

# Inclusions

Handpicked by our interior designers.



Hall&Hart  
Discover the difference

# Luxuries to Enhance

Our interior designers and colour specialists have handpicked a stunning collection of luxury inclusions from world leading brands so you can create your personal spaces with elegance, refinement and finesse. You will enjoy state of the art luxury European brands with outstanding performance and warranties, architectural lighting, extended ceiling heights, engineered benchtops and other luxuries to enhance your lifestyle. Whether you choose to be traditional or follow a different path our professional interior designers will provide you with expert knowledge to help you create your forever home.

It's the differences you can't see that you feel the most.





# | Design Studio |

Discover our state-of-the-art design studio, a creative space where together we create a home that is distinctively yours. It's our full service design team of architects, landscape architects, lighting specialists and interior designers who will help you achieve a more aesthetically pleasing home environment with plenty of space to unwind, entertain or just live, exactly how you want to.



Designing the inherently beautiful into living breathing spaces

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# The Little Things Matter

Years of experience in understanding how Australian's live has taught us to think beyond the functional elements of planning and construction; to factor in things you can't necessarily see but you can always feel; the things that make the most difference to building - and living in - your brand new home.

Our interior designers have handpicked luxury inclusions\* from our most loved premium upgrades so you can feel the differences forever. We are pleased to offer these as standard in the Hall & Hart Inclusions range.

## Kitchen

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- ★ Miele appliance package including double ovens
- ★ Choice of either category 1 & 2 Thermolaminate or category 1 & 2 Polyurethane finish to kitchen cabinetry
- ★ 20-80mm category 3 stone bench to island and cooktop run
- ★ 750mm high kitchen splashback window to cooktop run or butlers pantry
- ★ 1200mm wide island bench
- ★ Undermount sink
- ★ Integrated bin

## Bathroom & Wet Areas

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- ★ Full height tiling to all bathrooms & powder rooms
- ★ 20mm category 3 stone benchtops to all vanities
- ★ Wall mounted tapware to all vanity basins
- ★ Tiled niches to showers
- ★ Recessed wet areas throughout
- ★ Laundry fit out with broom cupboard, overhead 2400mm high cabinetry, under bench cabinetry with drop in sink & 20mm stone benchtop

## Essentials

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- ★ Daikin ducted inverter system tailored to home size
- ★ MyAir Smart System - four individual temperature-controlled zones with sensors
- ★ 13w Architectural downlights tailored to home size
- ★ 2750mm ground floor & 2600mm first floor ceiling heights\*
- ★ 4 drawer wardrobe fit out unit with adjustable shelves to bedrooms (total 5)
- ★ 2340mm high solid core doors to ground & first floor
- ★ 2340mm high Ascend Range stacker door recessed into slab
- ★ 2400mm head height of ground floor windows
- ★ Ground Floor upgraded cornice or square set wall & ceiling junction
- ★ Concept landscaping plans
- ★ Salinity & Acid sulphate soil requirements
- ★ Garage door app integration
- ★ 2400mm high garage door
- ★ Tiling to porch & alfresco
- ★ Dulux Wash & Wear 3 coat paint system
- ★ 5kw Solar with EV charger
- ★ Option of gas instantaneous or electric storage hot water system

★ *As highlighted throughout brochure*

Bringing beautiful homes to life with unique living experiences

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# Beautifully Designed

## Frame

- T2 Blue termite resistant framing
- 450mm eaves to roof line (where applicable)
- 90mm external and internal stud frames to ground and first floor
- Engineered structural steel beams and posts (where applicable)
- ★ Recessed wet areas throughout
- ★ Nominal 2750mm high ceilings to the ground floor only & 2600mm high ceilings to the first floor (ceiling heights subject to compliance)
- Engineered joist system
- Raised head height of windows, sliding and stacker doors to 2400mm to ground floor only

## Roofing

- CSR Monier Atura Flat Profile concrete roof tiles (selected from Hall & Hart standard range)
- Heavy duty sarking to the underside of roof tiles

## Fascia & Gutter

- COLORBOND® fascia & gutter with painted PVC downpipes

## External Finishes

- Selection of bricks from Austral Bricks Hall & Hart Premium range. Laid in off white or grey mortar with a choice of raked or ironed joint finishes
- James Hardie Primeline Newport or James Hardie Fine Texture cladding, unless facade specifies otherwise

