

H1

SMART  
INCLUSIONS

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H1

# The Essential Inclusions Package

For the perfect balance between functionality and value, the H1: Smart inclusions package offers an affordable upgrade solution and provides everything you need to convert your house into a beautiful home that's ready for you to move-in and enjoy.

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#### VIRTUAL TOURS

Experience all of our display homes through our 3D and video virtual tours.



#### OVER 200 FLOORPLANS

Discover our full range online and find a design as unique as your family.



#### 26 REASONS TO BUILD WITH US

See how Hudson Homes are committed to delivering the most important home ever built. Yours.

# H1 Kitchen

## JOINERY

Enjoy the finest finishes selected to enhance both style and functionality.



**SPECTRUM**  
DESIGN STUDIO

### LET YOUR IMAGINATION RUN WILD

Visit our Spectrum Design Studio to customise your kitchen with hundreds of colour and style options.

## SMART QUALITY FINISHES



### Seamless overhead cupboards

Fully lined white laminated overhead cupboards finished with square edge coloured 'seamless' melamine door fronts.



### Bank of 4 fully lined drawers

On metal drawer runners finished with square edge laminate coloured door fronts and a cutlery tray to the top drawer.



### Kitchen bulkheads

Painted plasterboard finish over all cupboards to upgrade your kitchen's overall look.



### Standard fridge opening

Designed to fit a standard double door fridge with a matching overhead cabinet.

## STORAGE

### Pantry (where applicable)

Four white melamine shelves.

### Scullery (where applicable)

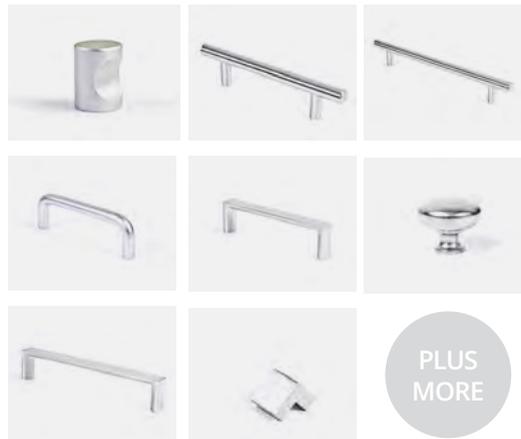
Matching kitchen finishes and fixtures with a single bowl sink. (design specific)

### Additional cabinets included

Make the most of your kitchen space with a matching fully lined cabinet above your fridge.

## WIDE RANGE OF DOOR HARDWARE

Your choice of stylish handles to lower cabinet doors and drawers from our H1 range.



## Gourmet cabinets to suit any taste and style

Your H1 kitchen comes with fully lined cabinets, finished with single colour square edge laminated door fronts, panels and kickboards, in your choice of decorative finish by Polytec.

*Images are indicative only. Options available are from H1 builder's range at the time of selection appointments.*





## QUALITY APPLIANCES

Form and function are  
the key to making the  
heart of your home work.

## OVEN AND COOKTOP



### Stainless steel electric oven

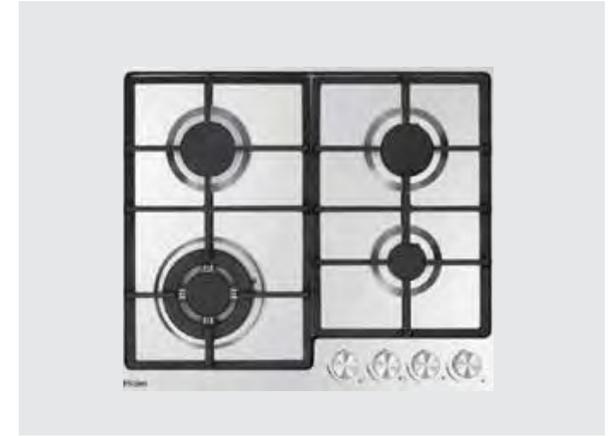
Take your cooking to the next level and create the perfect roast every time.



### Electric cooktop

The durable ceramic surface is easy to clean and maintain ensuring your kitchen is always looking at its best.

OR



### Stainless steel gas cooktop

With four gas burners, this quality stainless steel cooktop is every home cook's delight. (NSW Only)

## BUILT-IN APPLIANCES



### Stainless steel recirculating slide-out rangehood

With no switches, cleaning is made easy. Its slimline design fits seamlessly into your kitchen.



### Stainless steel dishwasher

Clean up quickly with your new stainless steel dishwasher, installed into your joinery.



### Microwave provision

With fully lined coloured melamine cabinet finish and HPM single powerpoint (microwave not included).

## QUALITY SURFACES

Durable surfaces give your kitchen a smart, tactile elegance that stands the test of time.

