



Dream Inclusions

Our high-quality inclusions and finishes are included in every home design, to make the process of dreaming to building - easier.



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50+
YEARS
STRONG



SECURE
DEBT-FREE
BUILDER



* Stradbroke Inclusions

Dream INCLUSIONS

The perfect sanctuary for you and your family is within reach at Ownit Homes. Tailored to your vision, implemented with precision and quality, and delivered at the best possible price.

Our high-quality inclusions and finishes are included in every home design to make the process of dreaming to building - easier. What other builders charge extra for, we include as standard. Our transparency in providing an all-inclusive build means you can be confident in the value of Ownit Homes.

Feel confident knowing exactly what you're paying for with our Dream Inclusions range - a selection of high-quality fixtures, appliances and features that allow you to create the home of your dreams.

THE DREAM STUDIO

Step into the Ownit Homes Dream Studio, where your vision is transformed into reality. Guided by our experienced Colour Consultant, you'll receive expert advice as you explore a curated selection of colours, fittings and finishes - ensuring every choice reflects your personal style.

Designed to inspire, the Dream Studio showcases the latest trends and timeless classics, making it the ideal environment to create a home that is uniquely yours. From start to finish, we're here to make the selection process seamless, enjoyable, and stress-free.

Exterior INCLUSIONS

ROOFING

- Colorbond® steel roof in a range of colours [A]
- Colorbond® fascia & gutter in a range of colours [B]

FRAME

- 90mm timber frame

FACADE

- Ranging from classic Hip facades to Skillion, Modern & Hamptons (*plan specific*)
- Rendered aerated concrete to lower level of double storey homes & single storey homes
- Option of lightweight cladding or EPS to upper level of double storey homes (*face brick no charge option*)
- FC external sheeting (*design specific*)

GARAGE DOOR

- Colorbond® steel sectional double garage door in a range of colours & styles
- Remote control operation with two (2) handpieces [C]

FRONT DOOR

- Hume Savoy 1200mm wide (XS24 or XS26) with clear glass (*where applicable*)
- Gainsborough Trilock door handle
- Painted finish (*design specific*) [D]

WINDOWS

- Clear glass windows with powdercoated frame in a range of colours
- High-quality, Australian made G James windows & glass doors
- Choice of clear or translucent glass to bathrooms
- Flyscreens to all sliding windows
- Locks to openable windows (*plan specific*)

PAINT

- Two (2) coat external paint system to exterior using Wattyl paints (*two colours*) [E]

BALCONY

- Semi-frameless glass with powdercoated posts & offset handrails (*tiles not incuded*) [F]

ALFRESCO

- Plain concrete engineered floor with lined ceiling & supported aerated concrete column (*unless noted on plan*)

TAPS

- Two (2) garden taps



D. Choice of Hume Savoy 1200mm front door (XS24 or XS26)



F. Semi-frameless glass balcony





A. Choose mixer from Mizu chrome kitchen range

C. Butler's Pantry including 40mm fascia stone benchtop (design specific)

Kitchen INCLUSIONS

SINK & TAPWARE

- Stainless steel double bowl above counter sink
- Choose a Mizu chrome kitchen mixer from a range of profiles **[A]**

BENCHTOPS

- Premium 40mm fascia stone benchtop, choose from a range of colours (one colour throughout) **[D]**

SPLASHBACK

- 700mm high tiled splashback. Choose from Beaumont's Builders Gold Range **[B]**

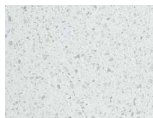
BUTLER'S PANTRY (design specific)

- Premium 40mm fascia stone benchtop, choose from a range of colours (one colour throughout) **[C]**

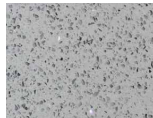
Stone benchtops available in the following colours:



Crystal



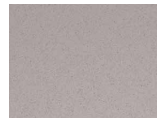
Dapple White



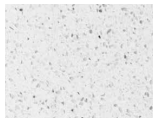
Mottle Grey



Platinum Black



Savannah



Sparkling White



Sugar Rush



White Burst

B. 700mm high tiled splashback



D. Premium 40mm fascia stone benchtop



LUXURY ITALIAN
APPLIANCES



SMEG 900MM MULTIFUNCTION ELECTRIC OVEN [E]

- Stainless steel finish
- Multifunction
- ThermoSeal for improved heat retention
- 24-hour touch control digital timer
- Easy-clean removable inner glass door



E.

