



# More Into Every Place.

**Into  
Place**  
.

DISTINCTIVE INCLUSIONS





# Where everything falls into place.

Welcome to Into Place. A design-focused property group, bringing a new calibre of two storey residence to the streets of Perth.

Our focus is creating great places to live that enhance the neighbourhoods they are a part of.

We're committed to good design. Our residences are architecturally designed to incorporate the latest in design trends, materials and sustainable inclusions.

As a family business, we are proud of our ability to deliver a personalised client experience. Our smaller volume of quality residences means our clients never become just a job number, they become a part of our community.

Our design-led approach is delivered through quality construction and craftsmanship. We work closely with several hand selected Building partners who have been delivering award winning homes for decades.

**Into Place.**





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## INTELLIGENT DESIGN. DISTINCTIVE PLACES

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### DESIGN LEAD, ALWAYS

We craft distinctive, architecturally designed residences that incorporate the latest trends and materials.



### MASTERFULLY CRAFTED

Each residence we deliver includes considered inclusions and is built with the highest construction standards.



### CLIENTS AT THE CORE

Our smaller volume of quality residences means a personalised experience and our clients never become just a job number.



### SUSTAINABILITY MATTERS

Every residence we handover contributes to the restoration Conservation Sanctuaries across Australia.

**Into Place.**





# Lasting Partnerships.

With Into Place, lasting quality and innovation is built in.

We partner with leading suppliers who share our commitment to pushing the boundaries of design and striving for a more sustainable future.

From cutting-edge European appliances and timeless vitrified stone bench tops to the practicality of ceramic tiles and quality floor coverings, every finish is selected with quality and elegance in mind.



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# Quality Construction.

Our design-led approach is delivered through quality construction and craftsmanship.

We work closely with hand selected building partners who have been delivering quality homes across Perth for decades and have loyal trades committed to delivering exceptional quality, always.

Together, we hand over homes that stand the test of time. Crafted in enduring double brick as standard, our architecturally designed residences are a testament to quality and durability.

And we ensure it - with every home independently certified by a structural engineer for peace of mind.

## The Difference in the Detail

- ✓ Double Brick Home
- ✓ Architecturally Designed
- ✓ Meticulous Construction
- ✓ Independently Certified Structural Engineering

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# 01

## Living.

Our living areas are designed for comfort. High ceilings enhance the sense of space and grandeur, while quality insulation helps maintain energy-efficiency year-round. Built-in robes offer smart storage solutions and plush carpets in the bedrooms provide a layer of warmth.

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# Living.

## Key Inclusions

- ✓ 31c Plasterboard Lined Ceilings to Ground and First Floor with 75mm Coved Cornice (if applicable)
- ✓ Hardwall Plastering (Float and Set) Internal Wall Finish
- ✓ R4.1 Batt Insulation to First Floor Ceilings (where applicable)
- ✓ Powder Coated Aluminium Balustrade to Stairs and Balcony (where applicable)
- ✓ Painting to all Walls, Ceilings, Doors, Door Frames & Skirtings
- ✓ Built in Wardrobes to Bedrooms with Mirrored Sliding Robe Doors (where applicable)
- ✓ Timber look Luxury Vinyl Plank Flooring Main Living Areas (where applicable)
- ✓ Carpet with Underlay to Bedrooms, Robes and Stairs (if applicable)
- ✓ 92mm x 18mm Square Edge Timber Skirting to all internal walls (excluding wet areas)

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# 02

## Kitchen.

Our kitchen are thoughtfully curated for timeless appeal. From the elevated clad rangehood and durable bench tops to the sleek, energy-efficient appliances, every detail is chosen to enhance style and functionality. Soft-close cabinetry and premium finishes ensure a lasting impression, while sustainable materials ensure your kitchen is as enduring as it is beautiful.

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# Kitchen.



