

Welcome to Omnia Homes

Thank you for allowing the opportunity for us to present a Sales Quotation for your new home.

We have been building homes for over 20 years and are proud to be able to offer all our customers with the transparency they deserve.

From initial contact to the completion of your new home, Omnia Homes will be with you every step of the way.

With our Downloadable Sales Quotations, everything is upfront, meaning no surprises.

Whether you visit our website, contact us via phone or email, meet us in person or just pop into our office to say hello, we pride ourselves on ensuring our customers feel welcome and are provided with a level of customer service above and beyond their expectations.

Purchased land and are looking for a New Home Design? Considering a Knock Down Re-Build on your existing property? Or perhaps looking for a House and Land Package, Omnia Homes will help you achieve your goals.

Although we have over 45 Home Designs to choose from, we understand that sometimes families have certain unique requirements, that is why we are happy to customise any of our Home Designs to fit your every need.

At Omnia Homes we are not satisfied until you are. It is that simple.

We look forward to hearing from you and would love to be a part of your new home journey.

Remember to ask your Sales Consultant about our Bonus Promotion as it is available for a limited time only.

Thank you.

The team at Omnia Homes.

Hello from Omnia,

The inspiration for the Lumina was to create an architecturally flowing home that was easily flexible to the everyday modern family. With the option for additional bedrooms, living areas or alfresco, the Lumina does just that. If you're looking for your dream home that won't miss a beat, look no further than the Lumina.

HOUSE TYPE		
1.01	Provide Lumina 260 based on standard floor plan and standard inclusions.	\$ 268,900.00
1.02	Provide Essentials Inclusion Value Pack	\$ 7,990.00
1.03	<i>Provide Price Freeze for 18 Months. Base Price Valid from Initial Deposit Payment.</i>	Note Only
1.04	<i>Site Analysis - including soil reports, survey plan & property information incl. Bushfire Assessment</i>	Standard Inclusion
1.05	<i>Detailed Working Drawings and Developer's Approval Application</i>	Standard Inclusion
1.06	<i>Plumbing Consents & Local Point of Discharge Points</i>	Standard Inclusion
1.07	<i>Bushfire Assessment</i>	Standard Inclusion
1.08	<i>Engineer's slab design and computations</i>	Standard Inclusion
1.09	<i>Building Permit - including permit fees, working drawings and detailed specifications</i>	Standard Inclusion
1.10	<i>Provide Independent Building Stage Inspections throughout the construction of the dwelling.</i>	Standard Inclusion
1.11	<i>Provide Warranty Insurance for the dwelling.</i>	Standard Inclusion
1.12	<i>Provide a 4 hour colour selection appointment with our qualified Interior Designer.</i>	Standard Inclusion



Fixed Price Building Contracts

Our belief is that Signing a Building Contract for your new home is a big deal. That's why we put extra effort into giving our customers a real understanding of the contract they are about to sign. By going over the Sales Quotation, Building Plans and Colour Selections carefully with our customers, we can be confident that our customers are ready and have a true understanding of the whole process of building their new home from start to finish.



Guaranteed Site Start & Completion Date

Moving into a new home is exciting but of course requires planning. We value everyone's time and we focus on planning and scheduling with our customers thoroughly. This priority allows everyone to organise themselves well in advance and lets us provide certainty to our customers by being able to offer a guarantee on when your home will start and finish.

FAÇADE OPTIONS		
2.01	Provide Vienna Façade to dwelling including; -Face Brickwork -Sliding Window to ground floor of Façade. -FC Feature Axon Cladding to Upper Floor. -Lightweight cladding to wall above garage. -Brick Piers to front Porch. -Rendered Infill Above Garage Door. -Colorbond Section garage door as shown. -22.5 degree roof pitch.	Standard Inclusion
2.02	Tiled Roof Construction	Standard Inclusion
2.03	Natural rolled brick joints	Standard Inclusion
2.04	Designer Aluminium Sliding Windows Throughout	Standard Inclusion
2.05	Colourbond Fascia and Spouting, Colourbond Downpipes and Rainheads (if applicable)	Standard Inclusion
2.06	Engineered & Inspected pine timber frame with all regulatory bracing	Standard Inclusion
2.07	Engineered & Inspected timber trusses and floor joists (if applicable) with all regulatory bracing	Standard Inclusion
2.08	90mm Machine Grade Pine Studs (MGP10) to Internal / External Walls	Standard Inclusion
2.09	Provide Upgrade Suwon Façade to dwelling to meet developers guidelines including; -Face Brickwork to ground Floor. -Render to Upper Floor. -Render to wall above garage. -Awning Window in lieu of sliding to front façade. -Rendered Infill Above Garage Door. -Rendered projection to Porch. -Colorbond Section garage door as shown. -22.5 degree roof pitch -450mm Eaves to entire perimeter of upper floor.	\$4,300.00



True Fixed Price Quotes

With so many inclusions in your home and things to consider we pride ourselves on offering Fixed Price Quotes. From understanding the inclusions and selections available, to the final colour selections, we spend the time with our customers. Only when all consultations and assessments are complete will you receive your True Fixed Price Quote.



