



INVESTOR

INCLUSIONS





The Investor Inclusions Package

For resilience, durability and a complete turn-key solution.

Hudson Homes understands residential property investment and offers fixed-price 'Investment Property Approved' home and land packages that are delivered as complete turn key solutions and with just the right amount of inclusions to offer the perfect balance between quality, value and durability.

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Visit [hudsonhomes.com.au](https://www.hudsonhomes.com.au)



FULL TURN-KEY PACKAGE

With landscaping, our investor packages are ready to start renting right away.



LOW MAINTENANCE COSTS

Discover the convenience of a newly built home, instead of established.



OVER 200 FLOORPLANS

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

Large stainless steel sink

Flushmount stainless steel sink with 1¾ bowl.

Chrome sink mixer

Durable with easy grip handle style is made to last.

Stone Benchtops

20mm polished edge and tiled splash back.

Kitchen cabinets

Melamine cabinets and overhead cupboards.

RELIABLE QUALITY FINISHES

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

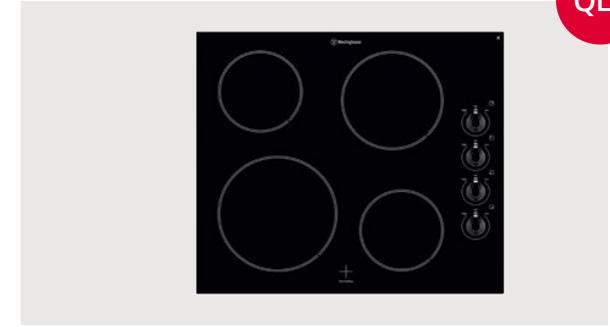
OVEN AND COOKTOP



Stainless steel 600mm electric oven



Stainless steel 600mm gas cooktop



600mm electric cooktop

BUILT-IN APPLIANCES



Stainless steel 600mm dishwasher

Stainless steel dishwasher, installed into your joinery.



Stainless steel 600mm recirculating slide-out rangehood

With no switches to make cleaning easy. Its slimline design fits seamlessly into your kitchen.



Microwave provision

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

PLENTY OF STORAGE

Pantry (where applicable)

Four white melamine shelves lined to wall, built sturdy to handle all your kitchenware and pantry items.

Bank of 4 fully lined drawers

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

Standard fridge opening

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

**Durable shower screen**

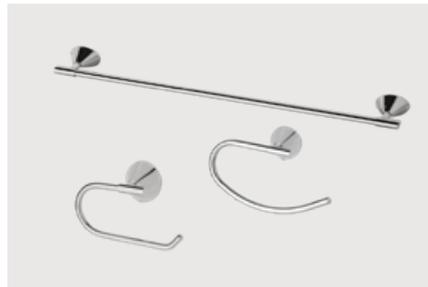
Powder coated aluminium framed, pivot door with clear laminated glass.

1650mm bathtub

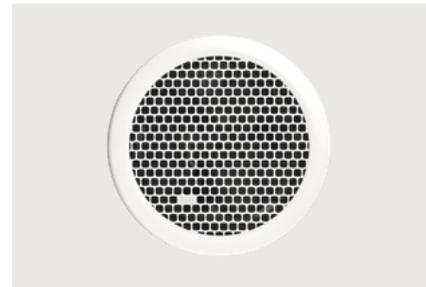
Anti-slip base. Includes a white plug and waste. (Where suitable, otherwise 1510mm).

**Porcelain toilet**

Close coupled toilet suite. The neatly designed suite adds a modern touch.

**Chrome accessories**

- Single towel rail.
- Toilet roll holder.
- Towel ring where required.

**Ducted exhaust fan**

Powder room exhaust fan where applicable (no window).

**Light, heating and fan**

Combined unit (4 bulb) to bathroom and ensuite (ducted).

BATH AND SHOWER



Bath and Shower Wall Mixer

Stylish tapware to suite shower hose and bath outlet.



Bath Outlet

Stylish chrome outlet to match your bath mixer (NSW only).



Shower Rail

Adjustable shower hose on rail.



Soap dish (NSW only)

Includes acrylic soap dish - shower only.

