



DESIGNER

INCLUSIONS





DESIGNER

For contemporary style and quality

When you want to create a home environment that represents a true reflection of who you are and contemporary styling remains key, the H2: Designer inclusions package offers a distinctive range of inclusions with a level of flexibility that is sure to satisfy the most discerning of tastes.



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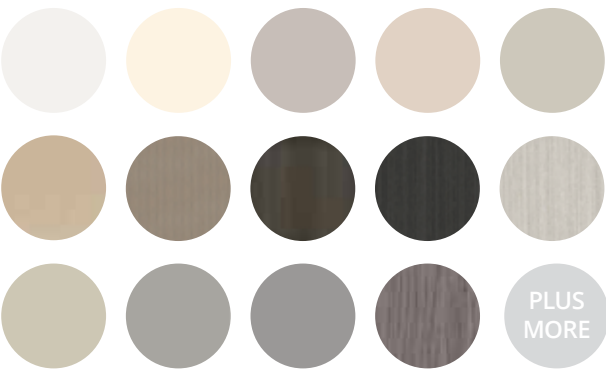
H2 Kitchen

JOINERY

The finest finishes and features have been carefully selected to enhance both style and functionality.

Gourmet cabinets to suit any taste and style

Your H2 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 H2 builder's range at the time of selection appointments.

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.

DESIGNER 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, with cutlery tray to 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.



Soft close

Soft close feature to all kitchen drawers and cabinets.

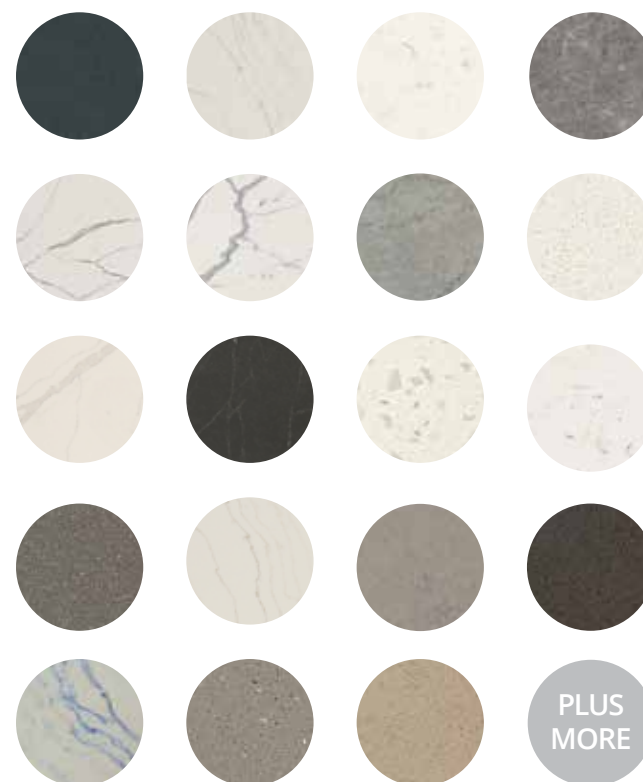
WIDE RANGE OF DOOR HARDWARE

Your choice of stylish handles to lower cabinet doors and drawers from H2 range.



QUALITY SURFACES

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



Custom stone benchtops with a tiled splashback

20mm stone benchtop in your choice of colour, design and profile. Plus, your choice of tiled splashback to underside of overhead cabinets.

Images are indicative only. Options available are from H2 builder's range at the time of selection appointments.





Overmount drop-in double bowl sink

Overmount drop-in double bowl sink with two (2) chrome basket wastes.



Sink mixer

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

OR



Pull-down mixer

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



**DESIGNER
SINKWARE**

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



QUALITY APPLIANCES

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



Stainless steel built-in microwave oven
with trim kit



Large capacity stainless steel dishwasher

YOUR CHOICE OF OVEN & COOKTOP



Stainless steel dual fuel freestanding cooker

The home cook's delight, with an impressive width that makes it easy to get things in and out of the oven. With five gas burners, you will be able to cater for any occasion.

