

# bluwood

H O M E S

# 20 21

## Contact us

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## Product & Colour Schedule

Note: The "On the House" Inclusions at no extra cost includes Base Inclusions and replaces Equivalent Material and/or Products.

## Inclusions disclaimer \*

Refer terms and conditions on the back page of this document

# ON THE HOUSE INCLUSIONS



HOMES BUILT AS IF THEY WERE OUR OWN!

# Welcome

## COMPANY INTRODUCTION

Bluewood Homes an award-winning home builder currently servicing Brisbane, Ipswich, Gold Coast, Northern NSW and surrounds.

Since our inception in 2004 as both a project home and unique custom home builder, we have had many home owners feel proud they have chosen us to build their new dream home.

Our business model is focused mainly on offering enhanced customer communication, exceptional service, experienced skill levels and above all, offering our customers what they truly deserve from their new home.

# Contents



## 01 Preliminaries

Includes site works, concrete, frame and trusses



## 02 Bricks & External Products

Face brickwork includes grey mortar with ironed joints



## 03 Roofing Products

Colorbond Metal Roof, Fascia & Gutter



## 04 Windows, Doors & Furnishings

Aluminium Single Glazed Sliding Windows & Doors  
Includes locks & keys



## 05 Garage Door

Colorbond Sectional Overhead Garage Door in Select Profiles



## 06 Plaster & Paint Products

10mm Gyprock, 90mm Cornice including Dulux Paint



## 07 Electrical & Lighting

Includes Clipsal Iconic Range



## 08 Electrical Appliances

Stainless Steel appliances to Kitchen



## 09 Plumbing Fixtures

Includes Dux Hot Water System



## 10 Kitchen, Laundry, Bathroom & Ens

Includes 20mm Stone Benchtops throughout

# 01

## Includes:

- ✓ *Personal service*
- ✓ *Exceptional communication*
- ✓ *Experience necessary*
- ✓ *Friendly staff*
- ✓ *Great ideas*

## PRELIMINARIES

Site Works, Concrete, Frame and Trusses



## Handy tip

### Sales reps under-estimating site works costs

Site works costs are estimated by the builder before you sign your contract, and this is generally referred to as a Provisional Sum item. Unfortunately, some builder sales reps in the industry deliberately under-estimate the site works costs to reduce the overall price and win the deal. After the contract is signed, the site works get quoted up properly and the buyer then finds out that they have to pay thousands more than allowed in the contract. Always ask for a detailed breakdown of the site works provisional sum and get a second opinion if you have any doubts.



## Preliminaries

No tricks, your home build quote starts down low with us. No bundled turnkey inclusions with confusing upgrade costs, Just clear itemized pricing built up to meet your budget. How simple!



## Contract, site works and concrete

### What's included

- ✓ A fixed price contract
- ✓ Soil test, contour survey, drafting, engineering & construction plans
- ✓ W33 windrating
- ✓ Crane hire
- ✓ 6.0m setback and up to 500mm crossfall including 1 yard gulley
- ✓ Sediment fence
- ✓ S class slab (Monolithic)
- ✓ Concrete pump included
- ✓ Termite protection to Australian standards AS3660.1 2000
- ✓ Thermofoil wall wrap to all external walls
- ✓ R2.5 ceiling batts to entire ceiling
- ✓ 2400mm ceiling height
- ✓ Connection to onsite services
- ✓ All relevant permits, insurances, specifications & building agreements
- ✓ QBCC home owners warranty certificate
- ✓ 6 star energy efficiency certificate
- ✓ 12 month maintenance period following completion
- ✓ 6 year structural guarantee
- ✓ \*Optional 12 year structural guarantee
- ✓ Colour co-ordination service with consultant

## Includes blue pine timber frame & trusses

The benefits of using blue pine structural frame & trusses include

- ✓ A safe & economical solution
- ✓ Peace of mind
- ✓ Easy recognition
- ✓ Up to 25 year warranty against termite attack

# 02

## Extras:

- ✓ *We listen to our clients. This is your home and Bluewood Homes are here to facilitate your dreams*
- ✓ *We provide a customer service second to none*
- ✓ *A range of plans and designs that fulfil the requirements, aspirations and lifestyle needs*
- ✓ *Consistent and competitive pricing structure which ensures our customers the best value for money*
- ✓ *Professional team*



