

Vogue Series

Price List - as at April 2018

House type	Minimum block width	Floor area m ²	sqsq	Price
Vogue 137	10.0m	137.3	14.8	\$142,660
Vogue 153	12.5m	152.9	16.5	\$149,400
Vogue 186	12.5m	186.2	20.0	\$161,890
Vogue 194	12.5m	194.0	20.9	\$168,600
Vogue 209	12.5m	208.6	22.5	\$174,370
Vogue 242	Acreage	241.8	26.0	\$189,560
Vogue 245	17.5m	244.8	26.4	\$196,500

Check out the fabulous inclusions!

Our Vogue Series offers excellent value with a selection of luxury upgrades and inclusions, inside and out.

- ✓ Caesarstone benchtops, overhead cupboards and an undermount sink in the kitchen
- ✓ 600mm wide Omega induction cooktop and 90 litre multi-function oven in Matt Black with undermount rangehood
- ✓ Premium bathroom tapware and accessories in Gun Metal Grey or Black
- ✓ LED downlights throughout
- ✓ Laundry bench cupboard with a drop-in tub
- ✓ Rendered front façade with stylish feature options
- ✓ Flat profile concrete roof tiles
- ✓ Impressive 1020mm wide entry door
- ✓ M Class foundation allowance
- ✓ All council fees and connection costs
- ✓ 2 metres earthworks allowance



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Our Vogue Series specification and schedule of fittings

General:

Prices are based on "M" class fully serviced sites (20 x 30m with max. 6m front setback) and include the cost of Engineers soil test and structural foundation design, concrete pump, minimum sediment/erosion control, site inspections, contour survey, standard building certification, 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. Allowance included for up to 1m cut and 1m fill. Possible extra costs not allowed for and to be paid by the Owner include, but are not limited to, the following:- slab/footing piers (over included 231m allowance) retaining walls, soil stabilisation and retention, rock excavation, tree removal, acoustic requirements, bushfire requirements, A.H.D. Requirements and sand/metal pipe bedding (if required by local authority).

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 penetrations and perimeter.

Foundations & floor:

Concrete slab system designed by QLD Soil Testing for "M" soil classifications to AS2870 with brick rebate and exposed perimeter edge beam. No stepdown to Garage floor. 231m allowance for slab/footing piers.

External walls:

Double height clay bricks from Builder's Range. Natural ironed mortar joints. Feature front façade with render and/or cladding included.

Internal walls:

H2 classification treated pine wall frames and trusses. Timber walls and ceiling framing lined with 10mm plasterboard. 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 Rating requirements.

Ironwork:

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 (note: Vogue 242 includes Colorbond roofing as standard).

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

Doors:

Internal	Corinthian Flush Primed doors.
Front Entry	Corinthian 1020mm wide paint grade door and frame with clear glass from Builder's Range.

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 Entrance set from Builder's Range. Colour to be selected.
Garage Access Door	Lever Entrance set from Builder's Range. Colour to be selected.

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. A microwave provision. Laminated Pantry unit (2100mm high) with four (4) shelves, and overhead cupboards. Laminate colours to be selected from Builder's Range.
Benchtops	20mm thick reconstituted stone (from Builder's Range) with arised edging (Waterfall gable ends not included).
Sink	Double Bowl Undermount stainless steel sink with provision for dishwasher.
Tapware	Abey MalibuQ Square Sink Mixer (Chrome).

Kitchen appliances (optional packages available):

Wall Oven	Omega 00986X Multi-function oven (Stainless Steel).
Hotplate	Omega 0C90TZ Ceramic touch control (Black).
Rangehood	Omega 0RC97G Ducted glass canopy (Stainless Steel).

OR

(See next column)

Wall Oven	Omega 0060B Multi-function oven (Matt Black).
Hotplate	Omega 0C164B Induction cooktop (Matt Black).
Rangehood	Omega 0RU50X Undermount (Stainless Steel).

Bathroom & Ensuite fittings:

Bathroom Bath	1525mm acrylic bath (White).
Shower Screen	Aluminium fixed screen with pivot door, coloured frame and clear laminated glass.
Vanity Units	'NOVO' or 'CHELSEA' selected from Builder's Range with 2 Pac gloss doors, two (2) drawers for reverse bevel finger pull doors or three (3) drawers for doors with handles (White only), and acrylic square bowl tops (White only).
Mirror	900mm (High) x vanity width with coloured aluminium frame.
Towel Rails	760mm double Abey premium (Gun Metal Grey or Black).
Soap Holder	Abey premium metal soap dish (Gun Metal Grey or Black).

W.C. Fittings:

Toilet Suites	6/3 dual flush cistern (White) concealed china pan and soft close seat (White).
Toilet roll holder	Abey premium (Gun Metal Grey or Black).

Laundry fittings:

Cabinet	45 litre stainless tub in laminated cabinet with square edge door fronts with PVC edging and selected door handles (from Builder's Range). Laminated top (from Builder's Range). White melamine internal linings including one (1) intermediate shelf.
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Tiling:

Wet area ceramic wall and floor tiles from Builder's Range with 'Bermuda' floor wastes.	
Kitchen	Up to 650mm over all bench tops. Floor tiles <u>NOT</u> 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	Up to 600mm over the laminated benchtop 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) melamine shelves.

Hot water service:

170 Litre heat pump.

Plumbing & drainage:

Cold Water	Water meter to house. Iplex water service to all internal fittings and outlets. Front and rear garden taps included.
Tapware	Abey Premium Range mixer tapware to Bathroom and Ensuite with rail showers (Gun Metal Grey or Black). Abey mixer tapware to Laundry tub (Chrome). Washing machine cocks (located under tub - Chrome).

Sewer and Stormwater Included.

Electrical:

Downlight fittings (LED) throughout with fan/light to alfresco area. Exhaust fan/light to bathrooms. Double power points. Two (2) television points. 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. Smoke detectors. NBN prewire of home.

Painting:

External	Gloss acrylic to external woodwork, cladding, meterbox and downpipes. Low sheen acrylic to render. One (1) paint colour to render allowed as standard.
Internal	Flat Acrylic (White) to ceilings. Sealer coat, then two (2) coats of washable Premium Acrylic Taubmans Endure to all walls. Gloss Acrylic to all internal doors and woodwork. One (1) colour to internal walls 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. Excess soil removed on small lots where necessary to allow adequate site access.