



DESIGNER

INCLUSIONS



H2

For contemporary style and quality

When you want to create a home environment where contemporary styling remains key and is a true representation and reflection of who you are, 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.

Contents



Kitchen Inclusions	02
Bathroom Inclusions	08
Laundry Inclusions	14
Interior Inclusions	16
Exterior Inclusions	22
Essentials Inclusions	32

Visit hudsonhomes.com.au



VIRTUAL TOURS

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



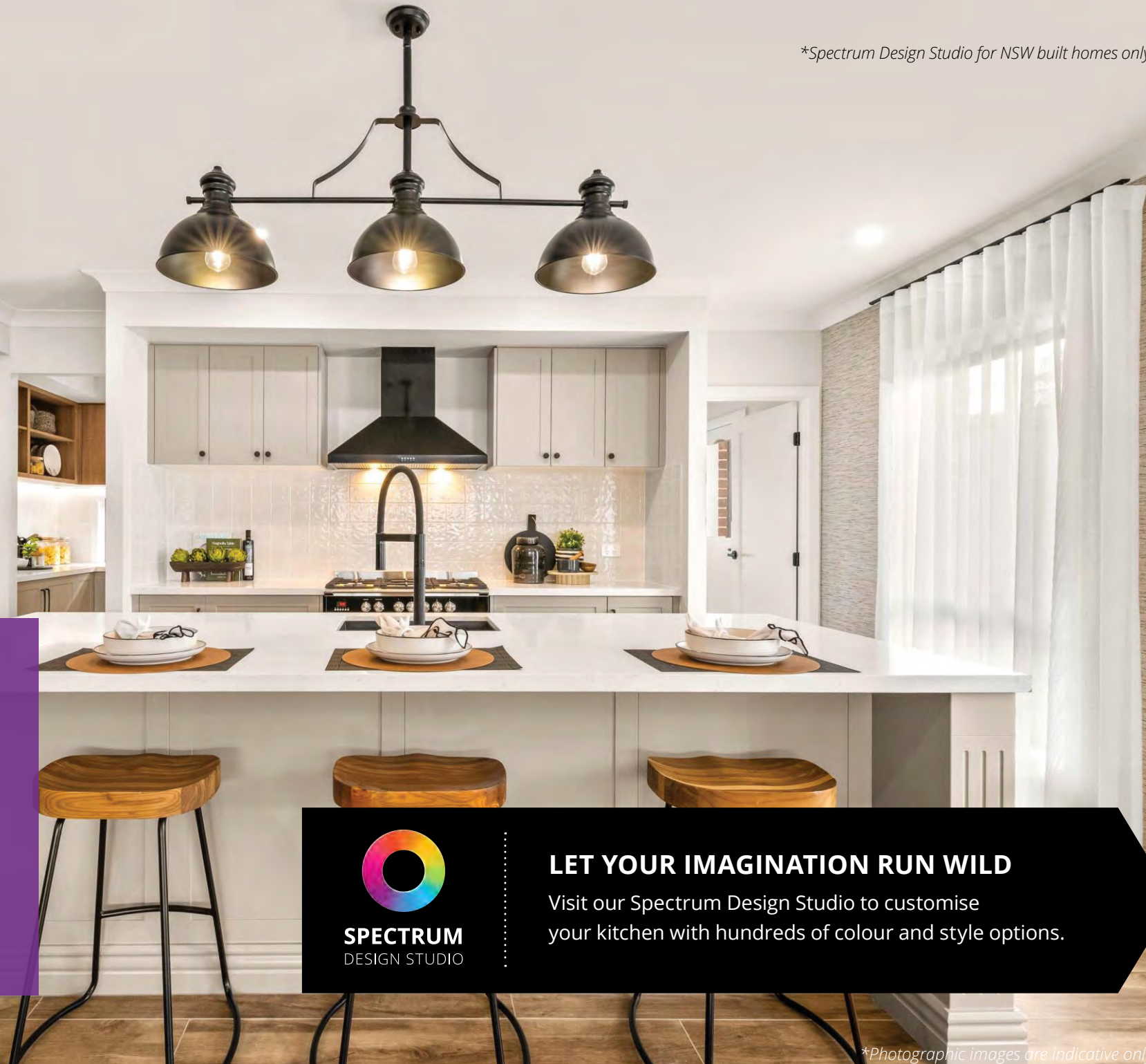
OVER 200 FLOORPLANS

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



26 REASONS TO BUILD WITH US

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



JOINERY

The finest finishes and features have been carefully 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.