## BRICKS & EXTERNAL PRODUCTS

## Handy tip

### Unrealistic construction time frames

Many big building companies overwork their supervisors, often stretching them to manage 30-40 builds at one time. The result is supervisors who haven't enough time to effectively control quality and manage trades. This leads to projects blowing out well and truly beyond the 5 or 6 months promised by the sales rep. Ask about build times, how many projects the supervisors will be handling and ask for client references. The last thing you want is to be told your house will take 6 months, and it then ends up taking 2 years.

## Bricks & External Products

Quality external inclusions come standard

What's included

- ✓ PGH single height face bricks from lifestyle, impressions, horizon & naturals collection
- ✓ Standard grey mortar with ironed joints
- ✓ 450mm & 600mm wide eaves

### Naturals Range



Breaking Dawn



Desert Sand



Driftwood Grey



Eclipse



Frost



Grey Stone



Moon Dust



Wood Chip

### Lifestyle Range



Girraween



Hotham



Perisher



Springbrook

### Horizon Range



Emerald



Hamilton



Mitchell



Rockhampton

### Impressions Range



Rice

**Considering weatherboard cladding in lieu of facebricks?**

Ask about our exclusive external cladding upgrade products on offer through James Hardies.

# 03

## We offer:

- ✓ *Diligent project management and supervision of all projects*
- ✓ *We provide an infrastructure which improves on an ongoing basis*
- ✓ *Comply, share and learn from memberships of building authorities and associations*
- ✓ *Provide guarantees and warranties for all work performed*



## ROOFING PRODUCTS

## Handy tip

### Misunderstanding dimensions on plans

Floor plan dimensions and areas can be calculated in different ways and builders often indicate floor areas to give appearance that their design is larger than the competitors. Room dimensions can be taken from the middle or edge of the wall, and total dimensions may or may not include the areas under the eaves. All this makes it difficult for buyers to make a fair comparison between different builder's designs. Beware of this when comparing designs



## Roofing Products

### What's included

- ✓ Medium grade roof sarking
- ✓ Colorbond metal roof in builders select roof profile
- ✓ 22.5 degree roof pitch
- ✓ Colorbond metal fascia, barge & gutters in builders select profiles
- ✓ 90mm round pvc downpipes painted
- ✓ Contemporary colour range

### Colorbond Colour Range

				
Basalt	Cove	Dune	Evening Haze	Gully
				
Ironstone	Jasper	Mangrove	Monument	Shale Grey
				
Surfmist	Terrain	Wallaby	Windspray	Woodland Grey

### Considering concrete roof tiles in lieu of colorbond roof?

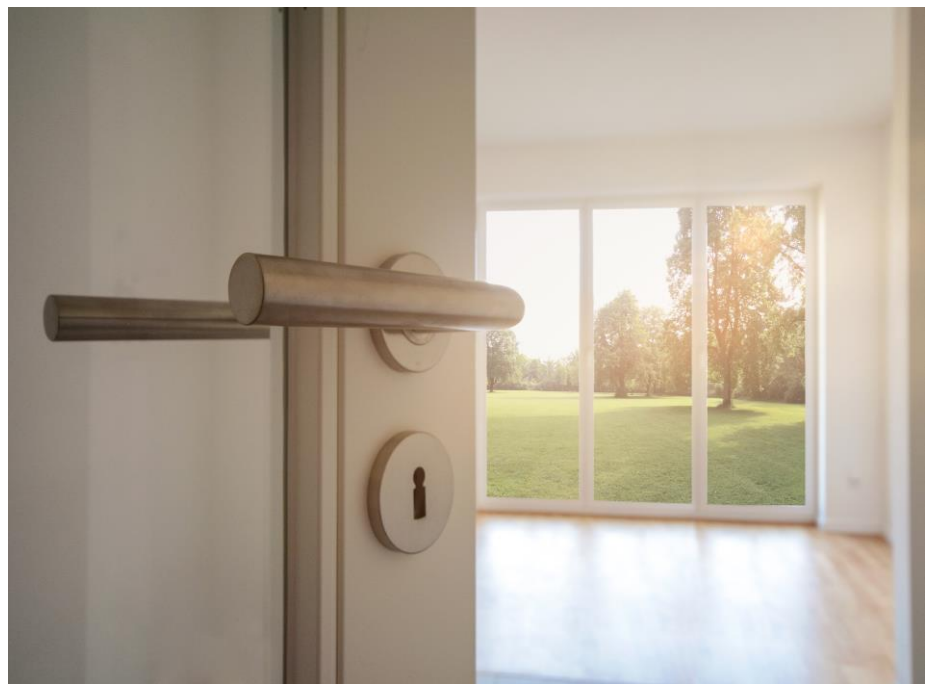
Ask about upgrading to concrete roof tile products on offer.

