

H1

SMART

INCLUSIONS

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SMART

# 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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## H1 Kitchen

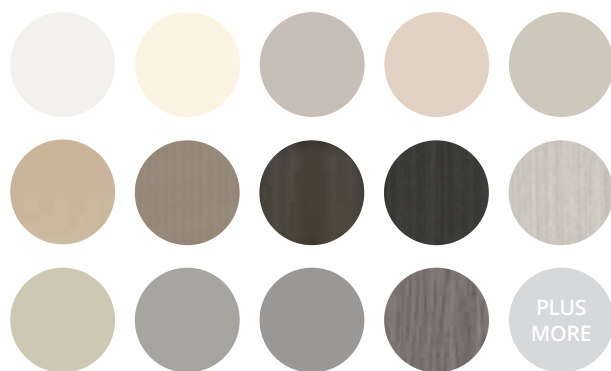
### JOINERY

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

## Gourmet cabinets to suit any taste and style

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

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



## STORAGE

### Pantry (where applicable)

Four white melamine shelves.

### Scullery (where applicable)

Matching kitchen finishes and fixtures with a single bowl sink.

### Additional cabinets included

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

## SMART QUALITY FINISHES



### Seamless overhead cupboards

Fully lined white melamine 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 laminated coloured drawer fronts and a cutlery tray to the top drawer.



