

H1

SMART

INCLUSIONS





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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VIRTUAL TOURS

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OVER 200 FLOORPLANS

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



FREE ONLINE QUOTE

Get a FREE customised quote emailed to you via our online Quick Quote.

H1 Kitchen

JOINERY

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



SPECTRUM
DESIGN STUDIO

LET YOUR IMAGINATION RUN WILD

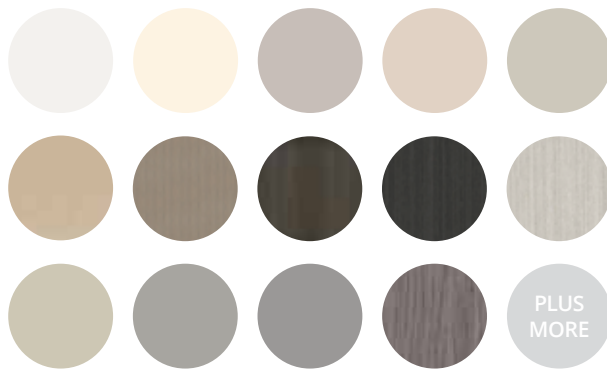
Visit our Spectrum Design Studio to customise your kitchen with hundreds of colour and style options.

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

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 by Polytec.

Images are indicative only. Options available are from H1 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.

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.

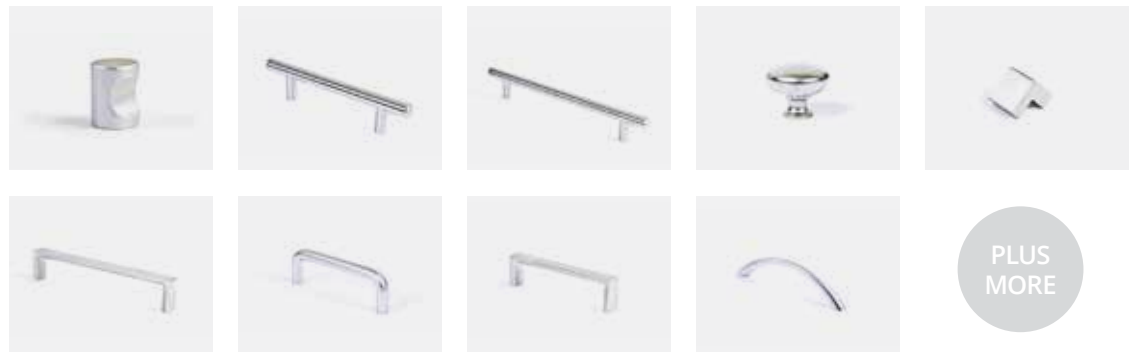


Standard fridge opening

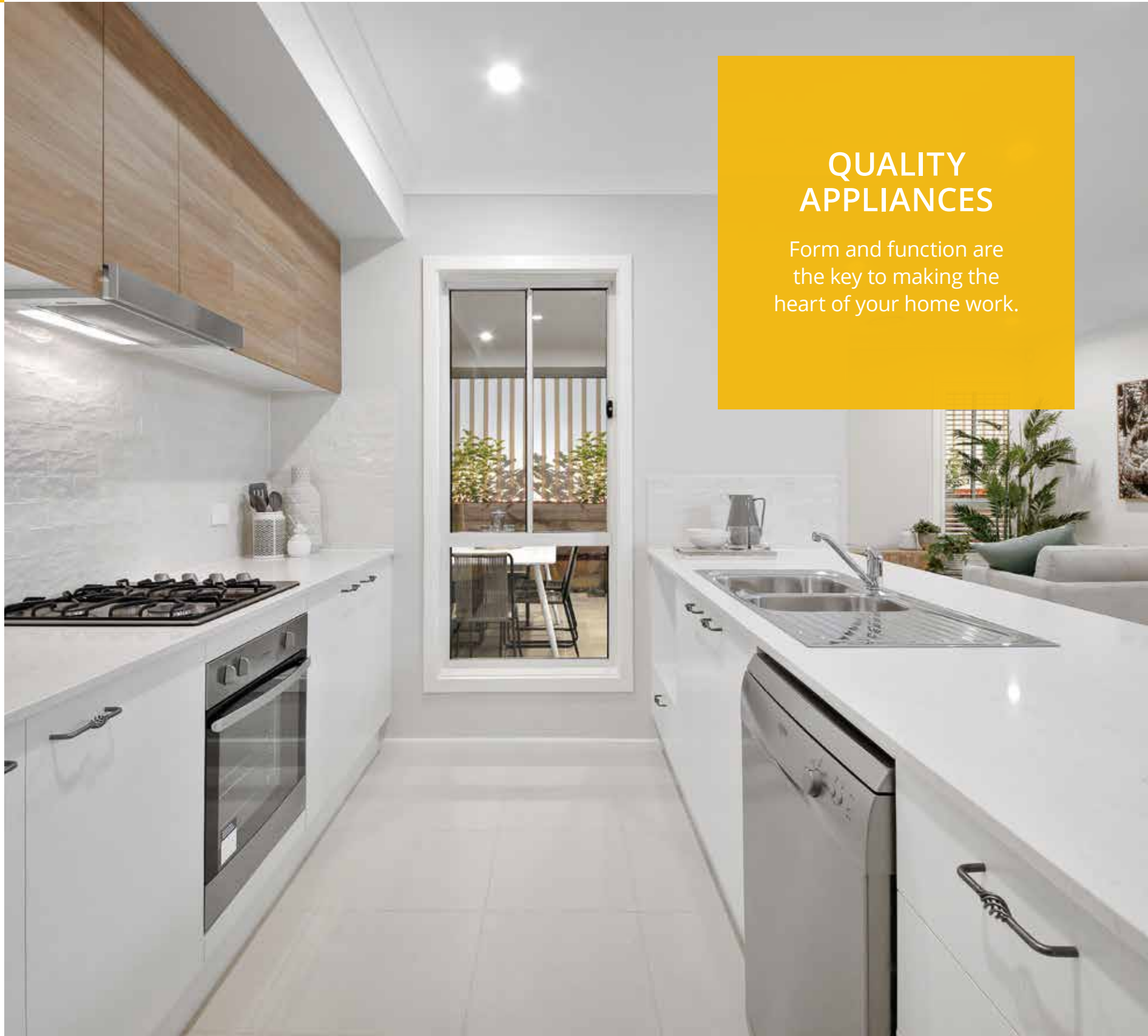
Designed to fit a standard double door fridge with a matching fully lined overhead cabinet.

