



# Why Choose Us?

## AND

# DESIGNER

## Inclusions

## VISUAL



Creating  
Happy  
Homes

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# Why choose us?



**INTEGRITY<sup>®</sup>**  
**NEW HOMES**

[www.inh.com.au](http://www.inh.com.au) - 1300 886 793



## WHY CHOOSE US ?

Integrity New Homes is unique in that we provide a custom design and construction solution at affordable prices. This means our clients can enjoy a home that is uniquely suited to their lifestyle and location. Of course, because we have done this for so many clients previously, we do have a large portfolio of pre-designed homes to get the journey started.

Not only can we provide a custom design, we can tailor your inclusions to your unique requirements which might include anything from a fireplace, a home gym, a pool, and even an outdoor kitchen. When you combine this custom design flair and affordability with our unique warranties you take all the risk out of your home building experience because we offer peace of mind warranties, which include a lifetime structural warranty\* and a build on time or we pay the rent guarantee\*.

Integrity New Homes specialises in the construction of new residential homes, duplexes, triplexes, units, and granny flats on flat and sloping land.

We offer the innovative design flair of an architect coupled with the systems, service, quality, and price benefits of a volume builder.

Working with Integrity New Homes offers a raft of benefits including

- The ultimate choice of home design, whether it be from the Integrity New Homes pre-designed catalogue, a custom home, or even your own design – the ultimate flexibility
- Fixed priced contracts to provide reassurance and certainty
- Strong relationships with proven, licenced, and qualified trade contractors who comply with the Integrity Edge Quality Assurance Programme.
- A client software portal to assist in management of all aspects of a new home from sales, design, contracting, construction and maintenance, providing improved control, and communication
- Scheduled on-site meetings during construction as part of keeping clients informed
- Compliance with all statutory requirements as part of providing safe work sites.

Building a new home has never been so easy and pain free!

(\*Conditions apply, please speak to your Integrity New Homes Sales Consultant today!)

“

*Building a New Home and having a family can be hard work and stressful, that's where we at Integrity New Homes can help streamline the process, keep you up to date and make the decisions easy, affordable, and stress free.*

”

# CLIENT TESTIMONIALS

“

*We had a really steep sloping site, it sloped down from the road and then to add a complication factor it also slopes to the side, so it was quite difficult for the guys from Integrity, but they were amazing.*

*When we came to them with this piece of land, they said 'oh no don't worry we'll sort it out for you'. And we were worried about the budget as well, as we'd heard that sloping sites add so much more to the build, but the guys were amazing and we worked together to make sure it could fit into our budget. I can't thank the Integrity New Homes team enough, they've been brilliant.*

- Georgia

”

“

*No other builder could even come close to making our new home fit within our budget because of the steep site. We are so thankful for all the work the Integrity team put in to make this gorgeous home a reality. They were happy for us to change almost everything in the design we selected, and we did change almost everything, haha.*

*We knew exactly what we wanted in terms of design, but it was good to start with an existing design to get a ballpark of the price and then make all the custom alterations from there. We pretty much wanted everything changed so now we have a huge living area, full walls of glass to look out to the views. We also expanded the walk-in wardrobe, redesigned the bathroom and made the kitchen bigger, adding a whole wall of pantry.*

*The new much larger hardwood deck is gorgeous, we can sit and watch the sunset. Thanks so much, Integrity New Homes, I'd highly recommend them to anyone.*

- Chris

”

Integrity New Homes



PRODUCT  REVIEW  
.COM.AU



## OUR **GUARANTEES**

- Lifetime structural warranty\*
- Communication guarantee for all clients
- Affordable custom design solutions
- Challenging and steep site specialists
- Customer focused Integrity Edge Quality Assurance Programme
- Fast Track option\*
- HIA GreenSmart accredited and sustainable building focused



*(\*Conditions apply, please speak to your Integrity New Homes Sales Consultant today!)*





“timeless style”



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## ABOUT US

Integrity New Homes Agnes Water prides itself on being locally owned and operated. We have the perfect combination of the advantages that come with being part of the systems and sophistication of a national franchise group as well as the passion and community spirit that comes with being locally owned and operated. We connect with our clients on a personal level, because we are Agnes Water locals too, we see our clients at the supermarket, our kids may even attend the same school, or play on the same sports team.