### Kitchen bulkheads

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

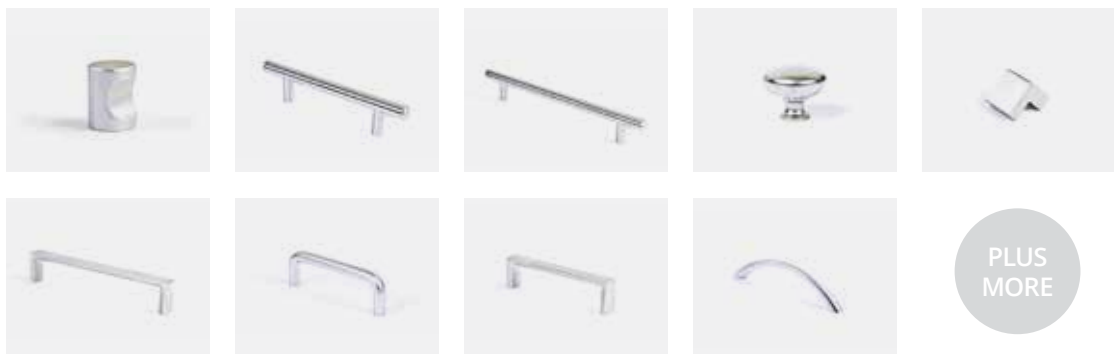


### Standard fridge opening

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

## WIDE RANGE OF DOOR HARDWARE

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





# H1 Kitchen



## QUALITY APPLIANCES

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

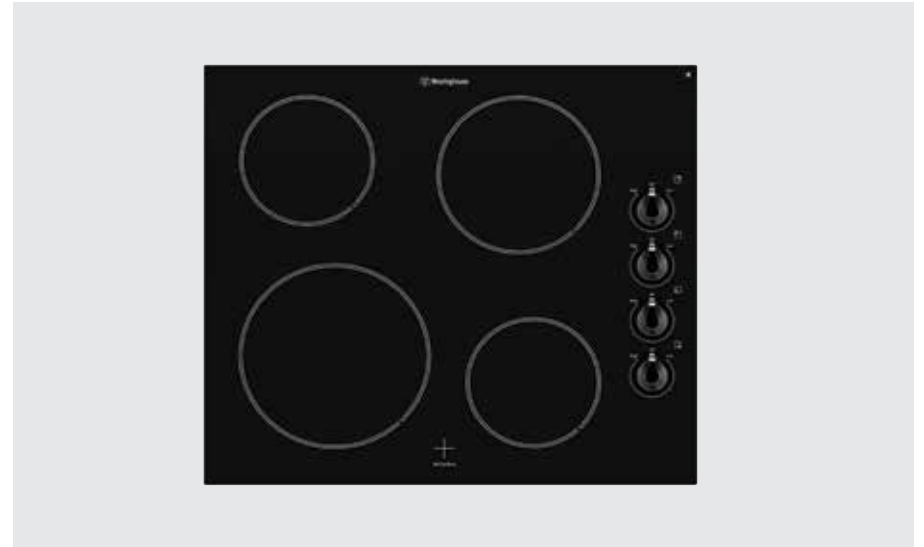


## OVEN AND COOKTOP



### 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.

## BUILT-IN APPLIANCES



### Stainless steel recirculating slide-out rangehood

With no switches to make cleaning 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 single powerpoint (microwave not included).



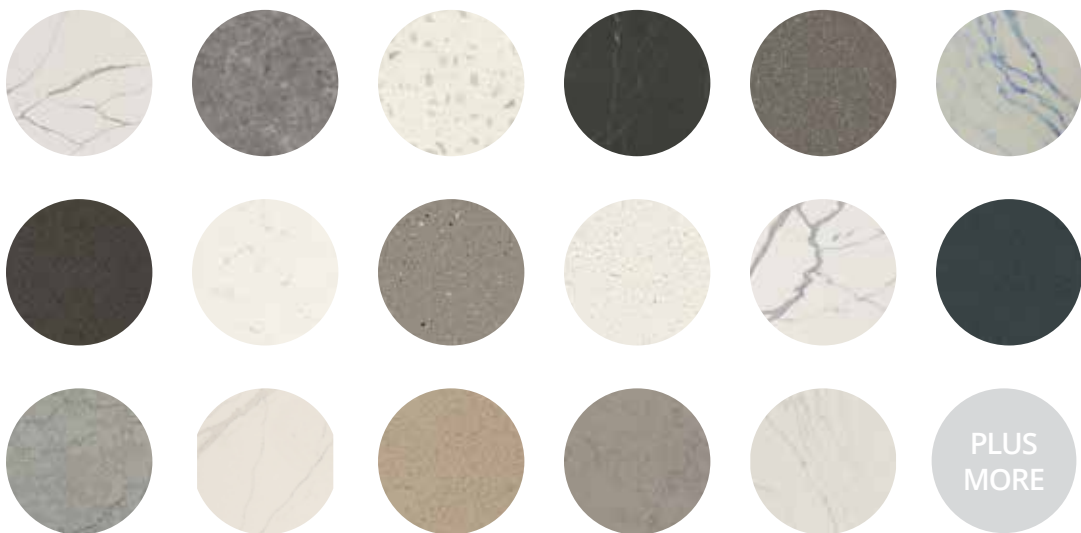
# QUALITY SURFACES

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

## Custom stone benchtops and tiled splashback

Add a style touch to your H1 kitchen with a 20mm stone benchtop 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.*