YOUR CHOICE OF RANGEHOOD



Stainless steel integrated rangehood with lighting

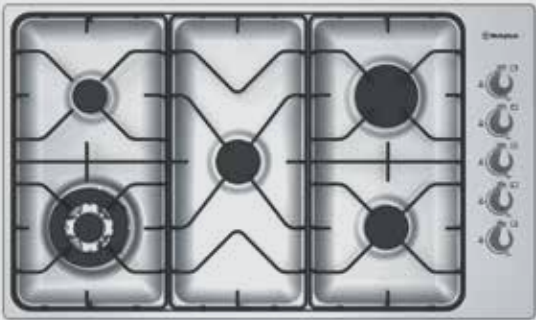


Stainless steel canopy rangehood with LED lighting

OR



OR

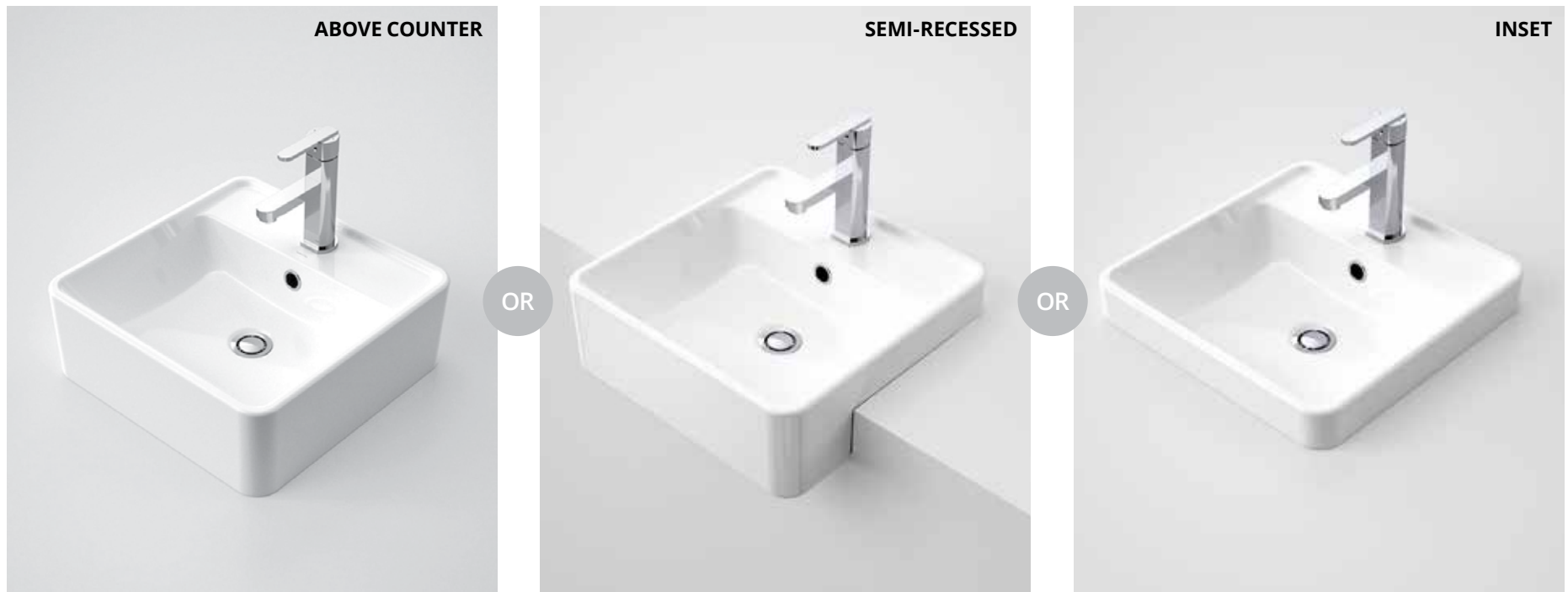


AND



Stainless steel cooktop and electric oven

For those that enjoy a sleek, modern look, you can choose between a cooktop and oven combination in lieu of the freestanding cooker. You can nominate whether you prefer an electric or gas cooktop (where gas supply is available).



