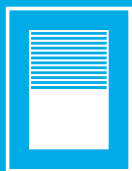


# ALPINE RANGE

[www.independentbuilders.com.au](http://www.independentbuilders.com.au)

Our  
specialist  
range of  
designs for  
sloping  
blocks





**ALPINE**  
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# About the Alpine Range

Think your local builder won't have solutions for sloping blocks, think again!

Our Alpine Range delivers homes suited to any sort of fall with most providing a 2nd Kitchen and a drying room as standard; no other builder can offer that!

Of course split levels can vary so consult with your local IBN Member to work in with you for the perfect solution. The facade selection is quite large for each design so it is best to view our website to find the full range of facades that can fit.

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3-4	Facade Selection & Beaconsfield Design
5-6	Buller & Forster Designs
7-8	Hotham & Merrijig Designs
9-10	Swansea Design & Our Suppliers

# Why Build With the Independent Builders Network?

- ✓ Our builders are personally selected, highly experienced, qualified builders.
- ✓ IBN builders are dynamic, professional industry leaders.
- ✓ You will deal directly with your own builder throughout your build, not just a salesman.
- ✓ IBN builders support your local sporting clubs and community groups in your area.
- ✓ Our builders support your local small businesses and trade contractors.
- ✓ Our builders are a part of a National Network offering you certainty in our Brand.
- ✓ Through our expanding national network and exclusive supplier agreements our builders can offer you competitive pricing through our buying power to compete with the volume builders.
- ✓ We use Major Industry leading brands to give you the best quality products and finishes.
- ✓ We are flexible with our plans, don't like something then you can change it.
- ✓ We specialise in energy efficient housing through our partnership with InsulLiving®
- ✓ Our house design library comprises of over 100 unique house designs. We have over 60 house façade options to give you the ability to personalise your home and keep our designs fresh and with the current trends.
- ✓ You can customise our house plans to suit your needs and lifestyle.
- ✓ Our complete standard inclusions have many items the volume builders will not include, or tell you about.
- ✓ Our builders work together, not compete against one and other to offer you a greater network of support.







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# Facade Selection



**Traditional Facade**



**Franklin Facade**



**Tathra Facade**



**Byron Facade**



**Hampton Facade**



**Brighton Facade**

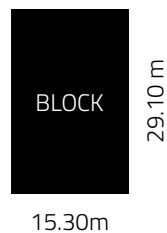
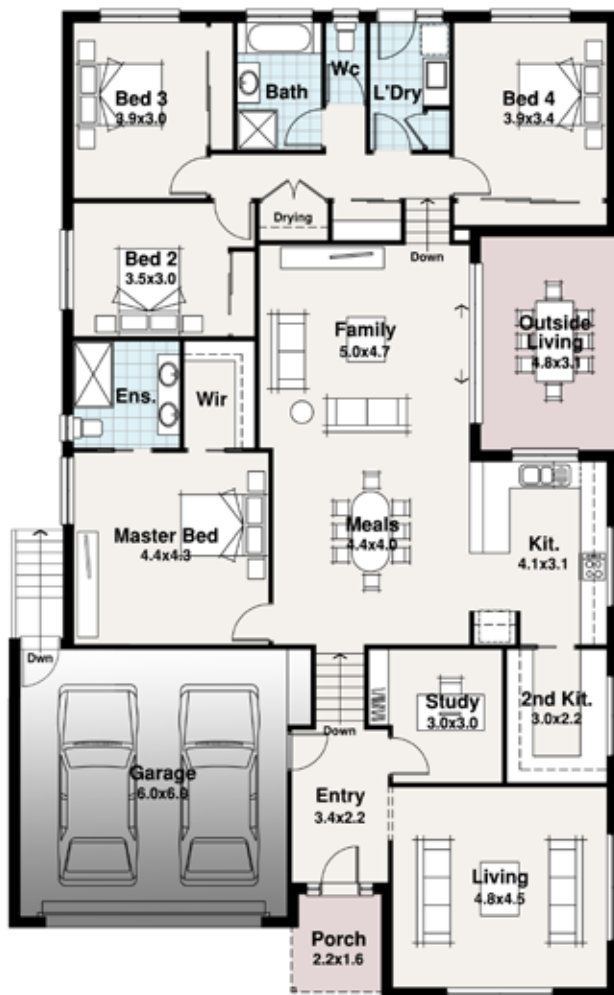
*All IBN designs are priced to the traditional facade unless specified otherwise, all other facade options are upgrades.  
The facades pictured may vary in looks depending on house size and requirements. Pricing on the facades will vary depending on the selected facade.  
Developer guidelines will vary and some facades cannot be used in certain estates/areas. All IBN designs are priced to the traditional facade unless specified otherwise, all other facade options are upgrades. All designs and facades throughout this document are the copyright of the Independent Builders Network.*