We at Integrity New Homes Agnes Water are passionate about our clients. We have a dedicated in house team that want to help you design, plan, and build your home as smoothly as possible with an end result that we both will be proud of. Our in house designer will work with you to tailor one of our standard designs or even create a custom design of your own. Our designer will guide you through choosing your colours, fixtures, and finishes to design a home that reflects your taste and style. We work with our local council to get your plans approved as hassle free as possible. We will guide you through this entire process and right through the build, ensuring all the details are covered and providing you with updates at every major milestone.

We believe in attention to detail and high quality workmanship and will only use trades and suppliers who share our passion and our vision. Our construction team are locals who love working in the Agnes Water Region which allows us to have more control over quality and accountability.



## Sales Manager | Building Supervisor

*Glenn Leet*

Glenn Leet started his building career as an apprentice carpenter working with his father where he learnt the old school way of building which involved doing most trade roles himself including carpentry, concreting, ceramic tiling, plastering and block laying. Later Glenn moved onto site supervising roles and attended the Southern Cross University where he studied business and accountancy.

Glenn and Angela built their first home together in Valla Beach from the ground up in 2002 after which time they established their own building business which is now franchised nationally.

Glenn also sits on a Housing Industry Association committee and is widely known by trades and suppliers as one of the most consistent and systemised contributors to the building industry all of which ensures that jobs run smoothly from the very beginning at the sales stage right through to handover and maintenance of your new home.



## Interior Designer | Colour Consultant | Sales Assistant

*Angela Leet*

Angela is passionate about all things to do with colour and design, and loves to assist our valued clients in producing a beautiful outcome with their colour selections, and their individual product choices for their new home, whilst staying within budget.

She is a qualified Interior Designer and combines an excellent mix of design flair backed by many years' experience helping excited new homeowners to create their home that they love to come home to.

Over the years Angela has worked with Building Designers to create beautiful new homes, and has put together colour schemes including the purchasing, fitting out and furnishings for many award winning display homes. She looks forward to help you create your own natural habitat that is liveable, beautiful and a place to call home.





“visual style”



“guaranteed quality”





“functional design”



“liveable solutions”

# 8 STEPS TO BUILDING AN INTEGRITY NEW HOME!

01

At your initial consultation we discuss your budget and building requirements.

You will then complete the Preliminary Services Agreement and pay a Preliminary Services Fee (price varies) to order a soil test, contour survey, preliminary drawings and any other reports that may be required for your block of land.

02

03

Once you have chosen a house design or a custom design is created, we will provide a Preliminary Estimate to build on your selected block of land (this price will include all the items you want in your new home and may include landscaping, driveway, clothesline, letterbox and floor coverings).

Building contracts and working drawings are then prepared and a deposit is required at this stage. We then arrange a colour selection to finalise fittings and finishes of your new home.

04

05

It is then time for the building approval to be created, compiled, and submitted. Upon issuance of the building approval (including any conditions) work then begins on all the purchase orders for all suppliers and trade contractors finalised and scheduled.

Commencement on site will begin in accordance with individual building contracts. This will occur once final written finance approval has been obtained by you along with other conditions (e.g. proof of land title, land registration, site possession, and subject to weather).

06

07

Construction commences and is then subsequently completed with handover and any maintenance items addressed.

*Enjoy your new home...*

08





**Integrity New Homes Agnes Water** is part of a national franchise group focused on building quality new homes.

With over 1000 designs to choose from and the ability to customise any design to suit, or bring a design to us.