WIDE RANGE OF DOOR HARDWARE

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



H1 Kitchen



OVEN AND COOKTOP



Stainless steel electric oven

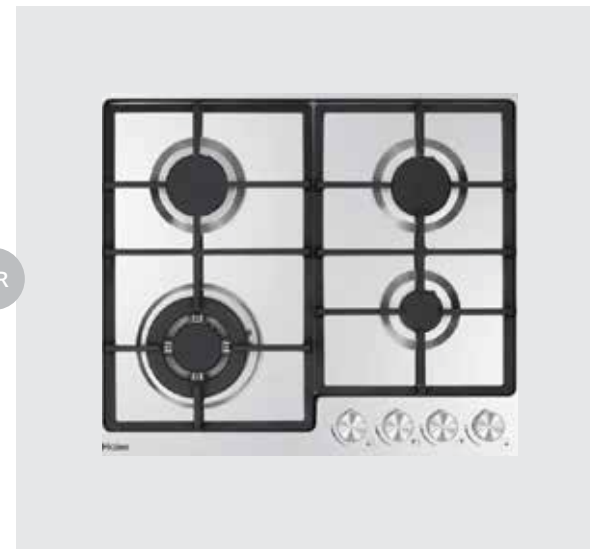
Take your cooking to the next level and create the perfect roast every time.



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 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 HPM single powerpoint (microwave not included).

QUALITY SURFACES

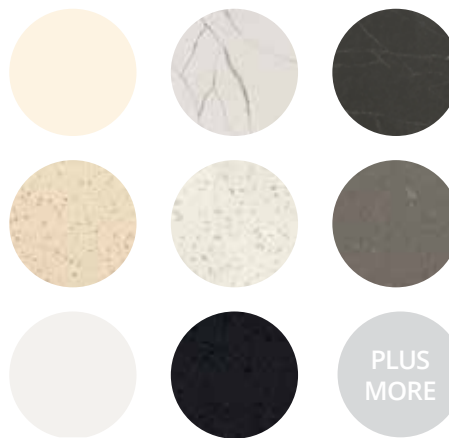
Durable surfaces give your kitchen a smart, tactile elegance that stands the test of time.

Custom benchtops and tiled splashback

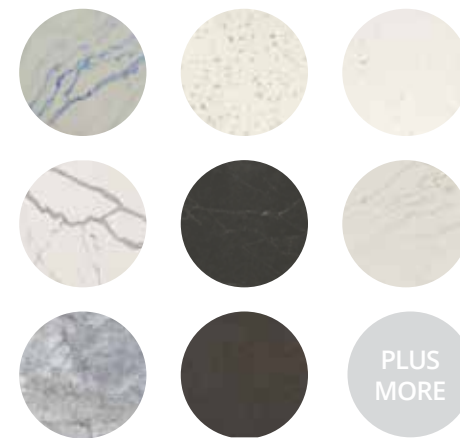
Add style to your H1 kitchen with a rolled edge laminate (NSW) or 20mm stone (QLD) benchtop in your choice of colour. You can pair this with a beautiful tiled splashback to the underside of your overhead kitchen cabinets.