Ascot Facade Pictured



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- 4
- 2
- 2
- 2

# The Beaconsfield

**Width**  
13.69m

**Length**  
22.10m

Residence	215.67	m2
Outdoor Living	14.83	m2
Porch	4.35	m2
Garage	40.39	m2
<b>TOTAL</b>	<b>275.24</b>	<b>m2</b>
	<b>29.62</b>	<b>sq</b>

## The Beaconsfield

A cozy living area at the front of the design allows the master bedroom to move behind the garage to eliminate any street noise. The Beaconsfield features an enormous second kitchen, inbuilt outdoor living and 4 generously sized bedrooms.

\*Based on standard Developer setback and Rescode setback of 4 - 5m front only and 3m rear setback. Plans, facades and specifications vary depending on zone and region.

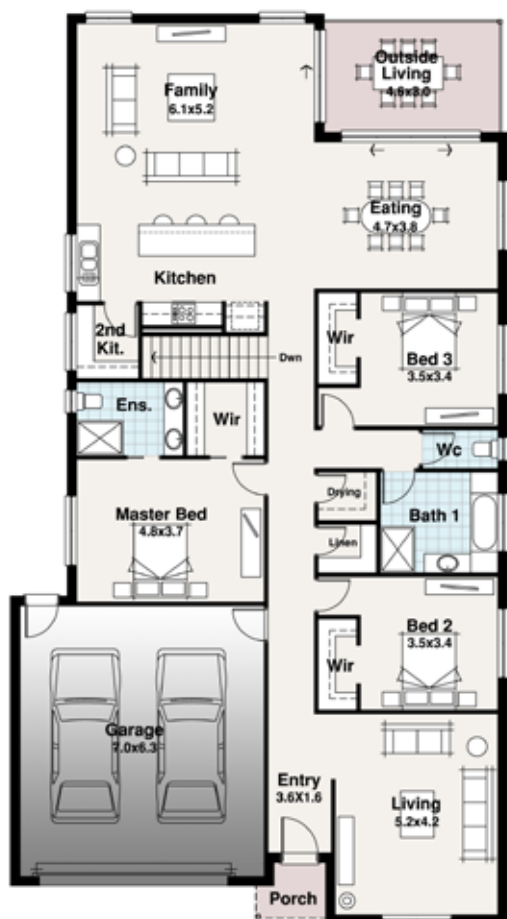


Franklin Facade Pictured

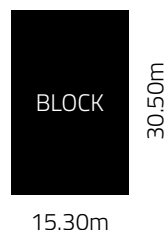


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## Upper Residence



## Lower Residence



- 5
- 2
- 3
- 2

# The Buller

Width  
**12.80m**

Length  
**23.50m**

Upper Residence	207.68	m <sup>2</sup>
Lower Residence	75.30	m <sup>2</sup>
Outdoor Living	13.32	m <sup>2</sup>
Porch	2.33	m <sup>2</sup>
Garage	47.77	m <sup>2</sup>
<b>TOTAL</b>	<b>346.40</b>	<b>m<sup>2</sup></b>
	<b>37.28</b>	<b>sq</b>

## The Buller

For land falling away from the road the Buller comes into its own delivering 5 bedrooms plus plenty of living space. 3 of the bedrooms feature there own walk in robes.

\*Based on standard Developer setback and Rescode setback of 4 - 5m front only and 3m rear setback. Plans, facades and specifications vary depending on zone and region.