CHOICE OF COLOURS



STAINLESS  
STEEL



BLACK



CHOICE OF COLOURS



SATIN  
CHROME



BRIGHT  
CHROME



BLACK



GRAPHITE



20mm Vitrified Stone Bench top



Soft Close Laminate Cabinetry with  
ABS Edging and Finger Grips



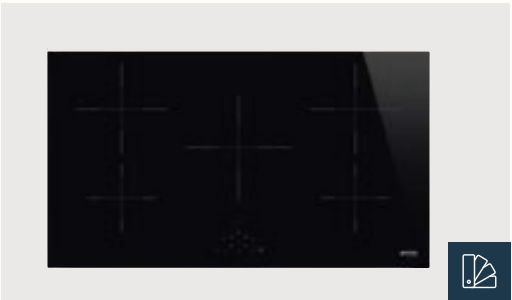
Double Bowl Undermount Sink



Sink Mixer Tapware



900mm Smeg Thermoseal Under Bench  
Oven



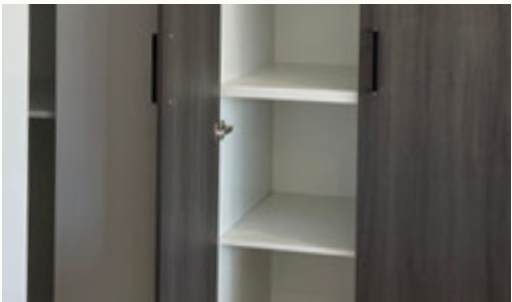
900mm Smeg Induction Cooktop



900mm Undermount Rangehood with  
Laminate Surround (Curved or Straight)



600 x 300mm Full Height Ceramic  
Tiled Splashback



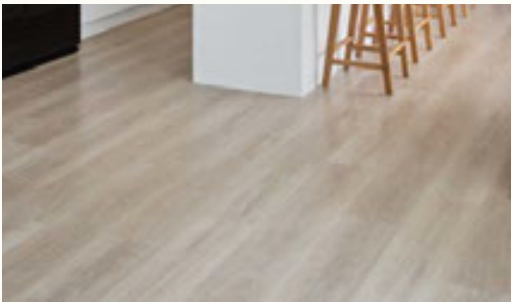
Laminated Pantry with 4 Shelves



Dishwasher Recess with Cold Plumbing  
and Power Provisions



Microwave Recess



Timber look Luxury Vinyl Plank Flooring  
Main Living Areas (where applicable)

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# 03

## Wet Areas.

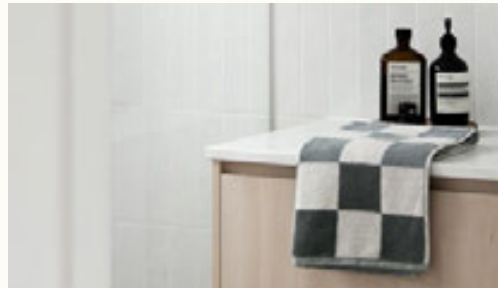
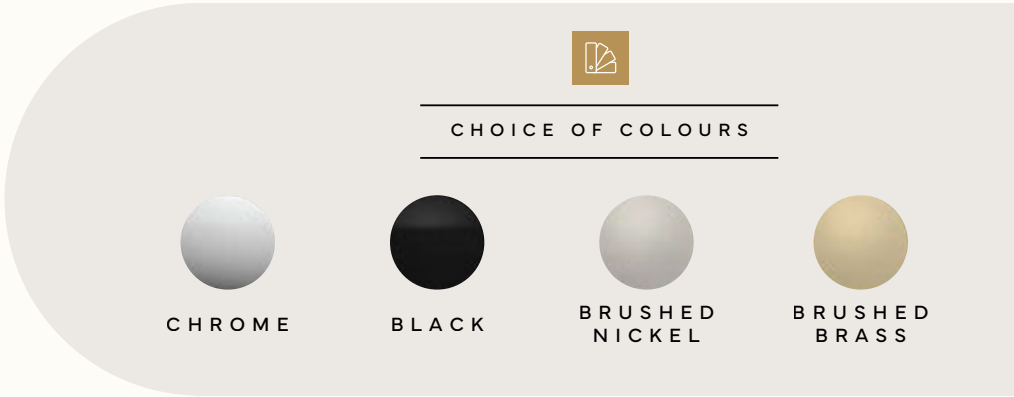
Good design doesn't stop in our functional spaces. Elegant ceramic floor and wall tiles, quality tapware and laminate vanities all chosen for durability and aesthetic appeal, are designed to elevate every day living.

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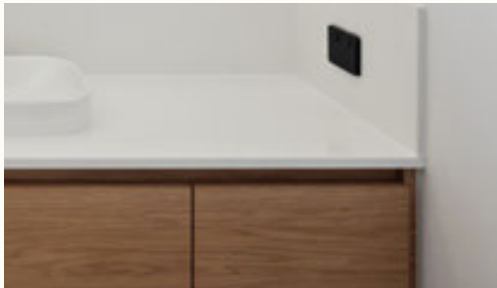
**Into Place.**



# Bathroom + WC.



20mm Vitrified Stone Bench top



Soft Close Laminate Cabinetry with Finger Grips



Inset Basin with 40mm Pop-Up Plug & Waste



Basin Mixer Tapware



Frameless Mirror to Full Width of Vanity



Wall Hung Basin with 40mm Bottle Trap to WC (if applicable)



Overhead Rail Shower with handheld shower head



Semi-Frameless Shower Screen with Pivot Door



Tiled Insert Channel Grate



Tiled Hob (Single Storey) & Hobless Showers (Double Storey)



Shower/ Bath Wall Mixer (if applicable)



Bath Spout & Mixer (if applicable)



1675mm Built in Acrylic Bath (if applicable)



Vitreous China Rimless Wall Faced Toilet Suite



Towel Rails, Toilet Roll and Soap Holders



600 x 300mm Ceramic Floor and Wall Tiles with Mitred Edge (where applicable) Recessed Hobs to Vanity

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# Laundry.