**Want to see homes from Integrity New Homes?**  
[www.inh.com.au/agneswater/designs](http://www.inh.com.au/agneswater/designs)



**To see a list of all the Integrity New Homes franchisee's from around Australia:**  
[www.inh.com.au/locations/map](http://www.inh.com.au/locations/map)



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NEW HOMES  
*Changing my world*

# External Selections



# Rendered Concrete Block





# Cladding Options



**Scyon™ Linea™ 180mm weatherboard cladding**  
a 16mm thick horizontal weatherboard, with deep shadow lines – it's the weatherboard that weathers well. Ideal for that hamptons look.



**Primeline™ Heritage weatherboard cladding**  
features extra shadow lines and a rebated edge and comes in double board height for fast installation.



**Primeline™ Newport weatherboard cladding**  
a smooth, narrow weatherboard. Compatible with the HardieLock™ fixing system.

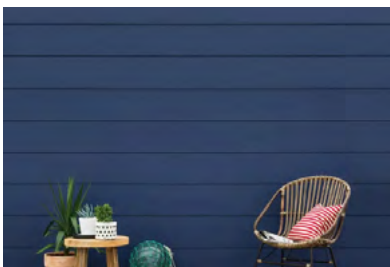


**Axon™ cladding**  
vertically grooved cladding panel that looks sharp and uniform – it delivers a pristine look that lasts.



## Matrix™ cladding

an exterior cladding system with a clean, modern, expressed-joint look. Matrix offers a bold industrial aesthetic when an architectural panelised look is desired.



## Stria™ Heritage cladding

features deep grooves from the thick shiplap cladding boards, the Stria range is an easy way to get the strong horizontal line details in modern home and townhouse designs.



## Easylap™ Panel

a pre-primed fibre cement sheet with a shiplap joint along its two vertical edges.



## Hardie™ Fine Texture cladding

pre-textured fibre cement panel. It's durable and lower maintenance than traditional cement render to stay looking good for many years to come.



# Entry Hinged Door

Your front door sets the impression for what will be revealed upon walking into your home as well as complimenting the style of your façade. Selection can be made from the painted finish Hume Vaocluse range up to \$285 Retail Allowance.

## Features:

- Bushfire BAL 12.5 suitable
- Solid core construction engineered for strength and stability
- Optimised design, styling to one side and smooth to the other
- Craftsmanship & high quality materials unite in these beautiful doors



XV1



XV4



XV5



XV9



XV10



XV14



XV18



XV20

Should you wish to explore further options within the Hume catalogue or want an upgrade to a stained finish, your colour consultant can help you find what you are looking for.



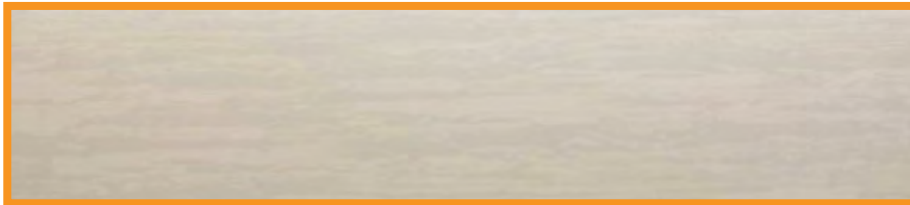
**HUME DOORS  
& TIMBER**  
100% Australian Owned

# Garage Sectional Door

Safe and secure B&D Garage Doors help protect the things you hold precious. Our commitment to quality flows through everything we do from custom made solutions to the convenience of automation and nationwide servicing. Whether you are coming or going from home, you can always rely on our superior build quality and commitment to safety to stand the test of time.

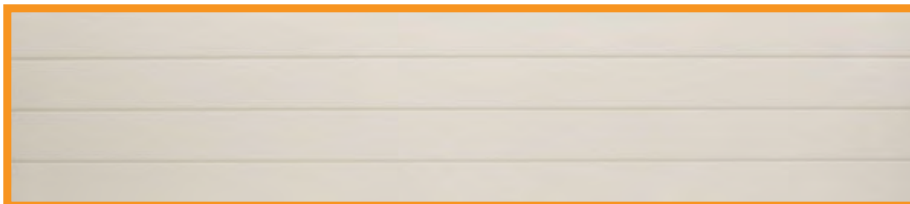


Home to the largest range of garage door solutions in Australia, B&D has a proud history of innovation. We believe our latest collection of garage doors bring together cutting edge technology, beautiful design options and proven reliability that only 60 years of experience can deliver.