# 04

## About:

- ✓ *Our point of difference has proven to be a successful formula for our business, and our customers are rewarded with top level service orientated care and a home that will truly our customers a lifetime*
- ✓ *Reward yourself by allowing Bluewood Homes to look after your needs, and in knowing your new home build will be our utmost priority backed by our team of experienced professional staff*

## WINDOWS, DOORS AND FURNISHINGS



## Handy tip

### "Turnkey" doesn't always mean "Turnkey"

A true "turnkey" house package should be ready to rent or live in, including a TV antenna, clothesline, dishwasher, floor coverings, wall paint, window coverings, fencing, gates and all landscaping. Unfortunately, some building companies advertise a product as turnkey without all of these necessary items. Ask for a comprehensive breakdown and pricing of all your inclusions and make sure everything you need is included in the turnkey package with nothing more to pay.

## Windows

### What's included

- ✓ Aluminium powdercoated windows and sliding doors including locks & keys
- ✓ Clear glazing

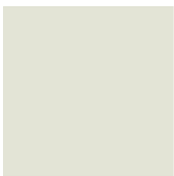
### Window Frame Colour Range



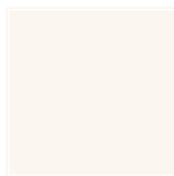
Black (M)



Pearl White (G)



Surmist (M)



Anodic Off White (M)



Jasper (M)



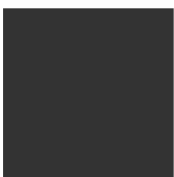
Dune (M)



Ultra Silver (G)



Woodland Grey (M)



Monument (M)

(M) matt (G) gloss

## Front Entry Doors

### What's included

- ✓ Choice of 16 paint grade front entry door profiles
- ✓ Clear glazing

### Front Entry Door Profiles



Newington XN1



Newington XN2



Newington XN5



Newington XN6



Newington XN7



Newington XN13



Newington XN16



Vaucluse XV1



Vaucluse XV4



Vaucluse XV5



Vaucluse XV6



Vaucluse XV9

### Front Entry Doors cont



Vaucluse XV10



Vaucluse XV14



Vaucluse XV18



Vaucluse XV20

## Front Entry Door Lock

What's included

- ✓ Gainsborough contemporary trilock



Trilock 8951ANG

## Internal Door Furniture

What's included

- ✓ Choice of 3 internal door lever profiles

### Internal Door Profiles



Alyssia Lever



Elena Lever



Sofia Lever

## Internal Doors

What's included

- ✓ Choice of 8 paint grade internal door profiles

### Internal Door Profiles



CAP



CHA



DEN



OAK



PAC



VIE



ASC



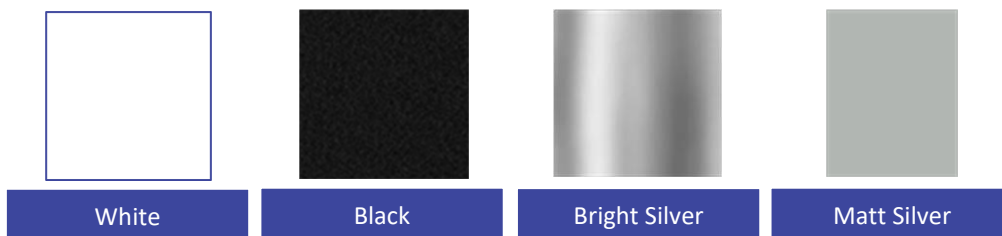
HAY

## Robe, Linen Door Frames and Inserts

What's included

- ✓ Framed mirror sliding robes to bedrooms
- ✓ Framed vinyl sliding robe doors to linen cupboards

