

DESIGNER INCLUSIONS AT A GLANCE



**Creating
Happy
Homes**

ARE YOU LOOKING FOR THE WHOLE PACKAGE?

Building your home with Integrity New Homes means building a home designed for life. Our Designer Inclusions are built into the price of all Integrity New Homes. We have partnered with only the best suppliers to offer you a premium and diverse range of quality products. To ensure your home is everything you have dreamed, we offer a one on one selection process with our interior designer and suppliers to hand select all internal and external features of your new home. We are confident you'll love our Designer Inclusions, however, no matter your vision, additional extras are available to complete your dream look. Speak to our team to find out more today!

If you have chosen to go with the FAST TRACK option, your colour selection is already done for you. This is a great way to ensure that all the choices you have made in your contract work together and you will get an excellent result.

The Site

- ✓ Concrete Pump Concrete pump is included for the slab only.
- ✓ Control of Sediment Sediment control fencing is included.
- ✓ Electrical 10 lineal metres of 16mm electrical cable running underground from the dwelling meter box to the Local Authority compliant pit/pillar.
- ✓ Excavation Excavation of up to 500mm equal cut and fill (1000mm fall across build area).
- ✓ Gas Service Two gas connection points, one for gas hot water system and one for gas cooktop in the kitchen.
- ✓ Insurance Builder's insurance is provided for theft of, and damage to, builder supplied items and public liability on the site.
- ✓ Phone/Internet 15 lineal meters of NBN compliant conduit in wall/ceiling to accommodate future NBN connection. One phone/data connection point.
- ✓ Sewer 20 lineal metres of 100mm sewer pipe running underground from the dwelling (closest point) to the Local Authority compliant connection point.
- ✓ Slab/Foundation Engineer designed M class waffle pod slab.
- ✓ Stormwater 60 lineal metres of 90mm stormwater pipe running underground from the downpipes to the water tank or Local Authority compliant street overflow.
- ✓ Water 10 lineal metres of 19mm poly pipe running underground from the dwelling (closest point) to the Local Authority compliant water meter.

Local Authority Requirement

- ✓ Construction Certificate The Construction Certificate including standard fees are included.
- ✓ Development Application Standard Local Authority fees are included.
- ✓ Geotechnical Report Geotechnical Soil Classification Report if required.
- ✓ Home Warranty Insurance An allowance for Home Building Compensation Fund Insurance is included.
- ✓ Construction Access 4 lineal metres of all weather access for driveway crossover.

Note: All Local Authority fees and insurances are included for one free-standing single dwelling.

Local Authority Requirement

- ✓ Bathroom Tapware Minimum 4 stars or higher WELS rated.
- ✓ Energy Rating The applicable energy efficiency compliance (including application and lodgement fees).
- ✓ Insulation R2.0 external wall batts and R3.0 ceiling batts to living area ceilings.
- ✓ Kitchen Mixer Minimum 5 stars or higher WELS rated.
- ✓ Sisilation External wall sisilation (includes the external garage wall area).
- ✓ Anticon Blanket 55mm Foil Back Roof Blanket to underside of metal roofing.
- ✓ Shower Head Minimum 3 stars or higher WELS rated.
- ✓ Toilet Suite Minimum 4 stars or higher WELS rated.

External

- ✓ Roof Covering Durable Colorbond Steel metal roofing.
- ✓ Bricks A selection of PGH exposure grade face brick, laid in stretcher bond and off-white mortar with ironed joints.
- ✓ Downpipes Painted 90mm round PVC.
- ✓ Eaves Fibre cement eaves (house design specific).
- ✓ Fascia and Gutter Durable Colorbond Steel fascia and gutter.
- ✓ Hot Water System Continuous flow gas instantaneous hot water system.
- ✓ Garage Door Motorised Panelift B&D Garage Doors in Colorbond Steel colours with two remote controls.
- ✓ Termite Control NCC compliant termite system.
- ✓ Garden Taps Two wall mounted garden taps. One located to front of dwelling and one to the rear at builder's discretion.
- ✓ External Ceilings Alfresco ceiling linings.

Doors and Door Furniture

- ✓ Entry Door Hume Doors stylish selected Vaocluse range.
- ✓ Internal Doors Hume Doors Flush redicoat internal hinged and/or cavity sliding paint grade doors.
- ✓ Other External Doors Hume Doors paint grade exterior tempered hardboard or powder coated aluminium framed glass.
- ✓ Entry Door TradePro by Gainsborough designs.
- ✓ Internal Doors TradePro internal levers by Gainsborough designs.
- ✓ Sliding Cavity Doors Contemporary Gainsborough door furniture.