20mm Vitrified Stone Bench Top



Soft Close Laminate Cabinetry with Finger Grips



35L White Ceramic Laundry Trough



Sink Mixer Tapware



Chrome Washing Machine Tap Set



Chrome Floor Waste



CHOICE OF COLOURS



CHROME



BLACK



BRUSHED  
NICKEL



BRUSHED  
BRASS

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# 04

## Doors + Windows.

Timeless design meets modern functionality with our curated selection of sleek handles in a range of contemporary colours, quality sliding doors that invite seamless indoor-outdoor connection and our signature Into Place half moon door handle to stand out from the crowd.

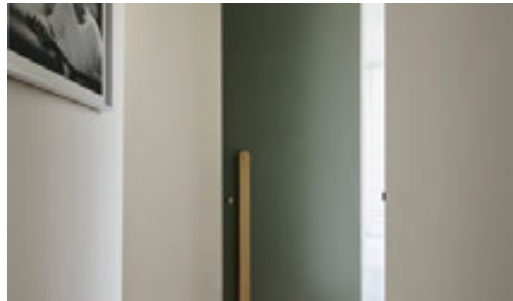
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# Doors + Windows.



28c x 920mm Flush Panel Solid Core Entry Door



Double Rebated Door Frame



Feature Half Moon Pull Handle with Lockset



28c Flush Panel Internal Doors



28c Modular Metal Door Frames Throughout



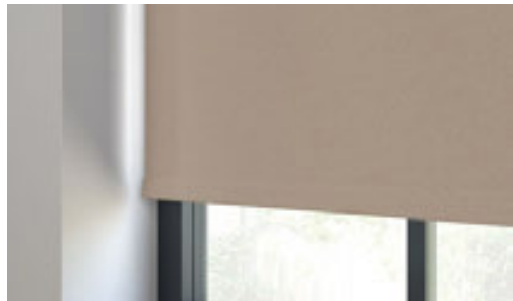
Lever Door Furniture Including Privacy Locks to Bathroom, Ensuite and WC



28c Flush Panel Solid Core Door to Garage



Powder Coated Aluminium Windows and Sliding Doors with Flyscreens



Roller Blinds Throughout (excluding wet areas)



Remote Sectional Garage Door



CHOICE OF COLOURS



STAINLESS STEEL



BLACK



CHOICE OF COLOURS



SATIN CHROME



BRIGHT CHROME



BLACK



GRAPHITE

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# 05

## Electrical.

Built into each home are a premium selection of electrical selections that enhance the everyday. LED downlights, NBN provisions and powerpoints keep you seamlessly connected for work and entertainment.

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# Electrical.

## Key Inclusions

- ✓ Ducted Reverse Cycle Air-Conditioning
- ✓ 25 x LED downlights in your chosen locations
- ✓ Iconic switches and power points throughout
- ✓ Double power points throughout (where applicable)
- ✓ NBN Co Ready Communications Package
- ✓ Digital TV Antenna (Free To Air TV)
- ✓ Hardwired Interlinked Smoke Detectors
- ✓ Externally Flued Extraction Fan to Bathroom, Ensuite & WC
- ✓ Double Fluorescent Light to Garage

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# 06

## Sustainability.

Leading the way in sustainable inclusions, we're committed to reducing our environmental impact and creating a more sustainable future.

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# Sustainability Matters.

Sustainability is a key aspect of responsible design and a key driver in every Into Place residence.

We're committed to reducing our environmental impact and creating a more sustainable future.

We include all-electric appliances, solar panels and EV charging provisions at no extra cost, because creating a healthier environment for you and your family shouldn't cost the earth.

## Key Benefits

- ✓ Reduce greenhouse gas emissions.
- ✓ Reduce energy bills.
- ✓ Never receive a gas bill again.
- ✓ Enjoy a healthier home.
- ✓ Improve the value of your home.

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# Sustainability as standard.

## 6.6kW Solar Power Photovoltaic (PV) System

High grade solar panels that harness the sun's unlimited free energy.

