

HARMONY INCLUSIONS

Live life in
HARMONY



**Hallmark
Homes**

Where the heart is

More home **FOR YOUR MONEY.**

At Hallmark Homes, we're all about giving you more home for your money, without sacrificing quality. More design features. More style. More space. That's why thousands of families in South East Queensland have trusted us to build their new homes.

To make your home the best it can be, we've carefully curated a fabulous selection of quality inclusions that will leave you spoilt for choice. And of course, you can count on Hallmark Homes to deliver the highest standard of service, transparency and workmanship. The result? An exceptional home you'll be proud to call your own.





INCLUSIONS THAT ARE
anything
BUT STANDARD.

Harmony gives you a level of 'standard' inclusions that goes above and beyond.

You won't pay any extra for a huge selection of superb inclusions such as stunning 20mm Lithostone kitchen benchtops, our quality interior three coat paint system, termite resistant structural timber framing and barrier system, plus much more.

With Harmony, even if you choose not to add any upgrades, we know you'll be thrilled with the level of inclusions in your brand new home.





Create

THE PERFECT STYLE FOR YOU.

The look and feel you create for your new home says a lot about you as a person. It reflects your personality and makes your home unique. With so many options available, making the right choices can be a little overwhelming. But never fear, we're here to help!

EXPERT GUIDANCE EVERY STEP OF THE WAY.

Once you've decided on your new Hallmark home, the next exciting step is your one-on-one selection appointment at our dedicated customer selection centre. Select by Hallmark is where the vision for your new home really comes alive. Together, we'll realise the vision for your new home. Our experienced consultants will guide you through the latest trends and colour selections to create a home as individual as you are.

AUSTRALIA'S LEADING BRANDS ALL IN ONE PLACE.

At Select by Hallmark, we've cherry-picked the best of the best for you to choose from. So you can experience an extensive range of Australia's leading brands, all under one roof — from the latest cabinetry finishes, tapware and splashback options, to quality appliances, bathroom vanities, flooring and much more.

YOUR HOME. YOUR WAY.

You'll meet with your very own consultant, who will personally help you bring your dreams to life. They'll also ensure that everything you choose works together seamlessly, both inside and out.

Select by Hallmark is exclusive to Hallmark Homes' clients, by appointment only.



Select
by Hallmark

Site works

CUT & FILL

Allowance included for up to 1m cut and 1m fill.

TESTS & SURVEYS

Engineers soil test and structural foundation design, contour survey and site inspections.

CLEANING

- Builder's house clean (windows included).
- Building debris only removed from site upon completion.

BUILDING APPLICATION & FEES

Includes 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, plumbing and drainage fees, waste levy, PLSLA levy fee, QBCC Insurance and Contractors All-Risk Insurance.

Possible extra costs not allowed for and to be paid by the owner include, but are not limited to, the following: additional Council requirements, 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 (if required by local authority).



Sustainability

WATER

- 280 litre heat pump standard (plan specific secondary hot water system to be 170L heat pump).
- All tapware and toilet to meet minimum WELS rating.

INSULATION

- R3.0 Glasswool insulation batts to ceiling.
- Reflective foil wrap to external wall.
- R2.0 Glasswool insulation batts to all lightweight external walls.
- R2.0 Glasswool insulation batts to all external walls (double storey designs only).
- 2 no. whirlybird roof ventilators.
- 60mm Anticon blanket to roofs.

Structural

ENGINEERED CONCRETE SLAB

Engineer's Concrete slab system designed by QLD Soil Testing for "S" soil classification to AS2870 with brick rebate and exposed perimeter edge beam. No stepdown to Garage floor. No allowance for slab/footing piers.

- Concrete pump.

TERMITE TREATMENT

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

FRAMING

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

WIND RATING

Construction methods to suit N2 wind loading as per Building Code of Australia.





Kitchen

Create a designer look for your new kitchen, with a stunning selection of Lithostone colours, contemporary appliances, tapware and finishes.

