INTEGRITY®
NEW HOMES

New HOME DESIGN selection

ISSUE 04

THE LATEST IN NEW HOME DESIGN AND INNOVATION

OUR EXCLUSIVE GUARANTEES

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Table of Contents

Front Cover 1
Table of Contents 2
Director's Welcome 3
Why Choose Integrity New Homes? 4
Our Exclusive Guarantees 5
Award Winning Homestead Display Home for NSW Southern Highlands ..... 6 to 7
Bluescope Steel Colorbond Matt Advertisement ..... 8 to 9
The Three Options For Home Design ..... 10 to 11
Integrity New Homes Standard Designs – Single Storey ..... 12 to 71
Integrity New Homes Standard Designs – Double Storey ..... 72 to 101
Integrity New Homes Standard Designs – Acreage ..... 102 to 117
Integrity New Homes Standard Designs – Split/Steep Site ..... 118 to 151
Integrity New Homes Standard Designs – Multi ..... 152 to 157
James Hardie Linea Advertisement 158
James Hardie HardieDeck Advertisement 159
Should I Stay Or Should I Go? ..... 160 to 161
Profile of A Franchisee: Integrity New Homes Brisbane ..... 62 to 163
8 Steps To Building A New Home ..... 164 to 165
Land Ahoy! Things To Look For When Buying A Block ..... 166 to 167
Surveys Explained ..... 168 to 169
Geotechnical Classifications & The Engineer's Role ..... 170 to 171
Building Contract Terms Explained: Commencement 172
Dulux Wash&Wear 101 Barrier Technology Advertisement 173
Building Contract Terms Explained: Possession 174
James Hardie Stria Advertisement 175
Building Contract Terms Explained: Prime Cost and Provisional Sums ..... 176 to 177
Building Contract Terms Explained: Variation 178
CSR Gyprock Cornice Advertisement 179
Profile of A Franchisee: Integrity New Homes Limestone Coast ..... 180 to 181
Your Local Franchisee 182
About Us 183
Bluescope Steel TrueCore Advertisement 184

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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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Director's Welcome

One of the keys to running a successful business is to be systemised but retain flexibility.

This approach has been the overriding factor in the way Integrity New Homes has developed and established a network of talented and dedicated franchise builders across Australia.

However, we know that building a new home involves a unique mix of elements where dreams and hopes meet legislated and technical limitations and reality.

As a result, it is important you, as a new home buyer, to get the best advice around translating what you want into a reality, including sometimes, compromising while still achieving a great result.

This magazine provides every new home buyer with useful information on the process of building a home along with other key knowledge (such as tips for buying land and the mysteries of geotechnical classifications explained).

To top things off we have included floor plans and renders for some of our most popular homes.

Please contact one of the Integrity New Homes team today to discuss your housing needs.

Glenn Leet **B.Bus (Acc.) Lic. Builder**
Managing Director
INTEGRITY FRANCHISING

Why **Choose** Integrity New Homes?

- We have vast experience in all areas of residential construction.
- We offer upfront and honest advice. Any questions or concerns are answered in a prompt and courteous way.
- We only select trade contractors who are licenced, skilled and proven in their trade, resulting in premium finishes to your new home.
- We keep you informed of the progress from start to finish and are always happy to answer any of your questions along the way.
- All standard new home insurances, such as public liability, construction insurance and home warranty insurance are included.
- We offer a discount for selecting an Integrity New Homes standard design in combination with one of our Fast Track Standard Colour Schemes.
- As a long standing Housing Industry Association (HIA) member, we have access to current industry information and training.
- We offer a range of architecturally designed homes or we can custom design a home to suit your lifestyle.
- We use HIA fixed price contracts so you can be assured you will receive exactly what is agreed without any hidden costs.
- We are focused on sustainable building. Energy conservation is a core element of Integrity's home designs, delivering savings and greater outcomes for the environment.
- We are HIA GreenSmart Professional accredited ensuring practical, affordable and durable environmental solutions for your new home.

PLAN DESIGN CREATE

Our Exclusive Guarantee's

- Lifetime Structural Warranty*;
- Communication guarantee for all clients;
- Your home will be bulit on time or WE PAY THE RENT*;
- Every home goes through the Integrity Edge eight part checklist based on our quality assurance programme;
- 13 week maintenance period;
- We only recommend and use proven products and techniques in your home;
- We provide experienced and educated advice at every stage of the building process; and
- Adaptable, giving greater flexibility to all clients.

* The specifics of the Lifetime Structural Warranty and the the Built on Time or WE PAY THE RENT exclusive guarantees can be found in the Designer Specification of your new home building contract. For more information speak to your Integrity New Homes sales consultant today!

Award Winning Homestead Display Home For NSW Southern Highlands

Great home design is all about stunning but comfortable living spaces which actually support the way people go about their lives day-to-day.

The tried and tested Genesis 316 (which has been modified for display purposes and has subsequently been redrawn as the Genesis 310 featured on page 108 of this issue of the Design Magazine) delivers a truly liveable home which visitors to this display home at Mittagong will see first-hand when they experience this generous four-Bedroom home.

Integrity New Homes South Coast provides the innovative design flair of an architect coupled with the systems, service, quality, and price benefits of a volume builder.

Externally the Genesis 316 display home features the very latest COLORBOND steel Matt roofing which uses innovative paint technology to create a natural finish which diffuses light for a soft, textured designer look.

COLORBOND steel Matt roofing comes in five colours and the product, which is designed for Australian conditions, has been tested for more than a decade and is locally manufactured.

A "palate" of PGH Bricks & Pavers Cultured Stone clay bricks and COLORBOND Basalt textured finish feature walls to the front façade combines with the COLORBOND steel Matt roofing (also in COLORBOND Basalt colour) to create a rural feel to this home which sits wide on the block.

There are three covered outdoor living areas which include a private Patio to Bed 1, a generous Porch to the front (creating a sense of occasion on arrival) and a large covered Alfresco to the rear creating an outdoor living space which can be enjoyed all-year-round.

A freestanding fire pit and freestanding water feature to the rear paved outdoor areas are set amidst the extensively landscaped gardens and add another entertainment area.

Internally, an Actron reverse cycle ducted air conditioning system allows for flexibility of managing the area's climate while underfloor heating to the Ensuite increases comfort during the winter cold experienced in the Mittagong region.

There is a great sense of space, air and light throughout the Rumpus, Lounge and Dining which has been created by using large glass windows and cornerless glass Alfresco stacker doors.

The house also offers substantial storage with a Butlers Pantry located behind the main Kitchen wall, while a Computer Nook is offset from the Dining. There is a spacious Walk-In-Linen (WIL) and a handy dedicated Store accessed off the Garage.

Feature walls to the Media and Entry create visual interest and warmth and offset the cooler pale ceiling and wall colours.

The Genesis 316 features a strong zonal design approach with Bed 1, Walk-In-Robe (WIR) and Ensuite set away from the other Bedrooms, main Bathroom, Laundry and living areas.

The Genesis series of homes now include the Genesis 245, Genesis 265, Genesis 310 (formerly Genesis 316) and Genesis 355.

This modified Genesis 316 rightly won Integrity New Homes South Coast the MBA Southern Region Best Display Home award in July 2019.

The modified Genesis 316 display home is located at 56 Renwick Drive, "Renwick Estate", Mittagong, New South Wales, 2574.

Opening hours are available at: www.inh.com.au/southcoast/page/mittagong-renwick-display-home

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001

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Roof colour: Shale Grey™ Matt

003

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Roof and wall colour: Monument® Matt

002

TESTED, TESTED AND TESTED AGAIN
COLORBOND® steel has undergone real world exposure testing and accelerated laboratory testing at BlueScope sites around Australia. COLORBOND® steel is also compliant with all relevant Australian Standards.

Roof colour: Classic Cream™

004

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The Three Options For Home Design

There are pretty-much three ways to get a design for building your new home and they are:

1 Select an existing plan;

2 Have a custom design created for you; or

3 Design your own layout

One of the many advantages of dealing with Integrity New Homes is that each option is a possibility.

Integrity New Homes has as a Design Library which contains hundreds of past and current plans.

There is also a complete range of project homes including investment, acreage and contemporary designs in single and double storeys, as well as duplexes and granny flats.

There is a custom design service and it is possible for clients to have their own design built.

Please contact your local Integrity New Homes office today to find out how you can find the right design for your new home by phoning 1300 886 793.

Aspect Series

Finally, stylish homes combining side and rear living with a centrally located Kitchen, which is the "command centre" for a busy household. There is floor plan flexibility across the entire Aspect series, allowing for Bed 1 to be located away from the secondary bedrooms while providing open spacious living areas with an easy flow to the covered Alfresco and Patio.

The design configuration is ideally suited for day-to-day living with the accent on an easy casual, lifestyle. Bed 2, Bed 3 and Bed 4, Laundry, Bathroom and WC form a wing which is separated from the communal living areas and Bed 1.

The smaller Aspect 200 and Aspect 230 plans contain all the amenity of the larger homes but in a more compact format and this has been achieved by shrinking some of the spaces from the larger design while not compromising the appeal of the way rooms have been laid out. By pulling the double Garage forward of the building alignment, space has been created to accommodate the secondary bedrooms. The series-topping Aspect 260 has a purpose-designed Theatre providing an entertainment hub removed from the central living areas.

It all adds up to a very cost-effective home which will suit a wide range of blocks.

Aspect 260 F4

Aspect 260 F1

Aspect 260 F2

Aspect 260 F3

Aspect 200

4 2 2 2

Living ..... 141.58m^2
Garage ..... 38.82m^2
Porch..... 3.80m^2
Alfresco ..... 16.88m^2
Patio (under roof).....2.29m^2

TOTAL ..... **203.37m^2**

House Width 12.4m
House Length 18.6m

Aspect 200 F1 Floor Plan © Scale 1:200

Aspect 230

4 2 2 2

Living ..... 164.02m^2
Alfresco ..... 19.48m^2
House Width 13.2m
Garage ..... 39.97m^2
Patio (under roof)..... 3.93m^2
House Length 19.6m
Porch..... 4.17m^2

TOTAL ..... **231.57m^2**

Aspect 230 F1 Floor Plan © Scale 1:200

Aspect 260

4 2 2 2

Living ..... 190.73m^2
Alfresco ..... 20.78m^2
House Width 13.2m
Garage ..... 41.15m^2
Patio (under roof)..... 3.93m^2
House Length 20.9m
Porch..... 3.56m^2

TOTAL ..... **260.15m^2**

Aspect 260 F1 Floor Plan © Scale 1:200

Aspire Series

Traditionally smaller homes have been designed around the “boring box approach” to create low priced homes for first home buyers, investors and people that need less space.

The Aspire 145 is proof that through good design, it is possible to create a three-Bedroom home with stunning street appeal and a generous sense of space through the open Lounge, Dining and Kitchen.

Bed 1 is removed from the rest of the home while the Alfresco to the front, creates a great covered outdoor living area ideally suited to the Australian climate. Of course, adding optional upgrades enables variety to be added to the external look of the home and thereby boosting street appeal.

Aspire 145 F2

Aspire 145 F1

Aspire 145 F3

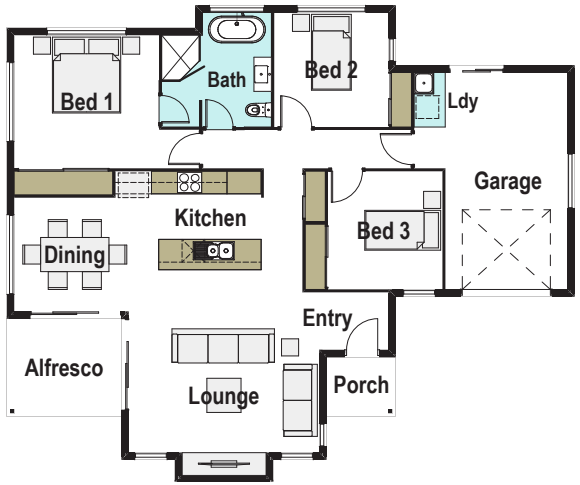
Aspire 145 F4

Aspire 145

3 1 1 1

Living ..... 110.88m^2
Alfresco ..... 7.82m^2
House Width 15.0m
Garage ..... 23.03m^2
Porch ..... 2.89m^2
House Length 12.6m

TOTAL ..... 144.62m^2



Aspire 145 F1 Floor Plan © Scale 1:200

SINGLE STOREY

Avalon Series

There are three floor plans which make up the Avalon series, and each one of these designs features an open Kitchen, Lounge and Dining configuration as a central focus.

The four-Bedroom Avalon series all have a very strong use of living spaces with the Bed 1, Ensuite, Walk-In-Robe (WIR) located at the front of the home and well away from the secondary bedrooms or children's wing and this helps with home security and is ideally suitable for those who work night shifts.

The everyday indoor and outdoor living areas, including an Alfresco, provide a separation zone between the Bed 1, Ensuite, Walk-In-Robe (WIR) wing and secondary bedrooms. This kind of thoughtful design recognises how people live today and maximises internal and external floor space to create an easy flow throughout.

In keeping with larger homes, the bigger Avalon 230 and Avalon 260 homes also feature a central Rumpus and Lounge (hidden behind a separating wall which is open at both ends and includes a cut-out to the ceiling) with a dedicated Laundry. All the homes include a Nook in the Kitchen.

Avalon 260 F4

Avalon 260 F1

Avalon 260 F2

Avalon 260 F3

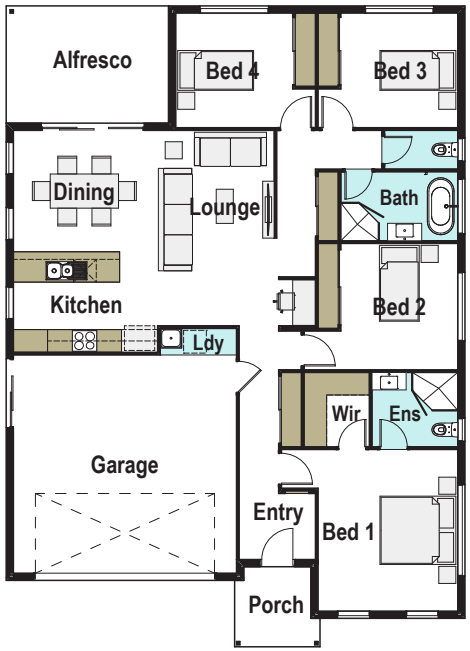
Avalon 190

4 2 2 2

Living ..... 135.71m^2 Alfresco ..... 13.23m^2 House Width 12.1m

Garage ..... 37.53m^2 Porch ..... 4.33m^2 House Length 16.9m

TOTAL ..... 190.80m^2



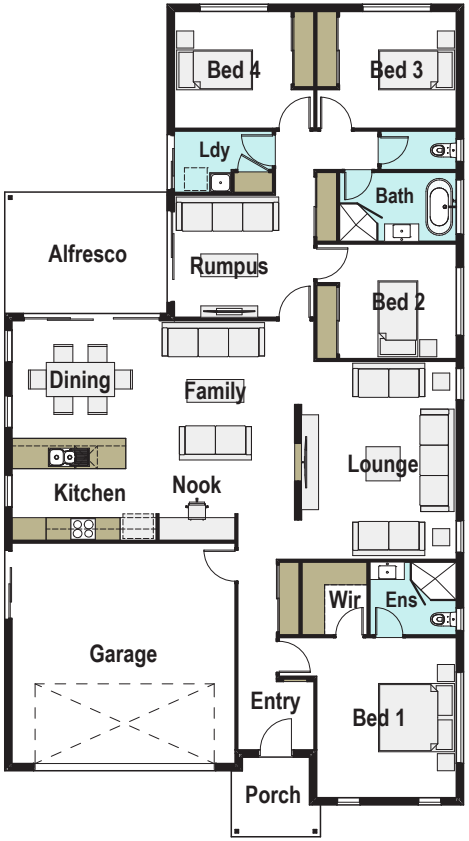
Avalon 190 F1 Floor Plan © Scale 1:200

Avalon 230

4 2 2 2

Living ..... 175.83m^2 Alfresco ..... 13.70m^2
Garage ..... 36.52m^2 Porch ..... 4.61m^2
TOTAL ..... 230.66m^2

House Width 12.1m
House Length 21.9m



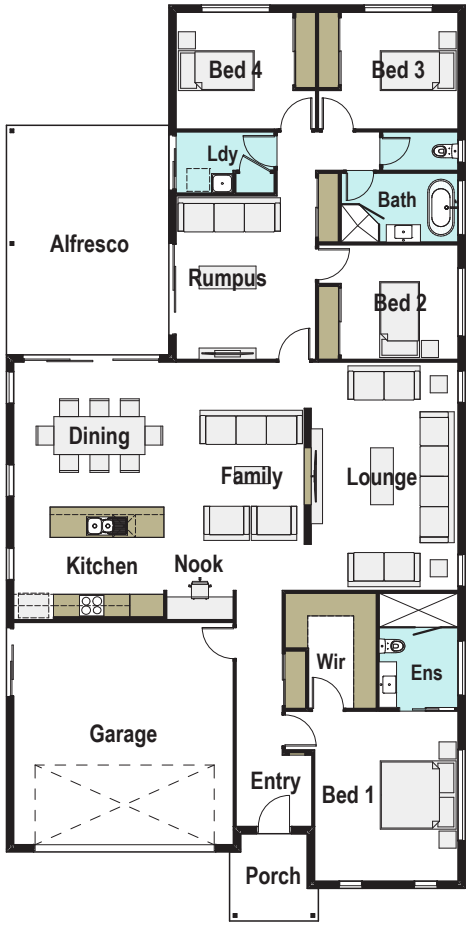
Avalon 230 F1 Floor Plan © Scale 1:200

Avalon 260

4 2 2 2

Living ..... 197.27m^2 Alfresco ..... 25.89m^2
Garage ..... 36.27m^2 Porch ..... 4.83m^2
TOTAL ..... 264.26m^2

House Width 12.1m
House Length 24.1m



Avalon 260 F1 Floor Plan © Scale 1:200

Avoca Series

The Avoca series combines the most cost-effective building forms with multiple separate living areas, which is one of the reasons it has been popular with investors wanting appealing homes for the rental market.

The Family, Dining and Kitchen all service the rear of the home, while the Lounge is located to the front. The four-Bedrooms have been located in defined but separated positions which are again perfect for the rental situation where four unrelated individuals may be living in the home (who all need personal space).

The Alfresco is located to the rear but directly accesses the Family, Dining and Kitchen. The Avoca 235 features a dedicated Laundry with built-in Broom cupboard to the main living area while the smaller Avoca 200 and Avoca 205 designs have the Laundry located in the double Garage.

Avoca 235 F2

Popular
Investor's
Choice

Avoca 235 F1

Avoca 235 F3

Avoca 235 F4

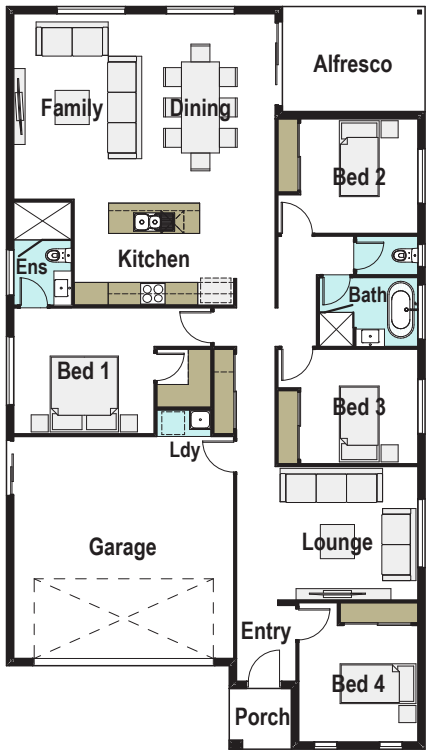
Avoca 200

4 2 2 2

Living ..... 152.75m^2 Alfresco ..... 10.42m^2 House Width 11.0m

Garage ..... 37.16m^2 Porch ..... 2.62m^2 House Length 19.6m

TOTAL ..... 202.95m^2



Avoca 200 F1 Floor Plan © Scale 1:200

Avoca 205

4 2 2 2

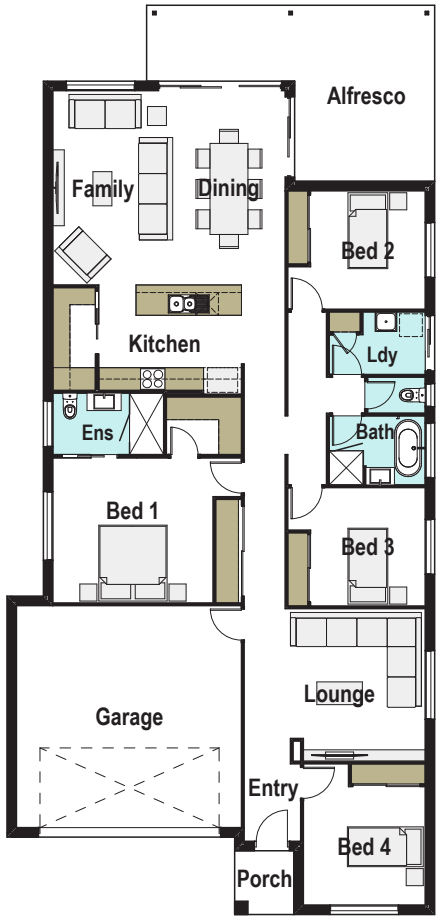
Living	153.45m^2	Alfresco	10.18m^2	House Width	11.3m
Garage	38.86m^2	Porch	2.62m^2	House Length	20.4m
TOTAL	205.11m^2				

Avoca 205 F1 Floor Plan © Scale 1:200

Avoca 235

4 2 2 2

Living	171.97m^2	Alfresco	24.92m^2	House Width	11.3m
Garage	37.89m^2	Porch	2.62m^2	House Length	24.0m
TOTAL	237.40m^2				



Avoca 235 F1 Floor Plan © Scale 1:200

Bowden Series

The Bowden 185 is specifically designed to suit “zero-boundary” lot home sites with an overall width of 9 metres (measured from brickwork), and yet the team at Integrity New Homes have still managed to create that ‘big-home’ feeling.

The Bowden 185 features four-Bedrooms, two living spaces, plenty of enclosed storage options and a separate Laundry! This home seriously packs a punch for some a small and narrow footprint.

Entry is via the covered and recessed Porch providing safety from the weather. Continuing along the Hall there is the Lounge, several storage options, Bed 4, Powder with wall hung vanity, enclosed WC, Bathroom with freestanding bath, Bed 3, Laundry and then the space opens into the open plan Kitchen, Dining and Family and flows out to the covered and spacious Alfresco.

Bed 1 includes a private Ensuite and Walk-In-Robe (WIR) and is purposely located to the back of the home with close access to the Alfresco and Family for entertaining.

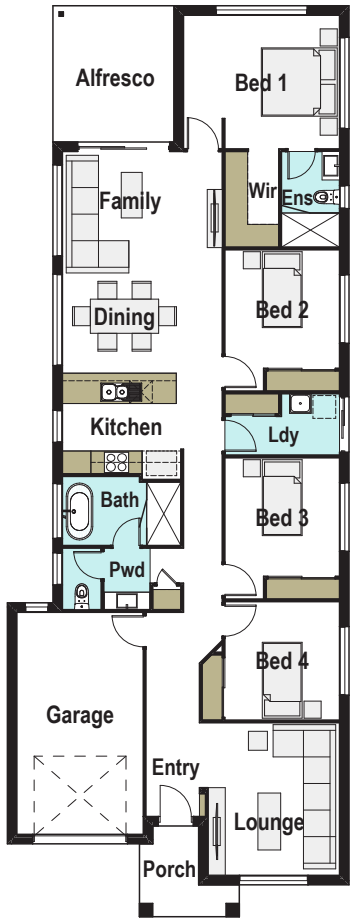
Bowden 185 F2

Bowden 185

4 2 2 1

Living	149.84m^2	Alfresco	11.45m^2	House Width	9.0m
Garage	22.26m^2	Porch	4.46m^2	House Length	24.0m

TOTAL 188.01m^2



Bowden 185 F1 Floor Plan © Scale 1:200

SINGLE STOREY

Bowen Series

The most efficient and cost-effective building form is to have a maximum floor area with the least amount of perimeter length and simple roof lines. This approach has been used across the Bowen series, which also allows for a range of facade options which adds tremendous visual interest. This approach provides great value for money.

The Bowen 175, Bowen 185 and Bowen 200 include all the amenity of the larger Bowen 260 while achieving lower entry prices – providing access to really strong home design to more new home buyers. There are three-Bedrooms plus a separate Lounge, while the Kitchen, Family and Dining are all open, creating a spacious casual living area to the rear. The Bowen 185, Bowen 200 and Bowen 260 also feature a Study which can double as an extra bedroom in each of the homes.

The Bowen 260 has an open Kitchen, Family and Dining which provide the hub for this very efficient design. The Study and Lounge are located to the front of the home, allowing the day-to-day living areas such as the Multi-Purpose-Room (MPR) and four-Bedrooms, to be located to the rear. This format is perfect for families who like to entertain with adults separately from the children. The Alfresco adjoins both the Multi-Purpose-Room (MPR) and the Family and Dining, providing a flexible all-year-round covered outdoor living area.

Bowen 260 F2

Bowen 260 F1

Bowen 260 F3

Bowen 260 F4

Bowen 175

3 2 2 2

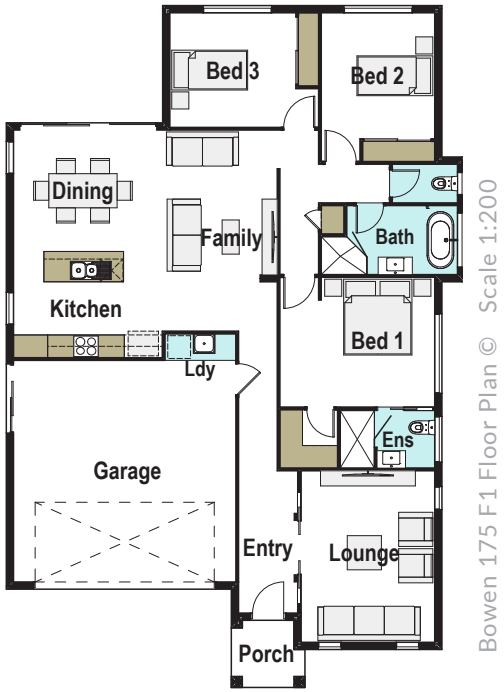
Living ..... 135.76m^2 Porch ..... 3.15m^2

Garage ..... 37.66m^2

TOTAL ..... **176.57m^2**

House Width 12.1m

House Length 18.0m



Bowen 175 F1 Floor Plan © Scale 1:200

Bowen 185

4 2 2 2

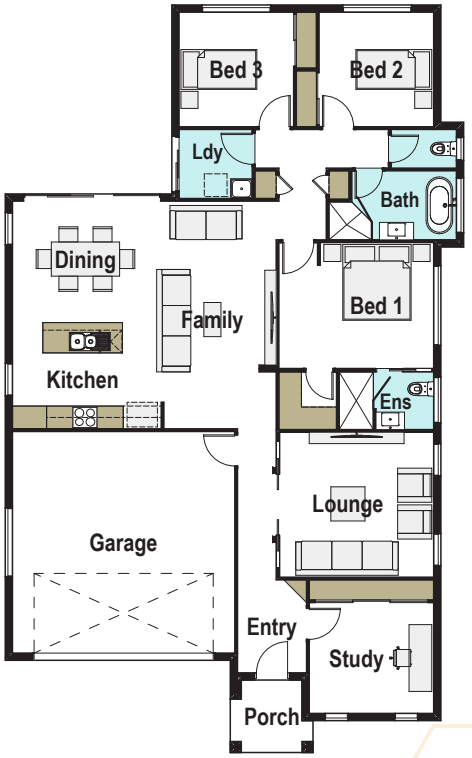
Living ..... 148.84m^2 Porch ..... 3.71m^2

Garage ..... 36.48m^2

TOTAL ..... **189.03m^2**

House Width 12.1m

House Length 19.7m



Bowen 185 F1 Floor Plan © Scale 1:200

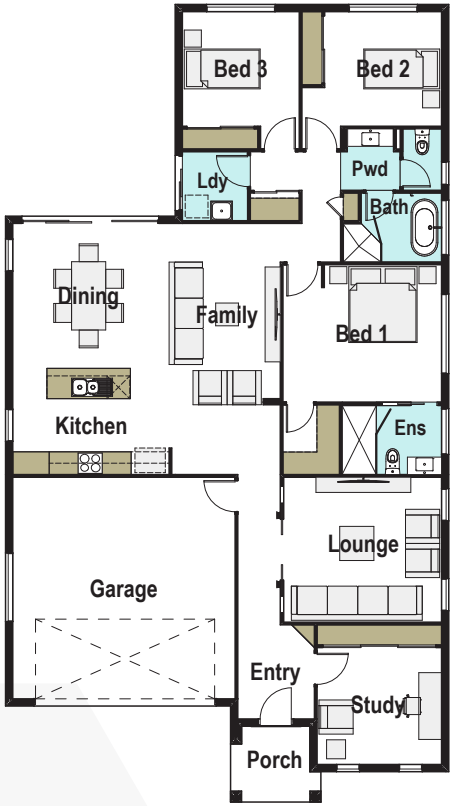
Bowen 200

4 2 2 2

Living ..... 162.14m^2 Porch ..... 4.28m^2
Garage ..... 36.46m^2

TOTAL ..... **202.88m^2**

House Width 11.7m
House Length 21.0m



Bowen 200 F1 Floor Plan © Scale 1:200

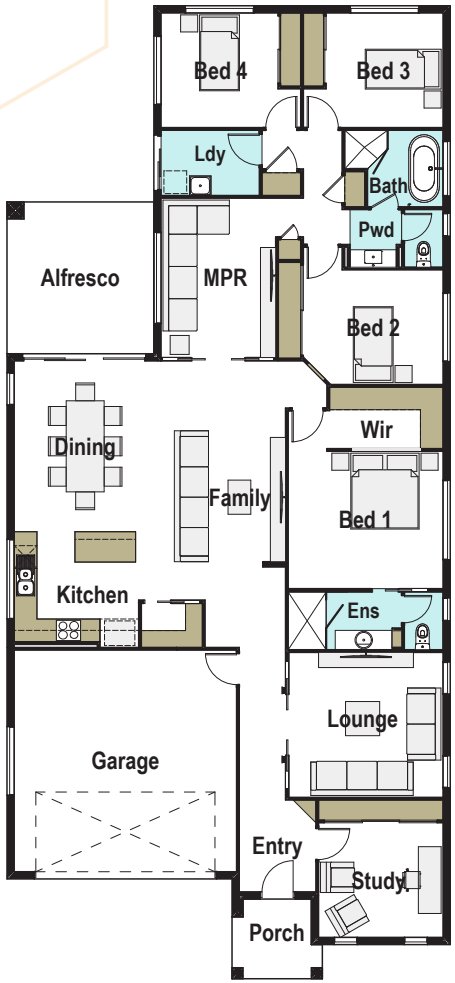
Bowen 260

5 2 2 2

Living ..... 204.39m^2 Porch ..... 4.51m^2
Garage ..... 36.46m^2 Alfresco ..... 15.48m^2

TOTAL ..... **260.84m^2**

House Width 11.7m
House Length 25.6m



Bowen 260 F1 Floor Plan © Scale 1:200

Chelsea Series

Punching above its weight, the Chelsea 205 combines front and side living advantages into a tiny footprint four-Bedroom home. The Lounge which can also act as a Study and sits immediately off the Entry is purposely located in front of Bed 1 to provide a sound buffer to the outdoors. Bed 1 also includes a private Ensuite and Walk-In-Robe (WIR) and is available immediately off the Entry Hall.

The Family, Dining and Kitchen are centrally located and flow into the rear and side facing covered Alfresco. The Kitchen features two Pantries with a Walk-In-Pantry (WIP) off the Hall. Bed 2, Bed 3, Bed 4, Bathroom and Laundry are part of a "wing" which leads off the central living areas via a separate Hall which helps to define the Family living space.

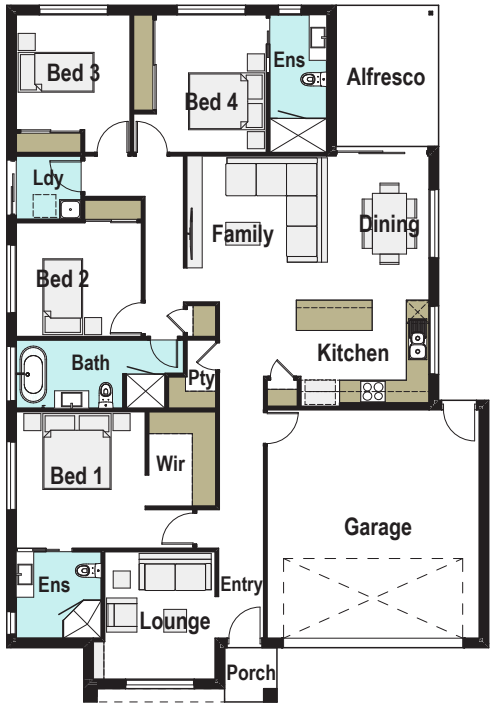
There is a second Ensuite to Bed 4 which provides a private location for an elderly family member and also a double Garage with a hinged door to the side yard for ease of mowing the lawn.

Chelsea 205 F1

Chelsea 205

4 3 3 2

Living	158.41m^2	Alfresco	10.04m^2	House Width	12.7m
Garage	36.95m^2	Adj Lounge	1.18m^2	House Length	18.4m
Porch	1.97m^2				
TOTAL	**208.55m^2**				



Chelsea 205 F1 Floor Plan © Scale 1:200

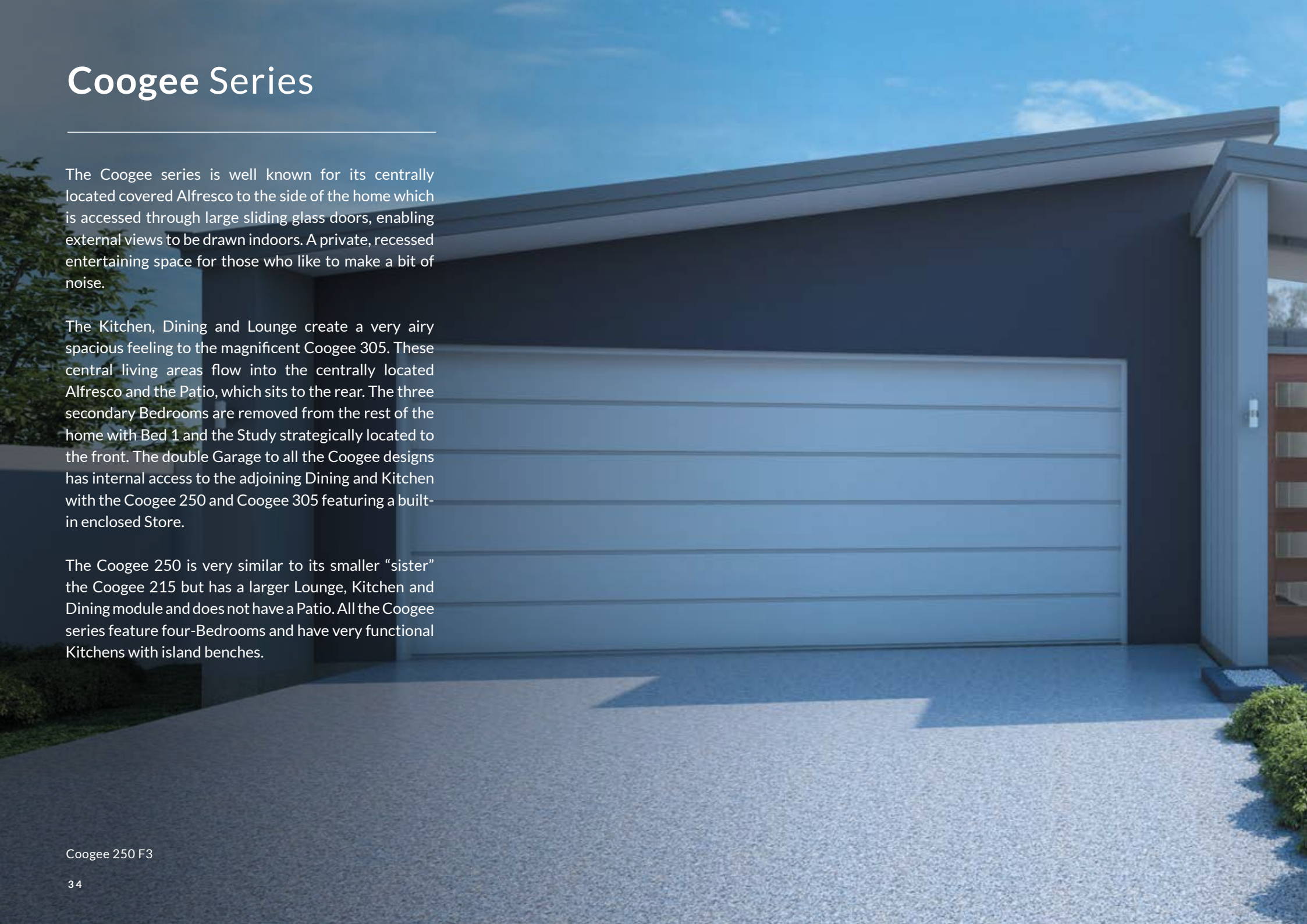
SINGLE STOREY

Coogee Series

The Coogee series is well known for its centrally located covered Alfresco to the side of the home which is accessed through large sliding glass doors, enabling external views to be drawn indoors. A private, recessed entertaining space for those who like to make a bit of noise.