**Photographic images are indicative only*

Quality ceramic tiling throughout

Floor tiling throughout with skirting to 300mm high and 300mm high skirtings to separate toilets and powder rooms.

Vanity splashback tiles to 200mm high.

Wall tiles to the shower area up to 2100mm high.

Bath hob, riser and splashback up to 500mm high with chrome edge trim to junctions, where applicable.



Basin Mixer and pop-up plug

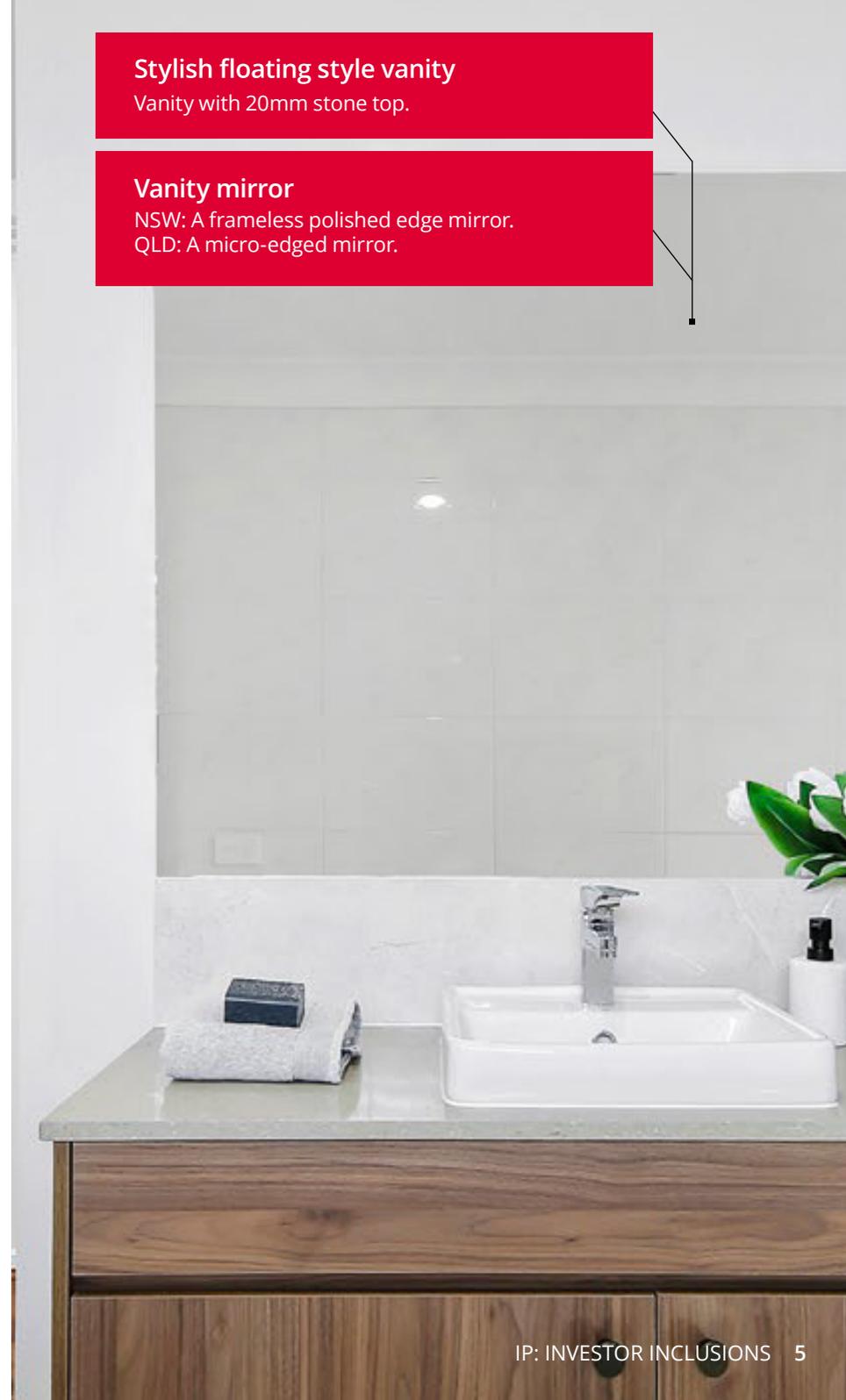
Your durable chrome mixer to suit any bathroom.

