

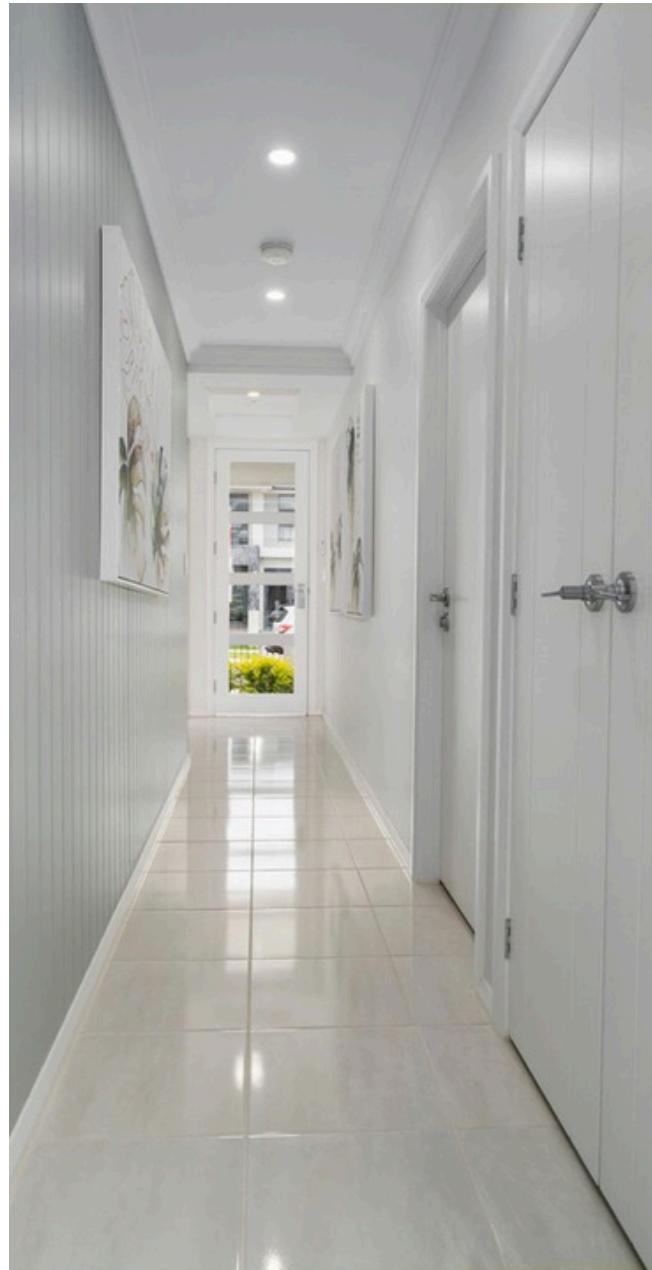
BLUETONGUE HOMES

FINISHING TOUCHES INCLUSIONS PACK

YOUR STORY BEGINS HERE



CONTENTS



- 1** Kitchen
- 8** Bathroom
- 13** Laundry
- 16** Internal
- 19** External
- 24** Electrical
- 26** Site
- 28** Other

BlueTongue Homes inclusions align with
"HIA General Building Specifications"

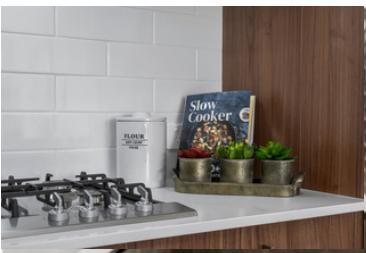
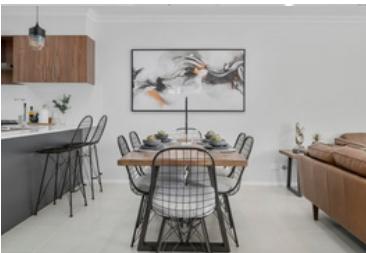
Information correct at the time of printing .
Subject to change without notice

**Some images in this brochure are illustrative only and do not necessarily represent the inclusions listed*

CONTENTS



KITCHEN



Cabinetry

- ✓ Polytec melamine kitchen cabinetry
- ✓ Finger pull doors & drawers or bar handles in a brushed aluminum finish
- ✓ Soft close drawers & doors to kitchen cupboards
- ✓ Plasterboard bulkhead above overhead cabinetry