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

NSW Only



QLD Only



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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.

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



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.

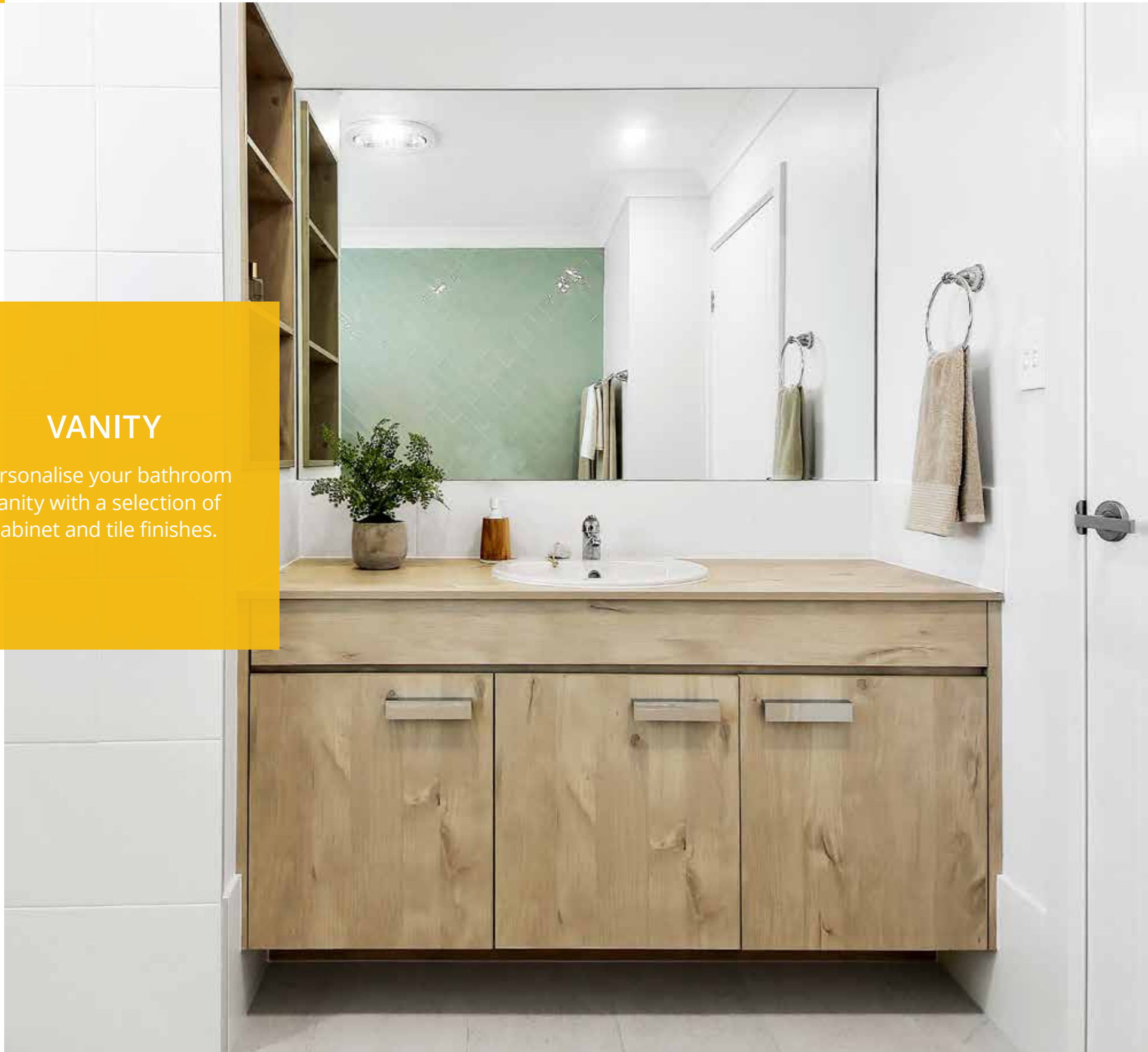
SMART SINKWARE

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

H1 Bathroom

VANITY

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



CHOICE OF SINK



Stylus Venecia semi-recessed basin

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



Stylus Venecia 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 laminated 16mm 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

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



Pop-up plug

SHOWER AND BATH

Relax and unwind in your contemporary bathtub and shower.

BATH



Acrylic bathtub

(Where suitable, otherwise 1525mm)

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 from the Elegance range and a wall mixer from the Venecia range.



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 framed (NSW) or semi-framed (QLD), pivot door shower screen with clear laminated glass.



Stylus Venecia wall mixer

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



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.