Gourmet cabinets to suit any taste and style

Your H2 kitchen comes with fully lined white melamine cabinets, finished with dual 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.

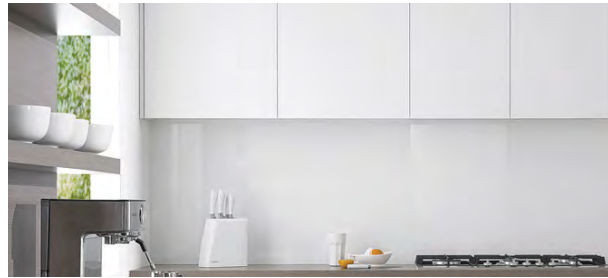
Scullery (where applicable)

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

Additional cabinets included

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

DESIGNER QUALITY FINISHES



Seamless overhead cupboards

Fully lined white laminate 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 cabinet doors.

WIDE RANGE OF DOOR HARDWARE

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





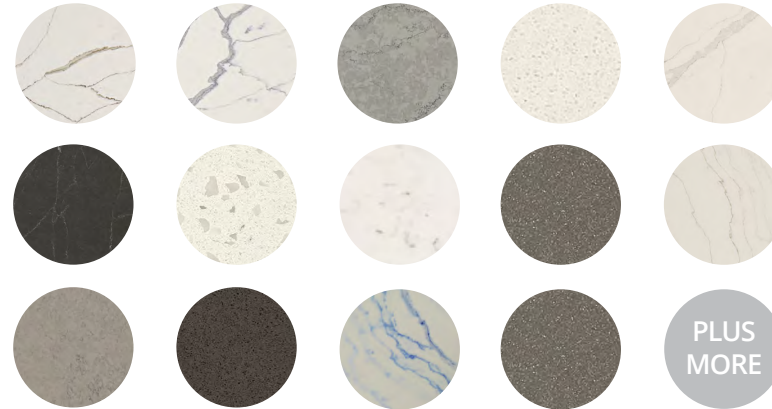
SPECTRUM
DESIGN STUDIO

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.

QUALITY SURFACES

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



Manufactured stone benchtops with a tiled splashback

20mm manufactured stone benchtop. Choose from a selection of manufactured stone colours. 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 chrome basket wastes.



Sink mixer

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



Water point for fridge connection

Fridge tap connection point
**Fridge not included*



**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



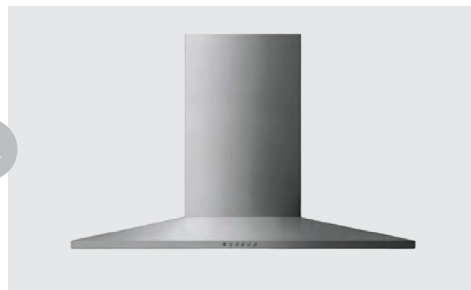
Stainless steel dual fuel freestanding cooker

