

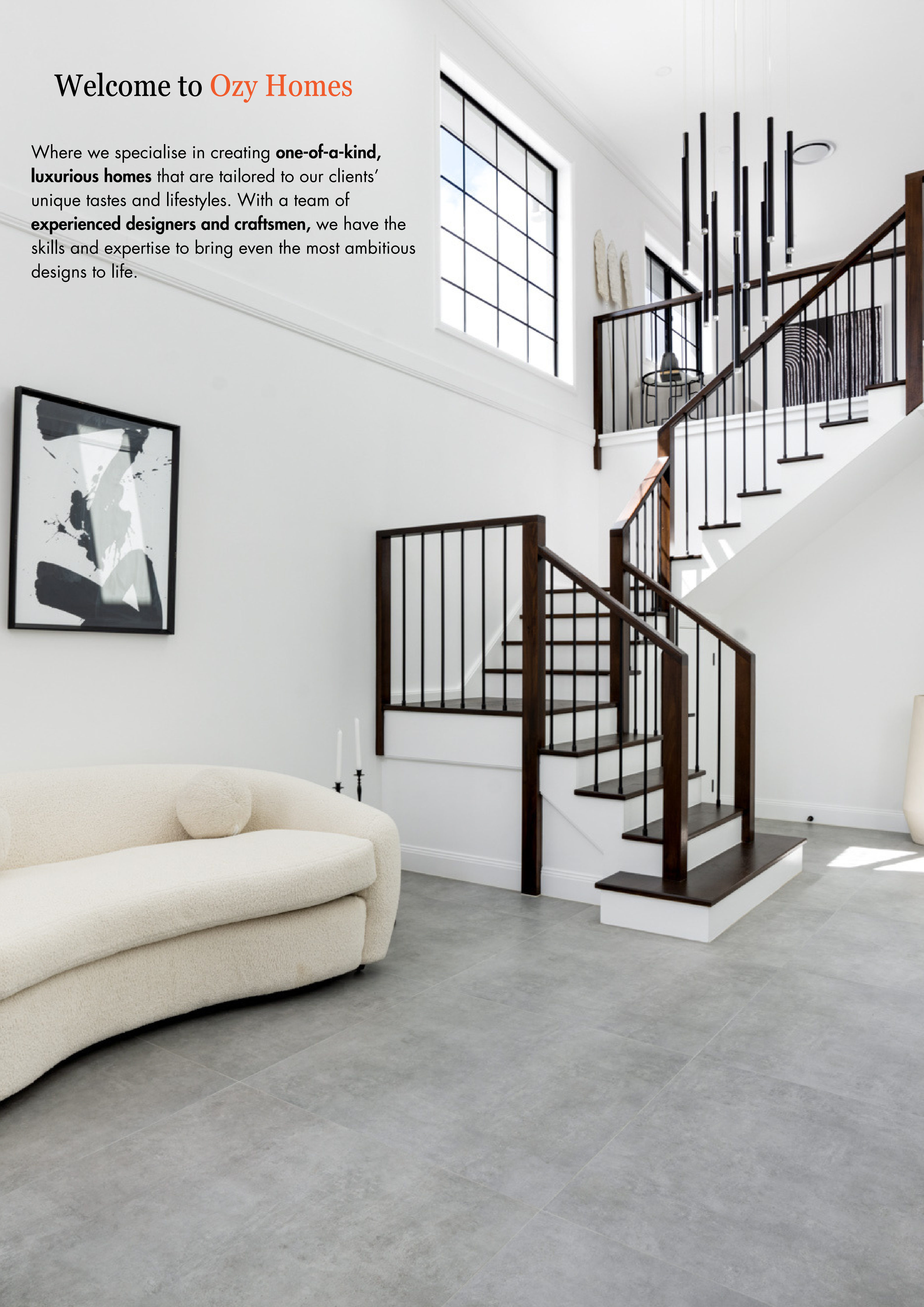
INCLUSIONS

CLASSIC



Welcome to **Ozy Homes**

Where we specialise in creating **one-of-a-kind, luxurious homes** that are tailored to our clients' unique tastes and lifestyles. With a team of **experienced designers and craftsmen**, we have the skills and expertise to bring even the most ambitious designs to life.