Benchtop & Tiles

- ✓ 20mm thick Crystalline Silica Free Benchtop
- ✓ Splashback tiles to underside of the overhead cabinetry

Tapware

- ✓ Mizu Drift Kitchen Sink Mixer
- ✓ Franke Flash stainless steel kitchen sink

Appliances

- ✓ Omega 900mm freestanding oven & cooktop or 600mm built-in oven & cooktop (Subject to design)
- ✓ Omega stainless steel canopy or slide-out rangehood
- ✓ Omega 600mm stainless steel dishwasher

KITCHEN

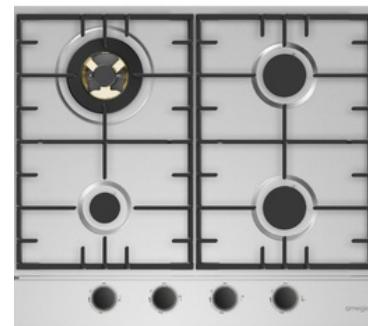


Omega 900mm Freestanding Oven/Cooktop



Omega 600mm Built-in Oven

+



Omega 600mm Gas Cooktop



Omega 600mm stainless steel dishwasher



Omega 900mm Canopy Rangehood



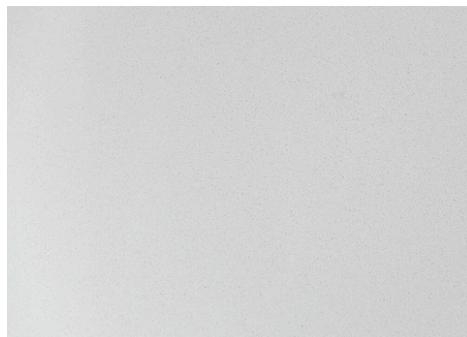
Omega 600mm slide-out rangehood



Franke Flash Flx621 Double Bowl Sink



Mizu "Drift" Sink Mixer Tap



Classic White



Jasmine



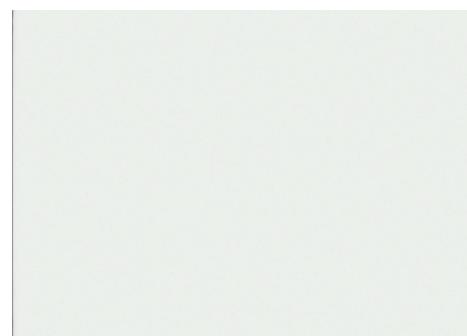