Stylish floating style vanity

Vanity with 20mm stone top.

Vanity mirror

NSW: A frameless polished edge mirror.
QLD: A micro-edged mirror.



Stainless steel tub

with a white metal cabinet.

Laundry Sink Mixer

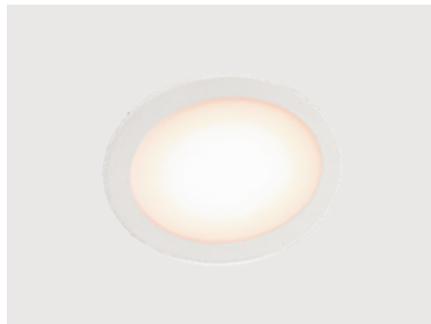
Durable chrome mixer to suit any use.

Double power point

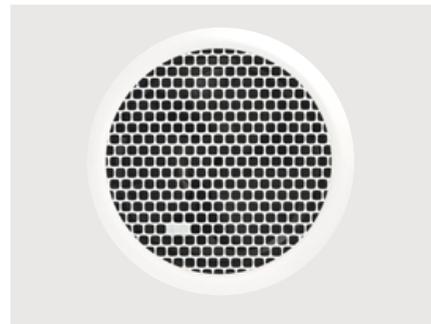
Convenient easy-to-access power for all your ironing and white goods needs.

Ceramic tiled floor and splashback

To the laundry floor with skirting to 300mm high. Protect or laundry walls with ceramic splashback tiles behind the tub, up to 300mm high.

**Light fitting**

LED downlight

**Exhaust fan**

Ducted on single storey or laundry with external access or double storey or where laundry has no external access.

**Under-tub taps**

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

**Laundry door with security set**

Clear glass panelled solid core door with a keyed door handle and deadbolt.

CEILING

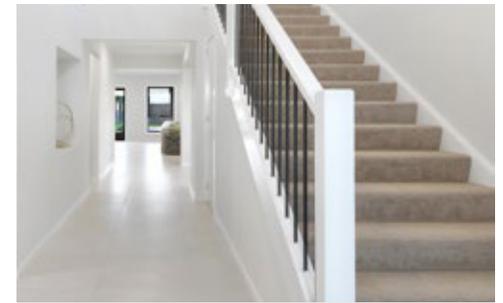


Plenty of room to move with high ceilings

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 and cappings for paint finish.
- Black powder coated square steel balusters.
- Gloss paint to all timber work.

INTERIORS

No matter which home design you select, you can feel the quality in every detail.



Quality floors throughout

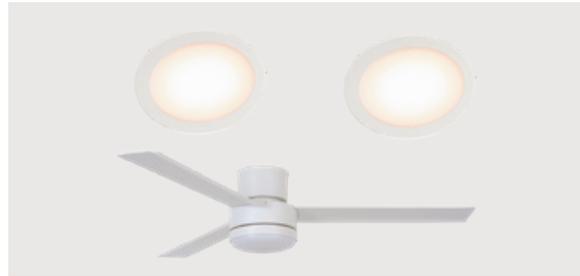
Ceramic tiles from nominated colour scheme to entry, hallway, family, kitchen and meals areas. Carpet to all other internal areas including staircase to double storey home designs.

LIGHTING AND ELECTRICAL



Garage lighting

Single-tube LED light fitting.



LED downlights throughout

Fanlights 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.



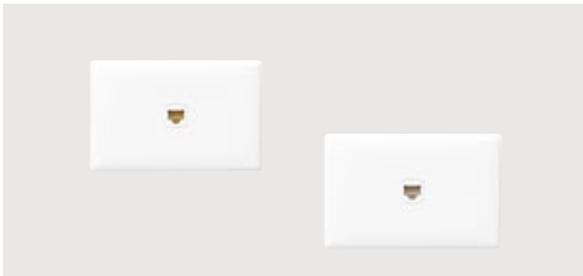
Power points throughout

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.



