

## Eclipse Series

Price List - as at September 2018

House type	Minimum block width	Floor area m <sup>2</sup>	sqs	Price
<b>Eclipse 125</b>	10.0m	125.3	13.5	\$123,740
<b>Eclipse 141</b>	12.5m	140.9	15.2	\$130,790
<b>Eclipse 174</b>	12.5m	173.7	18.7	\$144,570
<b>Eclipse 182</b>	12.5m	182.0	19.6	\$147,890
<b>Eclipse 194</b>	14.0m	193.6	20.8	\$152,980
<b>Eclipse 195</b>	12.5m	195.1	21.0	\$155,740
<b>Eclipse 196</b>	12.5m	195.6	21.1	\$155,190
<b>Eclipse 203</b>	12.5m	203.0	21.9	\$157,950
<b>Eclipse 204</b>	14.0m	204.5	22.0	\$158,290
<b>Eclipse 209</b>	16.7m	209.2	22.5	\$160,580
<b>Eclipse 216</b>	Acreage	216.3	23.3	\$160,910
<b>Eclipse 221</b>	17.5m	220.9	23.8	\$169,440
<b>Eclipse 225</b>	16.8m	225.0	24.2	\$169,790
<b>Eclipse 270</b>	Acreage	270.0	29.1	\$186,690

**Great value home designs**  
from just \$691 per m<sup>2</sup>



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## Our Eclipse Series specification and schedule of fittings

### General:

Prices are based on level "S" class fully serviced sites and include the cost of Engineers soil test and structural foundation design, concrete pump, minimum sediment/erosion control, site inspections, contour survey, \$2000 allowance for standard building certification fees, plumbing and drainage fees, PLSLA levy fee, QBCC Insurance and Contractors All-Risk Insurance. Construction methods to suit N2 wind loading as per Building Code of Australia. Possible extra costs not allowed for and to be paid by the Owner include, but are not limited to, the following:- slab/footing piers, retaining walls, soil stabilisation and retention, rock excavation, tree removal, acoustic requirements, bushfire requirements, A.H.D. requirements and sand/metal pipe bedding.

### Access:

Accessibility to the building site is the responsibility of the Owner. Any costs incurred by the Builder due to difficult site access including crane hire and hand carting of materials to be paid by the Owner.

### Termite treatment:

Termite treatment to AS3660.1 (Section 6) including monolithic slab and physical barrier system to service preparations and perimeter.

### Foundations & floor:

Concrete slab system designed for "S" soil classifications to AS2870 with brick rebate and exposed perimeter edge beam. No step down to Garage floor. No allowance for slab/footing piers.

### External walls:

Double height clay bricks from Builder's Range. Natural ironed mortar joints.

### Internal walls:

H2 classification treated pine wall frames and trusses. Timber wall and ceiling framing lined with 10mm plasterboard. 90mm cove cornice throughout. 2400mm high ceilings.

### Insulation:

Glasswool insulation batts to ceiling to meet 6 Star Energy Rating requirements. Reflective foil wrap to external walls to meet 6 Star requirements.

### Fascia & Gutter:

Colorbond metal fascia, quad gutter and 90mm round P.V.C. downpipes.

### Hip roof:

Concrete tiles (from Builder's Range) fixed, unsarked at 23.5° pitch with 450mm wide vented eaves.

### Windows:

Aluminium clear glazed windows and patio sliding/stacker doors (as applicable). Colours from Builder's Range. Locks to all opening windows.

### Mouldings:

Skirtings	68mm x 12mm Colonial, Classic, Splayed or Pencil Round profile (MDF) for painting.
Architraves	42mm x 12mm Colonial, Classic, Splayed or Pencil Round profile (MDF) for painting.

### Doors:

Internal	Corinthian Flush Primed.
External	Corinthian 820mm wide hinged door from Builder's Range with clear glass sidelight (1210mm overall frame) (Paint grade door).