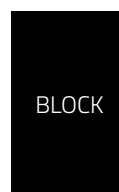




Hampton Facade Pictured



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14.80m

4

2

2.5

2

# The Forster

**Width**  
**13.20m**

**Length**  
**24.31m**

Residence	234.59	m2
Outdoor Living	14.40	m2
Porch	4.14	m2
Garage	36.72	m2
<b>TOTAL</b>	<b>289.85</b>	<b>m2</b>
	<b>31.20</b>	<b>sq</b>

## The Forster

For houses that fall side to side the Forster is perfect. The Forster also provides 4 bedrooms, a drying room and great sized living areas. Perfect for the entertainer with the outside live area opening to the eating and giant living room.

\*Based on standard Developer setback and Rescode setback of 4 - 5m front only and 3m rear setback. Plans, facades and specifications vary depending on zone and region.

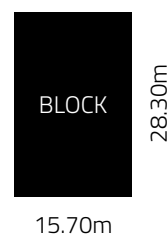
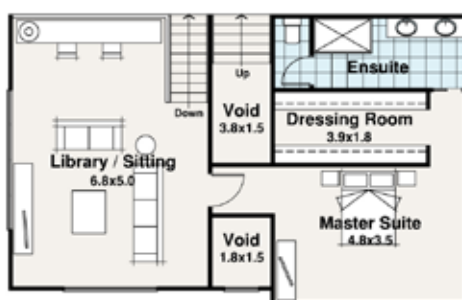


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### Lower Residence



### Upper Residence



- 3
- 2
- 2
- 3

# The Hotham

Width 14.10m Length 21.22m

Upper Residence	84.92	m2
Lower Residence	182.89	m2
Outdoor Living	15.39	m2
Porch	1.69	m2
Garage	44.26	m2
<b>TOTAL</b>	<b>329.15</b>	<b>m2</b>
	<b>35.43</b>	<b>sq</b>

### The Hotham

The Hotham is our split level masterpiece featuring walk in robes to every room, a bar area and a big laundry downstairs. But this design comes together upstairs with a library/sitting area, dressing room and huge ensuite.

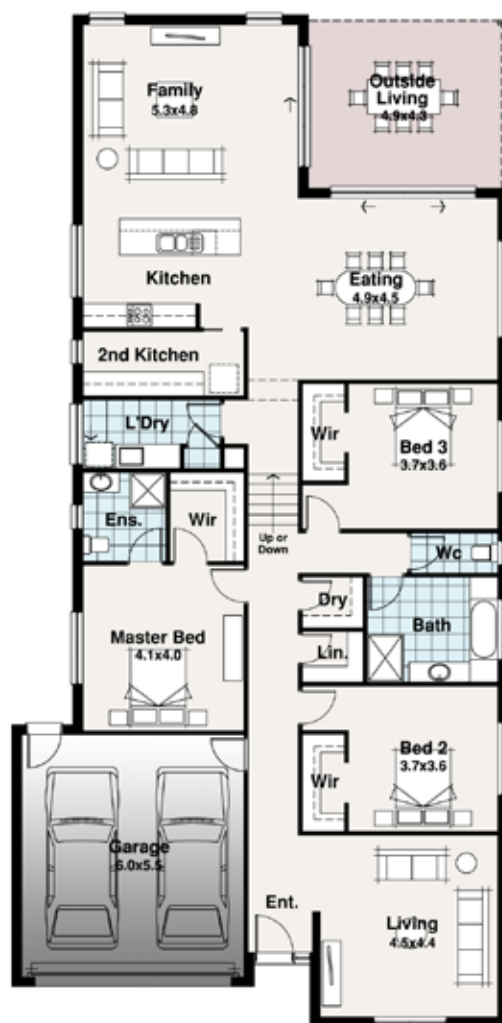
\*Based on standard Developer setback and Rescode setback of 4 - 5m front only and 3m rear setback. Plans, facades and specifications vary depending on zone and region.





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## Tathra Facade Pictured



32.10m

13.90m

3 

2 

2 

2 

# The Merrijig

<b>Width</b>	<b>Length</b>
<b>12.25m</b>	<b>25.03m</b>

Residence	214.42	m2
Outdoor Living	21.14	m2
Garage	36.32	m2
<b>TOTAL</b>	<b>271.88</b>	<b>m2</b>
	<b>29.26</b>	<b>sq</b>

## The Merrijig

The Merrijig suits blocks sloping to or from the front therefore making it a great option in dulation areas. With 2 spacious living areas and walk in robes for all bedrooms the Merrijig is a unique design that is different from the rest.