## Windows & Fly screens

- Wideline Ascend aluminium windows and sliding/stacker doors in manufacturers standard colour range including keyed windows & door locks with obscure glass to bathrooms, ensuite & powder room
- ★ Nylon mesh fly screens to all opening windows, sliding and stacker doors (excluding hinged doors)

## Garage

- ★ COLORBOND® 2400mm (H) Panelift door (Selected from standard range)
- ★ Remote control operation to garage door of your choice, including two handsets
- ★ Wi-Fi and Bluetooth app integration
- ★ Epoxy floor

## External Doors

- CORINTHIAN 2340mm x 820mm or 920mm Infinity INF 8G clear glazed stain grade hinged entry door

- Architectural aluminium 2340mm high full clear glazed laundry entrance door in powder coated finish (where applicable)
- 2400mm high ASCEND range to stacker door with recessed tracks (if applicable to house design)

## Internal Doors

- 2340mm CORINTHIAN Solidcore Flush Panel Hinged internal doors, including 2400mm high square set opening to ground and first floor (minimum 2600mm ceilings)

## Door Furniture

- GAINSBOROUGH Tri-lever in satin or polished chrome front door lock
- GAINSBOROUGH satin or polished chrome lever handles with 1951 deadlock to other external doors
- Privacy locks to all bathrooms & WC
- Wardrobe doors: GAINSBOROUGH leavers from standard range
- Selection of wall/door stops from Gainsborough 6203/6207 ranges, in any colour, to bedrooms, wet areas and living areas

## Robes

- ★ 2340mm CORINTHIAN Solidcore Flush Panel Hinged robe doors, with one melamine shelf & hanging rail to each bedroom robe (minimum 2600mm ceilings)
- ★ Four drawer wardrobe fit out with adjustable shelves to bedroom robes (total 5)

## Linen Cupboard

- ★ 2340mm CORINTHIAN Solidcore Flush Panel Hinged linen doors to ground and first floor (minimum 2600mm ceilings)
- Four melamine shelves to linen cupboards

## Fixout

- 92x18mm half-splayed OR bevelled edge OR Colonial OR DAR pine skirting with paint finish
- 67x18mm half-splayed OR bevelled edge OR Colonial OR DAR pine architrave with paint finish

## Internal Linings

- 10mm plasterboard sheeting to walls and ceilings (6mm suitable boards used in wet areas and splashback walls)
- ★ Cornice to ground floor and first floor. Selection from square set or Tri/Symphony/Concerto/Tempo or Aria. (90mm Cove Cornice to remain to garage)
- Square set ceiling junction to bathrooms
- Up to 8 square set openings to house

### Staircase

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- Painted timber staircase with square newel posts and choice of Post Top, Vic Ash Lam handrail. Choice of balusters (13 x 13mm Stainless Steel or 12mm x 12mm Wrought Iron Balusters or 32mm x 32mm painted pine balusters) with carpeted MDF treads and risers.

### Floor Coverings

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- Floor tiles to entry hall, kitchen, family & meals selected from Hall & Hart Homes Silver and Gold range)
- Carpet to remainder of dwelling
- ★ Tiling to porch and alfresco

### Painting

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- ★ DULUX Wash and Wear 3 coat paint system to internal walls and ceiling
- DULUX Weathershield to external walls

### Air Conditioning

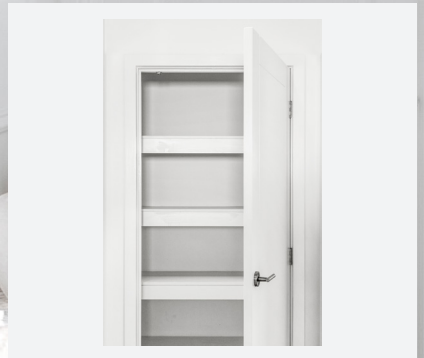
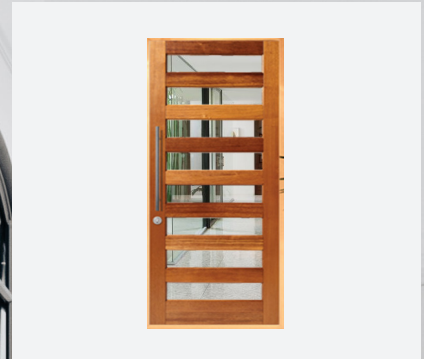
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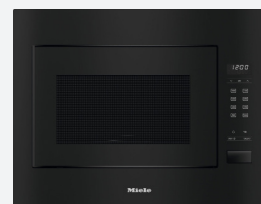
- DAIKIN standard inverter fully ducted reverse cycle air conditioning unit. Size and outlets dependant on house size
- MyAir Smart System - four individual temperature-controlled zones with sensors