The Kitchen, Dining and Lounge create a very airy spacious feeling to the magnificent Coogee 305. These central living areas flow into the centrally located Alfresco and the Patio, which sits to the rear. The three secondary Bedrooms are removed from the rest of the home with Bed 1 and the Study strategically located to the front. The double Garage to all the Coogee designs has internal access to the adjoining Dining and Kitchen with the Coogee 250 and Coogee 305 featuring a built-in enclosed Store.

The Coogee 250 is very similar to its smaller “sister” the Coogee 215 but has a larger Lounge, Kitchen and Dining module and does not have a Patio. All the Coogee series feature four-Bedrooms and have very functional Kitchens with island benches.



Coogee 250 F3

Coogee 250 F1

Coogee 250 F2

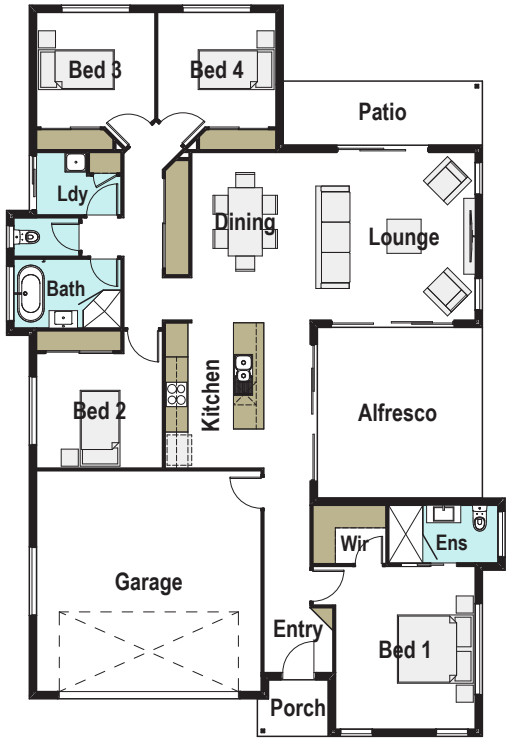
Coogee 250 F4

Coogee 215

4 2 2 2

Living ..... 148.84m^2
Garage ..... 36.82m^2
Porch..... 2.64m^2
Alfresco ..... 19.58m^2
Patio..... 8.87m^2
TOTAL ..... 216.75m^2

House Width 13.1m
House Length 19.3m



Coogee 215 F1 Floor Plan © Scale 1:200

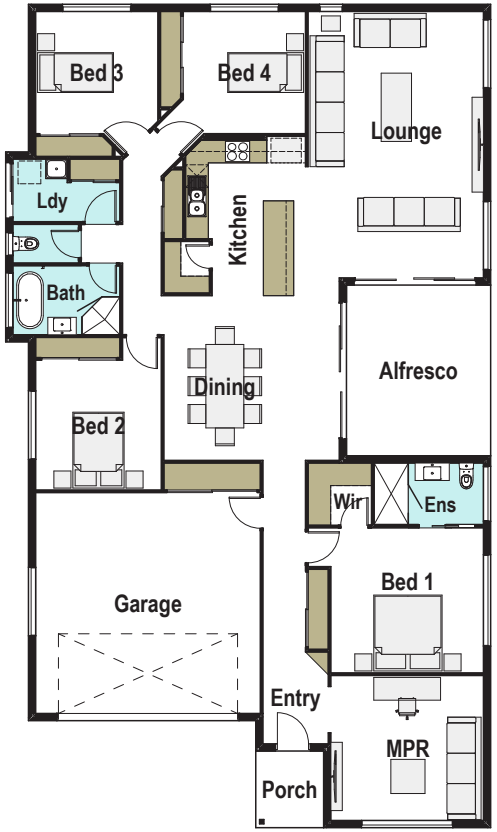
Coogee 250

4 2 2 2

Living ..... 191.02m^2 Porch ..... 3.62m^2 House Width 12.8m

Garage ..... 38.68m^2 Alfresco ..... 17.10m^2 House Length 21.7m

TOTAL ..... 250.42m^2



Coogee 250 F1 Floor Plan © Scale 1:200

Coogee 305

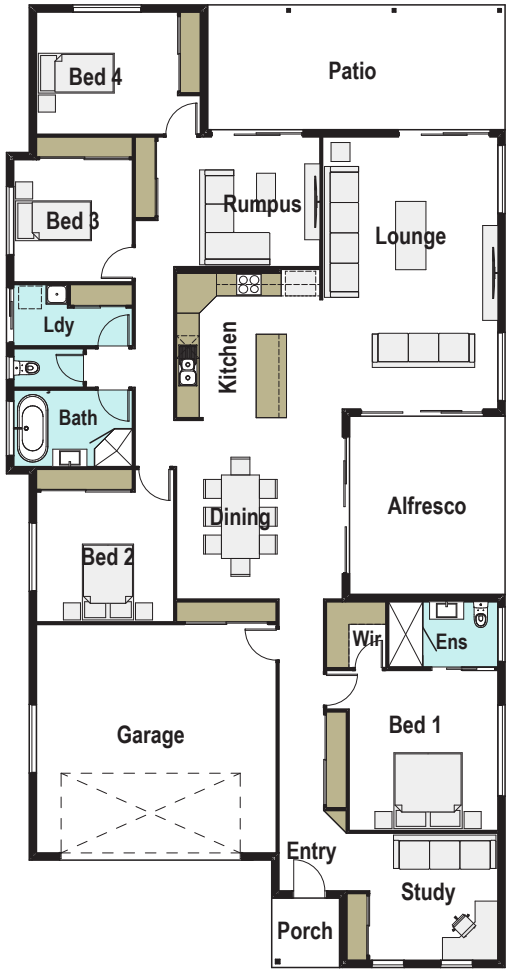
4 2 2 2

Living ..... 214.82m^2 Alfresco ..... 19.27m^2 House Width 13.1m

Garage ..... 41.98m^2 Patio ..... 25.79m^2 House Length 25.4m

Porch ..... 3.28m^2

TOTAL ..... 305.14m^2



Coogee 305 F1 Floor Plan © Scale 1:200

Daisy Series

As developers become more flexible in offering different land configurations, opportunities have arisen for homes designed for dual access lots.

Integrity New Homes has long designed and constructed dual access homes and build on this background with the Daisy 155. This rear living home includes two-Bedrooms and a Study with open plan Lounge, Dining and Kitchen as well as a Bathroom, Ensuite and Laundry.

A commanding Porch provides covered access to the Entry door and also extends across the front of Bed 1 which can be entered externally via a sliding glass door. The entire width of the rear of the home features an Alfresco with a detached, partially enclosed Carport located to the back of the block.

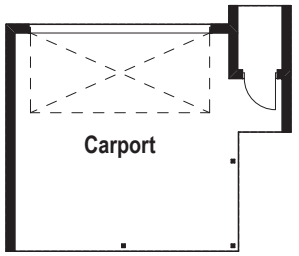
This compact but liveable design offers the appeal of apartment living in a free-standing home. Also, with no eaves or side facing windows and doors, the Daisy 155 perfectly suits “zero-boundary” lots.

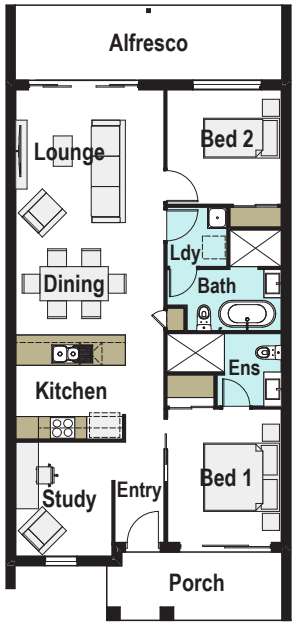
Daisy 155 F1

Daisy 155

2 2 2 2

Living	94.46m^2	Alfresco	14.84m^2	House Width	7.5m
Carport	41.32m^2	Porch	8.59m^2	House Length	24.7m
TOTAL	**159.21m^2**				





Daisy 155 F1 Floor Plan © Scale 1:200

SINGLE STOREY

Fulham Series

As block sizes shrink around Australia (particularly in areas of higher population), there is greater demand for well-designed homes to suit “zero-boundary” and narrow lots.

The three-Bedroom Fulham 200 meets this demand in a home which is 8.2 metres wide (measured to brickwork), so it fits on narrow blocks and yet still provides two separate internal living areas as well as a spacious covered Alfresco to the rear.

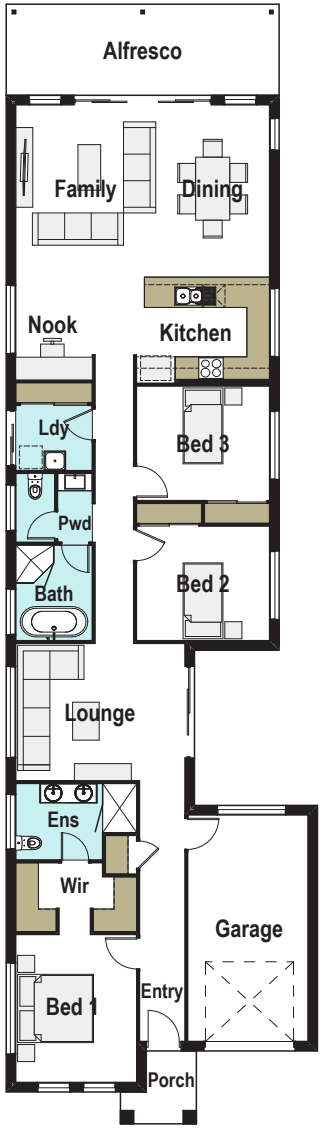
There is an open plan Nook, Family, Dining and Kitchen to the rear and a private Lounge to the front. An Ensuite and double-sided, walk-through Walk-In-Robe (WIR) to Bed 1, there is also a separate Bathroom, Powder and separate Laundry.

Fulham 200 F2

Fulham 200

3 2 2 1

Living	160.36m^2	Alfresco	17.25m^2	House Width	8.2m
Garage	22.08m^2	Porch	3.11m^2	House Length	29.5m
TOTAL	202.80m^2				



Fulham 200 F1 Floor Plan © Scale 1:200

SINGLE STOREY

Horizon Series

The Horizon series really provides more of everything… more covered outdoor living, more open living spaces and more street presence.

The Horizon 280's sweeping Alfresco wraps around the Northern and Western sides of the home offering a reminder of the wrap-around verandahs of Australia from the bygone colonial days.

All the Horizon designs have Bed 1 located in a strong position adjacent to the Entry and also include a roomy Ensuite and Walk-In-Robe (WIR). Travelling down the short hallway the home opens out into the central living areas comprised of the Living, Meals and Kitchen all of which, in turn, flow out onto the Alfresco by sliding glass doors (excluding the Horizon 190 which does not have a covered Alfresco).

The secondary Bedrooms are located in a private wing which includes a Laundry along with Powder and Bathroom.

Horizon 235 F2

COLORBOND
Steel Matt
Inspired

Horizon 235 F1

Horizon 235 F3

Horizon 190

4 2 2 2

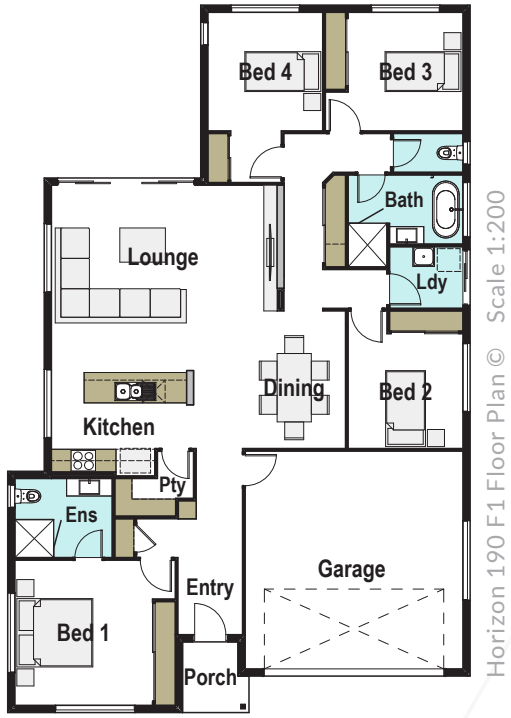
Living ..... 152.28m^2 Porch..... 2.99m^2

Garage ..... 35.22m^2

House Width 12.2m

House Length 18.6m

TOTAL ..... 190.49m^2



Horizon 190 F1 Floor Plan © Scale 1:200

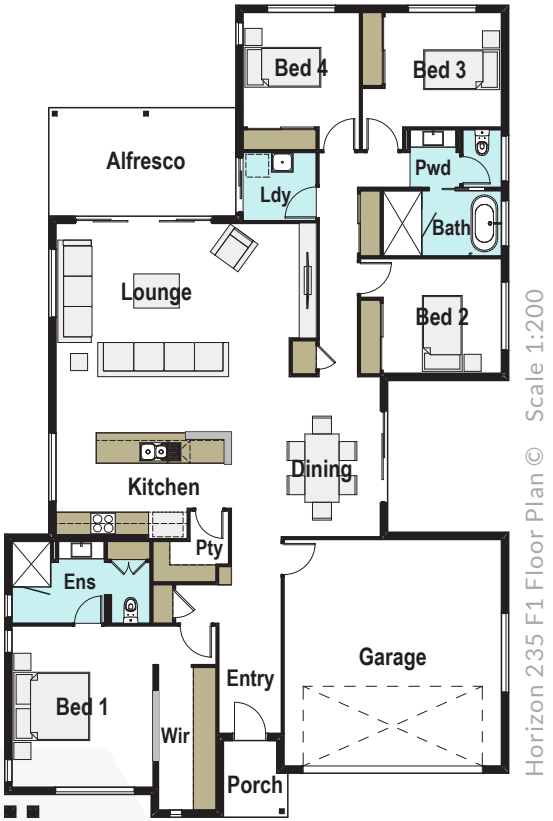
Horizon 235

4 2 2 2

Living ..... 178.36m^2
Garage ..... 37.24m^2
Porch ..... 3.18m^2
Alfresco ..... 14.10m^2
Adj. Bed ..... 2.32m^2

TOTAL ..... 235.20m^2

House Width 13.3m
House Length 21.4m



Horizon 235 F1 Floor Plan © Scale 1:200

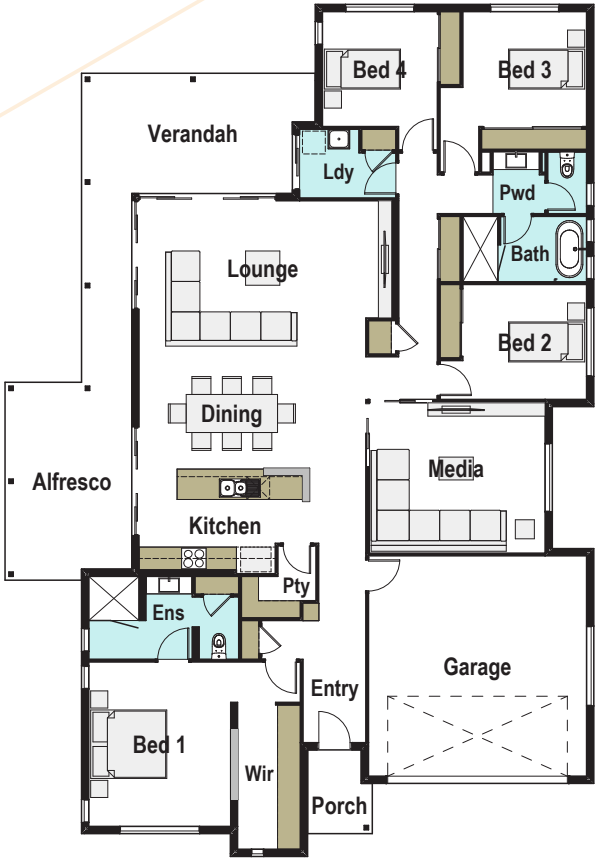
Horizon 280

4 2 2 2

Living ..... 201.06m^2
Garage ..... 35.78m^2
Porch ..... 3.48m^2
Alfresco ..... 16.93m^2
Verandah ..... 24.82m^2

TOTAL ..... 282.07m^2

House Width 15.5m
House Length 22.4m



Horizon 280 F1 Floor Plan © Scale 1:200

Laura Series

The Laura 165 is part of the Integrity New Homes Investment Range and offers all the essentials in a four-Bedroom home with real design flair. The side living configuration has a spacious open Lounge and Dining immediately off the “L” shaped Kitchen which delivers great functionality with an island bench and Breakfast Bar overhang.

Bed 1 includes a private Ensuite and Walk-in-Robe (WIR) with Bed 3 and Bed 4 located at the other side of the home adjacent to the Bathroom, separate WC and separate Laundry. Bed 2 is purposely located behind the Garage and directly off the Entry Hall and can function as a Study for those who work from home.

The double Garage sits forward of the covered Porch creating an interesting “stepped” façade. This “stepped’ facade provides a great deal of articulation to the frontage, which should satisfy most developer and local authority requirements.

For more information about building an investment home, speak to your Integrity New Homes sales consultant.

Laura 165 F1

Laura 165

4 2 2 2

Living ..... 128.98m^2 Porch..... 2.37m^2

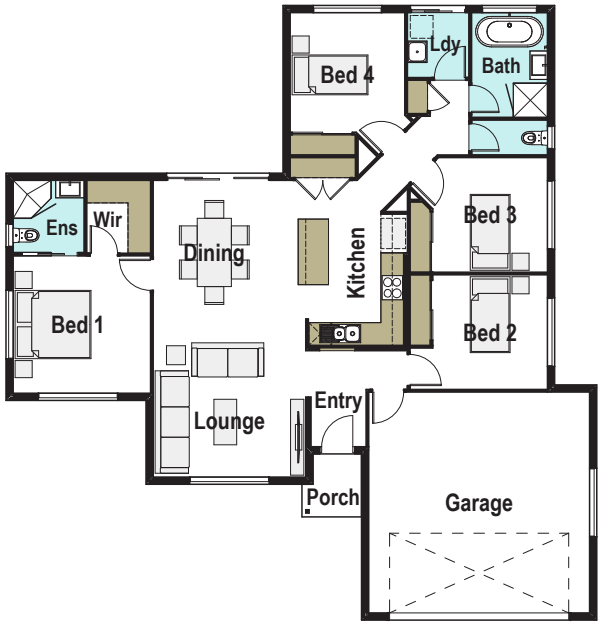
Garage ..... 37.16m^2

TOTAL ..... **168.51m^2**

House Width 15.6m

House Length 16.2m

SINGLE STOREY



Laura 165 F1 Floor Plan © Scale 1:200

Mackay Series

The Mackay series has for more than a decade been the singular most popular series of homes offered by Integrity New Homes. Part of the success is the way these homes deliver fantastic functional everyday living experiences, in a value for money four-Bedroom series which adds “design elements” as the homes in the series increase in size.

The entry-level Mackay 180 includes four-Bedrooms and two separate living areas. The Kitchen is open to the Family and Dining, which forms the centre of daily life. The double Garage is within very close proximity to the Kitchen, making it easy to transfer household groceries from the car into the house. While the open Lounge space is accessed off the Entry. Bed 1 includes a Walk-In-Robe (WIR) and is separated from the secondary bedrooms by a generous Laundry.

The Mackay 205 has a similar footprint as the Mackay 180 but has more space in the Family, Dining, Kitchen and Lounge areas. The secondary Bedrooms are located to the rear of the home and access the Family and Dining while Bed 1 is far enough away to offer parents a retreat, yet close enough to service the needs of younger children. The optional outdoor undercover area is designed to be added to the Eastern side of the home with direct access from the Dining and Kitchen.

The series-topping Mackay 230 has all the features and benefits of the Mackay 180 and Mackay 205 but adds a Rumpus adjoining the secondary Bedrooms and a Study (or fifth-Bedroom) to the front.

Mackay 230 F3

Mackay 230 F1

Mackay 230 F2

Mackay 180

4 2 2 2

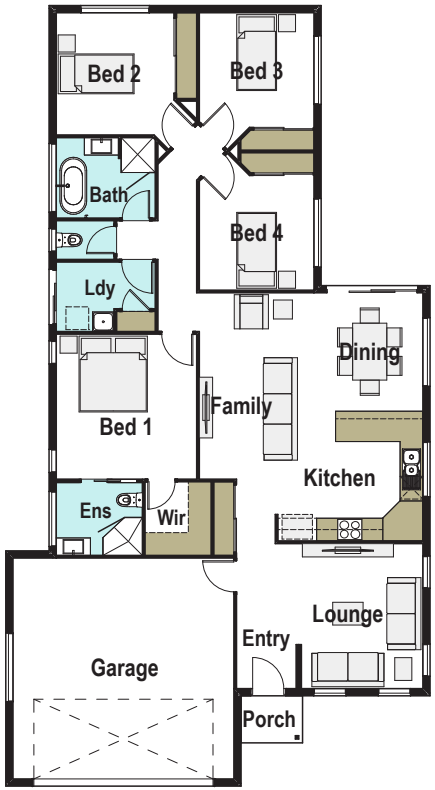
Living ..... 143.77m^2 Porch..... 2.01m^2

Garage ..... 36.79m^2

TOTAL ..... 182.57m^2

House Width 11.2m

House Length 20.6m



Mackay 180 F1 Floor Plan © Scale 1:200

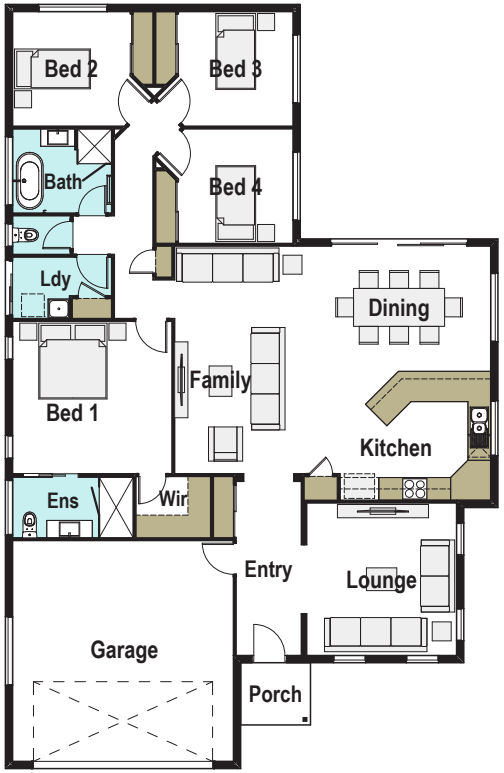
Mackay 205

4 2 2 2

Living ..... 169.97m^2 Porch ..... 3.02m^2
Garage ..... 36.65m^2

TOTAL ..... **209.64m^2**

House Width 13.0m
House Length 20.1m



Mackay 205 F1 Floor Plan © Scale 1:200

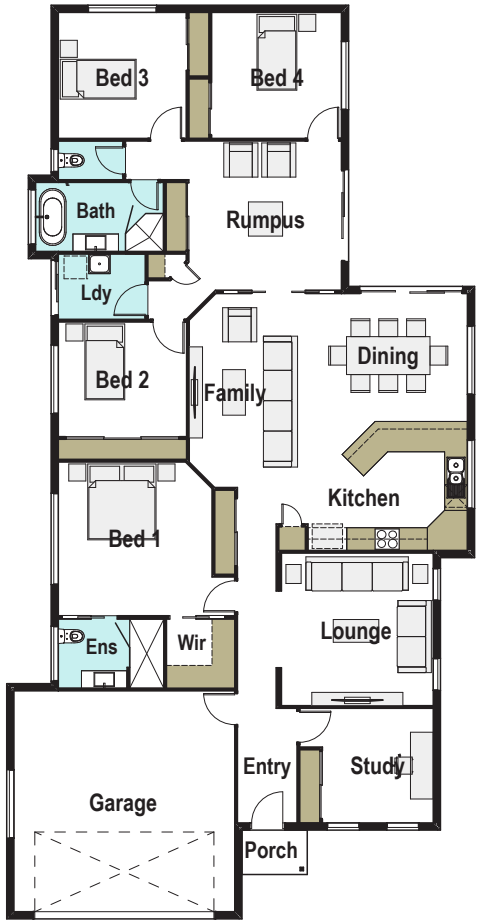
Mackay 230

5 2 2 2

Living ..... 195.13m^2 Porch ..... 2.01m^2
Garage ..... 36.78m^2

TOTAL ..... **233.92m^2**

House Width 12.3m
House Length 24.1m



Mackay 230 F1 Floor Plan © Scale 1:200

Madrid Series

Designed for narrow blocks, the single-storey Madrid series provides a functional three-Bedroom design with a single Garage.

Bed 1 has an Ensuite and Walk-In-Robe (WIR) while Bed 2 and Bed 3 are located directly opposite the Bathroom and Laundry. The Kitchen, Meals and Dining are all open and located to the rear with direct access via sliding glass doors to the covered Alfresco.

This is a very cost-effective free-standing home, which is very liveable and offers an easy maintenance option for empty nesters and first home buyers. It has also been popular with investors, some of whom have opted to add detached granny flats to the rear to maximise investment return.

There is also the option of removing the eave from the single Garage making it suitable for “zero-boundary” lot sites.

Madrid 165 F1

Madrid 155

3 2 2 1

Living ..... 122.18m^2 Alfresco ..... 6.80m^2

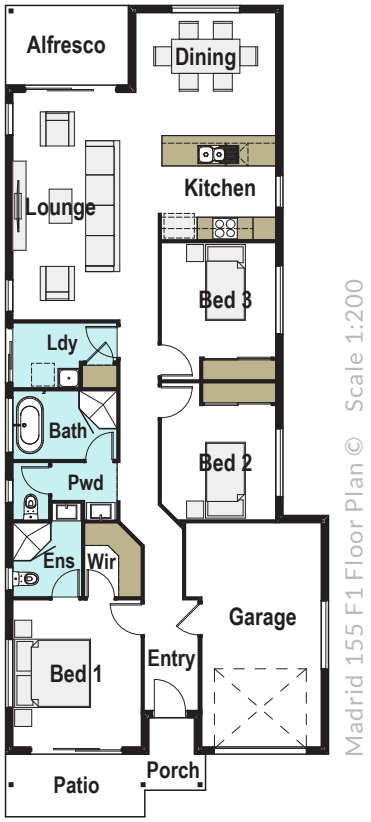
Garage ..... 21.63m^2 Porch ..... 2.65m^2

Patio (under roof) ..... 3.49m^2

TOTAL ..... **156.78m^2**

House Width 8.5m

House Length 21.4m



Madrid 155 F1 Floor Plan © Scale 1:200

Madrid 160

3 2 2 1

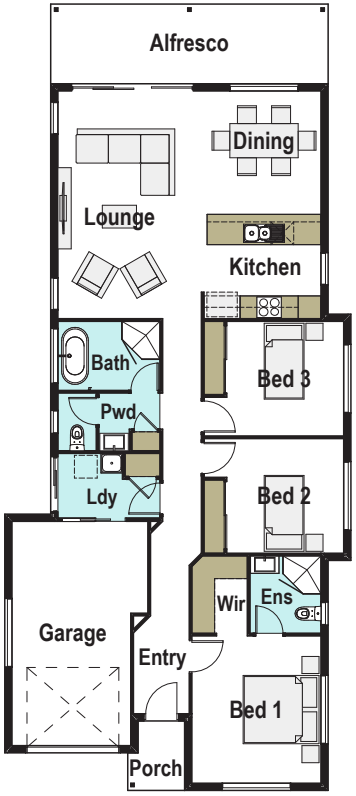
Living ..... 121.36m^2 Alfresco ..... 15.35m^2

Garage ..... 21.73m^2 Porch ..... 2.52m^2

TOTAL ..... **160.96m^2**

House Width 9.1m

House Length 20.7m



Madrid 160 F1 Floor Plan © Scale 1:200

Madrid 165

3 2 2 1

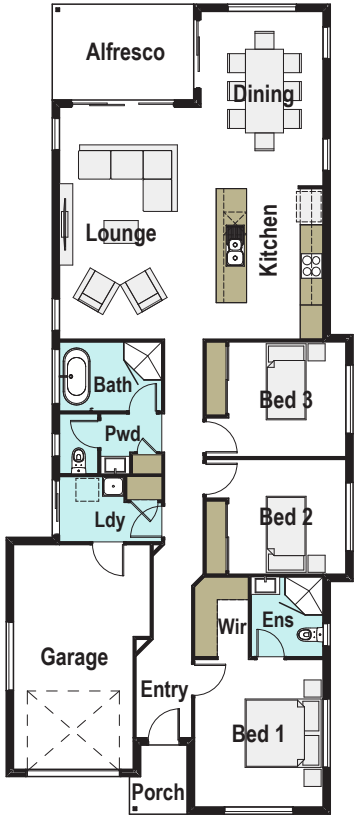
Living ..... 131.45m^2 Alfresco ..... 9.37m^2

Garage ..... 21.85m^2 Porch ..... 2.53m^2

TOTAL ..... **156.78m^2**

House Width 9.1m

House Length 21.3m



Madrid 165 F1 Floor Plan © Scale 1:200

Presence Series

The Presence series is chasing the Mackay series for the top spot as the most popular series of homes offered by Integrity New Homes. The popularity of the Presence has been founded on a combination of thoughtful features, packaged into an attractive resort-style four-Bedroom format.

All designs have Bed 1 with Walk-In-Robe (WIR) and Ensuite leading off from the Entry. In the larger Presence homes, there is a cleverly concealed Walk-In-Robe (WIR) which is hidden behind an internal wall.

In the Presence 175 and Presence 190, Bed 2 adjoins Bed 1, but in the larger homes Bed 2 is located in a wing of secondary Bedrooms. The space created by relocating Bed 2 is taken up by the Media found in the Presence 220, Presence 290 and Presence 315.

The back half of the Presence design combines the Kitchen, Lounge and Dining, all of which access the covered Alfresco to the back. A Bathroom with standalone WC creates a dedicated area for the secondary Bedrooms. Other features which are design specific include a Computer Nook, Walk-In Pantry (WIP) to the Kitchen and Store to the double Garage.

There can be few better places to relax after a hard day's work than in the comfortable and expansive living rooms of one of the Presence designs. Views to the rear of the property are drawn in through a large sliding glass door, while the Kitchen, complete with island bench and Breakfast Bar, is a stone's throw away. A cost-effective design approach delivers a "stepped-in" footprint to the rear which opens up views to the rear. Consequently, any investment in landscaping to the backyard delivers more by allowing the views of gardens and plantings to be drawn back into the home.

Externally all homes have a covered Porch to the Entry door and an Alfresco to the rear. The size of the Alfresco varies across the series but provides an all-year-round outdoor living option.

Presence 315 F2

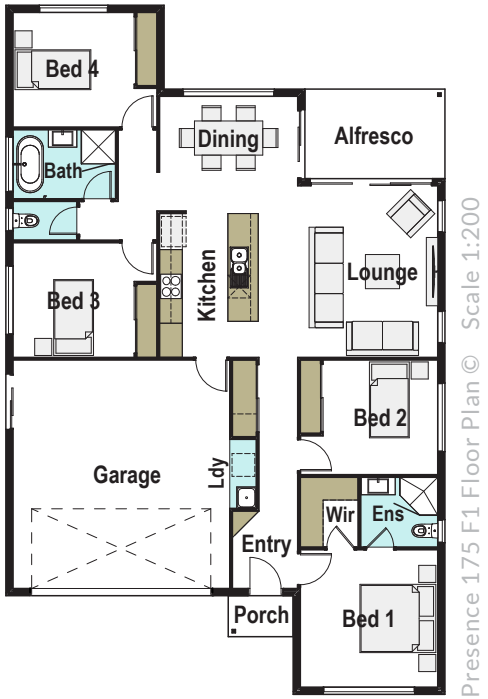
Presence 315 F1

Presence 315 F3

Presence 175 4 2 2 2

Living	127.45m²	Porch	1.85m²
Garage	37.91m²	Alfresco	8.71m²
TOTAL			**175.92m²**

House Width 11.6m
House Length 18.2m

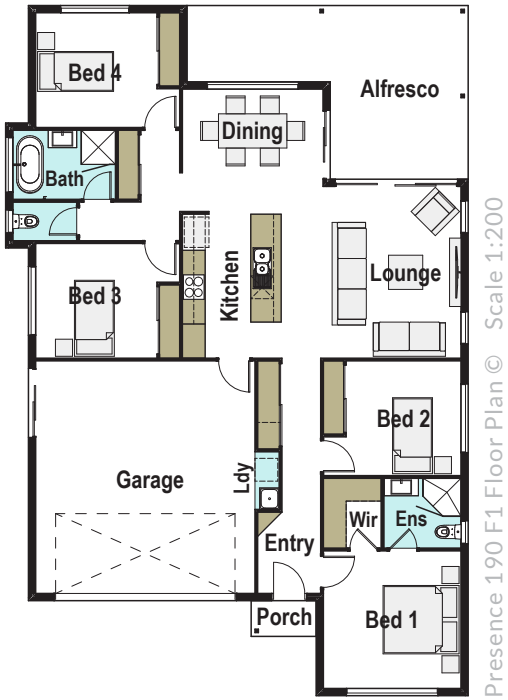


Presence 175 F1 Floor Plan © Scale 1:200

Presence 190 4 2 2 2

Living	129.92m²	Porch	1.61m²
Garage	39.07m²	Alfresco	24.17m²
TOTAL			**194.77m²**

House Width 12.2m
House Length 18.2m

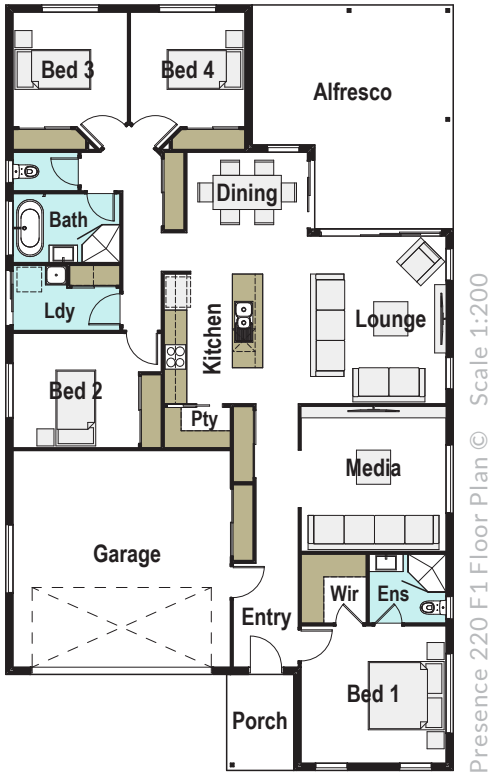


Presence 190 F1 Floor Plan © Scale 1:200

Presence 220 4 2 2 2

Living	154.85m²	Porch	4.48m²
Garage	36.13m²	Alfresco	27.62m²
TOTAL			**223.08m²**

House Width 11.8m
House Length 20.2m



Presence 220 F1 Floor Plan © Scale 1:200

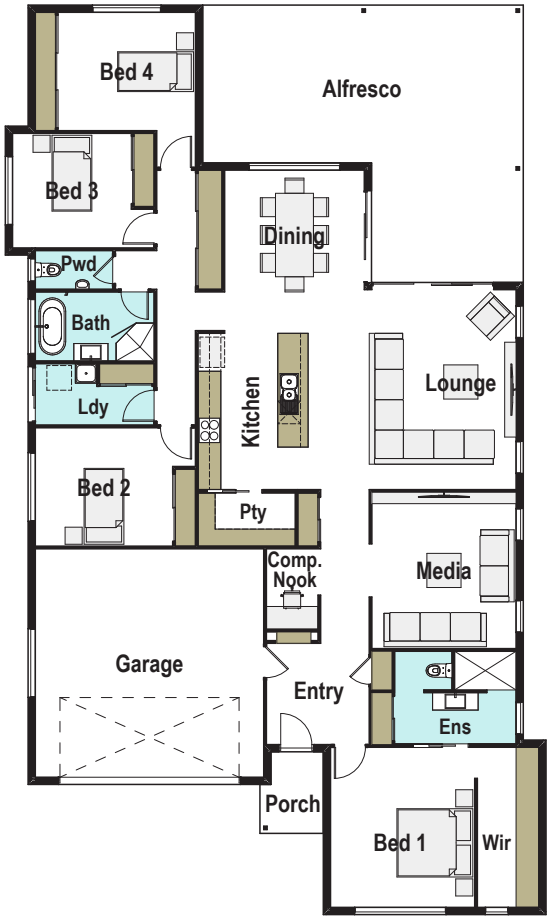
Presence 290

4 2 2 2

Living ..... 203.26m^2 Porch ..... 3.34m^2 House Width 14.3m

Garage ..... 38.73m^2 Alfresco ..... 47.75m^2 House Length 24.0m

TOTAL ..... 293.08m^2



Presence 290 F1 Floor Plan © Scale 1:200

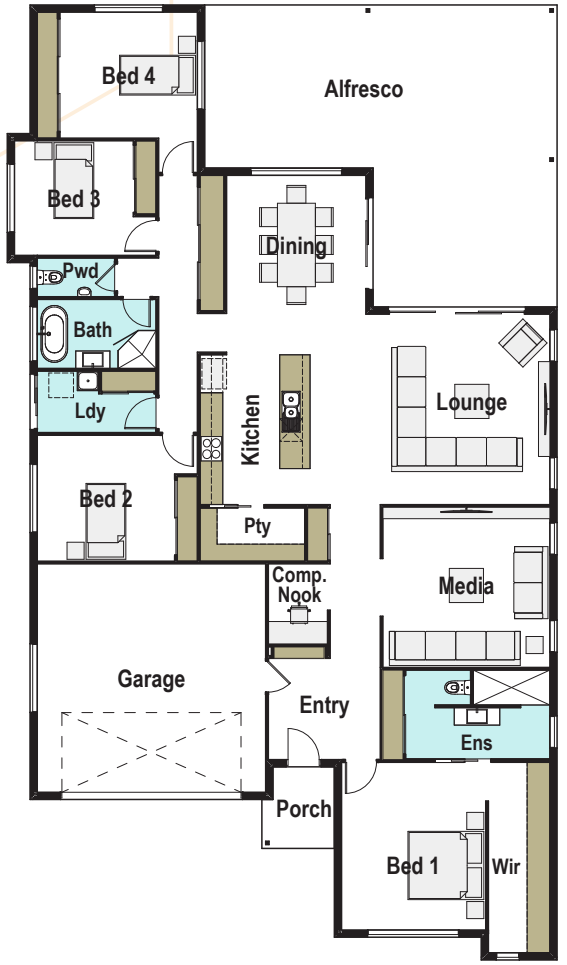
Presence 315

4 2 2 2

Living ..... 217.59m^2 Porch ..... 3.86m^2 House Width 14.5m

Garage ..... 38.73m^2 Alfresco ..... 57.70m^2 House Length 25.2m

TOTAL ..... 317.88m^2



Presence 315 F1 Floor Plan © Scale 1:200

Saltwater Series

Any of the Saltwater designs look particularly cutting edge in the optional skillion facade finish, but as with any Integrity New Homes design, it is possible to customise this home to suit personal taste, lifestyle and circumstances. This flexible approach is one of the reasons Integrity New Homes continues to be successful.