Mondo Sand



Silver Star White



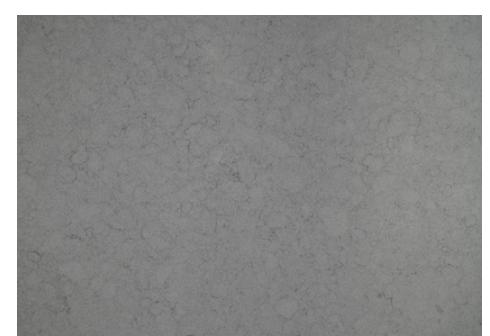
Star Burst



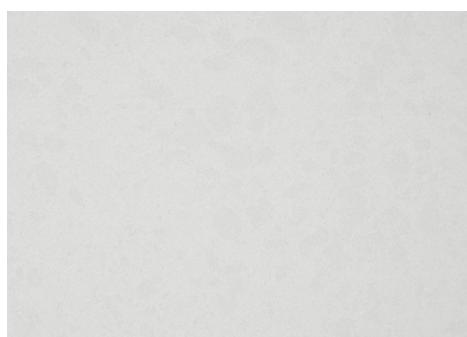
Artic White



Sabia



Smokey Grey



Rosemee



Semento



Fresco

KITCHEN



Bulkhead above overhead cabinetry

Polytec melamine kitchen cabinetry

Soft close drawers & cupboard doors to kitchen

Splashback tiles to underside of the overhead cabinetry

20mm Crystalline Silica Free Benchtop

Bar handles in a brushed aluminum finish

KITCHEN



Omega 600mm slide-out rangehood

Omega 600mm gas cooktop

Omega 600mm built-in oven

Omega 600mm stainless steel dishwasher



Omega 900mm Canopy Rangehood

Omega 900mm Dual Fuel Freestanding Oven/Cooktop

KITCHEN

KITCHEN

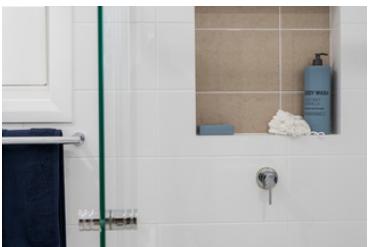


Mizu Drift kitchen sink mixer

Franke Flash stainless steel kitchen sink



BATHROOM



Shower & Bath