CLARK

### Large stainless steel sink

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



stylus

### Matching sink mixer

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

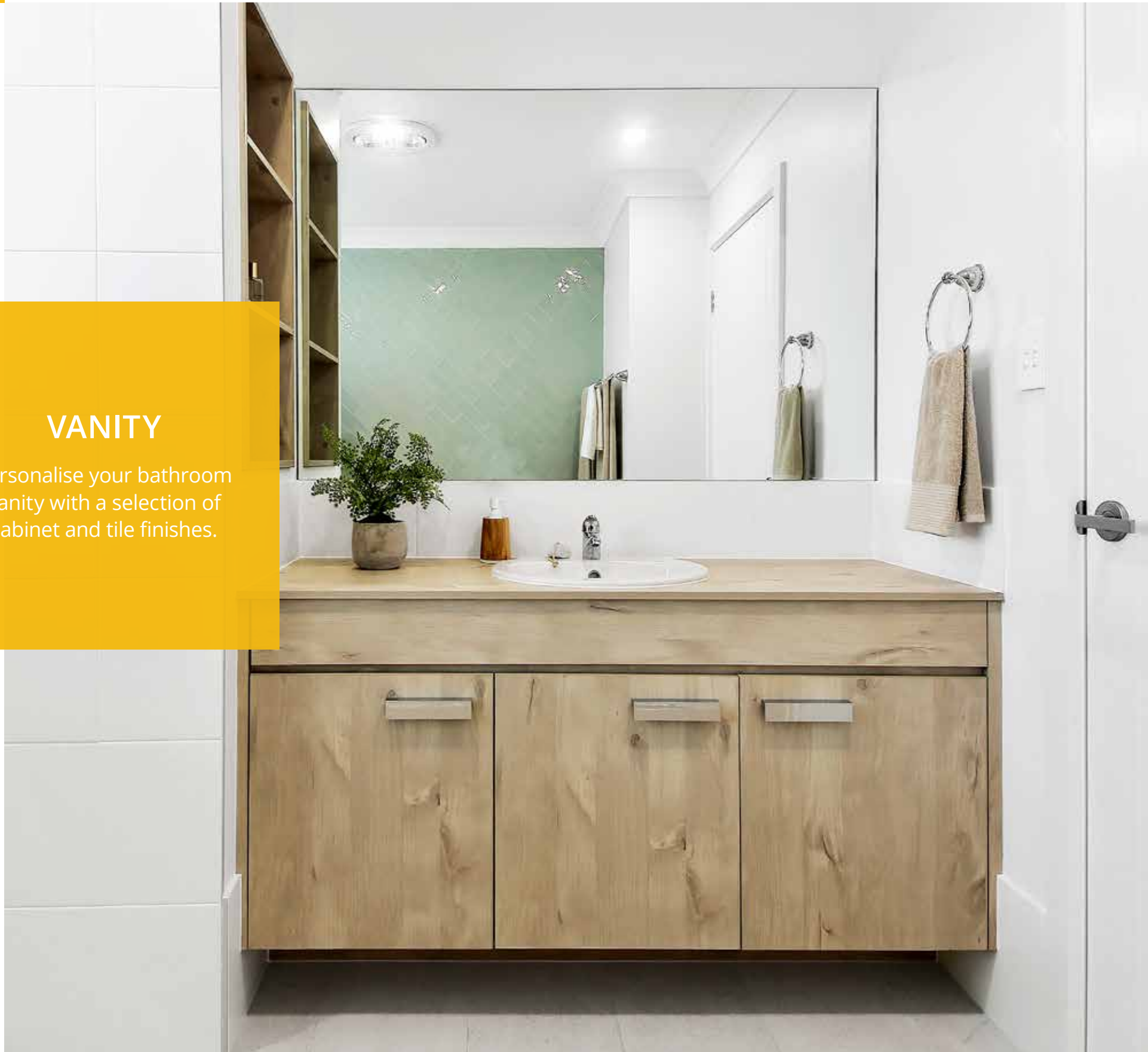
## SMART SINKWARE

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

# H1 Bathroom

## VANITY

Personalise your bathroom vanity with a selection of cabinet and tile finishes.



## CHOICE OF SINK



OR



### Semi-recessed basin

Integral chrome plug with dress ring and waste with overflow at the back of the basin.

### Drop-in basin

Integral chrome plug with dress ring and waste with overflow at the back of the basin.

## TAPWARE



### Basin mixer

Your durable chrome mixer with an easy grip style is made to last.

## VANITY AND ACCESSORIES



### Floating style vanity

Your choice of colour for 20mm stone benchtop, panels and kickboard, with fully lined white melamine cabinets.



### Tiled splashback

Your choice of ceramic tiles to vanity splashback to 200mm high.



### Vanity mirror

A micro-edged mirror over the vanity unit adds a modern touch.



### Pop-up plug

## SHOWER AND BATH

Relax and unwind in your contemporary bathtub and shower.



## BATH



### 1675mm acrylic bathtub

*(Where suitable, otherwise 1525mm)*

The Basis bath has a simple and clean white design, with an anti-slip base and dual soap dishes. Also includes a chrome plug and waste.



