



Investment



IP

## IP: Investment

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.



Trust is exactly what you're looking for in a home builder right now and with something as important as building your new home, I believe that TRUST is the number one reason to build your home with us.

When I first started building homes for families back in 1969, my old-fashioned builder's hands-on approach earned me the respect and trust of my peers. My secret was to only employ and work with the best people I could find and this philosophy is carried right through the culture at Hudson Homes today. Our benchmark in all things building is excellence. Place your trust in us and we'll make the process of building your home a delightful and rewarding experience.

Phill Sim, Director

Trust



# Bathroom & Ensuite



- Modern vanity unit with drawers and basin
- Chrome tapware set to basin, shower and bath
- Chrome bathroom accessories including toilet roll holder, single towel rail and soap holder
- Multi-directional shower rose and fixed bath spout
- Powder coated aluminium framed, pivot door shower screen with clear laminated glass
- Framed mirror over vanity unit
- Stylus Prima II close couple white toilet suite with water conserving dual flush cistern
- Stylus 1500mm acrylic white bath tub
- Waterproofing to all wet areas

- Your choice of:
- Ceramic floor tiles to bathroom, ensuite and water closet
  - Ceramic wall tiles to shower area to 2100mm high
  - Ceramic tiles to vanity splash back to 200mm high
  - Ceramic tiles to bath hob and riser to 500mm high with chrome edge trim to junction
  - Ceramic tiles to bath splash back to 400mm high
  - Ceramic tiles to skirting to 300mm high with 150mm high to water closet

**IP** **Combined fan, light and heater unit to bathroom and ensuite**

A. Multi-directional shower rose B. Modern basin and vanity C. Chrome basin set D. Chrome towel rail E. Chrome toilet roll holder F. Stylus 1500mm acrylic white bathtub G. Combined fan, light and heater unit to bathroom H. Chrome soap dish I. Stylus Prima II close couple white toilet suite

# Interior

## Internal Floors

**IP** Your choice of tiles to entry, hallway, family, kitchen and meals areas

**IP** Your choice of carpet to all other internal areas

## Internal Walls

Stabilised 70mm radiata pine stud walls

Plasterboard lining to all dry walls including internal garage walls

Fibre cement board to bathroom and ensuite walls

TAUBMANS® 2 coat paint system to walls in your choice of colour

67 x 12mm skirting and architraves with TAUBMANS® painted semi-gloss finish in your choice of profile and colour

Single painted timber shelf with chrome hanging rail to wardrobes and walk-in-robe

Four painted timber shelves to linen cupboard

**IP** Vertical blinds to all windows (excluding garage and obscure glass)

## Internal Ceiling

2400mm ceiling height

Plasterboard to all ceiling lining

75mm coved cornice

2 coats of TAUBMANS® flat acrylic paint

Glasswool Insulation Batts to ceiling to suit BASIX requirements (excluding garage)

## Internal Doors

Flush panel 2040mm high doors with TAUBMANS® painted semi-gloss finish

Pine timber door frames with TAUBMANS® painted semi-gloss finish

2 chrome door hinges to each door with Lift Of Hinges where required

Lane lever door hardware with privacy locks to bathroom, water closet and master bedroom

Doorstops to all internal doors

2100mm high mirrored sliding doors to wardrobes

## Electrical

White wall mounted light switches

Double power points throughout with singles to dishwasher and microwave

Hardwired and interconnected smoke detectors with back-up battery

**IP** Oyster light fittings to kitchen, bedrooms, living and alfresco areas

**IP** Bunker light fittings to external entry and laundry

**IP** Twin-tube fluorescent light fitting to garage

2 TV outlet points

1 telephone and 1 data point

NBN / Telstra provision (subject to availability)

1 gas bayonet to living (subject to availability of natural gas)

RCD safety switch and circuit breakers to meter box

**IP** Carrier 6.0kW split system, reverse cycle air conditioner

**IP** Roof mounted TV antennae



## Features

**IP** Your choice of H1 façade upgrade

Alfresco area under the main roof, finished with plasterboard ceiling and 75mm coved cornice

**IP** Your choice of outdoor tiles to alfresco and patio

**IP** Automatic panel lift garage door in your choice of Colorbond® colour and supplied with 2 remotes

Colorbond® fascia and gutters in your choice of colour

Painted UPVC downpipes

Your choice of face brick from builders standard range, finished with ironed mortar joints