- Lower power bills.
- Reduce financial impact of future rises in energy costs.
- Add value to your home.

## Heat Pump Hot Water System

Renewable energy water heating technology.

- Reduce home energy costs.
- Reduce energy consumption and cost of living.
- Provides plentiful supply of hot water day and night in all weather conditions.
- Reliable hot water is always on tap, regardless of the weather.
- 69%\* cheaper to run than gas electric water heaters systems.

## 3-Phase Power Run-In

Increased capacity, enabling your household to run smoothly.

- Extra voltage allows multiple appliances to run simultaneously.
- Run power-hungry household appliances without going over maximum capacity.
- Enables fast electric vehicle charging.

## Electric Vehicle Charging Cabling Provision

The future of vehicles, helping to combat climate change.

- Zero tailpipe emissions.
- More energy-efficient, converting more energy into actual movement.
- Reduces air pollution.
- Lowers fuel costs.
- Reduces maintenance expenses.
- Government incentives such as tax credits/ rebates.

## Ducted Reverse Cycle Air-Conditioning

Efficient heating and cooling.

- Uses less energy compared to traditional heating methods.
- Reduces greenhouse gas emissions.
- Long lifespan and reliability contribute to cost savings over time.

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# Trees for Homes.

Furthering this commitment to reduce our environmental impact, we partner with Reforest on our Trees for Homes initiative.

Each Into Place home we hand over contributes to the restoration of habitats around the average size of a detached home in Australia, and offsets around the same amount of CO2 as travelling around the country 1.5 times!



**Reforest**

**Into Place.**



SUSTAINABLE PARTNERSHIPS



For Smeg, responsible design and technology come together, resulting in a range of quality appliances designed to last. Beyond their product innovation, they ensure over 70% of their energy consumption comes from renewable sources, and products utilise eco-friendly materials and packaging. It's this commitment to excellence that makes them among the most trusted appliances brands.



Stone Ambassador is redefining sustainable surface design in Australia with the introduction of the Zenith Surfaces 0% crystalline silica range. Composed of up to 89% recycled glass, Zenith transcends conventional limitations, boasting exceptional strength, durability, scratch resistance, and heat resistance.



Polytec champions sustainability with initiatives like the reDirect Wood Recycling program, reducing waste and conserving resources. The company has installed over 53,000 solar panels nationwide, including Australia's largest rooftop solar system. Certified under the Australian Forestry Standard and PEFC, Polytec ensures its wood is sustainably sourced. These efforts reflect a strong commitment to eco-friendly manufacturing.



Laminex supports sustainability through local manufacturing, ensuring quality and resource efficiency. They focus on reducing carbon footprints, minimising waste, and using ethically sourced materials. Certifications like Global GreenTag and Australian Forestry Standard highlight their commitment.



COLORBOND® steel supports sustainability through the use of recycled materials and its 100% recyclability. Its Thermatech® technology helps reduce energy costs by reflecting more heat, keeping homes cooler. The steel's durability in harsh climates also reduces the need for frequent replacements, conserving resources.

Carpet Call promotes eco-friendly flooring offering options made from renewable materials like wool and sustainably sourced timber. With tough materials and quality manufacturing, their products are intended to last the test of time, in turn, reducing the impact on the environmental.





# 07

## Structural + Exterior.

Our residences are built on strong foundations from lasting, quality materials.

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# Exterior + Structural.

## External Essentials

- Double Brick External Walls
- Brushed Concrete Garage Hardstand
- 2c Brickwork With Acrylic Texture Coat Finish to Elevations
- Timber Roof Frame With Treated Pine
- Plasterboard Ceiling to Porch, Alfresco + Balcony (as shown on plan)
- Colorbond® Steel Roof
- Colorbond® Slotted Gutters and Fascia
- Colorbond® Downpipes and Rain Heads
- Enclosed Garage with Plasterboard Ceilings (as shown on plan)
- External Floor Tiles to Balcony
- 200 x 200 Granite Brick Pavers
- Reticulation Sleeve for Landscaping Under Driveway
- Lockable Metal Meter Box with viewing window
- 2 x External Garden Taps

## Structural + Engineering.

- ✓ Engineered Concrete Footings + Slab
- ✓ Engineered Concrete Suspended Slab + Stairs (if applicable)
- ✓ Termite Protection Treatment
- ✓ Independently Certified Structural Engineering
- ✓ Privately Certified Building Permit Application
- ✓ Energy Compliance Certification
- ✓ Feature Survey and Soil Classification
- ✓ Architecturally Designed Home
- ✓ 6 Month Maintenance Period

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