Whether building on a flat block or a challenging site, the sales and design teams genuinely try to put forward design solutions which overcome problems, are functional and in tune with client requirements.

The Saltwater series delivers a four-Bedroom home (or three-Bedrooms plus Study) with open plan Kitchen, Dining and Lounge with Walk-In-Pantry (WIP), separate WC and Bathroom, as well as an Ensuite and Walk-In-Robe (WIR) to Bed 1. The Saltwater 200, Saltwater 235 and Saltwater 265 all have a Rumpus and very similar layouts but providing greater floor space as you move up the series – all designed to suit the needs of new home-owners and people with differing lifestyles.

The Laundry is located within the double Garage of the Saltwater 190 but has a dedicated space within the home in the rest of the Saltwater designs. All the series feature an Alfresco (of varying sizes) covered by the main roofline which creates a wonderful relaxing outdoor area to the rear/side of the home. It is a perfect shaded location for summer barbeques or enjoying a spring meal outdoors.

You can view a 3D walkthrough of 2 different modified Saltwater Display Homes on our website: https://www.inh.com.au/page/integrity-new-homes-display-homes

Saltwater 190 F3

Saltwater 190 F1

Saltwater 190 F2

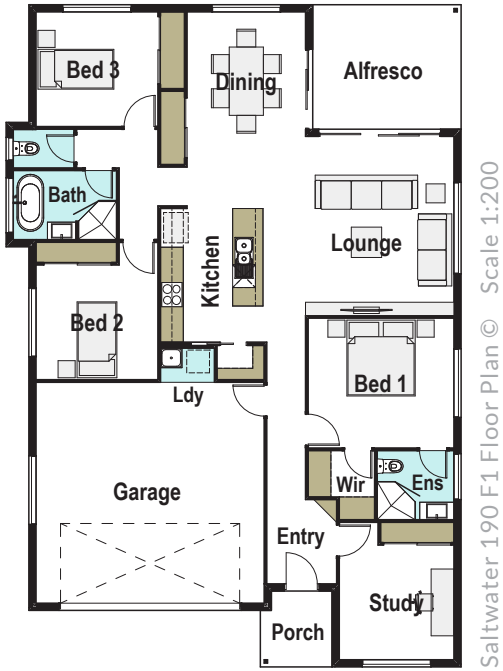
Saltwater 190

4 2 2 2

Living ..... 136.50m^2 Porch ..... 3.63m^2 House Width 12.0m

Garage ..... 38.64m^2 Alfresco ..... 12.82m^2 House Length 17.5m

TOTAL ..... 191.59m^2



Saltwater 190 F1 Floor Plan © Scale 1:200

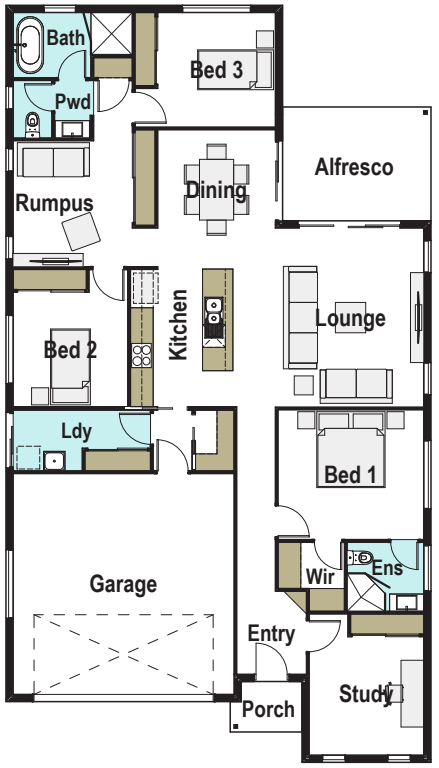
Saltwater 200

4 2 2 2

Living ..... 151.68m^2 Porch ..... 2.36m^2 House Width 11.2m

Garage ..... 36.22m^2 Alfresco ..... 11.73m^2 House Length 20.0m

TOTAL ..... 201.99m^2

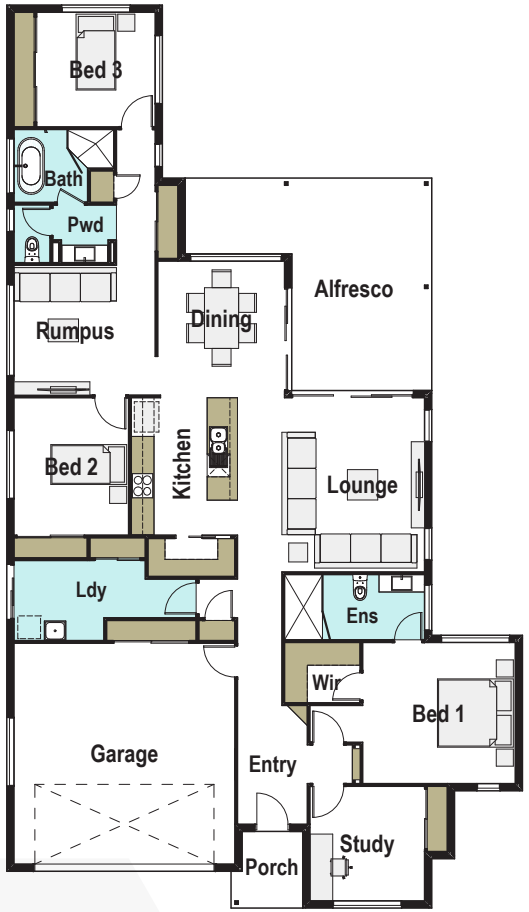


Saltwater 200 F1 Floor Plan © Scale 1:200

Saltwater 235

4 2 2 2

Living	171.79m^2	Porch	3.51m^2	House Width	13.6m
Garage	37.73m^2	Alfresco	26.28m^2	House Length	23.8m
TOTAL	239.31m^2				



Saltwater 235 F1 Floor Plan © Scale 1:200

Saltwater 265

4 2 2 2

Living	186.27m^2	Porch	3.36m^2	House Width	13.6m
Garage	38.46m^2	Alfresco	37.47m^2	House Length	23.3m
TOTAL	265.56m^2				

Saltwater 265 F1 Floor Plan © Scale 1:200

Seascape Series

Designed with modern living in mind, the four-Bedroom Seascape 275 was originally designed to suit a rather unusual wedge-shaped block.

Easy care, good looking and cleverly positioned to take advantage of the cooling breezes, this home is one that you will want to own. With a stylish exterior encompassing an integrated double Garage with internal access, covered Porch and deep front windows to capture the natural light, the Seascape 275 is as appealing from outside as it is inside.

For the family that loves the great outdoors, you will find everything you need for the smallest barbeque or the biggest celebration with an impressive covered Alfresco entertainment area. The external living areas are easily accessed by sliding doors from the Lounge and Dining as well as Bed 1. For indoor pursuits, the Media and Nook provide private, quiet spaces for watching movies and playing computer games.

So, if you are looking for a family home that combines quality, great looks and flawless design, you can't go past this stunning contemporary designed home for the ultimate lifestyle.

Seascape 275 F2

Seascape 275 F1

Seascape 275 F3

Seascape 275 F4

Seascape 275

4 2 2 2

Living ..... 201.88m^2 Alfresco ..... 33.53m^2 House Width 21.2m

Garage ..... 39.64m^2 Porch ..... 2.68m^2 House Length 20.5m

TOTAL ..... 277.73m^2

Seascape 275 F1 Floor Plan © Scale 1:200

SINGLE STOREY

Seaside Series

The quintessential Australian holiday beach house has always been a simple, cost-effective home with the capacity to add onto later down the track. A home that had the accent on relaxed and easy living... a haven for quick weekend getaways and dreamy sun-filled Christmas holidays. This principle has been realised with the Seaside series of homes.

The single-storey Seaside 130 offers four-Bedrooms to accommodate plenty of visitors plus Robes for storing towels and sunscreen.

The Kitchen, Dining, Family areas are all open plan and have direct access by sliding glass doors to the Alfresco which "hugs" the front of the home with the Open Patio to the side. The Laundry is tucked away at the back of the home and includes a Linen along with direct access to the backyard.

The Seaside 160 is much the same but with greater breathing room and some minor configuration changes. The Kitchen, Dining, Family areas draw in plenty of light and draw the outdoors inside. Opening the large sliding glass doors allow the Alfresco to be immediately accessed and greets a wonderful sense of space.

The simple nature of these home's makes it very easy to make design changes now or allow for easy "add-ons" in the future.

Seaside 160 F1

Seaside 160 F2

Seaside 160 F3

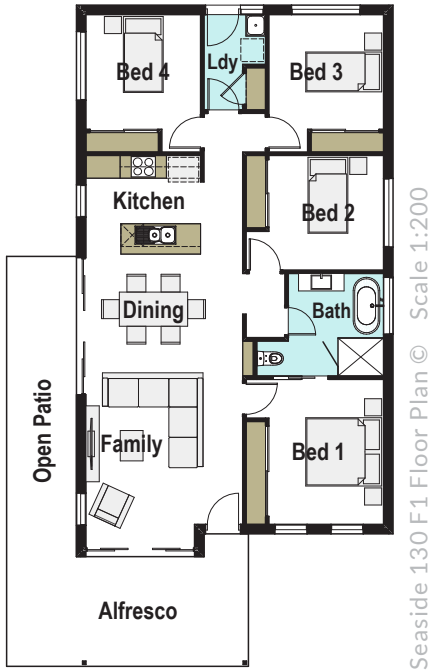
Seaside 130

4 1 1 0

Living ..... 118.19m^2 House Width 8.3m

Alfresco ..... 13.09m^2 House Length 17.4m

TOTAL ..... 131.28m^2



Seaside 130 F1 Floor Plan © Scale 1:200

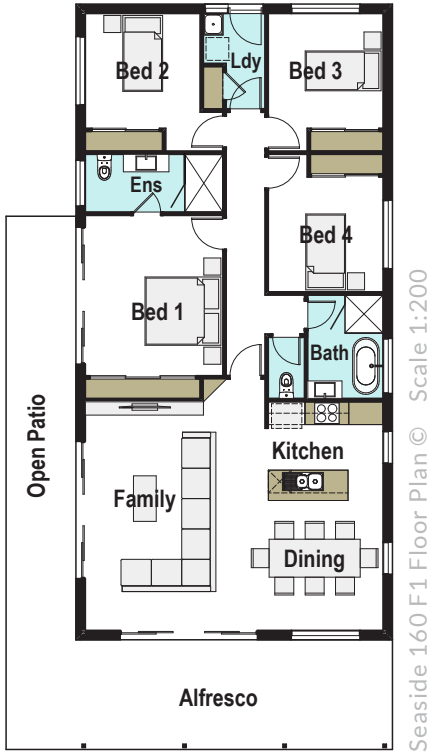
Seaside 160

4 2 2 0

Living ..... 139.70m^2 House Width 8.3m

Alfresco ..... 24.10m^2 House Length 19.6m

TOTAL ..... 163.80m^2



Seaside 160 F1 Floor Plan © Scale 1:200

Sonoran Series

The four-Bedroom Sonoran 215 has been purpose designed as a flexible side living home, which is perfect for corner blocks. A spacious, airy Alfresco sits to the side of the home and abuts the Dining and Kitchen through large bi-parting sliding glass doors.

The Lounge is open to the Meals but is set forward and also features a recessed wall to accommodate an entertainment unit and has views to the front through a large sliding glass door which opens out onto the covered front Porch.

There is almost no “dead space” in this home. Virtually every part of the indoor and outdoor floor area is functional.

One of the home’s most popular features is direct access through the double Garage via a roll-a-door into a private yard area, this makes it very easy for a boat or trailer to be stored in the yard out of sight from the street or from the Alfresco.

Sonoran 215 F3

Sonoran 215 F1

Sonoran 215 F2

Sonoran 215

4 2 2 2

Living ..... 153.29m^2
Garage ..... 36.75m^2
Alfresco ..... 16.60m^2
Porch ..... 9.65m^2
TOTAL ..... 216.29m^2

House Width 14.1m
House Length 21.0m

Sonoran 215 F1 Floor Plan © Scale 1:200

SINGLE STOREY

Tirreno Series

Cost-effective to build and featuring a strong rear living format the four-Bedroom Tirreno 210 packs a lot of punch in a single-storey format.

There is a Media with feature double cavity sliding doors tucked privately behind the double Garage creating a second living space. The double Garage also includes a hinged door for access to the rear yard.

Bed 1 and Bed 2 are towards the front of the home directly off the Entry Hall. Bed 1 includes a Walk-In-Robe (WIR) and Ensuite. The back half of the home includes the Laundry with easy access to the side yard, while the open plan Kitchen, Dining and Family enjoy plenty of light through the thoughtful use of windows and rear large sliding glass door.

Bed 3 and Bed 4 are located away from the day-to-day living areas adjacent to the Bathroom and private WC. Bed 4 also features its own private second Ensuite and Walk-In-Robe (WIR).

There is also the option of removing the eave from the double Garage making it suitable for “zero-boundary” lot sites.

Tirreno 210 F1

Tirreno 210

4 3 3 2

Living ..... 169.02m^2 Porch..... 5.17m^2

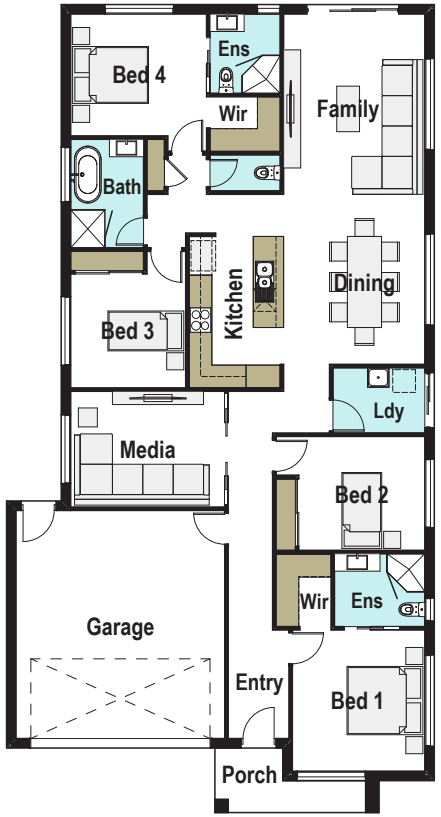
Garage ..... 36.36m^2

TOTAL ..... 210.55m^2

House Width 11.3m

House Length 21.3m

SINGLE STOREY



Tirreno 210 F1 Floor Plan © Scale 1:200

Windsor Series

This proven three-Bedroom single-storey design has been created for rear lane blocks and has been built at locations around Australia.

From the front, the Porch provides covered access to the Lounge, as well as a great place for an outdoor breakfast. Once inside, the Bed 1 module with Ensuite and Walk-In-Robe (WIR) is adjacent to the Lounge, which in turn flows directly to the Kitchen and Dining. The Dining and hallway off the rear-facing double Garage have direct access to the "L" shaped Alfresco.

Moving through the home, the Laundry, Bathroom and Powder are all adjacent to the living areas. Bed 3 sits at the back of the home but also accesses the Alfresco via a hallway that provides internal access from the double Garage at the very back of the property.

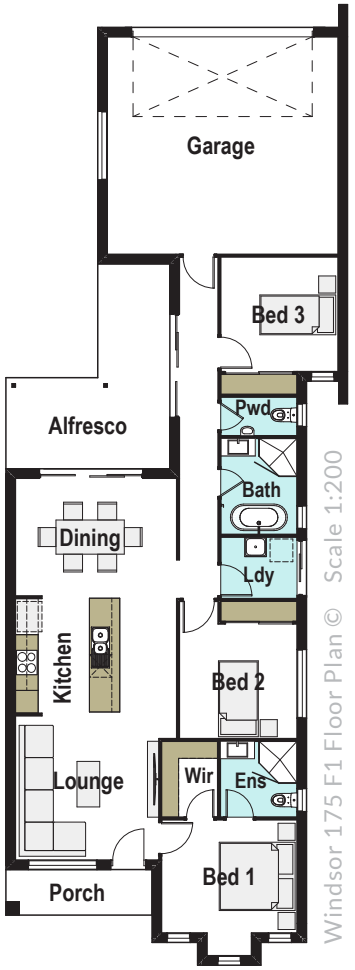
Developers in greater numbers are offering rear lane blocks, and the Windsor 175 is an ideal design for this type of block.

Windsor 175 F1

Windsor 175

3 2 2 2

Living	116.63m^2	Porch	4.62m^2	House Width	9.0m
Garage	40.03m^2	Alfresco	16.07m^2	House Length	25.3m
TOTAL	**177.35m^2**				



Windsor 175 F1 Floor Plan © Scale 1:200

SINGLE STOREY

Ascot Series

Win the space race with the Ascot series of three-Bedroom homes, which deliver fantastic designs for narrow lots. An impressive Void over the Entry deliver an airy atmosphere which continues throughout these homes.

The lower floor of both the Ascot 220 and Ascot 260 feature a stunning and generously open Family and Dining, which relate directly to the Kitchen with Breakfast Bar. In keeping with Australia's love of the outdoors, the Alfresco provides year-round options of dining, entertaining and relaxing.

The internal staircase leads from the Entry to the upper floor, which contains three-Bedrooms, Ensuite, Bathroom, covered Balcony, and depending on the design a Rumpus or Nook.

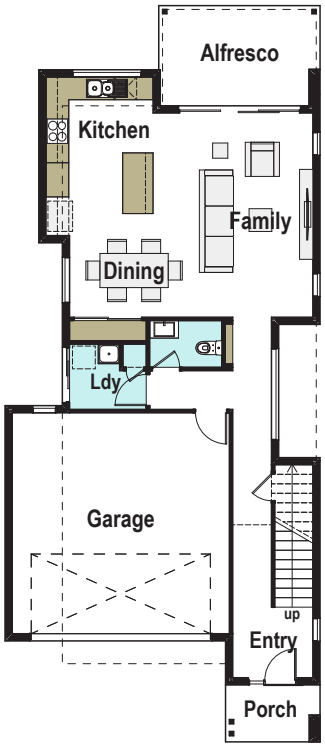
Ascot 260 F2

Ascot 220

3 2 3 2

Lower Living ..... 73.64m^2	Porch ..... 3.74m^2	House Width 8.3m
Upper Living ..... 101.20m^2	Balcony ..... 10.10m^2	House Length 19.4m
Garage ..... 35.81m^2		

TOTAL ..... 224.49m^2



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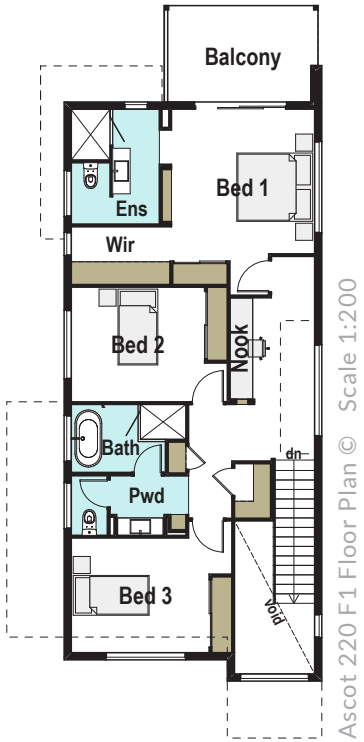


UPPER FLOOR

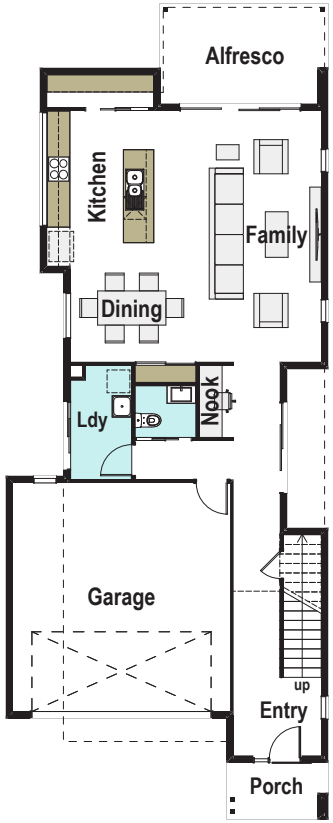
Ascot 220 F1 Floor Plan © Scale 1:200

Ascot 260

3 2 3 2

Lower Living ..... 90.17m^2	Porch ..... 4.04m^2	House Width 8.5m
Upper Living ..... 118.77m^2	Balcony ..... 10.58m^2	House Length 21.5m
Garage ..... 36.99m^2		

TOTAL ..... 260.55m^2



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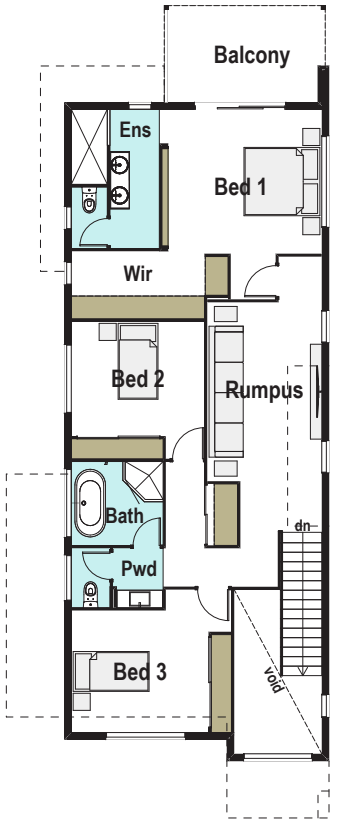


UPPER FLOOR

Ascot 260 F1 Floor Plan © Scale 1:200

TWO STOREY

Casuarina Series

In many ways, the Integrity New Homes designers have taken a traditional two-storey design (with the Bedrooms on the upper floor and the living areas on the lower floor) and given it a tweak by adding multiple covered outdoor living areas. This tweaking has resulted in a Balcony wrapped around the front and a large covered Alfresco (with a Patio underneath) to the upper floor.

A Void to the Entry creates a “wow” factor and contributes to a sense of openness as soon as you walk in the door. There are four-Bedrooms in total with Bed 4 located on the rear lower floor of the home with direct access to the Powder but separated from the Family, Dining and Kitchen. It is really easy to take the groceries from the car when it is parked in the double Garage, with a straight walk into the Kitchen.

Casuarina 265 F1

Casuarina 265 F2

Casuarina 265

4 2 3 2

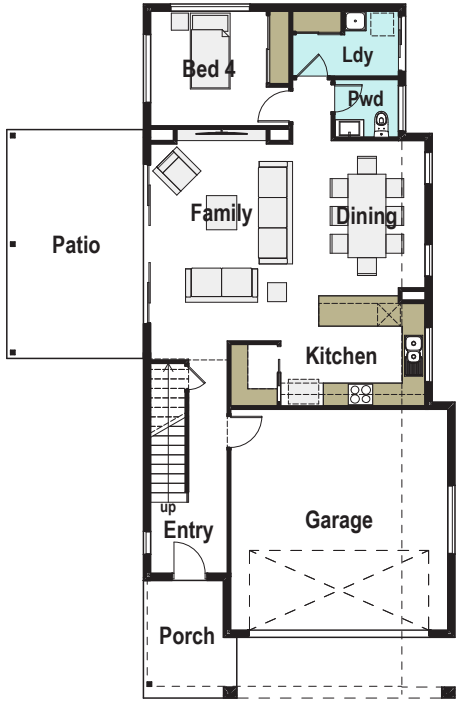
Lower Living ....89.26m^2
Upper Living.....112.16m^2
Garage.....35.92m^2

Alfresco.....20.40m^2
Balcony.....11.67m^2

House Width 11.8m
House Length 18.3m

TOTAL ..... 269.41m^2

TWO STOREY



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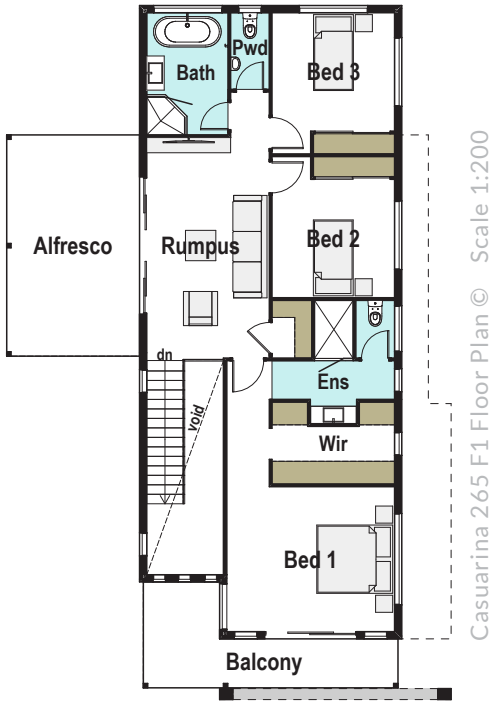


UPPER FLOOR

Casuarina 265 F1 Floor Plan © Scale 1:200

Caxton Series

The Caxton 230 and Caxton 270 form the two-storey Caxton series which are suited to “knockdown rebuild sites” in established areas as well as compact blocks in new sub-divisions.

The Caxton series homes both have covered outdoor living areas to the front and rear of the upper floor providing rear flexible living and entertainment options. The Caxton 230 has three-Bedrooms on the upper floor and a spacious Multi-Purpose-Room (MPR) along with the Ensuite, Bathroom and rear Balcony. The well-placed Niche to the upper floor landing creates a logical place for items of art and adds a stylish homely touch. The Void over the upper floor and lower floor delivers the homes open airy feel which is a particularly dominant feature of the lower floor Entry.

A lower floor Nook to both homes is thoughtfully located close to the open living areas as is the Laundry and WC. The vast open Kitchen, Dining and Family dominate the lower floor providing a flexible open space to suit a wide range of furnishing options.

A lower floor Alfresco is accessed through two sets of sliding glass doors, which draws the outdoor views into the home. The Caxton 270 has a fourth Bedroom and Walk-In-Pantry (WIP).

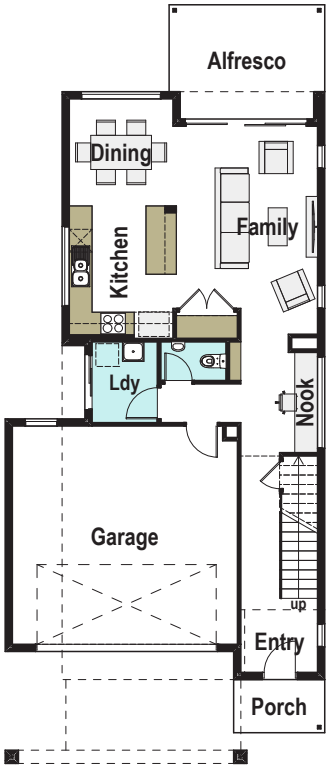
Caxton 270 F2

Caxton 230

3 2 3 2

Lower Living	72.39m²	Porch	3.36m²
Upper Living	103.31m²	Balcony	8.54m²
Garage	36.75m²	Deck	8.07m²
TOTAL	232.42m²		

House Width 8.4m
House Length 20.0m



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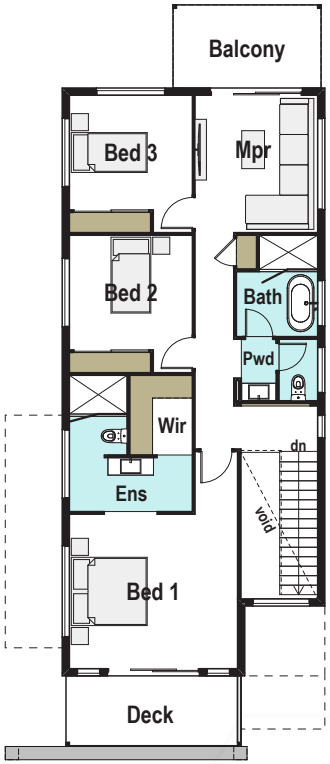


UPPER FLOOR

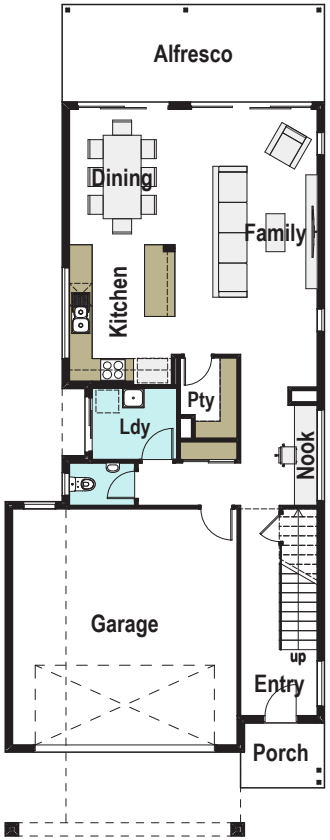
Caxton 230 F1 Floor Plan © Scale 1:200

Caxton 270

4 2 3 2

Lower Living	86.07m²	Porch	3.70m²
Upper Living	125.48m²	Balcony	8.42m²
Garage	39.59m²	Deck	8.46m²
TOTAL	271.72m²		

House Width 8.4m
House Length 21.9m



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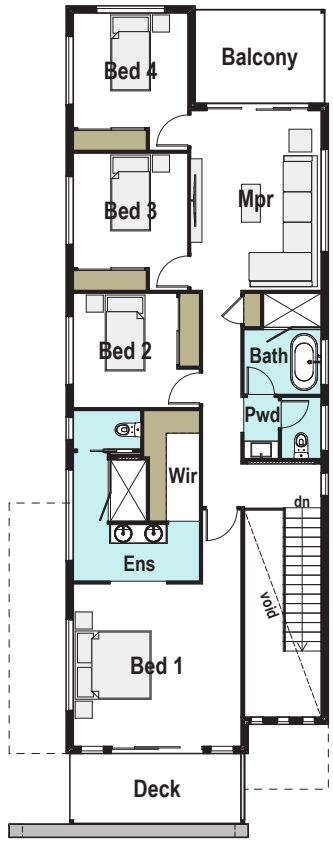


UPPER FLOOR

Caxton 270 F1 Floor Plan © Scale 1:200

TWO STOREY

Coolum Series

Finally, a two-storey home for those who want more out of life than living in the biggest house in the street. The Coolum 435 is jam-packed with features and has a surprise around every corner. It's still very likely to be the biggest house on the street, though!

The covered lower floor front Porch provides all-weather access and leads into the Study and Media before transitioning past the Bar and Alfresco into the extremely generous Kitchen, Dining and Lounge.

The spacious Pantry sits at the back of the Kitchen and provides additional bench space and storage. There is also a Powder and Laundry to the lower floor.

On the upper floor there are five-Bedrooms as well as a Rumpus and covered Balcony providing a wonderful range of informal living areas. Bed 1 has a large Ensuite and Walk-In-Robe (WIR) while there is also a Powder, Bathroom and second Ensuite (to Bed 3).

In short, an awesome family home.

Coolum 435 F1

Coolum 435 F2

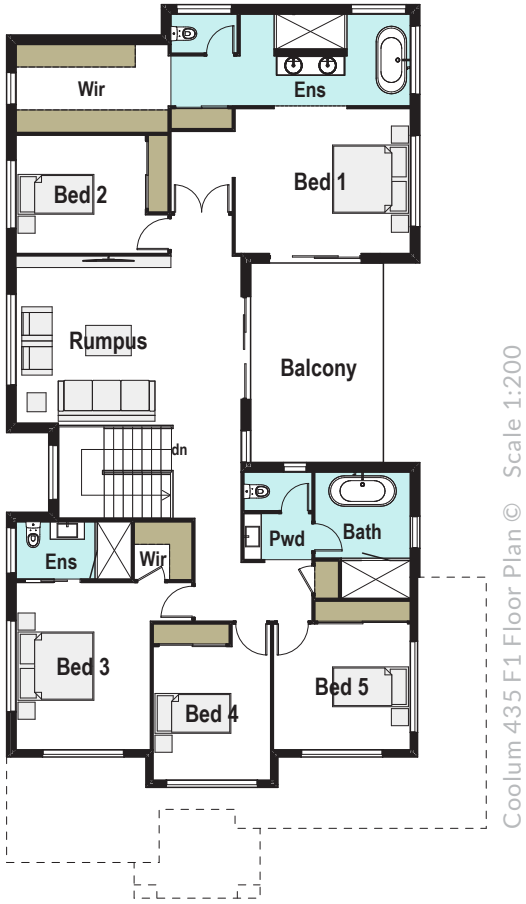
Coolum 435

5 3 4 2

Lower Living ..... 180.43m^2	Porch ..... 6.51m^2	House Width 12.6m
Upper Living ..... 189.39m^2	Balcony ..... 18.41m^2	House Length 23.6m
Garage ..... 41.14m^2		

TOTAL ..... **435.88m^2**

LOWER FLOOR



UPPER FLOOR

Coolum 435 F1 Floor Plan © Scale 1:200

Heights Series

The Heights series provides a contemporary take on the traditional two-storey design by combining Bed 1 and a Study to the upper floor along with the Kitchen, Dining and Lounge with a large Alfresco. This unconventional style is known as “reverse-living” and is ideally suited to those with views only achieved from being elevated. A Void over the internal staircase creating a massive feeling of volume to the lower floor Entry.

The designs offer the chance for families to have an “adult” area on the upper floor while the children have free reign of the lower floor. Aside from a further two-Bedrooms, the lower floor includes a generous Rumpus (which is larger in the Heights 295), Bathroom, Powder, WC, Laundry and double Garage.

The spacious Patio leads off the Rumpus via sliding glass doors and provides a secondary outdoor space for entertaining or supervising the children within the rear yard.

