



*Why choose us?*

 **INTEGRITY NEW HOMES** *Byron Bay*

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

# WHY CHOOSE US ?

Integrity New Homes Byron Bay stands apart by offering bespoke design and construction solutions at exceptional value. Our clients enjoy homes uniquely tailored to their lifestyles and locations. With an extensive portfolio of pre-designed homes, we streamline the journey to your dream home.

Our custom design excellence, combined with unparalleled affordability, is complemented by our distinctive warranties, removing all risk from your home-building experience. Our peace-of-mind guarantees include a lifetime structural warranty and an on-time completion promise..

At Integrity New Homes Byron Bay, we excel in renovations and knockdown rebuilds, allowing you to enjoy a brand-new home without leaving your cherished neighbourhood. No matter your building needs, our team has you covered.

We specialize in Custom New Homes Knockdown Rebuilds and Duplexes. Our offerings merge the innovative design flair of an architect with the efficiency, service, quality, and cost advantages of a large scale Builder, providing numerous benefits:

- Ultimate flexibility in home design, whether from the Integrity project home range, a custom design, or your own vision.
- Fixed-price contracts for reassurance and financial certainty.
- Strong partnerships with licensed, qualified trade contractors adhering to the Integrity Edge quality assurance management system.
- A client software portal for managing every aspect of your new home, from sales and design to contracting, construction, and maintenance, ensuring enhanced control and communication.
- Scheduled on-site meetings throughout construction to keep clients informed.
- Compliance with all statutory requirements, ensuring safe work sites.

Our dedicated interior design-qualified color specialist offers comprehensive online color selections, guaranteeing the perfect color scheme for your project. Visualize your project with chosen colors in a 3D virtual walkthrough. Building a new home has never been so effortless and stress-free.





# *The 3 Options* for new 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
- 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.**

# OUR *Guarantee*

## **Budget**

- Fixed price so no blowouts
- Work with you during the beginning phases to match the budget to the scope of work – so that its realistic and affordable
- Thorough preliminary process to make sure everything is covered in the initial Estimate

## **Timeline**

- Only do a limited number of projects a year this means you are the main priority
- Provide you with a timeline and keep you updated as your job progresses

## **Trust**

- Member of the HIA
- 20+ years in industry
- We use Trusted long-standing suppliers
- We have developed a team of local trusted trades

## **Quality**

- Integrity Edge System Quality Assurance
- We use only Trusted Brands
- Lifetime Structural Warranty

## **Communication**

- 24 hour call back policy
- Weekly project update and review
- Online Client Portal





## ABOUT *Ug*

### **"We will never build the same home twice"**

Ash has been in the building industry for over 20 years. His passion for the industry only grown as he spend more time in it.

Ash grew up in a small country town where honesty and reliability were instilled in him early on by our tight-knit community. After leaving school, Ash jumped straight into an apprenticeship with one of the town's top builders known for quality homes. Though he was tough and critical, it taught Ash to always aim higher, especially with my own work.

During my seven years in commercial construction, I honed my skills in project management, prioritizing safety, and leading large-scale projects. Alongside my career, I've built a family with my wife of over twenty years, raising two kids deeply involved in local sports. We enjoy riding horses together and cheering on our kids at pony club events or soccer games.

Transitioning to subcontracting carpentry for residential builders was a valuable experience, teaching Ash the ins and outs of running building sites and handling various projects. Eventually, Ash ventured into independent projects, starting with small decks and gradually expanding to new homes.

Ash is driven by the strong sense of community and the desire to deliver top-notch, sustainable homes. His goal is to provide stress-free design and build solutions, prioritizing eco-friendliness whenever possible.



Your new home, built with  
*The Best*

Integrity New Homes only use trusted and skilled brands proven in their trade, resulting in premium finishes to your new home.

# 8 Steps To Building *A New Home*

**Building a new home can be daunting. We have simplified the steps below with some helpful information on a typical new home build for the Northern Rivers region of NSW.**

1 First Contact - Say Hello, whether you find us via the web site, social media or via a friend we will discuss your services and help you understand the process and what to expect when working with us.

2 On Site Assessment - We will visit your site and do an initial site assessment, we discuss your budget, building requirements and your unique vision and your goals. For here we can then look to engage a surveyor to prep a site survey that will help us prep your initial plans.

3 Design Meeting - This is where we start designing your dream, in this meeting we will work through all your wants and needs in your home, we will discuss rooflines and type window positions, home placement on your block among many other things.

4 Estimate - We can sit down and walk through your estimate so you can have a good understanding of what is included in your build. Once your happy and the estimate has been approved by you we then move to the next step

5 Contract - We will walk you through the contract process and help you fully understand the contract and accompanying documents before you sign

6 Selections Meeting - Personalise your home! Now is the time to choose your materials and finishes your new home we work through cladding types, tiles, kitchen finishes and layout as well as paint colours and so much more.

7 Approvals - we work with your council/private certifier and manage the entire approval process on your behalf, this process timeline can vary greatly depending on the type of build, complexity of build and workload of council/certifier it can vary somewhere between 3 months to 12 months.

8 TIME TO BUILD - The time has come to get started you can be assured that we keep you informed through the entire process of your build you can request a walkthrough of your build at any time just schedule a time your site supervisor who is always available via phone. you can also keep an eye on your build through our online portal where and communication can happen storage of any important documents of information may be required and more importantly regular photos will be uploaded to the portal weekly so you can view at your leisure.

# 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:**

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

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

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

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

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

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.





# 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.

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

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;

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.

*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

## Prime Cost + Provisional Sum

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, if 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

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# 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:**

When requested by the owner/s;

When requested by the builder;

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

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.

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