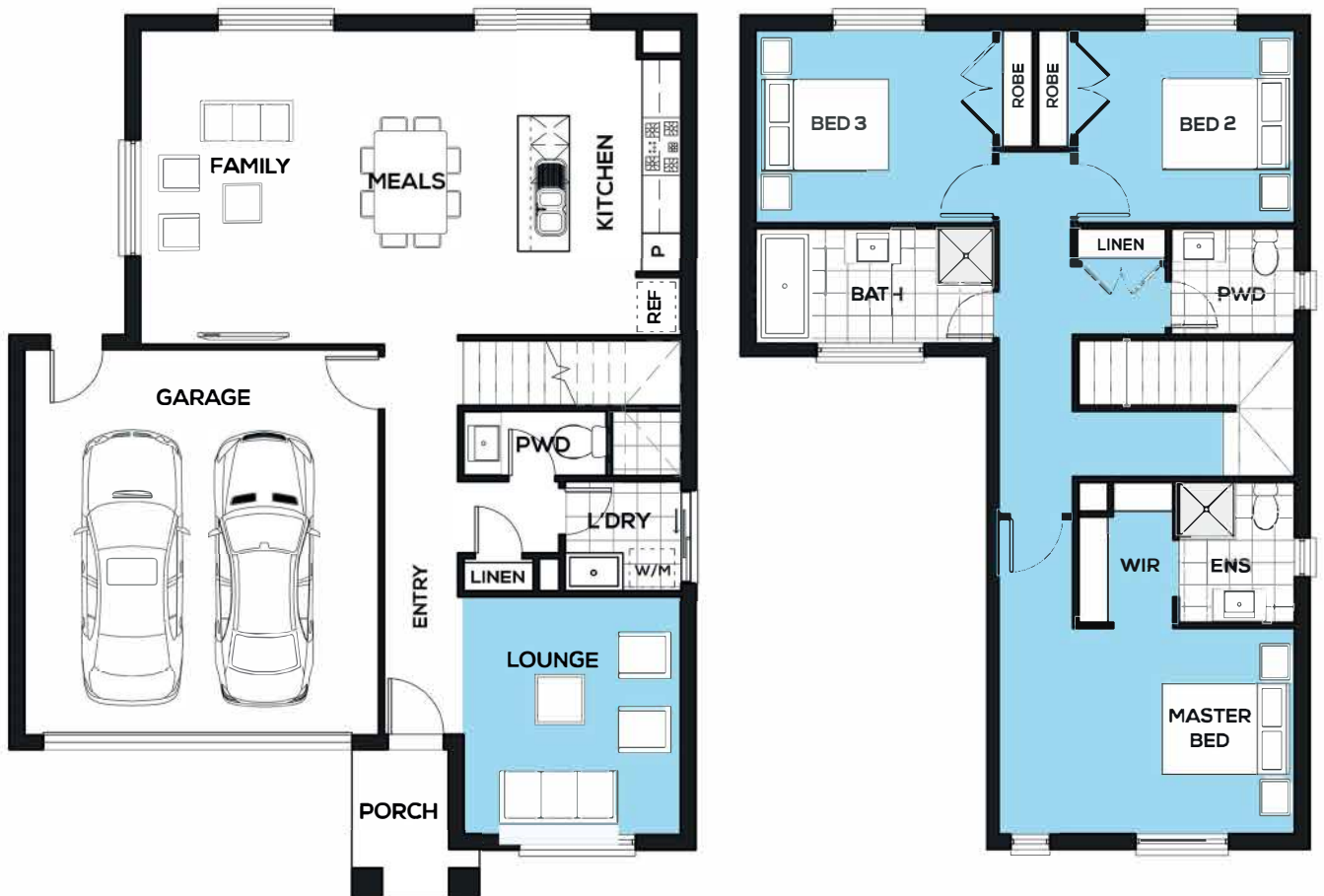
10.67M

EXTERIOR LENGTH

13.01M

TOTAL HOUSE AREA

205M<sup>2</sup> / 22.06SQ



Family	3100 x 4900	Lounge	3400 x 3700	Bed 2	3400 x 3000
Meals	3100 x 4800	Master Bed	3400 x 3200	Bed 3	3700 x 3000