CUPBOARDS

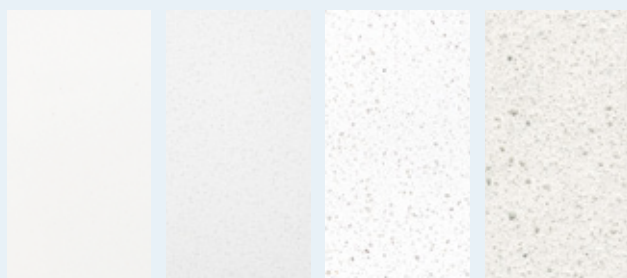
- Square edge door and drawer fronts with PVC edging and selected door handles from Builders Range.
- 600mm wide cupboards with White melamine internal linings including one (1) intermediate shelf and a bank of four (4) drawers.
- A microwave space provision.
- Plan specific: Laminated pantry unit (2100mm) high with four (4) shelves.
- Laminate colours to be selected from Builders Range.

SPLASHBACK TILING

- Up to 710mm above all benchtops.
- Ceramic tiles from Builders Range.
Floor tiles NOT included.

LITHOSTONE BENCHTOP

Choose from Builders standard Lithostone colour range. 20mm thick reconstituted stone from Builders Range with arised edging. Waterfall ends NOT included.

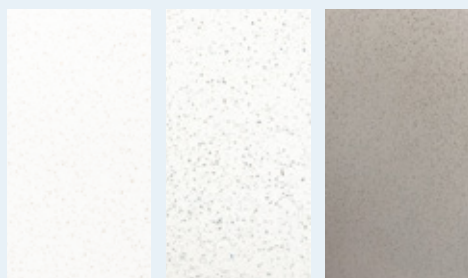


ASPRO

OSCAR

LOLA

AUSTRALIS



BIANCO SNOW

SILVERSILK

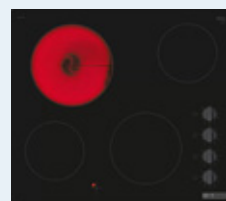
CENZA GREY

LITHOSTONE
SURFACES



WALL OVEN

Bosch 60cm Series 2 Built In Oven (Black) (HBF134EB0A).



HOTPLATE

Bosch 60cm Ceramic Hotplate (Black) (PKE611CA2A).



RANGEHOOD

Bosch 60cm Canopy Rangehood (Stainless Steel) (DWB65BC50A).



SINK

1 & 3/4 bowl stainless steel inset sink with provision for dishwasher below drainer.



TAPWARE

Sink Mixer (Chrome).





Bathroom & Ensuite

Sleek and stylish fittings and finishes come together to create a luxurious look for your brand-new bathroom and ensuite.

VANITY

'Novo' vanity unit, two (2) doors and bank of two (2) drawers in White 2 Pac gloss, soft close doors and drawers with reverse bevel finger pull doors and drawers. White acrylic square bowl top.

VANITY MIRROR

900mm high x (nominal) vanity width framed mirror.

SHOWER SCREEN

Semi-frameless shower screen.

WET AREA TILING

Ceramic wall and floor tiles from Builders Range up to 450mm x 450mm.

BATHROOM / ENSUITE TILING

- Nominal 2000mm to the shower alcove walls.
- 500mm over the bath and one (1) skirting row to the remainder.
- Fully tiled floor.

W.C. TILING

- Nominal 200mm high of skirting tiles.
- Fully tiled floor.

EXHAUST FAN

Standard to W.C. and bathroom where there is no window present.

FLOOR WASTE

Chrome round floor wastes.

OBSCURE GLASS

To bathroom, ensuite and W.C.



DOUBLE TOWEL RAILS

Poco Chrome.



BASIN MIXER

Cast Basin Mixer in Chrome.



BATH SPOUT

Chrome.



TOILET ROLL HOLDER

Poco Chrome.



BATH & SHOWER MIXER

Shower Mixer in Chrome.



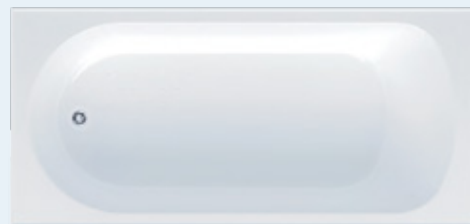
RAIL SHOWER

Gareth Ashton shower rail to main bathroom and ensuite (SRA04) in Chrome.