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 DUCTED RANGEHOOD

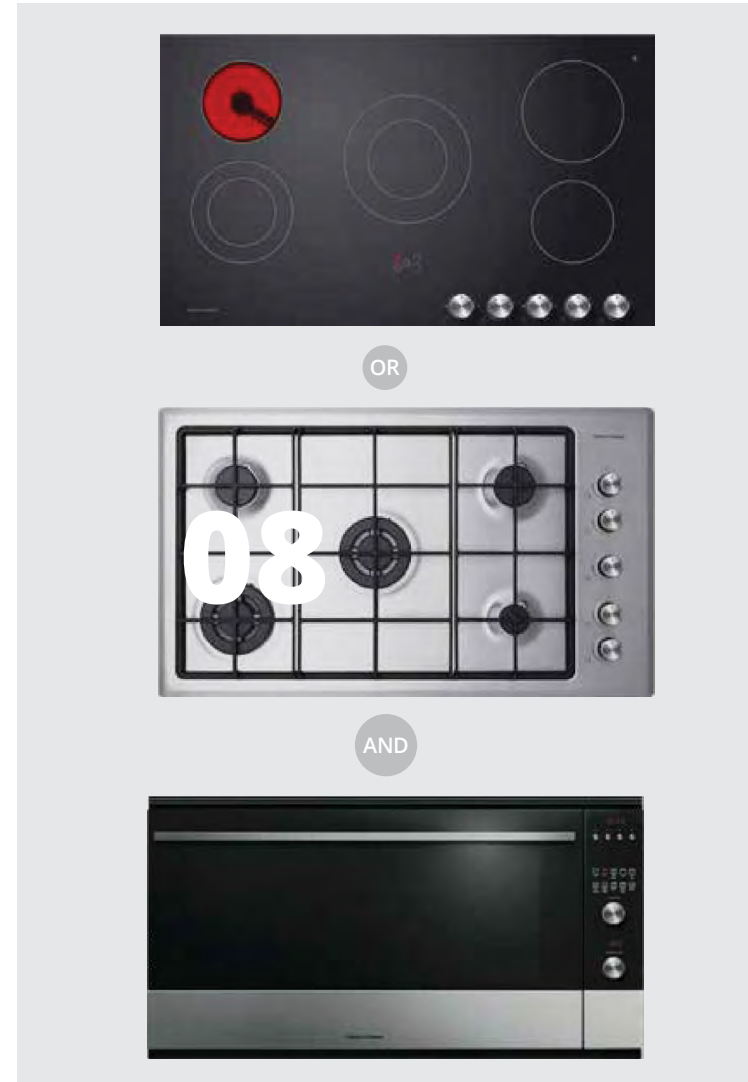


Stainless steel integrated rangehood with lighting



Stainless steel canopy rangehood with LED lighting

OR



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), and the 900mm is large enough for any entertainer.

H2 Bathroom



OR



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.



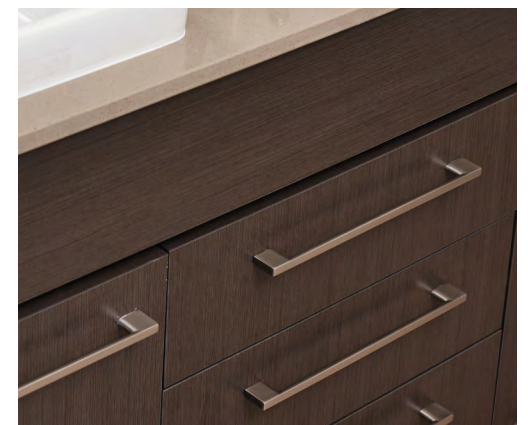
Vanity mirror

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

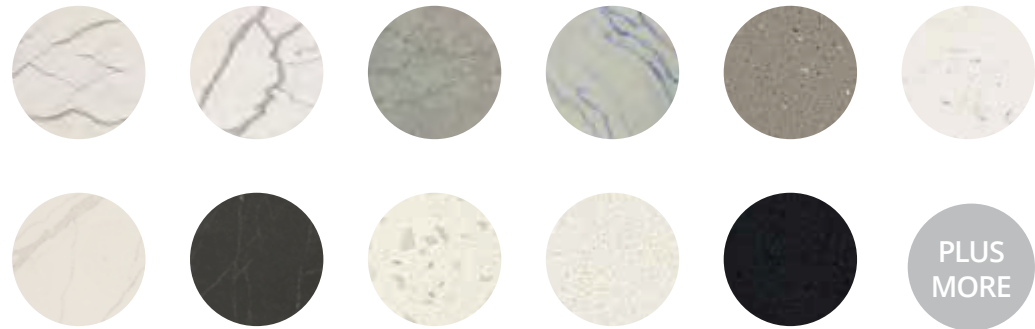
Personalise your bathroom vanity with selection of cabinet and tile finishes.



Contemporary vanity design

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

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



SPECTRUM
DESIGN STUDIO

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.

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.

SHOWER NICHE



Tiled shower niche

Tiled niches (600x400mm) to every shower of your choice (design specific).



Smart tile floor waste to shower

Integrated floor waste compliments your modern new home (shower only).



