



INVESTOR

INCLUSIONS





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# The Investor Inclusions Package

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

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



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#### **FULL TURN-KEY PACKAGE**

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



#### **LOW MAINTENANCE COSTS**

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



#### **OVER 200 FLOORPLANS**

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

IP

## Kitchen

### Large stainless steel sink

Flushmount stainless steel sink with 1¾ bowl.

### Chrome sink mixer

Durable with easy grip handle style is made to last.

### Stone Benchtops

20mm polished edge and tiled splash back.

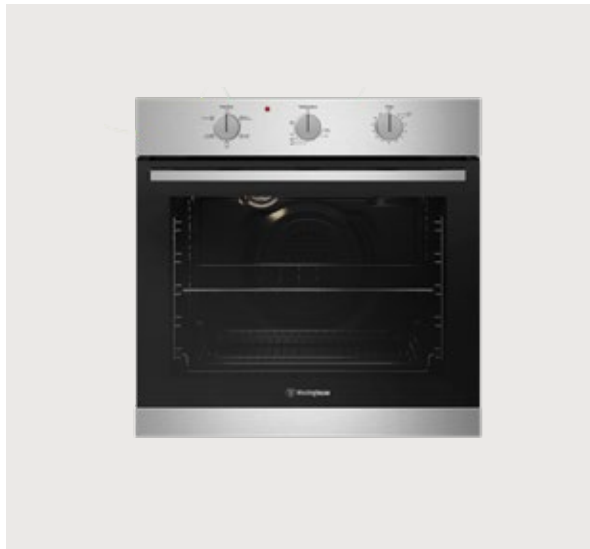
### Kitchen cabinets

White melamine cabinets and overhead cupboards.

## RELIABLE QUALITY FINISHES

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

## OVEN AND COOKTOP



Stainless steel 600mm electric oven

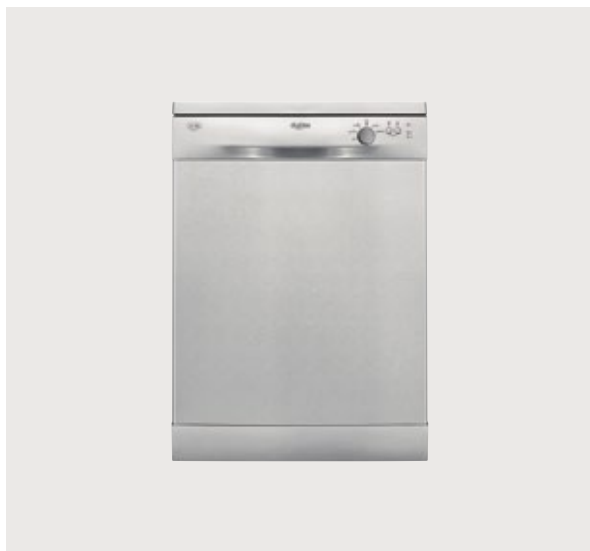


600mm stainless steel gas cooktop



600mm electric cooktop

## BUILT-IN APPLIANCES



Stainless steel 600mm dishwasher

Stainless steel dishwasher, installed into your joinery.