Heights 295 F3

Heights 295 F1

Heights 295 F2

Heights 275

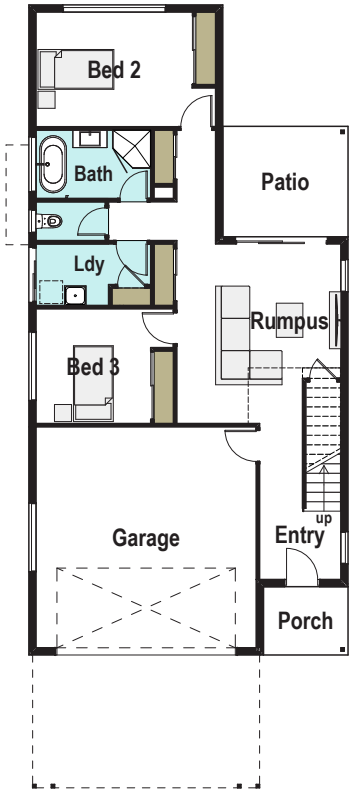
3 2 2 2

Lower Living ..... 83.54m^2 Porch ..... 4.01m^2 House Width 9.0m

Upper Living ..... 131.07m^2 Alfresco ..... 20.93m^2 House Length 20.6m

Garage ..... 36.34m^2

TOTAL ..... 275.89m^2



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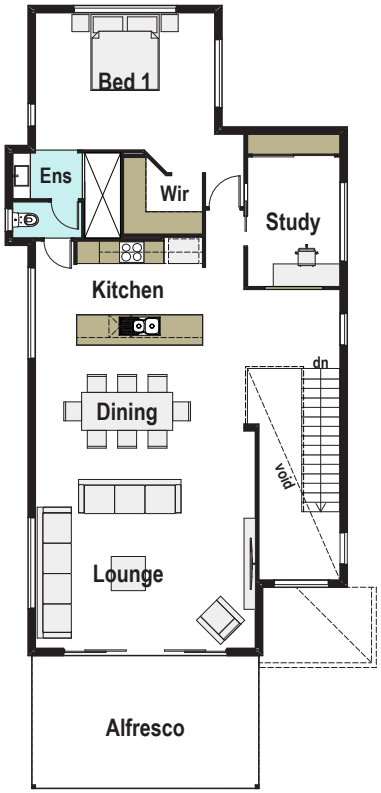


UPPER FLOOR

Heights 275 F1 Floor Plan © Scale 1:200

Heights 295

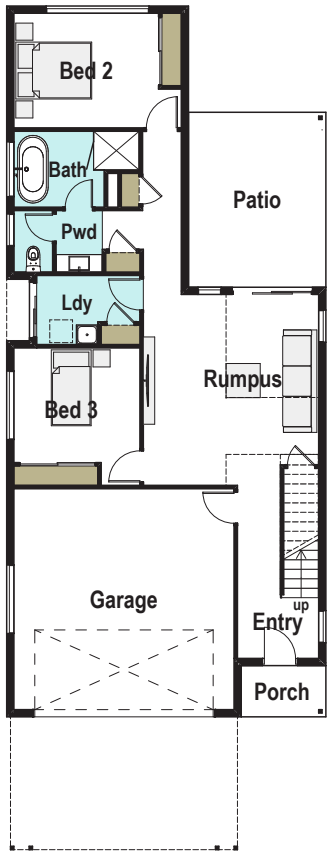
3 2 3 2

Lower Living ..... 90.60m^2 Porch ..... 3.01m^2 House Width 9.0m

Upper Living ..... 146.52m^2 Alfresco ..... 20.93m^2 House Length 22.2m

Garage ..... 36.26m^2

TOTAL ..... 297.32m^2



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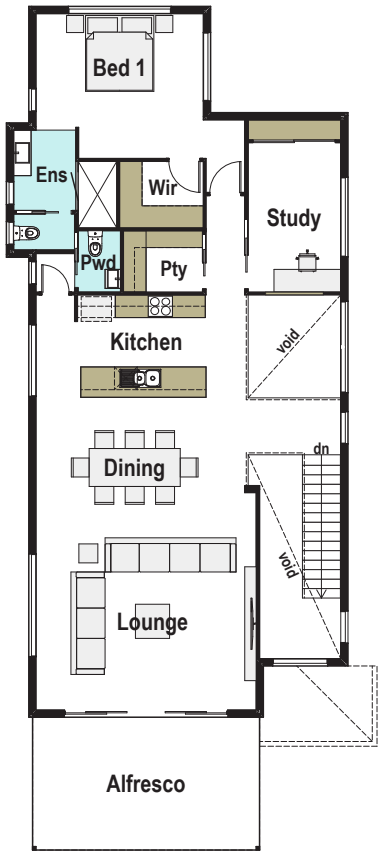


UPPER FLOOR

Heights 295 F1 Floor Plan © Scale 1:200

TWO STOREY

Hudson Series

Looking for five-Bedrooms and multiple indoor and outdoor living areas spread across two levels?

Then the Hudson 280 is a design that deserves close attention. This flexible design can fit on a large number of blocks. The open plan Kitchen, Dining, Family areas are located to the rear with direct access to the Alfresco. There is also a Laundry and WC on the lower floor along with a Lounge off the Entry and covered front Porch.

On the upper floor there are five-Bedrooms with Bathroom, Ensuite and a Powder as well as a Rumpus and covered Balcony overlooking the front yard. The benefits of having front and rear outdoor living area are numerous and include offering year-round places to relax regardless of the weather, while for families it means private spaces to hang out.

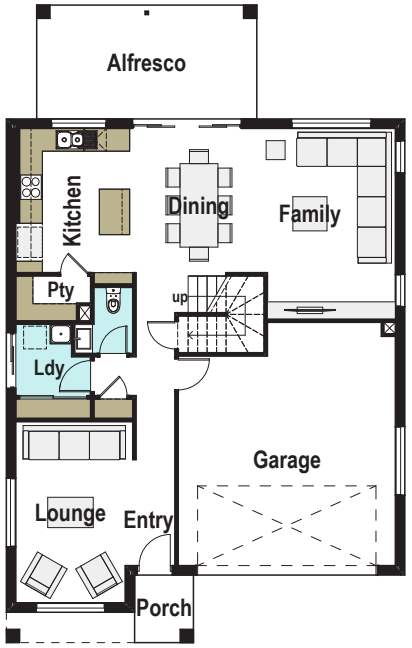
You can view a 3D walkthrough of a modified Hudson Display Home on our website: https://www.inh.com.au/page/integrity-new-homes-display-homes

Hudson 280 F1

Hudson 280

5 2 3 2

Lower Living	91.85m^2	Alfresco	17.40m^2	House Width	10.5m
Upper Living	126.01m^2	Balcony	8.73m^2	House Length	16.8m
Garage	37.67m^2				
TOTAL	**281.66m^2**				



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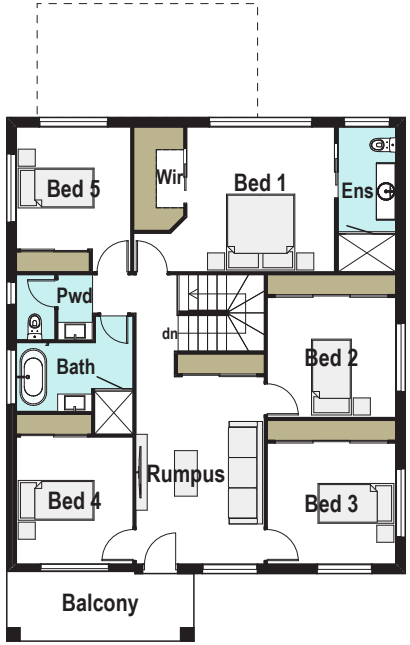


UPPER FLOOR

Hudson 280 F1 Floor Plan © Scale 1:200

TWO STOREY

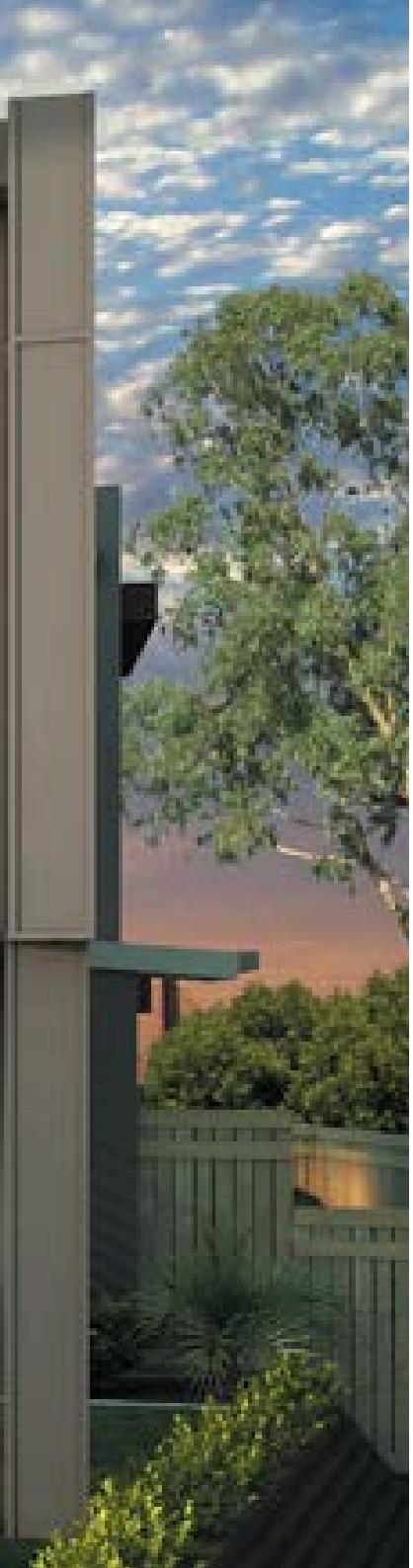
Lakeview Series

When the Integrity New Homes designers were working on the Lakeview designs, they wanted a contemporary series of homes which reduced the amount of dead space in hallways and difficult to furnish areas, while maximising views to the rear and also capturing scenery to the front. A considered design approach means the home works well on steep as well as flat blocks.

By adopting the principle that less is more, the design team has created airy open spaces with few separating walls and almost totally removing any “dead” space. There is an easy flow from the Dining, Kitchen and Lounge and outdoors to the Alfresco and Balcony.

Downstairs there are three-Bedrooms along with a Bathroom, WC and Laundry. This home offers very strong street appeal and combines architectural flair with project home practicalities. A version of the Lakeview was a largely frequented display home in Brisbane for many years and continues to be a popular choice for flat or steep and challenging sites.

Lakeview 275 F4



Lakeview 275 F2

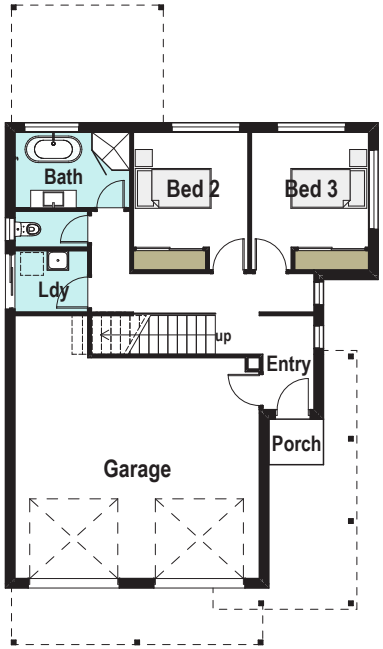
Lakeview 275 F2

Lakeview 275 F3

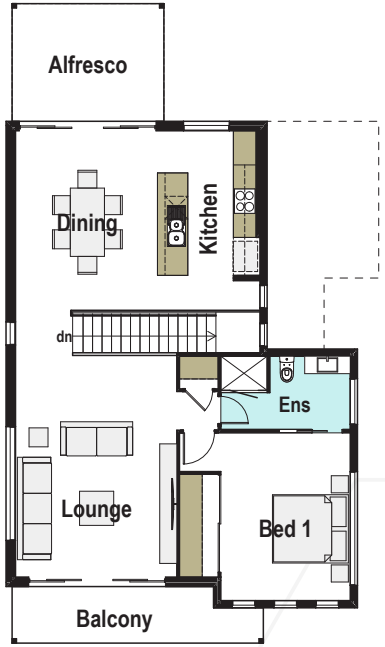
Lakeview 225

3 2 2 2

Lower Living.....58.16m^2	Alfresco ..... 12.40m^2	House Width 9.8m
Upper Living.....101.37m^2	Balcony.....9.13m^2	House Length 16.9m
Garage ..... 44.12m^2		
TOTAL ..... 225.20m^2		



LOWER FLOOR



UPPER FLOOR

Lakeview 225 F1 Floor Plan © Scale 1:200

Lakeview 240

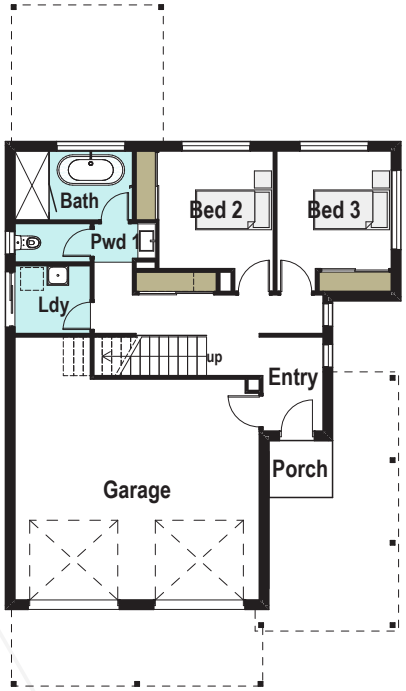
3 2 3 2

Lower Living.....62.16m^2 Alfresco ..... 14.40m^2 House Width 10.4m

Upper Living ..... 108.77m^2 Balcony ..... 13.26m^2 House Length 18.0m

Garage ..... 44.21m^2

TOTAL ..... 242.80m^2



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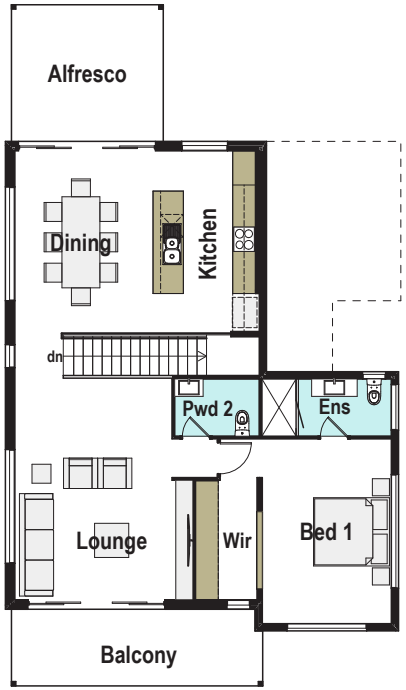


UPPER FLOOR

Lakeview 240 F1 Floor Plan © Scale 1:200

Lakeview 275

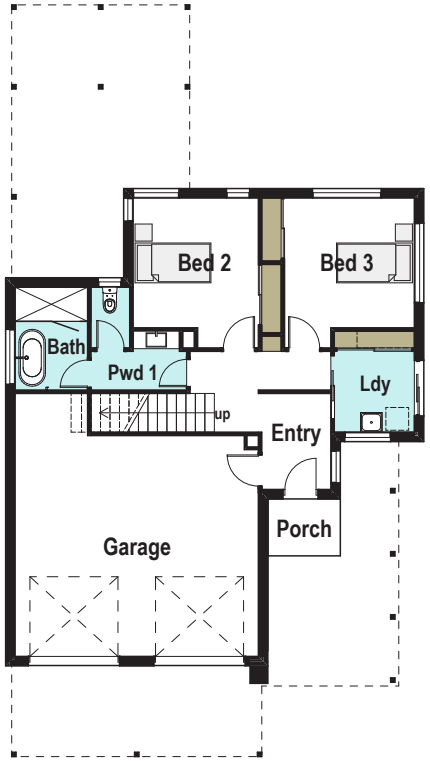
3 2 3 2

Lower Living.....65.89m^2 Alfresco ..... 22.98m^2 House Width 11.0m

Upper Living ..... 128.26m^2 Balcony ..... 15.71m^2 House Length 19.8m

Garage ..... 44.24m^2

TOTAL ..... 277.08m^2



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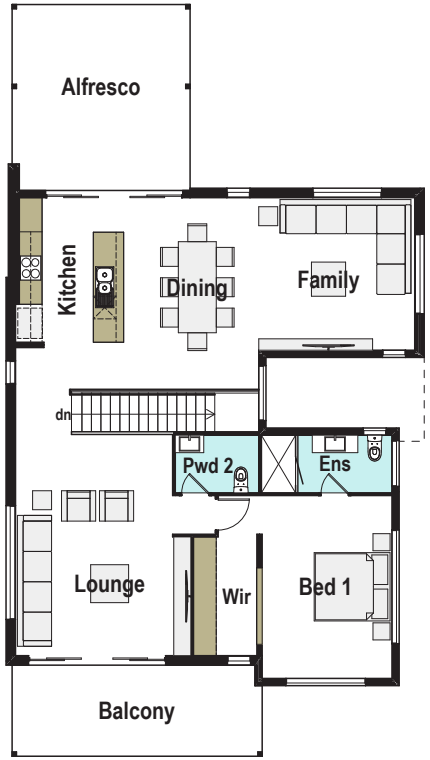


UPPER FLOOR

Lakeview 275 F1 Floor Plan © Scale 1:200

TWO STOREY

Luxe Series

This is truly a grand and impressive two-storey home offering five-Bedrooms.

The Void from the lower floor Entry through to the upper level creates an amazing sense of internal space but also contributes to creating an interesting and arresting front façade.

This home has been designed in a “V” shape creating interesting angles and appeal while still delivering a liveable and functional floor plan. Downstairs the Media, Laundry, Bathroom 1 and Bed 5 are “hidden” behind the double Garage.

The rooms mentioned above abut the centrally located Dining, which in turn flows into the Family and Kitchen (with Butler’s Pantry) and out to the front Verandah and also to the rear-facing Alfresco. There is also a comfortable Lounge with views of the front yard.

The Luxe 445 internal staircase, with Void over, leads to the upper floor. Once on the upper floor, Bed 1 with Ensuite and Walk-In-Robe (WIR) and Bed 2 form one side of the “V” on the upper floor while Bed 3, Bed 4, Bathroom 2, Powder, Leisure and the front-facing Balcony form the second side of the “V”.

If you are looking for a truly interesting home with plenty of style and panache, then take the time to consider the Luxe 445.

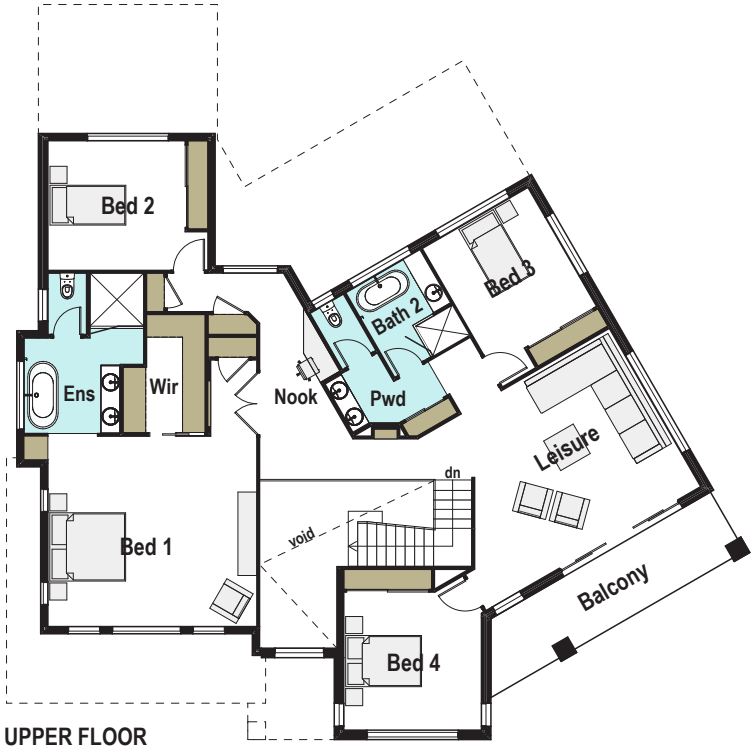
Luxe 445 F1

Luxe 445

5 3 3 2

Lower Living	179.25m^2	Alfresco	23.27m^2	House Width	19.6m
Upper Living	186.90m^2	Porch	4.36m^2	House Length	19.4m
Garage	41.52m^2	Balcony	12.96m^2		
TOTAL	**448.26m^2**				

LOWER FLOOR



UPPER FLOOR

Luxe 445 F1 Floor Plan © Scale 1:200

Paddington Series

The iconic inner-city Brisbane and Sydney suburbs of Paddington provide an ideal choice of name for this stylish series of two-storey homes designed for narrow frontage lots.

Upon entering the lower floor at ground level, there is immediately a spacious feeling which has been created with a Void through to the upper floor where Bed 1, Ensuite and Walk-In-Robe (WIR) are located along with the open, airy Dining, Kitchen, Lounge, Powder, Balcony and Deck.

Traditionally two-storey homes feature all the living rooms downstairs with the upper floor dedicated to bedrooms. The designers at Integrity New Homes realised that in many instances, the best views and lifestyle come from having all the living areas on the upper floor. This style is often referred to as “reverse-living”. Views from the top floor are drawn in through large sliding glass doors to the Balcony at the front and also from the Deck to the rear. Both these outdoor living areas are covered providing for rear round use.

On the lower floor, there are multiple Bedrooms along with an open Rumpus servicing a covered Patio and also access to the Bathroom, Laundry and a second Powder.

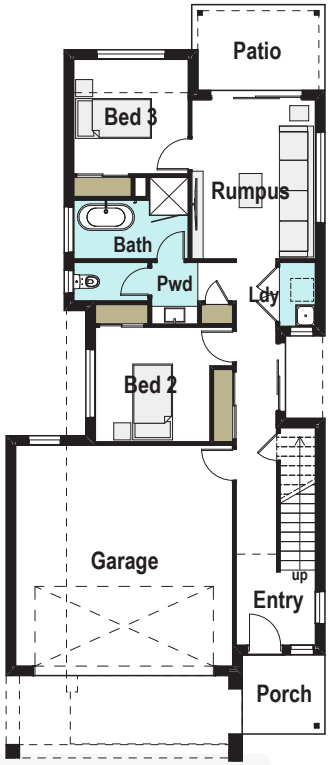
Paddington 250 F1

Paddington 235

4 3 3 2

Lower Living	77.09m²	Porch	4.56m²
Upper Living	103.80m²	Balcony	8.07m²
Garage	36.94m²	Deck	6.70m²
TOTAL	237.16m²		

House Width 8.4m
House Length 19.8m



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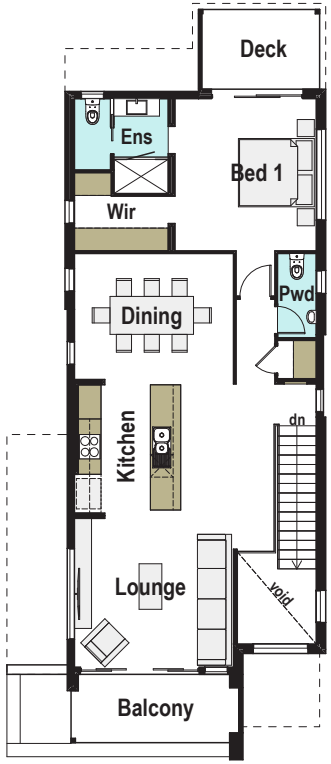


UPPER FLOOR

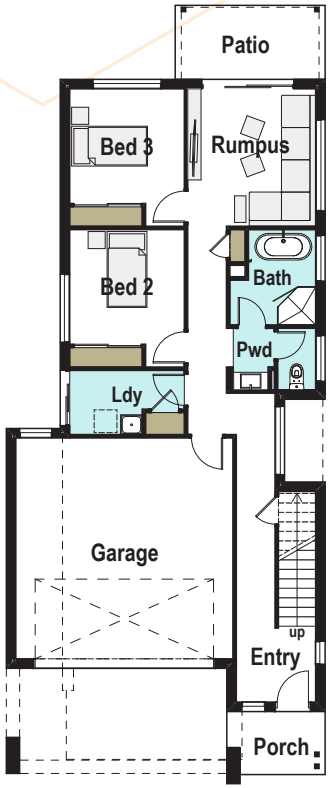
Paddington 235 F1 Floor Plan © Scale 1:200

Paddington 250

4 3 3 2

Lower Living	80.78m²	Porch	4.30m²
Upper Living	110.77m²	Balcony	10.65m²
Garage	37.14m²	Deck	6.92m²
TOTAL	250.54m²		

House Width 8.4m
House Length 20.5m



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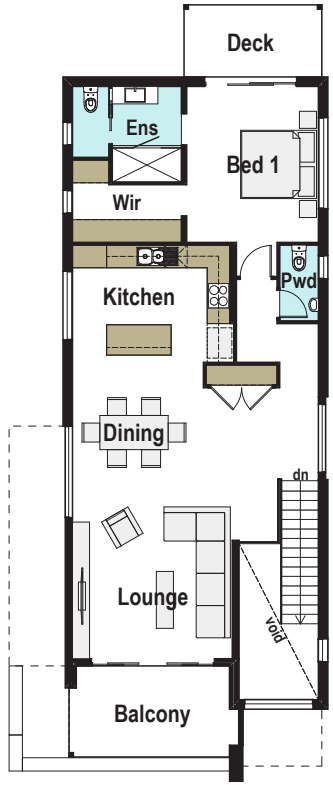


UPPER FLOOR

Paddington 250 F1 Floor Plan © Scale 1:200

TWO STOREY

Paris Series

This standout two-storey home includes a long list of features, but due to a thoughtful design process keeps building costs at excellent value for money.

The lower floor includes a Study abutting the front Porch and airy Lounge all of which sit to the front of the home. The Family, Dining, Media, Kitchen and Alfresco is only a short stroll to the rear via the hallway which can be distinctly separated via an optional internal hinged door either at the base of the stairs (towards the Lounge) or between the Kitchen refrigerator space and Powder 1. The lower floor also features a large Walk-In-Pantry (WIP), Laundry (with access to the side yard) and Powder 1 (with a full wall hung vanity).

Multiple living areas are perfect for families and a simple opening, and closing of doors allows the home to adapt to the day-to-day needs quickly. For example, adults can be entertaining in the front Lounge while the children enjoy a movie in the Media located away to the rear of the property. A centrally located set of internal stairs provides access to the upper floor four-Bedrooms with the Rumpus providing yet another living area. There is also a Bathroom, Powder 2 (with a shallow depth wall hung vanity) and Ensuite, Walk-In-Robe (WIR) and private Balcony accessible only from Bed 1.

The Ensuite features a large double bowl (his and hers) wall hung vanity, and private lockable WC while the generous Walk-In-Robe (WIR) has dual access points to enable ease of movement, with ample space for storage and clothing. There is also a separate hinged Robe within the Walk-In-Robe (WIR) to conceal various personal items, and the private Balcony off Bed 1 is ideal for those adults who wish to sit and watch the sunrise while preparing themselves for the day ahead.

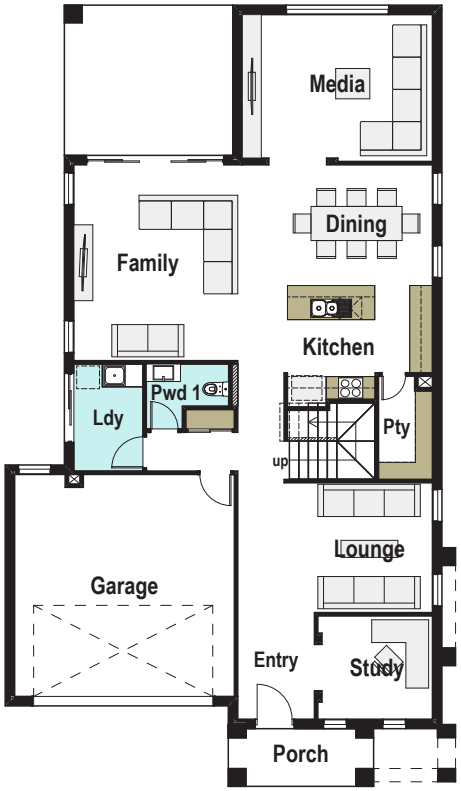
Paris 320 F1

Paris 320

4 2 3 2

Lower Living	142.47m^2	Balcony	5.60m^2
Upper Living	121.07m^2	Alfresco	17.58m^2
Garage	37.23m^2		
TOTAL	**323.95m^2**		

House Width 11.9m
House Length 20.8m



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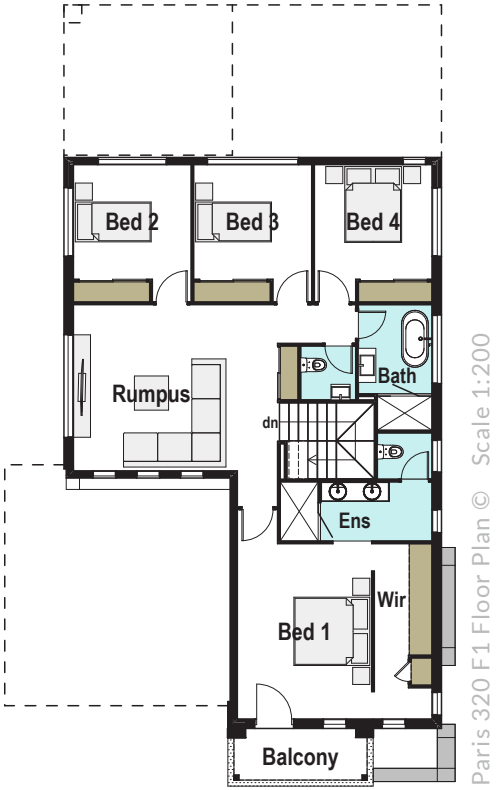


UPPER FLOOR

Paris 320 F1 Floor Plan © Scale 1:200

TWO STOREY

Ridgeway Series

As the name suggests, this not so traditional slab-on-ground two-storey home sits high and handsome on most blocks.

The design has great nominal width and provides an airy upper living space with a large covered Alfresco capturing views to the front while providing year-round outdoor use with a large Lounge and Dining area directly accessing the Kitchen.

The Powder, spacious Walk-In-Pantry (WIP) and architect inspired Void complete the upper floor features. Downstairs there are four-Bedrooms, Rumpus, Bathroom, Ensuite, Walk-In-Robe (WIR) and Laundry.

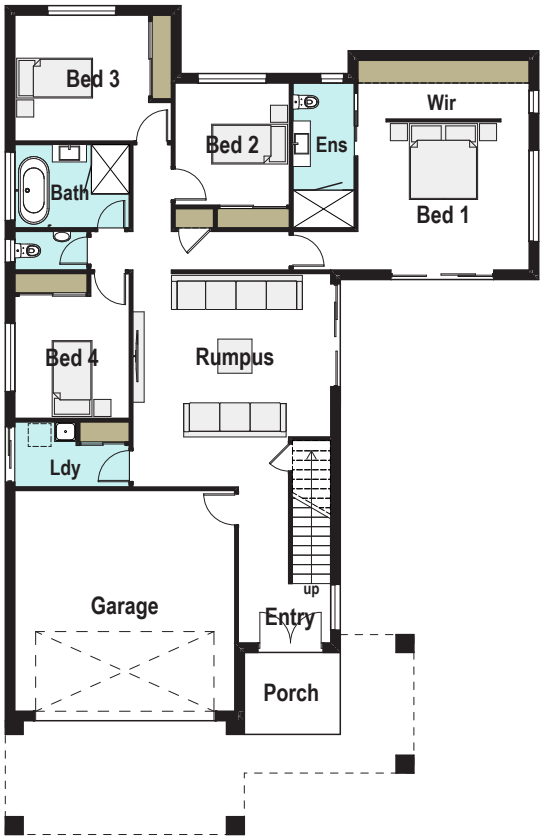
Ridgeway 325 F1

Ridgeway 325 F2

Ridgeway 325

4 2 3 2

Lower Living	148.61m²	Garage	37.17m²	House Width	14.1m
Upper Living	108.49m²	Alfresco	33.69m²	House Length	21.9m
TOTAL	327.96m²				



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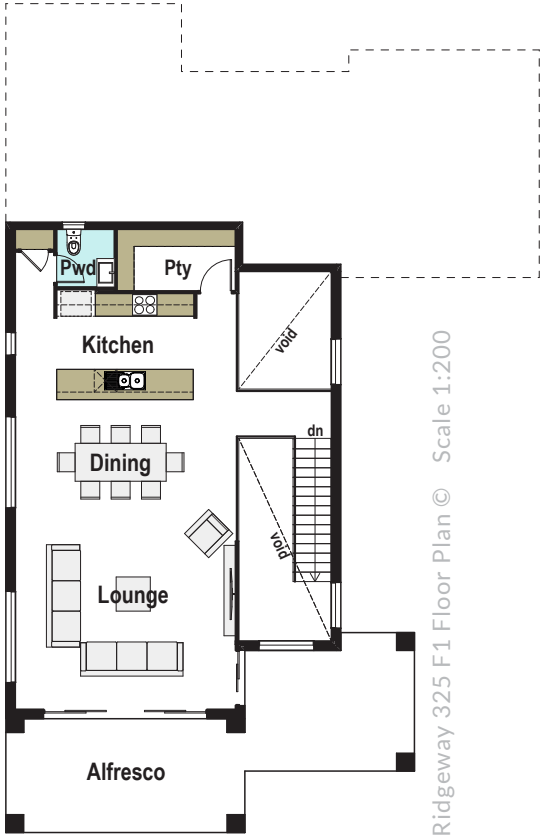


UPPER FLOOR

Ridgeway 325 F1 Floor Plan © Scale 1:200

TWO STOREY

Riverview Series

The Riverview 350 design is a contemporary masterpiece with an abundance of modern features throughout.

Harking back to a bygone age, the upper floor is a very private space featuring Bed 1, Ensuite, Walk-In-Robe (WIR), Retreat and a covered Deck – it is a very commanding master suite accessed by a “bridge” from the internal staircase.

The lower floor combines a further two-Bedrooms plus Study along with the Media, Kitchen and Dining. There is also a Laundry and Bathroom as well as two Alfresco’s providing for year-round outdoor living.

The Riverview 350 includes a side-loading double Garage which provides a point of difference, but this configuration can be altered to suit individual tastes and site requirements.

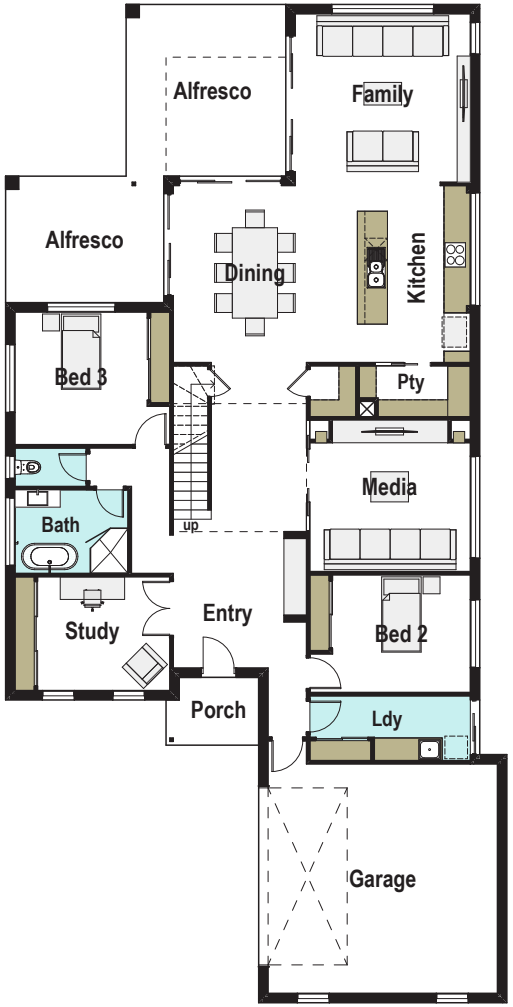
The home was initially custom-designed for a private client and proved so popular it was slightly modified and then added to the Integrity New Homes standard design range.

Riverview 350 F1

Riverview 350

4 2 2 2

Lower Living	192.36m^2	Alfresco	20.47m^2	House Width	13.3m
Upper Living	81.73m^2	Porch	4.22m^2	House Length	26.5m
Garage	42.81m^2	Upper Deck	9.42m^2		
TOTAL	**351.01m^2**				



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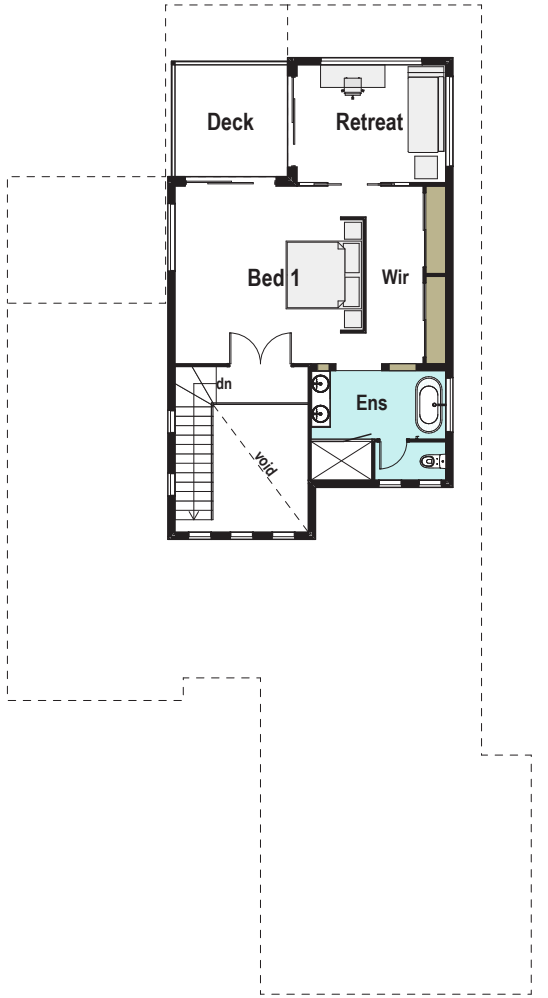


UPPER FLOOR

Riverview 350 F1 Floor Plan © Scale 1:200

TWO STOREY

Whitebridge Series

This contemporary and flexible design provides an unusual split of Bedrooms over lower and upper floors. The lower floor Lounge “straddles” the Entry which leads via a hallway into Bed 3, Bed 4, Rumpus, Laundry, Powder, WC and Bathroom while a covered Patio, runs across the rear.

Heading to the upper floor (accessed by an internal staircase) and you are immediately greeted by a very generous open plan Family, Dining and Kitchen and large covered Alfresco. To the right a Nook for your computer and to your left a Walk-In-Pantry (WIP) and Walk-In-Linen (WIL).

Taking a short-left turn at the top of the internal staircase and following the hallway and you’ll find yourself looking out to the front yard from the Deck. Adjacent to the Deck is Bed 2 and Bed 1 fully equipped with a large open Walk-In-Robe and Ensuite with private WC.