SMEG 900MM CERAMIC COOKTOP [F]

- Black glass
- Touch display with access to nine (9) heating levels
- Fitted child lock safety
- Four (4) residual heat indicators
- Dedicated keep warm zone



F.

SMEG 900MM UNDERMOUNT RANGE HOOD [G]

- Stainless steel fascia
- Concealed design
- LED light
- Push-button extraction control
- High-efficiency cooking fume extraction



G.



LOCALLY MADE CUSTOM CABINETRY

Polytec melamine cupboards with PVC edge including [H]:

- Melamine soft-close drawers on European steel runner system
- Choose from two (2) colours in a matte, sheen or textured finish
- Choice of designer handles
- Provision for client's microwave & dishwasher
 - One (1) set of three (3) pot drawers & one (1) set of four (4) cutlery drawers
 - Drawer under 900mm wide built-in oven or melamine kickboard for freestanding oven (*whichever is applicable*)
 - Overhead cupboard above fridge space (*design specific*)
 - Plasterboard bulkhead with craftwood infill panel above overhead kitchen cupboards or below bulkhead (*design specific*)
 - Cabinetry carcasses made in highly moisture resistant particle board (HMR) (*Australian made*)

SINKS & TAPWARE

A choice of three (3) different sink designs supplied by Reece [I]:



Choose from a range of kitchen mixer tapware profiles & finishes from the Mizu range:



H. Melamine cupboards with PVC edge



I. Base stainless steel kitchen sink (*option*)



Bathroom INCLUSIONS

VANITIES

- 20mm fascia stone benchtop, choose from a wide range of colours (*one colour throughout*)
- Wall-hung vanities with melamine doors & soft-close drawers to main bathroom & ensuite
- Wall-hung vanity with melamine doors to powder room

Choose a vitreous china inset basin (white) from a range of profiles, including:



Semi-inset basin OR



Round semi-inset basin OR



Square semi-inset basin



TAPWARE & ACCESSORIES

Choose from selected Reece tapware & accessories in a range of profiles:

- Mizu chrome mixer to vanity basins, shower & bath
- Mizu chrome shower head on rail
- Mizu chrome double towel rail to any bathroom with a shower
- Mizu chrome toilet roll holders

SQUARE PROFILE



Shower / Bath Mixer



Towel Rail (Shower)



Toilet Roll



Bath Spout



Vanity Mixer



Shower

ROUND PROFILE



Shower / Bath Mixer



Towel Rail (Shower)



Toilet Roll



Bath Spout



Vanity Mixer



Shower

SOFT-SQUARE PROFILE



Shower / Bath Mixer



Towel Rail (Shower)



Toilet Roll



Bath Spout



Vanity Mixer



Shower

BATHROOM INCLUSIONS

BATH

- Freestanding bath either 1780mm x 800mm x 560mm OR 1500mm x 700mm x 600mm [A]

A.



TILES

- Tiling to main bathroom, ensuite & powder room (if applicable)
- Tiling to shower recess & toilets including 150mm skirting tiles
- Choose from Beaumont's Builders Gold Range

SHOWER SCREENS

- 2m high semi-framed shower screen with clear laminate glass & pivot door [B]

MIRRORS

- Frameless polished edge mirrors above bathroom vanities (custom length to suit vanity) [C]

TOILET SUITE

- Square & round coupled back-to-wall toilet suites (dual flush) with soft-close seat. White only [D]

DRAINS

- Aluminium strip drain to all showers [E]



Back-to-wall toilet

D.



Back-to-wall toilet

E.



Laundry INCLUSIONS

- Tiling to laundry including 150mm skirting tiles
- Tiled splashback
- 20mm fascia stone benchtop, choose from a wide range of colours (one colour throughout)
- Melamine laundry cabinet with 45L stainless steel single drop-in tub
- Hot & cold washing machine taps for owner's washing machine
- Choose a Mizu chrome mixer from a range of profiles
- External lockable laundry door



Interior INCLUSIONS

CEILINGS & WALLS

- 2740mm high ceilings to ground floor of double storey homes or 2590mm high ceilings to single storey homes. 2440mm to upper floor of double storey homes **[A]**
- 90mm cove cornice & 50mm to robes
- 42mm architraves
- 68mm skirting
- Walls & ceilings plaster lined