Stainless steel 600mm recirculating slide-out rangehood

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



Microwave provision

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

## PLENTY OF STORAGE

### Pantry (where applicable)

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

### Bank of 4 fully lined drawers

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

### Standard fridge opening

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

IP

## Bathroom

### Durable shower screen

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

### 100mm chrome floor waste

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

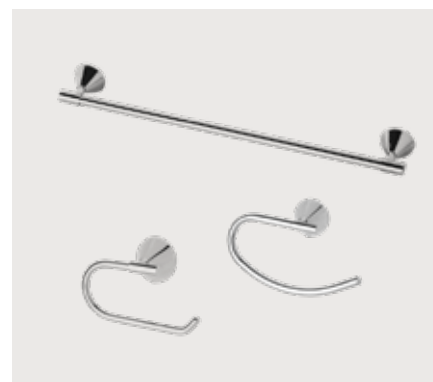
### 1650mm bathtub

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



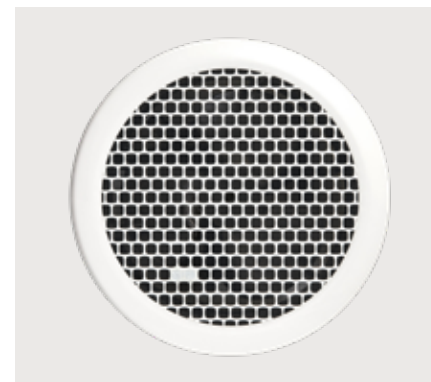
### Porcelain toilet

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



### Chrome accessories

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



### Exhaust fan

Powder room exhaust fan where applicable (no window).



### Light, heating and fan

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

## BATH AND SHOWER



### Bath and Shower Wall Mixer

Stylish tapware to suite shower hose and bath outlet.



### Bath Outlet

Stylish chrome outlet to match your bath mixer.



### Shower Rail

Adjustable shower hose on rail.



### Soap dish (NSW only)

Includes acrylic soap dish - shower only.



### Basin Mixer and pop-up plug

Your durable chrome mixer to suit any bathroom.

### Quality ceramic tiling throughout

Floor tiling throughout with skirting to 300mm high and 150mm high skirtings to separate toilets and powder rooms.

Vanity splashback tiles to 200mm high.

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

Bath hob, riser and splashback up to 400mm high with chrome edge trim to junctions, where applicable.

### Stylish floating style vanity

Vanity with 20mm stone top. *Images are indicative only.*

### Vanity mirror

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



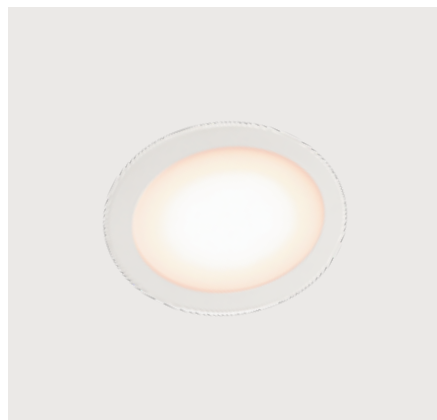
# IP Laundry

**Stainless steel tub**  
42L with a white metal cabinet.

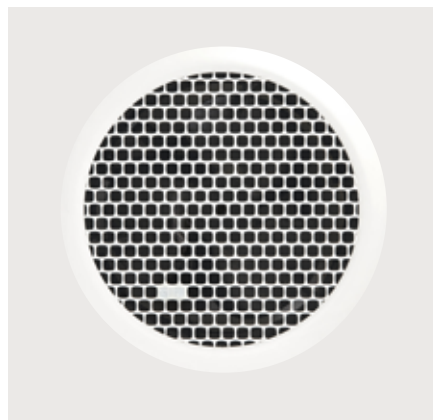
**Laundry Sink Mixer**  
Durable chrome mixer to suit any use.

**Ceramic tiled floor and splashback**  
To the laundry floor with skirting to 300mm high. Protect your laundry walls with ceramic splashback tiles behind the tub, up to 300mm high.

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



**Light fitting**  
LED downlights throughout.



**Exhaust fan**  
Non-ducted on single storey or laundry with external access. Ducted included on double storey or where laundry has no external access.