## Nullarbor

*Available in Woodgrain Textured finish*



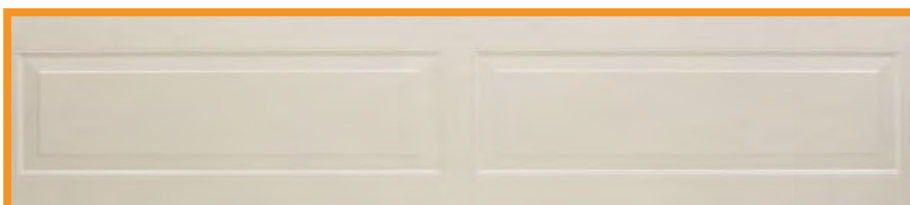
## Seville

*Available in Smooth and Woodgrain Textured finishes*



## Statesman

*Available in Smooth and Woodgrain Textured finishes*

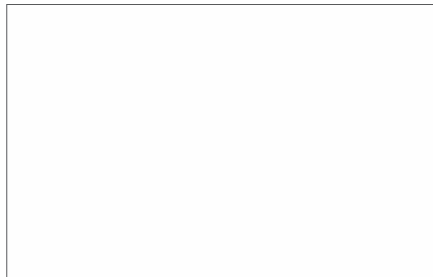


## Grange

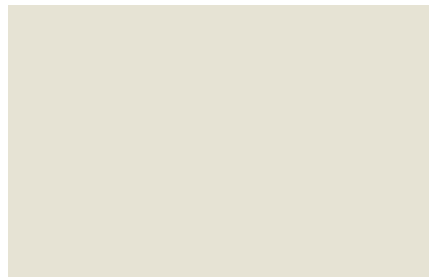
*Available in Smooth and Woodgrain Textured finishes*



## Standard Colour Chart



PEARL WHITE<sup>®</sup>  
Gloss



SURF MIST<sup>®</sup>  
Matt



DUNE<sup>®</sup>  
Satin



PAPERBARK<sup>®</sup>  
Satin



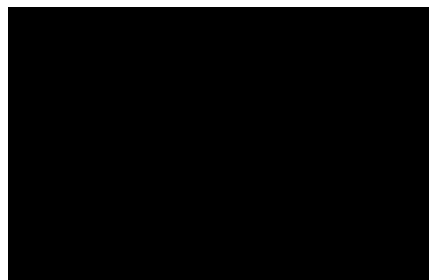
ULTRA SILVER  
Gloss



WOODLAND GREY<sup>®</sup>  
Satin



MONUMENT<sup>®</sup>  
Matt



BLACK  
Satin



Speak to your sales consultant about semi-commercial ranges, window configurations, non-standard colours, and to confirm Zone.

The colour swatches and images shown have been reproduced to represent actual product colours as accurately as possible. However, we recommend checking your chosen colour against an actual sample of the product before purchasing, as varying light conditions and limitations of the printing process may affect colour tones.















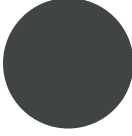

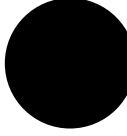




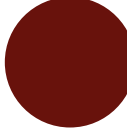
COLORBOND<sup>®</sup> and <sup>®</sup> colour names are registered trade marks of BlueScope Steel Limited. © 2018 BlueScope Steel Limited

# Roofing, Fascia and Gutter


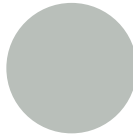




The COLORBOND® steel range of designer colours offers a classic and contemporary palette to enhance the beauty of every home style. Where better to look for inspiration than in Australia's own magnificent backyard. From our mountains to the outback, from creek beds to beaches, COLORBOND® steel captures the light and energy that makes Australia's colours so unique. You'll find 22 colour choices to create the ideal look and feel for your home.