- ✓ Mizu Drift shower mixer & 200mm showerhead
- ✓ Semi-frameless shower screens with pivot door & clear safety glass
- ✓ Chrome floor wastes to the wet areas
- ✓ Mizu "Drift" double towel rail 700mm
- ✓ Freestanding acrylic bath & Mizu "Drift MK2" bath mixer with backplate

Vanity

- ✓ Duraplex "Denver" vanity cupboard with single bowl & pop-up chrome waste (wall mounted - high gloss white polyurethane)
- ✓ Mizu "Drift MK2" basin mixer
- ✓ Mizu "Drift" towel ring - chrome
- ✓ Pencil edge mirrors

Toilet

- ✓ Posh "Solus Round" close coupled toilet suite with soft close seat
- ✓ Mizu "Drift" toilet roll holder

Tiles

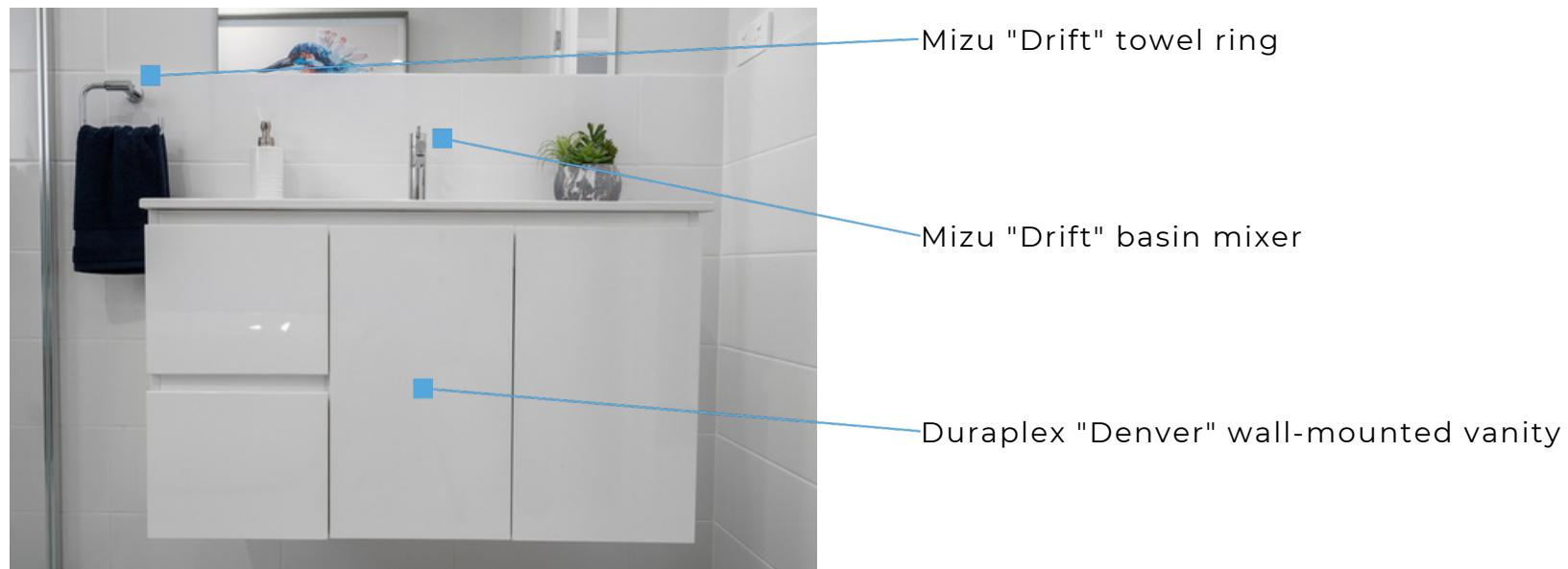
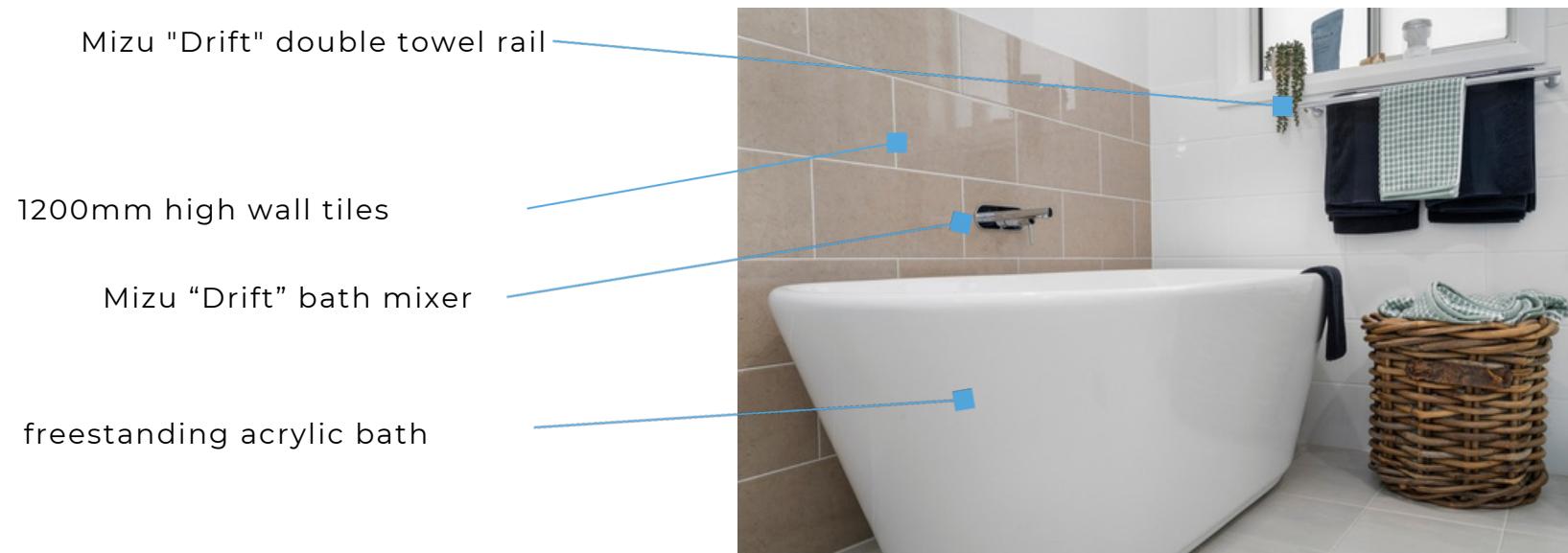
- ✓ Quality wall & floor tiles to the wet areas with off-white grout
- ✓ 2.0m high tiling to shower area and 1200mm high tiling to remainder