### Robe Frame Colour Range



### Vinyl Insert Colour Range

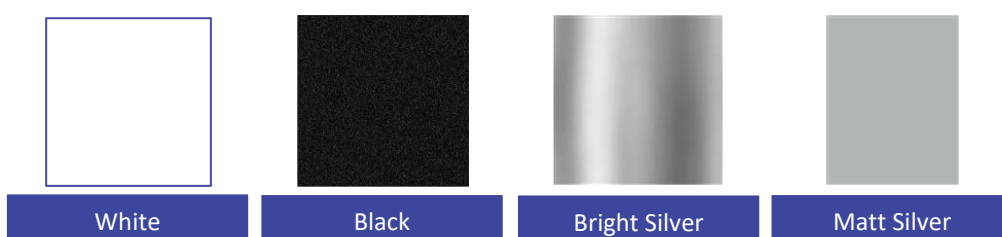


## Showerscreens

What's included

- ✓ Semi-frameless showerscreens
- ✓ Clear glazing

### Showerscreen Frame Colour Range



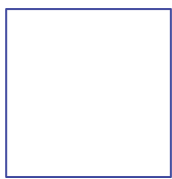


## Mirrors

What's included

- ✓ Aluminium framed mirrors to width of vanities

### Mirror Frame Colour Range



White



Black



Bright Silver



Matt Silver

## Skirting and Architrave

What's included

- ✓ 66x11mm paint grade splayed profile skirtings
- ✓ 42x11mm paint grade splayed profile architraves

### Profiles



Skirting



Architrave

## Other Furnishings

What's included

- ✓ Single chrome hanging rails to all robes with melamine shelf above
- ✓ Suitable white door stops with white cushion door stops to all wet areas
- ✓ Framed manhole with white melamine manhole cover

# 05

## What We Do:

- ✓ *Bluewood Homes are a flexible and affordable home builder*
- ✓ *We have an extensive range of standard plans, but can easily design a home to suit your block*

## GARAGE DOOR



## Handy tip

### Over-spending on fittings

Dont be tempted to spend more on the fit-out than is really necessary. Instead, try to think like an investor and only upgrade on items if they add to the value of the property, make the house more durable, or will increase the rental yield.

## Garage Door

### What's included

- ✓ 2100 x 4800 sectional panel lift garage door in standard colour range
- ✓ Automatic including single power point and 3 remote handsets
- ✓ Choice of 5 standard garage door profiles



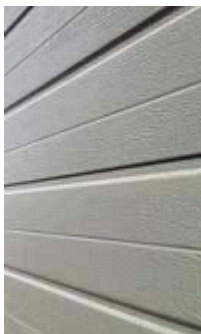
### Garage Door Standard Profiles



Slimline Profile



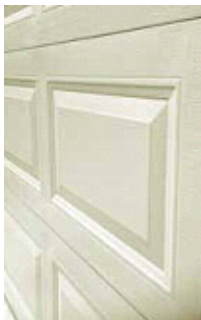
Flatline Profile



Glacier Profile



Ranch Profile




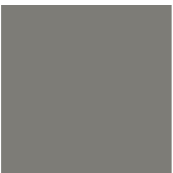



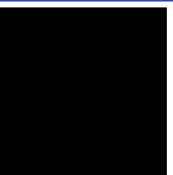
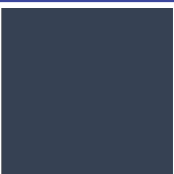


Heritage Profile




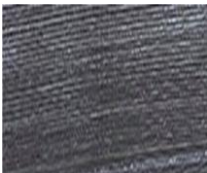
### Considering an alternate garage door profile?

Ask about our alternate upgrade range of garage door profiles on offer through our nominated garage door supplier.