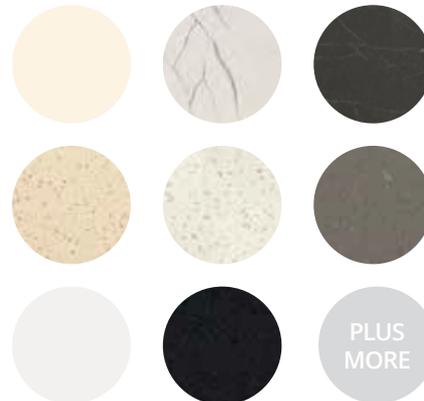


### Custom benchtops and tiled splashback

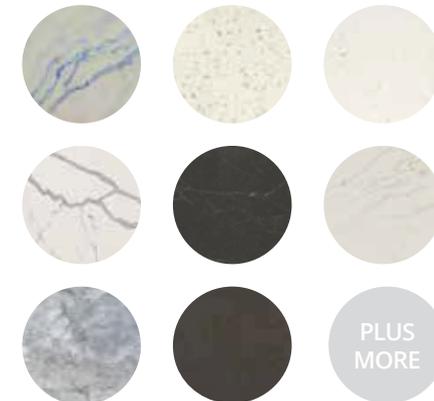
Add style to your H1 kitchen with a rolled edge laminate in your choice of colour. You can pair this with a beautiful tiled splashback to the underside of your overhead kitchen cabinets.

*Images are indicative only. Options available are from H1 builder's range at the time of selection appointments.*

#### NSW Only



#### QLD Only



#### EXPLORE A WORLD OF CHOICE

With over 90 different tile and benchtop options, you will be sure to find your perfect style match in our Spectrum Design Studio.



### Large stainless steel sink

Clean line 1¾ bowl stainless steel sink with two chrome basket wastes.



### Matching sink mixer

This durable design mixer with easy grip handle style is made to last.

## SMART SINKWARE

Make clean-up a pleasure with a functional mixer tap and a quality sink.

## CUSTOMISABLE FINISHES

No detail is overlooked in your new bathroom design.

*\*Spectrum Design Studio for NSW built homes only.*

## Add your personal touch with your choice ceramic floor tiles

Ceramic floor tiles to bathrooms and ensuites with skirting to 300mm high, and 300mm high skirting to separate toilets and powder rooms.

*Images are indicative only. Options available are from H1 builder's range at the time of selection appointments.*



**SPECTRUM**  
DESIGN STUDIO

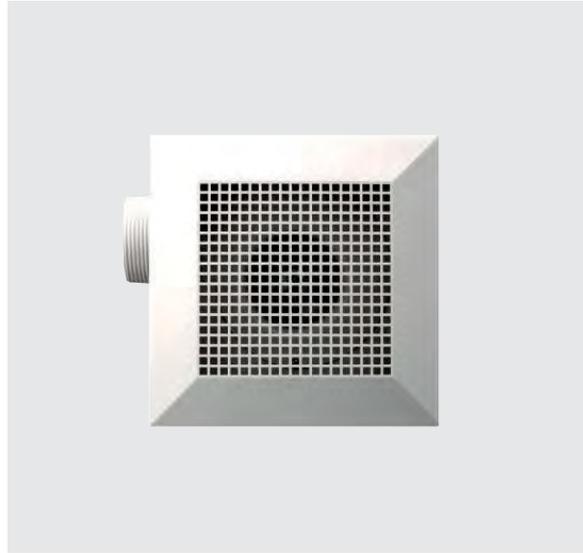
### FIND THE PERFECT TILE FOR YOU

Classic or modern? Coloured or patterned? The choice is yours. We have hundreds of tile options to suit any style, taste and budget.



### Light, heating and fan

Combined fan/light/heater (2 bulb) unit to bathroom and ensuite (ducted).



### Ducted Exhaust fan

Ducted powder room exhaust fan where applicable (no window).



### Ceramic toilet

Close coupled toilet suite with Smartflush® technology. The neatly designed suite adds a modern touch.



### Double towel rail

Neatly designed for a sleek look, easy installation and fuss-free maintenance.



### Toilet roll holder

With a modern chrome finish to match your other accessories.



### Soap dish

Includes acrylic soap dish and dual fixings for added strength. (NSW only)

# LAUNDRY

Take the stress out of laundry time with a range of contemporary fixtures and finishes.



## Laundry door (where applicable)

Bring natural light inside with a solid core door with painted finish and translucent glazing.



## Lever door handle

Lock up securely with a keyed door handle and a double cylinder deadbolt lock.



## Stainless steel tub

NSW: 42L stainless steel tub with white metal cabinet for all your laundry and household needs.  
QLD: 45L Base laundry trough with white cabinet.



## Sink mixer

This durable design mixer with easy grip handle style is made to last.



## Under-tub taps

Concealed under-tub washing machine taps for added laundry utility.

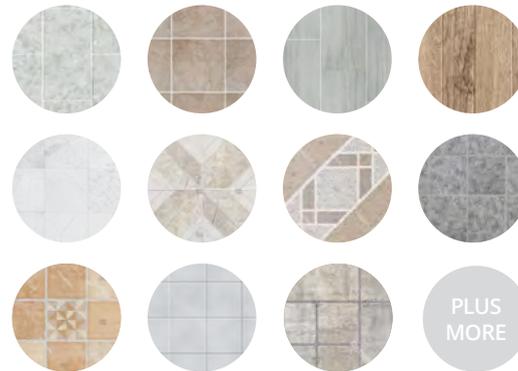


## QUALITY FLOORS THROUGHOUT

From the ceiling to the floor, your new home will have quality construction at every touchpoint.

### Modern ceramic tiles to match your lifestyle

Your choice of ceramic tiles to entry, hallway, family, kitchen, pantry and meals areas.



### Soft, contemporary carpet for any taste

Your choice of carpet to all other internal areas including staircase to double storey home designs.