Matching wall mixers

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

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*)

**Photographic images are indicative only*



SHOWER AND BATH

Relax and unwind in
your contemporary
bathtub and shower.

H2 Bathroom



Bath spout

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



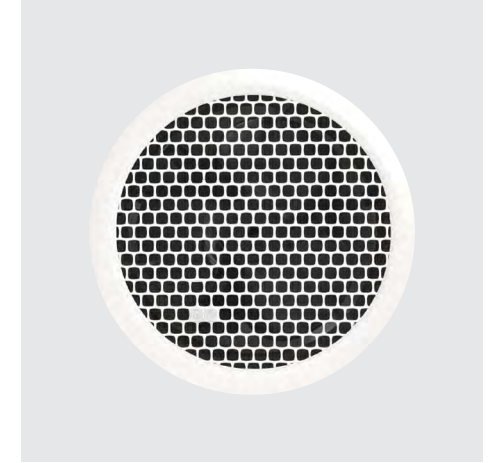
Chrome basin waste

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



Light, heating and fan

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



Exhaust fan

Standard ducted exhaust fan on laundry with external access to single storey and double storey.



Coupled toilet

Soft close coupled toilet suite with Cleanflush® technology.



Smart tile shower floor waste to shower

Integrated floor waste compliments your modern new home. (shower only)



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 300mm 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.



FIND THE PERFECT TILE FOR YOU

Classic or modern? The choice is yours. We have hundreds of tile options to suit any style in our Spectrum Design Studio.

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 33mm laminated coloured (NSW) or 20mm stone (QLD) 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 translucent glazing.



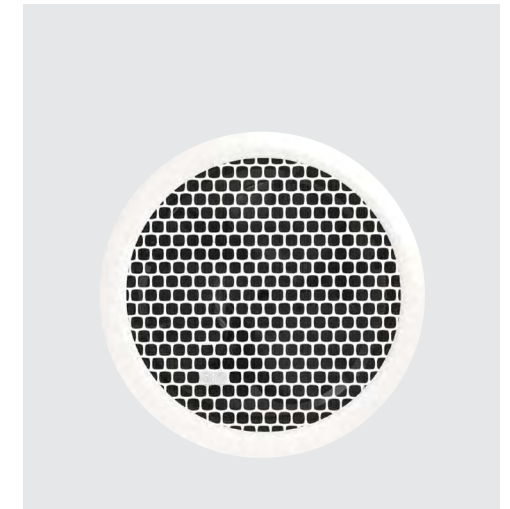
Lever door handle

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



LED Downlight fitting

Downlights 1 per 2 squares, oyster to remainder.



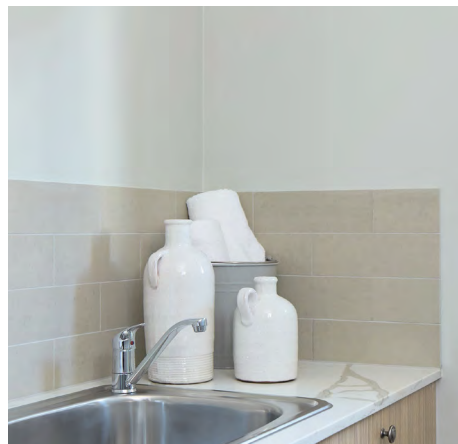
Exhaust fan

Standard ducted exhaust fan on single storey or double storey.



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.

H2 Interior

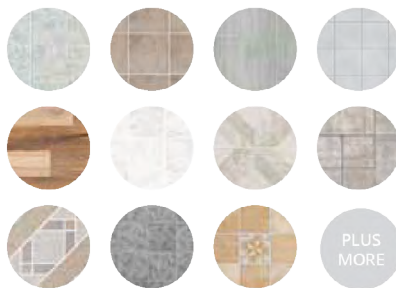


QUALITY FLOORS THROUGHOUT

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 two storey designs.



