

# DREAM INCLUSIONS

———— Single Storey ————



## Dream It Build It Ownit

1933 Logan Road, Upper Mt Gravatt Q 4122 | 07 3343 4244 | [ownithomes.com.au](http://ownithomes.com.au) | [build@ownithomes.com.au](mailto:build@ownithomes.com.au)

# THE DREAM INCLUSIONS | SINGLE STOREY

## EXTERNAL INCLUSIONS

- ✓ **Façade** – To be specified in Tender
- ✓ **Roof** – To be specified in Tender
- ✓ **Bricks** – Selected range of Austral face bricks (Render finish - optional extra)
- ✓ **Mortar** – Standard loam & cement (grey) raked joints
- ✓ **External Sheeting** – FC Sheeting (where applicable)
- ✓ **Windows** – Clear glass, choice of powdercoat frame colours
- ✓ **Gutter and Fascia** – COLORBOND, choice of colours
- ✓ **Front Door** – Hume Savoy 1200mm wide with clear glass model XS26 (where applicable)
- ✓ **Front Door Handle** – Gainsborough Trilock Angular
- ✓ **Garage Door** – COLORBOND steel double panel door, choice of colours with remote control and two handpieces
- ✓ **Alfresco** – Plain concrete floor, lined ceiling and supported by brick column
- ✓ **Flyscreens** – To all sliding windows

## INTERNAL INCLUSIONS

- ✓ **Video Intercom System** – With video intercom
- ✓ **Security System** – 4 detectors, siren, external light and 1 code pad
- ✓ **Home Hub** – 2 TV points, 2 data points and 2 phone points
- ✓ **Soft Close Doors & Drawers** – Throughout kitchen, bathroom and laundry cabinets
- ✓ **Internal Doors** – Hume Accent panel collection (shallow rout)
- ✓ **Internal Door Handles** – Gainsborough Contractor 100 Series lever handles
- ✓ **Ceiling Height** – 2550mm high
- ✓ **Tiles** – Selection from the Ownit Homes standard range to all wet areas (standard height tiling)
- ✓ **Cornice** – 90mm cove and 50mm to robes
- ✓ **Architraves** – 42mm splayed
- ✓ **Skirtings** – 68mm splayed
- ✓ **Shelving** – White melamine board to all robes, linen and pantry
- ✓ **Walk in Robe to Bedroom 1** – White melamine hanging, drawers and shelving

- ✓ **Bath** – Freestanding oval or hob mounted bath – white only (nominated on plan)
- ✓ **Shower Base** – Tiled
- ✓ **Vanity Basins** – Vitreous china inset basins – white only
- ✓ **W.C.'s** – Back to wall china cistern and pan (dual flush) with soft close seat – white only
- ✓ **Shower Screens** – Semi-framed with clear laminate glass – pivot door
- ✓ **Mirrors** – Above bathroom vanities with polished edge
- ✓ **Taps** – Mixer taps throughout bathrooms, laundry and kitchen with shower heads on rail – chrome only
- ✓ **Hot Water System** – Instantaneous gas units
- ✓ **Vanities** – Smartstone benchtop (standard range based on one colour throughout) with arris 20mm edge. Laminate doors to all vanities with drawers to ensuite and main bathroom vanities only.
- ✓ **Laundry** – Smartstone benchtop (standard range based on one colour throughout) with arris 20mm edge. Laminated doors, 45 litre stainless steel single drop in tub with hot and cold taps for owner's washing machine.
- ✓ **Kitchen** – Smartstone benchtop (standard range based on one colour throughout) with arris 40mm edge. Laminate drawers on steel runners, laminate cupboards with PVC edge, 1 set of 3 pot drawers and 1 set of 4 drawers.
- ✓ **Kitchen Sink** – Stainless steel 1¼ bowl single drainer
- ✓ **Oven** – ILVE multifunctional underbench 900mm wide – stainless steel
- ✓ **Hotplate** – ILVE ceramic touch control 900mm wide – stainless steel trim
- ✓ **Rangehood** – ILVE concealed undermount 900mm wide ducted – stainless steel
- ✓ **Microwave** – Provision cavity
- ✓ **Dishwasher** – Space and provision for connection
- ✓ **Light Batten Holders** – Electrical allowance in Tender
- ✓ **Paint** – WattyI paints (internal and external) | Ceilings – flat white | Walls, beams & skirtings – low sheen | External doors – paint finish | Doors & architraves – gloss | External sheeting/gables & eaves – select colour | Note: Any paint change from room to room will incur an extra charge.