TOILET SUITES

Seima Chios flush rimless close coupled toilet suite easy care height-bottom entry.



BATHROOM BATH

Seima Tondo inset 1525 – No overflow in White.

Laundry

Make your laundry a practical space, where style and functionality combine to meet the needs of you and your family.

TUB

45 litre stainless tub with Colorbond® cabinet in White.

TAPWARE

Chrome tapware to Laundry tub, washing machine cocks in Chrome.

TILING

- Ceramic wall and floor tiles from Builders Range.
- Up to 600mm over the tub and washing machine position and one (1) skirting tile to remainder.
- Fully tiled floor.





Storage

With ample storage throughout, we've curated a selection of contemporary colours and finishes, designed to complement your décor perfectly.

WARDROBES

- Aluminium framed sliding doors with coloured vinyl fronts (colours from Builders Range), overhead White melamine shelf and hanging rail to all bedrooms.
- Walk-in robe to Bedroom 1 with Corinthian flush primed door (where applicable), overhead melamine shelf (White) and hanging rail.

LINEN CUPBOARD

- Plan specific: Aluminium framed sliding doors with coloured vinyl fronts (colours from Builders Range) and four (4) melamine shelves in White (where applicable).

Photography is for illustrative purposes only and may feature non-standard items that are not included in the Harmony Inclusions Range. Decorative items such as furniture, homewares and some appliances are not included. Pricing, materials, suppliers and specifications may be subject to change without notice. This brochure is a guide only. Please refer to your contract for all final inclusions.

Doors

Make an entrance to remember! From the front entry door to the internal doors and handles throughout your home, there's a look to suit your individual style.

FRONT ENTRY

External Corinthian 820mm wide glazed paint grade front entry door from Harmony Range.

FRONT ENTRY HANDLE

Lever Entrance set from Builders Range.

INTERNAL DOORS

Internal Corinthian flush primed doors (Chrome).

INTERNAL ENTRY HANDLE

Lever passage sets with privacy latches to bedroom 1, bathroom and W.C., from Builders Range.

DOOR STOPS

White cushioned door stops to all internal doors.

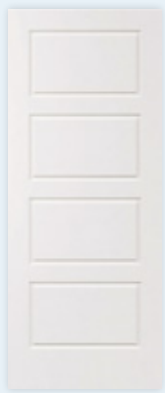
EXTERNAL DOORS



PURB 01



PURB 02



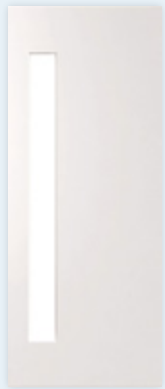
PURB 4



PURB 04



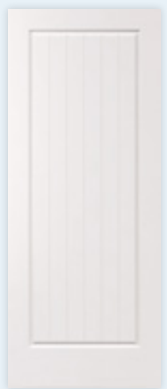
PURB 101



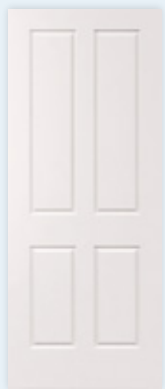
PMAD101



PMAD104



PSC 1



PSC 4

FRONT ENTRY HANDLES



LEVER ENTRANCE SET

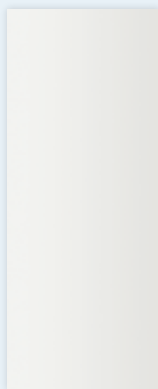
INTERNAL ENTRY HANDLES



AVALON

VICTORIA

INTERNAL DOOR



PMDF





Electrical

We've got all your electrical needs covered, from internal and external lighting, to ceiling fans and smoke detectors. We've thought of everything, so you don't have to.

INTERNAL LIGHT POINTS

- Energy saver lamps and batten holder fittings installed to 100% of the floor area
- Ceiling fans with light combination to all bedrooms and living areas (double storey designs only)

EXTERNAL LIGHT POINTS

- Ceiling fan with light combination to alfresco.
- Batten holder and bulb to external of laundry and front door/porch.

EXHAUST FANS

Externally ducted exhaust fans (where required for NCC compliance).

SWITCHES & POWER POINTS

- Hager Allure accessories throughout in choice of Matte Black or Matte White.
- Ample double power points throughout.