Basin

Your choice of semi-recessed, inset or above counter basin with straight lines that integrates seamlessly with your cabinetry and features a chrome pop-up plug.

VANITY AND ACCESSORIES



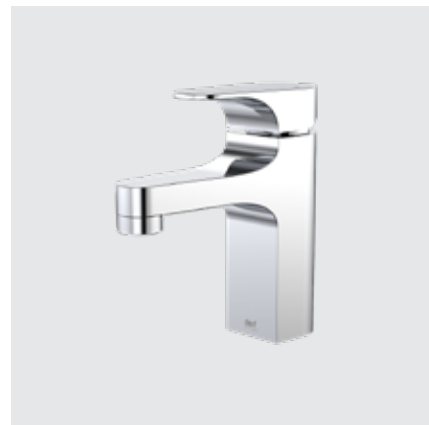
Tiled splashback

Ceramic tiles to vanity splash back to 200mm high.



Vanity mirror

Frameless micro edged vanity mirror.



Basin mixer

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



Door handles

Your choice of vanity door handles from the H2 range.

VANITY

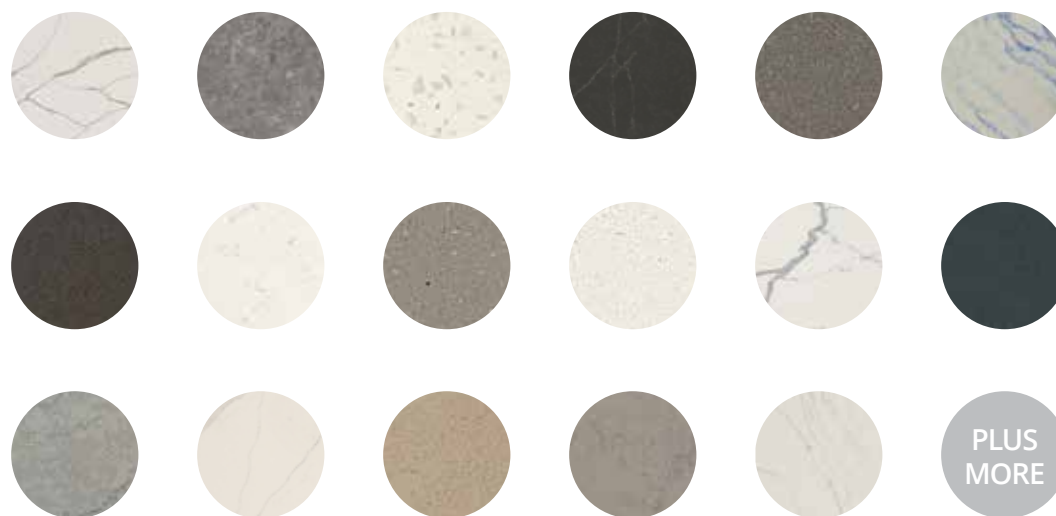
Personalise your bathroom vanity with selection of cabinet and tile finishes.



Contemporary vanity design

Contemporary floating style vanity design with shadowline feature to front and 20mm stone benchtop in your choice of colour, design and profile.

Images are indicative only. Options available are from H2 builder's range at the time of selection appointments.



SHOWER SCREEN



Semi-frameless shower screen

Semi-frameless shower screens with pivot door, chrome trim and clear laminated glass.

TAPWARE



Shower rail

Features an ergonomic hand shower bracket with push button for easy height adjustment.