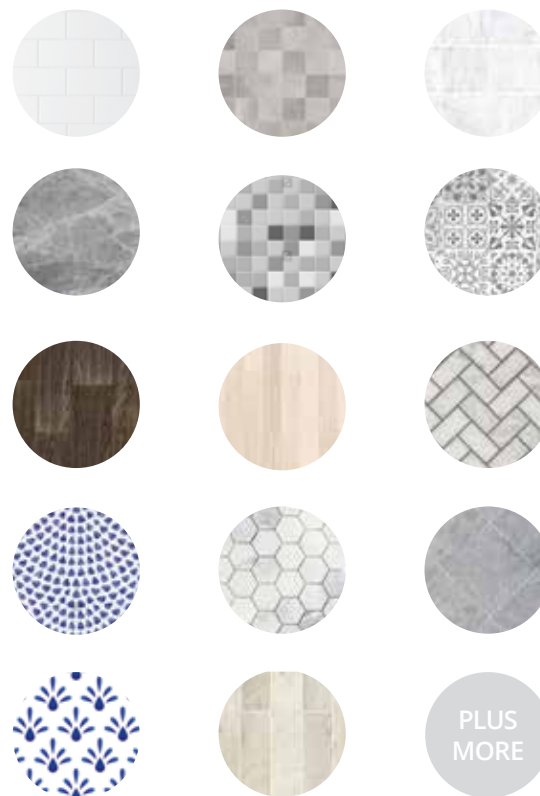
CUSTOMISABLE FINISHES

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 at the time of selection appointments.

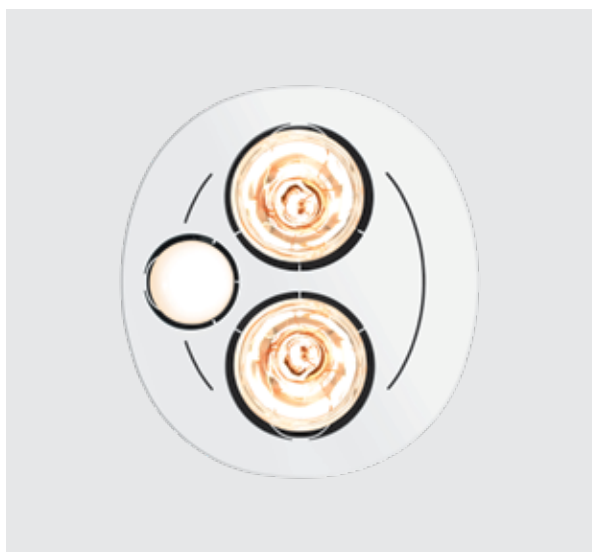


SPECTRUM
DESIGN STUDIO

FIND THE PERFECT TILE FOR YOU

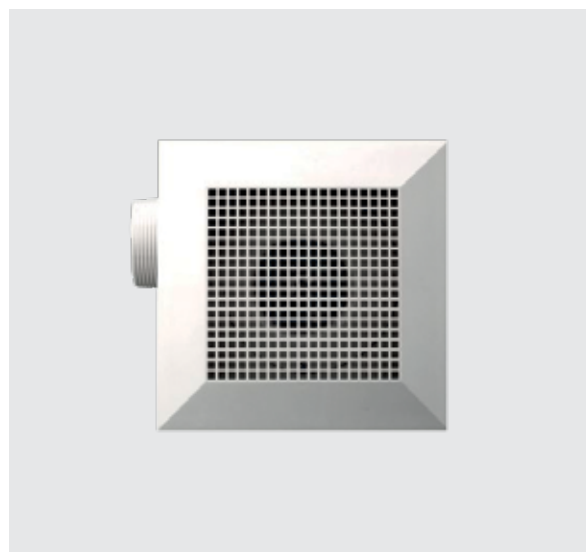
Classic or modern? Coloured or patterned? The choice is yours. We have hundreds of tile options to suit any style, taste and budget.

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



Light, heating and fan

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



Exhaust fan

Powder room exhaust fan where applicable (no window).