Much of your 'street appeal' is based on your home's colour scheme. That's why it's so important to co-ordinate the colour of your roof, gutters, fascia, and downpipes with your render, bricks, window frames, garage doors and entrance. The COLORBOND® steel palette of 22 colours provides inspiration to create the perfect colour scheme for your entire home.

## Classic finish

				
<b>Dover White™</b> Classic finish SA = 0.28	<b>Surfmist®</b> Classic finish SA = 0.33	<b>Evening Haze®</b> Classic finish SA = 0.43		
				
<b>Southerly®</b> Classic finish SA = 0.40	<b>Dune®</b> Classic finish SA = 0.48	<b>Paperbark®</b> Classic finish SA = 0.43	<b>Classic Cream™</b> Classic finish SA = 0.33	
				
<b>Shale Grey™</b> Classic finish SA = 0.44	<b>Bluegum®</b> Classic finish SA = 0.57	<b>Windspray®</b> Classic finish SA = 0.60	<b>Gully®</b> Classic finish SA = 0.64	<b>Jasper®</b> Classic finish SA = 0.67
				
<b>Wallaby®</b> Classic finish SA = 0.64	<b>Basalt®</b> Classic finish SA = 0.67	<b>Woodland Grey®</b> Classic finish SA = 0.70	<b>Monument®</b> Classic finish SA = 0.73	<b>Night Sky®</b> Classic finish SA = 0.95
				
<b>Ironstone®</b> Classic finish SA = 0.73	<b>Deep Ocean®</b> Classic finish SA = 0.74	<b>Cottage Green®</b> Classic finish SA = 0.73	<b>Pale Eucalypt®</b> Classic finish SA = 0.60	<b>Manor Red®</b> Classic finish SA = 0.70

## Matt finish

		
<b>Bluegum®</b> Matt finish SA = 0.59	<b>Shale Grey™</b> Matt finish SA = 0.46	<b>Surfmist®</b> Matt finish SA = 0.35
		
<b>Monument®</b> Matt finish SA = 0.79	<b>Basalt®</b> Matt finish SA = 0.71	<b>Dune®</b> Matt finish SA = 0.48

### Legend

SA = (Solar Absorptance) is a measure of how much of the sun's heat that a material absorbs. Choosing a colour with a lower SA is a cooler option and may help you meet building regulations such as NCC or BASIX. These are nominal values based on new product and measured in accordance with ASTM E 903-96.

**U** Available in COLORBOND® Ultra steel for coastal and industrial environments. Other colours in the Classic finish may be available on request.



 **INTEGRITY**<sup>®</sup>  
NEW HOMES  
*Changing my world*

# Internal Selections



## Honeycomb Core Flush

Superior doors with unique high density honeycomb core construction to add that touch of class.

Inspired door designs sometimes are unable to find an elegant solution for your architectural crafted home. Use traditional flush panel doors to support the theme you want without affecting your homes visual appeal.



## Pinetrim Plus - Primed

- Clear of defects
- Great workability
- Pre-primed and ready for painting



DAR



Single Bevel



Half Splayed



Pencil Round



Bullnose



**HUME DOORS  
& TIMBER**

100% Australian Owned

## TradePro™ by Gainsborough

### Simplistic style

Developed in Australia, TradePro's understated style adds the perfect finishing touch to front and internal doors.

### Peace-of-mind

Know that you are installing quality products back by Gainsborough's 50 years of style and innovation.



Adel



Bela

Functions - passage, privacy, key in lever, dummy and long plate entrance set.  
Deadbolts and combination sets to suit.