Images are indicative only. Options available are from H1 builder's range.

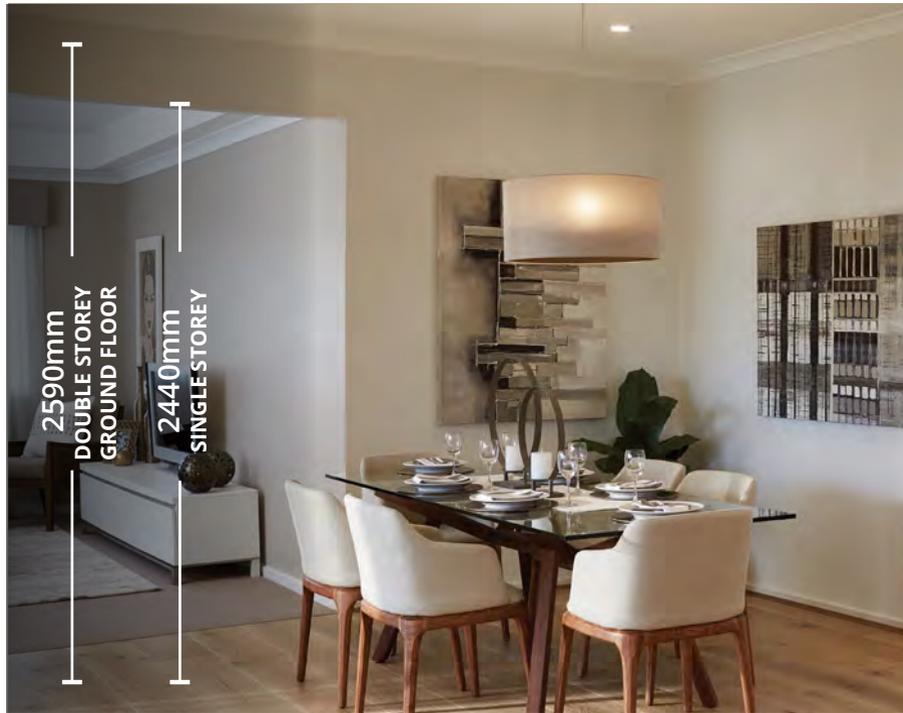
### DESIGNER OPTIONS YOU CAN FEEL

Make the right choice for your flooring in our Spectrum Design Studio where you can touch and feel the quality of our wide range of options.



**SPECTRUM**  
DESIGN STUDIO

## EXTRA HIGH CEILINGS



### Plenty of room to move with extra high ceilings

#### Single storey ceilings

2440mm high ceilings

#### Double storey ceilings

2590mm ceilings to ground floor and 2440mm to first floor

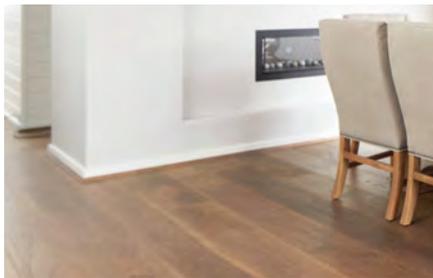
## STAIRCASE



### Double storey designs only

- Carpet to match internal areas.
- Carpet grade closed treads and risers for paint finish.
- Pine timber handrails, newel & cappings for paint finish.
- Black powder coated square steel balusters.
- Gloss paint to all timber work.

## WALLS



### Skirting and architraves

67mm x 18mm skirting and architraves with painted finish in your choice of profile and colour.



### Cove cornice

90mm cove cornice throughout, excluding alfresco and all wet areas except laundry.

## PAINT

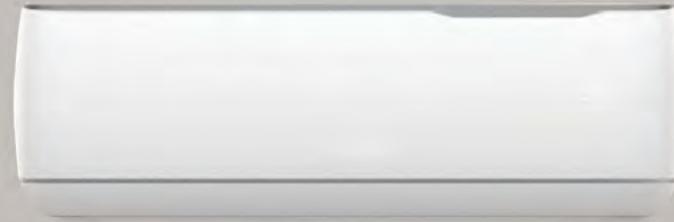
### MAKE YOUR STYLE STATEMENT WITH COLOUR

Let your home reflect your style with your choice of colour to the walls and all timberwork.



KEEP THE FAMILY SWITCHED ON

Relax in comfort with lighting and connectivity throughout.



Enjoy year round comfort with air conditioning

Stay cool in summer and warm in winter with a 7.0kW (NSW) or 6.0kW (QLD) reverse cycle split system air conditioner in the family room.



NBN READY

You'll be ready to stream to your heart's content with provision for NBN (subject to availability).



Bedroom fans

1200mm 4 blade timber fan with light (QLD).

## LIGHTING AND ELECTRICAL



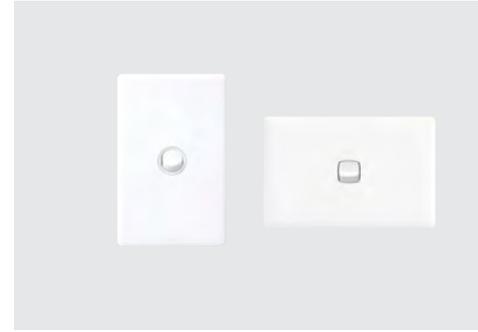
### Single LED batten

Single-tube LED light fittings.