# Modena 241

 4
  4
  2
  2

DESIGNED TO SUIT

12.5M X 21M

EXTERIOR WIDTH

10.68M

EXTERIOR LENGTH

13.72M

TOTAL HOUSE AREA

224.85M<sup>2</sup> / 24.20SQ



Family	2850 x 5130	Master Bed	4600 x 3200	Bed 4	3100 x 3500
Meals	2850 x 5130	Bed 2	3410 x 3240		
Living	3370 x 3700	Bed 3	3700 x 3240		

# Lumina 260

 4
  2
  2
  2

DESIGNED TO SUIT

14M X 21M

EXTERIOR WIDTH

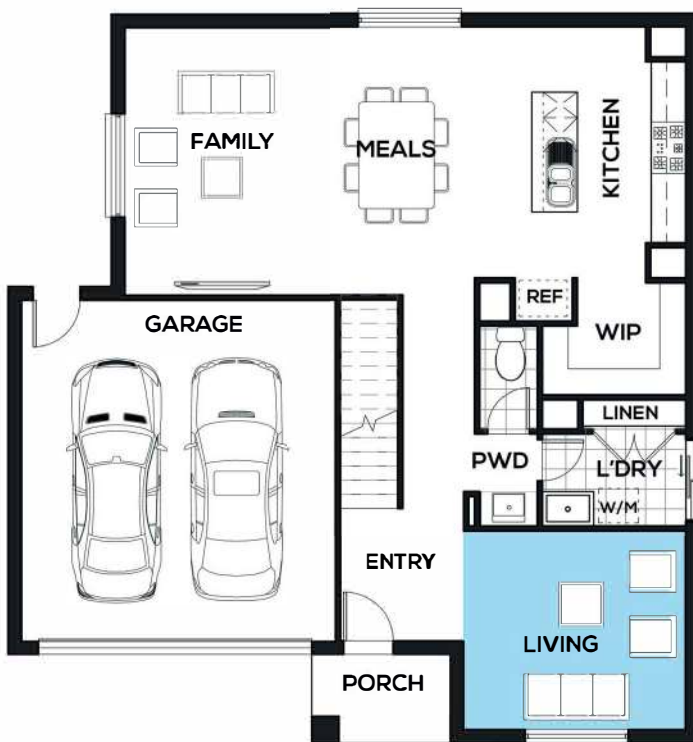
12.11M

EXTERIOR LENGTH

12.81M

TOTAL HOUSE AREA

242M<sup>2</sup> / 26.04SQ



Family	3500 x 4700	Master Bed	4400 x 3800	Bed 4	3100 x 2700
Meals	3500 x 4700	Bed 2	3000 x 3200		
Lounge	3600 x 3500	Bed 3	3000 x 3200		