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

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

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

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



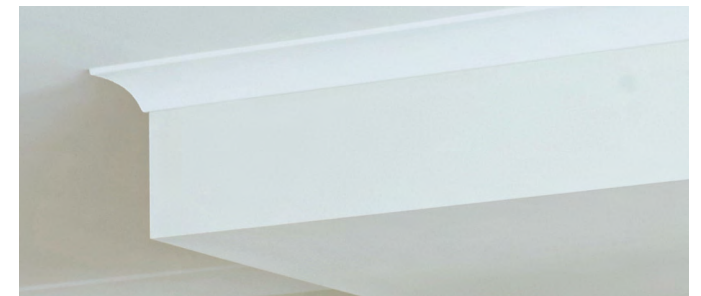
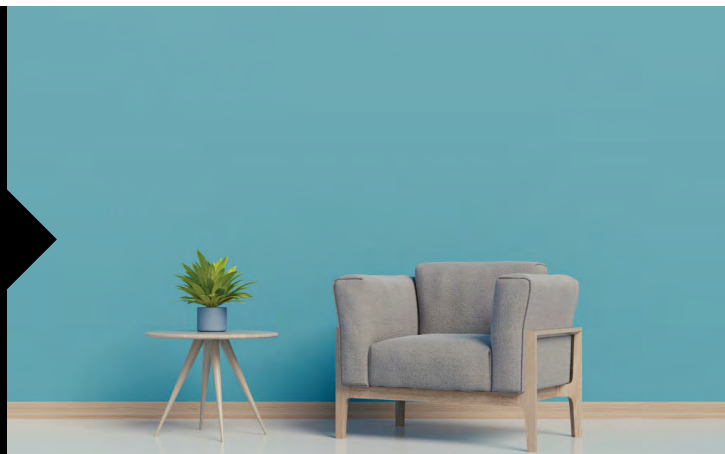
Skirting and architraves

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

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.



Cove cornice

90mm cove cornice throughout your home, excluding alfresco and bathrooms. Square set to wet areas except laundry.

LIGHTING AND ELECTRICAL



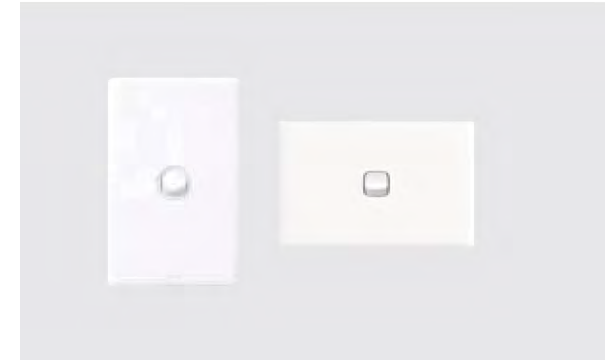
Garage lighting

Single-tube LED light fittings.



LED Downlight

LED Downlights to main areas 1 per 2 squares with oyster to remainder.



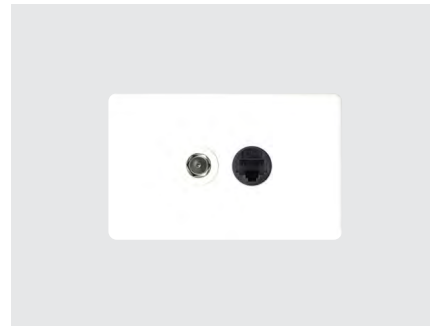
Light switches throughout

Vertical or horizontal white wall mounted light switches.



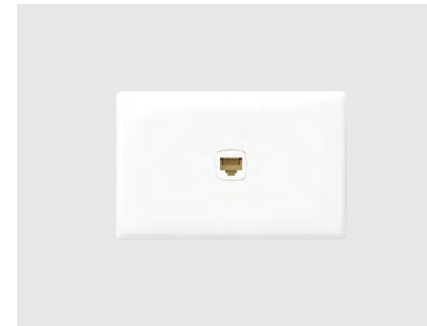
Power points throughout

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.



YEAR-ROUND COMFORT

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



Smoke detectors

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



Bedroom fans

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



NBN Ready

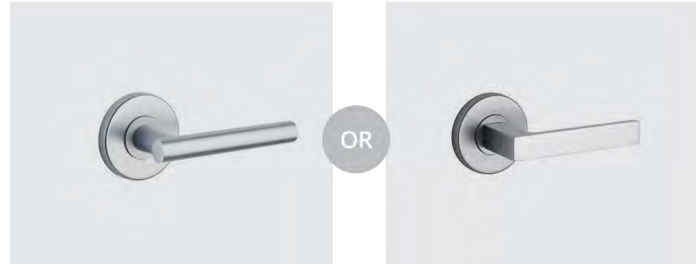
You'll be ready to stream to your heart's content with provision for NBN (subject to availability).