QUALITY ASSURANCE

- 7 STAR ENERGY RATING
- 6 YEARS STRUCTURAL WARRANTY
(TRANSFERABLE)
- 3 MONTHS DEFECTS LIABILITY PERIOD
- TERMITE TREATMENT
 - Slab perimeter barrier blanket
- WALL FRAMING
 - H2 Termite treated pine timber - All 90mm
- ROOF FRAMING
 - H2 Termite treated pine engineered roof trusses unique to each design
 - N2 Wind rating

PRE CONSTUCTION

- SITE CLASSIFICATION
 - Allowance up to M class slab
- CUT & FIILL
 - Allowance of up to 1m of cut and fill
- BASIX
 - R2.5 insulation to perimeter walls to living areas
 - R4.1 insulation to living area ceilings under roof and 2000L slimline rain water tank
- SURVEYS
 - 4 surveys (Contour, House peg out, Formwork Ident & Final)
- GROUND FLOOR SLAB
 - Engineer designed concrete slab and footings + M class. Allowance of 50m piercing
- FIRST FLOOR SLAB (IF APPLICABLE)
 - Engineered timber floor system



Illustration only - non standard item shown



Illustration only - non standard item shown

EXTERIOR

1 ROOF

Monier concrete roof tiles including sarking from the Ozy Homes Classic standard colours & profiles

BRICK

Wide range of PGH clay bricks from the Ozy Homes Classic standard colours

2 RENDER (IF APPLICABLE)

Subject to design, single choice of colour from our external render colour options

3 CLADDING (IF APPLICABLE)

Subject to design, single choice of profile from our external standard builder's range

FEATURE WALL (IF APPLICABLE)

Subject to design, single choice from our external standard builder's range

ALFRESCO / PORCH

Stepped up set ceiling with 90mm Cove cornice

4 FASCIA & GUTTER

Steel fascia & gutter in your choice of colour from our standard builders range of Colorbond colours

DOWNPIPES

PVC round downpipes painted in your choice of colour from our standard builders range of colours

CONSTRUCTION

CEILING HEIGHTS

2750mm ceiling heights throughout the house

WALL LININGS

10mm Plasterboard - Level 4 finish

CEILING LININGS

10mm Plasterboard - Level 4 finish

CORNICE

Feature 75mm feature 3 Step plasterboard cornice to common areas

90mm Cove plasterboard cornice to bedrooms & garage

BEDROOMS, WARDROBE & LINEN

Melamine single shelf & hanging rail to bedrooms with hinged doors. Walk in robe to master bedroom (design specific). Four melamine shelves to linen

EXTERNAL TAPS

Three external taps 1x connected to mains 2x connected to RWT

GAS POINTS

Two gas points 1x bayonet gas heater point. 1x bbq gas point to alfresco (subject to design)

CLEANING

Fully cleaned interiors prior to final handover

KITCHEN

The heart of the home

This is where we spend our **happiest** moments and where we find the **joy** of being a **family**



CABINETS & PANTRY

Floor cabinets Polyurethane finish doors, drawers & island end panels including handle free contemporary profile. Single paint colour options available from the standard builder’s range