Quality Construction

Our core promise is to deliver high quality work. We pride ourselves on ensuring that our systems and people are highly reliable. We only deal with reputable suppliers and always keep our quality checks and systems in place and up to date. At Omnia Homes our attention to detail is second to none.

SITE COSTS & OHS REQUIREMENTS		
3.01	Foundations - "M Class" waffle slab up to 300mm of fall over building envelope	Standard Inclusion
3.02	Engineers Slab Design and Computations	Standard Inclusion
3.03	Connections - gas, sewer, storm water and water for the allotment	Standard Inclusion
3.04	100mm Sewer grade PVC storm water system	Standard Inclusion
3.05	Provide 2 x External Garden Taps to dwelling	Standard Inclusion
3.06	Provide Solar Hot Water Service with continuous gas booster and 1 x solar panel to dwelling	Standard Inclusion
3.07	<p>Provide Fixed Site Cost (Upto 500mm Fall / 1000mm Fill); Note: A Level 1 Compaction report for the site must be available to Fix Site costs. <u>Fixed Site Cost Inclusions:</u> -H1&H2 Engineered Design Slab. -Bored Piers up to 500mm in depth. -All excess soil removal. -Site Cut & Fill including Batter. -All Rock Removal.</p> <p><u>Fixed Site Cost exclusions:</u> -Bored Piers for homes within 2.0m of Easements. -Retaining walls, AGI Drains & Silt Pits. -Any sites with a "P or E" site classification" -Any underpinning works to adjoining properties. -Bracing design & upgrades to comply with a N3 wind rating</p>	\$9,990.00
3.08	<p>Provide Extra Over Upgrade costs for "P Class" Slab including: -Bored Piers where required. -Tree Protection Piers. -Deepened Edge Beams & Footings. -Screw Piles (if required).</p> <p>Note: Retaining walls cannot be confirmed until designed by the engineer. If retaining walls are required the costs will be charged by way of variation to the owner.</p>	\$3,990.00
3.09	<p>Provide OH&S Requirements for Double Storey dwelling: -Sediment Control (if required). -Temporary Fencing to site. -Site Toilets. -Crossover Protection to existing crossover (if required). -Perimeter Guardrail Safety Barrier to dwelling. -Scaffolding to entire perimeter of dwelling to comply with OHS guidelines. -Crane hire for trusses and structural steel to upper floors.</p>	\$4,200.00
3.10	<p>Termite Treatment Part A: - Provide Termite Collars to all pipes passing through the concrete slab.</p>	Standard Inclusion
3.11	<p>Termite Treatment Part B: Upon receiving the property information report from council, if it is deemed necessary to provide Part B Termite Treatment the cost associated will be \$1,600.00 and will be charged by way of variation to the customer.</p>	Note Only

**Site Costs will vary dependent on land characteristics and may make a difference to the overall of your new home.
 Feel free to contact our Sales Consultants to confirm your Fixed Site Costs Pricing for your land.**

DEVELOPERS REQUIREMENTS		
4.01	<p>Provide NBN to dwelling to comply with developer's requirements including;</p> <ul style="list-style-type: none"> -1 Phone Point. -1 data outlet. -1 TV Point. -Internal Conduit & Underground requirements. <p>Please note: TV is not transmitted via the NBN network (this may change in the future). Broadcast points are wired back to the home distributor and then into the roof space for connection to antenna by Owner after handover.</p> <p>Communications System: NBN, Telstra Velocity, Opticomm, CNT/Red Train & Multinet.</p> <p>Note: Clients to supply networker switch to allow for all data points to be active in house after settlement.</p> <p>Note: This doesn't include any connection fees that the provider will charge to connect to these provisions.</p>	\$1,760.00
4.02	<p>Provide BAL12.5 Bushfire Upgrade Protection Requirements to dwelling if required;</p> <p>Current information indicates that the site is not in a Victorian Government Designated Bushfire Area.</p> <p>Note- Should final property information once Title has been issued indicate a BAL 12.5 Bushfire rating is applicable to the property, the owner will be advised and charged when known.</p> <p>The cost associated for the Lumina 260 floorplan is \$3,800.00.</p>	Note Only
4.03	<p>Any additional requests by the developer to comply with their guidelines such as (low profile roof tiles, low profile units or localised areas of brickwork) will be confirmed during the Developer approval process and priced accordingly.</p>	Note Only

Remember, Developers Requirements will vary in Different Land Estates which can make a difference to the overall costs. Other things to consider depending on the Estates Guidelines may include;

Recycled Water, Low Profile Roof Tiles, Low Profile Evaporative Cooling Units, Brickwork above Garage Door Openings.