### SLIDING CAVITY SET



# Bathroom, Kitchen and Laundry



**Sink:**  
Vital 1 & ¾ with strainer

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**Kitchen/Laundry mixer:**  
Mizu Soothe

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**Shower/Bath mixer:**  
Mizu Soothe

---



**Basin mixer:**  
Mizu Soothe

---



**Toilet:**  
American Standard Heron BTW

---



**Toilet roll holder:**  
Mizu Soothe

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**Towel rail:**  
Mizu Soothe Double

---



**Shower outlet:** Posh Vertical with  
Posh Domaine 220 round overhead

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**Bath:**  
Posh Solus 1500

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**Vanity:**  
Forme Mont Albert Wall Hung

---



**Laundry tub:**  
Everhard Project 45SS

---



**Floor waste:**  
Bounty 316SS Mega Square  
Tile Insert

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## **Cooktop:** Baumatic BG4S Gas

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### **Features:**

- 5 year warranty
- Cast iron trivets
- WOK burner (triple ring)
- Flame failure safety device
- Side controls
- Electric ignition
- Power on indicator light
- Made in Turkey
- 580mm (W) x 510mm (D) x 84mm (H)



## **Rangehood:** Baumatic GEH6017 Electric

---

### **Features:**

- 5 year warranty
- 440m<sup>3</sup>/hr extraction capacity
- Stainless steel finish
- 3 speed slide control
- 2 x incandescent lights
- 2 x aluminium grease filters
- Recirculated internally
- 120mm flue cover outlet diameter
- 600mm (W) x 450mm (D) x 450mm (H)



## **Oven:** Baumatic BO5M Electric

---

### **Features:**

- 5 year warranty
- 81 litre gross oven capacity
- Double glazed door
- Push in push out knob controls
- Closed door grilling
- Cavity cooling fan
- A Class Energy rating
- One piece easy clean oven cavity
- 10 amp plug
- Easy removable snap off side racks
- Made in Turkey
- 594mm (W) x 567mm (D) x 595mm (H)



3025 Clipsal Iconic® Double GPO



3015 Clipsal Iconic® Single GPO

- Clipsal Iconic is a modern range based on a sleek clean design
- Based around a unique grid design for easy customisation to suit your style
- Green indicator so you know when it is switched on
- Covered by an in-house warranty service 12 months post install



3042VA Clipsal Iconic® Switch

- Modern in design and can be customised with changeable skins to suit your style
- Includes convenient 2-way functionality
- A low-profile light switch
- Quick and easy to personalise with pictogram rockers
- Compatible with smart, connected products and innovative technology so your future ready
- Covered by an in-house warranty service 12 months post install



3041VTV75F-VW Clipsal Iconic® TV PAL Antenna Socket Plate

- Part of the Iconic range for consistent style across all your switches and sockets
- The TV PAL Antenna Socket Plate is a reliable way to connect your television
- Slim flush mounting allows for the socket plate to blend in with any décor
- Covered by an in-house warranty service 12 months post install



755PFM4 Clipsal Flush Recessed Mount Smoke Alarm

- Photoelectric technology for early detection and warning from hazardous smoke and fire
- Flush mount design is extremely low profile and unobtrusive
- Can be used as a single mains powered battery backed alarm or can be interconnected with other 755 series smoke alarms
- Covered by an in-house warranty service 12 months post install



170575 LEDlux Express Mini LED Dimmable White Downlight in Warm White



# Cornice

While cornice effectively bridges the junctions between walls and ceilings, its purpose extends beyond function, providing the perfect finishing touch to the aesthetic harmony of a home.

Cove cornice has long been the standard cornice choice for Australian home builders. Its functional profile does not detract from common decor style and it is available in three profile sizes (55mm, 75mm and 90mm).

The simple curve of Cove cornice gives it an understated presence throughout the home, allowing other architectural design features to become the hero.



The mid-level sheen of Dulux Wash&Wear Semi Gloss is a finish that works well on walls or even as an alternative to enamels on doors and skirting boards. 101 Barrier Technology creates a tough, hard wearing barrier that withstands wear and tear.