Insect Screens

- ✓ Door Insect Screens Fibreglass mesh insect screens to all standard sliding glass doors.
- ✓ Window Insect Screens Fibreglass mesh insect screen to opening section of all standard windows.

Framing

- ✓ Ceiling Height Nominal ceiling height of 2400mm.
- ✓ Frames BlueScope Truecore steel frames or T2 timber at builder's sole discretion.
- ✓ Trusses BlueScope Truecore 90mm steel trusses or 90mm T2 timber at builder's sole discretion.

Windows

- ✓ Sliding Glass Doors Premium 2100mm high sliding glass powder coated aluminium.
- ✓ Windows Premium clear glass powder coated aluminium framed windows.
Obscure glass to Bathroom areas.
- ✓ Window Locks Keyed alike window locks.

Electrical

- ✓ Circuit Breaker Earth leakage safety switch with one circuit breaker.
- ✓ Lights and Switches LED down lights, as per electrical specification with Clipsal Iconic white light switches.
- ✓ Power Points Clipsal Iconic white power points, as per electrical specification.
- ✓ Safety Switches Minimum three (3) safety switches.
- ✓ Smoke Alarm Hardwired Clipsal smoke detectors with battery backup.
- ✓ Telephone/Data Points One telephone/data point from the Clipsal Iconic range.
- ✓ Television Point Two television points from the Clipsal Iconic.

Internal Paint Schedule

- ✓ Internal Plasterboard Walls Three coat paint system, one coat of Dulux Professional Fast Finish Undercoat and two coats of Dulux Wash&Wear Low Sheen or Int/Ext Matt.
- ✓ Doors, Skirting & Architraves Three coat paint system, one coat of Dulux Professional Total Prep and two coats of Dulux Aquanamel Gloss.
- ✓ Pre-primed Timber Doors Three coat paint system, one coat of Dulux Precision Max Strength Adhesion Primer and two coats of Dulux Aquanamel Gloss.
- ✓ Internal Timber Stairs Three coat paint system of Intergrain Ultrafloor Stain or Cabots CFP Stain/Gloss. Applicable to solid timber stairs only.
- ✓ Plasterboard Ceiling & Cornices Two coat paint system of Dulux Professional Fast Finish.

External Paint Schedule

- ✓ Doors & Frames Three coat paint system, one coat of Dulux Professional Total Prep and two coats of Dulux Aquanamel Gloss. One colour only.
- ✓ Un-primed Woodwork Three coat paint system, one coat of Dulux Professional Acrylic Primer Undercoat and two coats of Dulux Professional Weathershield Exterior Low Sheen/Semi Gloss.
- ✓ Eaves & Alfresco Ceilings Two coat paint system of Superior Dulux Weathershield Exterior Low Sheen.
- ✓ Pre-primed Painted Woodwork Two coat paint system of Dulux Weathershield Exterior Low Sheen/Semi Gloss.
- ✓ PVC Downpipes Two coat paint system of Dulux Weathershield Exterior Low Sheen/Semi Gloss.
- ✓ Pre-primed Cladding Two coat paint system of Dulux Weathershield Exterior Low Sheen/Semi Gloss.

Kitchen

- ✓ Benchtops Quality Laminate Benchtops. Option to upgrade to 20mm engineered stone.
- ✓ Cabinetry White melamine internal finish with one bank of four multi-tech soft-close drawers, with one PVC cutlery tray to the top drawer and doors with soft close hinges.
- ✓ Cabinet Doors Modern laminate finish to doors with contemporary handle furniture.
- ✓ Kickboards Modern laminate to match cupboards.
- ✓ Overhead Cupboards Included when shown on contract plans.
- ✓ Pantry Doors Modern laminate finish to match kitchen cupboard doors (house design specific) with contemporary handle furniture.
- ✓ Pantry Shelving Spacious pantry with four white melamine shelves (house design specific).
- ✓ Sink Stainless steel finish Vital 1 ¾ bowl kitchen sink with strainer and one tap hole.
- ✓ Sink Tapware Modern Mizu Soothe square shaped mixer.
- ✓ Splashback Stylish Beaumont Tiles ceramic wall tiles to underside of overhead cupboards. If no overhead cupboard, tiles will be laid to a maximum of 600mm above benchtop.