NATIONAL BROADBAND NETWORK

NBN pre-wire including one (1) data point and one (1) network data point.

TV POINT

One (1) TV point for single-storey, and two (2) TV points for two-storey.

SMOKE DETECTORS

Hardwired smoke detectors throughout (compliant with legislation).

CIRCUIT BREAKERS

Automatic circuit breakers with earth leakage safety switches to meter box.

UNDERGROUND CONNECTION

Underground connection (80-amp single phase) from main supply point to meter box (allowance of 10lm).



Interiors

With premium paint throughout and many other quality interior inclusions, your home will present beautifully.

CEILING PAINT

Flat acrylic in White.

WALL PAINT

- One (1) sealer coat, two (2) coats of washable premium acrylic Taubmans Endure to all walls.
- One (1) colour to internal walls as standard.

DOORS & WOODWORK PAINT

Gloss acrylic to all internal doors and woodwork.

CEILINGS

Ceiling heights of 2440mm for single-storey homes and 2590mm ground level and 2440mm ceiling heights on 1st floor for double-storey homes.

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.

COVE CORNICES

75mm throughout.

WINDOW AND SLIDING DOORS

- Powder coated aluminium clear glazed sliding windows and alfresco sliding/stacker door (as applicable). Colours from Builders Range. Locks to all opening windows and sliding/stacking doors.
- Low E glass to all habitable rooms. (Double storey designs only).

STAIRS

Paint / Carpet Grade (MDF) treads, risers and stringers with Paint grade Newell posts and balustrade with Paint grade handrail and 14mm diameter powder coated (Black) steel balusters.



Exteriors

Built on solid foundations, your new home features a selection of high quality external building components and materials, plus a contemporary selection of Colorbond® steel roof colours.

FOUNDATIONS & FLOOR

Concrete slab system designed for “S” class soil classification to AS2870 with brick rebate and exposed perimeter edge beam.

TERMITE TREATMENT

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

FRAMING

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

EXTERNAL WALLS

Single height clay bricks from Builders Range. Natural ironed mortar joints.

EXTERNAL PAINTING

Gloss acrylic to external woodwork, meter box and downpipes.

FASCIA & GUTTER

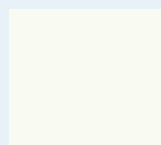
Colorbond® metal fascia, quad gutter and 90mm round PVC downpipes.

GARAGE DOOR

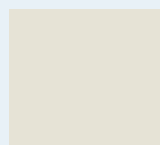
Sectional overhead door with remote control unit and two (2) handsets from Builders Range.

ROOF

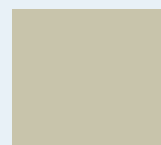
Colorbond® steel roof from Builders Range.



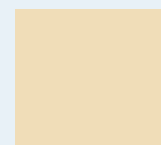
DOVER WHITE*



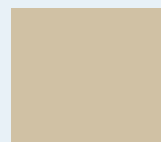
SURFMIST*



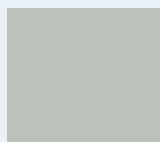
EVENING HAZE*



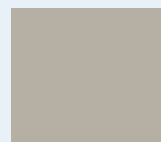
CLASSIC CREAM™



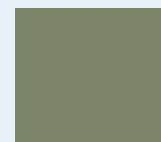
PAPERBARK*



SHALE GREY™



DUNE*



PALE EUCALYPT*



WOODLAND GREY*



WINDSPRAY*



GULLY*



DEEP OCEAN*



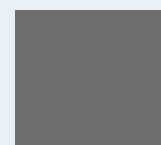
COTTAGE GREEN*



WALLABY*



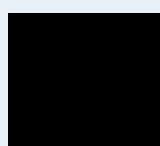
JASPER*



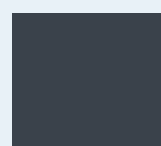
BASALT*



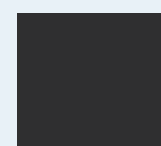
MANOR RED*



NIGHT SKY*



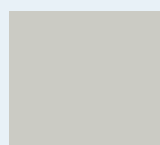
IRONSTONE*



MONUMENT*



BLUE GUM*



SOUTHERLY*

Colorbond®



Artist Impression Only.

