

GRANNY FLAT INNOVATIONS BY P J COOK BUILDING

Add value to your property and create a granny flat to suit your lifestyle...

GRANNY FLATS – NOT LIKE THEY USE TO BE...
ULTRA MODERN • SUPER SPACIOUS • TOTAL QUALITY

SIMPLE AND ELEGANT

NEW TRENDS IN BUILDING

*P J Cook is upfront and honest.
Truly refreshing in the building game.*



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Fees & Expenses
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Contact Us

Contact P J Cook Building to discuss the granny flat to suit you and your family needs.

0406 299 318

www.pjcookbuilding.com.au

GRANNY FLAT – CHOOSE YOUR DESIGN

ONE BEDROOM

The Beaudesert
The Ipswich
The Rockhampton
The Toowoomba
The Townsville

TWO BEDROOM

The Bairnsdale
The Ballarat
The Flemington
The Geelong
The Goldcoast
The Gympie
The Horsham

The Mornington
The Moruya
The Oakbank
The Pakenham
The Queanbeyan
The Rosehill
The Sale

The Sapphire Coast
The Seymour
The Strathalbyn
The Sunshine Coast
The Swan Hill
The Wangaratta
The Warwick

*OUR PHILOSOPHY... We focus on perfection.
If it's not fit for our family, it's not fit for yours.
P J Cook gets it done right – the first time.*

P J Cook Building is renowned for their professionalism and commitment to quality. With reliable and honest communication along the way, this is a build you are going to enjoy!

WHAT PEOPLE SAY

P J Cook is a perfectionist – and it shows. The quality of his workmanship is outstanding.

I never thought adding a granny flat to our block would be this easy. I'd recommend P J Cook to anyone keen to add value to their property.

We love our new granny flat. In fact, we love it so much we're moving into it ourselves and renting out our home!

We contacted Peter and there was no looking back. He's done a great job. We'll definitely build with P J Cook again.



PORTFOLIO

Following is a collection of 3D renderings and floor plans showcasing the range of P J Cook granny flats to choose from. P J Cook is available for a one-on-one consultation to guide you through the building of your new granny flat.

Step inside and be surprised...

PLEASE NOTE

Photographs are representational/for illustration purposes only. Colours, sizes, finishes may vary and are subject to change in consultation with P J Cook.

Book an appointment and find out more about building a granny flat with P J Cook Building.
www.pjcookbuilding.com.au

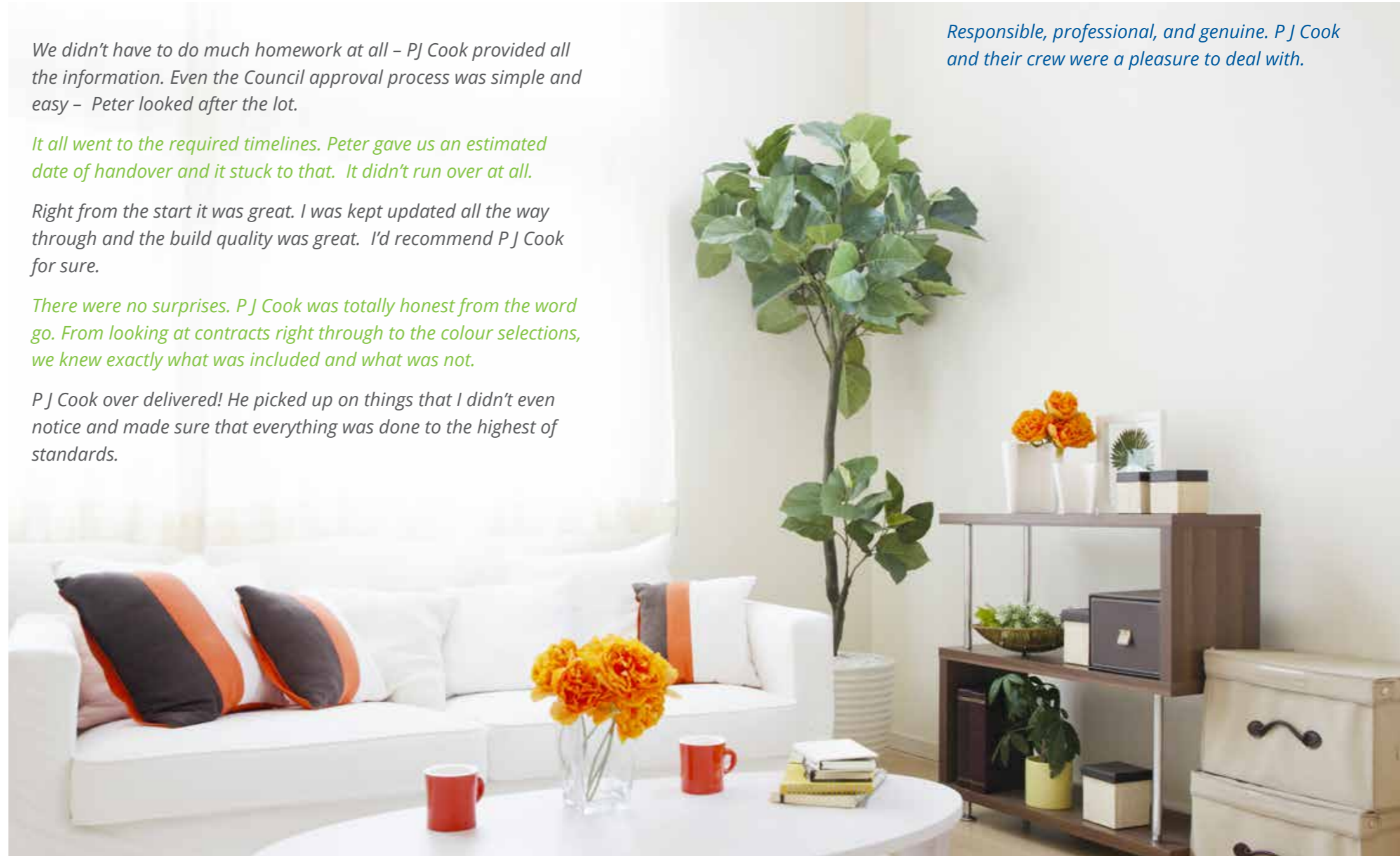
We didn't have to do much homework at all – P J Cook provided all the information. Even the Council approval process was simple and easy – Peter looked after the lot.