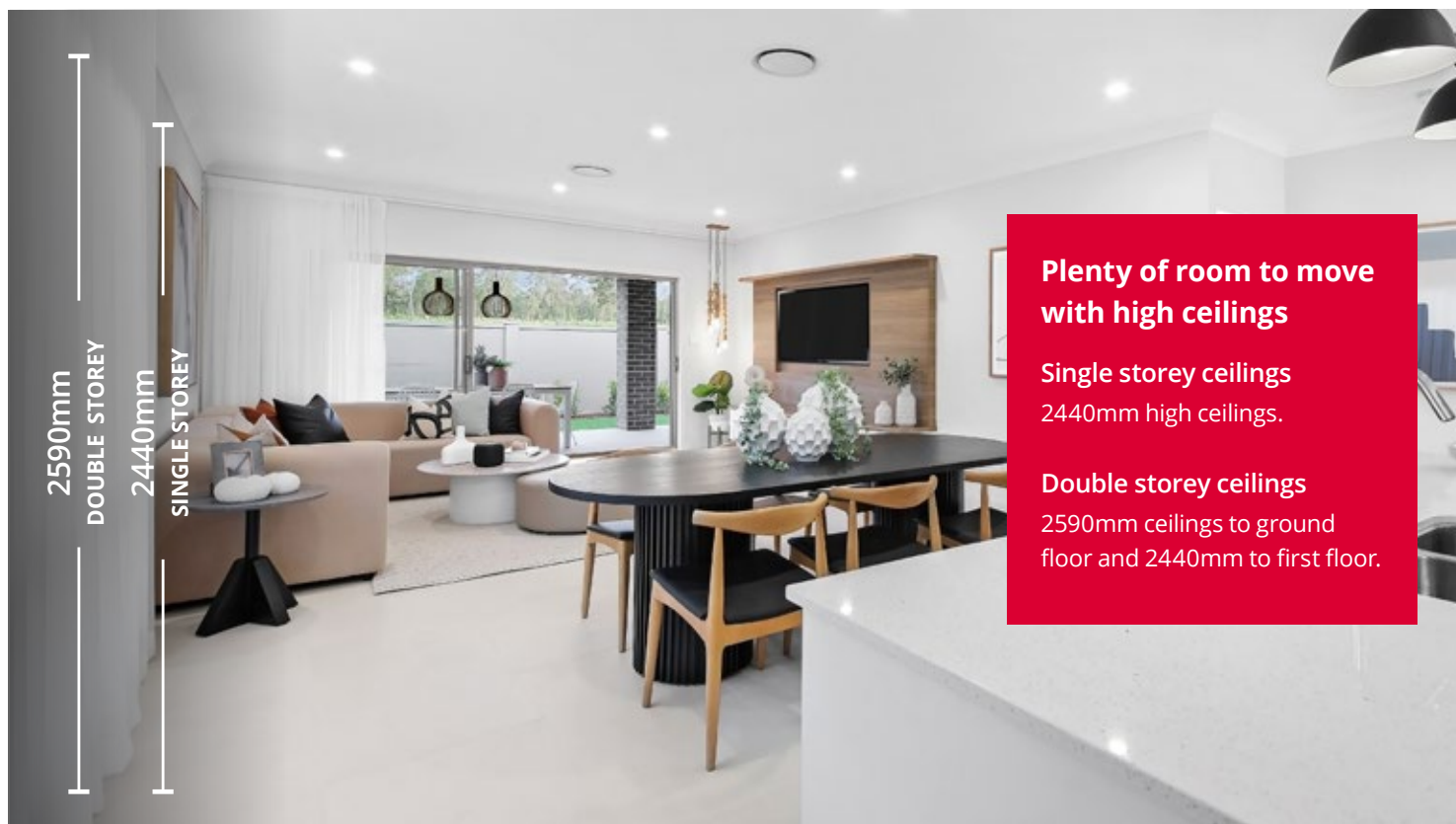
**Under-tub taps**  
Concealed under-tub washing machine taps for added laundry utility.