STRUCTURAL UPGRADES / OPTIONS:		
5.01	<i>Provide 2590mm high Ceilings to entire ground floor of dwelling</i>	<i>Standard Inclusion</i>
5.02	<i>Provide 2440mm high Ceilings to entire first floor of dwelling</i>	<i>Standard Inclusion</i>
5.03	Provide 2590mm high Ceilings in lieu of 2440mm Ceilings to first floor of dwelling.	PROMOTION
5.04	<p>Provide Zero Lot Boundary Alteration to garage if garage wall is to be located on boundary including:</p> <ul style="list-style-type: none"> -Modified Fascia/Gutter Detail. -Fire seal party wall insulation. -Overhand Laying Method to Brickwork to comply with OHS guidelines. 	\$470.00

6 STAR ENERGY RATING		
6.01	R2.5 Ceiling Batts to Roof Areas (Excl. Garage / Porch / Alfresco)	Standard Inclusion
6.02	R1.5 Wall Batts to External House Wall	Standard Inclusion
6.03	Weather Seals to all External Doors including Garage internal access door	Standard Inclusion
6.04	Foil Wrap to all external wall including garage	Standard Inclusion
6.05	Self-Sealing Exhaust Fans	Standard Inclusion
6.06	Provide preparation and application for 6 star (minimum) thermal energy assessment and report to comply with government regulations; to be completed by an accredited Energy and Sustainability Consultant using Natethers FirstRate software. Any additional insulation, additional solar panel, double glazing to windows, sarking or design upgrades required to achieve 6 stars outside our standard inclusions will be at the Owners expense	Note Only

INTERNAL UPGRADES / OPTIONS:		
7.01	2040mm High Internal Flush Panel Doors throughout including internal garage access door	Standard Inclusion
7.02	75mm Scotia Cornice throughout	Standard Inclusion
7.03	67 x 12mm DAR Skirting & Architraves throughout	Standard Inclusion
7.04	White Melamine Shelving including hanging rails to all robes	Standard Inclusion
7.05	Designer range lever door furniture to all internal passage doors	Standard Inclusion
7.06	Chrome cylinder knobs to all robe and linen cupboards	Standard Inclusion
7.07	Cushioned door stops throughout	Standard Inclusion
7.08	Provide Hinged Internal Access door from garage to house (design specific)	Standard Inclusion
7.09	Provide Gainsborough Entrance Lockset to Front Entry Door	Standard Inclusion
7.10	Painted Internal walls throughout in 2 coat acrylic washable low sheen	Standard Inclusion
7.11	Ceiling in flat acrylic finish (2 Coats)	Standard Inclusion
7.12	Provide Alfresco Area including Tiled roof , plaster ceiling , concrete slab & Batten light point and switch (design specific)	Standard Inclusion
7.13	Provide Designer MDF Staircase with carpet finish with plaster dwarf wall balustrade and painted pine handrail	Standard Inclusion
7.14	Provide Laminate Flooring to Entry, Kitchen, Meals & Family area of dwelling.	PROMOTION
7.15	Provide Carpet with underlay to Remainder of Home including entire upstairs.	PROMOTION
7.16	Provide Flyscreens to all openable Windows.	PROMOTION
7.17	Provide Window Locks to all openable windows.	PROMOTION
7.18	Provide External Door Locks to all sliding doors.	PROMOTION
7.19	Provide Remote Control to Garage Sectional Door (including 2 Handsets + 1 wall mounted button)	PROMOTION
7.20	Provide Corinthian Feature PMAD101 Entry Door.	PROMOTION
7.21	Provide Gainsborough Trilock Feature Entry Door Handle & Lockset.	PROMOTION