### Bath tapware

Enjoy style and enduring quality with a chrome bath spout and a wall mixer.



### Ceramic tiles of your choice

Ceramic tiles to the bath hob and riser to 500mm high with a chrome edge trim to junctions, where applicable. Your walls are also protected with tiling on bath splashback up to 400mm high.



SHOWER



Durable shower screen

Powder coated aluminium semi-framed, pivot door shower screen with clear laminated glass.



Wall mixer

Your durable chrome mixer with an easy grip style is made to last.



100mm chrome round floor waste

A smart and simple touch to complete your contemporary bathroom design.



Ceramic wall tiles

Your choice of ceramic tiles from nominated builders range to the shower area (up to 2100mm high). Subject to availability at Selections appointment.



Shower rail

The modern contemporary styling of the Tasman range will add a special finish to any home.



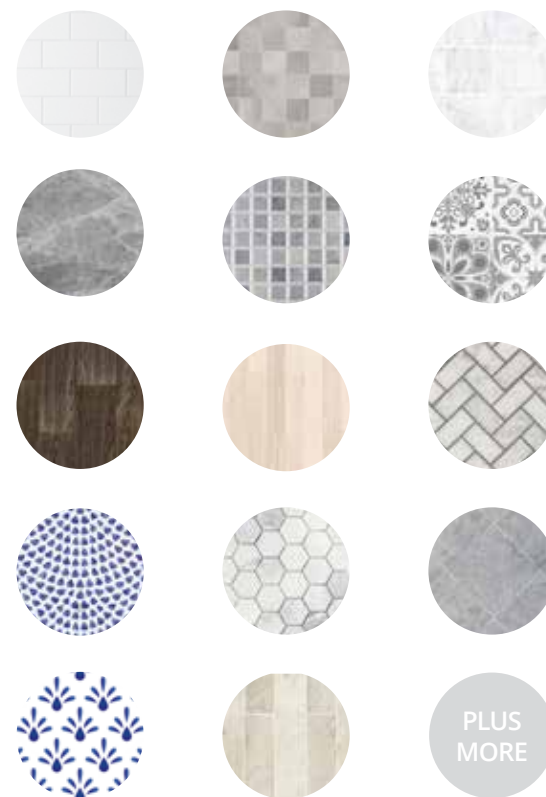
## CUSTOMISABLE FINISHES

No detail is overlooked in your new bathroom design.

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

Ceramic floor tiles to bathrooms and ensuites with skirting to 300mm high, and 150mm high skirting to separate toilets and powder rooms.

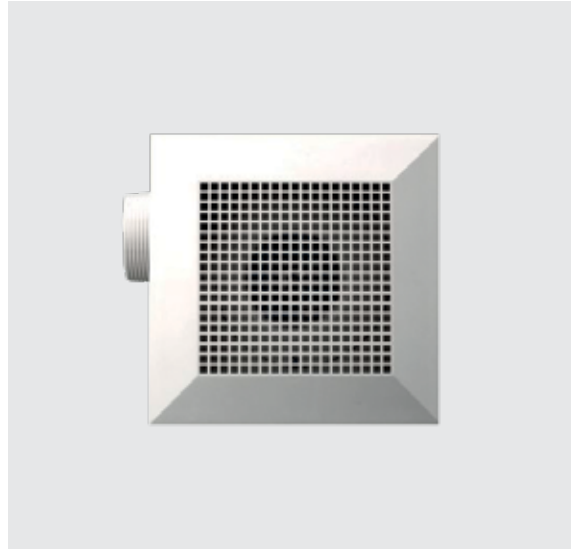
*Images are indicative only. Options available are from H1 builder's range.*





### Light, heating and fan

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



### Exhaust fan

Powder room exhaust fan where applicable (no window).