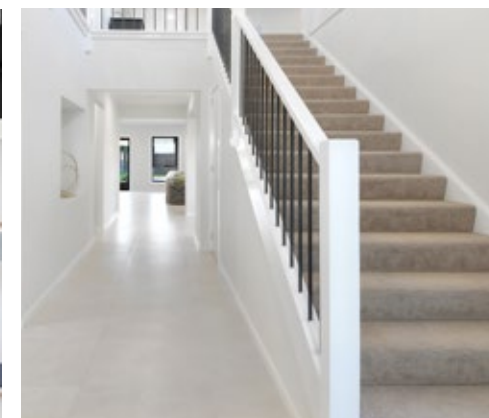
**Laundry door with security set**  
Clear glass panelled solid core door with a keyed door handle and a single cylinder deadbolt.



## CEILINGS



## STAIRCASE

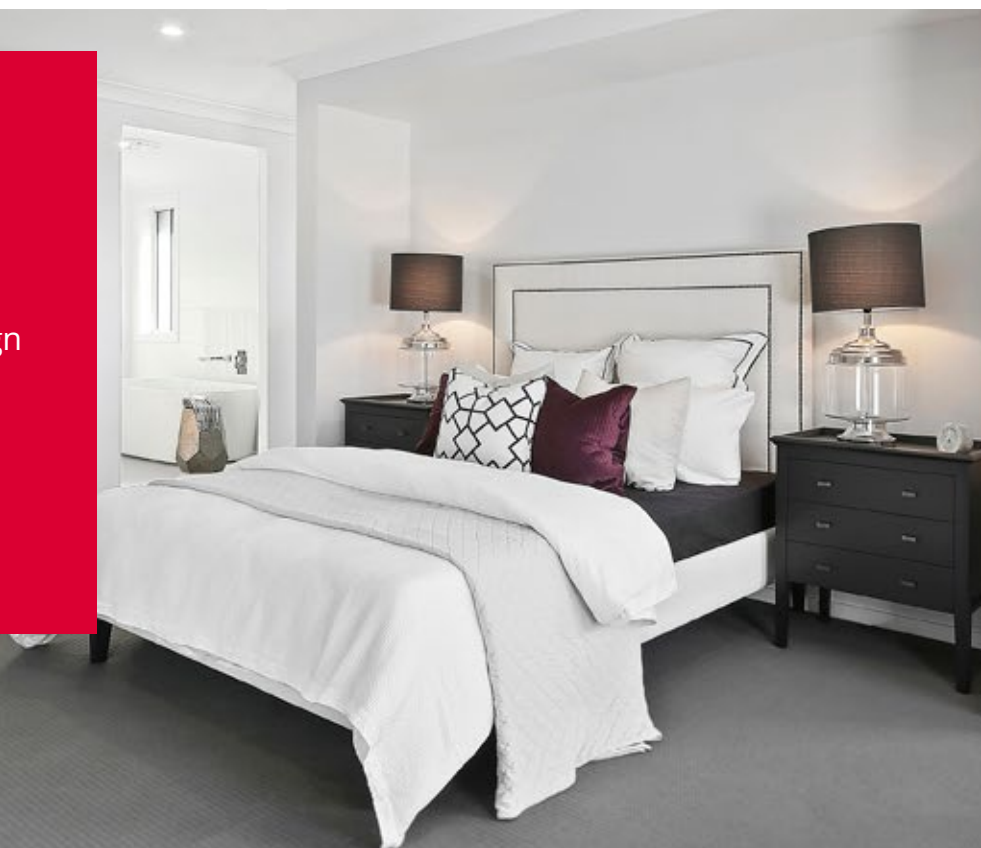


### Double storey designs only

- Carpet to match internal areas
- Carpet grade closed treads and risers for paint finish
- Pine timber handrails, newel and cappings for paint finish
- Black powder coated square steel balusters
- Gloss paint to all timber work

## INTERIORS

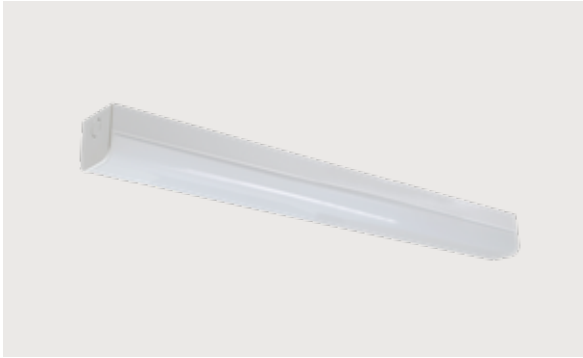
No matter which home design you select, you can feel the quality in every detail.