BATHROOMS

Mizu "Drift" towel ringMizu "Drift" toilet roll holderMizu "Drift" basin mixerPosh "Solus Round" close coupled toilet suiteMizu "Drift" double towel railMizu "Drift" 200mm overhead showerMizu Drift MK2" shower mixerDuraplex "Denver" vanity cupboard



BATHROOMS



BATHROOMS



LAUNDRY

Laundry Tub & Tapware

- ✓ Posh Solus MK2 45L stainless steel laundry tub with white metal cabinet & concealed bypass
- ✓ Posh Bristol MK2 Chrome Mixer

Washing Machine Provision

- ✓ Hot and cold taps located under the laundry tub with a double power point

Tiles

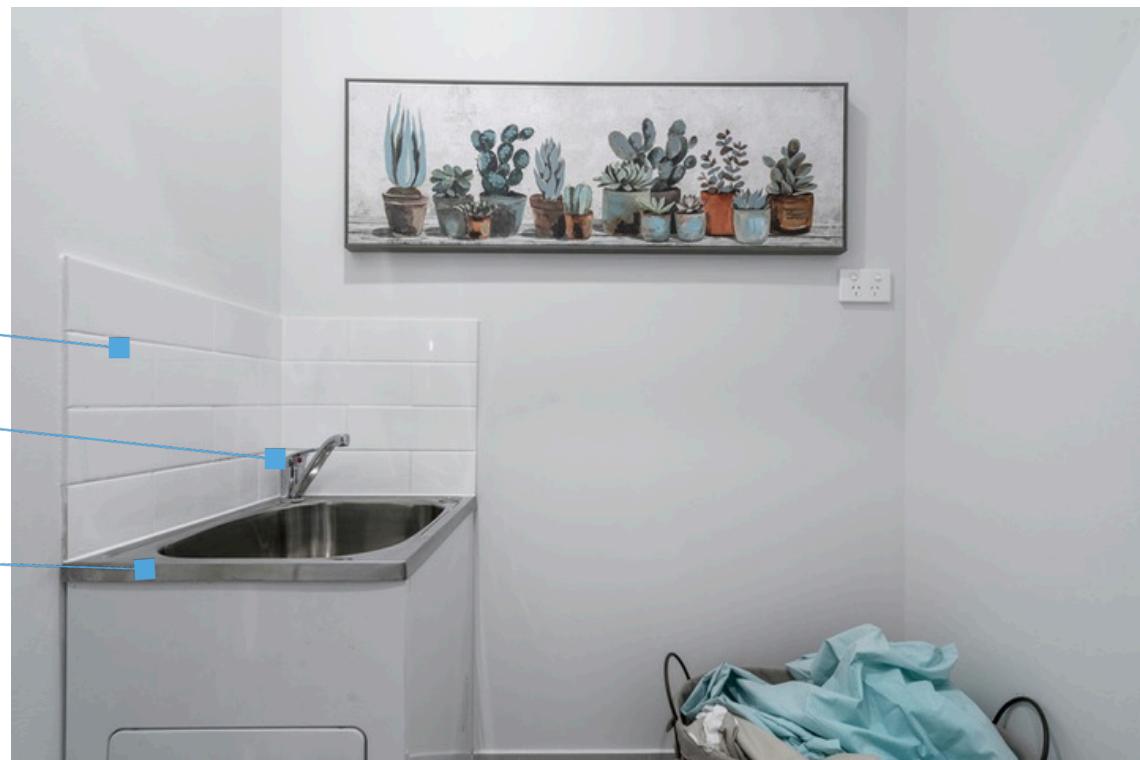
- ✓ Approx. 450mm high splashback tiles above the laundry tub & skirting tiles



Posh Solus MK2 45 Litre Standard Laundry Trough



Posh Bristol MK2 Chrome Mixer



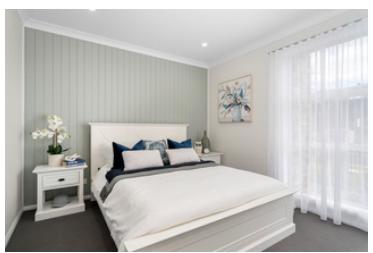
Splashback tiles above laundry tub

Posh Bristol MK2 chrome mixer

Posh Solus MK2 45L stainless steel
laundry tub with white metal cabinet



INTERNAL



Front Door

- ✓ Corinthian "Madison" front entry door with clear or obscure glazing
- ✓ Gainsborough "Adel" or "Bela" double cylinder entrance set to the front Entry door
- ✓ Gainsborough "Adel" or "Bela" lockset to all other external hung doors

Internal Doors

- ✓ Selection from Corinthian's "Motive" range of internal doors
- ✓ Quality selection from the Gainsborough Tradepro range to all internal hung doors

Robes & Cupboards

- ✓ Selection from Corinthian's "Motive" range of internal quick-slide doors
- ✓ Single white Melamine shelving with chrome hanging rail in robes
- ✓ 4x white Melamine shelves in linens and pantries.

Finishes

- ✓ Premium 3-coat paint system
- ✓ Modern Splayed skirtings & architraves
- ✓ Decorative CSR "Cove" & "Alto" cornices throughout Public & Private Areas
- ✓ Decorative coffered ceiling to the entry foyer (subject to design)
- ✓ Quality structural framing with 10mm plasterboard to walls and ceiling