Plumbing

SEWER

50 lineal metres of sewer drains allowed as standard.

STORMWATER

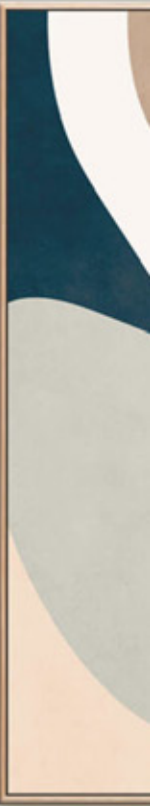
50 lineal metres of stormwater drains allowed as standard.

COLD WATER

10 lineal metres allowed to connect from existing water meter to house.

GARDEN TAPS

Front and rear garden tap included.



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Guarantees

12 MONTH DEFECT LIABILITY PERIOD

The Hallmark Homes service continues beyond the handover of your keys, with your 12 month defect liability period commencing on the date of practical completion. Our dedicated Warranty and Maintenance Department will assist you with any defect items you notice during this 12 month period.



Harmony Inclusions

We've made it easy to know exactly what's included by listing it all right here for you to see at a glance. If there's anything you're not sure about, just ask our friendly team!

GENERAL

Prices are based on "S" class fully serviced sites and includes 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, plumbing and drainage fees, waste levy, 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: additional Council requirements, 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 (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 for "S" class soil classification to AS2870 with brick rebate and exposed perimeter edge beam. No stepdown to garage floor. No allowance for slab/footing piers.

EXTERNAL WALLS

Single height clay bricks from Builders Range. Natural ironed mortar joints.

INTERNAL WALLS

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

CEILING HEIGHTS

Single-storey 2440mm ceiling heights.

Double-storey 2590mm ceiling heights on ground level and 2440mm ceiling heights on 1st floor.

STAIRS

Paint / Carpet Grade (MDF) treads, risers and stringers with Paint grade Newell posts and balustrade with Paint grade handrail and 14mm diameter powder coated (Black) steel balusters.

INSULATION

R3.0 Glasswool insulation batts to ceiling. Reflective wrap to external walls. R2.0 Glasswool insulation batts to all lightweight external walls. R2.0 Glasswool insulation batts to all external walls (double storey designs only).

FASCIA & GUTTER

Colorbond® metal fascia, quad gutter and 90mm round PVC downpipes.

HIP ROOF

Colorbond® steel roof from Builders Range with 60mm Anticon blanket at 23.5° pitch with 450mm wide eaves. 2 no. whirlybird roof ventilators.

WINDOW AND SLIDING DOORS

Powder coated aluminium clear glazed sliding windows and patio sliding/stacker doors (as applicable). Colours from builders range. Locks to all opening windows and sliding doors. Low E Glass to all habitable rooms (double storey designs only).

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 Internal Corinthian flush primed doors (Chrome).

External External Corinthian 820mm wide glazed paint grade front entry door from Harmony Range.

DOOR FURNITURE

Internal Lever passage sets with privacy latches to bedroom 1, bathroom and W.C., from Builders Range.

External Lever Entrance set from Builders Range.

Garage Access Door Key-in-lever Entry lock from Builders Range.

KITCHEN FITTINGS

Cupboards Square edge door and drawer fronts with PVC edging and selected door handles (from Builders Range). 600mm wide cupboards. White melamine internal linings including one (1) intermediate shelf and a bank four (4) drawers. A microwave space provision. Pantry unit with White melamine shelves OR Walk-In Pantry with four (4) White melamine shelves (plan specific). Laminate colours to be selected from Builders Range.

Benchtops Choose from Builders standard Lithostone colour range. 20mm thick reconstituted stone from Builders Range with arised edging. Waterfall ends NOT included.

Sink 1 & 3/4 bowl stainless-steel inset sink with provision for dishwasher below drainer.

Tapware Sink Mixer (Chrome).

KITCHEN APPLIANCES

Wall Oven Bosch 60cm Series 2 Built In Oven (Black) (HBF134EBOA).

Hotplate Bosch 60cm Ceramic Hotplate (Black) (PKE611CA2A).