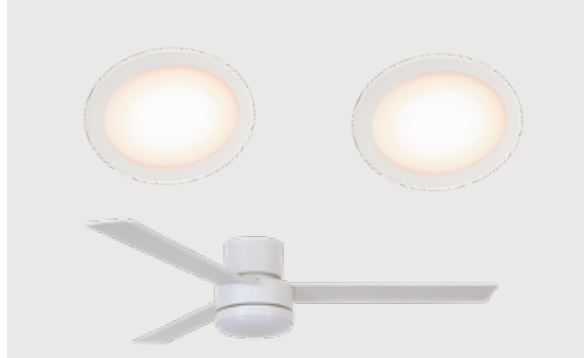
### Quality floors throughout

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

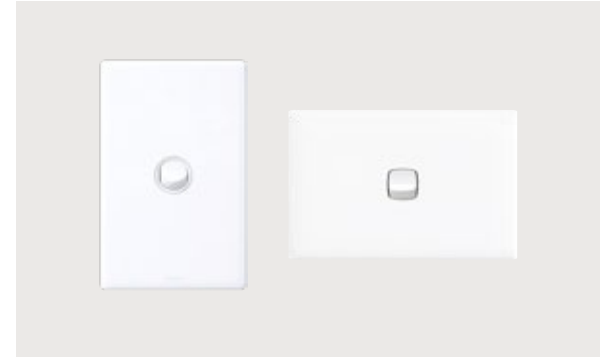
## LIGHTING AND ELECTRICAL

**Garage lighting**

LED diffused batten fitting.

**Light fittings**

LED downlights throughout including bedrooms. Fan light instead to bedrooms (QLD).

**Light switches throughout**

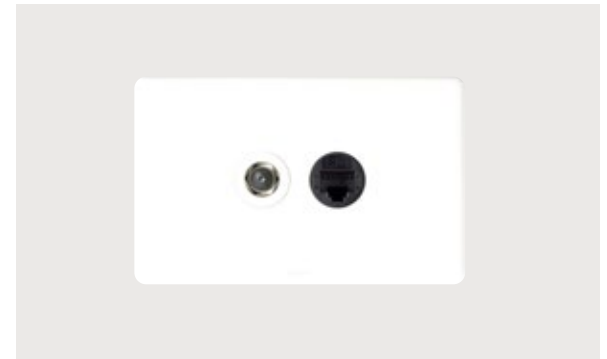
Vertical or horizontal white wall mounted light switches.

**Smoke detectors**

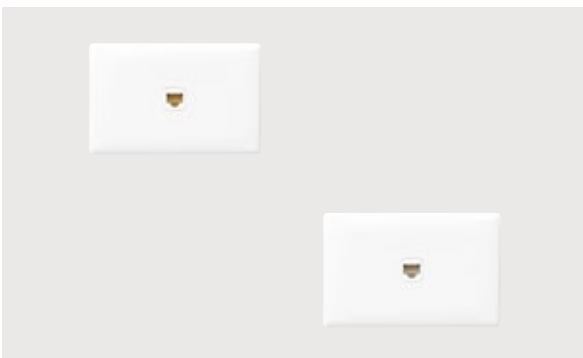
Hard-wired and interconnected smoke detectors with back up battery.

**Power points throughout**

Double power points throughout with singles to dishwasher and microwave.