Bath spout

A sleek design with a polished chrome surface to compliment your modern bathroom.



Matching wall mixers

Shower and bath wall mixer features a polished chrome mixer with clean lines and smooth surfaces for a contemporary finish.

SHOWER NICHE



Tiled shower niche

Tiled niches (600x300mm) to two showers of your choice.

WASTES



Chrome basin waste

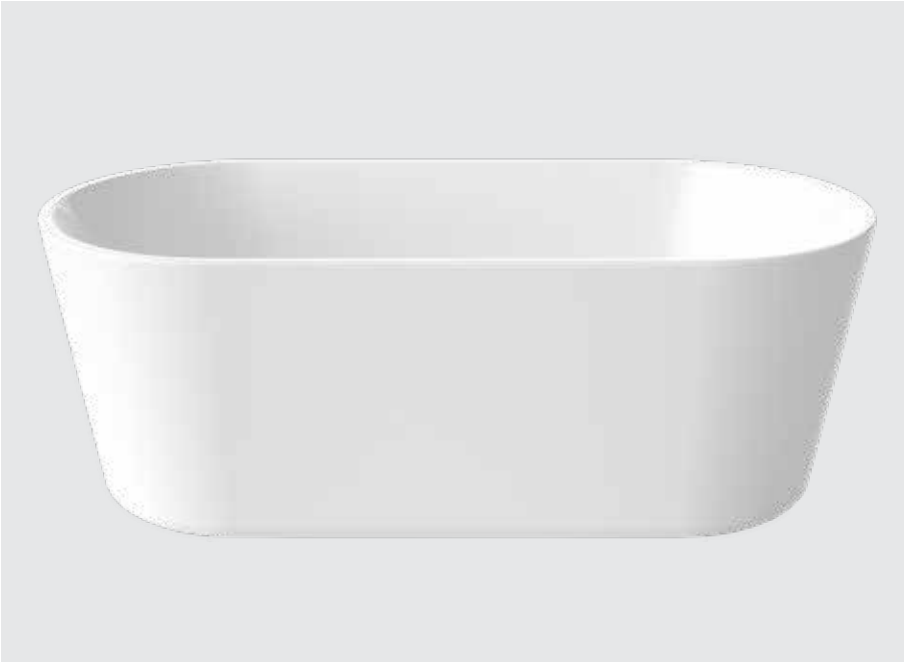
Provides a matching look to your H2 designer basins. Separate plug is provided.



Smart tile shower floor waste

Integrated floor waste compliments your modern new home.

BATHS



Freestanding bathtub

1775mm acrylic white bath tub to one bathroom (*where suitable, otherwise 1580mm*)

AND



Built-in acrylic bathtub

Additional 1675mm acrylic white bath tub to additional bathrooms (*where suitable, otherwise 1525mm*)

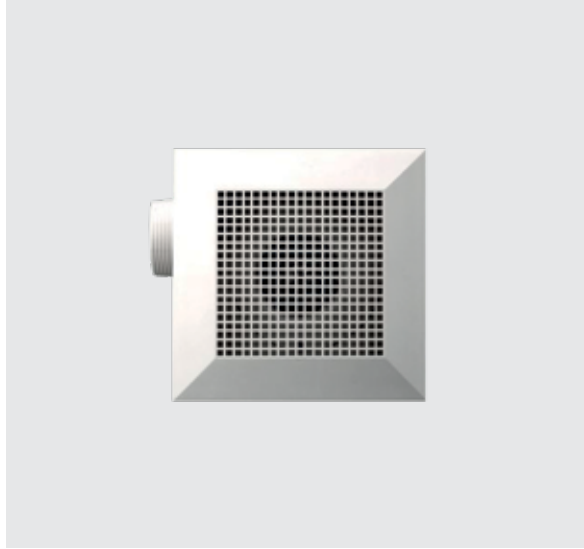
SHOWER
AND BATH

Relax and unwind in your
contemporary bathtub
and shower.