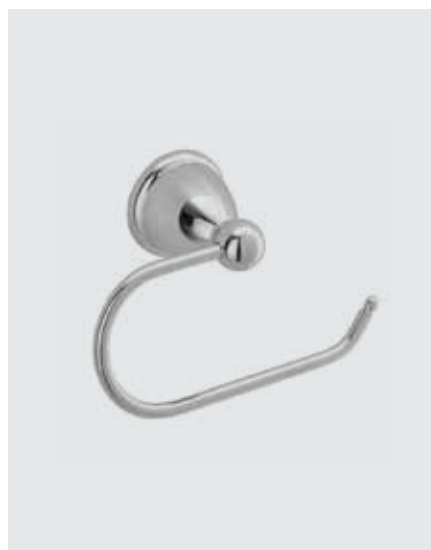
Stylus Venecia toilet

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



Towel rail

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



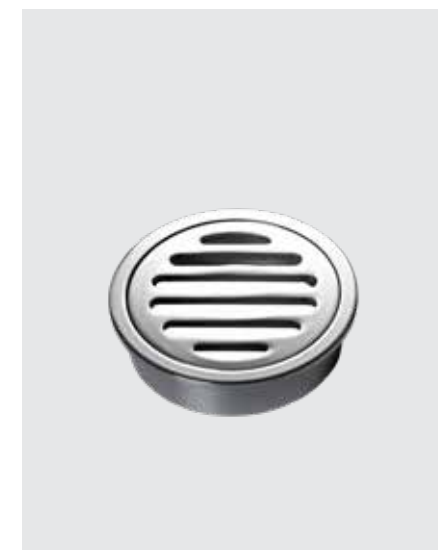
Toilet roll holder

With a modern chrome finish to match your other Venecia accessories.



Soap dish

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

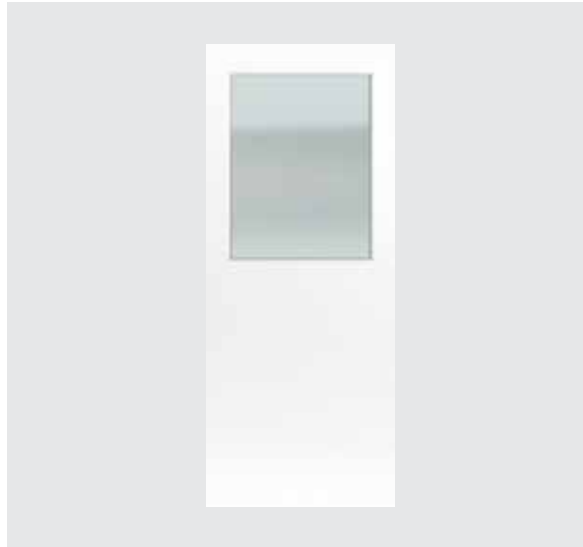


Round chrome floor waste

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

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 single (NSW) or double (QLD) 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.



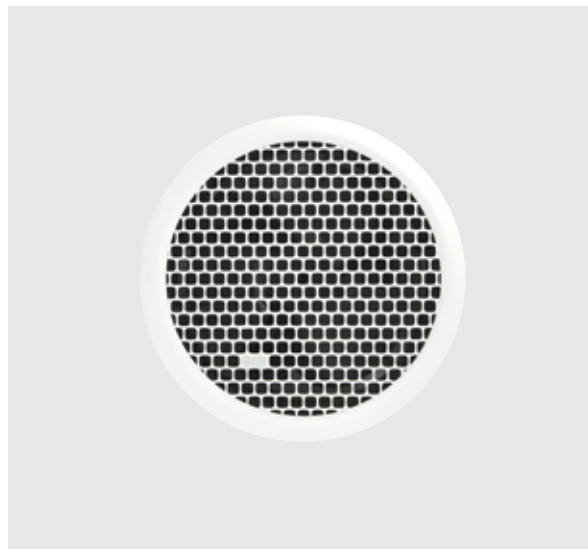
Under-tub taps

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.



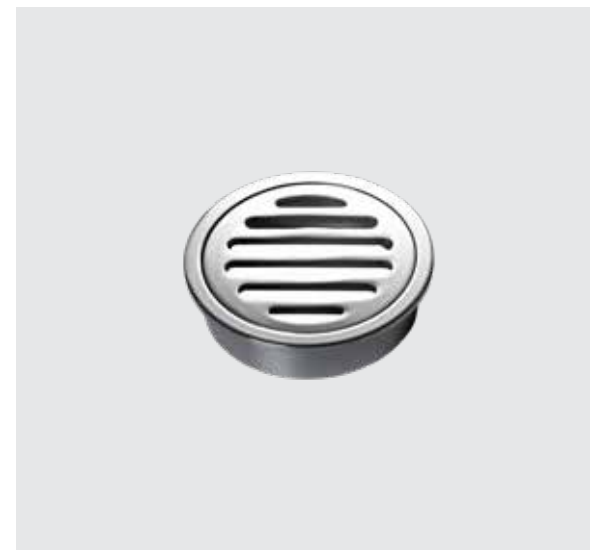
Ceramic tiled splashback

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.