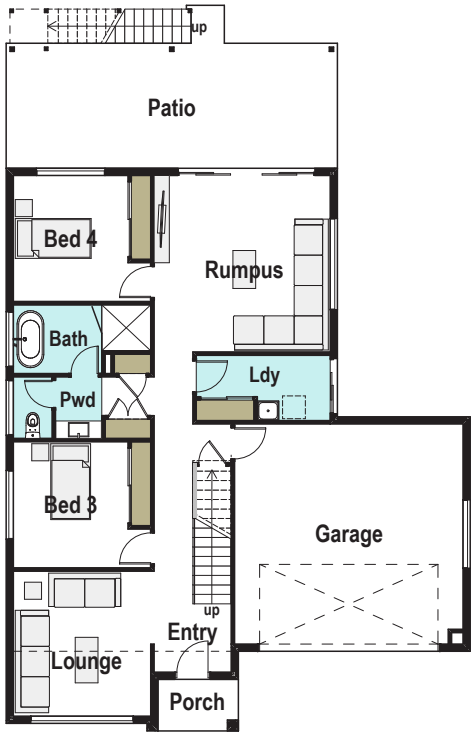
The choice of upper floor and lower floor covered external areas provides options for when you want to make that little bit of extra noise.

Whitebridge 305 F1

Whitebridge 305

4 2 2 2

Lower Living	104.07m^2	Deck	4.62m^2	House Width	12.2m
Upper Living	132.76m^2	Alfresco	27.25m^2	House Length	19.1m
Garage	37.86m^2				
TOTAL	306.56m^2				



LOWER FLOOR

UPPER FLOOR

Whitebridge 305 F1 Floor Plan © Scale 1:200

TWO STOREY

Whitsunday Series

The Whitsunday 330 is a very appealing home which is functional with a combination single-storey and double-storey footprint, offering the potential to maximise breathtaking views at the side and rear.

In bald terms, it is a two-storey four-Bedroom home with the lower floor Lounge, Dining and Kitchen opening onto a massive wraparound Alfresco and Verandah.

The lower floor areas also contain Kitchen, Walk-In-Pantry (WIP), Dining, Lounge, Bed 2, Bed 3, Bed 4, Laundry, Bathroom, Powder and a second Ensuite servicing Bed 3 and Bed 4 which is ideal for teenagers or guests.

The upper floor is the ultimate parent's space with a Retreat with Study Nook, Bed 1 with feature double doors, Walk-In-Robe (WIR), spacious Ensuite with large double bowl vanity, freestanding bath (yes, a second bath in the Ensuite!), enclosed WC and covered Balcony.

Whitsunday 330 F1

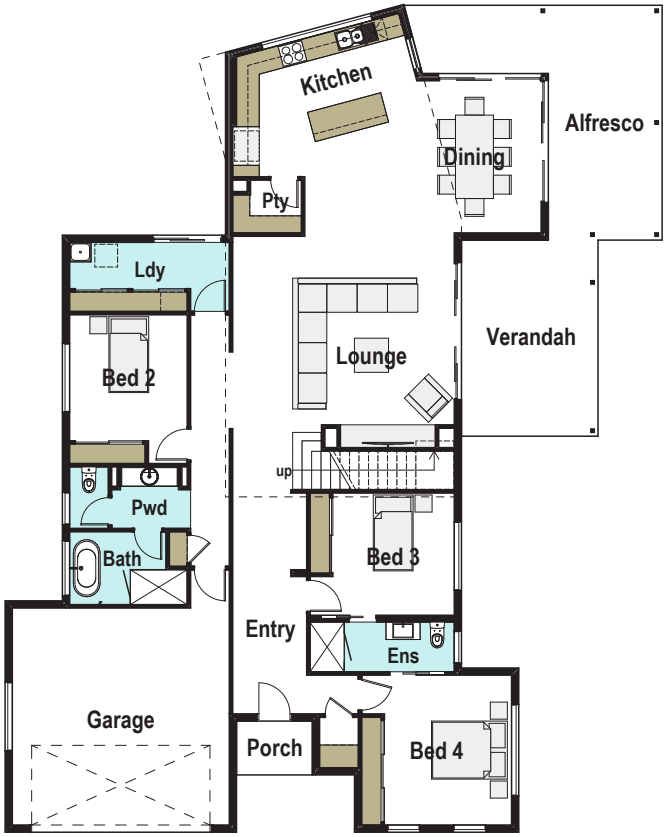
Whitsunday 330

4 3 3 2

Lower Living	179.60m^2	Porch	2.84m^2
Upper Living	74.48m^2	Alfresco	24.98m^2
Garage	36.80m^2	Balcony	14.00m^2
TOTAL	332.70m^2		

House Width 17.3m

House Length 21.8m



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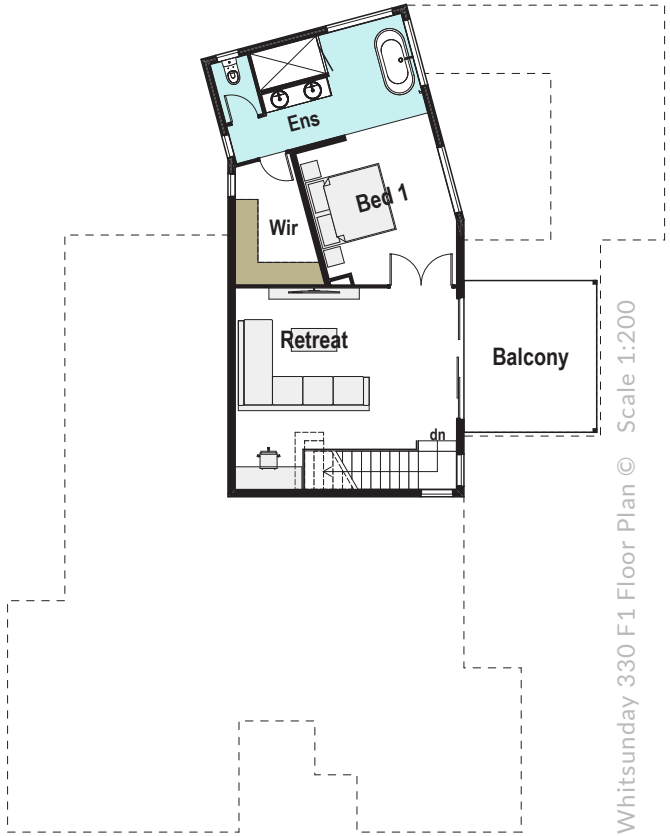


UPPER FLOOR

Whitsunday 330 F1 Floor Plan © Scale 1:200

TWO STOREY

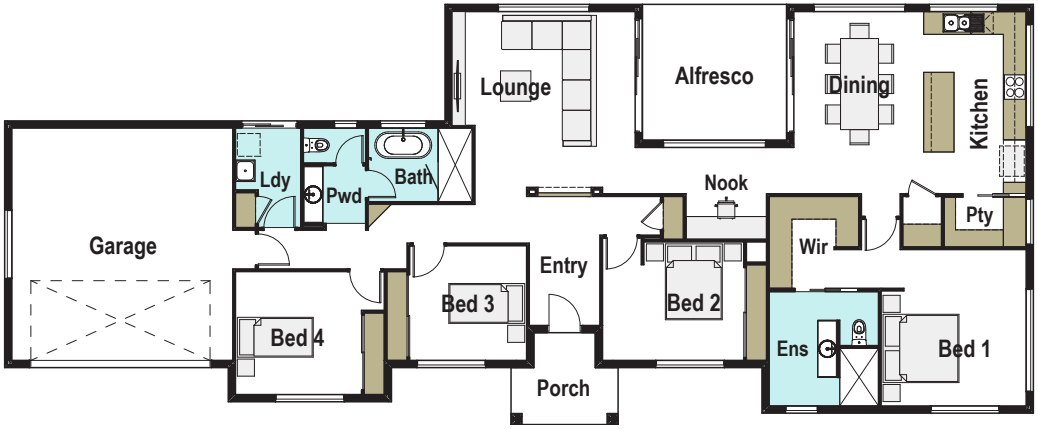
Barrington Series

These Barrington series of wide-sprawling rural homestead homes maximise views to the rear through the extensive use of glass and are designed to be positioned long across the block and feature either four-Bedrooms (Barrington 240) or five-Bedrooms (Barrington 280) as well as an Ensuite and Bathroom module. The Barrington 280 also benefits from a purpose-designed Media space with feature double cavity sliding doors and square-set columns.

Both designs have a covered Alfresco which is centrally located and bridges the Lounge and Dining. There is a massive amount of bench space to the Kitchen (including a Breakfast Bar) which is bathed in natural light and draws in beautiful views from a fixed glass window over the hotplate and a large sliding glass window over the sink.

The Barrington 240 features a Computer Nook in the Hall (adjacent to the Dining and Kitchen) while it is the Barrington 280's Media (accessed off the Entry) with a raised theatre-style floor which has drawn positive comments from people seeking a rural acreage design with city comforts.

Barrington 280 F1



Barrington 240 F1 Floor Plan © Scale 1:200

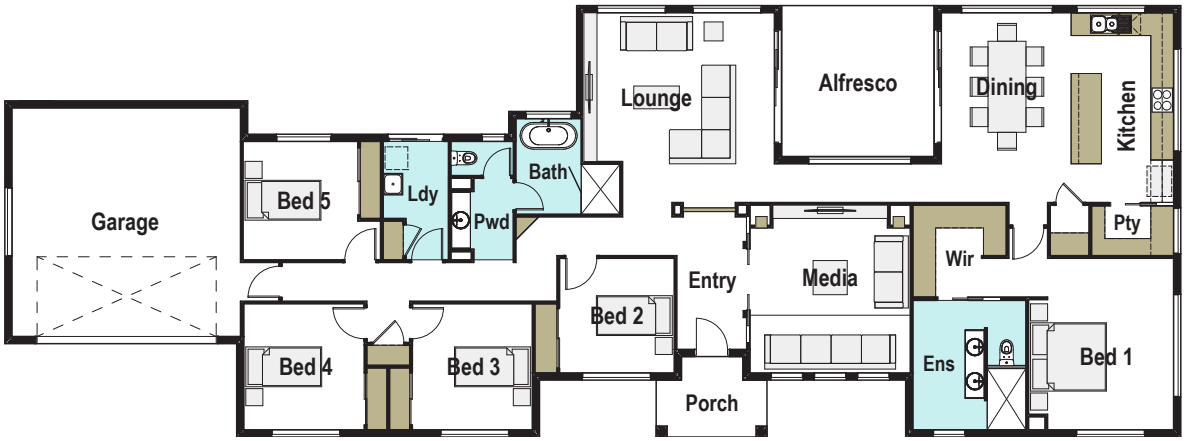
Barrington 240

4 2 2 2

Living	181.44m^2	Alfresco	13.60m^2
Garage	39.65m^2	Porch	5.72m^2
TOTAL	**240.41m^2**		

House Width 27.1m

House Length 11.1m



Barrington 280 F1 Floor Plan © Scale 1:200

Barrington 280

5 2 2 2

Living	221.55m^2	Alfresco	16.00m^2
Garage	39.91m^2	Porch	5.38m^2
TOTAL	**282.84m^2**		

House Width 31.0m

House Length 11.4m

Charlton Series

The Charlton 350 is a reinterpretation of the classic rural homestead but designed to be suitable for either flat or steep and challenging sites. When building on steep and challenging blocks, the double Garage is placed underneath the upper floor and is intended to be side loading, and when building on flat blocks, the double Garage can be detached from the home and made freestanding or removed and replaced with a separate shed elsewhere on the block.

An enormous Verandah sits across the entire frontage of the home and partly returns down both sides, while at the back a unique hexagonal Alfresco provides outdoor living off the Dining, Family and Kitchen. The Sitting and Lounge lead off the Entry and adjoin Bed 1, which includes an Ensuite and Walk-In-Robe (WIR).

The other three-Bedrooms, Study, Laundry, Bathroom and WC are part of a separate module accessed through a closeable door.

The use of multiple roof lines and timber trims to the Sub Floor, and Porch gives the home a very polished acreage style appearance.

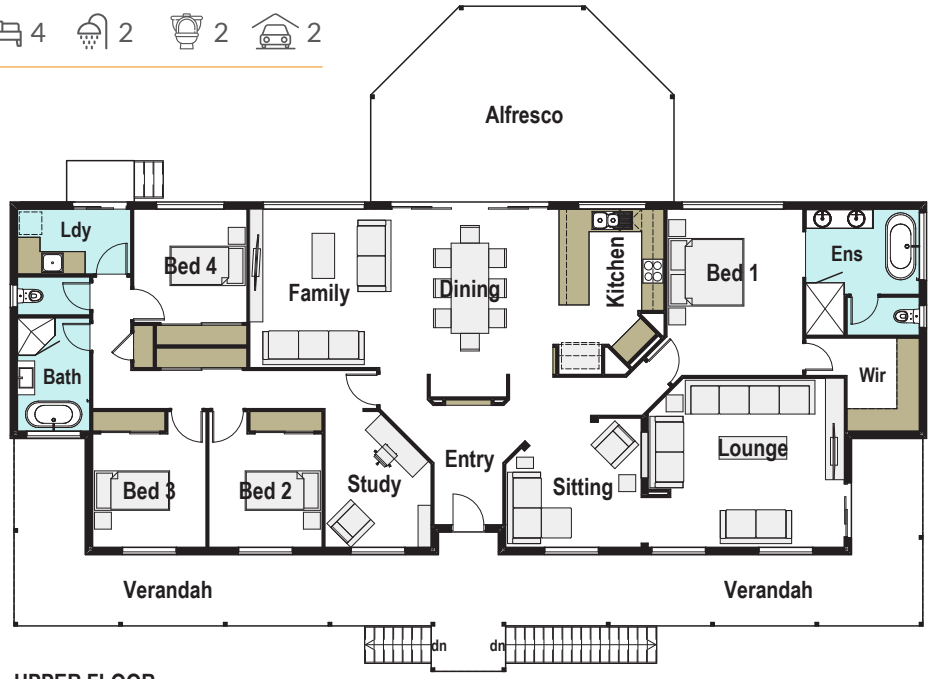
Charlton 350 F2

Charlton 350

4 2 2 2

Living	215.36m^2	Alfresco	36.45m^2
Garage	37.21m^2	Verandah	61.04m^2
TOTAL	**350.06m^2**		

House Width	24.4m
House Length	17.7m



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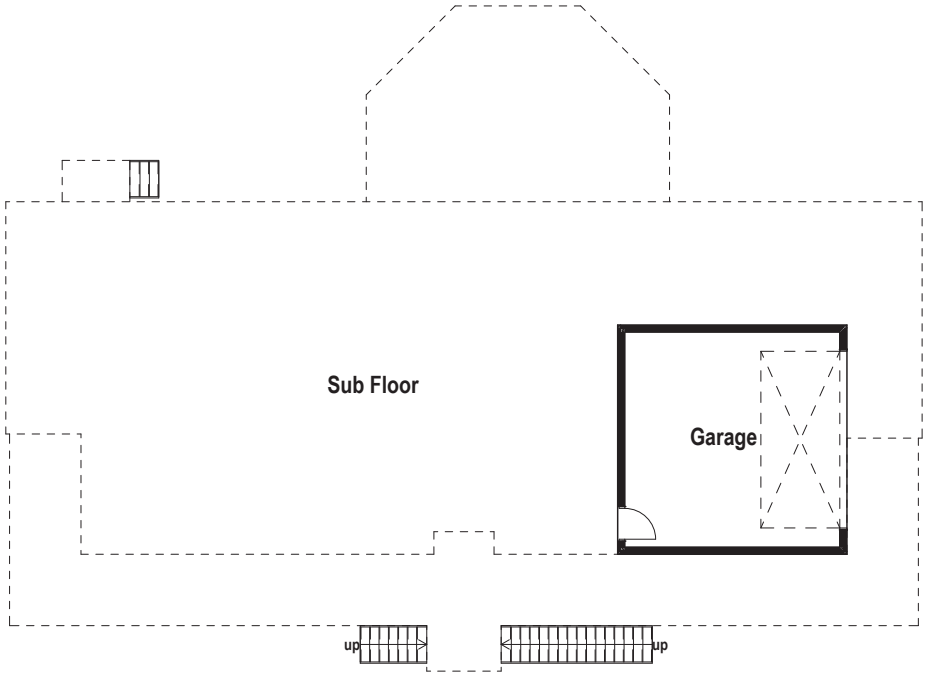


LOWER FLOOR

Charlton 350 F1 Floor Plan © Scale 1:200

Genesis Series

A hugely popular home while on display in Tamworth, the original Genesis, has been transformed and improved with the release of the new Genesis series of homes. These designs have taken the traditional rural acreage “long home” and dragged it into the 21st century with a raft of appealing design features.

The Integrity New Homes designers have achieved a robust zonal design approach while keeping Hall space to a minimum. This enables Bed 1 to be “removed” from the rest of the home and provide a sanctuary from the day-to-day goings-on while being directly adjacent to the Kitchen, Lounge and Dining.

All of the Genesis homes have four-Bedrooms, Bathroom and Laundry with Bed 1 featuring an Ensuite and Walk-In-Robe (WIR). The Genesis 265 adds a Media with double cavity sliding doors and a more generous covered Porch to the Entry. Moving further up the series to the Genesis 310, there are some additional floor plan features including a Store space (without shelving) to the double Garage, Patio to Bed 1, even larger covered Porch to the Entry and a Nook for studying beside the Kitchen. The massive Genesis 355 excludes the Store to the Garage (included in the Genesis 310) but adds a Rumpus along with a larger Alfresco to the rear of the home.

All of the Genesis series of homestead homes enjoy sensational views across the back of the house and have a natural flow from the indoors out through to the Alfresco.

Genesis 355 F1

Genesis 355 F2

Genesis 355 F3

Genesis 245

4 2 2 2

Living ..... 175.20m^2 Porch ..... 6.46m^2 House Width 27.4m

Garage ..... 37.54m^2 Alfresco ..... 28.91m^2 House Length 12.3m

TOTAL ..... 248.11m^2

Genesis 245 F1 Floor Plan © Scale 1:200

Genesis 265

4 2 2 2

Living ..... 202.02m^2 Porch ..... 4.88m^2 House Width 29.5m

Garage ..... 38.50m^2 Alfresco ..... 20.65m^2 House Length 10.7m

TOTAL ..... 266.05m^2

Genesis 265 F1 Floor Plan © Scale 1:200

Genesis 310

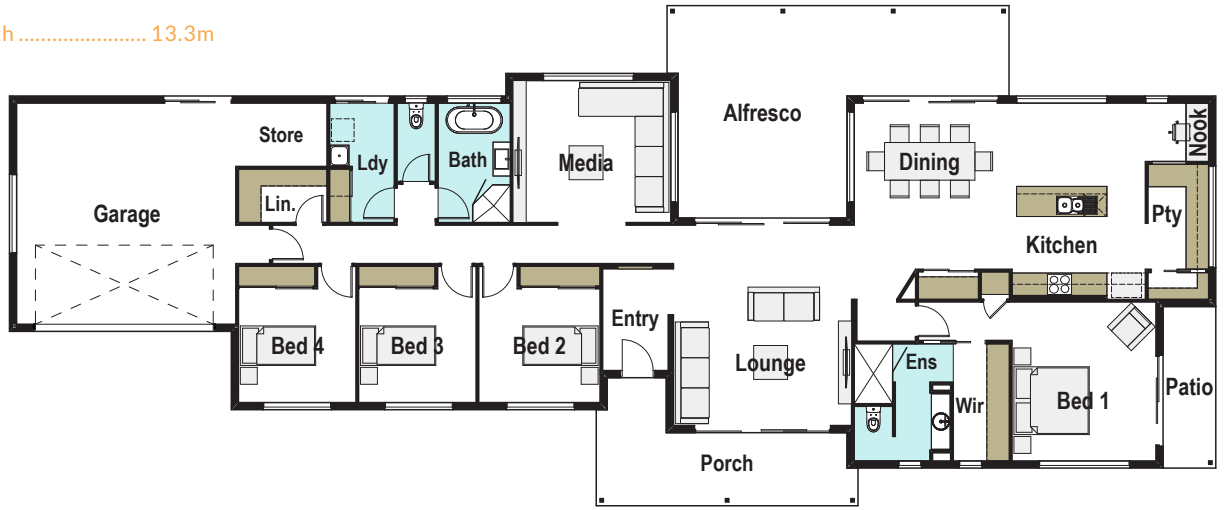
4 2 2 2

Living ..... 210.53m² Alfresco ..... 36.17m² House Width 32.0m

Garage ..... 42.98m² Patio ..... 6.01m² House Length 13.3m

Porch 15.68m²

TOTAL 311.37m²



Genesis 310 F1 Floor Plan © Scale 1:200

Genesis 355

4 2 2 2

Living ..... 247.41m² Alfresco ..... 41.74m² House Width 33.6m

Garage ..... 42.77m² Patio ..... 7.53m² House Length 15.0m

Porch 17.44m²

TOTAL 356.89m²

Genesis 355 F1 Floor Plan © Scale 1:200

ACREAGE

Grand Series

Grand by name and grand by nature. The Grand series is a fine example of rural homestead design providing generous space in communal areas with an abundance of light and views through the thoughtful use and placement of windows and sliding glass doors.

In addition to bringing the outdoors in, the Verandah across the front and the large Alfresco to the rear provides for abundant year-round outdoor living spaces.

These “ponderosa” sized four-Bedroom homes both include Dining, Family and Kitchen which take in surrounding views. There is also Lounge (and Rumpus to the Grand 295) along with the Laundry, Ensuite, Walk-in-Robe (WIR), Bathroom and Powder.

Grand 295 F2

Grand 270

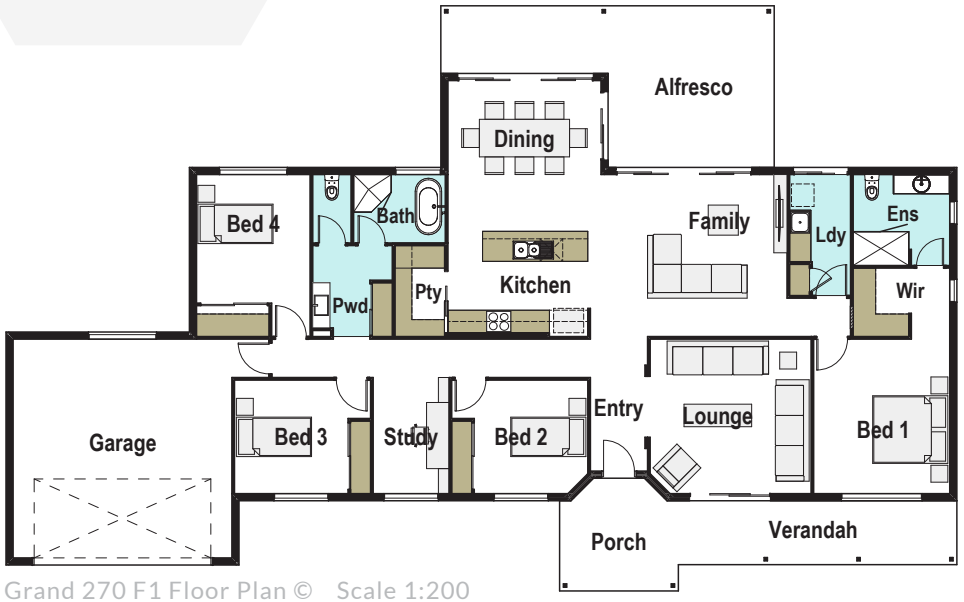
4 2 2 2

Living ..... 185.21m^2 Porch ..... 8.76m^2 House Width 25.3m

Garage ..... 38.38m^2 Verandah ..... 12.60m^2 House Length 15.6m

Alfresco ..... 27.02m^2

TOTAL ..... **271.97m^2**



Grand 270 F1 Floor Plan © Scale 1:200

Grand 295

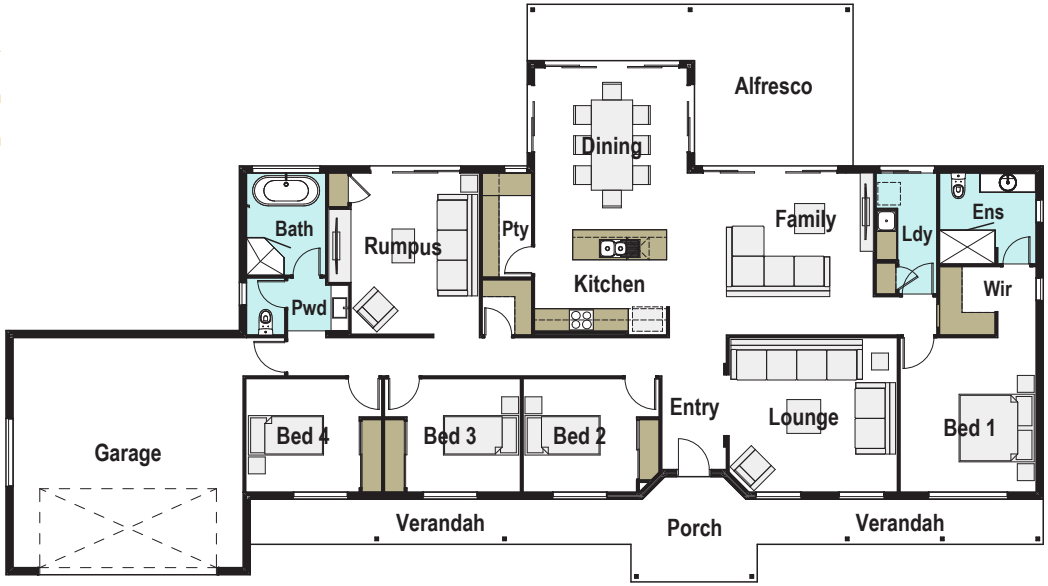
4 2 2 2

Living ..... 200.16m^2 Porch ..... 8.69m^2 House Width 27.6m

Garage ..... 41.68m^2 Verandah ..... 21.19m^2 House Length 15.4m

Alfresco ..... 24.82m^2

TOTAL ..... **296.54m^2**



Grand 295 F1 Floor Plan © Scale 1:200

Gunnedah Series

Because all blocks of land are not the same, the Gunnedah 205 and Gunnedah 225 take in views to the front of the home. The Lounge and Dining both have views to the front through large glass windows while an Alfresco and Patio also sit to the front.

There are four-Bedrooms plus Study to the Gunnedah 225 and three-Bedrooms to the Gunnedah 205. Both homes include an Entry, Ensuite, Bathroom, WC, separate Laundry and double Garage.

Internal access from the Garage opens directly into the Kitchen, making the transfer of groceries from the car into the home a breeze.

Gunnedah 205 F4

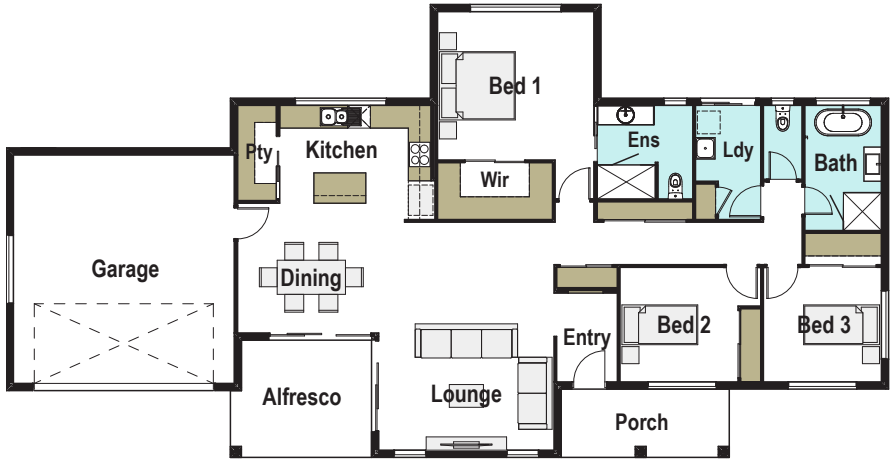
Gunnedah 205

3 2 2 2

Living ..... 147.90m^2 Porch ..... 7.97m^2 House Width 23.3m

Garage ..... 38.70m^2 Alfresco ..... 11.11m^2 House Length 12.0m

TOTAL ..... **205.68m^2**



Gunnedah 205 F1 Floor Plan © Scale 1:200

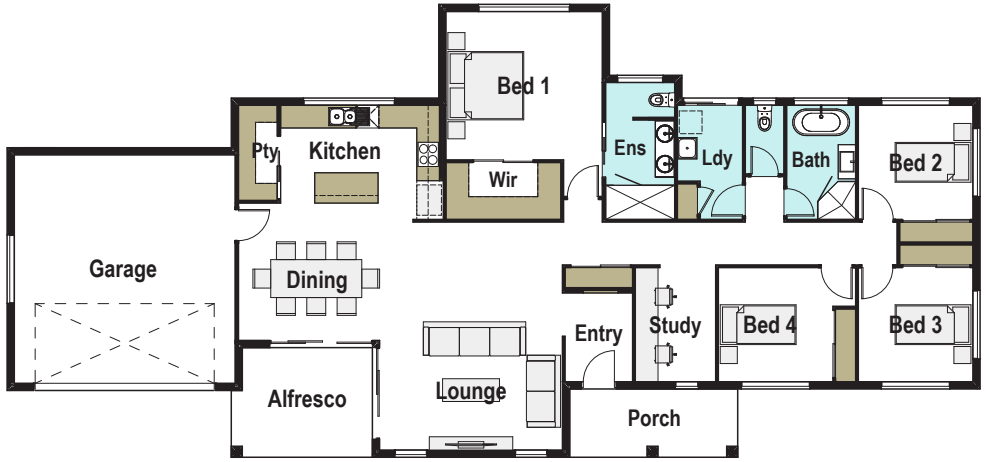
Gunnedah 225

4 2 2 2

Living ..... 168.46m^2 Porch ..... 7.97m^2 House Width 25.7m

Garage ..... 38.66m^2 Alfresco ..... 10.42m^2 House Length 11.9m

TOTAL ..... **225.51m^2**



Gunnedah 225 F1 Floor Plan © Scale 1:200

Gunnedah 205 F1

Gunnedah 205 F2

Gunnedah 205 F3

Kings Landing Series

The Kings Landing 565 is, without a doubt one of the largest homes dreamt up by the Integrity New Homes design team. The rural acreage inspired five-Bedroom home delivers an eye-catching façade and everything you could want or need internally for your forever home.

The Kings Landing 565 provides a real sense of occasion on arrival, and this is achieved through stunning face brick piers, hardwood timber posts and extensive glazing.

The covered Verandah features full glass double-doors with sidelights that lead into the grand Foyer with deep square set opening onto the Dining and out into the covered Alfresco. Adjacent to the Dining is the walk-through Kitchen and Breakfast Bar, which is accompanied by a separate mammoth-sized Butler's Pantry with additional sink and refrigerator space. The Mudroom with cabinet-made bench takes care of outdoor footwear and clothing as you exit the four vehicle Garage.

The built-in feature fireplace to the Lounge is framed by cabinet-made window bench seats on both sides, and over the way, a spacious Rumpus with corner barn doors provides an ideal location for a billiards table with large bi-parting sliding glass doors leading out to the uncovered side of the Alfresco.

Bed 1 enjoys absolute privacy with it's a private Balcony, and oversized "L" shaped Walk-In-Robe (WIR), Ensuite with separate enclosed WC, luxurious freestanding bath, double bowl cabinet-made vanity and twin overhead showers.

Bed 2, Bed 3 and Bed 4 also enjoy their own Walk-In-Robes (WIR), while the Guest features a standard built-in Robe. The Kings Landing 565 also includes the following other equally as impressive spaces: Theatre with raised floor; Office; Walk-In-Linen (WIL); Powder 1, Powder 2, enclosed WC; Bathroom with double bowl cabinet-made vanity, large shower and freestanding bath; and Laundry with cabinet-made bench and Store.

This homestead home brings the "wow-factor" in every way, build with caution though as your lucky family and guests may find themselves lost within!

Kings Landing 565 F2

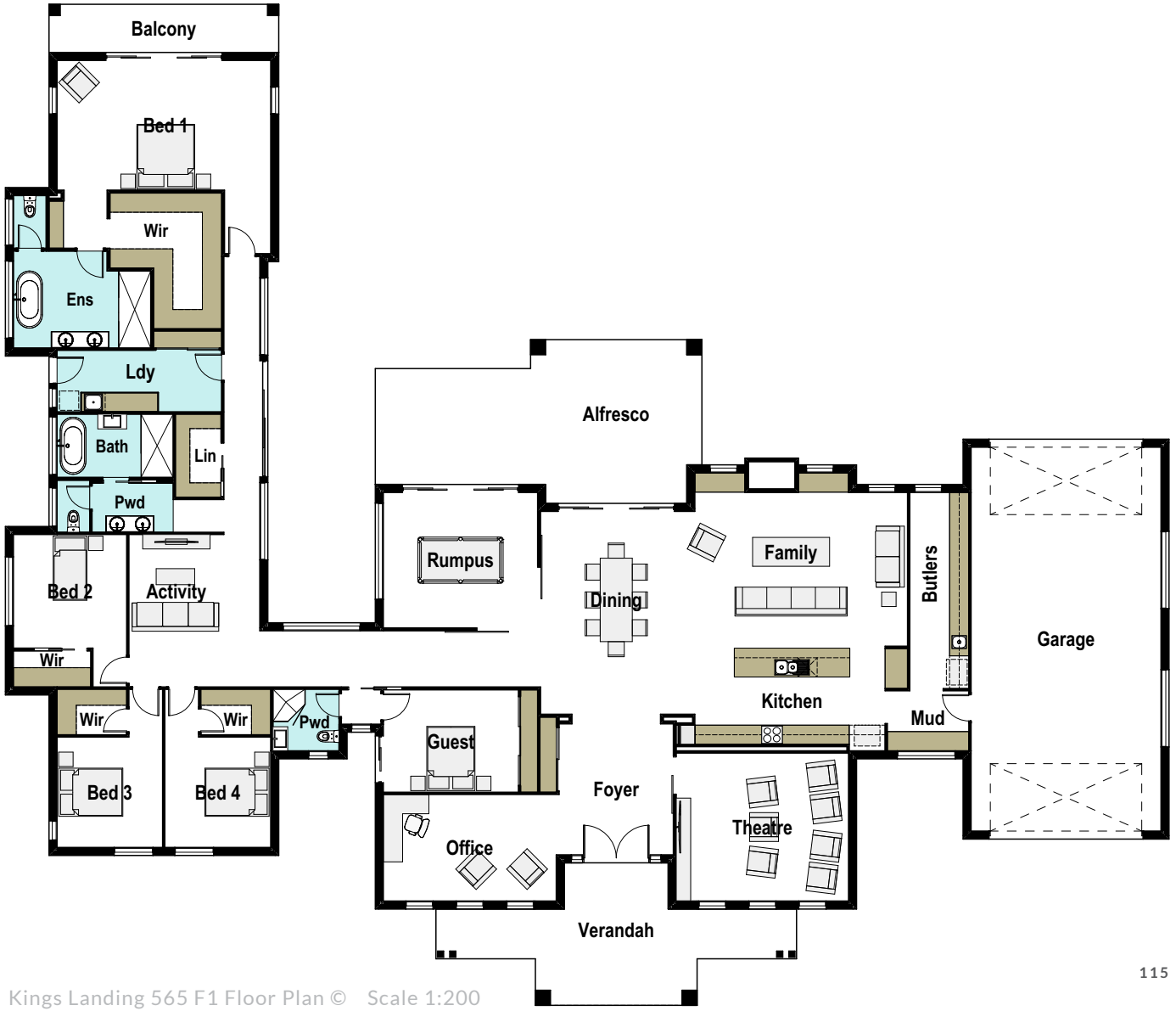
Kings Landing 565

5 3 3 4

Living	426.92m²	Alfresco (under roof)	26.39m²
Garage	77.86m²	Balcony	10.74m²
Verandah	29.40m²		
TOTAL	**571.31m²**		

House Width 36.1m

House Length 31.2m



Kings Landing 565 F1 Floor Plan © Scale 1:200

ACREAGE

Quirindi Series

The Four-Bedroom Quirindi 200 is a contemporary version of the “longhouse” but in a more user-friendly form for modern living and block styles.

A generous covered Porch creates a great street presence as well as an outdoor living area. Once inside, the Dining, Kitchen and Lounge sit in an “L” shaped form.

The secondary Bedroom module is set off away from the rest of the home and is serviced by a Bathroom and WC. The Laundry can be accessed via the double Garage, which would mean it could also double as a “mudroom” in rural locations.

Quirindi 200 F2

Quirindi 200

4 2 2 2

Living	142.00m^2	Porch	6.58m^2	House Width	23.1m
Garage	39.05m^2	Alfresco	14.70m^2	House Length	12.6m

TOTAL ..... **202.33m^2**

Quirindi 200 F1 Floor Plan © Scale 1:200

Alton Series

Deep within the DNA of the Alton 250 is a dwelling which demonstrates a profound understanding of how to design and build homes suited to steep and challenging sites.

The Alton 250 has a “split” through the midpoint of one of the two “wings” of the home to include a higher (or lower) plane than the other, depending on the homeowner’s wishes, topography and views.

Covered outdoor living flows into a generous and open Lounge, Dining and Kitchen module.

The Kitchen abuts the double Garage making it a breeze to get groceries from the car into the home.