PAINT

- Three (3) coat premium internal paint system using a luxurious Wattyl colour palette (*one colour throughout interior*) **[B]**

DOORS

- Hume Accent Panel Collection (*shallow rout*) internal doors to upper & lower floor (*selected range*)
- Gainsborough G4 Series lever internal door handles

WARDROBES & SHELVING

- Vinyl aluminium framed sliding robe doors in a range of colours
- White satin melamine drawers & shelving with hanging rails to walk-in robe in Bedroom 1
- Hanging rail to remaining wardrobes
- White melamine board to linen & pantry

STAIRS & BALUSTRADES

- Enclosed or open on selected designs
- Frameless clear glass balustrades with selected hardwood timber, with round or rectangular cap or offset rail **[C]**
- Clear lacquered or painted hardwood timber handrails

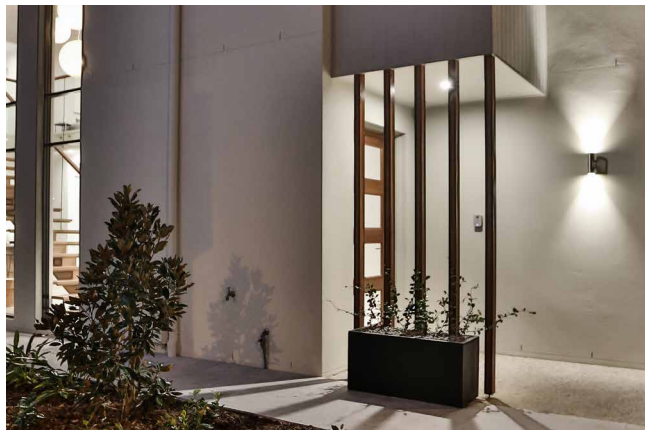
Please note: The timber and glass balustrade staircase (pictured) is suitable for certain straight run stairs only. To be confirmed.



Home safety

INCLUSIONS

- Home security pack with video intercom & security system with four (4) detectors, siren, external light & one (1) code pad
- Home hub with two (2) tv points, two (2) data points & two (2) phone points
- Hardwired smoke detectors to comply with current regulations



7-STAR ENERGY EFFICIENCY

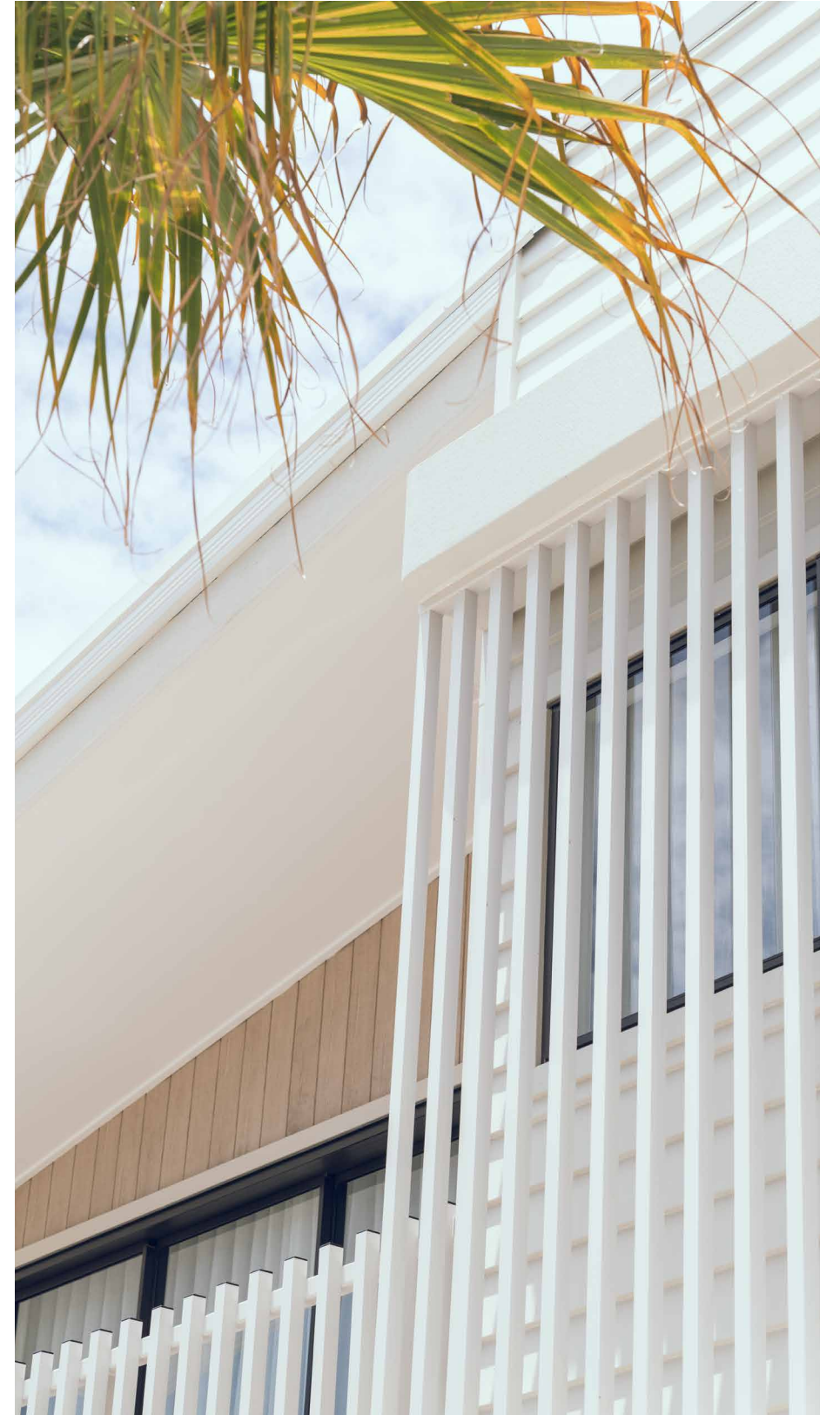
- Anticon blanket to roof
- Ceiling fans to all habitable rooms
- R3.0 ceiling batts, including external alfresco area (if applicable)
- R2.0 batts to all external walls
- Wall wrapping to external walls
- Water pressure limiting valve for Sustainable Housing Requirements
- 280L electric heat pump