KITCHEN UPGRADES / OPTIONS:		
8.01	Provide 600mm Omega S/Steel Freestanding Oven	Standard Inclusion
8.02	Provide 600mm Omega S/Steel Canopy Rangehood	Standard Inclusion
8.03	Provide 1 & 3/4 Bowl S/Steel Sink and Chrome Mixer Tapware	Standard Inclusion
8.04	Provide Dishwasher Space with Connection Provisions	Standard Inclusion
8.05	Provide Laminate Cabinetry & Benchtops including designer range cabinetry handles	Standard Inclusion
8.06	Provide Laminate Overhead Cabinets (including painted finish bulkhead above)	Standard Inclusion
8.07	Provide Laminate Open Shelf above Fridge Opening	Standard Inclusion
8.08	Provide 20mm Stone Benchtop to Entire Kitchen in lieu of Laminate Benchtop	PROMOTION
8.09	Provide Upgrade Omega 900mm Freestanding Oven / Cooktop in Lieu of standard 600mm oven	PROMOTION
8.10	Provide Upgrade Omega 900mm Canopy Rangehood in lieu of standard 600mm rangehood	PROMOTION
8.11	Provide Designer Upgrade Double Bowl Kitchen Sink in lieu of builders range sink.	PROMOTION
8.12	Provide Designer Upgrade Chrome Lever Kitchen Sink Mixer Upgrade in lieu of builders range sink mixer	PROMOTION
8.13	Plaster Bulkhead with painted finish above Kitchen Overhead Cupboards.	PROMOTION

BATHROOM / ENSUITE / LAUNDRY UPGRADES / OPTIONS:		
9.01	Provide 900 x 900 wide polymarble showerbases including fully framed shower screens with pivot door & chrome waste.	Standard Inclusion
9.02	Provide White Acrylic bath tub with designer bath spout to Bathroom.	Standard Inclusion
9.03	Provide Vitreous China Vanity Basins with Designer Mixers to Bathroom / Ensuite and Powder Room (Design Specific)	Standard Inclusion
9.04	Provide Laminate Vanity Cabinet including Laminate Benchtop to Bathroom / Ensuite and Powder Room (Design specific)	Standard Inclusion
9.05	Ceramic floor tiles from Builders Range to Bathroom, Ensuite, Laundry and WC	Standard Inclusion
9.06	Ceramic wall tiles from Builders Range to Bathroom, Ensuite and Laundry	Standard Inclusion
9.07	Tiled Skirting to all wet areas from builders range	Standard Inclusion
9.08	Provide Double Vanity to Ensuite with Laminate Benchtop in lieu of standard 900mm laminate vanity. (Includes additional basin, mixer and extended mirror)	PROMOTION
9.09	Provide 900mm x 1200mm Polymarble shower base including larger shower screen lieu of 900mm x 900mm Polymarble shower base to Ensuite.	PROMOTION
9.10	Provide Designer Upgrade Shower Rail & Rose to Ensuite in lieu of standard builders range shower rose.	PROMOTION
9.11	Provide Semi-Frameless Shower screens with Pivot Doors to showers in lieu of standard fully framed shower screens.	PROMOTION
9.12	Provide Privacy Locks to all Bathroom, WC & Powder Rooms.	PROMOTION
9.13	Provide Toilet Roll Holders Throughout.	PROMOTION
9.14	Provide Towel Rails Throughout.	PROMOTION
9.15	Plaster Bulkhead with painted finish above Kitchen Overhead Cupboards.	PROMOTION

ELECTRICAL OPTIONS:		
10.01	Provide Energy Saving light bulbs throughout dwelling	Standard Inclusion
10.02	Provide single and double power points throughout dwelling as shown on standard plans	Standard Inclusion
10.03	Provide Batten Holder light points with conical shade throughout dwelling	Standard Inclusion
10.04	Provide Batten Holder external light point to front entry porch	Standard Inclusion
10.05	Provide Batten Holder external light point to rear alfresco (design specific)	Standard Inclusion
10.06	Provide Batten Holder light point to garage	Standard Inclusion
10.07	Provide External Weatherproof batten holder light points adjacent external doors	Standard Inclusion
10.08	Provide Ceiling Mounted self sealing exhaust fans to Bathroom & Ensuite (also to WC/Powder rooms when no openable window).	Standard Inclusion
10.09	Provide linked smoke detectors, hardwired with battery backup.	Standard Inclusion