**Light, heating and fan**

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

**Exhaust fan**

Powder room exhaust fan where applicable (no window)

**Ceramic coupled toilet**

Soft close coupled toilet suite with Cleanflush® technology.

**Smart tile floor waste**

Integrated floor waste compliments your modern new home.

**Double towel rail**

Contemporary design for a sleek look, easy installation and fuss-free maintenance.

**Toilet roll holder**

A modern design to suit your other accessories.

CUSTOMISABLE FINISHES

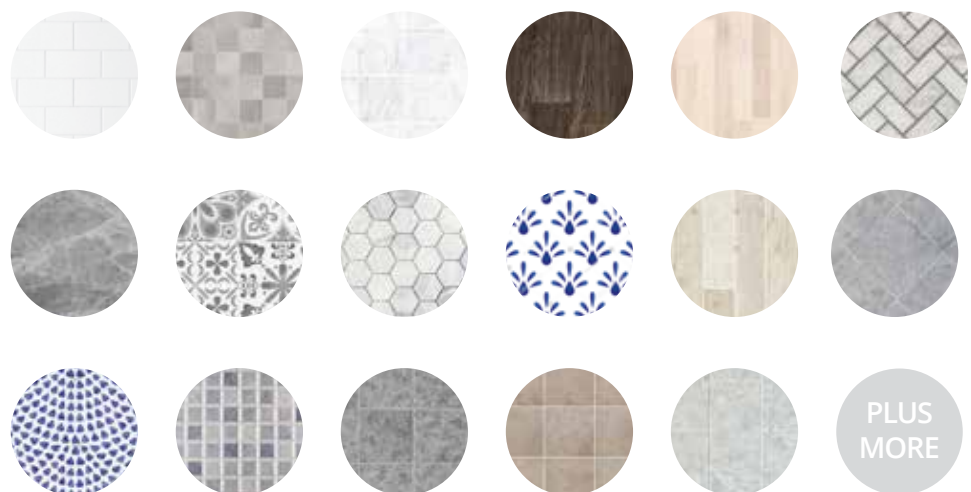
No detail is overlooked in your new bathroom design.