### Garage Door Standard Colour Range

				
Basalt	Cove	Dune	Evening Haze	Gully
				
Ironstone	Jasper	Mangrove	Monument	Shale Grey
				
Surfmist	Terrain	Wallaby	Windspray	Classic Cream
				
Paperbark	Pale Eucalypt	Manor Red	Woodland Grey	Night Sky
				
Cottage Green	Deep Ocean			

### Garage Door Upgrade Timbagrain Colour Range

			
Classic Cedar	Caoba	Blushed Teak	Ashen Black Oak

# 06

## About:

- ✓ *Reward yourself by allowing Bluewood Homes to look after your needs, and in knowing your new home build will be our utmost priority*

## PLASTER AND PAINT PRODUCTS



## Handy tip

### Be aware of comparing apples to oranges when shopping for house designs

It is exceedingly difficult to compare houses from different builders to determine which is better value for money. There are so many differences between a house quote from one builder to another, including; the specifications, materials, method of construction and the structural members used. At the end of the day, pick a design that you like within your budget that ticks as many boxes as possible and get on with it.



## Plaster and Paint Products

### What's included

- ✓ 10mm plasterboard to house walls & ceilings
- ✓ 10mm plasterboard to external porch and patio ceilings
- ✓ 90mm cove cornice to all ceilings including garage (excluding external porch and patio)
- ✓ Dulux 3-coat paint system (internal)
- ✓ Dulux low sheen to internal walls
- ✓ Dulux flat ceiling white to all ceilings
- ✓ Dulux semi-gloss aqua-namel to all timber trims and timber doors
- ✓ Dulux exterior paint to all applicable exterior surfaces
- ✓ Dulux large colour palette to choose from



**Worth doing, worth Dulux.®**

# 07

## About:

- ✓ *We provide the option to increase your structural warranty period to 12 years, ask us if this is of interest to you*

## ELECTRICAL AND LIGHTING



## Handy tip

### Display home inclusions

When visiting display homes, ask what the displayed price does and does not include – the floors, wall paint, air-conditioning and high ceilings may be extra! Pay particular attention to the specification sheet and don't be shy to ask for a total price inclusive of GST.

## Electrical and Lighting

We provide adequate quantities of light points and power switches with clear itemized pricing to ensure your new home build quote starts down low, but if you're looking for more no problem we can do that too.

### What's included

- ✓ Vivid white clipsal iconic light switches & power points excluding LED functionality
- ✓ 21 x Light points
- ✓ 11 x Double power points (excludes appliances)
- ✓ 4 x Single power points (excludes appliances)
- ✓ Nominal power points included to power up cooktop, oven & rangehood (appliances)
- ✓ 21 x Clipsal batten light holder
- ✓ Adequate smoke alarms compliant with current regulations & legislation
- ✓ 1 x TV point
- ✓ 1 x Telephone point
- ✓ 6 metre setback allowance for underground power

### Light fittings

- ✓ Energy efficient light fitting supply upgrade packages available and tailored to suit every budget
- ✓ Choose your own light fittings
- ✓ No charge installation for all standard light fittings only (Fans etc are an additional cost)



# 08

## We provide:

- ✓ *Upfront pricing*
- ✓ *Quality brands and quality inclusions*
- ✓ *assist with finance and conveyancing through our referred experts, if required*



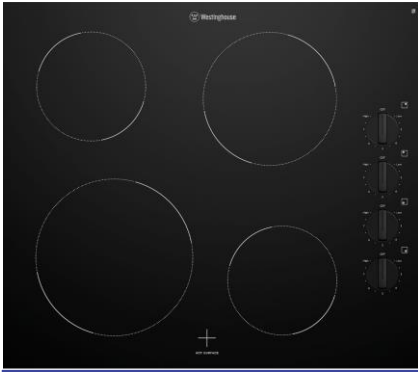
## ELECTRICAL APPLIANCES

## Handy tip

### Understand the area you are buying in

Choosing a location with poor growth and rental yields will affect your return on your investment when you want to sell or rent it out. RP-Data suburb reports is a good, un-biased source of information. Take the time to study median weekly rent, rental yield percentages and growth of the suburb you are thinking of buying into. A good builder's sales consultant should be able to assist you in understanding this information.