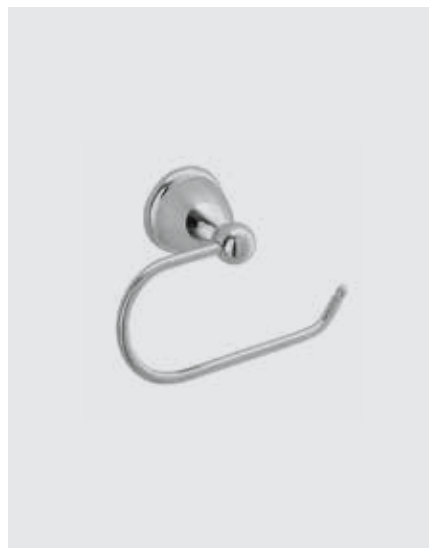
### Ceramic toilet

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.



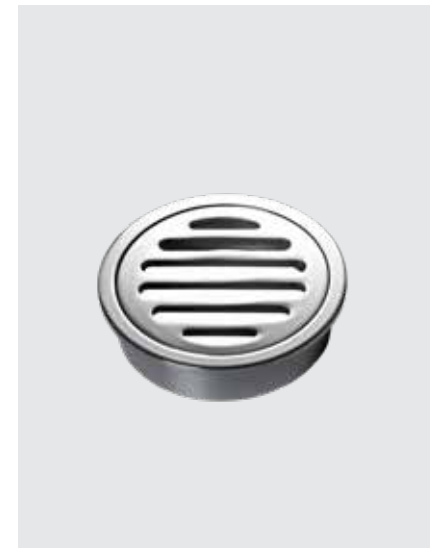
### Toilet roll holder

With a modern chrome finish to match your other accessories.



### Towel ring

*Where required*



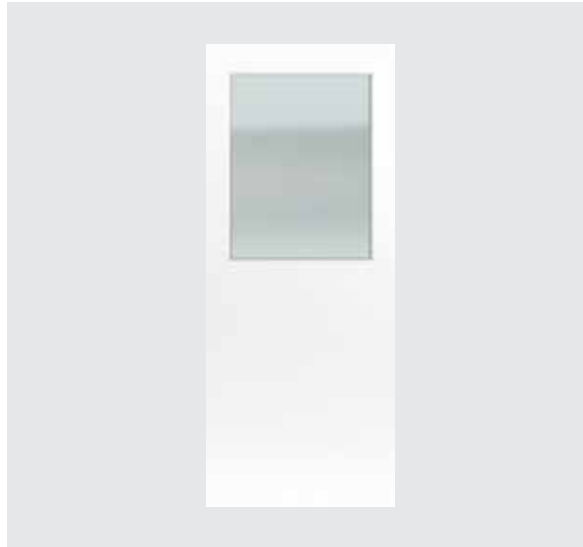
### Round chrome floor waste

A smart and simple touch to complete your contemporary bathroom design.

# H1 Laundry

## LAUNDRY

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



### Laundry door

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



### Lever door handle

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



### Stainless steel tub

42L stainless steel tub with white metal cabinet for all your laundry and household needs.



### Sink mixer

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



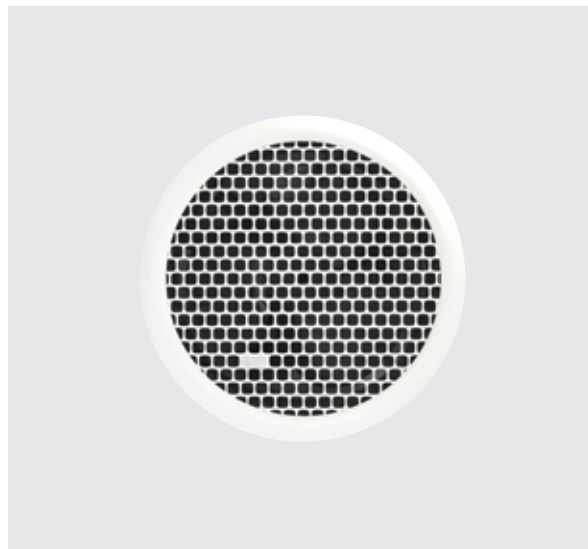
### Under-tub taps

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



### Oyster style light fitting

Durable and reliable light lets you find your way around at any hour.