Chrome round floor waste

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

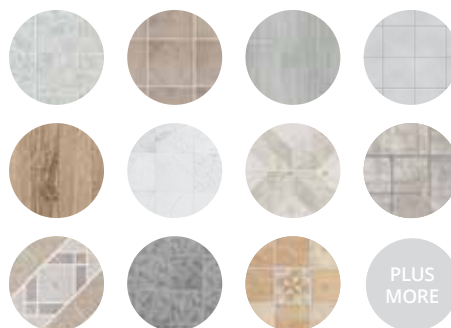


QUALITY FLOORS THROUGHOUT

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

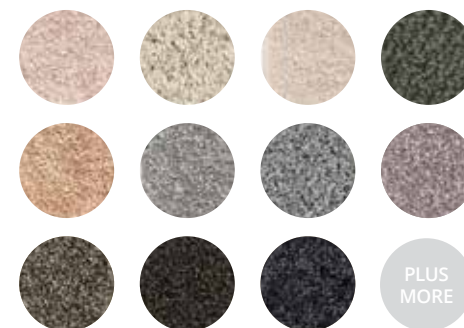
Modern ceramic tiles to match your lifestyle

Your choice of ceramic tiles to entry, hallway, family, kitchen 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.



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.

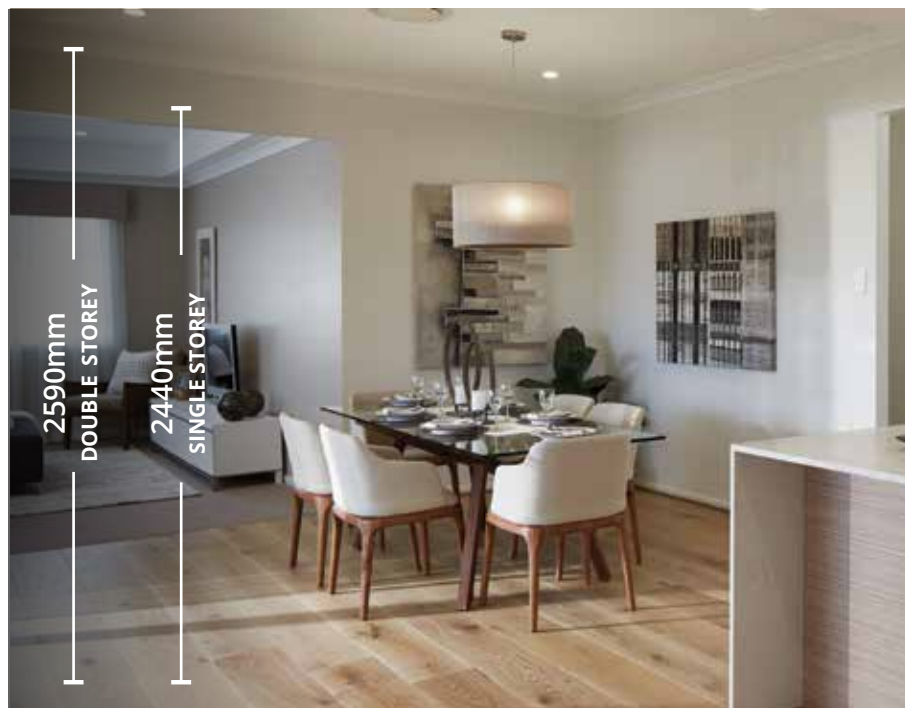


SPECTRUM
DESIGN STUDIO

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** Spectrum Design Studio for NSW built homes only*

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 bathrooms.

PAINT

MAKE YOUR STYLE STATEMENT WITH COLOUR

Let your home reflect your style with your choice of paint to the walls, ceiling and all timber work.



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



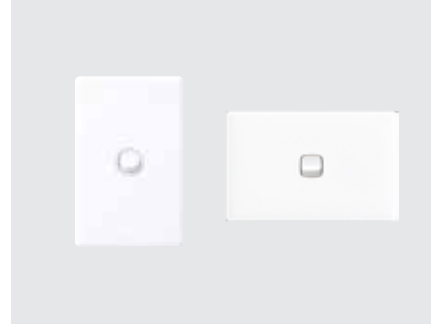
Garage lighting

Twin-tube fluorescent light fittings.



Oyster style light fittings

NSW: Compact fluorescent globes to kitchen, bedrooms and living areas.
QLD: LED globes to kitchen, living and alfresco areas. LED downlight to porch and outside laundry (where allowable).



Light switches throughout

HPM vertical or horizontal white wall mounted light switches.



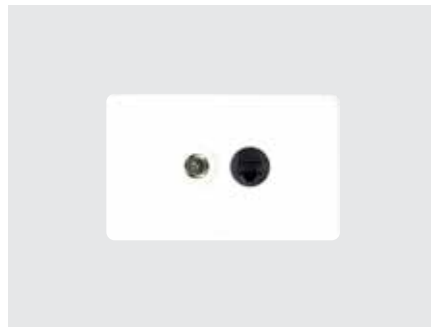
Smoke detectors

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



Power points throughout

Double power points throughout with singles to dishwasher and microwave.