INTERNAL DOORS

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

2040mm high hollow core panel doors

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



Door hardware

Available in a satin or bright chrome finish.



Chrome finish door hinges

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



Chrome 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.
NSW: Semi-frameless
QLD: Frameless



Wardrobe doors to match internals

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



Wardrobe shelving

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

LINEN CUPBOARD



Linen cupboard doors to match

2040mm high hollow core 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

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



LED Oyster style light fitting

NSW: Clean style light fittings with LED globe to alfresco areas.
QLD: External fan/light.



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.

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



Concrete tiles

Your choice of concrete roof tiles.

OR



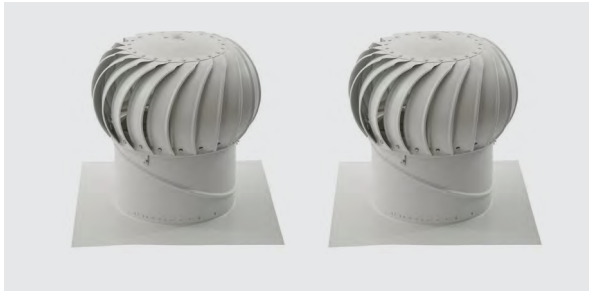
Steel roofing

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



Reflective foil insulation

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



Two rotary roof ventilators

Increase natural airflow durable ventilators in your choice of colour.



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.
- External wall using brick veneer wall system.



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. Doors to be stain grade.



XLR600



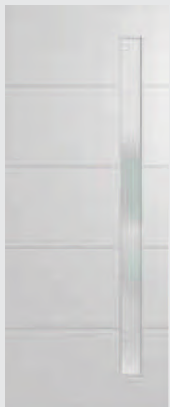
XLR500



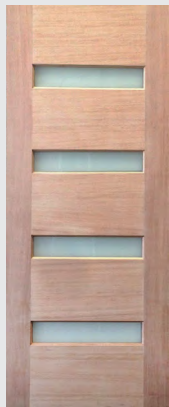
XLR300



XLR150



XLR160



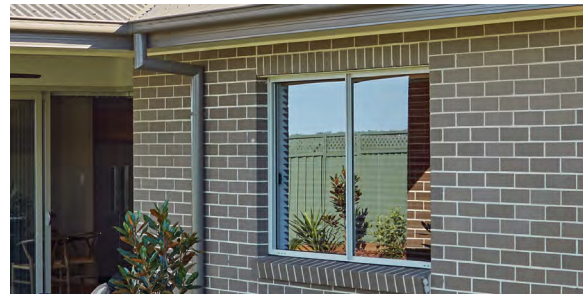
Timber



Single sliding door to family room

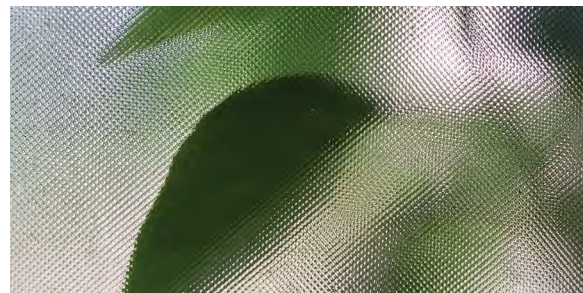
With powdercoat finish in your choice of colour.

WINDOWS



Aluminium frames

With powdercoat finish in your choice of colour.