### Exhaust fan

Standard non-ducted exhaust fan on single storey or laundry with external access. Ducted included on a double storey or where laundry has no external access.



### Double power point

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



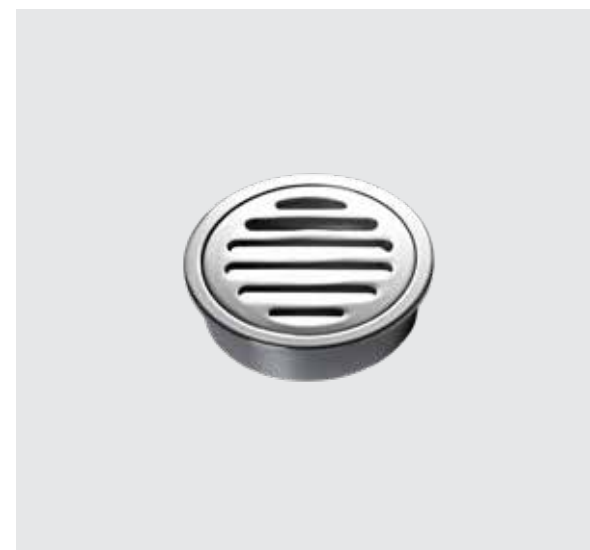
### Ceramic tiled splashback

Protect your laundry walls with your choice of ceramic splashback tiles behind the tub, up to 300mm high.



### Ceramic tiling to laundry floor

Your choice of ceramic tiling to the laundry floor with skirting to 300mm high.



### 100mm chrome round floor waste

A smart and simple touch to complete your contemporary bathroom design.





## 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.*



# 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
- Taubmans® 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 bathrooms.

# PAINT

## MAKE YOUR STYLE STATEMENT WITH COLOUR

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



## KEEP THE FAMILY SWITCHED ON

Relax in comfort with lighting and connectivity throughout.



### NBN READY

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



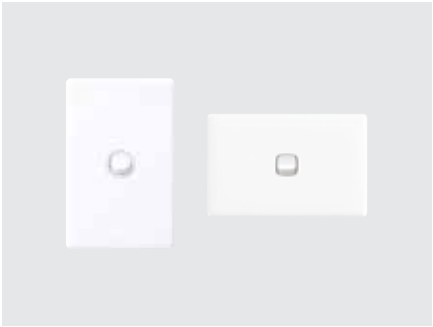
LIGHTING AND ELECTRICAL



**Garage lighting**  
Single-tube fluorescent light fittings.



**Oyster style light fittings**  
With LED globes to kitchen, living and alfresco areas. LED downlight to porch & outside laundry (where allowable).



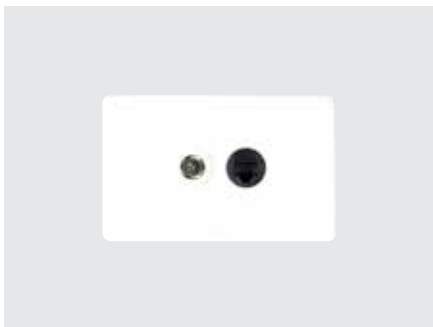
**Light switches throughout**  
Vertical or horizontal white wall mounted light switches.



**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.



**Reverse cycle split system air conditioner**  
6.0kW reverse cycle split system air conditioning system for the family room.



**Bedroom fans**  
1200mm 3 blade metal fan with light.

## INTERNAL DOORS

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

### 2040mm high hollow core Hume flush doors

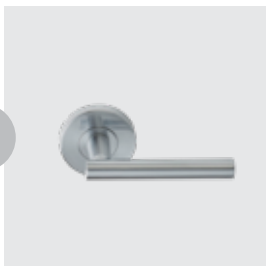
With privacy locks (Bathrooms, Ensuites, Powder Rooms and Master Bedroom), and Taubmans® gloss paint to all timber work including doors, architraves and skirting.



#### Lever door hardware

Available in a satin or bright chrome finish.