It all went to the required timelines. Peter gave us an estimated date of handover and it stuck to that. It didn't run over at all.

Right from the start it was great. I was kept updated all the way through and the build quality was great. I'd recommend P J Cook for sure.

There were no surprises. P J Cook was totally honest from the word go. From looking at contracts right through to the colour selections, we knew exactly what was included and what was not.

P J Cook over delivered! He picked up on things that I didn't even notice and made sure that everything was done to the highest of standards.



Responsible, professional, and genuine. P J Cook and their crew were a pleasure to deal with.

SMART DECISIONS

P J Cook has been in the building industry for over 18 years. With experience in detailed architectural work, P J Cook granny flats feature cathedral ceilings, open plan designs and the highest of quality finishes. Build-by-build, P J Cook is transforming the misconception that granny flats are pokey little boxes

that belong in caravan parks. This is no longer the case! P J Cook's granny flats are modern, spacious and luxurious.

Adding a granny flat to your block will:

- Enormously increase the value of your land
- get your children into the housing market
- solve life changes & manage blended family living
- help you to upsize or downsize your lifestyle

ONE BEDROOM GRANNY FLATS

THE BEAUDESERT • THE IPSWICH • THE ROCKHAMPTON • THE TOOWOOMBA • THE TOWNSVILLE



THE BEAUDESERT



THE IPSWICH

I'd only ever heard of headaches surrounded by building a granny flat. This was the complete opposite. Working with P J Cook was a dream!

From start to finish, P J Cook was there to support me through the design, approval, building and connection process. I can't thank you enough.

As an older person, it was a leap of faith for me to take on a building project. I'm so glad I did it. The whole experience was wonderful.



*I never thought it would be this easy.
We've added so much value to our block
and the whole project was completely
finished within 10 weeks!*

*It's an exciting moment to see your new
granny flat arrive, already built and
pretty much ready-to-go. Just magic!*

*There was so much attention to detail in all
the workmanship. And with the high quality
fittings P J Cook granny flats really do have
a five star finish*



