



OZY HOMES CLASSIC INCLUSIONS

Disclaimer: All inclusions are from Ozy Homes Classic package and are subject to design and individual standard plans. This inclusion list is a guide only. You may change any of these inclusions, if so, please let our friendly staff know of your choices. Any modifications may incur additional charges. Credits will not be given for the deletion of any items. All items are subject to availability and can change without notice at the discretion of Ozy Homes. Classic inclusions are current as at 10/07/2020. some items in included in our display homes and showrooms are upgraded items and are not included in the classic inclusions.





Construction

Site costs	Allow up to M class slab, 50m of piling
Slab	Engineer designed concrete slab and footing
Cut & Fill	Allow up to 1m of cut & fill
Basix	Standard (2.0 wall insulation, 3.0 ceiling insulation and 2000L slimline water tank)
Survey	Survey Peg out and contour survey



Exterior

Roof	Bristle concrete roof tiles including sarking or anticon blanket
Brick	Wide range of PGH bricks from our builders' range
Render	Subject to design. Single choice of colour from our external render options
Feature wall	Subject to design a wide array of options from our builders' range of features
Eaves	White painted eaves
Facia	Your choice of colour from Colorbond range of colours
Gutter	Your choice of colour from Colorbond range of colours
Downpipes	PVC downpipes painted in your choice of colour
Cladding	Subject to design you can choose the colour of your cladding



Painting

Walls	Taubmans 3 coat low sheen wall paint (2 colours)
Ceiling	Taubmans 3 coat flat white ceiling paint (single colour)
Doors and timber	Taubmans 3 coat semi gloss paint to all doors and woodwork(single colour)
Exterior	Acrylic exterior paint to all timber, metal works and downpipes



Harvey Norman

CLIPSAL

KNAUF

Westinghouse

Colorbond



Quality Assurance

6 star energy rating

6 year structural warranty (transferable)

6 month maintenance period

Owner's home warranty insurance



Doors and windows

Garage door	Colorbond garage door with your choice of colour and style
Front Door	Corinthian front door in your choice of finish
Front door handle	Gainsborough contemporary Trilock handle
Internal doors	2040mm x 820mm Corinthian flush panel internal doors
Door lever set	Gainsborough builders range leaver sets
Laundry Door	2040mm x 820mm Corinthian backdoor with translucent glass
Cavity doors	2040mm x 820mm Corinthian flush panel internal doors
Cavity door set	Gainsborough builders range sliding cavity set
Door stoppers	Door stoppers to all doors
Windows	Stegbar aluminum windows & flyscreens powder coated in standard colours
External Sliding doors	Stegbar aluminum doors & flyscreens powder coated in standard colours



Construction

Ceiling height	height 2700 ceiling heights throughout the house
Bedrooms	Built in robes to each bedroom subject to layout
Garage	Automated garage door with 2 remote controls
Taps	External taps as per plans
Gas points	Gas output in living room as per plans
Cleaning	Fully cleaned interiors prior to hand over

Harvey Norman

Gainsborough
ENTER WITH STYLE

SAMSUNG

CORINTHIAN DOORS

STEGBAR



Floor coverings

Main	60x60 builder range of tiles
Bedrooms	builder range of carpet and 7mm underlay
Porch & Alfresco	60x60 builder range tiles
Laundry	60x60 builder range tiles on the floor and 100mm tiled skirting
Bathrooms	60x60 builder range floor tiles
Bathrooms	60x30 builder range floor to ceiling tiles on all walls
Splash-back	Builders range of splash back tiles



Kitchen

Appliances	900mm appliances packages
Dishwasher	600mm dishwasher
Benchtops	20mm engineered stone bench top from builders' range of colours
Splash back	Tiled splash back in your choice of colour
Cabinets	Polyurethane cabinets in your choice of colour
Sink	Double bowl top mounted sink
Sink Mixer	Builder range sink mixer
Pantry	Builder range pantry (varies to each plan)



Bathrooms

Vanity	Floor standing vanities with poly basin
Mixer	Builders range mixer
Bathtub	Upgraded free standing bathtub
Bathtub mixer	Wall mounted bathtub mixer
Shower head	Builder range of shower heads and wall mixers
Shower screen	Semi frameless glass screen
Mirror	Polished edge mirror
Accessories	A wide range of options for bathroom accessories



Laundry

Sink Mixer	Builder range sink mixer
Walls	Taubmans 3 coat wall paint
Benchtops	20mm engineered stone bench top from builders' range of colours
Splash back	Tiled splash back
Cabinets	Polyurethane cabinets in your choice of colour
Sink	Sink Single bowl top mounted sink



Electrical

Switches & pwr points	Clipsal Iconic switches & power points in your choice of colour
Down lights	Clipsal 20 downlights to common areas
Oyster lights	Clipsal oyster lights to bedrooms
Batten lights	Clipsal Batten lights to garage
Pendants	2 stylish pendant lights above kitchen island
Bathroom heating	Clipsal fan/light/heater to bathrooms
Column lights	Clipsal column lights externally
Air conditioning	12.5kw Samsung ducted AC with 8 Diffusers and 3 Zones
Smoke alarms	2 smoke alarms
Connectivity	TV point, Data point and antenna
Intercom	Micron intercom



Alfresco (if indicated in plan only)

Sink	Builder range single bowl sink
Sink Mixer	Builders range sink mixer
BBQ	Gas BBQ burner built in stone bench top
Bench	top 20mm engineered stone bench top from builders' range of colours
Splashbacks	Tiled splash back from builder range of colours

Harvey Norman

Gainsborough
ENTER WITH STYLE

CLIPSAL

Westinghouse

QUANTUMQUARTZ
ENGINEERED STONE



Extras

Blinds	Holland blinds to all openings with your choice of colour
Cornices	Cornice throughout
Architraves	Half splayed architraves around windows and doors
Skirting	Half splayed skirting throughout
Gas heater	26L Rinnai gas heater
Rainwater tank	2000L slimline water tank with your choice of colour

Harvey Norman

Gainsborough
ENTER WITH STYLE

CLIPSAL



Westinghouse

QUANTUMQUARTZ
QUANTUM QUARTZ

bristileroofing

Colorbond

PGH BRICKS & PAVERS

Rinnai

SAMSUNG

KNAUF



CORINTHIAN DOORS

STEGBAR



Building Quality & Luxurious Homes



2A, 148 Canterbury Road
Bankstown NSW 2200

www.ozyhomes.com.au

1300 093 704

sales@ozyhomes.com.au