# KITCHEN & LAUNDRY INCLUSIONS



**1 & 3/4 BOWL STAINLESS  
STEEL SINK**



**SINK MIXER - CHROME**



**CABINERY HANDLES**



**LAMINATE BENCHTOPS**



**600mm ELECTRIC FAN  
FORCED INBUILT OVEN  
WITH MANUAL TIMER**



**600mm COOKTOP  
4 BURNER WITH  
CAST IRON TRIVETS**



**600mm CANOPY  
RANGE HOOD**



**LAUNDRY STAINLESS  
STEEL TROUGH  
& CABINET**



**TILED SPLASHBACK TO  
KITCHEN AND LAUNDRY  
100x300 SUBWAY TILES**

# WET AREA INCLUSIONS



**PHOENIX SHOWER HEAD  
IN CHROME**



**WALL MIXER - CHROME**



**FRAMED SHOWER SCREEN**



**POLYMARBLE SHOWER  
BASE IN WHITE**



**CERAMIC BASIN  
IN WHITE**



**BASIN MIXER  
IN CHROME**



**WHITE ACRYLIC BATH**



**BATH SPOUT  
IN CHROME**



**TOILET SUITE WITH  
SOFT CLOSE IN WHITE**

# **INTERNAL INCLUSIONS**



**2440mm CEILING HEIGHTS**



**FLUSH PANEL 2040mm HIGH DOORS + STOPS**



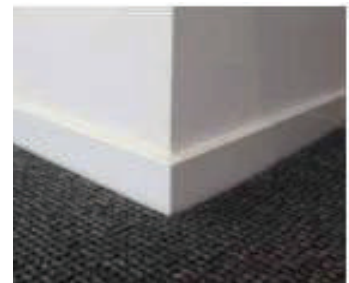
**PASSAGE HANDLES IN CHROME**



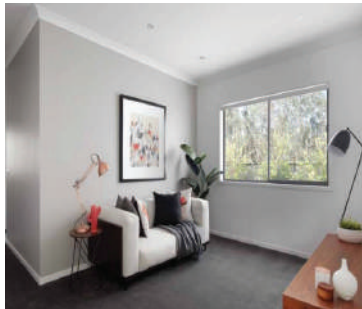
**75mm SCOTIA COVE CORNICE**



**67mm WIDE ARCHITRAVES**



**67mm WIDE SKIRTING**



**2 COAT PAINT SYSTEM**



**4 x SHELVES TO PANTRY & LINEN**



**MDF CARPET AND CLOSED STRINGERS TO STAIRCASE**



**ROBE SHELF & HANGING RAIL**



**DUCTED HEATING CONTROL PANEL**



**DUCTED HEATING UNIT**

# ELECTRICAL INCLUSIONS



**INTERNAL LIGHT  
(FIXED BATTEN HOLDER)**



**WALL MOUNTED  
LIGHT SWITCHES**



**SINGLE/DOUBLE  
POWERPOINTS**



**DATA POINTS**



**TV POINTS**



**PHONE POINT**



**SMOKE DETECTORS**



**EXHAUST FANS**



**SOLAR HOT WATER  
SERVICE WITH  
SOLAR PANELS**

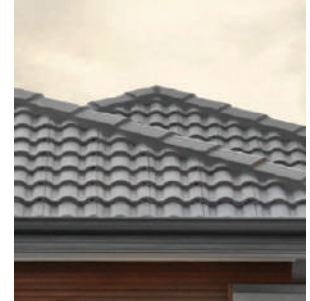
# EXTERNAL INCLUSIONS



**CHOICE OF QUALITY  
CLAY BRICK**



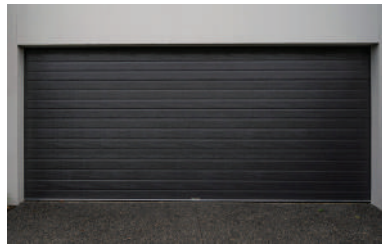
**NATURAL ROLLED  
MORTAR JOINTS**



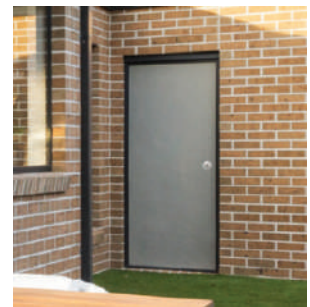
**CHOICE OF ROOF  
TILES & COLOURS**



**COLORBOND DOWNPIPES,  
FASCIA & GUTTER**



**COLORBOND SECTIONAL  
GARAGE DOOR**



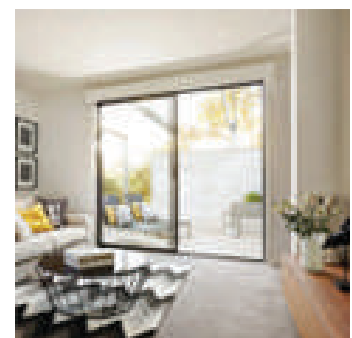
**REAR GARAGE  
HINGED DOOR PAINTED**



**ENTRY DOOR**



**GAINSBOROUGH  
FRONT DOOR  
ENTRANCE SET**



**ALUMINIUM FRAMED  
SLIDING DOORS AND  
WINDOWS**



# TURNKEY OPTIONS AVAILABLE



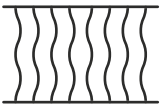
Front Landscaping: Includes a mixture of mulch , instant turf grass , garden bed with 150mm plants , 1 x 1200mm high tree to the front of the dwelling and a letterbox to suit a Omnia Home style.