Add your personal touch with your choice of bathroom tiling

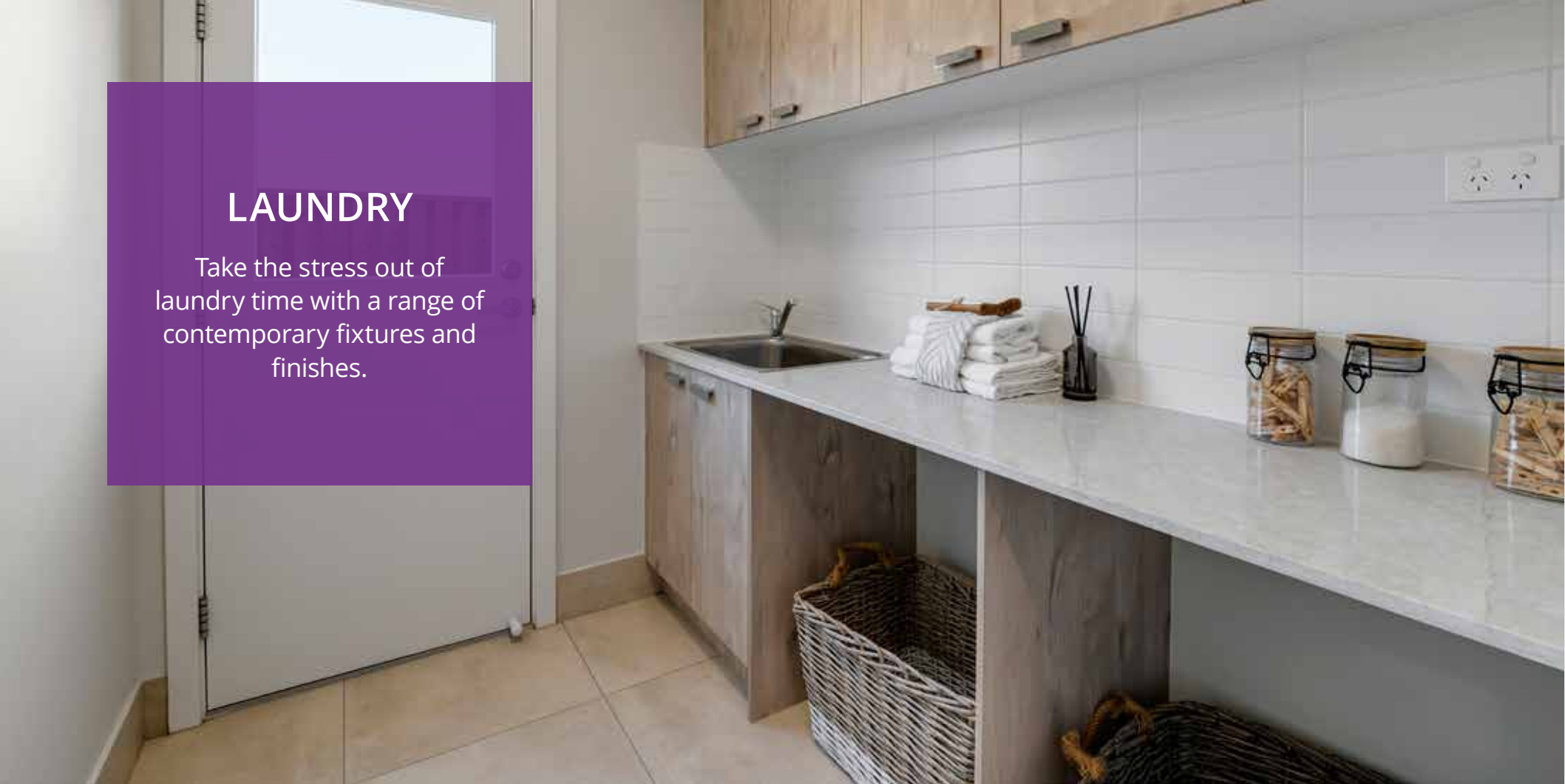
Your choice of ceramic wall tiles to shower area to 2100mm high. Ceramic floor tiles to bathrooms and ensuites with skirting to 300mm high, and 150mm high skirting to separate toilets and powder rooms. Ceramic tiles to the bath hob and riser to 500mm high with a chrome edge trim, where applicable. Bath splashback tiling to your walls up to 400mm high.

Images are indicative only. Options available are from H2 builder's range at the time of selection appointments.



LAUNDRY

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



Fully lined laundry cabinet

Contemporary built-in laundry cabinet (1200mm long), finished in your choice of colour to door fronts, panels and kickboards, along with a 20mm stone benchtop.



Large stainless steel tub

45L stainless steel drop in tub, integrated into your laminated laundry cabinet, which has been customised in your choice of colour finish.



Sink mixer

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



Laundry door

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



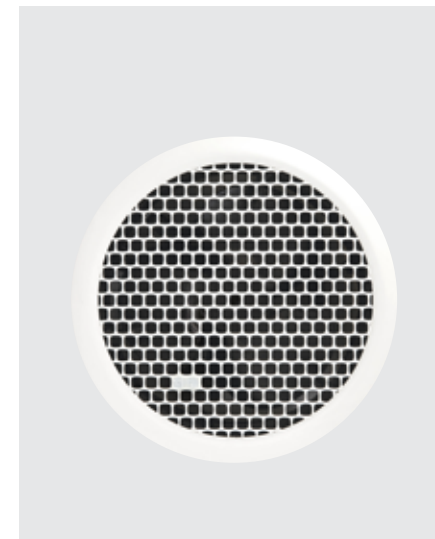
Lever door handle

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



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 double storey or where laundry has no external access.