## Electrical Appliances



600mm Westinghouse  
WHC642BC Ceramic Cooktop

### What's included

- ✓ 4 Zone ceramic cooktop
- ✓ Residual heat indicator
- ✓ Auto thermal cutout safety switch
- ✓ Easy clean ceramic surface
- ✓ 9 Power levels
- ✓ 2.3Kw powerful zone



600mm Westinghouse  
WVE615SC Wall Oven

### What's included

- ✓ Multifunction 7 oven
- ✓ Finger print resistant stainless steel
- ✓ Fast heat up
- ✓ 80L gross capacity
- ✓ Easy guide side racks
- ✓ Programmable oven timer
- ✓ Cooler to touch doors



900mm Westinghouse  
WRF900CS Canopy Rangehood

### What's included

- ✓ Washable filters
- ✓ Smooth stainless steel surfaces
- ✓ Push button controls
- ✓ Simple operation
- ✓ 3 Filters
- ✓ 3 Fan speeds



# 09

## About:

- ✓ *To help understand the building process we have prepared a home building guide especially for you*

## PLUMBING FIXTURES



## Handy tip

### Taking advantage of developer bonus items

Why pay for something you don't have to! In some new estate, developers are including free items, such as; landscaping, fencing, rebates on solar power, and rebates of the price of the lot. It pays to research the different development estates in the area you're looking at buying to see what's on offer.

## Plumbing Fixtures

### What's included

- ✓ Polished chrome mixer taps throughout
- ✓ All tapware include Wels 5-star rating
- ✓ 1 ½ Stainless steel kitchen sink and 45L stainless steel laundry tub
- ✓ Choice of 4 luxury basin profiles to select from as standard
- ✓ Decina bambino 1650mm inset bath (white) to bathroom
- ✓ Quality chrome toilet roll holders & 900mm wide double towel rails as standard
- ✓ 250 Litre Dux hot water storage electric
- ✓ Luxury back to wall toilet suite (white)

### Kitchen & Laundry Fixtures



Cioso Sink Mixer



Miami A/c Sink SS



Cioso Tub Mixer



Brampton 45L Tub

### Bathroom & Ensuite Fixtures



Cioso Wall Mixer



Cioso Bath Spout



Cioso Basin Mixer



Cioso Shower Rail



Decina 1650 Bath

## Bathroom & Ensuite Fixtures continued



Meno 900mm  
D/Towel Rail



Meno Toilet Roll  
Holder



Ikaria Toilet Suite  
BTW



Arto 8050B  
Semi-Recess



Arto 9050  
Inset



Arto 7078  
Above Counter



Arto 7128B  
Above Counter

## Electric Hot Water System



Dux 250L HWS

# 10

## About:

- ✓ *The Bluewood Homes team have worked very hard on our business model, making sure that our clients look back at their building experience knowing that they made the right choice*

KITCHEN, LAUNDRY  
BATHROOM AND  
ENSUITE



## Handy tip

### A tip for saving money

Builders charge a margin on top of every material used or tradie contracted to do a job. If you want to save heaps of dollars, you should try undertaking your own fencing, landscaping, floor coverings and window coverings. You don't need a builder or a builder's licence to undertake these tasks. You also don't need to do it all at once. Don't pay more than you need to.

## Kitchen, Laundry, Bathroom and Ensuite

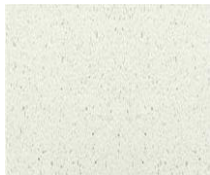
### What's included

- ✓ 20mm Smart Stone benchtops
- ✓ Choice of 11 Smart Stone benchtop colours in 3 select edge profiles as standard
- ✓ Quality square edge profile laminate cabinetry available in a range of colours from Polytec (2 colours as std)
- ✓ All overhead cabinetry to kitchen finished at 2100mm nominal height as standard
- ✓ Underbench microwave enclosure with 1 x pot drawer under to kitchen cabinetry as standard
- ✓ Cabinetmade laundry cabinet up to 1500mm wide as std (nil drawers or overhead cupboards)
- ✓ Cabinetmade vanities up to 1200m wide as standard with single bank of 3 drawers (to facilitate single basin only)
- ✓ Selection of 10 x Cabinetry Door & Drawer Handle Profiles
- ✓ Nominal height splashback tiles up to 600mm high to kitchen & laundry only
- ✓ Bathroom & ensuite include up to 2000mm high tiles to shower, up to 1200mm high to bath, splashbacks and skirting tiles elsewhere
- ✓ \$23/m2 inc GST ceramic tile allowance