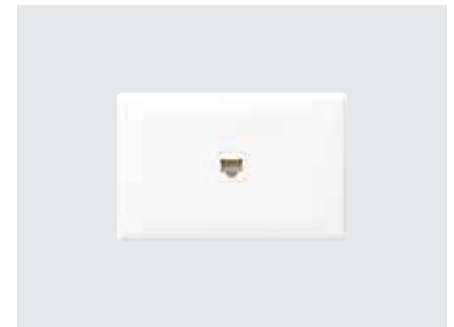


TV outlet points

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.



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.



Bedroom fans

1200mm 3 blade metal fan with light (QLD only).

INTERNAL DOORS

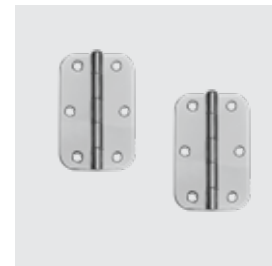
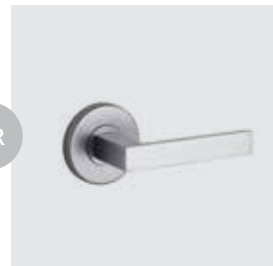
Enjoy some peace and quiet with our stylish door furniture options.

2040mm high hollow core Hume flush doors

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



OR



Lever door hardware

NSW: Available in satin brushed chrome or polished chrome finish.

QLD: 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 Hume 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.



FIND A HOME FOR YOUR CLOTHES

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

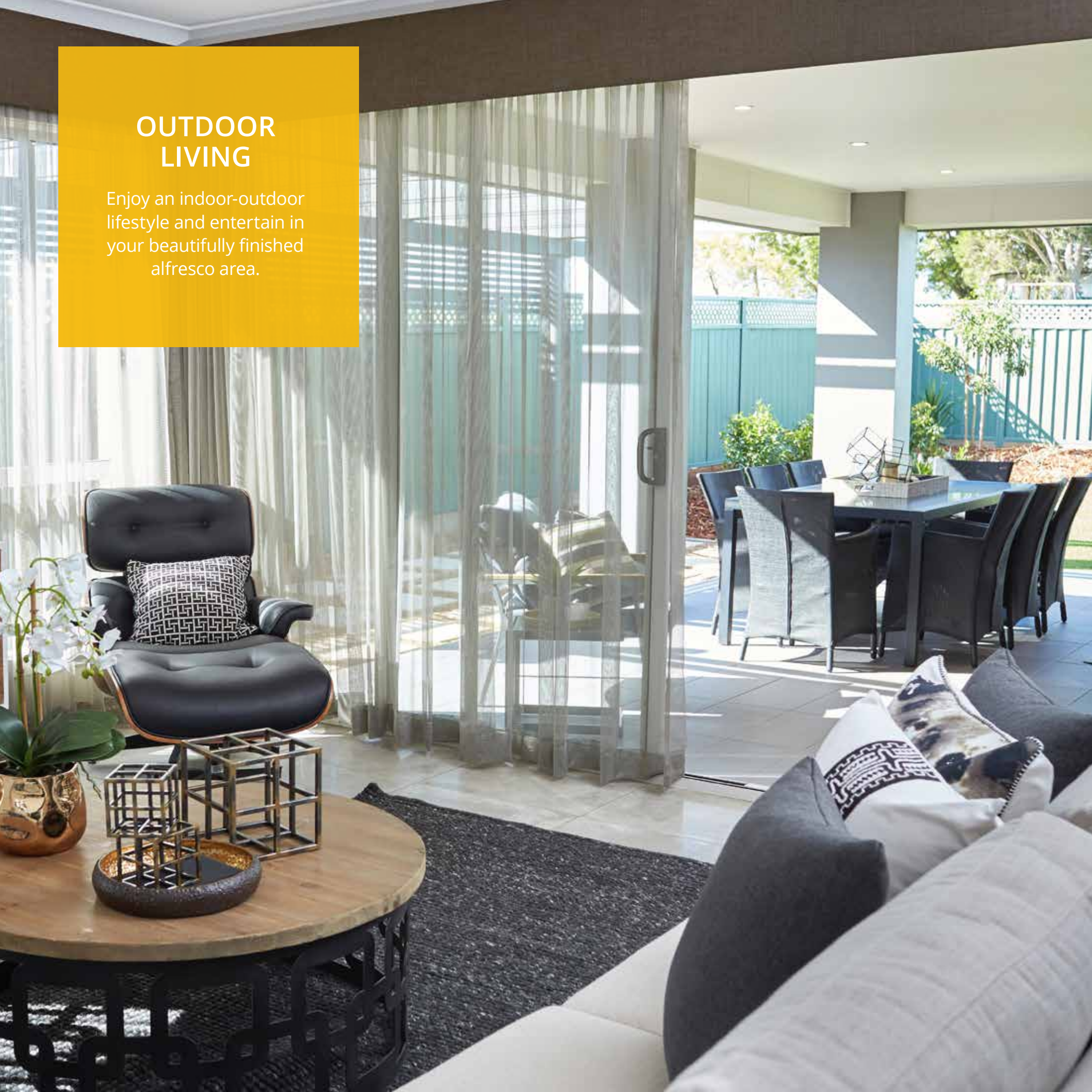


SPECTRUM
DESIGN STUDIO

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

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 Front Porch (NSW), balcony and alfresco area with a 150mm riser tile to external edge.