### Oyster style light fittings

LED oyster lights to kitchen, bedrooms and living areas. (fan lights to bedrooms QLD only)



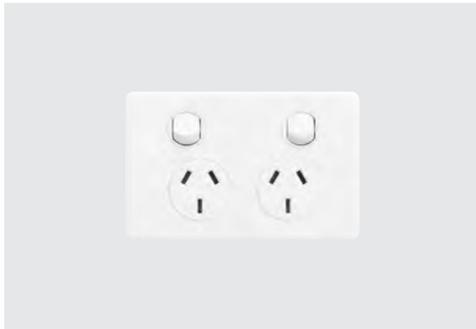
### Light switches throughout

Vertical or horizontal white wall mounted light switches.



### Smoke detectors

Hard-wired and interconnected smoke detectors with back up battery.



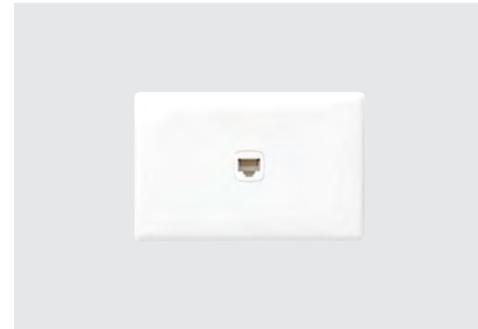
### Power points throughout

Double power points throughout with singles to dishwasher and microwave.



### TV outlet points

2 TV outlet points for single storey, 3 TV outlet points for double storey.

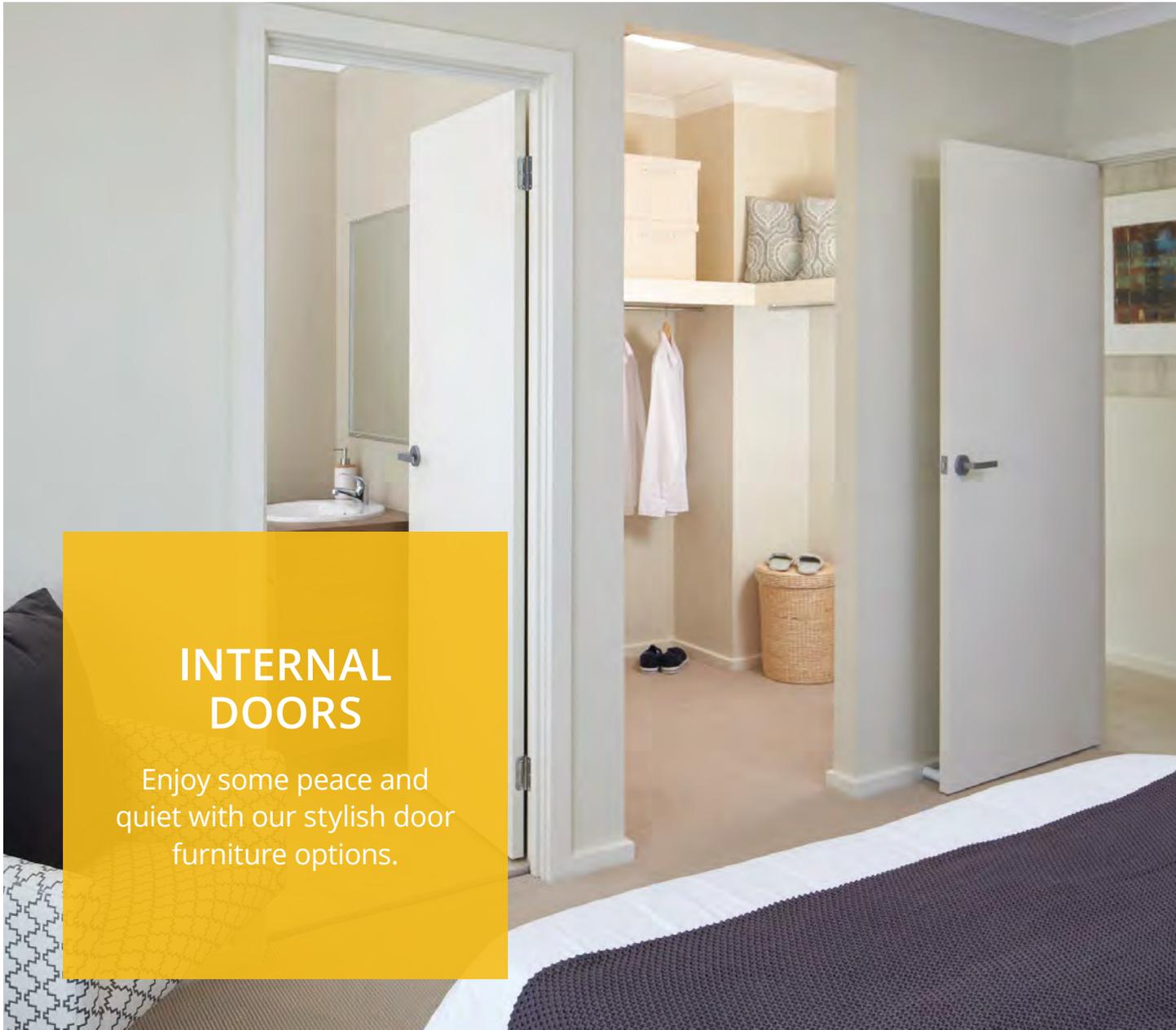


### 1 telephone point



### 2 data points

1 data points for single storey, 2 data points for double storey.