**TV outlet points**

2 TV outlet points for single storey, 3 TV outlet points for double storey.

**Telephone and data points**

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

**NBN Ready**

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



## YEAR-ROUND COMFORT

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

## DOOR FURNITURE



### Chrome finish door hinges

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



### Door stops throughout

All internal doors come with door stops.

## WALLS



### Skirting and architraves

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



### Cove cornice

90mm cove cornice throughout, excluding alfrescos.

## PAINT

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

3 coat paint system in 3x low sheen to the walls and 2x flat acrylic ceiling (QLD).

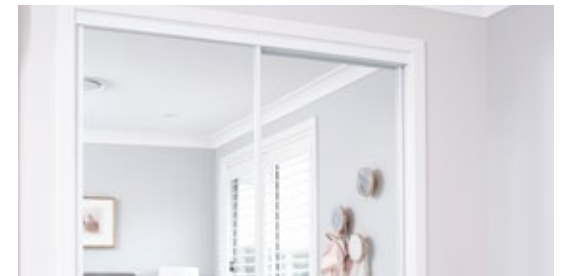


### Linen storage

Linen cupboard with hinged (NSW) or vinyl sliding (QLD) doors to match.

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

## 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.

### 2040mm high hollow core 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.

## INTERNAL DOORS

Enjoy some peace and quiet with our sturdy doors.

## OUTDOOR LIVING

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



### Well-finished alfresco ceiling

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



### Tiled alfresco floor

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



### Ceiling fan

To keep the alfresco area cool (QLD).



### Outdoor Lighting

LED downlight fittings to alfresco areas. Bunker external lights at the entry and laundry.

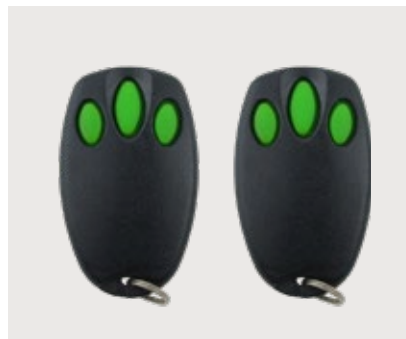


## QUALITY INSIDE AND OUT

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

### Automatic garage door

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



## ROOF

**Concrete roof tiles**

Concrete tiles from selected colour scheme.

**Colorbond metal roof**

Metal roof from selected colour scheme.

**Two rotary roof ventilators**

Increase natural airflow durable ventilators.

**Brickwork for the Australian environment**

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

**Painted UPVC 90mm downpipes**

Match your Colorbond® accents with a painted downpipe.

**450mm fibre cement eaves lining**

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

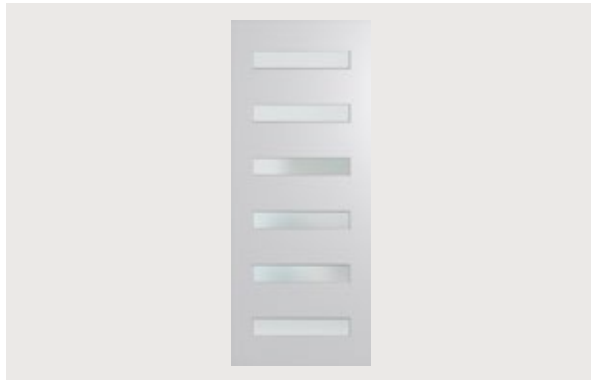
**Fascia and gutters**

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

**Reflective foil insulation**

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

## EXTERNAL DOORS



### Front entry door

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



### Front door handle

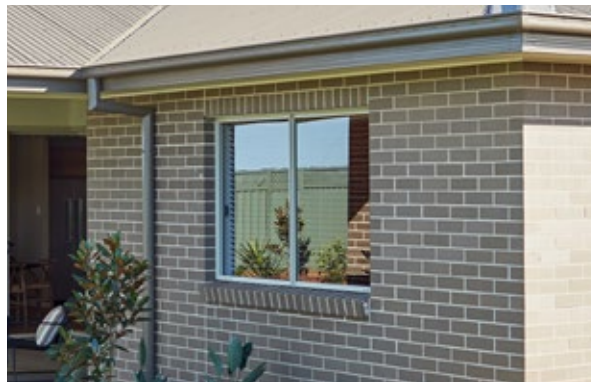
Rectangular lever door handle with deadlock is available in a satin brushed chrome or polished chrome finish.