The four-Bedroom Alton 250 can also be built on flat blocks with the rear living orientation popular with people seeking privacy.

Alton 250 F2

Alton 250 F1

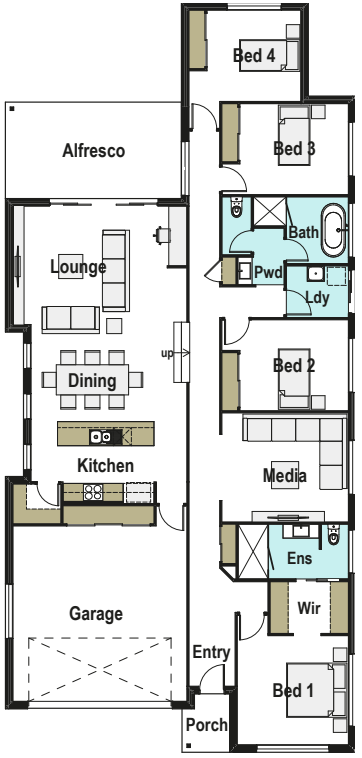
Alton 250 F3

Alton 250 F4

Alton 250

4 2 2 2

Living	192.35m^2	Porch	2.86m^2	House Width	11.6m
Garage	39.86m^2	Alfresco	18.69m^2	House Length	24.9m
TOTAL	**253.76m^2**				



ALton 250 F1 Floor Plan © Scale 1:200

SPLIT/STEEP SITE

Aurora Series

The four-Bedroom Aurora 280 and Aurora 305 have been created to provide solutions for steep and challenging sites where the aim is to maximise views and make the most of the natural topography. Air, space and light combine in this home to create really attractive and easy living spaces.

Access to the upper floor is via a covered Porch to the Entry. From there it is a short stroll to the Dining, Kitchen and Lounge which all access the Alfresco taking in views to the rear. Bed 1, along with the Ensuite and Walk-In-Robe (WIR) are hidden away from the everyday living areas to the rear. The Aurora 305 includes a Media off the entry while the Aurora 280 includes Bed 2 to the upper floor.

The internal staircase which is accessed from the Entry leads downstairs to the secondary Bedroom/s, along with a Rumpus, Bathroom, Laundry, Powder and Patio.

Due to the nature of steep and challenging sites, the Aurora series can be changed to suit specific blocks of land and has, for example, been built with both a front and side-loading double Garage for clients.

Aurora 305 F1

Aurora 305 F2

Aurora 280

4 2 3 2

Lower Living ..... 88.76m^2
Upper Living ..... 136.21m^2
Garage ..... 39.94m^2

Porch ..... 5.05m^2
Alfresco ..... 13.43m^2

House Width 14.6m
House Length 20.5m

TOTAL ..... 283.39m^2

LOWER FLOOR

UPPER FLOOR

Aurora 280 F1 Floor Plan © Scale 1:200

Aurora 305

4 2 3 2

Lower Living ..... 97.79m^2
Upper Living ..... 148.95m^2
Garage ..... 42.23m^2

Porch ..... 4.87m^2
Alfresco ..... 14.53m^2

House Width 15.0m
House Length 21.6m

TOTAL ..... 308.37m^2

LOWER FLOOR

UPPER FLOOR

Aurora 305 F1 Floor Plan © Scale 1:200

SPLIT/STEEP SITE

Diamond Beach Series

Design flair is not something that can be faked – you either have it, or you do not. The Diamond Beach 260 has design flair in "buckets". This is an interesting and stylish home, which is both functional but visually appealing.

A spacious Porch and Breezeway split the double Garage and lower floor and provide covered areas for relaxing and entertaining. An internal staircase leading to the upper floor living area abuts the Entry along with the two of the three-Bedrooms. The centrally located Rumpus splits the front half of the lower floor from Bed 1, Ensuite, Walk-In-Robe (WIR) and the Office.

The Laundry adjoins the Office on the Northern side and the Rumpus to the South. The upper floor lends itself to a relaxing retreat with the Lounge, Dining and Kitchen opening out onto the Alfresco, which takes in the surrounding views.

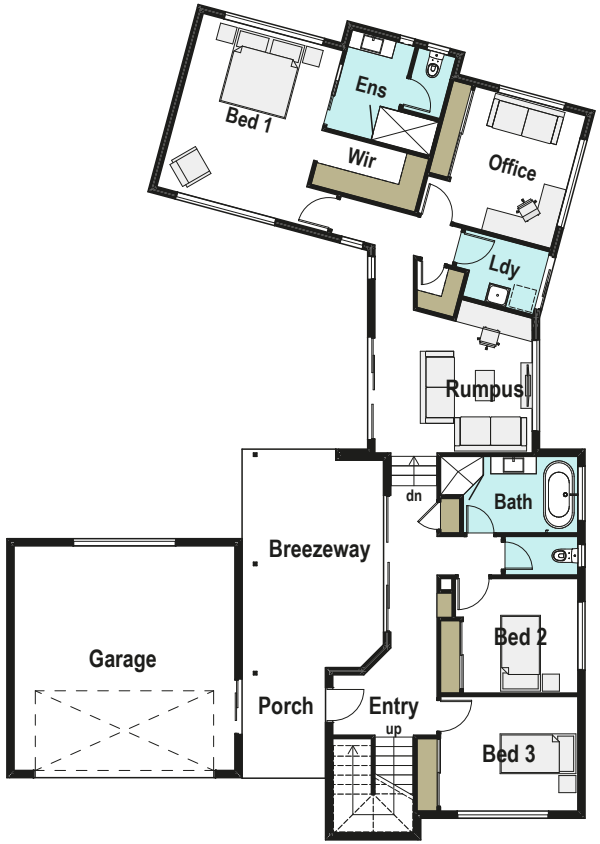
This style of home is often referred to as "reverse-living" which is ideally suited to those wishing to maximise their upper floor views.

Diamond Beach 260 F1

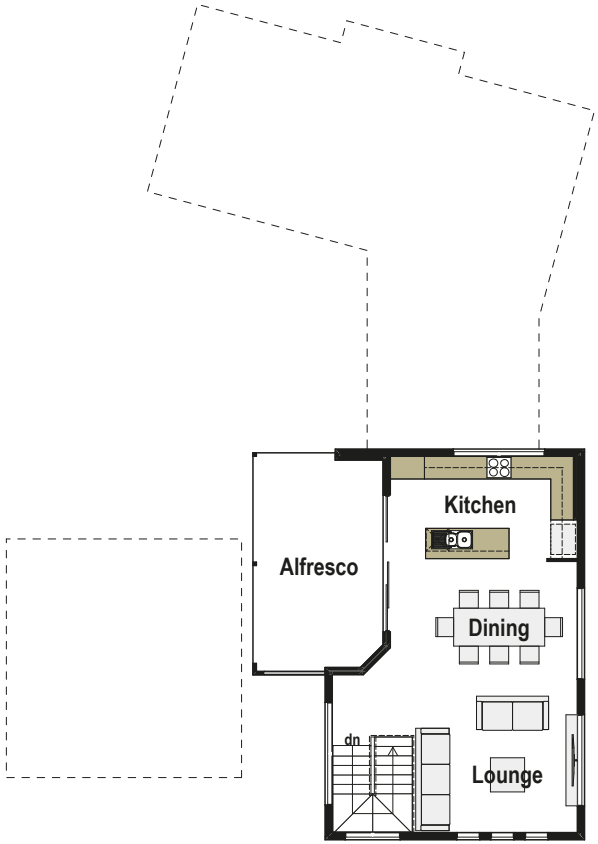
Diamond Beach 260

4 2 2 2

Lower Living	137.98m^2	Porch	4.11m^2	House Width	15.2m
Upper Living	62.18m^2	Alfresco	19.35m^2	House Length	22.0m
Garage	39.06m^2				
TOTAL	**262.68m^2**				



LOWER FLOOR



UPPER FLOOR

Diamond Beach 260 F1 Floor Plan © Scale 1:200

SPLIT/STEEP SITE

Grasstree Series

Integrity New Homes has forged a reputation for creative design solutions on steep and challenging blocks – designs which are liveable yet stylish and maximising natural topography.

This innovative style is very much evident in the Grasstree 265 and Grasstree 290. The lower floor of the Grasstree 265 includes two-Bedrooms with Bathroom, separate WC, Laundry, Rumpus and large wrap-around Patio. The Grasstree 290 has a slightly different configuration with three-Bedrooms, but excludes the Rumpus. An internal staircase provides access from the lower floor to the upper floor, which is similar for both homes.

The upper floor has the Bed 1 and Study wing offset and angled from the rest of the upper floor rooms and includes an Ensuite and Walk-In-Robe (WIR).

The Dining, Lounge and Kitchen are placed at the back and open onto the side and rear Alfresco. The Powder and double Garage complete the upper floor areas while the Grasstree 290 also includes an impressive Media with double cavity sliding doors.

Are you looking for something different for your challenging block? Have a close look at the Grasstree series and call your nearest Integrity New Homes sales consultant.

Grasstree 290 F2

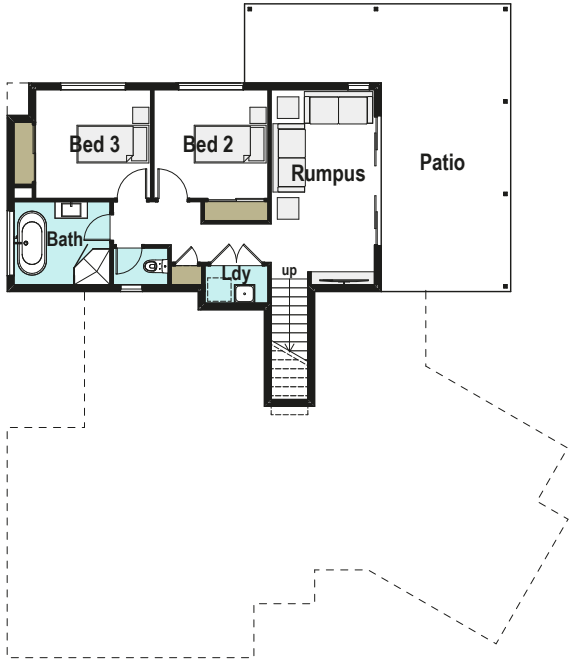
Grasstree 265

4 2 3 2

Upper Living	125.59m^2	Porch	3.28m^2
Lower Living	64.66m^2	Alfresco	34.83m^2
Garage	41.23m^2		
TOTAL	**269.59m^2**		

House Width 15.6m

House Length 18.0m



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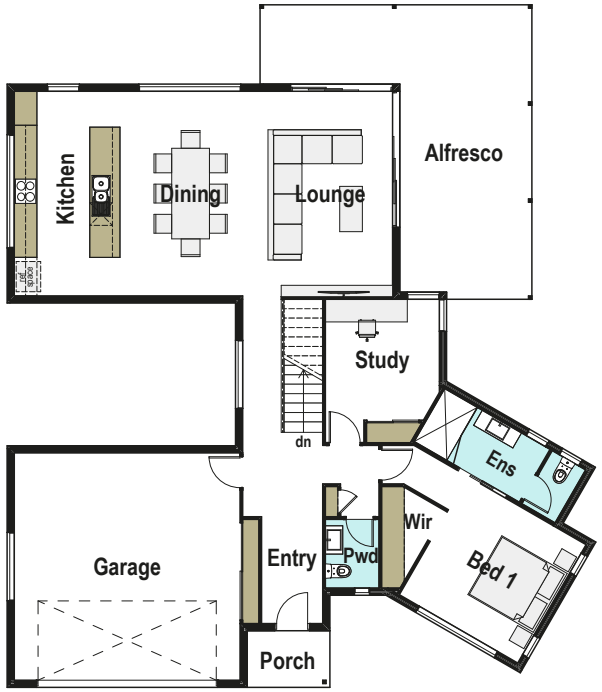


UPPER FLOOR

Grasstree 265 F1 Floor Plan © Scale 1:200

SPLIT/STEEP SITE

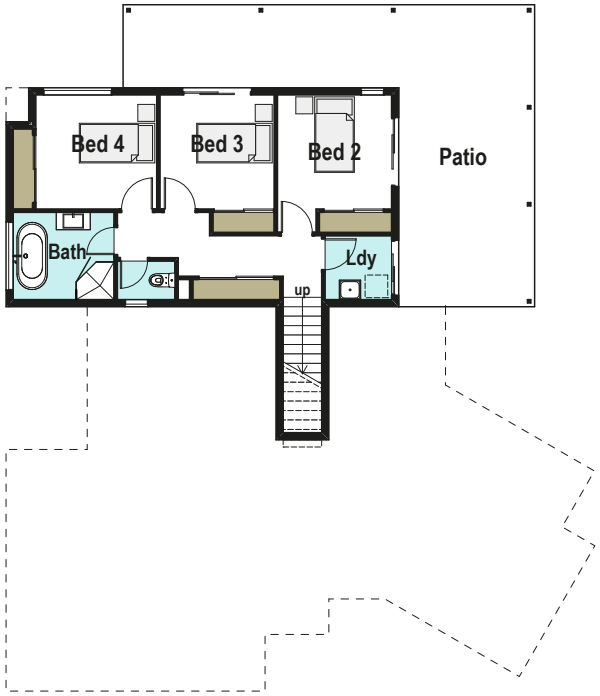
Grasstree 290

5 2 3 2

Upper Living	141.07m^2	Porch	3.28m^2
Lower Living	63.91m^2	Alfresco	42.18m^2
Garage	40.44m^2		
TOTAL	**290.88m^2**		

House Width 15.6m

House Length 18.0m



LOWER FLOOR

UPPER FLOOR

Grasstree 290 F1 Floor F1 Plan © Scale 1:200

Grasstree 290 F1

Grasstree 290 F2

Grasstree 290 F1

Lennox Series

Inspired by lazy days at the beach, the Lennox 260, works well on steeper blocks and maximises views from the front on both the lower floor and upper floor.

The lower floor combines a private Guest and Ensuite with access to the upper floor via an internal staircase. The upper floor comprises three-Bedrooms with another Ensuite and a Bathroom.

There is a wonderful open sense of space with the Family, Dining and Kitchen flowing seamlessly out onto the Alfresco. There is also a private Media with a cavity sliding door to the rear.

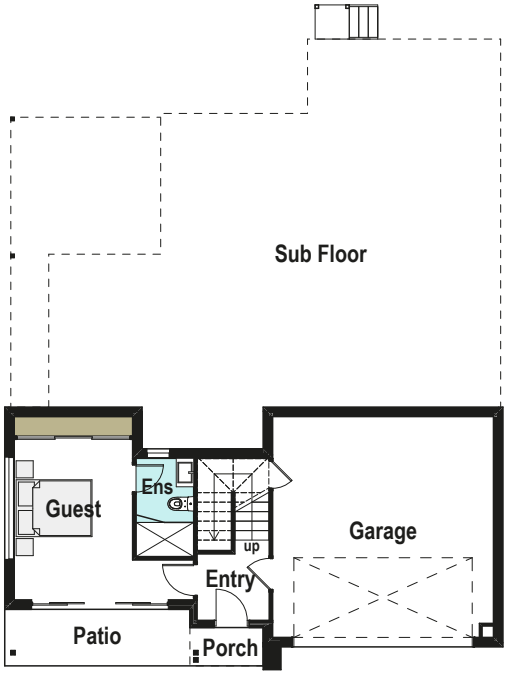
This two-storey split level design packs a real punch.

Lennox 260 F1

Lennox 260

4 3 3 2

Lower Living	35.36m^2	Garage	38.58m^2	House Width	13.1m
Upper Living	170.54m^2	Alfresco	18.29m^2	House Length	16.6m
TOTAL	**262.77m^2**				



LOWER FLOOR

UPPER FLOOR

Lennox 260 F1 Floor Plan © Scale 1:200

SPLIT/STEEP SITE

Logan Series

The classical zonal approach to home design creates areas that relate but are separate and suit the way people live today. This style is clearly evidenced in the single-storey three-Bedroom plus Study design called the Logan 225.

While the home is designed to be split through the middle with the double Garage and Western wing of the home to set on a higher plane than the rest of the home it also works well on flat blocks or inverted with the double Garage set lower.

A covered Porch to the front opens into the Entry with the Bed 1, Ensuite module immediately to the Eastern side. The home opens out onto the Lounge, Dining and Kitchen, which is one large space with dual access points to the Alfresco with the Kitchen having views to the rear-yard from the fixed glass window above the cooktop.

A Study opens onto the Lounge via double hinged doors, creating a sense of dominance, and the Western wing includes two-Bedrooms as well as the Bathroom, WC and Laundry.

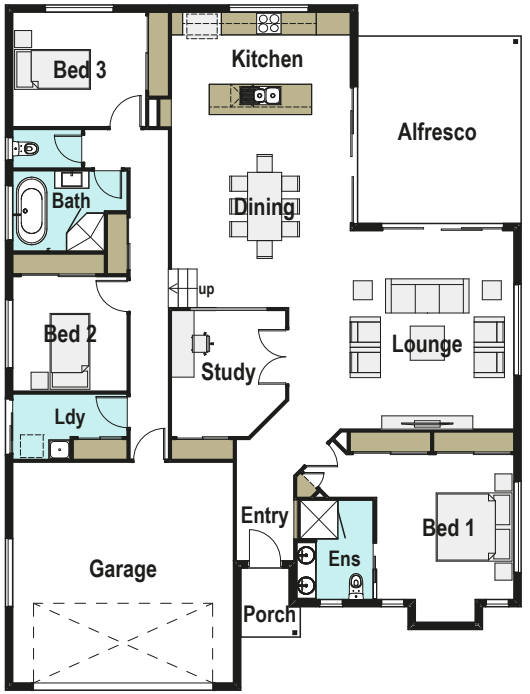
Logan 225 F1

Logan 225

3 2 2 2

Living	167.50m^2	Alfresco	21.29m^2	House Width	13.6m
Garage	36.73m^2	Porch	2.56m^2	House Length	18.1m

TOTAL ..... **228.08m^2**



Logan 225 F1 Floor Plan © Scale 1:200

SPLIT/STEEP SITE

Pacific Series

The Pacific series nails the brief to create a range of two-storey homes which draw in the best views of steeper blocks with an upper floor Alfresco to the side and Verandah to the front.

When you combine this direct and immediate access to a spacious Dining, Lounge and Kitchen you have a home which makes you feel you are on holidays all the time.

There are four-Bedrooms in total with the lower floor including Entry, double Garage, Bed 4 and Walk-In-Robe (WIR) with access to the upper floor via internal stairs.

The upper floor of both homes also features a Rumpus with double cavity sliding doors and private Drying Deck along with the Bathroom, Bed 1, Ensuite, Walk-In-Robe (WIR) and a centrally located Laundry.

Easy paced living at its very best for steep and challenging sites.

Pacific 280 F2

Pacific 255

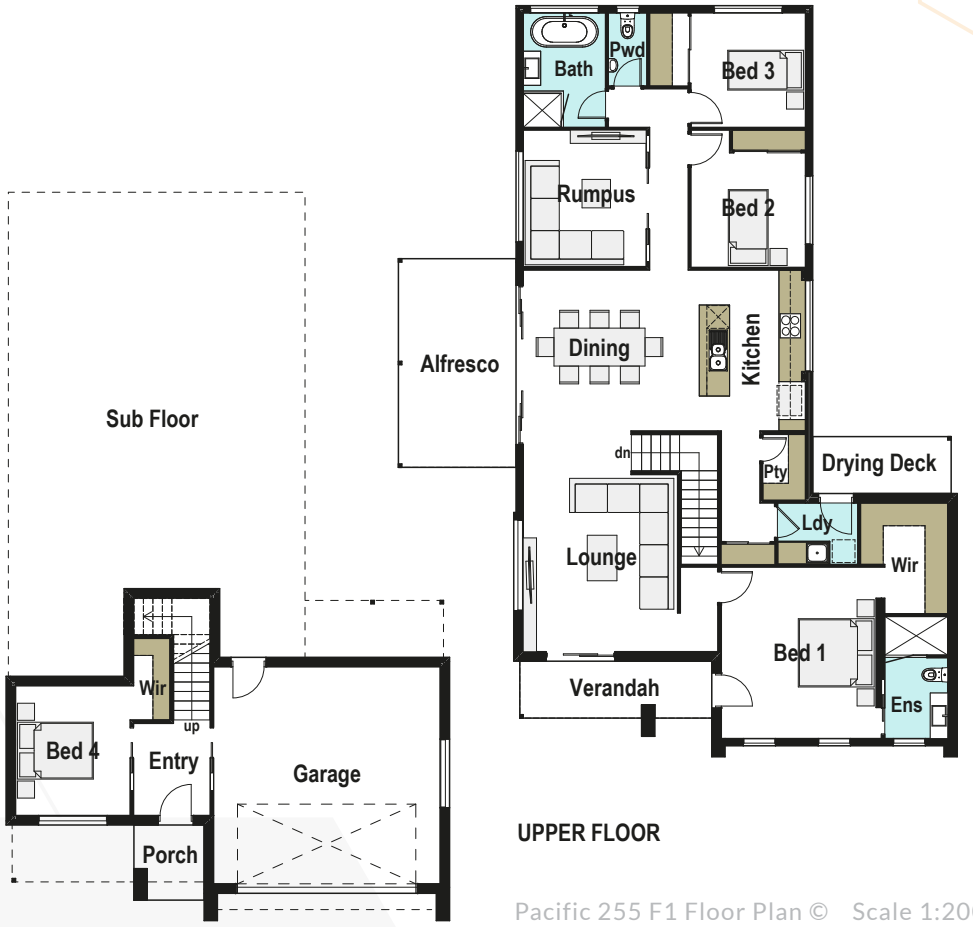
4 2 2 2

Lower Living.....27.18m^2 Alfresco ..... 17.05m^2 House Width 14.7m

Upper Living .....166.83m^2 Verandah.....7.47m^2 House Length 19.8m

Garage ..... 39.14m^2

TOTAL ..... 257.67m^2



LOWER FLOOR

UPPER FLOOR

Pacific 255 F1 Floor Plan © Scale 1:200

Pacific 280

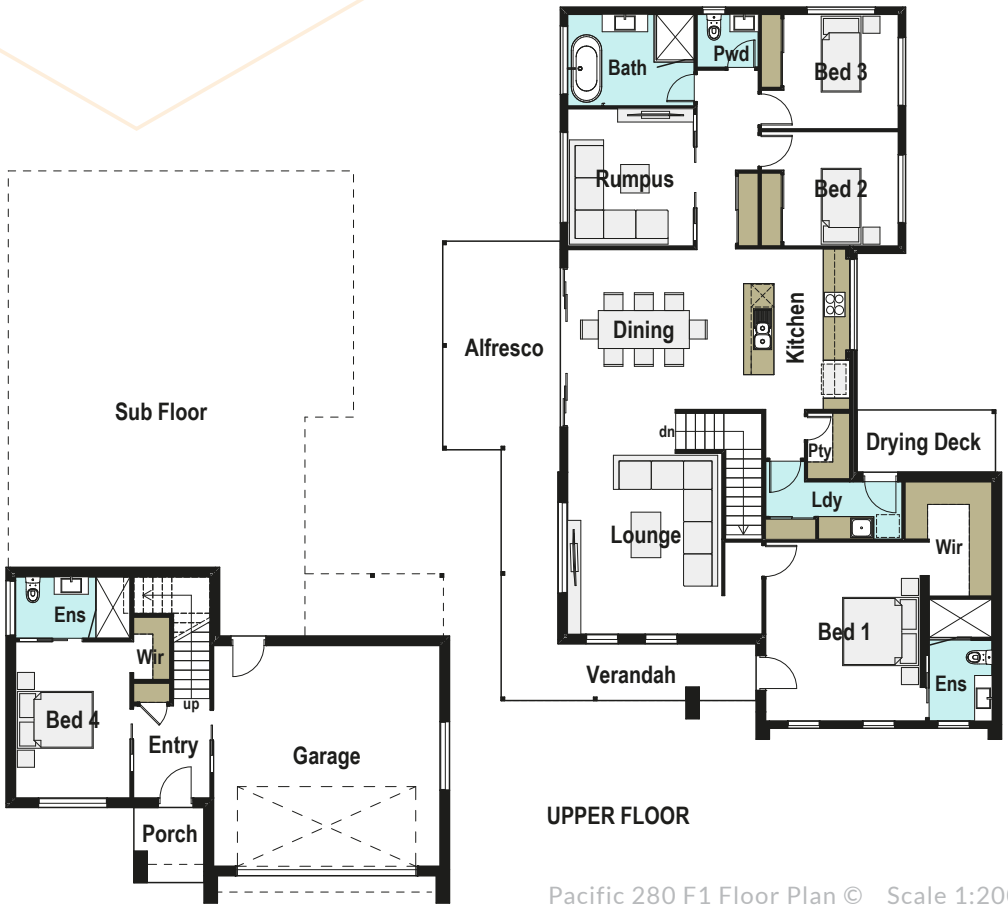
4 3 3 2

Lower Living.....34.84m^2 Alfresco. ..... 20.71m^2 House Width 14.7m

Upper Living.....171.64m^2 Verandah. ..... 14.00m^2 House Length 19.3m

Garage ..... 39.84m^2

TOTAL ..... 281.03m^2



LOWER FLOOR

UPPER FLOOR

Pacific 280 F1 Floor Plan © Scale 1:200

SPLIT/STEEP SITE

Sierra Series

This is a series of multi-level designs which make outstanding use of blocks which are high at the back, allowing the home to step down from an elevated position at the rear of the site down onto street level. As a result of considered planning this dynamic design will enjoy cooling breezes and breathtaking views and a very commanding street presence.

The double Garage is set back from the front of each Sierra design but sits at a lower level with internal access via a set of internal stairs. Abutting the double Garage is a set of stairs accessing the covered Porch.

The Porch leads into a generous Lounge which features a clever corner window arrangement. Further stairs lead up to an expansive set of living spaces, including the Kitchen, Family and Dining, all of which access the massive Alfresco via a large set of glass doors. A private hidden staircase off the Lounge and Entry provides access to Bed 1 with Walk-In-Robe (WIR) and Ensuite. This means Bed 1 is a haven away from the rest of the home set on its own sitting above the garage enjoying views through large sliding windows.

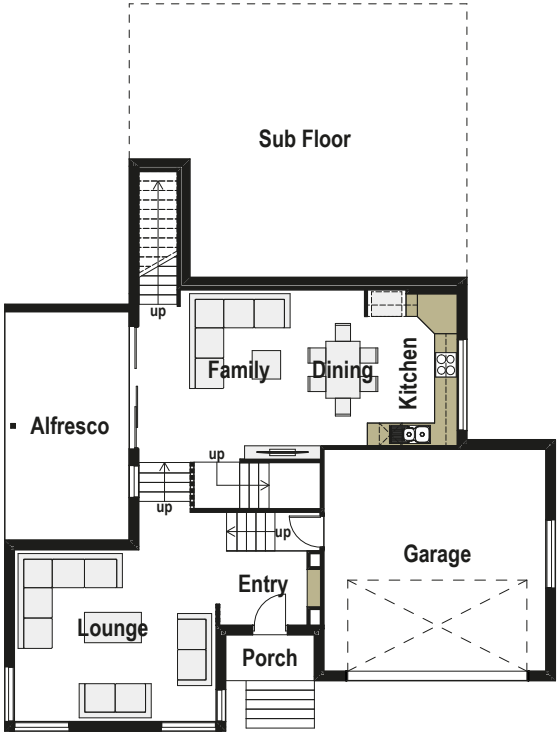
The final “module” is a wing of Bedrooms and living spaces, which vary across the design range, Study (Sierra 365), Rumpus, Bathroom and Laundry to the very back of the block. There is also a rear Patio providing yet another covered outdoor living space in the Sierra 310 and Sierra 365.

Sierra 365 F1

Sierra 260

3 2 2 2

Lounge/Entry	41.63m^2	Garage	38.10m^2	House Width	14.5m
Family/Dining/Kitchen	51.72m^2	Porch	2.93m^2	House Length	19.2m
Upper Bed 1 Wing	39.73m^2	Alfresco	20.40m^2		
Upper Bed Wing	67.99m^2				
TOTAL	**262.40m^2**				



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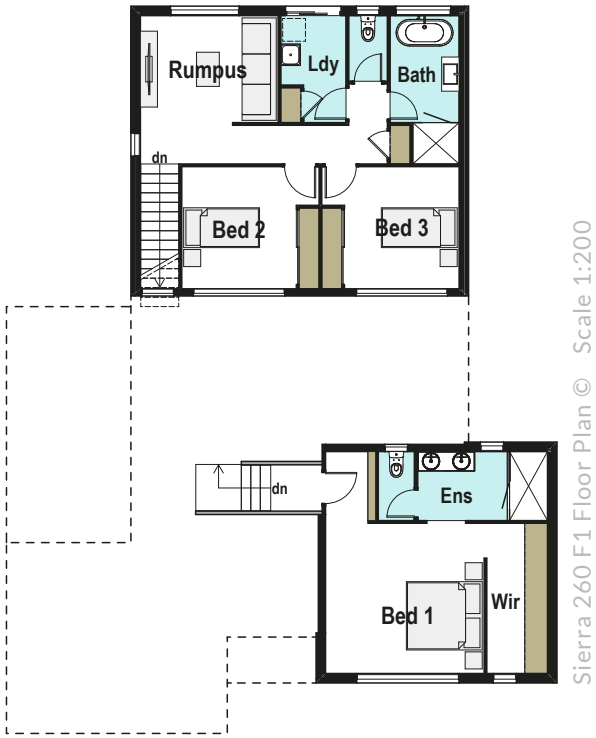


UPPER FLOOR

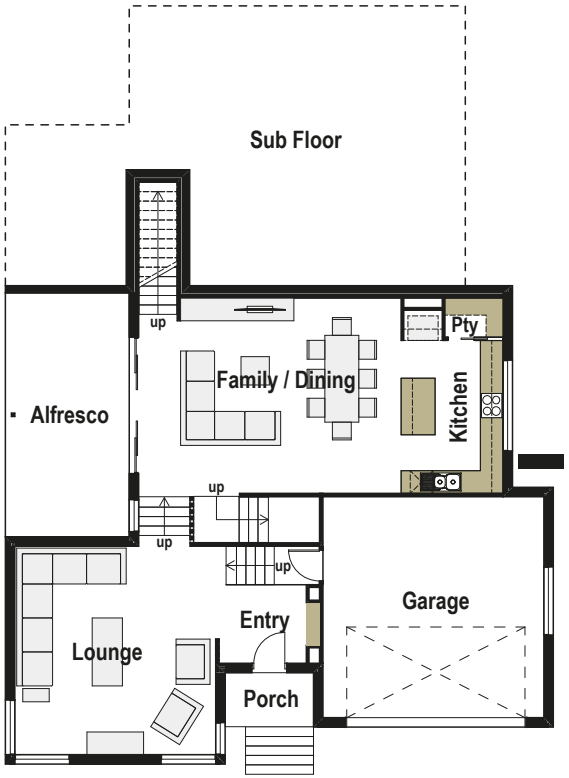
Sierra 260 F1 Floor Plan © Scale 1:200

SPLIT/STEEP SITE

Sierra 310

4 2 2 2

Lounge/Entry	45.19m^2	Garage	37.84m^2	House Width	14.5m
Family/Dining/Kitchen	66.51m^2	Porch	3.63m^2	House Length	20.1m
Upper Bed 1 Wing	39.57m^2	Alfresco	21.81m^2		
Upper Bed Wing	85.16m^2	Patio	10.33m^2		
TOTAL	**310.04m^2**				



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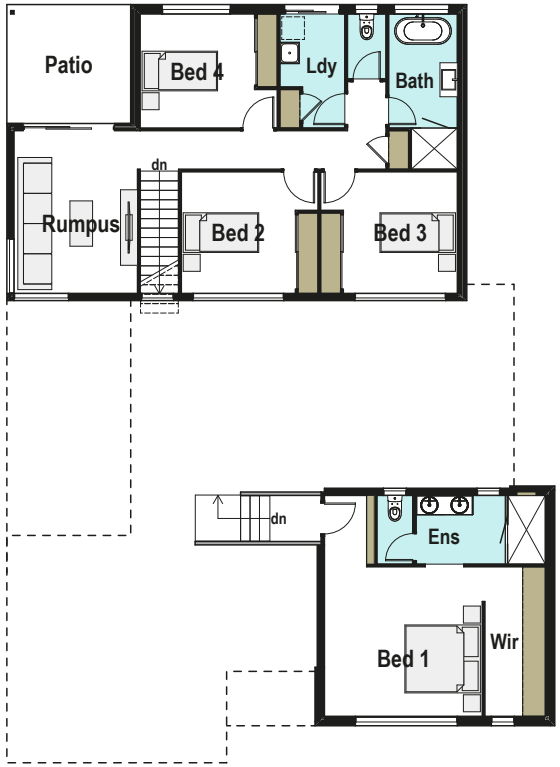


UPPER FLOOR

Sierra 310 F1 Floor Plan © Scale 1:200

Sierra 365 F2

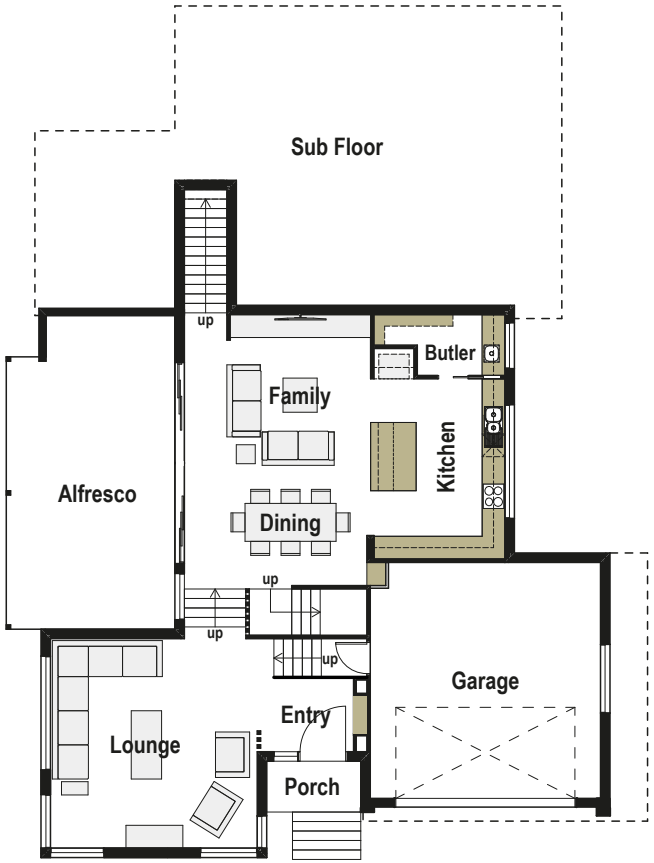
Sierra 365

4 2 2 2

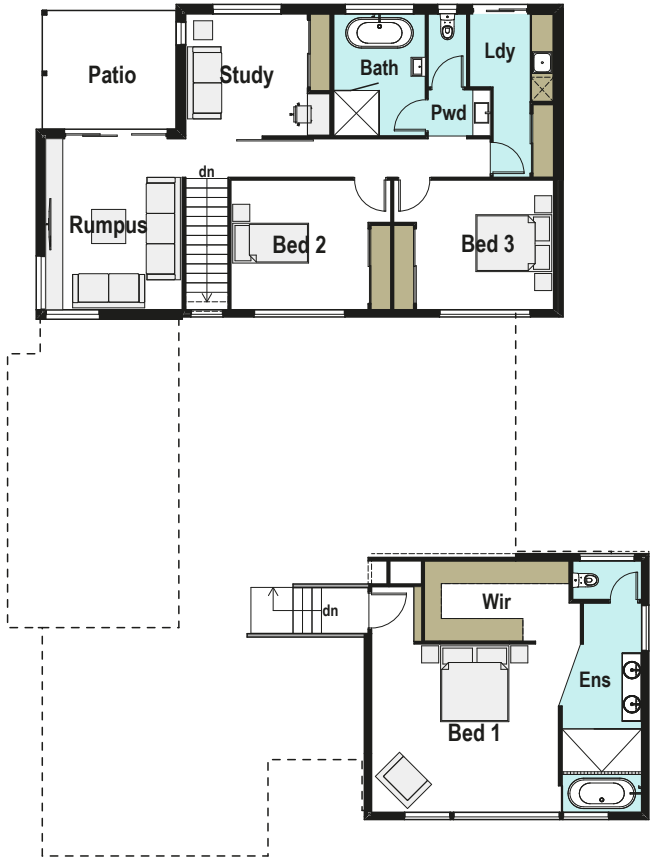
Lounge/Entry	46.48m²	Garage	41.70m²
Family/Dining/Kitchen	73.92m²	Porch	3.32m²
Upper Bed 1 Wing	51.68m²	Alfresco	36.50m²
Upper Bed Wing	102.55m²	Patio	11.05m²
TOTAL			**367.20m²**

House Width 16.9m

House Length 22.5m



LOWER FLOOR



UPPER FLOOR

Sierra 365 F1 Floor Plan © Scale 1:200

SPLIT/STEEP SITE

Spinnaker Series

In keeping with a design philosophy of offering as broad a range of housing solutions as possible, the Spinnaker 150 addresses the need for a compact but functional steep site dwelling.

Access to the upper floor via an external set of stairs which abut the lower floor single Garage. The front Porch provides covered access to the Entry, which in turn opens out to the Dining, Kitchen and Lounge. There are three-Bedrooms with a Bathroom, separate WC and hallway Laundry.