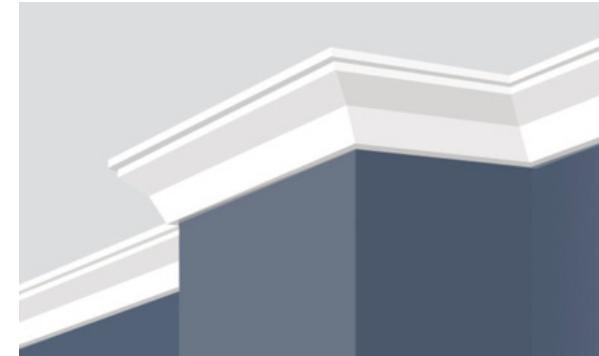
Corinthian "Madison" front entry door



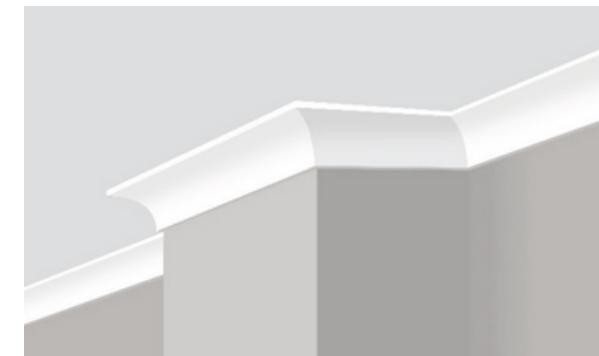
Corinthian's "Motive" range - internal doors



Gainsborough Tradepro range - internal doors



CSR "Alto" cornice - Public Areas



CSR "Cove" cornice - Private Areas



EXTERNAL

EXTERNAL

**Roof**

- ✓ Tiled roof with Monier "Atura" roof tiles laid over heavy duty sarking
- ✓ Metal fascia with quad gutter - selection from standard range of Colorbond colours
- ✓ Whirlybird roof ventilator & ventilated eaves
- ✓ Eaves of 450mm (design specific)

Bricks

- ✓ Selection from PGH's Townhouse, Desert, Foundations, Elements & Dark & Stormy range with off-white mortar and Round Ironed Joints

Cladding

- ✓ Wethertex Selflok Millwood smooth weatherboards (design specific)

Windows

- ✓ Aluminium framed sliding windows with clear glass
- ✓ Aluminium framed sliding doors with clear glass
- ✓ Obscure glass to bathroom windows
- ✓ Key locks (matt black) to all opening windows & external sliding doors