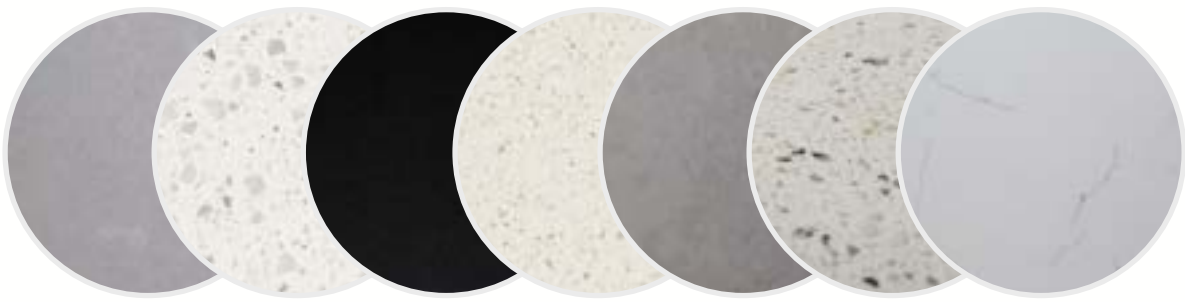
Overhead cabinets Melamine overhead doors and Island barback including Contemporary flat door profile. A variety of solid and woodgrain colour options available from the standard builder’s range.

Bulkheads 300H x 600D plasterboard lined bulkhead above kitchen overhead cabinets

Pantry includes 4x melamine shelves (design specific)

BENCHTOPS

20mm engineered stone benchtops to all floor cabinets. A wide range of standard colour options available from the Quantum Quartz builders range



SPLASHBACK

Ceramic tiled splashback to underside of overhead cabinets from builder standard range of colours



Illustration only - non standard item shown



Illustration only - non standard item shown

SINK

Double bowl top mounted sink in stainless steel finish



SINK MIXER

Builders range sink mount mixer in chrome finish



FRIDGE WATER POINT

cold fridge water point to fridge space

APPLIANCES

900mm appliances package

Inalto 900mm stainless steel and glass finish 9 function built in electric oven

Inalto 900mm gas cooktop with wok burner in stainless steel

Inalto 900mm undermount rangehood ducted externally

Inalto 600mm freestanding dishwasher in stainless steel



Illustration only - non standard item shown

BATHROOMS

Our bathrooms showcase unique features and **spacious** designs. Filled with **natural** light and warm colours that provide a **cozy** feel

Relaxing place



VANITY

Contemporary Wall hung vanities including polymarble tops & integrated basin in a range of woodgrain melamine finishes. Handle free, soft close doors and drawers.

MIXERS

Builder's range basin mount mixer in chrome finish

SHOWER HEAD

Builder's range single rail shower and wall mixer in chrome finish

SHOWER SCREEN

Semi frameless glass shower screen with clear glass and chrome fittings

BATH TUB & BATH MIXER

1500mm Free standing bath tub paired with builder's range chrome wall mixer & spout

ACCESSORIES

Builder's range metal double towel rail & toilet roll holder in chrome finish



Illustration only - non standard item shown



3 WALL TILES

2 MIRROR

1 TOILET

Illustration only - non standard item shown

1 TOILET

Back to wall toilet suite with concealed water inlet from builder's range

2 MIRROR

900mm high Polished edge mirror to vanity width

3 WALL TILES

Floor to ceiling 300x600 ceramic wall tiles with 1x feature wall from standard builder's range