Telephone and data points

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



NBN Ready

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



YEAR-ROUND COMFORT

Enjoy year-round comfort with a day/night ducted air conditioning system (suitable to the size of the home).

DOOR FURNITURE



Chrome finish door hinges

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



Door stops throughout

All internal doors come with door stops.

WALLS



Skirting and architraves

67mm x 18mm skirting and architraves with painted finish.



Cove cornice

90mm cove cornice throughout, excluding alfrescos.

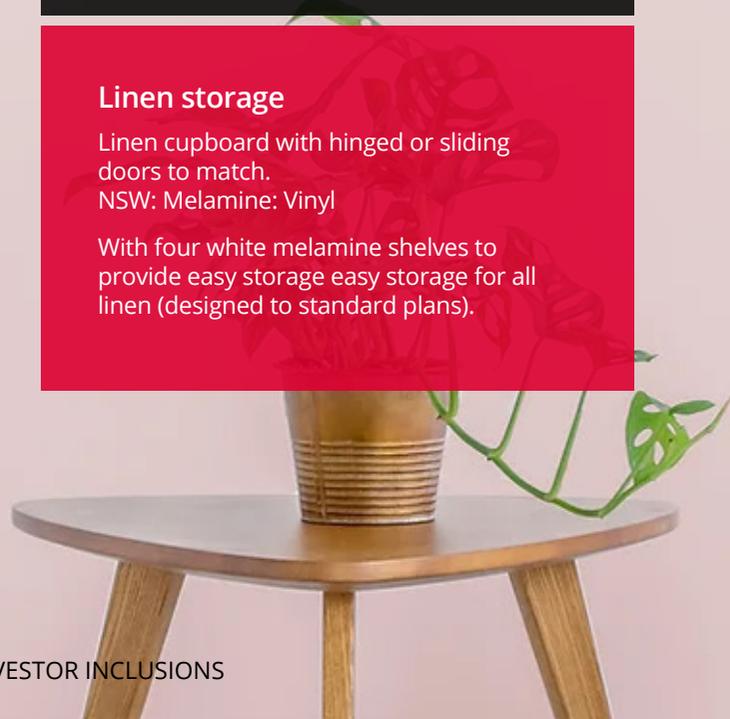
PAINT

2 coat paint system in flat acrylic to the walls and ceiling.

Linen storage

Linen cupboard with hinged or sliding doors to match.
NSW: Melamine: Vinyl

With four white melamine shelves to provide easy storage for all linen (designed to standard plans).



2040mm high hollow core flush doors

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

INTERNAL DOORS

Enjoy some peace and quiet with our sturdy doors.

WARDROBES



Mirrored sliding doors

2100mm high aluminium framed mirror sliding doors to built-in wardrobes (all others match internal doors).



Wardrobe shelving

Single white melamine shelf with hanging rail.

OUTDOOR LIVING

An indoor-outdoor lifestyle and entertaining space in a beautifully finished alfresco area.



Well-finished alfresco ceiling

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



Tiled alfresco floor

Ceramic tiles to the Front Porch, Balcony and Alfresco area with a 150mm riser tile to external edge.



Ceiling fan

To keep the alfresco area cool.



Outdoor Lighting

LED downlight fittings to alfresco areas.
NSW: Bunker external lights at the entry and laundry.
QLD: LED downlights where applicable.



QUALITY INSIDE AND OUT

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

Automatic garage door

Your investment home comes with a sectional garage door. Also includes an automatic opener and two remotes.



ROOF

**Concrete roof tiles**

Concrete tiles from selected colour scheme.

**Metal roof**

Metal roof from selected colour scheme.

**Two rotary roof ventilators**

Increase natural airflow durable ventilators.

**Fascia and gutters**

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

**Brickwork for the Australian environment**

- External wall using brick veneer wall system
- Ironed mortar joints
- Off white mortar to brickwork
- Painted FC over garage door

Painted UPVC 90mm downpipes

Match your accents with a painted downpipe.

Fibre cement eaves lining

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

**Reflective foil insulation**

Added protection and insulation with sarking to the underside of the roofing.

EXTERNAL DOORS



Front entry door

Solid core front entry door with clear glazing with painted finish and weather seal.