Power and water provisions

Concealed under-tub washing machine taps for added laundry utility. A double power point is also included 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 matching tile skirting to 300mm high.



Smart tile floor waste

Integrated floor waste compliments your new home by seamlessly blending in with your choice of floor tiling.

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.



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HIGH CEILINGS



Plenty of room to move with high ceilings

Both single and double storey homes feature high ceilings measuring 2590mm, giving your new home a sense of spaciousness and letting more natural light flow throughout.

STAIRCASE



Staircase to double storey designs only

Solid staircase with pine timber handrails, newel and cappings with gloss paint finish. Black powder coated square steel balusters. Carpet on treads and risers to match the internal areas of your home.

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 your home, excluding bathrooms

PAINT



MAKE YOUR STYLE STATEMENT WITH COLOUR

Let your home reflect your style with your choice of colour to all internal walls in flat acrylic paint.

LIGHTING AND ELECTRICAL



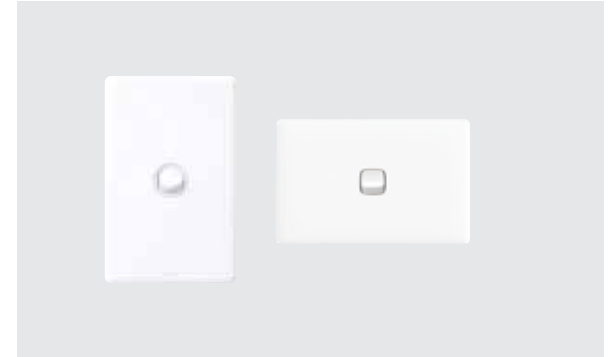
Garage lighting

Single-tube fluorescent light fittings.



Oyster style light fittings

With LED globes to kitchen and living areas. LED downlight to porch & outside laundry (where allowable).



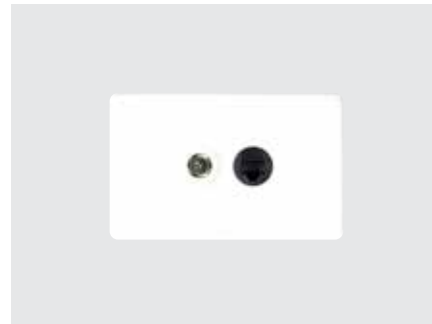
Light switches throughout

Vertical or horizontal white wall mounted light switches.



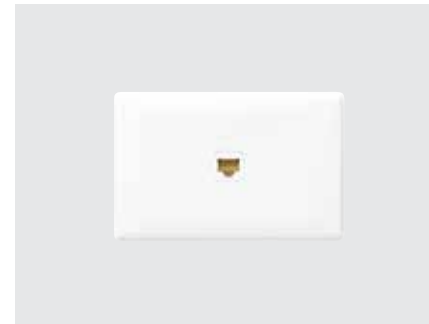
Power points throughout

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



Smoke detectors

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



Bedroom fans

1200mm 3 blade metal fan with light.



NBN Ready

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



YEAR-ROUND COMFORT

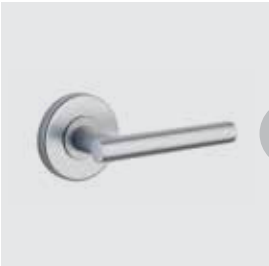
Enjoy year-round comfort with a 3 phase day/night ducted air conditioning system (suitable to the size of the home).

INTERNAL DOORS

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

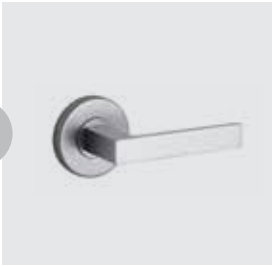
2040mm high hollow core Hume Linear range panel doors

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

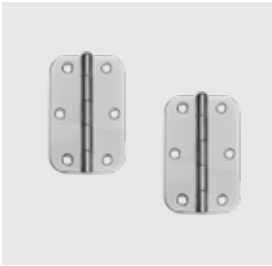


Door hardware
Available in a satin or bright chrome finish.