## ENERGY EFFICIENCY

- ✓ R3.0 insulation batts to ceiling
- ✓ Wall wrapping to all external walls only
- ✓ Ceiling fan to Alfresco area

## GENERAL INCLUSIONS

- ✓ Timber frame construction
- ✓ Building Application for standard Private Certifier and standard Plumbing Application fees (Owners to ensure there is suitable live power and water to site)
- ✓ Builders insurance during construction
- ✓ Standard working drawings
- ✓ Contour survey of site
- ✓ Soil test including Engineers' inspections of footing & slab to an "S" classification
- ✓ Site works up to 1 metre fall (over house pad)
- ✓ Termite protection to meet Australian Standard code 3660
- ✓ Plaster lined walls and ceilings. Cornice to ceilings.
- ✓ Electrical connections to house to 6 lineal metres & circuit breakers for single phase power
- ✓ Sewerage & Drainage connection (allowance for 6 meter setback with services to street on typical Building block of land up to 700m<sup>2</sup>)
- ✓ Two (2) two garden taps
- ✓ Door stops
- ✓ Twelve (12) month maintenance service
- ✓ Twenty (20) year structural guarantee (see website for conditions)
- ✓ Use of 1 concrete pump to pour slab
- ✓ Environmental requirements during construction - gravel driveway & silt barrier for standard setback
- ✓ Toilet roll holders and towel rails to each bathroom
- ✓ Hardwired smoke detectors to comply with current regulations

\* The standard features and basic price do NOT include the following (where applicable), which are subject to additional costs:

1. Local authority requisitions, any acoustic requirements and additional requirements by land developer.
2. Siteworks, grass slashing, removal of trees, leveling rock, extra requirements called for by Engineers or extra concrete pump.
3. Property poles, water connection, cartage of water, any unusual setbacks.
4. Render finish to external.
5. Decorative items – wall paper or painted feature walls, furniture, floor coverings, light fittings, window treatments, driveway, paths, fences and landscaping.
6. Features tiles and trims chosen in the Display are over the provisional cost allowance (refer to the tile provisional cost allowance above).
7. Air Conditioning and door closers.
8. All items in this document are only applicable where nominated on plans.
9. Brands specified are subject to change without notice.



## TURNKEY INCLUSIONS

### INCLUDES:

- ✓ **Floor Tiles to Main Living Areas:** Choose from the Ownit Homes range of non-rectified tiles.
- ✓ **Floor Tiles to Alfresco & Balcony:** Choose from the Ownit Homes range of non-rectified tiles.
- ✓ **Tiles to Wet Areas:** Choose from the Ownit Homes range of non-rectified tiles.
- ✓ **Carpets:** Choose from the Gold level carpets from the Builders Range.
- ✓ **Light Fittings:** LED down light fittings throughout the home.
- ✓ **Driveway and Path to Front Door:** Salt and Pepper exposed aggregate driveway and path to front door. (Max 60m<sup>2</sup> of driveway).
- ✓ **TV Antenna**
- ✓ **Clothesline:** Wall hung clothesline with exposed aggregate concrete underneath
- ✓ **Mail Box**
- ✓ **Turf:** 200m<sup>2</sup> of A Grade turf including preparation and initial watering
- ✓ **'M' Class Soil Classification:** Includes M Class soil classification and 1 metre of fall over house pad area (excluding piercing to site).

**Ask our Sales Consultants for full details.**



## Customise our home designs to suit you



***“Our philosophy from day one has been to build the best value home and delight the customer by exceeding their expectations with the entire home buying experience. Over 45 years later, the company adopts the same vision and mission.”***

Family owned since its inception and going strong since 1972, Owinit Homes has built many beautiful single storey and double storey homes for families just like yours, in various superb locations – a passion which still drives the company today.

Owinit Homes are based in Brisbane, Queensland and continue to build an enviable reputation for personal service and attention to quality – never resting on their laurels.

Founded by brothers Peter and Paul Ganim, the next generation Scott and Brad Ganim have taken over the helm and look forward to welcoming you to the Owinit Homes family where you'll be treated to a unique, stress-free house building experience resulting in the home of your dreams.

Updated February 2020.