

homestoyou

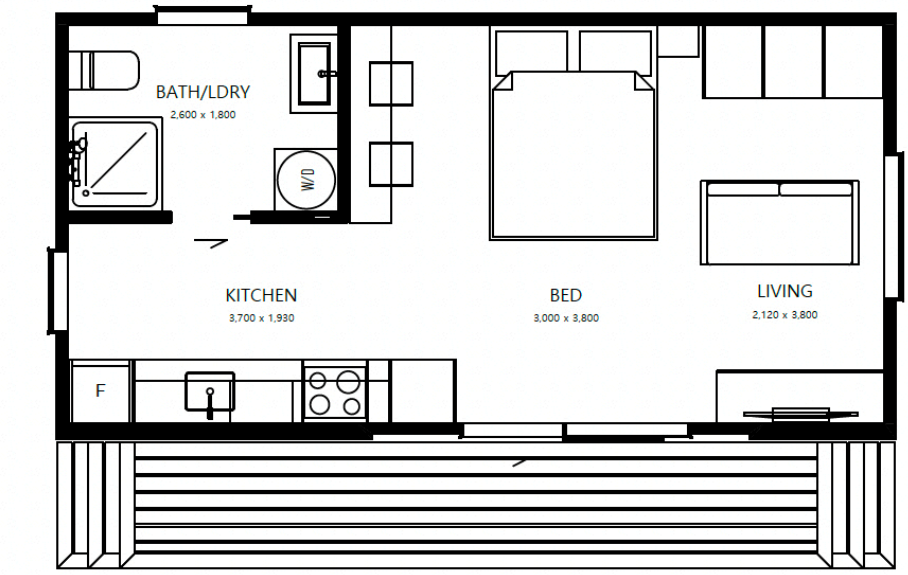
HIGHLIFE

Omau Highlife

TURNKEY FROM
POA

The Omau combines contemporary design with practical living in a compact studio layout. Its side entry design creates an inviting flow into the open-plan living and sleeping space, complemented by a well-appointed kitchen and full-size bathroom. Complete with premium appliances, built-in storage, heat pump, and carefully selected finishes, The Omau is ready to enjoy from day one.

BEDROOMS	BATHROOMS	FLOOR AREA	DIMENSIONS
Studio	1	32 m²	4 × 8 m



FLOOR PLAN



3D FLOOR PLAN

PLEASE NOTE (TURNKEY):

Furniture, soft furnishings and window treatments (such as curtains) are not included, and a microwave is not supplied. Floor plans and illustrations may show these styled for photography, to illustrate how the space could be used, not what is supplied. Room sizes are approximate.

© Homes To You. All house plans, drawings and designs are protected by copyright. They must not be copied, reproduced, modified, distributed or used to construct a building without prior written permission.

Gallery



KITCHEN



KITCHEN, SECOND VIEW

Roofing

Roofing Iron

INCLUDED



COLORSTEEL® / Colorcote® 5-rib Maxam long-run roofing iron with all fixings and accessories. Flaxpod colour

Fascia

INCLUDED



H3.1 200 × 40mm pine fascia boards - Flaxpod paint colour

Guttering

INCLUDED



Marley Stormcloud 80mm PVC guttering. FlaxBlack colour

Downpipes

INCLUDED



Marley PVC downpipes. FlaxBlack colour

Cladding

Cladding

INCLUDED



James Hardie Axon™ Panel; Cemintel Territory

Exterior Walls - Paint

INCLUDED



Wattyl Solaguard. 2 coats Wattyl Forestwood Aquatech. Monument colour

Windows and Doors

Windows & Glazing

INCLUDED



FMI Fairview thermally broken, Low-E glass, double-glazed aluminium joinery. Obscure glass to bathrooms and toilets as standard. Flaxpod colour

Interior Finishes

Interior Walls - Paint

INCLUDED



Wattyl paint. Primer coat and 2 top coats. Black White colour

Wattyl interior paint applied to all walls and ceilings throughout the home. A single standard colour is included; additional colours or feature walls can be quoted on request

Cavity Slider Handles

INCLUDED



WINDSOR ARCHITECTURAL HARDWARE

Windsor cavity-suite ultra flush pull handles. Brushed Brass colour

Built in Wardrobes

INCLUDED



Melteca 18mm built in wardrobe cabinet

Lounge Cabinet

INCLUDED

Melteca 18mm built in storage cabinet

Flooring

Vinyl Flooring (Wet Areas)