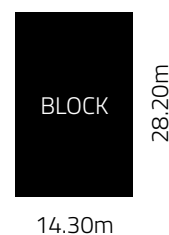
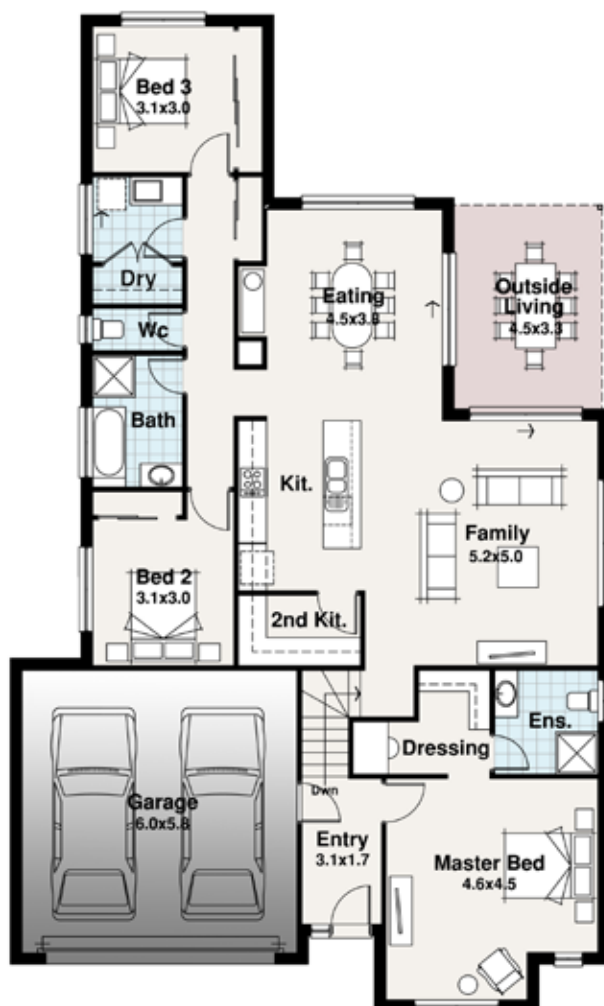
\*Based on standard Developer setback and Rescode setback of 4 - 5m front only and 3m rear setback. Plans, facades and specifications vary depending on zone and region.



Byron Facade Pictured



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- 3
- 2
- 2
- 1

# The Swansea

**Width**      **Length**  
**12.70m**    **21.12m**

Residence	156.90	m2
Outdoor Living	14.78	m2
Garage	38.37	m2
<b>TOTAL</b>	<b>210.05</b>	<b>m2</b>
	<b>22.61</b>	<b>sq</b>

## The Swansea

For blocks falling away from the road the Swansea is a great option. Featuring a dressing room in the walk in robe, a big second kitchen and drying room off the laundry.

\*Based on standard Developer setback and Rescode setback of 4 - 5m front only and 3m rear setback. Plans, facades and specifications vary depending on zone and region.

# IBN Suppliers & Professionals

The Independent Builders Network prides itself on working with highly reputable suppliers & professionals who lead the market in product, service and initiative. We partner with these companies as they have proven over many years that they are the best in the business and can deliver the highest quality product & service to our clients.

When looking to build a new home we sometimes get lost in what the suppliers and professionals products stand for and how they will hold up over the journey of time. Our supplier and professional partners take great pride in what they will deliver to you and they are the reason for our moto 'To build the highest quality home, you must have the highest quality suppliers.'

“When it comes to suppliers there is a very simple solution, To build the highest quality homes you must have the highest quality suppliers... and we do. Our suppliers are market leaders who create the standards not just follow them.”

Jason Aiossa  
National Purchasing Manager

”





## Independent Builders Network

is a professional network of local builders, working together to offer home builders a higher quality, more personal and better value for money service, than the large, impersonal volume project builders

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sloping  
blocks



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