Rangehood Bosch 60cm Canopy Rangehood (Stainless Steel) (DWB65BC50A).

BATHROOM & ENSUITE FITTINGS

Bath Seima Tondo inset 1525 – No overflow in White.

Shower Gareth Ashton rail shower to main bathroom and ensuite (SRA04) in Chrome with semi-frameless shower screen.

Vanity Units 'Novo' vanity unit, two (2) doors and bank of two (2) drawers in White 2 Pac gloss, soft close doors and drawers with reverse bevel finger pull doors and drawers. White acrylic square bowl top.

Vanity Mirror 900mm high x (nominal) vanity width framed mirror.

Towel Rails Double (Chrome).

Tapware Tapware (Chrome).

W.C. FITTINGS

Toilet Suites Seima Chios rimless close coupled, soft closing seat in White.

Toilet Roll Holder Chrome.

Floor waste Chrome round floor wastes.

IMPORTANT NOTE: Prices exclude the cost of floor coverings, curtains or blinds, light fittings, prints, decorator items, painted feature walls, feature tiling to wet areas, tiling to living areas, patios and front porches, timber balustrades, decorative posts and external bagging/rendering and painting to remainder of homes, fencing, retaining walls, landscaping, watering systems, paving, pergolas, air conditioning, additional telephone or data points, security alarms, water tanks and on-site sewage treatment systems unless specified by way of variation. Inclusions may vary according to your chosen home design. The Company reserves the right to alter its plans, specifications and prices without notice. QBCC Licence 23846.

LAUNDRY FITTINGS

Cabinet	45 litre stainless tub and Colorbond® cabinet in White.
Tapware	Sink mixer + washing machine stop cocks (Chrome).

TILING

Wet area	Ceramic wall and floor tiles from Builders Range.
Kitchen	Up to 710mm above all benchtops. Floor tiles NOT included.
Bathroom/ Ensuite	Nominal 200mm high skirting tile. Fully tiled floor.
Laundry	Up to 600mm over the tub and washing machine position and one (1) skirting tile to remainder. Fully tiled floor.
W.C.	Nominal 200mm high of skirting tiles. Fully tiled floor.

WARDROBES

Aluminium framed sliding doors with coloured vinyl fronts, overhead melamine shelf (White) and hanging rail to all bedrooms (colours from Builders Range). Walk-in robe to Bedroom 1 with Corinthian flush primed door (where applicable), overhead melamine shelf (White) and hanging rail.

LINEN CUPBOARD

Aluminium framed sliding doors with coloured vinyl fronts (colours from Builders Range) and four (4) melamine shelves in White (where applicable).

HOT WATER SERVICE

280 litre heat pump standard (plan specific secondary hot water system to be 170L heat pump).

PLUMBING & DRAINAGE

Cold Water	10 lineal metres allowed to connect from existing water meter to house. Front and rear garden tap included.
Sewer	50 lineal metres of sewer drains allowed as standard.
Stormwater	50 lineal metres of stormwater drains allowed as standard.

ELECTRICAL

Ample light points and double power points throughout. Energy Saver lamps and batten holder fittings installed to 100% of the floor area. One (1) TV point for single-storey, and two (2) TV points for two-storey. Automatic circuit breakers with earth leakage safety switches to meter box. Hager Allure accessories throughout in choice of Matte Black or Matte White. Underground connection (80-amp single phase) from main supply point to meter box (allowance of 10lm). Smoke detectors as per government requirements. Ceiling fan with light combination to alfresco. Ceiling fans with light combination to all bedrooms and living rooms (double storey designs only).

NATIONAL BROADBAND NETWORK

NBN pre-wire including one (1) data point and one (1) Network data point.

PAINTING

External	Gloss acrylic to external woodwork, meter box and downpipes.
Internal	Flat acrylic in White to ceilings. One (1) sealer coat, two (2) coats of washable premium acrylic Taubmans Endure to all walls. One (1) colour to internal walls as standard. Gloss acrylic to all internal doors and woodwork.

GARAGE DOOR

Sectional overhead door with remote control unit and two (2) handsets from Builders Range. Access Door Key-in-lever Entry lock from Builders Range.

CLEANING

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



Suppliers

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