Appliances

- ✓ Cooktop Baumatic BG4S 600mm wide gas, stainless steel cooktop.
- ✓ Oven Baumatic BO5M 600mm wide electric, stainless steel finish built in oven.
- ✓ Rangehood Baumatic GEH6017 600mm wide electric, stainless steel finish slide out rangehood with recirculation.

Bathroom & Ensuite

- ✓ Bath Freestanding White Posh Solus 1500
- ✓ Bath Mixer Mizu Soothe chrome wall mounted mixer.
- ✓ Bath Spout Mizu Soothe 200mm chrome wall spout.
- ✓ Floor Tiles Range of Stylish Beaumont floor tiles with 100mm square slotted chrome floor waste to showers and wet areas as required.
- ✓ Wall Tiles Range of Stylish Beaumont wall tiles at a minimum height of 2000mm to the shower and 1200mm to remainder.
- ✓ Mirror Bright aluminium framed mirror to a maximum height of 900mm over width of vanity.
- ✓ Shower Rose Posh Vertical with Posh Domaine 220 Round overhead.
- ✓ Shower Screen Semi-frameless Illusion bright aluminium screen with clear glass fixed panel and pivot door.
- ✓ Shower Tapware Mizu Soothe.
- ✓ Towel Rail Mizu Soothe chrome double towel rail.
- ✓ Toilet Roll Holder Mizu Soothe chrome holder.
- ✓ Toilet Suite American standard Heran Hygiene Rim, back inlet, close coupled, back to wall 4-star WELS rated with quick release soft close lid.
- ✓ Vanity Wall hung white Mont Albert poly marble top vanity with soft close doors and drawers and a chrome pop up plug and waste (width is house design specific).
- ✓ Exhaust Fan Ducted exhaust fan where applicable.

Separate WC (where applicable)

- ✓ Toilet Roll Holder Mizu Soothe chrome toilet roll holder.
- ✓ Toilet Suite American standard Heran Hygiene Rim, back inlet, close coupled, back to wall 4-star WELS rated with quick release soft close lid.
- ✓ Wall Tiles Skirting tiles to a maximum height of 300mm to match floor tiles. Feature tiles behind toilet to be 1200mm high to match floor tiles.

Laundry

- ✓ Laundry Tub Everhard freestanding cabinet with 45ltr stainless steel finish tub with hot and cold washing machine connections.
- ✓ Laundry Tapware Mizu Soothe mixer.
- ✓ Floor Tiles Stylish Beaumont floor tiles with 100mm square slotted chrome floor waste.
- ✓ Wall Tiles Skirting tile to a maximum height of 300mm to match floor tiles.
- ✓ Splashback Stylish Beaumont wall tiles to a minimum height of 300mm and maximum height of 600mm above the laundry tub.

Internal Linings

- ✓ Ceiling Linings CSR Gyprock 10mm plasterboard.
- ✓ Cornice CSR Gyprock 90mm Cove throughout internally.
- ✓ Wall Linings CSR Gyprock 10mm plasterboard including garage (return walls either side of garage sectional door to be unlined double brickwork where applicable).
- ✓ Wet Areas CSR Villaboard to wet areas.

Internal (General)

- ✓ Jambs The jamb will be paint grade finger jointed pine to suit the frame.
- ✓ Linen Stylish white sliding doors with white frame and four white melamine shelves.
- ✓ Robe Mirrored sliding doors with bright chrome frame and one white melamine top shelf and one hanging rail.
- ✓ Skirting & Architraves Paint grade 67mm x 11mm finger jointed pine in half splay.
- ✓ Stairs Internal stairs where shown on contract plans will be MDF (for carpet). Painted pine balustrade and handrail included where required by the Local Authority.

Special Inclusions

- ✓ Colours Consultation with an interior designer/colour consultant to assist with production selection (excludes Fast Track offer).
- ✓ Communication Fortnightly communication update guarantee.
- ✓ Environmental HIA Greensmart accredited builder.
- ✓ Kitchens Consultation with a professional kitchen consultant to assist with your design and layout.
- ✓ Quality Assurance Integrity Edge customer focused quality assurance program.
- ✓ Warranty Lifetime structural warranty. *Steel frames only, refer to specifications.

Inclusions effective September 2022.

Baumatic

JH JamesHardie

reece

HUME DOORS & TIMBER
100% Australian Owned

Dulux

essaSTONE
by Laminex

GYPROCK CSR
Everything else is just plasterboard

CLIPSAL
by Schneider Electric

FORME

BLUESCOPE | Truecore

BUNNINGS

BEAUMONT TILES
Looking good!

Colorbond

smeg

b&d



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