This design is ideally suited to sites with excessive cross-fall or those with minimum floor level requirements preventing lower floor habitable spaces.

For more information on the Spinnaker 150 and how it may work on your steep or challenging site, please call your Integrity New Homes sales consultant to today.

Spinnaker 150 F1

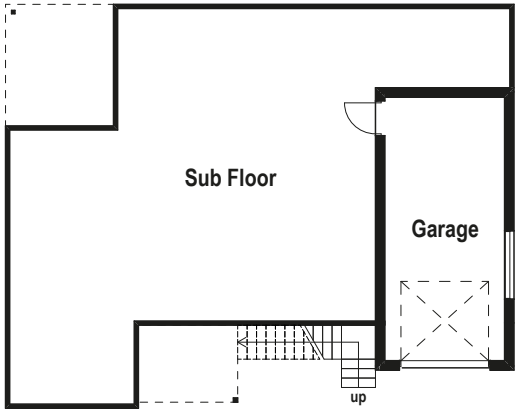
Spinnaker 150

3 1 1 1

Living	113.03m^2	Alfresco	8.26m^2
Garage	27.45m^2	Porch	5.37m^2
TOTAL	**154.11m^2**		

House Width 13.5m

House Length 10.7m



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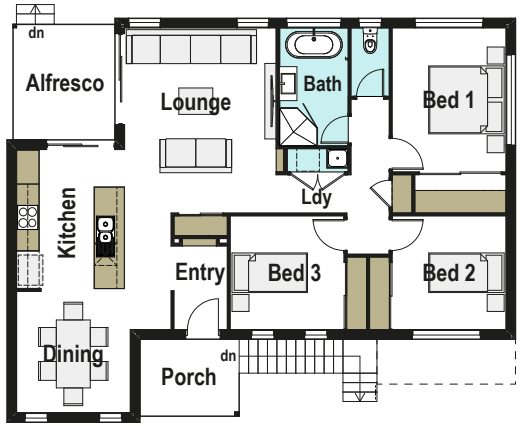


UPPER FLOOR

Spinnaker 150 F1 Floor Plan © Scale 1:200

SPLIT/STEEP SITE

Suffolk Series

The burgeoning range of impressive steep site two-storey designs is further boosted with the Suffolk 280.

The lower floor combines Bed 4, Powder, Entry and Garage with internal stairs leading to upper floor. The separate Bed 4 and Powder is ideally suited as a home office or guest space.

The airy upper floor has a private Bed 1 retreat complete with Ensuite and Walk-In-Robe (WIR) with private access to the Family, Dining and Kitchen. These spaces all access the covered Alfresco located to the side via large bi-parting sliding glass doors.

The rear "module" combines Bed 2 and Bed 3 along with a Rumpus, Bathroom and Laundry all removed from the rest of the home.

Ask your local Integrity New Homes sales consultant for more information today.

Suffolk 280 F2

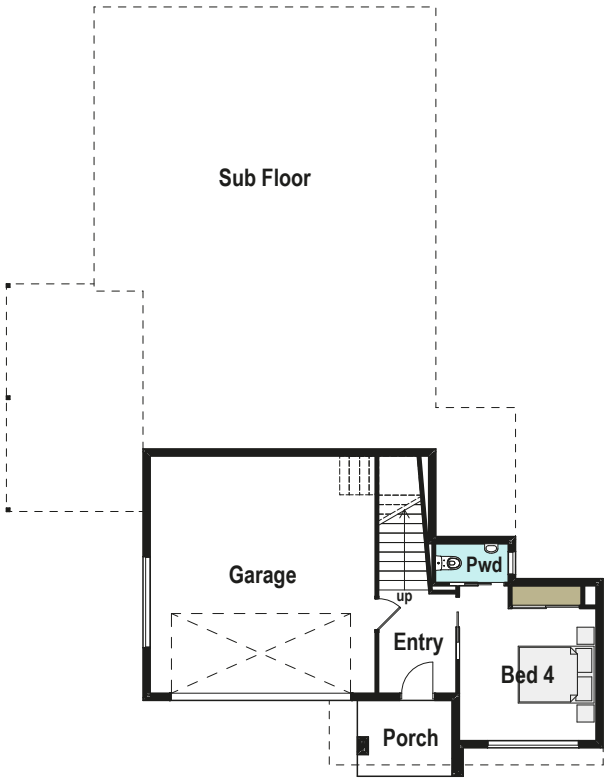
Suffolk 280

4 2 3 2

Lower Living	32.07m^2	Garage	40.58m^2
Upper Living	186.69m^2	Alfresco	21.35m^2
TOTAL	**280.69m^2**		

House Width 15.7m

House Length 20.3m



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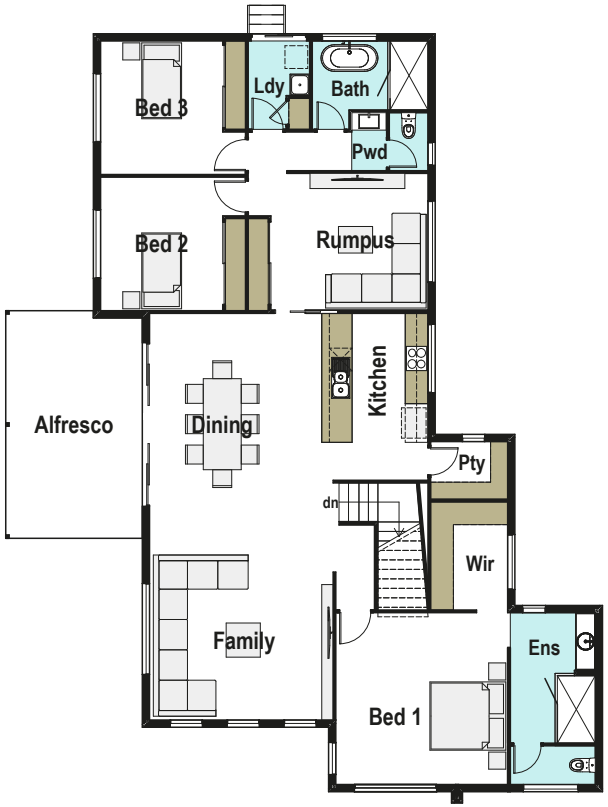


UPPER FLOOR

Suffolk 280 F1 Floor Plan © Scale 1:200

SPLIT/STEEP SITE

Tasman Series

A truly coastal-inspired design offering a blend of sophisticated casualness with maximum space suited for contemporary lifestyles and ideally suited to challenging and steep sites.

Access to all the Tasman series is achieved through the lower floor Entry door which abuts the double Garage. The Tasman 260 includes a Store (without shelving) and Bed 4 while the Tasman 290 has an Ensuite to Bed 4 but no Store. Once inside, the spacious Entry leads via internal stairs to the upper floor living areas and opens out on the Lounge.

The Lounge is open to the internal staircase and also leads directly to the Kitchen, Family and Dining as well as the spacious street facing Alfresco. The size and layout of these spaces vary across the Tasman series.

Going along with the notion that less is more, the aim was to keep all the living areas open and separated from the Bedrooms. Considered design within the Tasman 290 has allowed for a private Nook to be tucked in behind the kitchen while an optional cut-out feature wall gives good ventilation and sense of space.

There are three-Bedrooms, Bathroom, Ensuite and Laundry to the upper floor with plenty of storage and a generous Walk-In-Robe (WIR) to Bed 1 of the Tasman 260 and Tasman 290. A rear sliding glass door provides access from the airy Family outdoors. The Tasman 290 includes a private Deck off the Family and Laundry suitable for outdoor entertaining or drying of clothes.

Tasman 290 F2

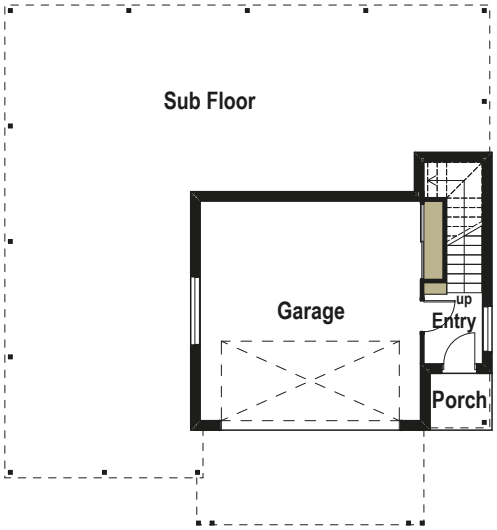
Tasman 290 F3

Tasman 290 F4

Tasman 215

3 2 2 2

Lower Living	10.00m^2	Garage	39.82m^2	House Width	12.8m
Upper Living	150.65m^2	Alfresco	14.79m^2	House Length	13.7m
TOTAL	**215.25m^2**				



LOWER FLOOR

UPPER FLOOR

Tasman 215 F1 Floor Plan © Scale 1:200

SPLIT/STEEP SITE

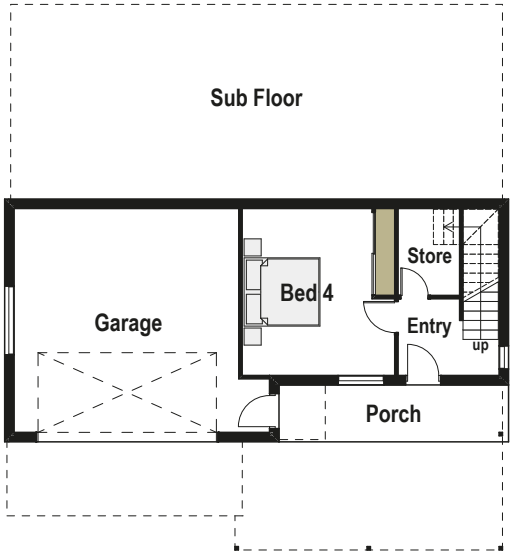
Tasman 260

4 2 2 2

Lower Living	34.71m^2	Garage	41.21m^2
Upper Living	158.45m^2	Alfresco	26.86m^2
TOTAL	**261.23m^2**		

House Width 13.3m

House Length 14.5m



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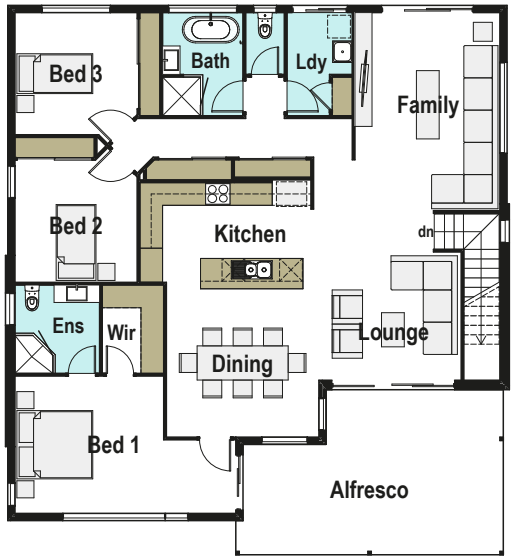


UPPER FLOOR

Tasman 260 F1 Floor Plan © Scale 1:200

Tasman 290 F1

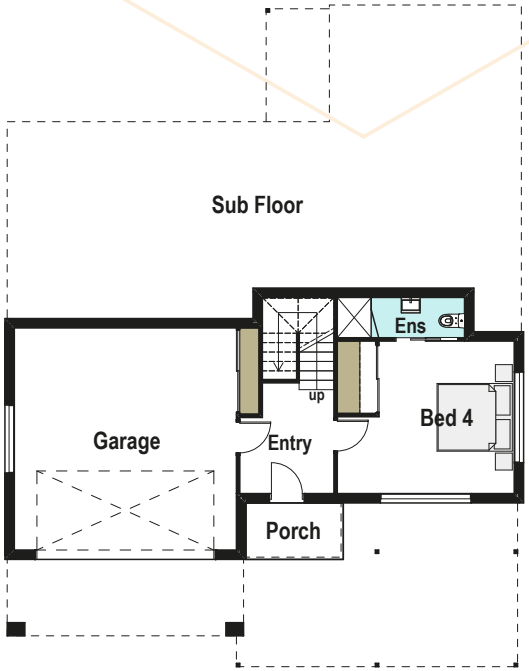
Tasman 290

4 3 3 2

Lower Living	41.68m^2	Garage	39.73m^2
Upper Living	180.73m^2	Alfresco	28.09m^2
TOTAL			**290.23m^2**

House Width 13.8m

House Length 17.6m



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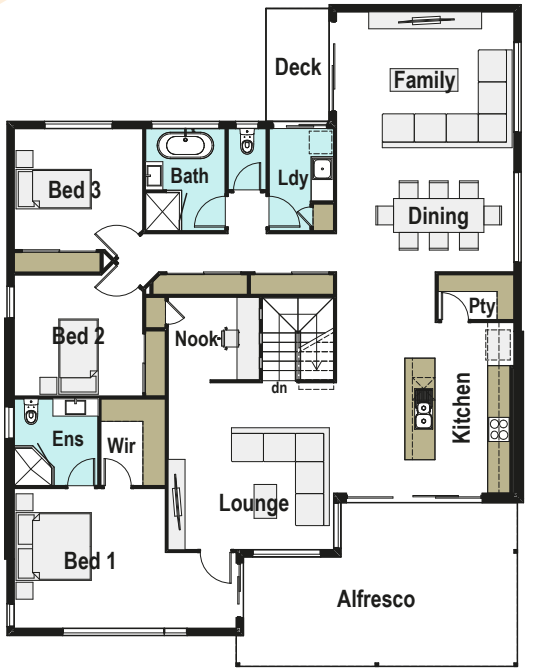


UPPER FLOOR

Tasman 290 F1 Floor Plan © Scale 1:200

SPLIT/STEEP SITE

Valley View Series

Another of the designs which are suited for blocks which have views from the front. The steep site ready Valley View 260 design is dominated by a forward and side-looking Alfresco, which creates a dramatic visual expression but also a sensational outdoor living area.

The Alfresco flows via large sliding glass doors into the open plan Kitchen, Lounge and Dining.

To the rear, the Bed 1 module with Ensuite and Walk-In-Robe (WIR) which is set away from the wing of secondary Bedrooms (containing Bed 2, Bed 3 and Bed 4). This wing also includes the Bathroom, separate WC and Laundry.

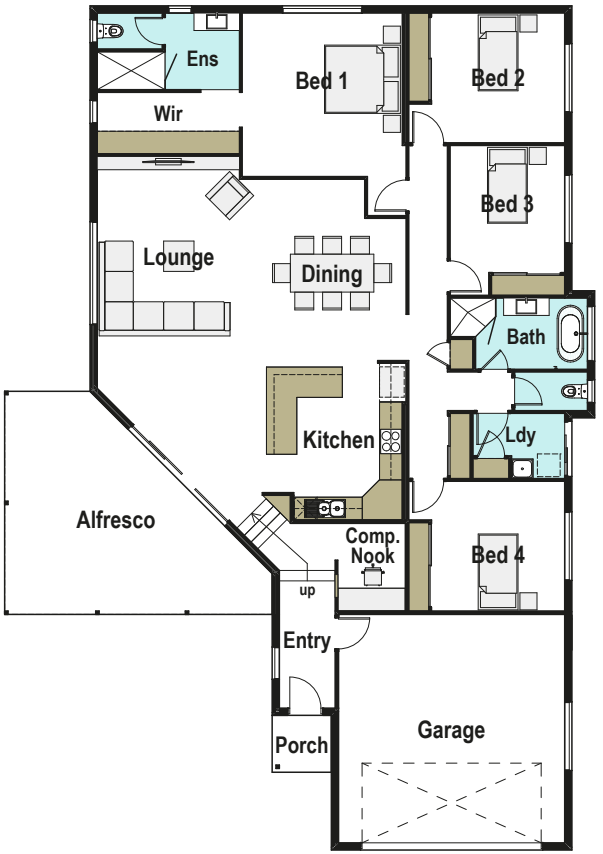
A Computer Nook is thoughtfully tucked away behind the double Garage directly adjacent to the Entry allowing for quiet home-work or a home office.

Valley View 260 F1

Valley View 260

4 2 2 2

Living	193.66m^2	Porch	2.34m^2	House Width	15.6m
Garage	38.88m^2	Alfresco	29.93m^2	House Length	22.3m
TOTAL	264.81m^2				



Valley View 260 F1 Floor Plan © Scale 1:200

SPLIT/STEEP SITE

Zenith Series

The Zenith series of homes all share a common design feature in that the double Garage in each of these homes has access to the rear of the property via either a sliding glass door (in the case of the Zenith 170), or a single access roller door to allow boats and trailers to be stored in the backyard, out of prying eyes (as per the Zenith 200, Zenith 225 and Zenith 260).

However, this space behind the double Garage also allows for a range of landscaping and outdoor living features to be created. This is achievable because the Lounge, Dining and Kitchen of every house in the Zenith series open onto open areas offered behind the double Garage.

All the Zeniths have four-Bedrooms and have very similar footprints which gain more space and living areas as the you “move” from the Zenith 170 to the Zenith 200 and Zenith 220 and finally to the Zenith 260. The larger homes include a Media, Study and Alfresco to the rear.

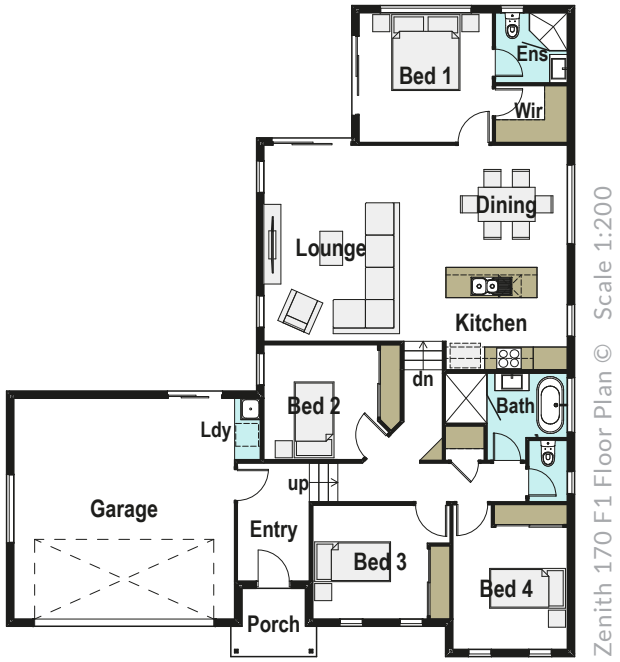
Call your local Integrity New Homes sales consultant for more information about the Zenith series today.

Zenith 260 F1

Zenith 170

4 2 2 2

Living	131.57m^2	Porch	3.49m^2
Garage	38.66m^2		
TOTAL	**173.72m^2**		
House Width	15.0m		
House Length	17.2m		

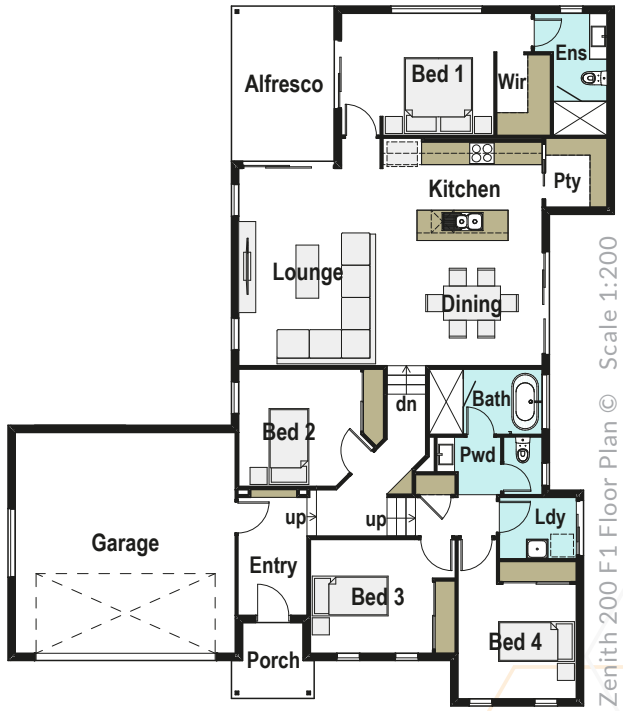


Zenith 170 F1 Floor Plan © Scale 1:200

Zenith 200

4 2 2 2

Living	148.71m^2	Porch	3.78m^2
Garage	37.31m^2	Alfresco	11.08m^2
TOTAL	**200.88m^2**		
House Width	16.0m		
House Length	18.5m		

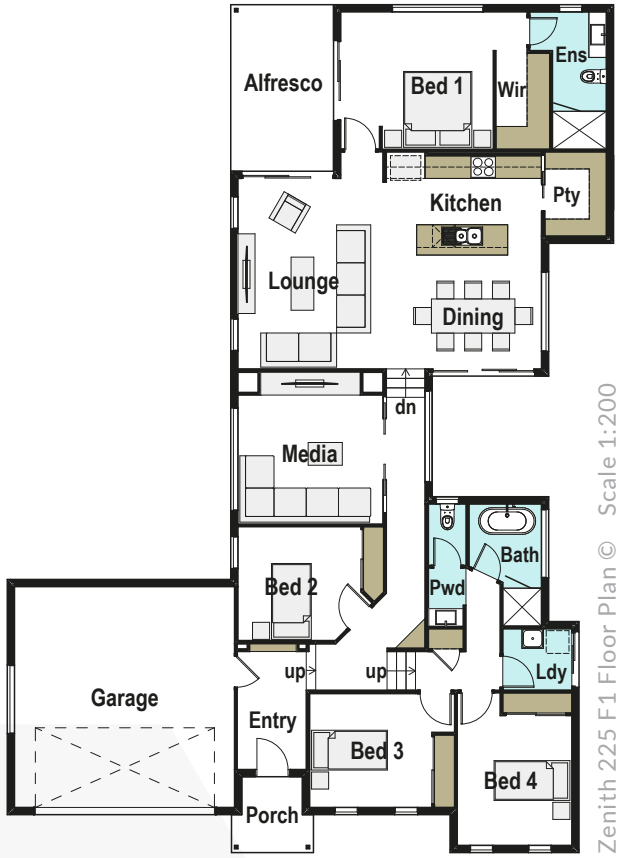


Zenith 200 F1 Floor Plan © Scale 1:200

Zenith 225

4 2 2 2

Living	173.09m^2	Porch	3.76m^2
Garage	37.31m^2	Alfresco	11.90m^2
TOTAL			**226.06m^2**
House Width			16.0m
House Length			22.4m

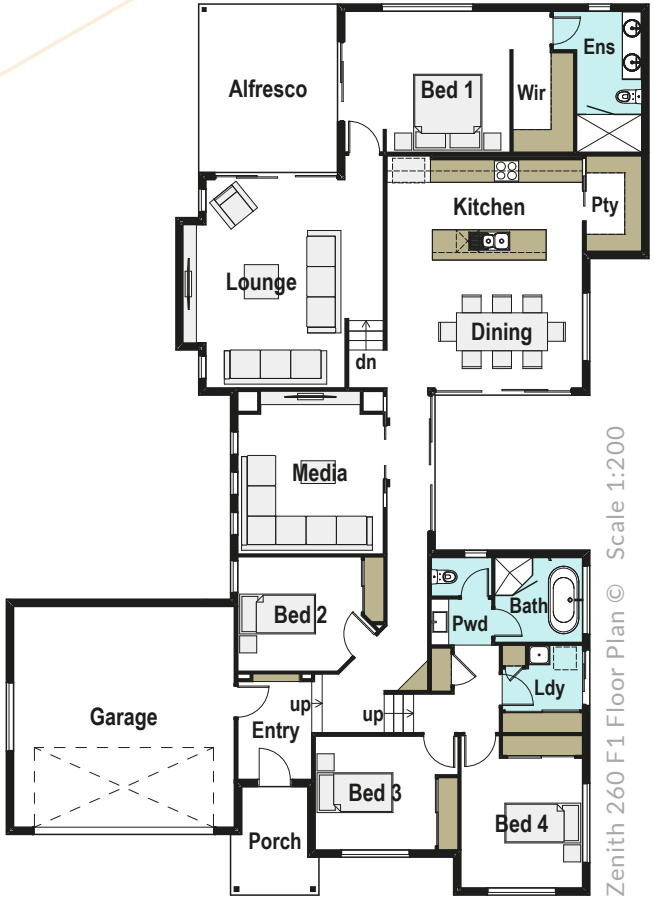


Zenith 225 F1 Floor Plan © Scale 1:200

Zenith 260

4 2 2 2

Living	200.55m^2	Porch	5.76m^2
Garage	37.48m^2	Alfresco	16.25m^2
TOTAL			**260.04m^2**
House Width			16.9m
House Length			23.5m



Zenith 260 F1 Floor Plan © Scale 1:200

SPLIT/STEEP SITE

Kazan Series

The Kazan 525 was purposely designed for narrow metropolitan sites with the upper floor inset (due to potential local authority building plane envelope and overlooking requirements), and the double Garage stretched beyond the upper floor to take advantage of “zero-boundary” sites.

The design is highly functional with the Entry, Family (first living space), Walk-In-Pantry (WIP), Dining, Nook, Laundry, Garage, undercover Alfresco and Powder with vanity on the lower floor. The Nook is purposely placed on the lower floor and adjacent to the Powder, Entry and Garage for those who work from home.

To the side of the Entry is the internal stairs to the upper floor where the Rumpus (second living space), covered Balcony, Bed 1 with tv recess, large Ensuite with enclosed WC and Walk-In-Robe (WIR), Bed 2, Bathroom, WC 2, Powder 2 and Bed 3 reside. Above the Entry is the Void which creates a sense of openness which is hard to achieve on both narrow sites and within duplex homes. The Void also doubles as a simple way of communicating between the lower floor and upper floor and checking who is at the Porch front door.

The Kazan 525 makes excellent use of the available space with built-in linen’s galore on both the lower floor and upper and Store beneath the stairs for more substantial items or dirty shoes.

The two dwellings are separated by an NCC required separation (dividing) wall and subdivision may be permissible subject to local authority requirements.

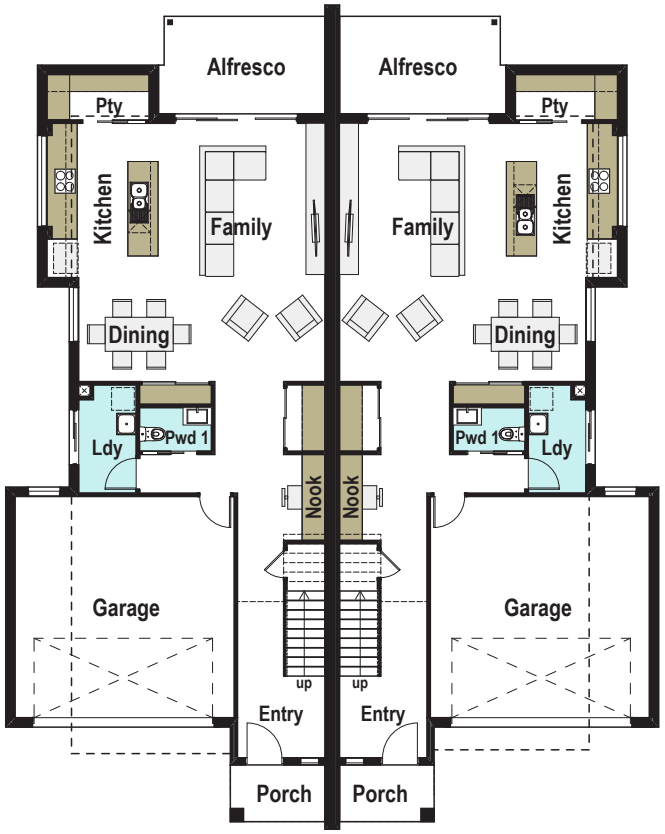
Kazan 525 F2

Kazan 525

6 4 6 4

Lower Living	194.16m²	Porch	8.08m²
Upper Living	234.66m²	Balcony	21.56m²
Garage	74.52m²		
TOTAL	**532.98m²**		

House Width 17.3m
House Length 21.8m



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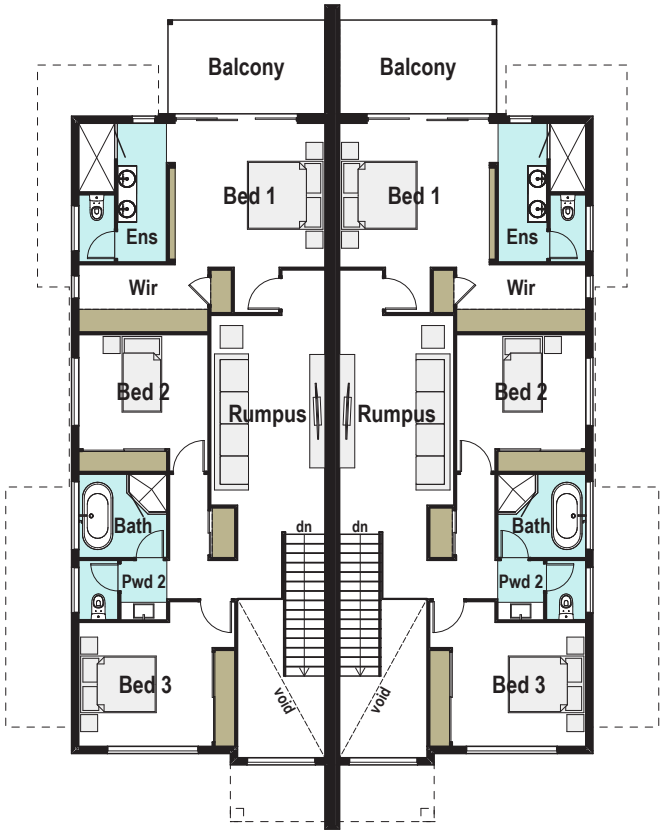


UPPER FLOOR

Kazan 525 F1 Floor Plan © Scale 1:200

MULTI

Livingston Series

The Livingston 285 with a four-Bedroom house and attached two-Bedroom granny flat is the ideal home for so many reasons: Do you have an elderly parent or parents whom you'd rather care for locally than in a nursing home? Check. Do you have an older child who will shortly be starting their own family and need their own space but can't quite afford their own home? Check. And do you want to invest in bricks and mortar for your future and bring in some rental income? Check. The Livingston 285 truly checks all the boxes.

The Livingston 285 includes all of the features you'd come to expect in a four-Bedroom home from the multiple award-winning Integrity New Homes design team: Two living spaces; large covered outdoor entertaining space; open plan, well-thought-out spaces; ample storage; large kitchen; dedicated laundry and then they've seamlessly attached a two-Bedroom granny flat to the side!

Towards the front of the main residence, you'll find the double car Garage, covered Porch, Entry, separate well placed Media, Bed 4 and multiple enclosed storage spaces. A short stroll down the Hall and you'll be presented with the large and spacious open plan Kitchen, Dining and Family opening onto the covered Alfresco outdoor space through a large bi-parting sliding door. To the right of the Kitchen is Bed 3, Bathroom, Powder, enclosed WC and Bed 2 with its own private Hall to reduce sound transfer and truly define the spaces. To the right of the Family living space, there is a dedicated Walk-in-Linen (WIL), Bed 1 with large walkthrough Walk-In-Robe (WIR) and the parents Ensuite.

The attached granny flat positioned to the left of the main residence features its own covered Porch, Bed 2, open plan Kitchen, Meals and Lounge, separate Bathroom with Laundry facilities within and Bed 1 with private covered Patio.

Many local authorities have developed fast track, and streamlined options for approval and some are waiving the rather expensive developer contributions so it makes sense attached and detached granny flats are popping up all over Australia.

The main residence and attached granny flat are separated by an NCC required separation (dividing) wall.

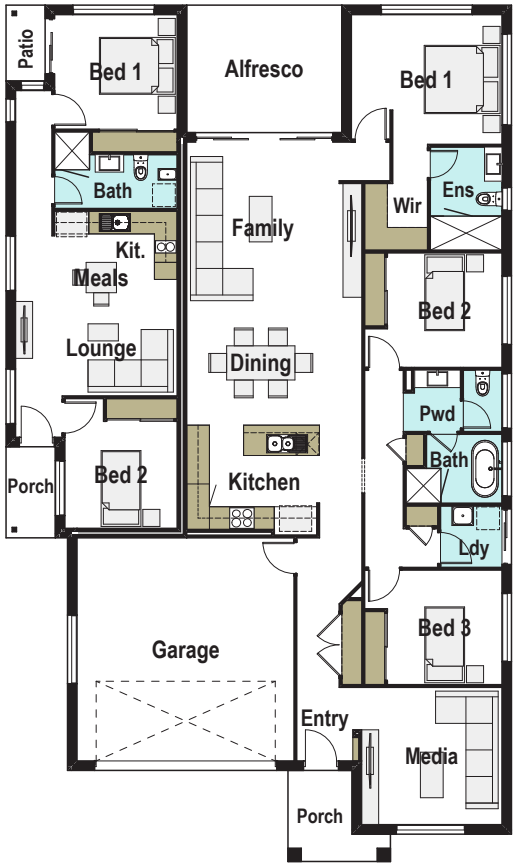
Livingston 285 F3

Livingston 270

5 3 3 2

Living ..... 209.90m^2 Alfresco ..... 13.74m^2
Garage ..... 36.97m^2 Patio ..... 2.06m^2
Porch ..... 7.90m^2
TOTAL ..... **270.57m^2**

House Width 13.3m
House Length 22.6m



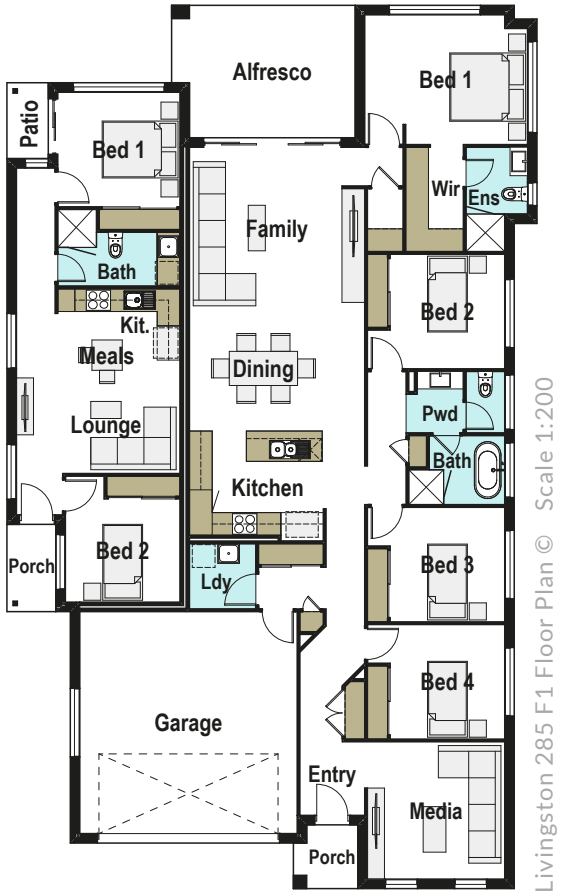
Livingston 270 F1 Floor Plan © Scale 1:200

Livingston 285

6 3 3 2

Living ..... 225.37m^2 Alfresco ..... 16.21m^2
Garage ..... 36.97m^2 Patio ..... 2.18m^2
Porch ..... 5.66m^2
TOTAL ..... **286.39m^2**

House Width 13.4m
House Length 23.3m



Livingston 285 F1 Floor Plan © Scale 1:200

MULTI

Whitby Series

Investors and developers have long sought corner blocks due to their subdivision potential, and the Whitby 470 is the latest multi-development design by Integrity New Homes to meet the ever-increasing market demand for small footprint, cost-effective living.

The attached duplex consists of two, three-Bedroom homes with their frontages catering to each side of the corner block, creating the impression of two freestanding homes. The facades also make use of a range of external materials (lightweight to the upper floor), low pitch roofs and striking lines.

The lower floor of each include all the necessities for both the first home buyer and the more seasoned second, third or fourth home buyer: covered walkway Porch/Verandah, large inviting Entry, open plan Family living space opening onto the covered Alfresco, Dining, spacious Kitchen with B'Bar and Walk-In-Pantry (WIP), Powder with wall-hung slimline vanity, separate Laundry, internal staircase, double car Garage and plenty of storage.

The upper floor of each is reserved for the three Bedrooms with built-in Robes to Bed 2 and Bed 3 and a comfortable Walk-In-Robe (WIR) to Bed 1, Ensuite, Bathroom, separate WC with Powder 2 including a wall hung full-size vanity. Unit 1 also includes a Study nook adjacent to the internal staircase while Unit 2 manages to squeeze in the oft-sought Multi-Purpose-Room (MPR) which can function as a second living space or kids' activity space.