Obscure & Lumanist glass windows

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



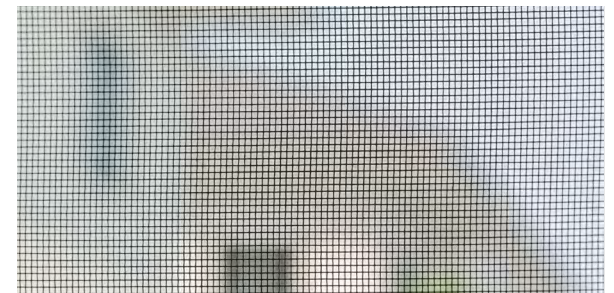
Front door handle

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



Keyed locks

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



Fly screens

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

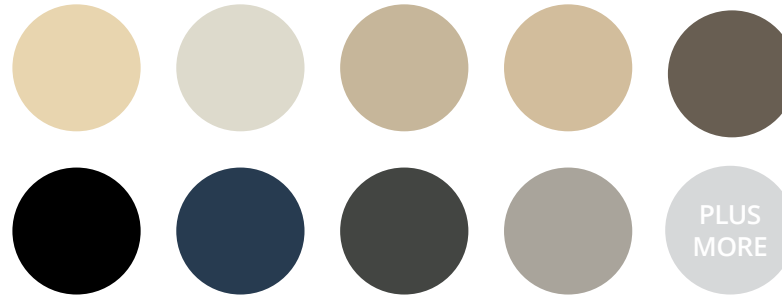
**Photographic images are indicative only*



Arrive in style with an automatic garage door

Your H2: Designer homes comes with a 2100mm high* sectional garage door in your choice of colour and style. Also includes an automatic opener and two remotes.

**Width as shown on plan.*



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



DOORS AND WINDOWS

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

QUALITY INSIDE AND OUT

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



SAVE WITH SOLAR

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

LP

ASK US ABOUT LANDSCAPING

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

FRAME



Frames, trusses and waterproofing

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

INSULATION



Wall and Ceiling Insulation

External walls

- Glasswool insulation batts to suit Basix (NSW) and Energy Efficiency (QLD) requirements.

Ceilings

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

FOUNDATIONS



Solid concrete slab

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



Termite Protection

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

ELECTRICAL, PLUMBING AND GAS



NBN provision

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



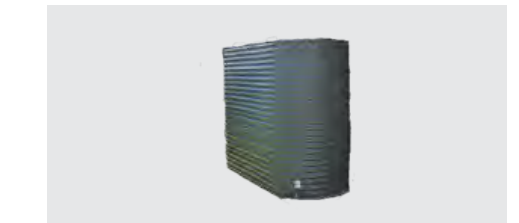
Roof mounted TV antenna

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



Electrical meterbox

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



Metal water tank (NSW only)

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



Hot water system

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



2 external garden taps

2 potable water.



1 gas bayonet to living (NSW only)

Subject to availability of natural gas.

WE INCLUDE CONNECTIONS OF ALL YOUR SERVICES TO MAINS AS REQUIRED



ASK US ABOUT LANDSCAPING

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



Coloured concrete driveway and path



Colorbond® letterbox including house number/s



Turf to front and back yards with top soil



Fencing with side gate*

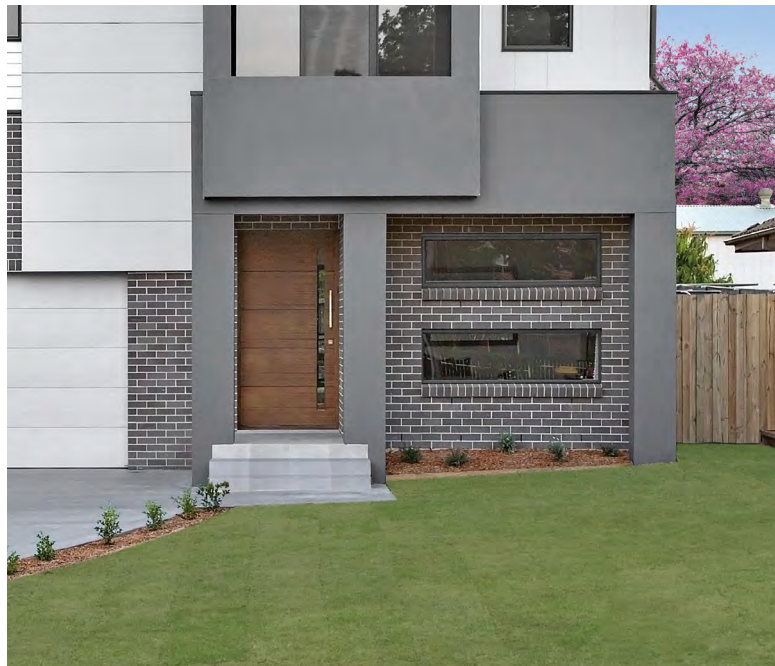
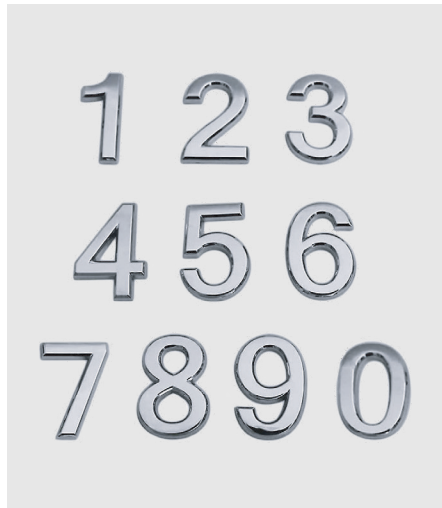