OR



#### Lever 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 melamine shelves

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

# STORAGE

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

# 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 to wardrobes and walk-in robes.



## 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

Clean style light fittings with LED globe to alfresco areas.



### LED porch and outside Laundry light

External entry lights let you find your way around.

## EXPAND YOUR LIVING SPACE OUTSIDE

Fully finished and tiled 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.



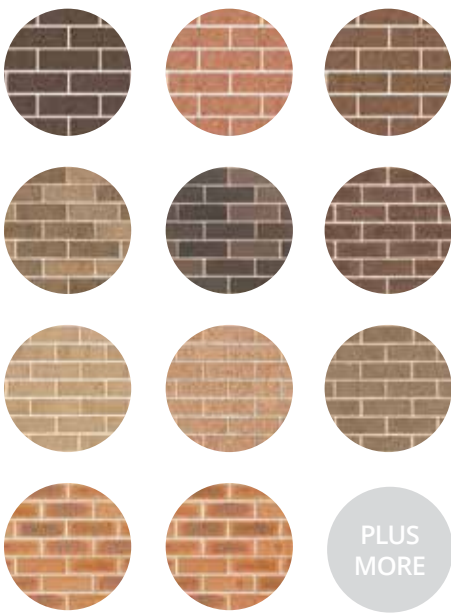
# Brickwork options for the Australian environment

Make a stylish first impression with your choice of bricks.

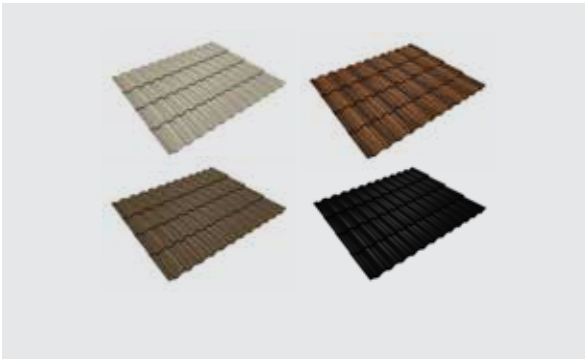
## Also includes

- Your choice of flush, raked or ironed mortar joints
- External wall using brick veneer wall system
- Painted FC over garage door

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



# ROOF



## Concrete tiles

Choose from a range of trend setting colours to compliment whichever palette you have in mind.



## Reflective foil insulation

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



## 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.

# 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.



## Single sliding door to family room

With powdercoat finish in your choice of colour.



## Front door handle

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



## Front door handle

Circular lever door handle with 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.



## Obscure glass windows

Obscure glass to bathroom, ensuite and separate toilet (where applicable).



## Fly screens

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

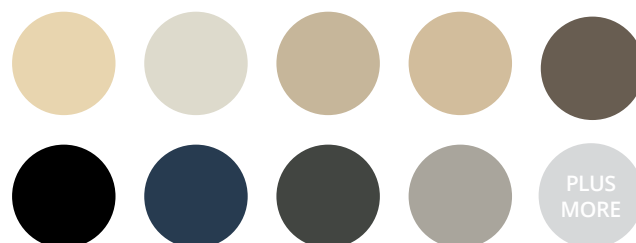




## Arrive in style with an automatic garage door

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

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

## INSULATION



### Sarking wall wrap to all external walls

- R1.5 glasswool insulation batts to external walls (only where lightweight cladding is used)
- R3.0 glasswool insulation batts to ceiling including garage.

## 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



### Termite Protection

- Trithor Blanket Protection to slab penetrations and around entire perimeter of slab
- 50 year warranty from date of installation
- In accordance with the BCA and AS3660.1

## 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



### Heat Pump

Continuous flow water heater (pre-set to 50 degrees). 170L size for 2 x showers, 280L for 3 x showers.



### 2 external garden taps

2 potable water.

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

# 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**

- Certifier Building Approval
- Site Contour Survey by registered surveyor
- Energy Efficiency Report



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

- 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 warranty period
- 6 year structural guarantee
- Warranties and guarantees for individual appliances and fixtures from manufacturers





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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 17/05/2021.