HEATING / COOLING OPTIONS:		
11.01	<p>Provide Bonaire 3 Star Gas Heating System to dwelling including:</p> <ul style="list-style-type: none"> -Ceiling Ducts -Duct Insulation -Slimline Digital Thermostat. <p>Note: Flat roof designs will be assessed by our specialists for suitability. Gas ducted heating may not be suited for such designs. Additional charges may apply for an alternative option if required.</p> <ul style="list-style-type: none"> -6 outlets for homes up to and including 21 squares -8 outlets for homes from 22 squares to 26 squares. -10 outlets for homes from 27 squares to 31 squares. -12 outlets for homes equal to and greater than 32 squares. 	Standard Inclusion
11.02	<p>Provide Bonaire SBB800 Evaporative Cooling System up to 5 points to dwelling including:</p> <ul style="list-style-type: none"> -Digital Variable Control. -Auto Dump Clean System. -Water and power connections required. -Warranty Manual & Specifications Manual after handover. <p>(Note: Double storey dwellings to have evaporative cooling to first floor only)</p>	\$4,050.00
11.03	Provide 5.2KW Hacier Reverse Cycle Inverter Split System to Ground Floor Living.	\$2,750.00

TOTAL PRICE (Including GST): **\$308,400.00**



Every home we build is customised to our client's needs.
We would love the opportunity to prepare a personalised & updated quotation to suit your needs.

Simply contact our sales consultants and schedule an appointment or tell them your requirements and we will work with you on your new home journey.

Below are some design options you may wish to consider;

DESIGN SPECIFIC OPTIONS:		
12.01	Provide Walk In Pantry Option (Design Specific) including; - 4 x Melamine Shelves throughout - Fridge Cavity space (design specific) - Floor coverings to match the kitchen area. - Painted Internal Walls - Batten Light with Switch. - Skirting and architraves where required.	\$1,800.00
12.02	Provide separate W.C. Option to Bathroom (Design Specific) including: - Additional Plaster Wall & Passage Door (incl. lever set) - Additional Switch & Light Point - Additional Sealed Exhaust Fan - Additional Window & Flyscreen (where applicable)	\$780.00
12.03	Provide separate W.C. Option to Ensuite (Design Specific) including: - Additional Plaster Wall & Passage Door (incl. lever set) - Additional Switch & Light Point - Additional Sealed Exhaust Fan	\$570.00

**Want to add more inclusions without spending more than you need to,
then consider adding our additional Value Packs;**

DELUXE INCLUSIONS VALUE PACK: (Only \$3,990.00)		
13.01	Provide Brickwork above windows & external door openings throughout the remainder of the dwelling in lieu of FC Sheet Infill.	PROMOTION
13.02	Provide Brick Pier to Alfresco in lieu of Timber post.	PROMOTION
13.03	Provide 3 Panel (1 x Fixed + 2 x Opening) Entertainer Sliding Door to Family Area in lieu of Standard Sliding Door.	PROMOTION
13.04	Provide 600mm Omega Dishwasher to Kitchen Island bench (Note: Location as shown on plans).	PROMOTION
13.05	Provide Pot Draws to Kitchen (Total of 4 pot draws, 2 banks of 2 draws). (Note: Location of pot draws is design specific)	PROMOTION
13.06	Provide 20mm Stone Benchtop to <u>Bathroom</u> in lieu of laminate benchtop to 900mm Vanity.	PROMOTION
13.07	Provide 20mm Stone Benchtop to <u>Powder Room</u> in lieu of laminate benchtop to 900mm Vanity.	PROMOTION
13.08	Provide Double Vanity to Ensuite with <u>20mm Stone Benchtop</u> in lieu of standard 900mm laminate vanity. (Includes extended mirror & splashback)	PROMOTION
13.09	Provide 900mm x 900mm Tiled shower base in lieu of Polymarble shower base to Bathroom.	PROMOTION
13.10	Provide 900mm x 1200mm Tiled shower base including larger shower screen lieu of 900mm x 900mm Polymarble shower base to Ensuite.	PROMOTION
13.11	<u>Shower Niche:</u> Provide 600mm Wide x 300mm High Tiled Niche to Ensuite (Note: Tiled niche to be located on internal wall only)	PROMOTION
13.12	Provide Designer Upgrade Shower Rail & Rose to Bathroom in lieu of standard builders range shower rose.	PROMOTION
13.13	<u>Laundry:</u> Provide 900mm long Laminate <u>Laundry Cabinets</u> including stainless steel insert trough with designer mixer and laminate benchtop in lieu of Builders range 45Ltr Metal Trough and Cabinet.	PROMOTION

TURN KEY INCLUSIONS VALUE PACK: (Only \$6,990.00)		
14.01	Provide maximum 30m2 Coloured on Concrete Driveway for double garage. (Note: Colour from builders range)	PROMOTION
14.02	Provide Block Out Blinds to all opening windows and sliding doors (excludes front entry sidelight, void windows & hinged doors)	PROMOTION
14.03	Provide Wall Mounted Clothes Line to backyard (Location to be documented on plans)	PROMOTION
14.04	Provide Pillar Letterbox	PROMOTION