Front garden bed with Australian native shrubs and edging



Single fold clothesline

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



AWARD WINNING & AUSTRALIAN OWNED

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

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

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

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



VIEW OUR OTHER
26 REASONS WHY WE
ARE DELIGHTFULLY DIFFERENT



ALL SITE COSTS ARE INCLUDED SO THERE ARE NO SURPRISES*

EVERY LAST DETAIL COVERED



Site Contour Survey by registered surveyor



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



Sediment Control as required by Statutory Authorities



Roof edge safety rail to WHS regulations



Temporary fencing to WHS regulations



Scaffolding to WHS regulations



Temporary all-weather access to crossover

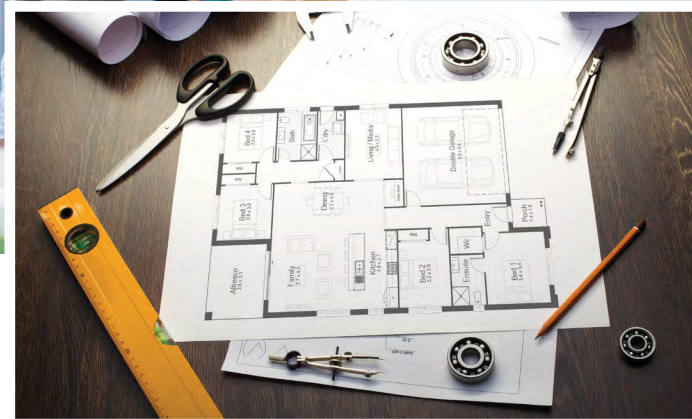
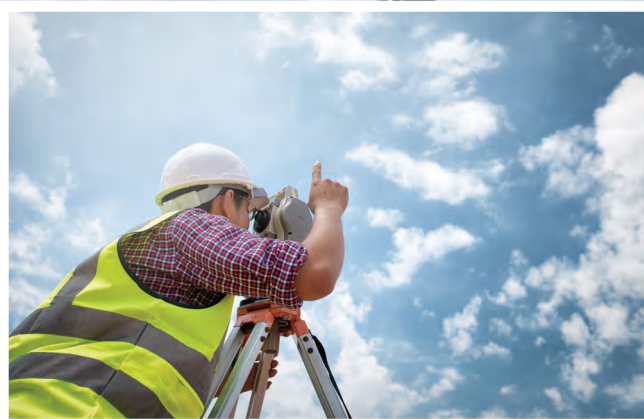


Connect sewer, water, power and gas services to mains as required

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



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



PREPARATION AND LODGEMENT

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

WE TAKE CARE OF ALL THE PAPERWORK

- Statement of environmental effects (NSW only)
- Home Owners Warranty insurance
- Water Authority application fees (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

EXPLORE A WORLD OF OPTIONS



SPECTRUM
DESIGN STUDIO

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

EXPERT DESIGN ADVICE

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

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

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

**Spectrum Design Studio for NSW built homes only*

**Photographic images are indicative only*



WE'LL BRING YOUR HUDSON HOME TO LIFE



YOUR PERSONAL DESIGNER

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



LEADING DESIGNER BRANDS

All your 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.





OUR GUARANTEES

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

See back for terms and conditions



hudsonhomes.com.au

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