## INTERNAL DOORS

Enjoy some peace and quiet with our stylish door furniture options.

### 2040mm high hollow core flush doors

With privacy locks (Bathrooms, Ensuites, Powder Rooms and Master Bedroom), and gloss paint to all timber work including doors, architraves and skirting.



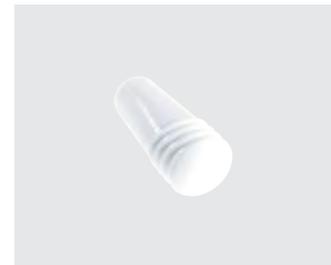
### Door hardware

Available in a satin or bright chrome finish.



### Chrome finish door hinges

Hinges to each internal door (lift-off hinges where required).



### Door stops throughout

All internal doors come with door stops.

## LINEN CUPBOARD



### Linen cupboard doors to match

High hollow core flush panel with painted finish to linens (match internal doors).



### Four white laminate shelves

Provide easy storage for your all your family linens (designed to standard plans).

*\*Spectrum Design Studio for NSW built homes only.*

## STORAGE

You'll have plenty of room for your bedding, linens and small items.

## WARDROBES



### Vinyl sliding doors

2100mm high aluminium framed sliding doors to built-in wardrobes (all others match internal doors).  
NSW: White laminate linen doors (design specific)  
QLD: Vinyl linen doors (design specific)



### Wardrobe shelving

Single white laminate shelf with hanging rail to wardrobes and walk-in robes.



## FIND A HOME FOR YOUR CLOTHES



**SPECTRUM**  
DESIGN STUDIO

Tailor your wardrobe for a customised storage solution. Talk to your personal designer to help you create the perfect fit.

## OUTDOOR LIVING

Enjoy an indoor-outdoor lifestyle and entertain in your beautifully finished alfresco area.



## ALFRESCO CEILING



### Well-finished alfresco ceiling

You are protected from the weather with 10mm water resistant plasterboard ceiling linings to Alfresco area under the main roof.

## ALFRESCO FLOOR



### Tiled alfresco floor

Choose from a wide range of ceramic tiles to the Balcony and Alfresco area with a 150mm facebrick riser to external edge.

## ALFRESCO AND PORCH LIGHTING



### LED Alfresco lighting

NSW: LED oyster light  
QLD: External fan light



### LED porch and outside Laundry light

Find your way around with front porch (LED downlight in QLD) and outside laundry light (QLD).  
NSW: Bunker wall lights

**EXPAND YOUR  
LIVING SPACE  
OUTSIDE**

Fully finished and tiled porch (NSW) and alfresco included with every Hudson Home.

# H1 Exterior

## KERB APPEAL

Your choice of finishes extends to the exterior, allowing you to add your personal touch.



## FACADE



### Single Storey Classic Facade

Included as standard, no matter which home design you choose.



### Double Storey Classic Facade

Included as standard, no matter which home design you choose.

# ROOF

*\*Spectrum Design Studio for NSW built homes only.*



## Steel roofing

QLD: Steel roofing in your choice of colour from builder's range.  
NSW: Tiled roof



## Reflective foil insulation

Added protection and insulation with sarking to the underside of your roof tiles/or metal roof.



## Two rotary roof ventilators

Increase natural airflow durable ventilators in your choice of colour.



## Fascia and gutters

Designed to look great and protect your home from the challenges of the Australian climate.



## Painted UPVC 90mm downpipes

Match your accents with a painted downpipe in your choice of colour.

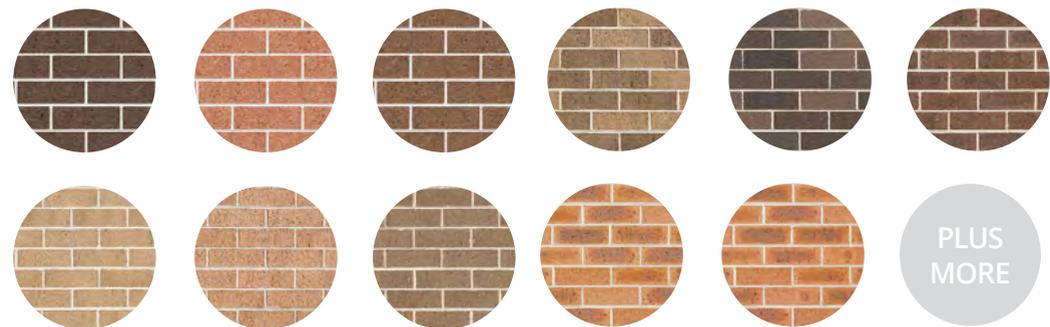


## 450mm fibre cement eaves lining

Sturdy cement lining to your wide eaves (including front porch) add the finishing touch.

## Brickwork options for the Australian environment

Make a stylish first impression with your choice of bricks from Austral's 'Old Colonial' or 'Everyday Life' ranges



PLUS MORE



### MATCH YOUR STYLE

Mix and match tile and brickwork options until you find the perfect combination in our Spectrum Design Studio.