ALFRESCO AND PORCH LIGHTING



Alfresco lighting

Clean style light fittings with compact fluorescent globe (NSW) or LED globe (QLD) to alfresco areas.



External entry lights

Find your way around with front porch (LED in QLD) and outside laundry light (QLD).

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.



SPECTRUM
DESIGN STUDIO

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.

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 H1 builder's range at the time of selection appointments.



ROOF



Steel roofing

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



Two rotary roof ventilators

Increase natural airflow durable ventilators in your choice of colour.



Reflective foil insulation

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



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.

MATCH YOUR STYLE

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

EXTERNAL DOORS

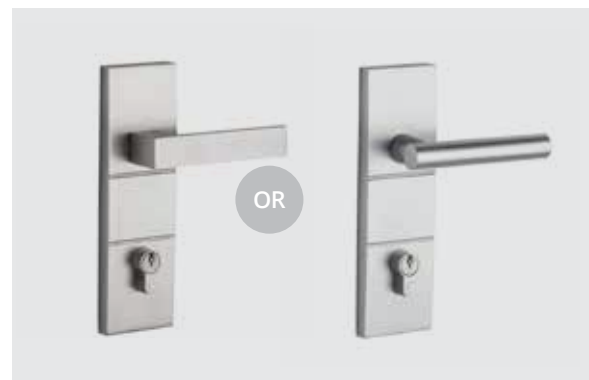
Front entry door

Your choice from nominated Hume 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 or circular lever door handle with deadlock is available in a satin brushed chrome or polished 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

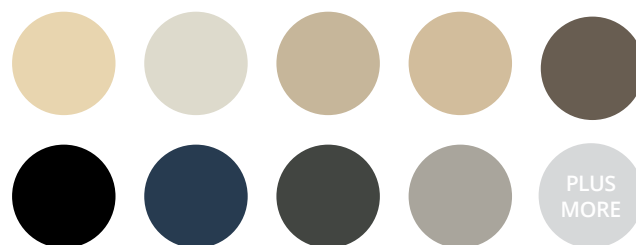
With fibreglass mesh to all opening windows and rear sliding doors.



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.



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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'.

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 (QLD only)
- Waterproofing to all wet areas and external balcony areas

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

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

INSULATION



External walls

NSW: R2.0 glasswool insulation batts to suit BASIX requirements (excluding garage)

QLD: Sarking to external walls

Ceiling insulation

NSW: R3.5 glasswool insulation batts to suit BASIX requirements (excluding garage)

QLD: R3.0 glasswool insulation batts

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. v
QLD: 170L electric heat pump.



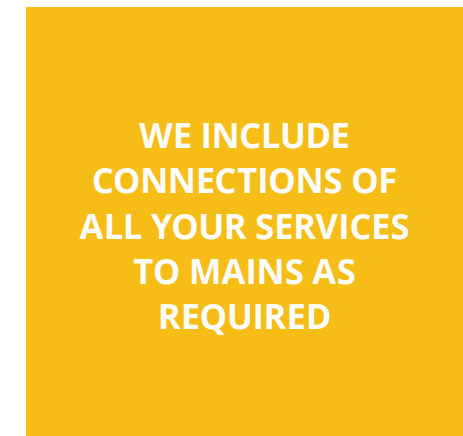
2 external garden taps

1 potable water, 1 rain or recycled water.



1 gas bayonet to living (NSW only)

Subject to availability of natural gas.





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 (NSW only)
- Preparation and lodgement of Construction Certificate (CC), including drafting of construction drawings and all applicable fees (NSW only)
- Certifier Building Approval (QLD only)
- Site Contour Survey by registered surveyor
- BASIX (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 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

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.



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.



ONE CONVENIENT LOCATION

There's no longer a need to drive all around town looking for the right products in the right colour combinations as all your interior options, from paint to appliances, can now be selected in one convenient location. Our Spectrum Design Studio offers a convenient experience, bringing together a wide range of brands, from high-end designers to budget brands.



LEADING DESIGNER BRANDS

All your favourites brands on display at our Spectrum Colour Studio. Our design team have hand-picked our brands and suppliers to ensure you 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.



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hudsonhomes.com.au

1300 246 700

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 Quality Build Guarantee only applies to new tenders requested after 1/09/2021.

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 basis 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 02/12/2022.