Front door handle

Rectangular lever door handle with deadlock is available in a satin brushed chrome or polished chrome finish.



Barrier screen

Diamond pattern with fiberglass mesh to front entry, laundry (where applicable) and rear sliding door.

WINDOWS



Aluminium window frames

With powdercoat finish.



Single sliding door to family room

With powdercoat finish.



Roller Blinds

Have privacy with roller blinds to all sliding windows and doors (excluding wet area windows).



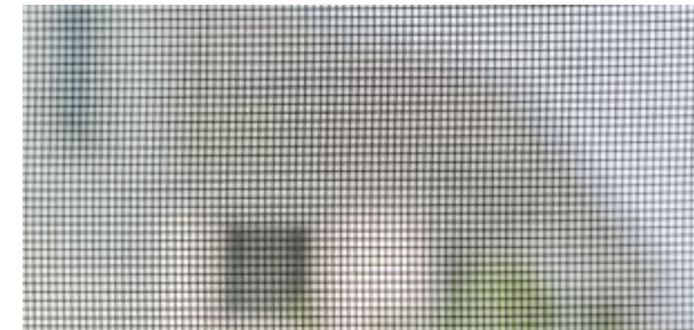
Keyed locks

Keep your home secure with keyed locks to all windows.



Obscure glass windows

Obscure glass to bathroom, ensuite and separate toilet (QLD only).
NSW: Luminist glass



Fly screens

With fiberglass mesh to all opening windows.

**Photographic images are indicative only*

FRAME



Frames, trusses and waterproofing

- Radiata pine prefabricated frames and trusses to suit plans (stabilised radiata pine stud walls).
- Waterproofing to all wet area 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

- Internal drainage and plumbing.
- Smooth finish to garage.
- Termite treatments to slab penetrations and perimeter on ground incorporating alfresco (NSW+QLD) 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.

NSW

QLD

**Hot water system**

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

**2 external garden taps**

NSW: 1 potable water, 1 rain or recycled water.
QLD: 2 potable water.

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

Subject to availability of natural gas.

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



Complete Turn-key Solution with the LP: Landscape Package

The finishing touch to make the home complete and ready to move in



QLD: Exposed aggregate driveway
NSW: Coloured concrete inside boundary
(plain concrete to crossover)



Colorbond® letterbox
including house number/s



Turf to front and back yards
with top soil



Front garden bed with Australian
native shrubs and edging



Fencing with side gate*



Single fold clothesline



Standard site costs are included in every Hudson Home

(Because you just can't build a home without them!)

** Fencing and side gate will be completed to covenant standards. Standard included site costs are for a cleared residential site up to 450m², with up to 1 metre fall across the building platform, M class slab and with all services available at site boundaries (excludes battle-axe and rural sites). Selections are from builder's standard range.*

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

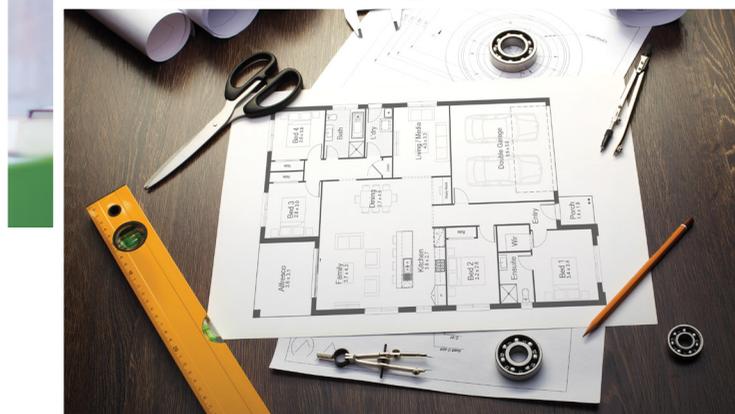


Connect sewer, water, power and gas services to mains as required



*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 (NSW only)
- Structural Engineers certification for foundations and concrete slab
- Certification for window and glass, electrical compliance, waterproofing and pest control
- Preparation and lodgement for Occupation Certificate (NSW) or Building Certificate (QLD)



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



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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 450m², 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**