## Features

- 101 Barrier Technology
- Withstands wear and tear
- Low odour & Low VOC at <16g/L tinted & untinted (Volatile Organic Compounds contribute to atmospheric pollution)

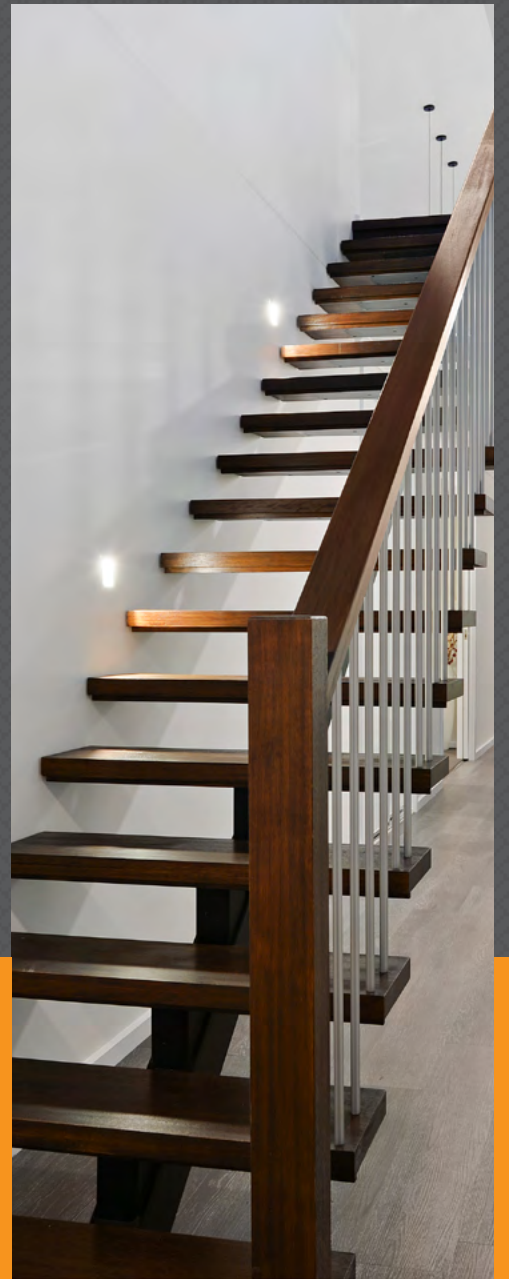
## Benefits

- Wipe away most common marks, scuffs and stains with a wet cloth
- Looks freshly painted for years
- Exceptional washability

**Tip:** Choose the acrylic based enamel for all your doors, skirting and architraves as it doesn't yellow.



# Dulux







Check out our website  
[www.inh.com.au](http://www.inh.com.au)



[/integritynewhomes/agneswater](https://www.facebook.com/integritynewhomes/agneswater)



[/integritynewhomes/agneswater](https://www.instagram.com/integritynewhomes/agneswater)



1300 886 793



[angela.leet@inh.com.au](mailto:angela.leet@inh.com.au)



Builders licence **QLD 1190102**



ABN 48 143 459 081

### Exclusions & Disclaimers

Integrity New Homes reserves the rights to vary inclusions and/or products at any time. Should a different brand be substituted it will be replaced with a product of equal or better standard.

Artist's impression's and any photographs appearing in Integrity New Homes brochures of finished homes, are indicative only and do not constitute an offer of what will be included in any individual home. Integrity New Homes display homes contain a wide range of items which are not included, unless advised otherwise in writing, such as, but not limited to, all furnishing, decorator items, window and floor coverings (except tiles to wet areas), air conditioning, security, office equipment, and hard and soft landscaping including fencing. Inclusions along with display home designs vary throughout Australia and New Zealand and are indicative only and do not constitute an offer of what will be included in any individual home. Please refer to your building contract for the specific design and inclusion details for your new home. Every Integrity New Homes office is independently owned and operated by a local licensed builder controlled by applicable local regulations and statutory requirements.

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