# EXTERNAL DOORS

## Front entry door

Your choice from nominated door range. Solid core front entry door with clear/translucent glazing with painted finish and weather seal.

XN1



XN2



XN5



XN7



XN6

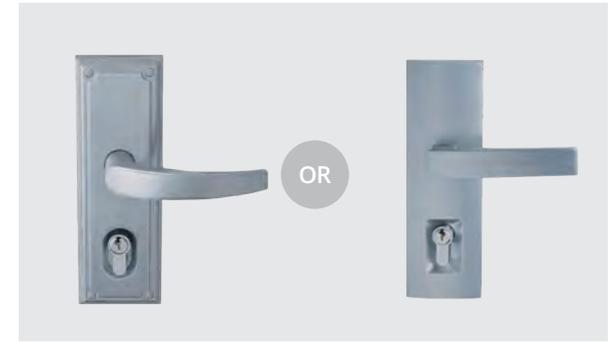


XN16



## Single sliding door to family room

With powdercoat finish in your choice of colour.



## Front door handle

Rectangular or circular lever door handle with double cylinder deadlock is available in a satin or bright chrome finish.

# WINDOWS



## Aluminium frames

With powdercoat finish in your choice of colour.



## Keyed locks

Keep your home secure with keyed locks to all windows in your home.



## Privacy glass windows

QLD: Obscure glass to bathroom, ensuite and separate toilet (where applicable).  
NSW: Lumanist glass



## Fly screens

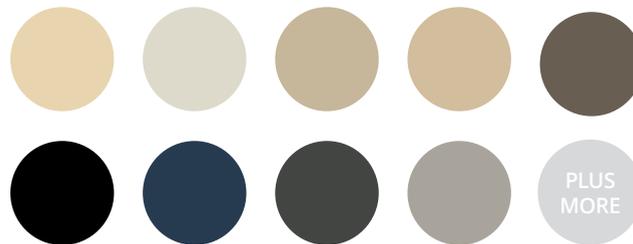
With fibreglass mesh to all opening windows and rear sliding doors.



## Arrive in style with an automatic garage door

Your H1: Smart home comes with a 2100mm high\* sectional garage door in your choice of colour and style. Also includes an automatic opener and two remotes.

*\*Width as shown on plan.*



*Images are indicative only. Options available are from H1 builder's range at the time of selection appointments.*



## DOORS AND WINDOWS

Make a stylish first impression for friends and family with a wide range of external options.

## QUALITY INSIDE AND OUT

We work hard to ensure everything from your foundations to your frame are truly 'Made for Living'.



### SAVE WITH SOLAR

You can relax at home with a cheaper, cleaner energy source by adding a fully-integrated smart power solution. Ask your New Home Consultant for options and pricing.

LP

### ASK US ABOUT LANDSCAPING

Complete your home with an LP: Landscaping package that covers driveways, fencing and more. Just ask your New Home Consultant.

## FRAME



### Frames, trusses and waterproofing

- Radiata pine prefabricated frames and trusses to suit plans (stabilised radiata pine stud walls)
- T2 termite treated pine
- Waterproofing to all wet areas and external balcony areas

## INSULATION



### Wall and Ceiling Insulation

#### External walls

- Glasswool insulation batts to suit Basix (NSW) and Energy Efficiency (QLD) requirements
- Sarking wall wrap

#### Ceilings

- Glasswool insulation batts to suit Basix (NSW) and Energy Efficiency (QLD) requirements (Excludes garages in NSW)

## FOUNDATIONS



### Solid concrete slab

- Structural bored concrete piling as required by structural engineer
- Internal drainage and plumbing
- Smooth finish to garage
- Termite treatments to slab penetrations and perimeter on ground incorporating alfresco and patio (NSW only).



### Termite Protection

- 50 year warranty from date of installation
- Conforms to all Australian building authorities and standards

## ELECTRICAL, PLUMBING AND GAS



### NBN provision

Get the latest in Australia's internet services with NBN. Telstra network provisions included where NBN unavailable.



### Roof mounted TV antenna

This Super Multiband UHF antenna consists of 45 elements for reception of UHF channels 21-69 in medium type reception areas.



### Electrical meterbox

Electrical meterbox with single phase metering equipment. Includes RCD safety switch and circuit breakers to meter box.



### Metal water tank (NSW only)

3,000L metal water tank with pump and mains water diverter or reticulated recycled water to suit site and BASIX requirements.



### Hot water system

NSW: 26L hot water heater.  
QLD: 170L electric heat pump.



### 2 external garden taps

2 potable water.



### 1 gas bayonet to living (NSW only)

Subject to availability of natural gas.

**WE INCLUDE  
CONNECTIONS OF  
ALL YOUR SERVICES  
TO MAINS AS  
REQUIRED**



## ASK US ABOUT LANDSCAPING

Complete your home by adding on an LP: Landscaping package that covers driveways, fencing and more. Just ask your New Home Consultant.