### Garage

Door	Corinthian Duracote tempered hardboard (where applicable).
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### Door furniture:

Internal	Lever passage sets with privacy latches to Bedroom 1, Bathroom and W.C. from Builder's Range. Colour to be selected.
External	Lever handle set from Builder's Range.
Garage	
Access	Lever entrance set from Builder's Range.

### Kitchen fittings:

Cupboards	Square edge door and drawer fronts from Builder's Range with PVC edging and selected door handles (from Builder's Range). 600mm wide cupboards. White Melamine internal linings including one (1) intermediate shelf and a nest of four (4) drawers. Laminated Pantry unit (2100mm high) with four (4) shelves. Laminate colours to be selected from Builder's Range.
Benchtops	Laminated benchtops with colours and edge profile to be selected from Builder's Range.
Sink	Bowl and three-quarter stainless steel inset sink with provision for dishwasher below drainer.
Tapware	Sink Mixer (Chrome).

### Kitchen appliances:

Oven	Omega 00653X Multi function (stainless steel).
Hotplate	Omega 0C64KZ (ceramic).
Rangehood	Omega 0RW6XA recirculating canopy (stainless steel).

### Bathroom & ensuite fittings:

Bath	1525mm acrylic bath (White).
Shower	Aluminium fixed screen with pivot door, coloured frame and clear toughened glass.
Screen	
Vanity units	Selected from Builder's Range with two x 2 Pac gloss doors, (White only), and Hamilton Square bowl tops (White only).
Mirror	900mm (High) x vanity width with coloured aluminium frame.
Towel Rails	900mm double (Chrome).

### W.C. fittings:

Toilet Suites	6/3 dual flush white china cistern and concealed pan.
Toilet Roll	
Holder	Chrome.

### Laundry fittings:

Cabinet	45 litre stainless steel laundry tub and Colorbond cabinet (white).
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### Tiling:

Wet area	ceramic wall and floor tiles from Builder's Range.
Kitchen	Up to 650mm over all bench tops. Floor tiles NOT included.
Bathroom/	
Ensuite	Nominal 2000mm to the shower alcove walls, 500mm over the bath and one (1) skirting row to the remainder. Fully tiled floor.
Laundry	Nominal 600mm over the trough and washing machine position and one (1) skirting row to the remainder. Fully tiled floor.
W.C.	Nominal 300mm high of skirting tiles. Fully tiled floor.

### Wardrobes:

Coloured aluminium framed sliding doors with coloured vinyl fronts, overhead melamine shelf (white) and hanging rail to all Bedrooms. Colours to be selected. Walk-in robe to Bedroom 1 with Corinthian Flush Primed door (where applicable), overhead melamine shelf (white) and hanging rail.

### Linen cupboard:

Coloured aluminium framed sliding doors with coloured vinyl fronts and four (4) shelves.

### Hot water service:

170 litre heat pump.

### Plumbing & drainage:

Cold Water	10 lineal metres allowed to connect from water meter to house. Iplex water service to all internal fittings and outlets. Front and rear garden taps included.
Tapware	Mixer tapware to Bathroom, Ensuite and Laundry tub with rail showers and washing machine cocks (located under tub) (Chrome).
Sewer	50 lineal metres of drains allowed as standard.
Stormwater	50 lineal metres of drains allowed as standard.

### Electrical:

Ample light and double power points. Compact fluorescent bulbs and batten holder fittings installed to 100 percent of the floor area. Television point with coaxial cable. Automatic circuit breakers with earth leakage safety switches to meter box. Hager B&R Visage white accessories throughout. Underground connection (80 amp single phase) from main supply point to meter box (allowance of 10lm). Smoke detectors two (2) wired to main supply.

### Painting:

External	Gloss Acrylic to external woodwork, meter box and downpipes.
Internal	Flat Acrylic (white) to ceilings. Sealer coat, then two (2) coats of washable Premium Acrylic to all walls. Gloss Acrylic to all internal doors and woodwork. One (1) colour to all internal paintwork allowed as standard.

### Garage door:

Sectional overhead door with remote control unit and two (2) handsets (from Builder's Range).

### Cleaning:

Builder's house clean (windows included). Building debris only removed from site on completion (excluding excess soil).