

# Why choose us?



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

ARMIDALE, URALLA AND WALCHA LGA

[www.inh.com.au](http://www.inh.com.au) - 0428 589 027



## WHY CHOOSE US ?

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

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

Integrity New Homes specialises in new home construction on flat and sloping land of: new residential homes and duplexes; units and granny flats; townhouses and medium density residential projects. Some of our franchisees also do renovations and additions.

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

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

A dedicated interior design qualified colour specialist is available to do full online colour selections that ensures you have the perfect colour scheme to suit your individual project.

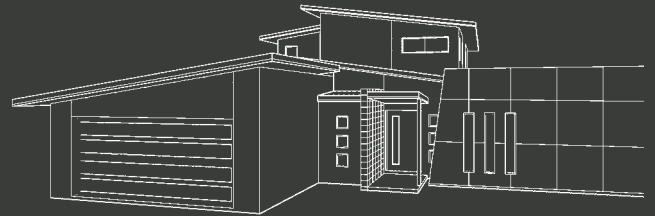
See your project come alive with your chosen colours in a 3D visual image and walk through. Building a new home has never been so easy and pain free!

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



## OUR **GUARANTEE**

- Lifetime structural warranty\*;
- Communication guarantee for all clients;
- Affordable custom design solutions;
- Challenging and steep site specialists;
- Customer focused quality assurance programme;
- Fast Track option\*; and
- HIA GreenSmart accredited and sustainable building focused;



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





“ timeless style ”



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## ABOUT **US**

From the company's base in Uralla, Integrity New Homes has established a strong experienced team of trade contractors who are able to service new home plus renovation and addition projects through the region. Ralph personally works on and supervises all jobs and takes a very hands on approach.

With Integrity you get the systems and buying power of a large cooperate with the experience and flexibility of a local builder.



## DIRECTOR

*Ralph Westley*

Commencing my apprenticeship at 18 years of age, with the most respected builder in the area. (honestly his nickname was god) I completed my trade and remained with the same employer for eleven years, I have been self-employed in the building trade ever since. Starting out in the Gloucester area. Then moving to Moree in 2002 and relocating to Uralla in 2016.

Joining forces with Integrity new homes in 2020 to become the local face of the brand has allowed me to focus on the things I do well (building house) and delegate the tasks I am not good at. And operate a seamless business.





“visual style”



“guaranteed quality”





“functional design”



“livable solutions”



b&d

## Introducing Panelift® Icon™ with Auto-Lock.

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THE THINGS THAT ARE  
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Our smart keyless technology allows you to lock your garage door every time you close it using nothing but your regular remote control.

The lock more than doubles the force required at the lock point to lift the door from a closed position, helping protect your home and loved ones.



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**Panelift® Icon™**  
with Auto-Lock



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 App Store

ANDROID APP ON  
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\* Subject to cellular and WiFi connection and availability.  
\*\* Kit includes Smart Hub and accessories. Phone not included.  
All products shown are optional upgrades. Please talk to a sales consultant for detailed pricing.

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A home's personality is expressed through its mix of wall styles and colour.

Say something unique with Scyon™ Walls



**scyontm WALLS**  
Premium Fibre Cement by  
**James Hardie**

See how Scyon™ Walls are used on the Design Ideas page at [scyontwalls.com.au](http://scyontwalls.com.au)

Scyon™ Walls & Floors are a brand of James Hardie Technology Limited.

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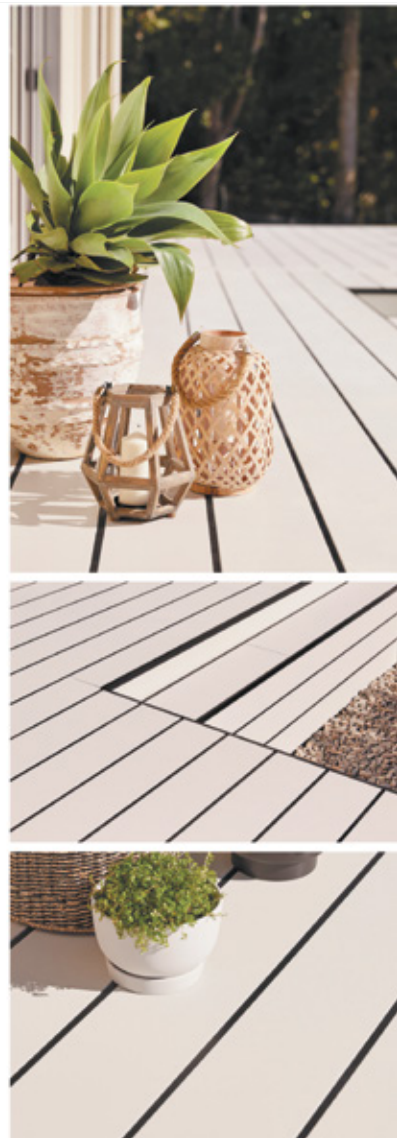
Learn more, visit [Gyprock.com.au/Sensitive](http://Gyprock.com.au/Sensitive)

**CSR**

## THE "Perfect fit with our fire pit" LOOK

There is no deck that handles the heat quite like HardieDeck™ decking. That's because it's made from premium fibre cement so it's perfect for bushfire zones, backyard barbies and fire pits. Plus it won't rot, warp or splinter. If you want to make sure your deck makes the grade, rethink timber and lesser decking options and ask for HardieDeck™ by James Hardie.

To find out more about our decking solutions go to [hardiedeck.com.au](http://hardiedeck.com.au)



**JH JamesHardie™**

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“light, air & space”



“modern living”



“welcoming”



“comfortable spaces”

# 8 STEPS TO BUILDING AN INTEGRITY NEW HOME!

01

At your initial consultation we discuss your budget and building requirements. We also offer a free site appraisal and written site inspection report.

02

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

03

You will then complete the Preliminary Services Agreement and pay a preliminary services fee to order a soil test, contour survey, preliminary drawings and any other reports that may be required for your block of land. A fixed price can then be calculated for your new home.

04

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

05

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

06

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

07

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

08

*Enjoy your new home...*

# OUR FRANCHISE NETWORK

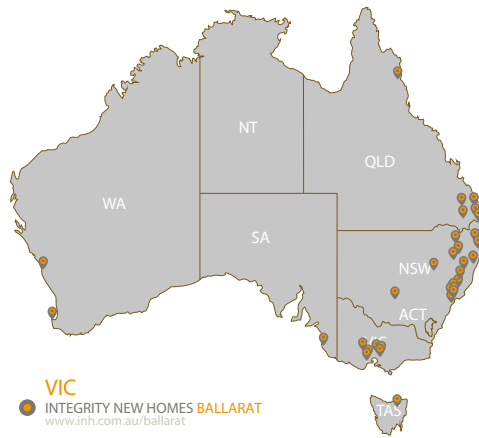
## Your Local Franchisee

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