**Coloured concrete driveway and path**



**Colorbond® letterbox including house number/s**



**Turf to front and back yards with top soil**



**Fencing with side gate\***

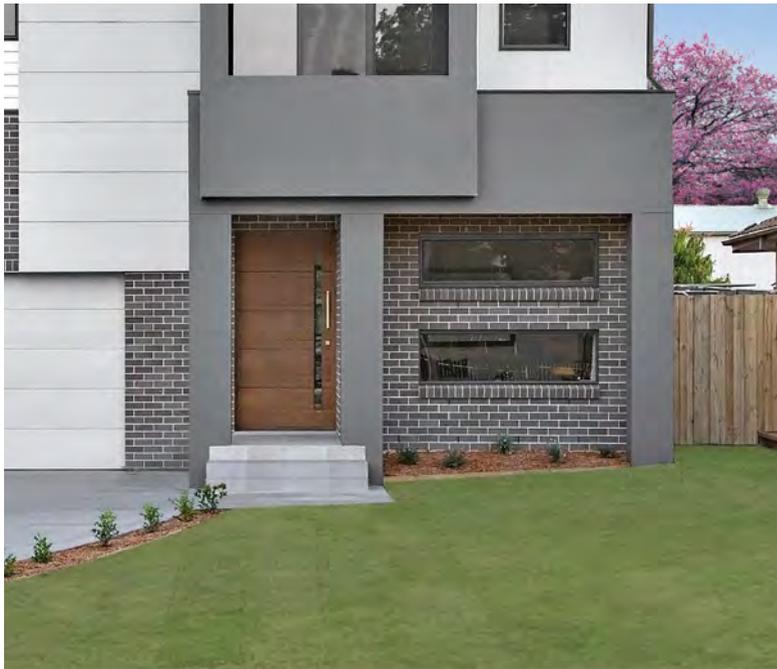
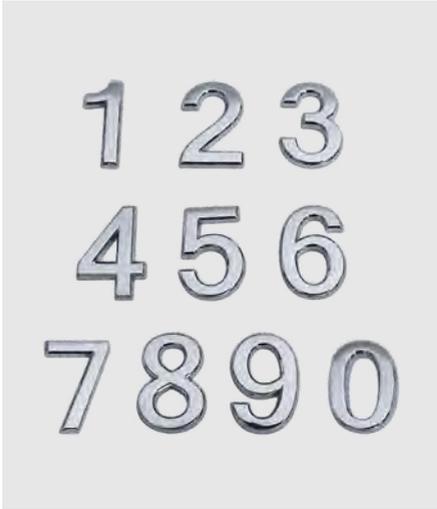


**Front garden bed with Australian native shrubs and edging**



**Single fold clothesline**

*\*Fencing and side gate will be completed to covenant standards.*



# AWARD WINNING & AUSTRALIAN OWNED

**Nominated as 2023 Australian Medium Builder of The Year by Housing Industry Australia. Hudson Homes is proud to be a 100% Australian-owned and operated home builder.**

With something as important as a new home build, **TRUST is the #1 reason** for you to build with us.

We understand that building houses is not a quick, simple or easy job and we want to ensure that every customer who chooses to build with Hudson feels safe with us knowing that their end product is exactly what they were promised.

- ✓ Have peace of mind with our Quality Build Guarantee, Time Frame Guarantee and Fixed Price Guarantee (NO surprises)
- ✓ Quality inclusions, fixtures and appliances. Aircon & finished outdoor alfresco included
- ✓ We'll take care of all the paperwork and keep you in the loop every step of the way
- ✓ 100% Australian owned family business
- ✓ Create your new home to suit your individual needs, taste and budget
- ✓ See your home in a 3D virtual tour, and sign it off, before we start your construction



**VIEW OUR OTHER  
26 REASONS WHY WE  
ARE DELIGHTFULLY DIFFERENT**



# ALL SITE COSTS ARE INCLUDED SO THERE ARE NO SURPRISES\*

## EVERY LAST DETAIL COVERED



Site Contour Survey by registered surveyor



Site preparation including Bulk Earthworks for Site Leveling (up to 1m site fall)



Sediment Control as required by Statutory Authorities



Roof edge safety rail to WHS regulations



Temporary fencing to WHS regulations



Scaffolding to WHS regulations



Temporary all-weather access to crossover

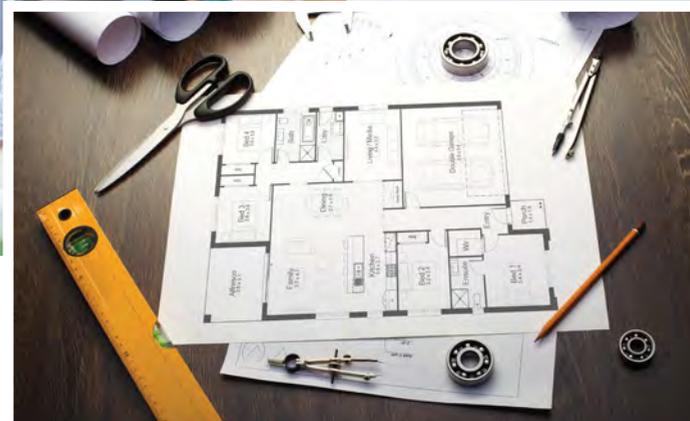
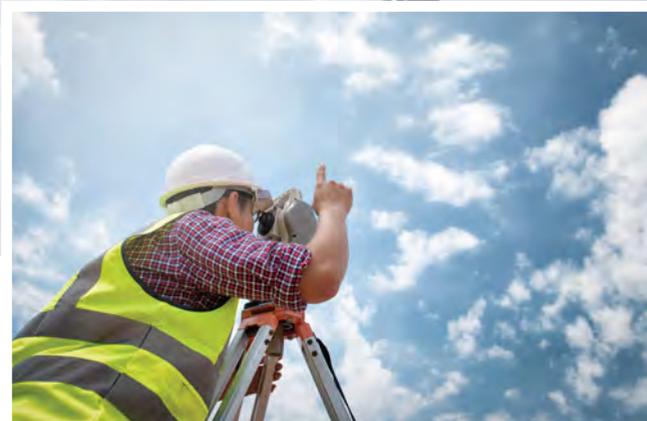