Roof - Atura Range

Aniseed



Babylon



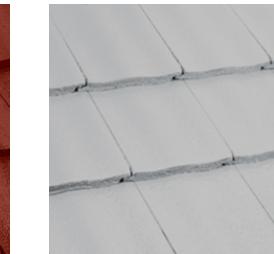
Barramundi



Caraway



Chilli



Mist Grey



Salt Spray



Sambuca



Seashell



Silver Perch



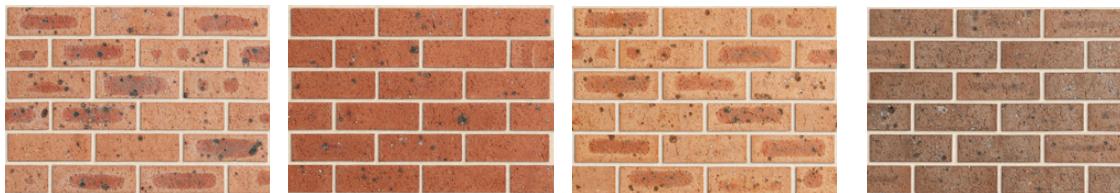
Wild Rice



Wollemi



Camelot

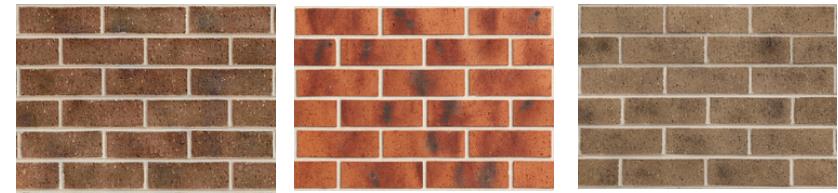
Bricks - Townhouse Range

Dorset

Hampshire

Kent

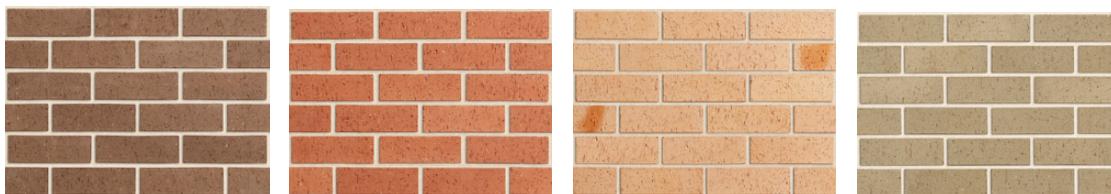
Surrey

Bricks - Desert Range

Gibson

Red Gum

Sinai

Bricks - Foundations Range

Gravel

Pilbara

Silica

Stone

Bricks - Elements Range

Fossil

Graphite

Jarosite

Rubelite

Bricks - Dark & Stormy Range

Lightning

Monsoon

Thunder

Whirlwind

Zephyr



Water

- ✓ Lowline rainwater tank
- ✓ 90mm round painted PVC downpipes
- ✓ Two garden taps (one to front & one to rear)
- ✓ Rheem Integrity instantaneous gas hot water system (subject to availability of natural gas)

Structural Finishes

- ✓ 90mm thick external wall frames & 70mm thick internal wall frames
- ✓ Roof pitch at 25 degrees with a 450mm eaves overhang (subject to design)
- ✓ Termite resistant treated structural timber framing
- ✓ FMC Homeguard termite protection installed to high quality Australian standards
- ✓ R2.5 insulation batts to all external framed walls (including garage Internal Walls)
- ✓ 10mm plasterboard linings to the walls & ceilings
- ✓ Quality acrylic paint to all external surfaces that are not pre-finished

Garage

- ✓ Sectional panel lift garage door - selection from the standard Colorbond colours
- ✓ Automatic door opener including 2x handsets and wall button

Alfresco

- ✓ Tiled porch & alfresco from quality standard outdoor tile range



ELECTRICAL



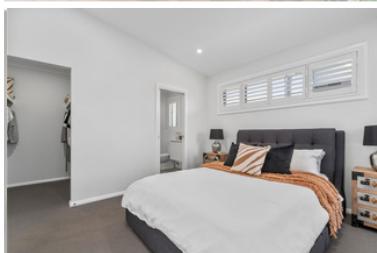
Home Technology

- ✓ 2x TV points
- ✓ 1x Data point
- ✓ 1x Telephone point



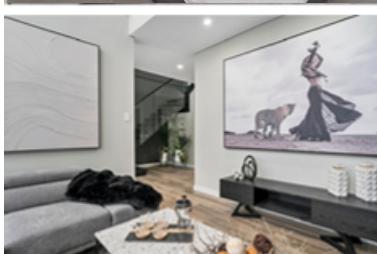
Powerpoints

- ✓ 1x Double power point to each bedroom
- ✓ 2x Double power points to master bedroom (subject to design)
- ✓ 2x Double power point to kitchen & living rooms (subject to design)
- ✓ Single power point to cooktop, rangehood, refrigerator space & microwave space (If Required)



Lights

- ✓ 1x Light point with shade in all rooms
- ✓ 1x External light point for outdoor areas (porch & alfresco - where applicable)
- ✓ 3 in 1 exhaust fan, heater & light combination to the bathrooms



Other

- ✓ Hard-wired smoke detectors
- ✓ NBN/Opticomm provision to garage (location & design dependent)
- ✓ Earth leakage electrical safety
- ✓ One internal gas bayonet point (subject to availability of natural gas)





Site Inclusions

- ✓ 'M' class slab designed & certified by a qualified engineer
- ✓ 50m of concrete piling and pier spoil removal
- ✓ Cut & fill up to 1m of site fall
- ✓ Service connections up to 10m
- ✓ N2 wind loading
- ✓ Sediment control
- ✓ All weather access
- ✓ Surveyor's set out Plan
- ✓ Removal of building waste
- ✓ Site toilet



OTHER

OTHER

**BASIX**

- ✓ Instantaneous gas hot water unit (site dependent)
- ✓ R6.0 insulation to ceiling & R2.0 insulation to external walls
- ✓ 2000L slimline rainwater tank with pump & connection
- ✓ Sarking to tiled roofs
- ✓ Sarking to External Walls
- ✓ Anticon Blanket to Metal Roof
- ✓ Ducted exhaust fans to wet areas with showers & enclosed laundries
- ✓ Dual flush toilet system
- ✓ 5* Star Bathroom & Kitchen Tapware
- ✓ 4* Star Laundry Tapware

Contractual

- ✓ Standard HIA NSW building contract
- ✓ 6-year structural warranty
- ✓ 13-week defect period
- ✓ Construction Insurance

CONTACT US

YOUR STORY BEGINS HERE

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BlueTongue
H O M E S

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