4 CORNICE

Square set cornice throughout

FLOOR WASTE

100x100 chrome grate floor waste

5 WALL NICHE

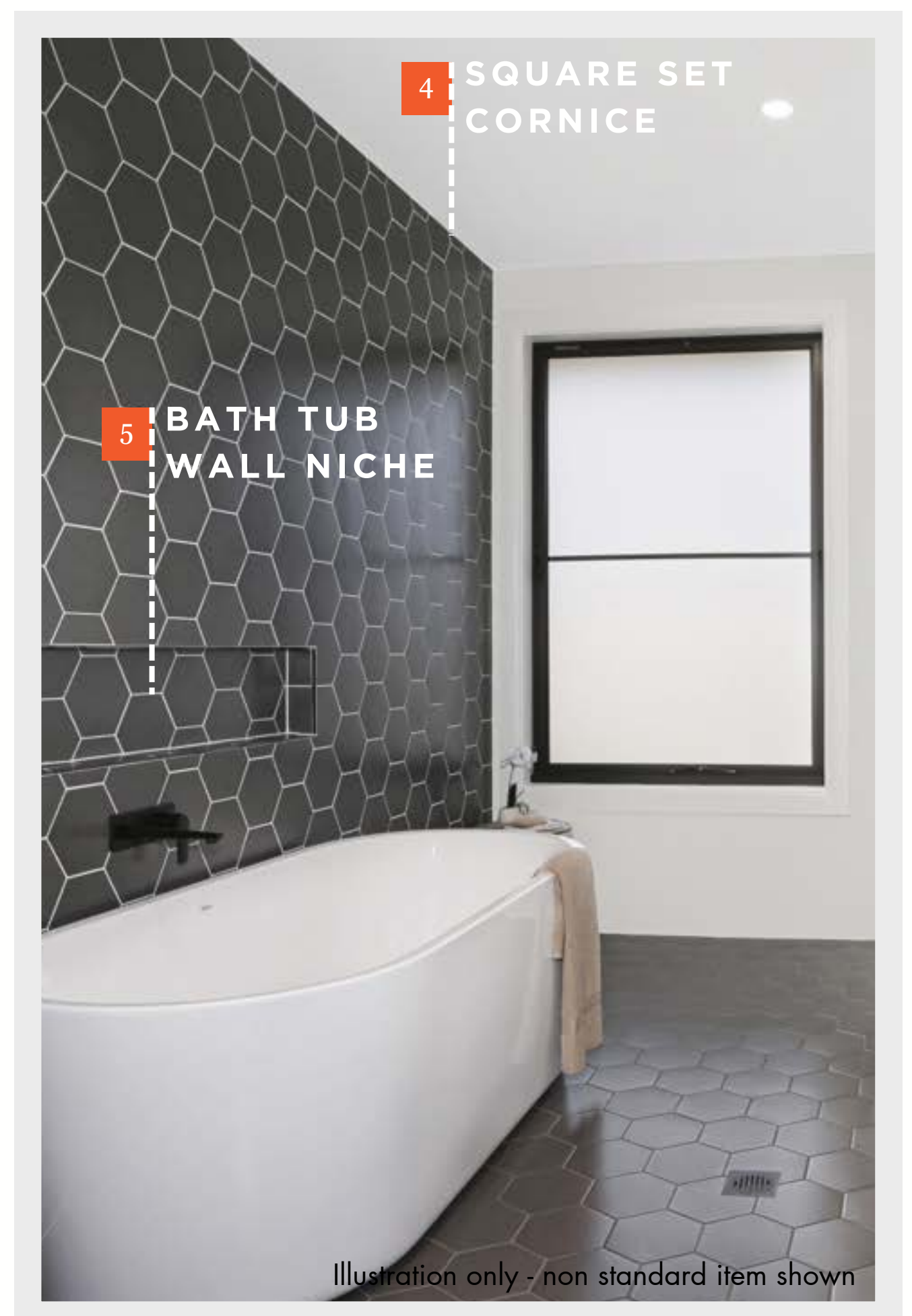
Niches to shower and bath tub (design specific)

WATER PROOFING

Sealed waterproof membrane as per Australian Standards

FLOOR LEVELS

Recessed floor for improved waterproofing & flush adjoining floor finish including first floor for a smooth transition



4 SQUARE SET CORNICE

5 BATH TUB WALL NICHE

Illustration only - non standard item shown

LAUNDRY

Cleaning with love



SINK

Single bowl top mount stainless steel sink with tap hole



SINK MIXER

Builder range sink mount mixer in chrome finish



1 BENCHTOP

20mm engineered stone benchtops to all floor cabinets. A wide range of standard colour options available from the Quantum Quartz stone selection

2 TILES

Ceramic tiled splashback 600mm high above benchtop tiles from builder's range of tiles. Skirting tiles as floor to balance of laundry.