INCLUDED



BELGOTEX

Belgotex province luxury vinyl plank flooring to bathroom, laundry and kitchen - Light Oak colour

Carpet (Living & Bedrooms)

INCLUDED



Belgotex liberty carpet with 11mm underlay to bedrooms - Pearl colour

Belgotex Liberty is a 100% solution-dyed nylon cut-pile carpet. It is fade-resistant, colourfast, stain-resistant, and comes in a range of contemporary colours - combining style with outstanding durability

Kitchen

Kitchen Cabinetry

INCLUDED



Peter Hay installed pre-assembled kitchen cabinetry with soft-close doors and drawers. Danish Walnut Organic and Mist colour

As per kitchen plan

Kitchen Mixer Tap - Brushed Brass

INCLUDED



Englefield Studio Pin kitchen mixer tap. Brushed Brass colour

Benchtop

INCLUDED



High-pressure laminate benchtop. Mont Blanc colour

Kitchen Sink

INCLUDED



Häfele single bowl sink with drainer. Stainless Steel colour

SKU 329499

Kitchen Handles

INCLUDED



Häfele Essentials Slim Bar Handle 160mm. Brushed Brass colour

Splashback

INCLUDED



DesignerSplash aluminium composite splashback 750 × 600mm

Bathroom

Shower Enclosure

INCLUDED



Tivoli InSlide Shower 900 x 900mm with corner contour recessed white acrylic liner. Brushed Brass trim colour

SKU 38999A-RFW-SHP (Drain Back Left)

Slide Rail Shower

INCLUDED



Englefield Studio Pin single-function slide rail shower. Brushed Brass colour

Bath/Shower Mixer

INCLUDED



Englefield Studio Pin bath/shower mixer. Brushed Brass colour

Vanity 600mm

INCLUDED



Englefield Valencia 600mm single-bowl vanity - wall-hung double drawers. White colour

SKU 99226A-0

Basin Mixer Tap

INCLUDED



Englefield Studio Pin basin mixer tap. Brushed Brass colour

Toilet Suite

INCLUDED



Tivoli Raised Height Rimless Toilet Suite. White colour

SKU 31635A-0

Bathroom Mirror

INCLUDED



600 × 750mm frameless bathroom mirror

Towel Ring

INCLUDED

Single towel ring to bathroom

Toilet Roll Holder

INCLUDED

Toilet roll holder fitted in bathroom and toilet

Appliances

Cooktop

INCLUDED



Fisher & Paykel 60cm ceramic cooktop touch & Slide. Black colour

SKU CE604DTB1

Oven

INCLUDED



Fisher & Paykel 60cm Series 5 contemporary oven. Stainless Steel colour

SKU OB60NC7CEX1

Rangehood

INCLUDED



FISHER AND PAYKEL

Fisher & Paykel 60cm Integrated Insert Rangehood. Stainless Steel colour

SKU HP60ICSX4

Fridge / Freezer

INCLUDED



Haier 208L 300 Series - Refrigerator Top Freezer. Satina colour

SKU HRF210TS

Dishwasher

INCLUDED



F&P Dishwasher Single Drawer. Stainless Steel colour

SKU DD60SAX9

Washer / Dryer

INCLUDED



Haier 8kg + 4kg 500 Series Combi Front Loader Washer Dryer. White colour

SKU HWD8040BW1

Plumbing & Electrical

The essentials that get your new home connected.

Electrical

STANDARD

Electrical Set Up for Mains Connection



Electrical Set Up with 32 Amp Connection



Electrical Set Up with 40 Amp Connection



Plumbing

ADD-ONS

BLACKBOX-85 Portable Waste Management System



+$1,600

Hot Water System

STANDARD

Rinnai 135L Hot Water Cylinder

Rinnai 135L 3kW mains pressure hot water cylinder



What else is included

In addition to the choices on the previous pages, your home includes the following as standard.