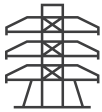
Rear Landscaping: Includes a mulch garden bed with plants to the rear and side boundary, instant turf grass and Tuscan toppings to the sides of the home. Also includes a wall mounted clothesline to property (design specific).



Fencing: Half share fencing to the sides and rear of the property , the type of fencing will either be timber paling fencing and Colorbond fencing depending on the estate requirements.



Driveway: Colour on concrete driveway and porch.



TV Antenna: Supply and install of TV Antenna connected to internal TV points.



Window Furnishings: Modern blackout blinds to all openable windows (excludes wet areas).



Flyscreens: Aluminium framed flyscreens to all openable windows , colour to match windows.



Split System Air Conditioning: Split system to main living room (design dependant).



Alarm System : Including Keypad system and 3 x sensors to the property.

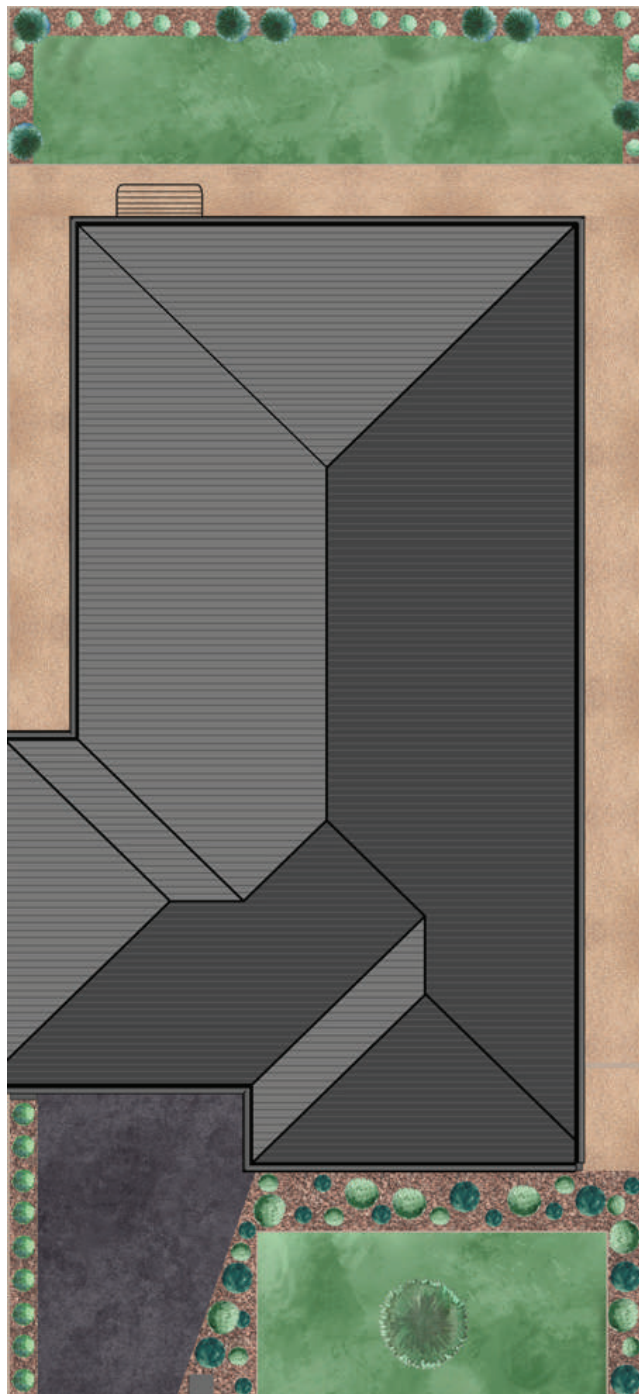


NBN Ready: All our homes complete complete with Fibre Optic Ready for NBN connection.