Connect sewer, water, power and gas services to mains as required

*\*Site costs for a standard, cleared residential block with up to 1m fall across the building platform and to M class slab classification*



WE'LL  
KEEP YOU  
IN THE LOOP  
**THROUGH  
EVERY STEP**



## **PREPARATION AND LODGEMENT**

- Council Development Application (DA), including drafting of architectural plans and all applicable fees
- Preparation and lodgement of Construction Certificate (CC), including drafting of construction drawings and all applicable fees
- Certifier Building Approval (QLD only)
- Site Contour Survey by registered surveyor
- BASIX 7-star (Building Sustainability Index) energy assessment report (NSW) or Energy Efficiency Report (QLD)

## **WE TAKE CARE OF ALL THE PAPERWORK**

- Statement of environmental effects (NSW only)
- Home Owners Warranty insurance
- Water Authority application fees
- Structural Engineers certification for foundations and concrete slab
- Certification for window and glass, electrical compliance, waterproofing and pest control
- Preparation and lodgement for building certification

## **POST-HANDOVER SERVICES**

- 12 month defect liability period which is looked after by our Service and Warranty department
- 6 year structural guarantee
- Warranties and guarantees for individual appliances and fixtures from manufacturers

# EXPLORE A WORLD OF OPTIONS



**SPECTRUM**  
DESIGN STUDIO

**Our purpose-built Spectrum Design Studio makes the process of selecting your new home's exterior and interior finishes an enjoyable experience.**

## **EXPERT DESIGN ADVICE**

Here, our expert design team can guide you through the exciting process of customising your home. With their expert touch, they will help you bring your Hudson Home to life.

The Spectrum Design Studio has been purposely designed to make the process of choosing your new homes interior and exterior as stress free as possible. With your personal Designer, you will make decisions on everything from roofing to carpet.

If the whole idea of selecting each fixture, fitting or colour is a daunting one for you, we have simplified the whole selection process by providing pre-selected options that have been carefully put together by our Designers. As with all things at Hudson Homes, the choice is always yours.



*\*Spectrum Design Studio for NSW built homes only*

*\*Photographic images are indicative only*

# WE'LL BRING YOUR HUDSON HOME TO LIFE



## YOUR PERSONAL DESIGNER

Working with your own dedicated Designer, you will be sure to get the inspiration you need to make your new home's style a true reflection of who you are and what you're trying to achieve. Your one-on-one personal consultation guides you through the various options available, while giving you the freedom to decide what's most important to you.



## LEADING DESIGNER BRANDS

All your favourite brands on display at our Spectrum Colour Studio. Our design team have hand-picked our brands and suppliers to ensure your new home selections not only look good but are also good quality. With wide ranges from all brands to suit a variety of styles and budgets, the choices are endless.





## **OUR GUARANTEES**

At Hudson Homes we understand the importance of time and money. And since delivering upon our promises to you is at the heart of everything we do, every customer is offered the peace of mind and security with our 'fixed price guarantee' and our 'time-frame guarantee'.

*See back for terms and conditions*



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1300 246 200

Let's be friends



Our FIXED PRICE Guarantee only applies to readily accessible land where our complete site due diligence may be conducted (excludes unregistered land and knock-down, rebuild contracts). Please note that where specific engineering reports are required to complete site due diligence (such as Geotechnical, Hydraulic, Acoustic, Flood and Bushfire requirements) which, in some instances, may only be obtained after the signing of your HIA Building Agreement, the final fixed price amount will be guaranteed AFTER receipt of such engineering reports and design but ALWAYS fixed prior to the commencement of construction. For knock-down, rebuild contracts, Hudson Homes Time Frame Guarantee only applies after the soil testing (Bore Hole Report), contour survey and demolition / removal of site material has been completed and relevant authority approvals have been received. Hudson Homes agrees to complete construction of your new home on time as specified in your signed HIA Building Contract and the conditions therein.

Hudson Homes may amend these specifications and inclusions at any time without notice and reserves the right to supply alternative items of equal quality. Images are indicative only. Photographs and other images used may show fixtures, fittings or finishes which are not supplied by Hudson Homes, or which are only available in some designs, or when selected as additional upgrades at an additional cost. Standard included site costs are for a cleared residential site up to 450m<sup>2</sup>, with up to 1 metre fall across the building platform, M class slab classification and with all services available at site boundaries (excludes battle-axe and rural sites). No allowance has been made for additional requirements or covenants that may be applicable to individual lots or housing estates. BASIX requirements will be assessed on an individual site bases and additional costs may apply. Please speak to a Hudson Homes New Home Consultant who is able to provide a Tender that specifically outlines the features, finishes and fixtures that you will receive. Correct as at 17/10/24