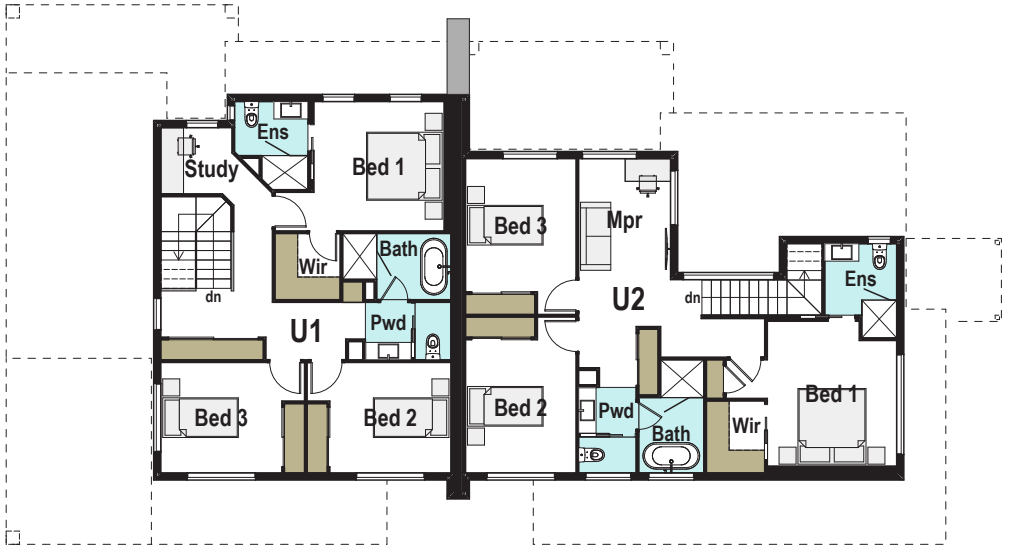
The two dwellings are separated by an NCC required separation (dividing) wall and subdivision may be permissible subject to local authority requirements.

Whitby 470 F2

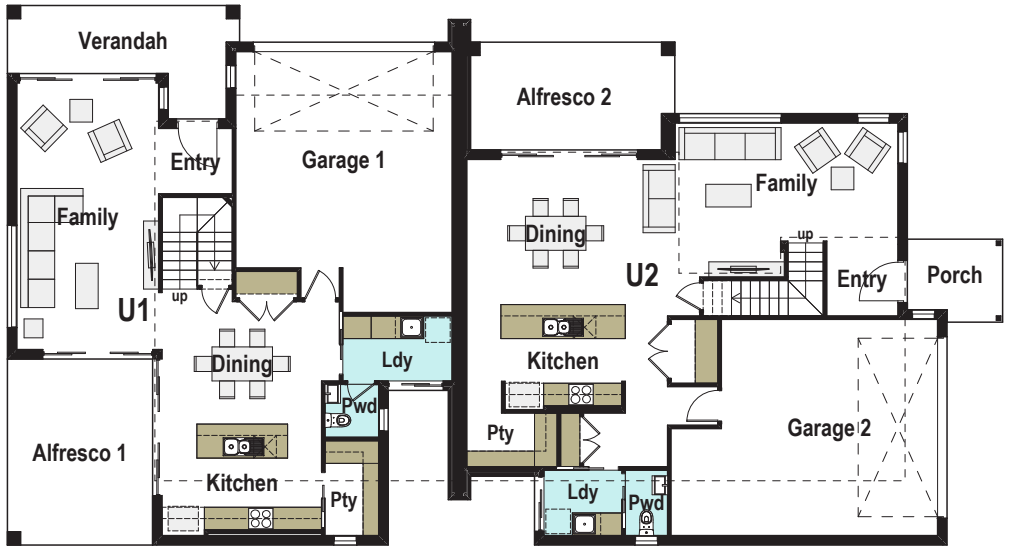
Whitby 470

6 4 6 4

Lower Living	179.85m^2
Upper Living	167.66m^2
Garage	80.43m^2
Porch	5.14m^2
Verandah	12.67m^2
Alfresco	33.94m^2
TOTAL	**479.69m^2**
House Width	26.3m
House Length	14.3m



UPPER FLOOR



LOWER FLOOR

Whitby 470 F1 Floor Plan © Scale 1:200

MULTI

Upper floor extension
Hardie's Linea™ weatherboard 180mm
Dulux Light Rice

Renovation to Relaxation

"When we first bought our house, Joe actually hated it. It didn't always look like it does now. It used to be a brick bungalow with a bad 80's reno but I had the vision of turning it into a Hamptons style home. Thanks to James Hardie's Scyon™ Linea™ weatherboard, lots of patience and some tears and laughter along the way, we got the forever home we dreamed of, somewhere our kids can always come back to."

To find out more about upper floor extensions go to **jameshardie.com.au**

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Should I Stay Or Should I Go?

When you really like the location where you live but aren't so enamoured with the actual house, there is usually only two choices: stay and renovate or build a new home elsewhere.

In many parts of Australia, it may not be possible (due to town planning conditions) nor financially viable for most people to knock down an existing home and build a new one on the same block.

Hence, most people are faced with a decision of renovating versus building, so let's look at the "pluses and minuses" of both options:

Renovation Existing

PROS

- ✔ You get to maintain your existing and loved location.
- ✔ The new works should improve the functionality of your existing home.
- ✔ There may be opportunities to improve views and or aspect.
- ✔ No relocation costs.
- ✔ No need to change your home address and all the notifications this requires.
- ✔ No stamp duty and real estate commission costs to pay on selling your existing home.
- ✔ You end up with an even better home than you already have.

CONS

- ✖ The cost per square metre for renovations is greater than the rate for new home construction.
- ✖ You may need to move out and pay rent.
- ✖ You may have the inconvenience of living in a home while renovation works are underway.
- ✖ There may be unforeseen costs that only become apparent once work starts.
- ✖ It can be difficult to match the old home with the new renovation.
- ✖ Contaminated materials (such as asbestos and lead paint) may be found which will add to the cost of works.
- ✖ There are costs associated with getting plans drawn and achieving development approval.

Build A New Home

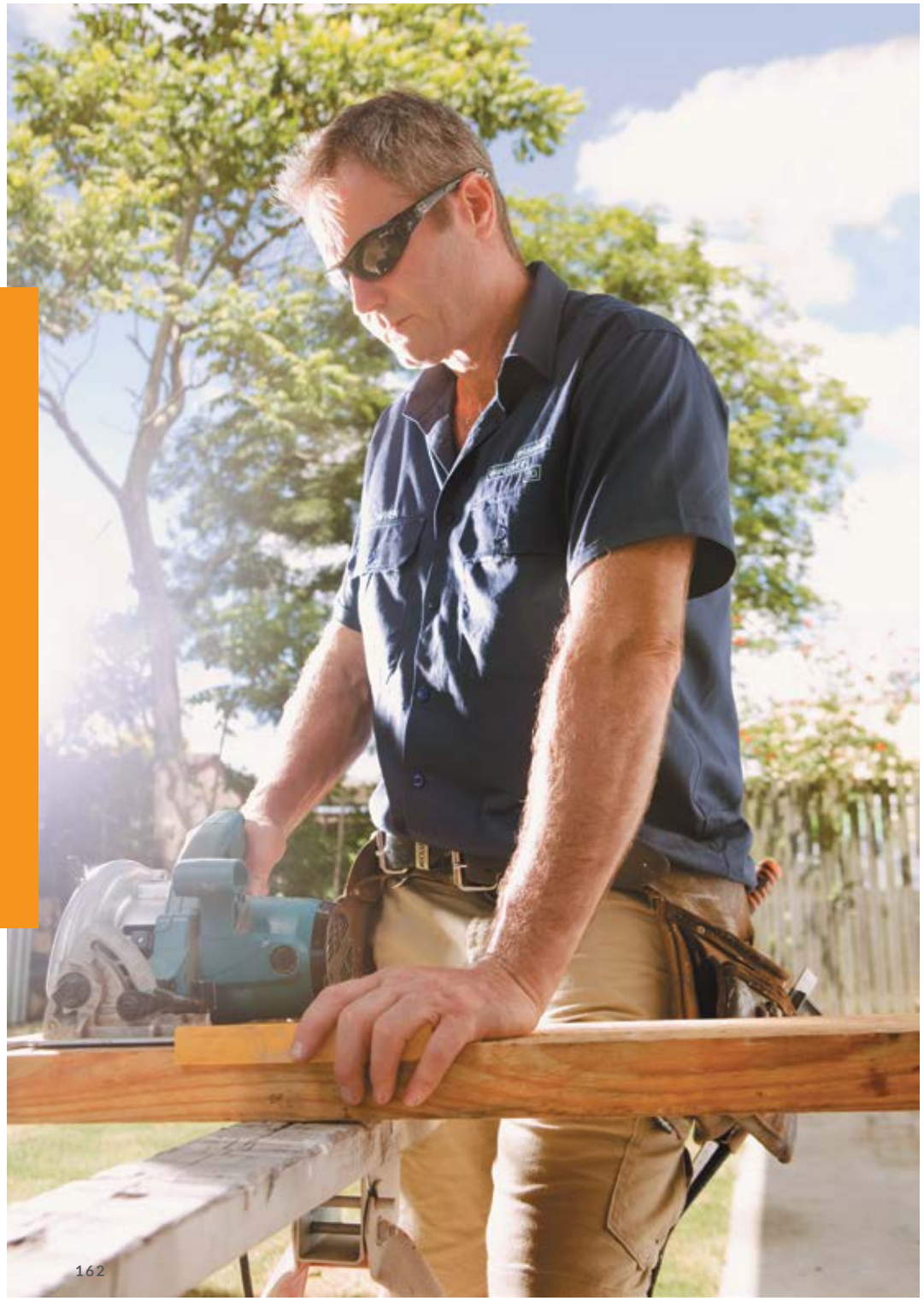
PROS

- ✔ The cost per square metre for new homes is less than the rate for renovations.
- ✔ A new home usually requires less maintenance and comes with a range of warranties.
- ✔ New building materials are safer and generally better designed.
- ✔ There are fewer variations with a new home.
- ✔ Depending on personal circumstances there may be government grants.
- ✔ You get pretty much exactly what you want and get the "thrill" of living in a new home.

CONS

- ✖ Relocation costs including removalists and (in some cases) storage costs.
- ✖ May need to rent a home until the new home is completed.
- ✖ Real estate commission costs may apply to the sale of your existing home.
- ✖ There will be stamp duty costs.
- ✖ You may have to leave your existing neighbourhood and friends.
- ✖ You may have difficulty in visualising how your new home will look.

It is worth noting that many Integrity New Homes builders do carry out renovations and extensions as well as build new homes.



Profile Of A Franchisee

Integrity New Homes Brisbane

Integrity New Homes Brisbane is a full-service licenced building company which has developed a two-pronged team, one for custom homes and the other for renovations – each which excel in their own fields.

The new home's team of designers, trade contractors and project managers understand covenant and local authority requirements while progressing construction in a timely, seamless and considered way.

The aim is to get homes built on time, with outstanding finishes and in line with owner expectations.

In turn, the renovations team are experienced and familiar with the different approaches and understanding required with home renovations – the need to problem solve on the run and to be able to think "outside of the box". In short Integrity New Homes Brisbane excels at coming up with solutions and options which meet the needs of the homeowner within the constraints of an existing dwelling.

It is critical when delivering bespoke new home and renovation services to approach each new client with an open mind and to understand what they want to achieve, provide advice and assistance in achieving this goal and then finalising all the pricing, design, council and contract elements needed to actually start building.

Integrity New Homes Brisbane principal, Darren Jones, has been a franchisee since 2011 and combines extensive technical building knowledge coupled with access to sophisticated volume building technologies. He also has a strongly developed sense of customer service, values timely relevant communication and loves repeat clients! Darren holds qualifications in business, construction and project management.

At the time of publication, current projects include a makeover to a classic Paddington "Queenslander" in inner city Brisbane. There will be considered upgrades at the hands of the renovation team. Works have just started to add a lift (including the lift well) along with a new Patio/Deck extension with concrete slab and tiling under. There are also several smaller alterations to be completed throughout the home including the Kitchen.
On the new home build front, clever design and maximising the natural contours have been priorities for a new home to be built on an elevated steep site at Springfield Lakes in Brisbane's West.

When completed the new home will deliver four-Bedrooms and a Study over two levels. The upper level will have a generous open Kitchen, Living and Dining space with front and rear covered outdoor living areas. There will be sweeping views of the surrounding bushland and suburb.

Call Integrity New Homes Brisbane today on ph: 1300 886 793 to begin your renovation or new home journey.

8 Steps To Building A New Home

While every persons' new home building experience will vary there are pretty-much eight steps that will be the same whether building in Geraldton in Western Australia or Queensland's Airlie Beach. How long this takes will be a combination of the responsiveness of the buyer and the builder as well as the speed with which the developer provides covenant approval and how quickly the building certifier/Council provides a development approval.

The Integrity New Homes process will vary slightly throughout the country, as regulations are different in many of the states and territories (for example in New South Wales the legislation allows for a maximum deposit of 10% while in Western Australia the maximum deposit is 6.5% and in Queensland it is only 5%).

1

The owner identifies the block of land he/she would like to buy. At Integrity New Homes we offer to provide a free written site inspection report after inspecting the block you have bought or are intending to buy. This process is really important in order to determine the best home design that will fit and "work" on the site. It also allows any issues about the block to be considered and addresses (ie slope, access). There are often costs that only become apparent once the builder has inspected the site (i.e. trees that need to be removed or proximity to neighbouring dwellings or issues with access to services).

2

The owner buys the land and gets Integrity New Homes to provide a Preliminary Estimate to build a specific home on the block (this estimated price may or may not include items such as landscaping, driveway, clothesline, letterbox, floor coverings and television antennae).

3

The owner completes the Home Design Order Form and pays a Preliminary Services Fee to Integrity New Homes to get a geotechnical report, contour survey and a set of preliminary drawings. Once the owner has paid the full fee for the soil test and contour survey, they remain the owner's property. It is important the design is orientated to ensure energy efficiency and to maximise natural breezes and views.

4

Integrity New homes finalises a home design (it may be a custom design or one of the company's many project homes) and a final price determined after the soil test and contour survey are received. This price will then form the basis of the contract.

5

Contracts are prepared and the process at this point varies slightly from place-to-place. For example, in New South Wales a Preliminary Agreement will also be created and signed and a Preliminary Agreement fee of 5% is finalised with a further 5% payable upon Development Approval issued. But, in Queensland, the 5% is payable upon contract signing, however, speak your local Integrity New Homes representative for the procedure that applies in your area.

6

It is then over to the owner, where applicable to obtain covenant approval (if required by the developer). However, in many instances, no covenant approval is required. Once the covenant approval is provided (where applicable), it is then time for the development/building approval application to be created, submitted and then provided. Work then begins on getting all the purchase orders for suppliers and trade contractors finalised and scheduled.

7

Commencement on site will begin in accordance with the individual contracts (which vary throughout Australia) once final written finance approval has been obtained by the Owner along with a couple of other conditions (ie proof of land title, land registration, site possession, and subject to weather).

8

Finally construction commences and is then, completed with handover and any maintenance items addressed.

Things To Look For When Buying A Block Of Land

One of the great truisms holds that you can't build a home without first having a block of land.
Sounds simple, but as with most things, there is more to buying land than meets the eye. This means there are several questions that need to be asked with the answers potentially impacting on the cost of building a new home and the timeframe for construction commencement.

Is there a bushfire rating?

Compliance with bushfire ratings (aka BAL) can add tens of thousands of dollars to the cost of a home and may include items such as: on-site firefighting equipment with dedicated water tank; ember management barriers; special timber species for posts; or steel externally in lieu of timber.

Is the land registered?

Unregistered land can't be built on. If the land is not registered how long will it be before it is registered? Is there a sunset clause in your land contract? Will the land be the same price from the developer when it is developed?

Are all or only some of the services available?

Some blocks may not actually have some or any of the following services available: power, gas, water, sewer or phone. If any or all of these services are not available there will be additional costs to the landowner.

What type of soil is underfoot?

Has a geotechnical report (aka soil report) been carried out? Certain types of soil require, in simple terms, a thicker slab which means more concrete and steel reinforcing. If the block has been filled with dirt from elsewhere and not compacted then piering will be required which will add extra cost. Please see pages 170 and 171 of this issue of the Design Magazine for an overview of the main geotechnical classifications.

Does the block have good site access?

Is there space on the block to easily store building materials? Will building materials have to be delivered to site via a large crane or franna? Blocks with difficult access or tight boundaries cost more to build on due to logistical issues.

Is the land flood prone?

If so, there will be local authority controls over what can be built and how. For example, the home may have to be two stories with no habitable areas to the lower floor.

Are there Council regulations and or covenants which control what sort of home may be built?

A covenant may stipulate certain building materials must be used (i.e. a Colorbond roof or a minimum number of external materials with no single material having too great of a percentage of the overall face).

Are there noise attenuation regulations that must be met?

Homes built near main roads may require thickened windows and or insulation to be used.

Is the block close to the coast?

Land that is near or in a marine environment and or areas of high wind exposure will require specific construction items to be used such as additional bracing and or galvanised/stainless steel nails and fixings – all of which equate to additional building cost.

How level is the block?

In simple terms, flat blocks are cheaper to build and the steeper the block the greater the cost. In order to determine the exact "fall" on a block (ie to determine how flat it is) a contour survey is required. However, there a wide range of surveys which may be required in addition to a contour survey. Please see pages 168 and 169 of this issue of the Design Magazine for an overview of the main survey types and terms.

Surveys Explained

It is crucial that a contour survey is made of the block of land.

Some of the common building survey terms are:

A.H.D. or Australian Height Datum
A consistent measure is taken from the mean sea level.

Benchmark
A permanent reference point on a block of land used when a survey is carried out.

Boundary Survey/Peg Out
The exact boundaries of the block are identified as sometimes fences (and or existing structures), may be built over correct boundary lines on your newly purchased block of land This type of survey/peg out is often accompanied by the below Contour Survey.

Contour Survey
Measures and records the slope or flatness of the land.

Identification Survey
This survey identifies the exact location of existing buildings, trees and features and usually shows the distance to the property boundaries.

Peg Out Survey
Positions are marked on site to locate where a new dwelling will be built.

N.G.L. or Natural Ground Level
A measure to determine the level of land as it existed when the first survey showing the lot was registered or if that level is not known, a reasonable estimate of that level (source: Queensland Development Code). Some jurisdictions (such as the Australian Capital Territory) used the term Datum Ground Level.

R.L. or Reduced Level Height
A datum point is adopted and then used as the vertical distance from a survey point.

Geotechnical Classifications & The Engineer's Role

A geotechnical engineer will usually drill two to three boreholes on the land in the area where the slab or foundations will be located.

These bore samples are then sent to a lab for analysis and a report will be written which will include a classification reference using the following Class system:

It is important to note that even though boreholes have been drilled and soil samples were taken, unforeseen circumstances, such as hitting rock or finding asbestos buried in the block, may become apparent once work starts on site and digging commences.

A structural engineer considers the information contained in the geotechnical report (including the soil classification) and then designs the most appropriate slab/foundations/ footings for the dwelling to be built.

Qualified and insured engineers should then carry out inspections prior to pouring of concrete for piers and foundations.

A CLASS
Sand/rock with little or no ground movement.

S CLASS
Slightly reactive clay.

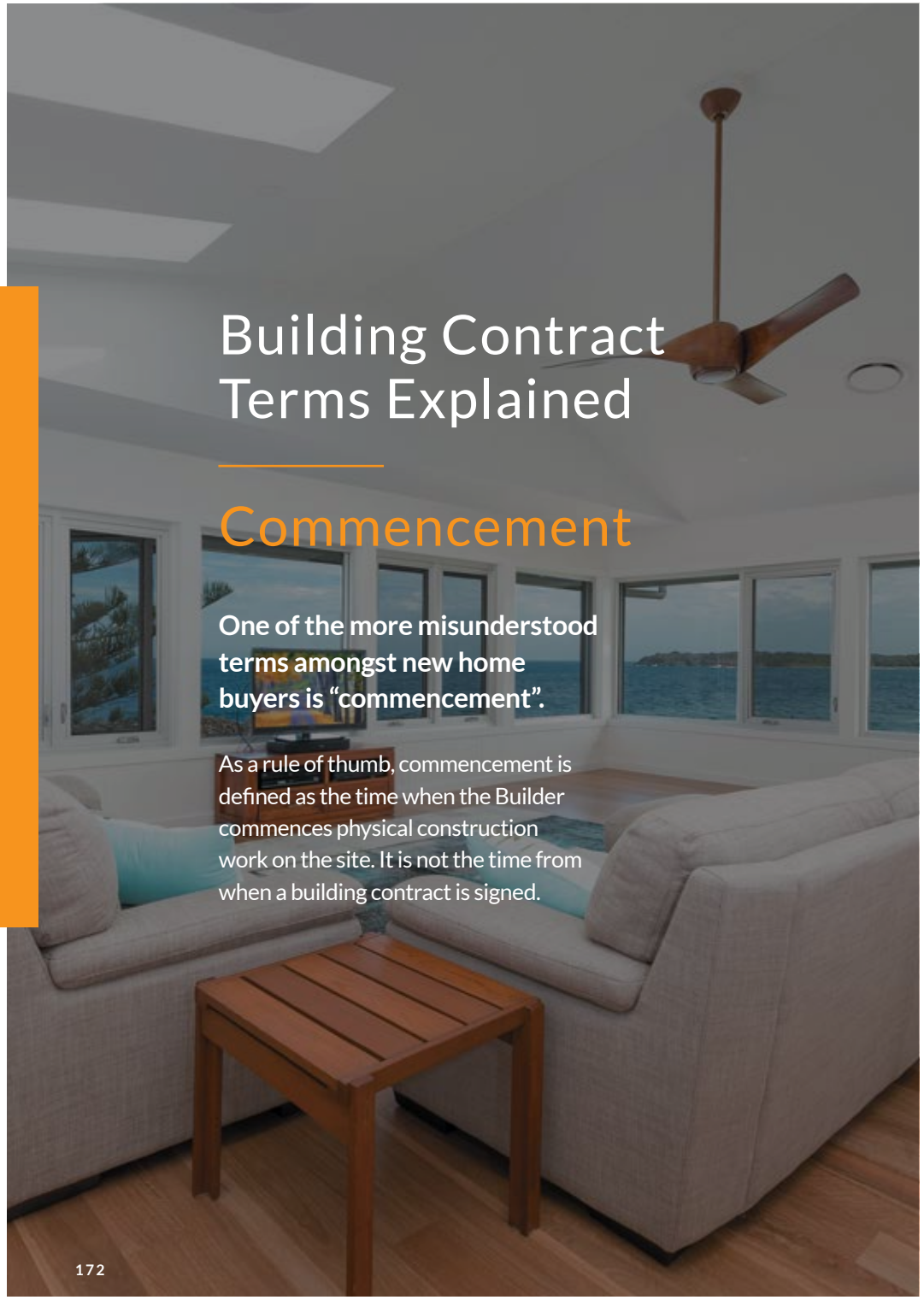
M CLASS
Moderately reactive clay.

H1 CLASS
Highly reactive clay.

H2 CLASS
Highly reactive clay.

E CLASS
Extremely reactive clay.

P CLASS
Problem site with uncontrolled fill, trees, collapsing soils and/or land-slip.



Building Contract Terms Explained

Commencement

One of the more misunderstood terms amongst new home buyers is "commencement".

As a rule of thumb, commencement is defined as the time when the Builder commences physical construction work on the site. It is not the time from when a building contract is signed.

In many cases, the building contract will state that commencement will take place within twenty (20) working days from the date that the:

1. The owner gives the evidence of his/her title to the land where the building works will be carried out; and

2. The owner gives the builder possession of the site where the home will be built; and

3. The builder receives all permissions, consents and approvals required from the Local Authority; and

4. The owner gives the builder evidence of the owner's capacity to pay the building contract price to the builder's absolute satisfaction including but not limited to the establishment of a security account; and

5. The owner gives the builder a written notice from a lending body (where the owner is borrowing funds) that construction of the building works may commence; and

6. The owner, must to the builder's absolute satisfaction: complete all colour selection paperwork in full, including signing any and all variations in accordance with the timeframes stated on any particular variation; and sign, date and return construction plans within five (5) working days of receipt; and sign, date and return any and all kitchen and electrical plans within five (5) working days of receipt.

Note: The comments stated above are indicative and not intended as legal advice. The terms and conditions of any particular contract may vary. It is recommended a licenced and qualified solicitor be engaged to review any contract for consideration before you sign.

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Building Contract Terms Explained

Possession

It is a standard requirement of building contracts around Australia that before commencement of physical building work can occur the owner must provide "possession" of the site to the builder.

As a result of having possession there are several important factors that all owners need to be aware of:

- The owner may only enter the site when approved to do so by the builder and after a site safety induction has been carried out;
- Building sites by their very nature contain hazards hence why access must be controlled;
- Owners who enter the site without authority are in breach of the terms of the contract and may also breach the terms of the builder's public liability insurance;

In simple terms, possession means the builder has total control of the building site.

- Under no circumstances is the owner to give any directions to trade contractors working in the site. The trade contractors are independent companies completing contracts for the builder and do not have a contractual relationship with the owner whatsoever; and
- The owner must only communicate with the builder.

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Building Contract Terms Explained

Prime Cost and Provisional Sums

Most new home building contracts include Prime Cost and Provisional Sum Allowances – so what do they mean?

PRIME COST OR PC ITEMS

These are fixtures and fittings that either have not been selected or can't be costed exactly at the time a contract has been entered into and therefore the builder has made an allowance under the contract. PC items do not include the labour for installation and do not include an amount for the builder's margin. Tapware and basins are good examples of PC items.

PROVISIONAL SUM OR PS ALLOWANCES

Some contracts will include PS allowances which are items of work (including labour and materials) which can't be costed exactly at the time a contract is entered into and so an allowance is made in the contract. Earthworks are a good example of this on some sites where rock is identified in the geotechnical report but it is not clear, until digging actually commences on site, as to the extent of boulders that may exist under the ground.

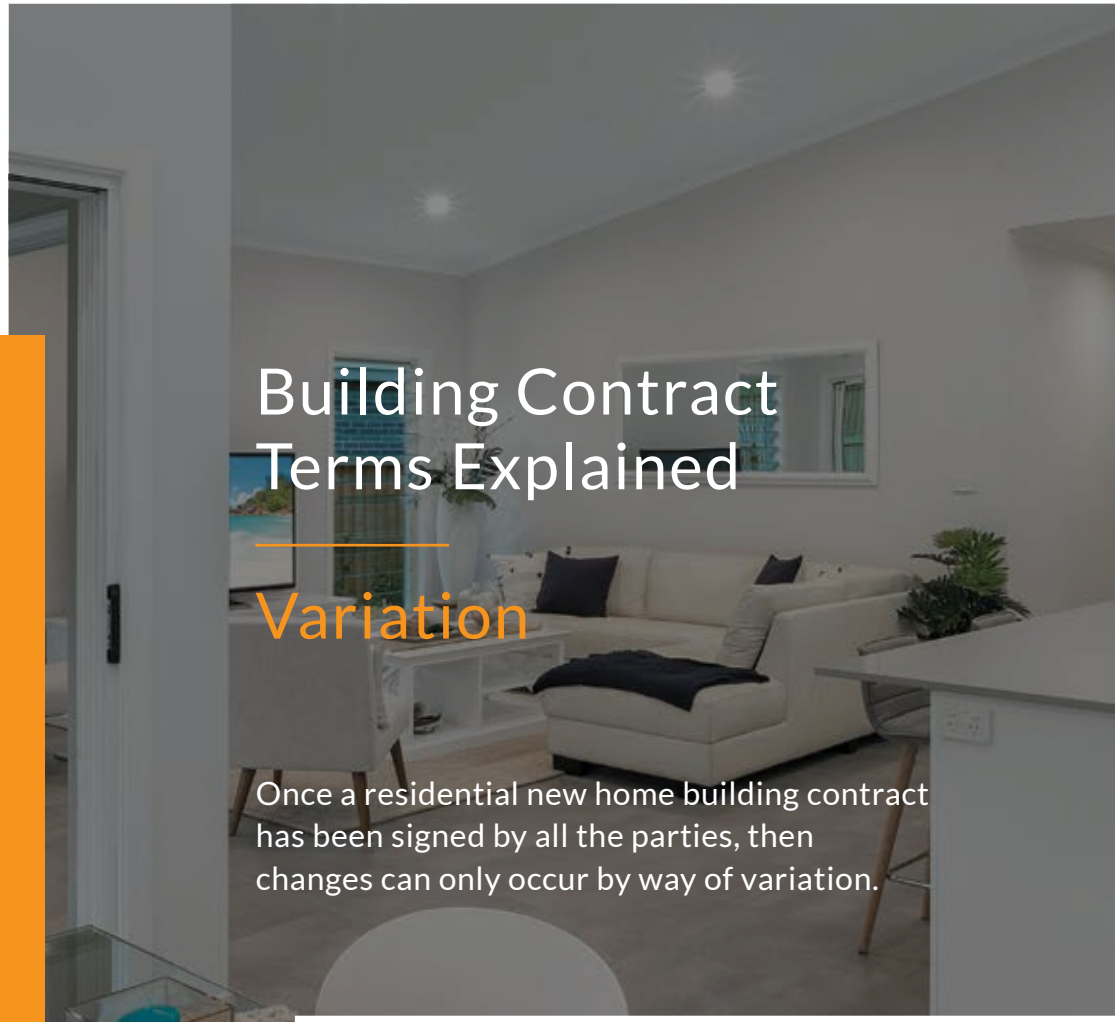
HOW IT WORKS

If the actual price of a PC or PS item is less than the allowance in the contract then the difference is deducted from the contract price (ie the contract price goes down). If the actual cost is more than the PC or PS item then the contract price will increase. Payment is usually made at the next progress payment or may be adjusted at the time of practical completion. Naturally, of the actual price is the same as the PC or PS item then the contract price remains the same.

NOTE OF WARNING

New home buyers should always be wary of building contracts that have a large number of PC items. It is a common trick used by some builders to appear to be offering great value for money by loading a building contract with a long list of PC items. The allowances are usually low because the fixtures and fittings they have allowed for are the cheapest products available and often there is no option in the range to select an alternative product for the same cost. So, the client selects a more appealing and attractive item. The catch is this more appealing and attractive item costs more, sometimes a great deal more, so a variation is raised and the overall contract price increases. This approach can mean that clients end up paying tens of thousands of dollars more to essentially upgrade the fixtures and fittings in their home to a standard they are actually happy with. Suddenly the value for money that seemed to apply evaporates. So remember not all inclusions offered by builders are the same. The reason some builders are more expensive at first glance is often that they are actually offering more and being upfront rather than trying to offer a low price but including less and providing cheap fixtures and fittings.

Note: The comments stated above are indicative and not intended as legal advice. The terms and conditions of any particular contract may vary. It is recommended a licenced and qualified solicitor be engaged to review any contract for consideration before you sign.



Building Contract Terms Explained

Variation

Once a residential new home building contract has been signed by all the parties, then changes can only occur by way of variation.

A variation must be in writing and signed by the builder and the owner/s. There are pretty-much four sets of circumstances when a variation may be raised:

1. **When requested by the owner/s;**

2. **When requested by the builder;**

3. **A change required by the local authority or other statutory authority to ensure the building works comply with the law; and**

4. **Due to unforeseen circumstances, such as hitting rock or finding asbestos on a site.**

There is usually a time limit (i.e. five working days) for an owner to sign and return an owner requested variation before it is deemed to be withdrawn and is thus not incorporated into the contract.

Unless agreed otherwise agreed, a variation is due and payable at the next progress payment stage.

Variations usually include an extension of time to the building period and may include supplier restocking charges as well as an administration fee to cover time costs including cancelling existing orders, obtaining a quote for the replacement works/goods and then issuing new orders.

It is common practice among some builders to use a large number of Prime Cost (PC) items (this covers things such as door furniture, tapware, appliances) which are cheap. This is done in order to create a lower building contract price. When presented with these PC items many owners decide to change them. When this happens, a variation must be created and these replacement goods are nearly always more expensive than the PC allowance in the contract. As a general rule, you should be wary of sales estimates and contracts with a large number of PC items.

Note: The comments stated above are indicative and not intended as legal advice. The terms and conditions of any particular contract may vary. It is recommended a licenced and qualified solicitor be engaged to review any contract for consideration before you sign.

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Profile Of A Franchisee

Integrity New Homes Limestone Coast

A few hours' drive from Adelaide, south along the Princes Highway via the South East Freeway is the popular holiday destination of Robe.

Long-term operators of Integrity New Homes Limestone Coast, Dean and Felicity Carter, have established their business in Robe and become leading builders in the region.

They have established a formidable reputation based on excellent teamwork and skill.

Felicity controls sales, contracting, estimating, accounts

and administration while Dean controls scheduling, building the homes as well as managing the sub-contractors.

Integrity New Homes Limestone Coast grew out of the 17 years of building experience while they operated another building business successfully in Robe, Kingston, Cape Jaffa, Beachport, Millicent and surrounding areas.

Dean and Felicity wanted to continue to offer the benefits of a locally owned business but backed by the systems, design range and commercial support of the national Integrity New Homes brand.

Integrity New Homes Limestone Coast offers a four-point competitive advantage which includes:

- Lifetime structural warranty;
- Communication guarantee;
- Affordable custom design solutions, particularly when compared with hiring an architect; and
- Customer focused Integrity Edge Quality Assurance Programme (QAP).

Their stunning new office (pictured), a modified Sovereign, is a great example of design and construction excellence with a fine eye-for-detail.

Moving to the area at a young age, Dean subsequently completed his carpentry apprenticeship in Mt Gambier and since the late 1990s has built a diverse range of single, double and split-level homes using a core team of qualified and experienced tradespeople from Robe and surrounds.

By remaining flexible, homes have been built in bricks, block, aerated concrete and lightweight materials.

Dean and Felicity have specialized in offering architecturally style homes in the past, the franchise association with Integrity New Homes now means they have access to more than 50 project home designs and a library of around 800 custom designs including duplexes and multi-units. They also use the Integrity New Homes service hub design team for drafting plans.

Dean and Felicity know new home construction is very competitive with many potential pitfalls, so they know it is crucial to remain customer focused, be professional and concentrate on the tasks at hand.

Particular attention is paid to quality assurance and financial systems to ensure the business is heading in the right direction.

This means new home buyers can feel secure in dealing with an effectively managed business which delivers projects on time and on budget and will be around to handle any maintenance issues after the home is completed.

Away from the work environment Dean and Felicity have a strong sense of supporting the local community and have over the years been involved in community sponsorship of local clubs and events including Robe Football and Netball Clubs, Robe Christmas Parade, Robe Golf Club, Robe Fishing Competition, and Robe Motor Sports Club. Dean played more than 250 games with the Robe Football Club while Felicity has also notched up 250 plus matches for the Robe Netball Club.

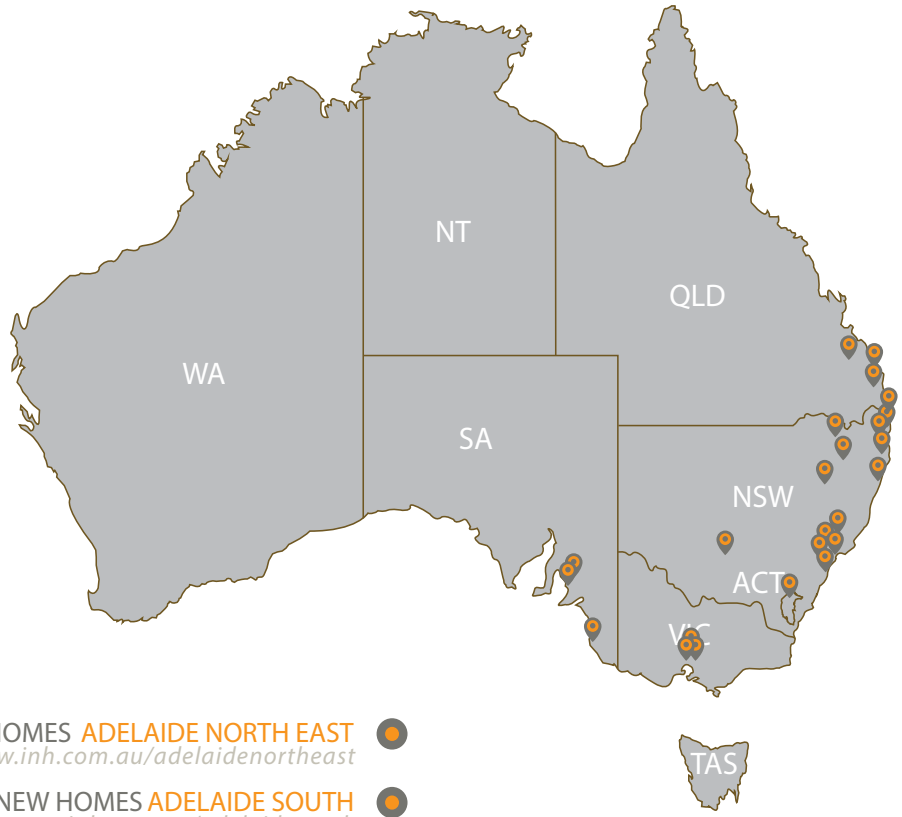
Dean and Felicity ask all new home buyers in the Limestone Coast region to give them the opportunity to discuss and price their new home whether it is an owner's design or an Integrity New Homes plan.

There is an immensely strong benefit to the entire community to support local businesses particularly in the building industry where is there is a massive flow-on effect.

Integrity New Homes Limestone Coast contract a large number of local trade contractors (including electricians, plumbers, painters, plasterers, concreters, carpenters, roofers and tilers) and a long list of suppliers (including frame and truss manufacturers, tile and carpet retailers, insulation suppliers and hardware stores).

So please buy local!

Your Local Franchisee



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About Us

The network of Integrity New Homes franchisees provides an extensive system of leading builders throughout Australia.

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Every franchisee offers the knowledge, support and trade contractor support of a local builder backed by the systems, expertise and service support of a national volume construction company.

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