PLANS, CONSENTS & DOCUMENTATION

- ✓ Working Drawings
  LBP Designer produced full working drawings - house only
- ✓ Building Consent Fees
  Building consent fees - house only
- ✓ Code Compliance Certificate (CCC)
  Code Compliance Certificate obtained on completion - house only
- ✓ Electrical Certificate of Compliance (CoC)
  Electrical Certificate of Compliance issued by a licensed electrician - house only
- ✓ Guarantees & Warranties
  All applicable manufacturer warranties and builder guarantees provided on completion

STRUCTURE & FRAMING

- ✓ Building Wrap
  Thermakraft® building wrap and tapes installed to all exterior walls

  A high-performance breather membrane that provides a critical secondary weather barrier, reducing air infiltration and improving the thermal performance of the wall system
- ✓ Floor Framing
  H1.2 treated joist framing including particle board flooring substrate, 3604 technical standard
- ✓ Wall Framing
  H1.2 treated all wall framing timber fitted and fixed as per council plans, including pre-nailed frames, 3604 technical standard
- ✓ Bracing Plywood
  H3.1 plywood 12mm over full house structure to increase bracing
- ✓ Roof Trusses
  H1.2 treated, engineer-designed, gang-nailed roof trusses to suit plan and site requirements, 3604 technical standard

INSULATION

- ✓ Ceiling Insulation
  Pink® Superbatts® R7.0 ceiling insulation

  High-performance Pink® Superbatts® deliver an R7.0 rating, exceeding the NZ Building Code minimum for most climate zones to keep your home warm in winter and cool in summer
- ✓ Wall Insulation
  Pink® Batts® Ultra® R2.6 wall insulation

  Pink® Batts® Ultra® provide a proven R2.6 thermal and acoustic barrier in all exterior walls, helping maintain a comfortable interior temperature year-round
- ✓ Underfloor Insulation
  EXPOL rigid polystyrene underfloor insulation panels

  EXPOL underfloor insulation boards are a lightweight, moisture-resistant solution that significantly reduces heat loss through the floor, improving overall home energy efficiency

ROOFING

- ✓ Roof Underlay, Screws & Flashings
  Covertek 215 self-supporting roof underlay, roofing screws, and all flashings and barge caps
- ✓ Soffits
  Fibre-cement soffit/eaves linings

INTERIOR LININGS

- ✓ Ceilings
  Blondline 12mm Plywood Ceiling with Negative Detail
- ✓ Bathroom Ceilings
  James Hardie 7.5mm grooved cement board to bathroom
- ✓ Internal Walls
  Blondline 12mm plywood walls

INTERIOR FINISHES

- ✓ Skirting Boards
  60 x 10mm pine skirting boards
- ✓ Architraves
  40mm x 10mm pine architraves to all door and window openings
- 
  ✓ Cavity Sliding Doors
  MDF pre-hung, pre-primed flush panel cavity door with pine jambs
- ✓ Blinds
  Blinds Bedroom / Lounge / Kitchen / Door
- ✓ Door Stops
  Interior door stops fitted
- ✓ Smoke Alarms
  Photoelectric interconnected smoke alarms installed to meet NZ Building Code requirements
- ✓ Manhole / Access Hatch
  Framed manhole / ceiling access if required during the design process

KITCHEN

- ✓ Pull-Out Rubbish Bin
  Integrated pull-out rubbish/recycling bin cabinet
- ✓ Cutlery Tray
  In-drawer cutlery tray insert. White colour

BATHROOM

- ✓ Bathroom Extractor Fan
  Energy-efficient exhaust fan installed to bathroom and ensuite as required by NZ Building Code
- ✓ Heated Towel Rail
  Nouveau Heated Towel Rail 5 Bar Chrome installed in bathroom
  SKU 407714 / A-CR05-2-02

PLUMBING & ELECTRICAL

- ✓ Electrical Installation
  Full electrical installation including LED downlights, Vynco switches & USB outlets, switchboard, and exterior lights
- ✓ Electrical Installation Ducting
  Ducting to switchboard for mains cable
- ✓ TV & Data Points
  TV aerial point and data / ethernet outlets installed as per plan
- ✓ Plumbing Installation
  Full internal plumbing including an exterior tap, lead-free fittings throughout
- ✓ Dishwasher Plumbing & Wiring
  Hot and cold water connections and dedicated electrical circuit provided for dishwasher installation

HEATING

- ✓ Heat Pump
  Mitsubishi Heavy Industries - Avanti 3kW heat pump installed for heating and cooling