**IP** Hume decorative glass panel feature front entry door with painted finish, single lock system and weather seal

**IP** Fiberglass mesh barrier screen door to front and laundry doors

2 external garden taps (one to front, one to rear)

Gas continuous flow water heater

Slim line water tank with pump and mains water diverter or reticulated recycled water to suit site and BASIX requirements

## Roof

Stabilised radiata pine timber trusses

Concrete roof tiles in your choice of colour

# Exterior

Reflective foil insulation (sarking) to underside of roof tiles

Two rotary roof ventilators

Fibre cement 450mm wide eaves lining

## External Wall

Brick veneer wall system

Stabilised 90mm radiata pine wall frames

Glasswool Insulation Batts to external walls (excluding garage) to BASIX requirements

## Windows

Aluminium windows with powdercoat finish in your choice of colour

Sliding door to family room

Obscure glass to bathroom, ensuite and water closet

Matching keyed locks to all windows

**LP** LP: Landscaping Package

Coloured concrete driveway and path

Retaining walls

Turf to front and back yards with top soil

Front garden bed with Australian native shrubs and edging

Fencing with side gate to covenant requirements

Simple fold clothesline

Colorbond® letterbox including house number/s

A. Carrier 6.0kW split system, reverse cycle air conditioner B. Lane lever door hardware C. Colorbond® letterbox D. Gas continuous flow water heater E. Hume decorative glass panel feature front entry door F. Series A façade upgrade G. Automatic panel lift garage door with 2 remotes H. Front garden bed with Australian native shrubs and edging I. Rotary roof ventilator J. Slim line water tank

# Essentials

## Certification and Approvals

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

Site survey by registered Surveyor

Preparation and lodgement of Development Application including drafting of Architectural Plans and all applicable fees

Preparation and lodgement of Construction Certificate including drafting of Construction Drawings and all applicable fees

BASIX energy assessment report

Statement of Environmental Effects

Home Owners Warranty Insurance

Water Authority application fees

Structural Engineers certification for foundations and concrete slab

Certification for window and glass, electrical compliance, waterproofing, pest control and final occupation

## Preparation and Safety

Site preparation including bulk earthworks and sediment control

Roof edge safety rail to WHS regulations

Temporary fencing to WHS regulations

Scaffolding to WHS regulations

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

Temporary all-weather access to crossover

## Foundations

Concrete slab on ground incorporating alfresco and patio areas, designed and certified by qualified structural engineer

Structural piling as required by engineer

Part A termite treatment to slab penetrations

Part B termite treatment to slab perimeter

Smooth finish to garage

**IP Hudson Homes Fixed-Price Guarantee**

**IP Hudson Homes Time-Frame Guarantee**

90 day maintenance period

6 year structural guarantee

**IP Depreciation Schedule by Quantity Surveyor**

# 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 client is offered the peace-of-mind and security of the following two guarantees:



## Our Fixed-Price Guarantee

From the moment you sign your Housing Industry Association (HIA) building contract and the relevant statutory authorities have approved the construction of your home, your price will be absolute and final. No exceptions. No hidden extras. No surprises. Just one fixed price. Guaranteed.




## Our Time-Frame Guarantee


And since time IS money, Hudson Homes guarantees to complete the construction of your home on time and as agreed in your Housing Industry Association (HIA) building contract or we will pay YOU for every day we run over that agreed contract period.





 Level 1, 18 Smith Street Parramatta NSW 2150

 1300 246 200

 1300 246 300

 PO Box W246, Parramatta NSW 2150

 [info@hudsonhomes.com.au](mailto:info@hudsonhomes.com.au)

 [facebook.com/hudsonhomesau](https://facebook.com/hudsonhomesau)

 [hudsonhomes.com.au](http://hudsonhomes.com.au)

made for living

**Disclaimer:**

*Hudson Homes Pty Ltd may amend the IP: Investment specifications and inclusions without notice and reserves the right to supply alternative items of equal quality. Items listed are included within the IP: Investment price for a standard, cleared residential block with up to 1m fall across the building platform, M class slab classification and selections from the builders IP: Investment product range. No allowance has been made for additional requirements or covenants that may be applicable to individual lots or housing estates. Photographs and other images used within marketing material 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. Please speak to a Hudson Homes New Home Consultant who is able to provide a fixed-price building contract that specifically outlines the fixtures, finishes and features that you will receive.*