OR



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.



WARDROBES



Mirrored sliding doors

2100mm high aluminium semi frameless mirrored sliding doors to built in wardrobes.



Wardrobe doors to match internals

2040mm high hollow core with painted finish (match internal doors).



Wardrobe shelving

Single white melamine shelf with white hanging rail and bank of 3 drawers to wardrobes and walk-in-robos.

LINEN CUPBOARD



Linen cupboard doors to match

2040mm high hollow core Hume Linear range 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 clothing, linens and small items.

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

Outdoor Ceramic floor tiles to Balcony and Alfresco with 150mm riser tile to external edge.

ALFRESCO AND PORCH LIGHTING



Alfresco lighting

Clean style light fittings with compact fluorescent globe to alfresco areas.



Front porch lighting

LED downlight to exposed concrete and outside laundry (where allowable).

EXPAND YOUR LIVING SPACE OUTSIDE

Fully finished and tiled alfresco included with every Hudson Home.

H2 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



OR



Steel roofing

Steel roofing in your choice of colour from builder's range.

Concrete roof tiles roofing

Your choice of concrete roof tiles.



Reflective foil insulation

Reflective foil insulation (sarking) to underside of steel roof.



Two rotary roof ventilators

Increase natural airflow durable ventilators in your choice of colour.



Matching Fascia, gutters and downpipes

Designed to look great and protect your home from the changing Australian climate. Painted UPVC 90mm downpipes to match your fascia and gutters.



450mm fibre cement eaves lining

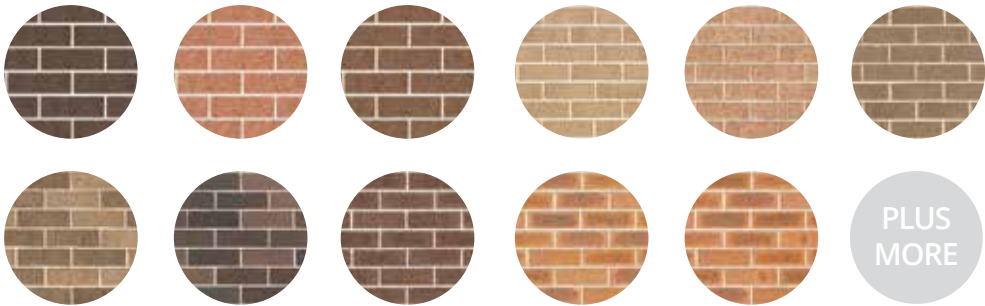
Sturdy cement lining to your wide eaves (including front porch) add the finishing touch.

Brickwork options for the Australian environment

Make a stylish first impression with your choice of bricks.

Also includes

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



Images are indicative only. Options available are from H2 builder's range at the time of selection appointments.

EXTERNAL DOORS

Entry door

2040mm x 820mm 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

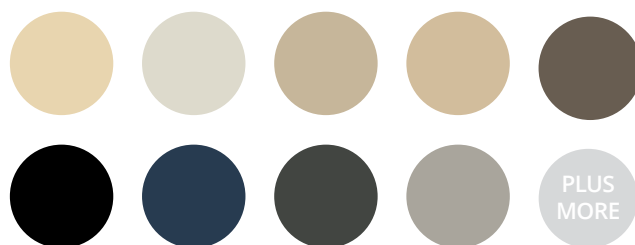
With fibreglass mesh to all opening windows and rear sliding door.



Arrive in style with an automatic garage door

Your H2: Designer 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.



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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 taps.

**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

- Building Certification
- 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 Form 21



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 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 17/05/2021.