ONE BEDROOM GRANNY FLAT • THE BEAUDESERT



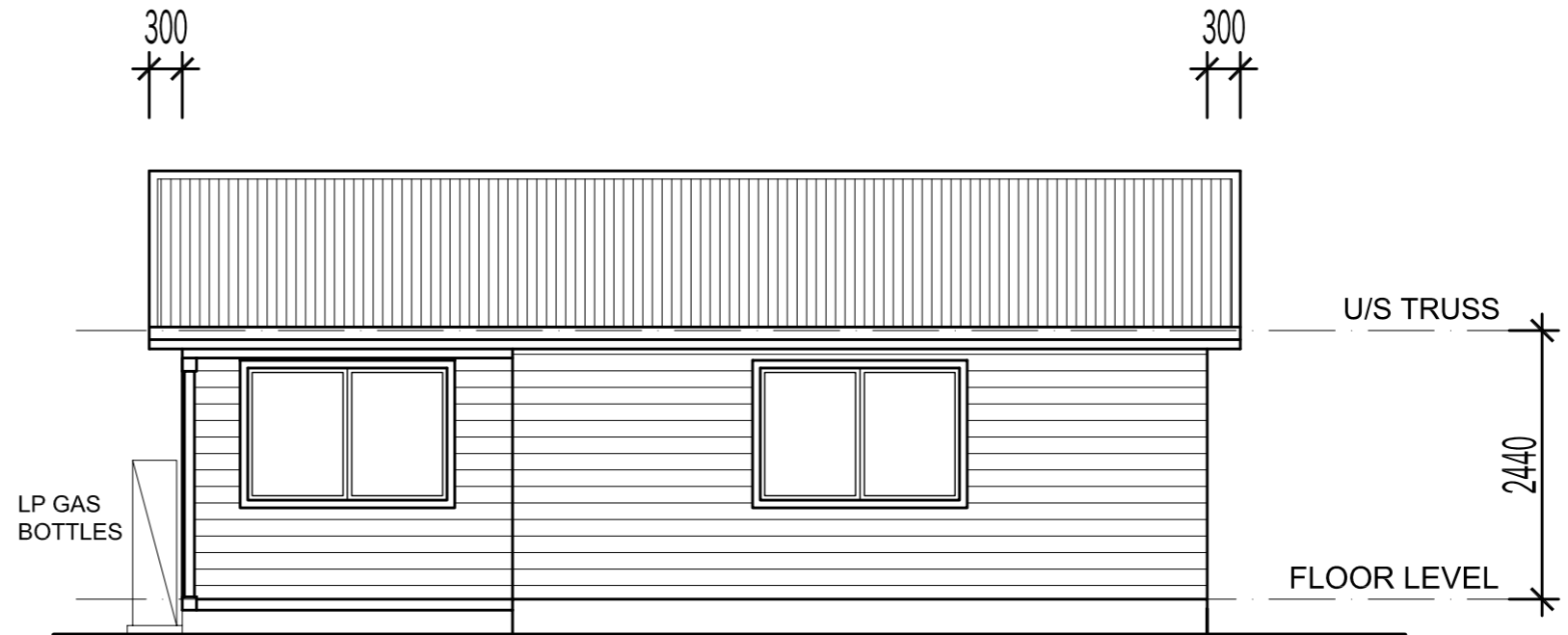
THE BEAUDESERT

ONE BEDROOM GRANNY FLAT

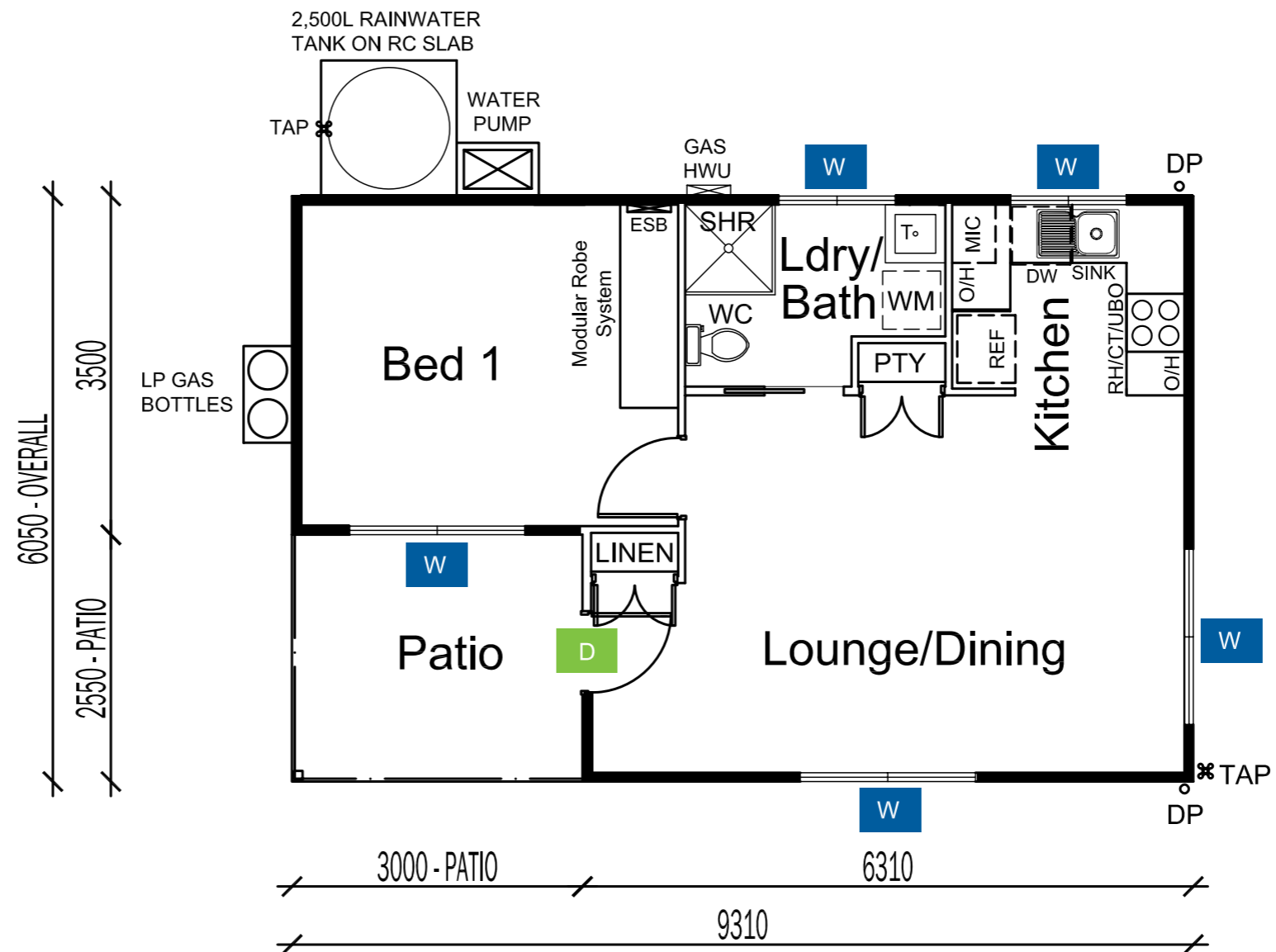
SPECIFICATIONS • THE Beaudesert

AREAS