### Solar

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- 5kw Solar with EV charger







# Chef's Kitchen

Your gourmet kitchen inclusions

## Kitchen Inclusions

- ★ 20mm, 40mm, 60mm or 80mm Category 3 stone benchtops and island bench
- ★ 1200mm (D) kitchen island bench
- ★ 750mm Deep floor cabinets and 450mm overhead to cooktop run only.
- ★ Choice of (I) finish to kitchen cabinetry:
  - Woodmatt (ABS Edges)
  - Ravine (ABS Edges)
  - Category 1 & 2 Thermolaminate
  - Category 1 & 2 Polyurethane
- ★ 2400mm high POLYTEC overhead cabinets selected from colour range
- ★ Soft-close doors and drawers to kitchen
- ★ Clark Prism double bowl undermount or overmount stainless steel kitchen sink
- Phoenix Vivid Slimline Sink Mixer 220mm Gooseneck Chrome
- Framed and plasterboard bulkheads to overhead cupboards
- Kitchen kickboards to match doors
- Cutlery tray to kitchen drawer
- ★ 750mm high kitchen splashback window in Paragon frame range to cooktop run or butler's pantry
- ★ One2Five integrated waste bin
- Bevelled Edge (Shark nose) Finger Pull to all joinery

## Kitchen Appliances

MIELE kitchen appliance package consisting of:

- ★ Choice of Miele built-in ovens;
  - 2 x H2267-1B Active 600mm in black OR
  - 2 x H2850-B 600mm w/Pureline Finish in black
- ★ Choice of Miele cooktop;
  - KM2357-1 G 900mm stainless steel, gas cooktop OR
  - KM3034-1G 800mm black glass gas cooktop OR
  - KM7474 FL induction cooktop\*
- MIELE built underbench dishwasher including kickboard
- Choice of Miele microwave;
  - M 2240 SC OBS black 26L built in OR
  - M 2240 SC CLST black/stainless steel 26L built in OR
  - M 6012 SC Freestanding stainless steel 26L
- ★ Choice of Miele rangehood;
  - DA 2390 90cm Extra Slim built-in OR
  - DA 399-7 W Classic 90cm Decor Hood OR
  - DAS 4920 90cm Slimline slide-out

\*MAY INCUR ADDITIONAL BASIX OR ELECTRICAL CHARGES



**Miele**

**smeg**  
technology with style

**SILESTONE**  
by COSENTINO  
THE ORIGINAL QUARTZ



**PHOENIX**  
TAPWARE, SHOWERS & ACCESSORIES





# Relax Your Way

Your luxury ensuites and bathrooms

## Ensuites & Bathrooms

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- CAROMA LUNA porcelain counter top, inset or semi recessed basin
- CAROMA LUNA back to wall toilet suite with soft-close seat
- ★ 20mm category 3 engineered stone to vanities
- ★ POLYTEC 1mm PVC edge cabinetry in Woodmatt to bathroom
- 2100mm semi-frameless shower screens with pivot doors, chrome trims and clear laminated glass, subject to design
- CAROMA LUNA Mini wall basin added to first floor WC including mixer and mirror (excluding ensuite)
- CAROMA URBANE II freestanding bath tub (l)
- Frameless polished edge mirrors
- Soft close to vanities

## Bathroom Accessories

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(From Hall & Hart Homes Nominated Range)

- Double towel rail to bathroom and ensuite
- Toilet roll holder to bathroom, ensuite and powder room
- Hand towel rail to all vanities

## Taps & Fittings

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(From Hall & Hart Homes Nominated Range)

- Bath/shower mixer to showers and bath
- Basin mixer chrome to all bathrooms, ensuites and powder room basins
- Wall bath spout
- Rail shower
- ★ Wall mounted tap ware to vanity basins (total of 3)