CABINET

Floor cabinets Polyurethane finish including contemporary handleless door profile. Single paint colour options available from the standard builder's range. Cabinet Size specific to master plan

WALLS

Painted walls to balance

EXHAUST FAN

Ceiling mounted exhaust fan ducted externally



2 SPLASHBACK

1 BENCHTOP



Illustration only - non standard item shown

ELECTRICAL

SWITCHES & POWER POINTS

Builder's range switches & power points from Clipsal

DOWN LIGHTS

20 white Downlights to common areas

OYSTER LIGHTS

1x Oyster light to each bedroom & laundry

FLOURO LIGHTS

2x Flourescent lights to garage

PENDANT LIGHTS

A selection of pendant lights over kitchen island bench from the standard builder's range

BATHROOM HEATING

2 globe heater/light/exhaust fan to all bathrooms.
Exhaust fans ducted externally

COLUMN LIGHTS

3x Up down column lights to external façade

AIR CONDITIONING

12.5kw Samsung fully ducted AC with 8x outlets,
2x zones and 1x control panel

SMOKE ALARM

2x Smoke alarms hard wired & linked (design specific)

CONNECTIVITY

FTA TV point, data point and FTA antenna point in
ceiling for future connection

INTERCOM

Micron video intercom 1x point at front door
1x intercom station

SECURITY ALARM

Bosch alarm unit 1x control panel 2x sensors
2x remote controls



ADDITIONAL INCLUSIONS

New home style



DOORS AND WINDOWS

GARAGE DOOR

Automated sectional overhead colorbond door with a wide range of colours from our builder’s range

FRONT DOOR

Corinthian 2340H Madison painted entry door with clear glazing

FRONT DOOR HANDLE

Gainsborough contemporary trilock lever set in chrome finish

INTERNAL DOORS

2340H Corinthian flush panel internal doors in your choice of paint finish

INTERNAL DOOR HANDLES

Gainsborough builder’s range lever set in chrome finish

LAUNDRY EXTERNAL DOOR

2340mm x 820mm Corinthian half clear glass or Aluminium sliding door (design specific)

LAUNDRY DOOR HANDLE

Gainsborough keyed lever set in chrome finish

DOOR STOPPERS

Door stoppers to all doors, chrome to front door and white cushion to balance

WINDOWS

Stegbar single glazed aluminium windows & fibre glass mesh fly screens. With locks to opening sashes (design specific)

EXTERNAL SLIDING DOORS

Stegbar single glazed aluminium sliding doors & fibre glass mesh fly screens. Not security doors (design specific)

PAINTING

Taubmans paint to manufacturers standards & specifications

WALLS

2 coat matt paint finish throughout home (Single colour)

CEILING

2 coat flat white ceiling paint (Single colour)

DOORS & WOODWORK

3 coat semi gloss acrylic paint to all doors and woodwork (Single colour)

EXTERIOR

2 coat acrylic exterior paint to all timber, painted metal works and downpipes (design specific) light colours only to timber doors



FLOOR COVERINGS

MAIN COMMON AREAS

600x600 Builder’s range of tiles

BEDROOMS

Builder’s range of carpet and underlay

PORCH & ALFRESCO

600x600 Builder’s range of tiles with riser tiles

LAUNDRY

300x300 Builder’s range tiles on recessed floor

BATHROOMS

300x300 Builder’s range tiles on recessed floor

STAIRS

Elegant staircase design to all double story designs including carpeted treads & risers for carpet finish from standard builder range. Painted closed pine stringers, square posts, handrail and 12mm square stainless-steel balusters. Staircase design as per master plan

Building homes for generations to come...

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Disclaimer: All inclusions are from the 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 of 01/12/2023. Images in this brochure may depict non standard selections. The information is to be used as a guide only.

SUPPLIERS