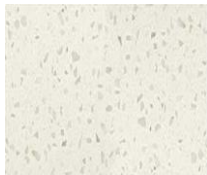
### Smart Stone Colours



Gelsomino



Astral



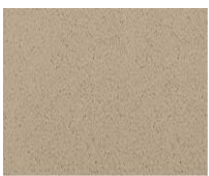
Santorini



Arcadia



Almendra



Nombre



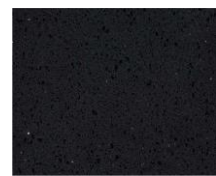
Naxos



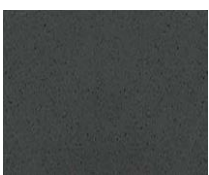
Theron



Triton



Nero Astral



Marengo



## 20mm Stone Benchtop Edge Profiles



Pencil Round  
(Popular)

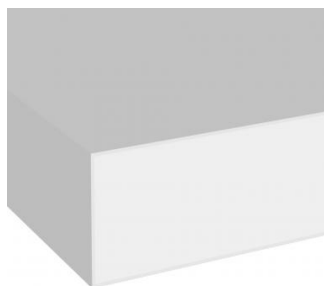


Bullnose



Flat with Aris

## Square Edge Laminate Profile to Cabinetry



## Cabinetry Handles



Moreton  
(BN/PC/SS/B)



Byron (BN)



Kirra (SS/SN)



Longreach (SS)



Maleny (SN/PC)



Carrara (MB)



Coolum (SS)



Charleville (BN/PC)



Cabarita (SN)



Rockhampton  
(SN/PC/B/PB/SC)

(SS) – Stainless Steel

(SN) – Satin Nickel

(BN) – Brushed Nickel

(B) – Black

(PC) – Polished Chrome

(PB) – Polished Brass

(MB) – Matt Black

(SC) – Satin Chrome

## Optional Inclusions

Thinking of additional inclusions. Here is a list of popular inclusions for you to select from.

Tick the applicable inclusions and we can add any of these with clear itemized costings on your new home build quote:

- ☐ Concrete Driveway
- ☐ Exposed Aggregate Driveway
- ☐ Concrete Paths
- ☐ 2550mm High Ceilings
- ☐ 2700mm High Ceilings
- ☐ Square Set Cornices
- ☐ Gas LPG or Natural provision
- ☐ Gas HWS & Cooktop
- ☐ Shower Niche
- ☐ NBN
- ☐ TV Antenna
- ☐ Ducted Vacuum Cleaner
- ☐ Split System Airconditioning
- ☐ Ducted Airconditioning
- ☐ Lighting Supply Package
- ☐ Acoustic Insulation
- ☐ Tinted Windows
- ☐ Insect Screens
- ☐ Safety Screens
- ☐ Security Screens
- ☐ Timbergrain Garage Door
- ☐ Select Cabinetry Profile Doors & Drawers
- ☐ Glass Splashbacks to Kitchen
- ☐ Frameless Showerscreens
- ☐ Main Floor Coverings
- ☐ 900mm Freestanding Oven & Cooktop
- ☐ Letterbox
- ☐ Clothesline
- ☐ Fencing
- ☐ Landscaping
- ☐ Window Coverings
- ☐ Other

**\*Standard, Base and "On the House" inclusions disclaimer**

\*The builder reserves the right to change, alter or amend any of the Standard, Base &/or On the House inclusion items offered throughout this document without notice. Some colours &/or products may not be available at the time of selection including in some areas and an alternate colour &/or product will be offered as a substitute. Any items offered may vary subject the final quote specifications & construction drawings.



**CONTACT US NOW**



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