What's not included

PLANS, CONSENTS & DOCUMENTATION

- × Resource consent
  Resource consent applications and associated fees if required for your site (e.g., for non-complying activities or district plan rules)
- × Consents
  On site consent for site and services
- × Geotechnical / site-specific engineering
  Site-specific geotechnical investigation, soil testing, or specialist engineering reports. Site investigations, consents, reports
- × Survey & title fees
  Land surveys, title searches, or legal fees related to the property

FURNITURE & DÉCOR

- × Window treatments
  Curtains, shutters, and associated tracks or hardware
- × Furniture
  All furniture including beds, sofas, tables, chairs, and storage units unless otherwise stated as an inclusion
- × Soft furnishings & décor
  Cushions, rugs, artwork, mirrors (beyond the standard bathroom mirror), and all decorative items

APPLIANCES

- × Microwave oven is not supplied

PLUMBING & ELECTRICAL

- × Mains power connection
  Connection of the home to the mains electrical supply from the boundary or meter box. The home is wired and ready for connection; the line connection itself is the customer's responsibility
- × Water supply connection
  Connection to mains water supply, water tank, or pump system from the boundary to the home
- × Wastewater & sewage connection
  Connection to mains sewage, septic tank, or effluent disposal system. Including any septic tank design, supply, and installation
- × Stormwater connection
  Stormwater drainage from downpipes to an approved disposal point
- × Gas supply connection
  LPG bottle/cylinder supply and regulator, or natural gas connection from the boundary. The home is plumbed and ready; gas supply is the customer's responsibility
- × Internet, phone & fibre
  Any broadband, fibre, phone line, or Sky TV connection and associated installation fees

SITE & LAND PREPARATION

- × Site visits
  Physical site visits
- × Site earthworks & levelling
  Clearing, levelling, or grading of the land prior to or following installation
- × Foundations & piles
  Physical foundation piles, concrete slab, or sub-floor structure at the site
- × Retaining walls
  Any retaining walls, cut-and-fill works, or erosion control required on site
- × Delivery & transportation
  Transportation of the home to the site and any cranage, machinery, or access works required for placement

OUTDOOR & EXTERIOR

- × Decks, verandahs & outdoor stairs
  External decks, verandahs, pergolas, and entry stairs unless noted in inclusions
- × Driveway & paths
  Driveway, footpaths, concrete pads, and hardstanding areas
- × Landscaping & gardens
  Lawns, planting, garden beds, topsoil, bark, irrigation, and any other landscaping works

× Fencing & gates
Boundary or privacy fencing, garden gates, and associated posts or foundations

× Garage, carport & shed
Standalone garages, carports, or sheds

× Letterbox
Letterbox and house number signage

GENERAL

× Any item not listed in the Inclusions Schedule
Only items specifically listed in your signed Inclusions Schedule are covered. If you are unsure whether something is included, please ask before signing

× Plan customisation
Any changes or upgrades to the standard plan that are significant enough to require a custom concept plan

× Material upgrades & variations
Any upgrade to a standard specification (e.g., premium cladding, stone benchtops, upgraded appliances) is available at an additional cost and must be agreed in writing

× Damage caused by third parties or site conditions
Damage resulting from site conditions, weather events, or third-party works after delivery is not covered

YOUR HOME, DELIVERED

Ready to talk about the Omau Highlife?

Personalise this home online, see your price update as you choose, and send us your selections when you are ready. We will come back to you with a quote for your site.

HOMESTOYOU.CO.NZ/HOMES/SMALL-HOMES/OMAU-HIGHLIFE

Homes To You. Transportable homes, built in our factory and delivered to your site. Images are artist impressions and photographs of similar homes; specifications and finishes may vary. Styling accessories shown in photographs and illustrations, such as furniture, plants and outdoor features, are for presentation purposes only, to help visualise the finished home, and are not supplied. Prices shown are indicative. For a price specific to your site, please request a quote. All specifications contained in this brochure are subject to change without notice. Please check the specifications are current at the time of ordering.
While we make every effort to supply the products and finishes shown, availability can change. If a specified product becomes unavailable or is subject to supply delays, we reserve the right to substitute an alternative of equal or better quality and specification. All information is current at the time of publication (25 November 2026)