Electrical

pre-construction & SITE INCLUSIONS

- Electrical connections to house to six (6) lineal metres & circuit breakers for single phase power
- Number of light points are design specific, location appointed at Clipsal electrical appointment
- Standard working drawings including plans & specifications
- Building Application for standard Private Certifier
- Standard Plumbing Application fees
- Builders insurance during construction
- Contour survey of site
- Soil test including engineer's inspections of footing & slab to an 'S' classification
- Site works up to 1m fall (over house pad)
- Sewerage, water & drainage connection (allowance for 6m setback) with services to street on typical block of land up to 700m²
- Use of one (1) concrete pump to pour slab
- Environmental requirements during construction - gravel driveway & silt barrier for standard setback
- Termite protection to meet Australian Standard Code 3660
- 12 month maintenance service
- 20 year structural guarantee
(see ownithomes.com.au for Terms & Conditions)



Optional turnkey INCLUSIONS

FLOOR TILES

- Floor tiles to main living areas. Choose from Beaumont's Builders Gold Range of rectified tiles for double storey & non-rectified tiles for single storey (*max 600mm x 600mm for both*)
- Floor tiles to alfresco & balcony. Choose from Beaumont's Builders Gold Range of 600mm x 600mm non-rectified tiles
- Tiles to wet areas. Choose from Beaumont's Builders Gold Range of rectified tiles for double storey & non-rectified tiles for single storey (*max 300mm x 600mm for both*)

CARPETS

- Choose from Andersens Gold range or Flooring Xtra select carpets

LIGHT FITTINGS

- LED light fittings throughout the home

DRIVEWAY

- Salt & pepper exposed aggregate driveway (*max 60m² of driveway*)
- Includes path to front door

TURF

- 200m² of A Grade turf including preparation & initial watering

'M' CLASS SOIL CLASSIFICATION

- Includes M Class soil classification & one (1) metre of fall over house pad area (*excluding piercing to site*)

OTHER

- Wall-hung clothesline with exposed aggregate concrete underneath
- TV antenna

TAKE OUR PRICE CHECK CHALLENGE

We're confident that we have the ultimate inclusions at the very best price. But don't take our word for it! What other builders charge extra for, Ownit Homes include as standard. Our transparency in providing an all-inclusive build means you can be confident in the value of Ownit Homes.



ownithomes.com.au/inclusions



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