## Wall & Floor Tiling to Wet Areas

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- Skirting & floor tiles to wet areas
- Tiles selected from Hall & Hart Homes Silver and Gold range.
- ★ Full height tiling to all wet areas (including WCs)
- ★ Smart tiled floor wastes to all wet areas
- ★ Up to 3 square set niches to house (Tiled to showers)

## Laundry

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- ★ Laundry fit out with broom cupboard, overhead 2400mm high cabinetry, undertub cabinet with drop in sink and 20mm Category 3 stone benchtop
- 2 door undertub base laundry cupboard with CLARK 45 litre stainless steel overmount sink
- PHOENIX Vivid Slimline 220mm Gooseneck mixer to laundry
- PHOENIX Vivid Pin Lever washing machine taps (concealed behind tub)
- 600mm high tiling over laundry tub & skirting tiles to remainder
- ★ POLYTEC 1mm PVC edge cabinetry in Woodmatt to laundry

## Hot Water System

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- RHEEM METRO (876T26) continuous flow hot water system with recessed metal box
- Hot water system options, choose between gas instantaneous OR electric storage (sizing slightly increased for Ascot 50's and above)

# Site Essentials

All your site needs

## Site Needs & Establishment

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- Site costs, up to 1m of fall based on even cut and fill
- Service connection - power, water, sewer, gas & stormwater
- COLORBOND coloured steel above-ground slimline rainwater tank
- ★ Engineered specification to cover Slightly Saline soils (A2) and Class 5 acid sulphate soils only (To affected sites)

## Concrete Slab

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- Fixed concrete piling or screw piers. Engineered designed waffle pod concrete slab to suit 'M' classification soil.
- ★ Recessed wet areas to ground floor
- ★ Recessed tracks to sliding/stacker doors to ground floor
- 25mpa to slab and piers (where applicable)

## Porch & Alfresco

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- Engineered designed concrete slab to porch, patio and alfresco, brick piers and roof over.

## Termite Treatment

- Rentokil Homeguard Red termite protection to pipe penetrations and perimeter cavity with 25 year warranty and \$1,000,000 insurance cover

## Insulation

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- ★ R2.5 thermal batts to external walls
- ★ R6.0 thermal batts to ceilings with roofs (excluding ceiling over garage, porch, alfresco & balcony)
- ★ Wall sarking to all external walls

## Gas Connection

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- Gas service connection from front boundary to house, including provision for hot water system, cooktop and internal heating point

## W.H & S

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- Heavy duty scaffold to perimeter of house
- Safety rail to perimeter of roof
- Safety rail to perimeter of first floor
- Stair void protection



Above-ground rainwater tank



Waffle pod concrete slab



Termite resistant timber



### Council/Authority Fees and Application Requirements

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- Council Development Application fee or CDC fee
- Long Service Levy fee
- Statement of Environmental Effects
- BASIX or NatHERS Certificate
- ★ Concept Landscape Plan
- Occupation Certificate Fee
- Standard Water Authority fee and Sewer Inspections fee
- Construction Certificate Fee
- Certifier Inspection fee
- Architectural Plans
- Basic Shadow Diagrams (3 times per day)
- Construction Certificate fee

- 2 way switch to stairs only (double storey only)
- Double power points throughout
- Exhaust fan in the bathroom and ensuite vented into roof space with two external eave vents
- Downstairs powder room exhaust fan ducted to outside (double storey dwelling only)
- Data points
- Television points
- External light point to eaves at external doors
- External junction box beside external doors without eaves (for fitting by owner)
- Direct wired smoke detectors with battery back up as required
- ★ 13KW Architectural down lights tailored to house size

### Electrical

- Three phase mains provision
- NBN Provision
- Earth leakage circuit breaker for lights and power
- Light point to each room

*Electrical item quantities dependant on house sizes.*



# Unique living experiences.

Every home is different, each project needs its signature – the little or big detail that our clients can see is uniquely theirs. Each site utilised, each floor-plan adapted to meet the lifestyle needs of those that will call this build a home.







# Discover the difference.

It's the little things that make a big difference when you choose to build with Hall & Hart.



# Hall&Hart

Discover the difference

Visit our display homes at:

HomeWorld, 5 Ellison Street, Marsden Park NSW 2765

HomeWorld, 9 Noah Street, Box Hill NSW 2765

Open every day from 10am to 5pm

[www.hallhart.au](http://www.hallhart.au)

02 8662 0037

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