# LANDSCAPE OPTION: 1



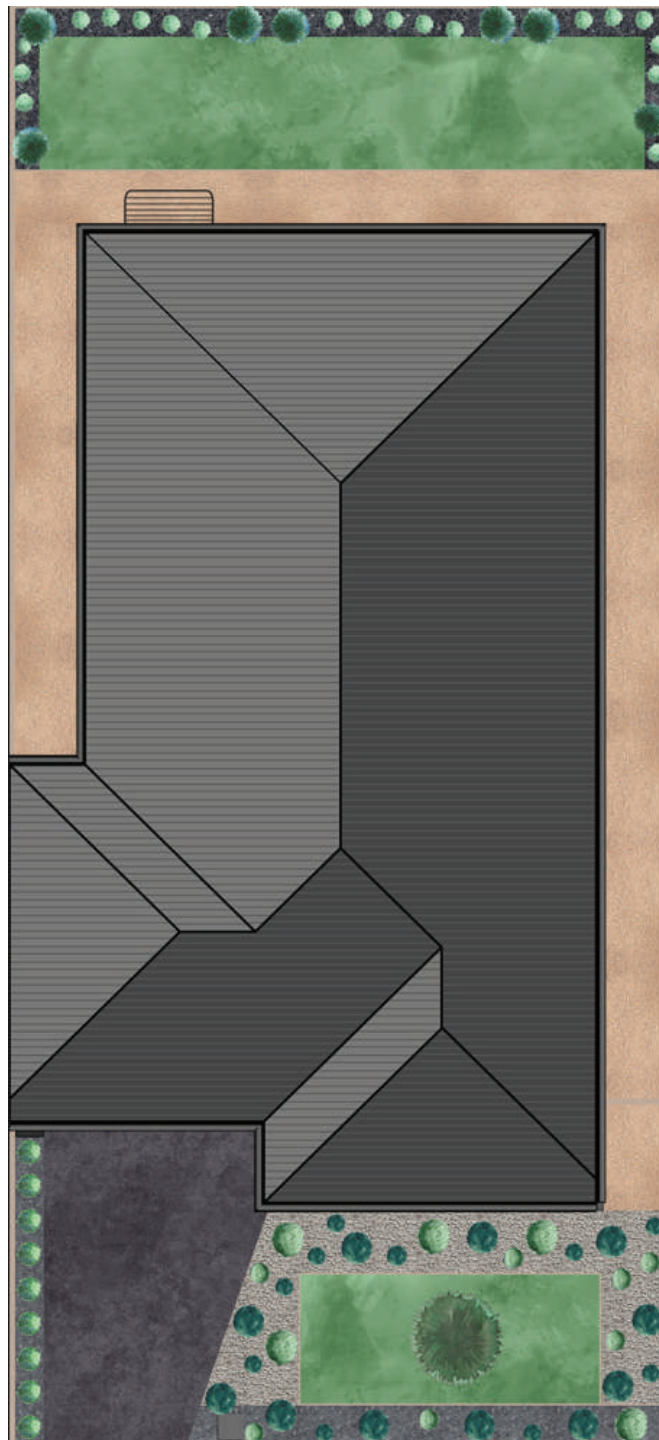
At Omnia Homes, we recognize the significance of an inviting and peaceful outdoor environment for homeowners to cherish. We take great care to ensure that your Omnia Home is nestled within meticulously designed, contemporary, and low-maintenance landscaping. Our team of skilled landscape architects meticulously considers every detail to create a modern and harmonious outdoor space.



## LANDSCAPE OPTION: 2



The landscaping of your Omnia Home showcases a diverse range of lush plants and screening trees, artfully combining beauty, privacy, and tranquillity. This thoughtfully curated setting serves as a delightful backdrop for year-round entertainment and relaxation, enabling you to fully immerse yourself in the natural surroundings while enjoying complete privacy.





# 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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