### Barrier screen

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

## WINDOWS



### Aluminium window frames

With powdercoat finish.



### Single sliding door to family room

With powdercoat finish.



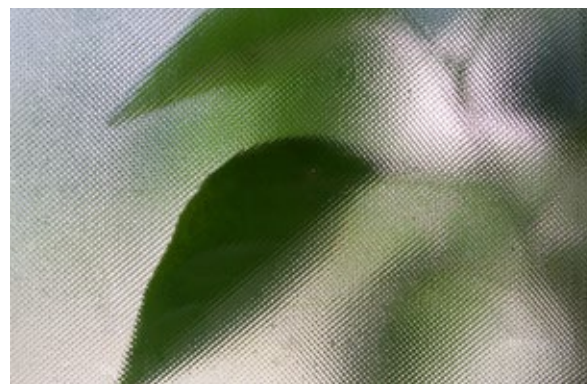
### Roller Blinds

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



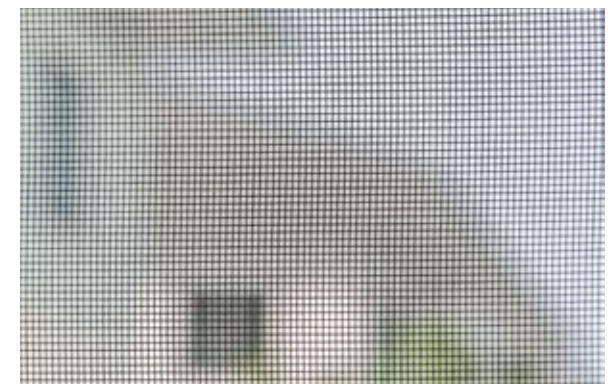
### Keyed locks

Keep your home secure with keyed locks to all windows.



### Obscure glass windows

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



### Fly screens

With fibreglass mesh to all opening windows.



## FRAME



### Frames, trusses and waterproofing

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

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



## Complete Turn-key Solution with the LP: Landscape Package

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



**Fully completed driveway  
and path**



**Colorbond® letterbox  
including house number/s**



**Turf to front and back yards  
with top soil**



**Front garden bed with Australian  
native shrubs and edging**



**Fencing with side gate\***



**Single fold clothesline**



**Standard site costs are included in every Hudson Home**

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

\* Fencing and side gate will be completed to covenant standards. Standard included site costs are for a cleared residential site up to 450m<sup>2</sup>, with up to 1 metre fall across the 16m driveway, 10m back slab and 10m front slab. All services available at site boundaries (excludes battle-axe and rural sites). Selections are from builder's standard range.



# 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

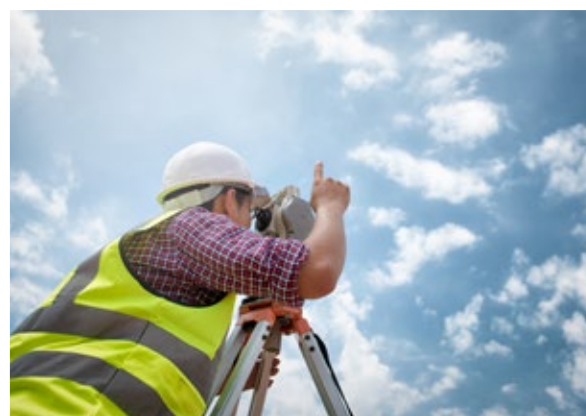


Connect sewer, water, power and gas services to mains as required

\*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



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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 2/12/2022.