Living	48.67m ²
Patio	7.65m ²
Total	56.32m ² [6.06sq]



THE BEAUDESERT FRONT FACADE



FLOOR PLAN

ONE BEDROOM GRANNY FLAT • THE IPSWICH



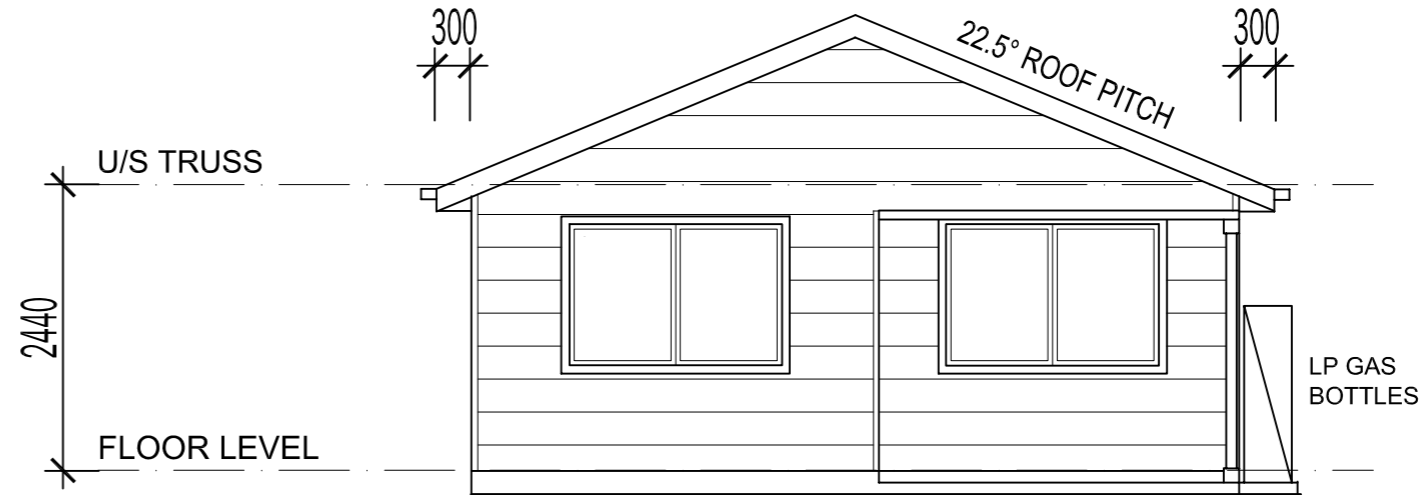
THE IPSWICH

ONE BEDROOM GRANNY FLAT

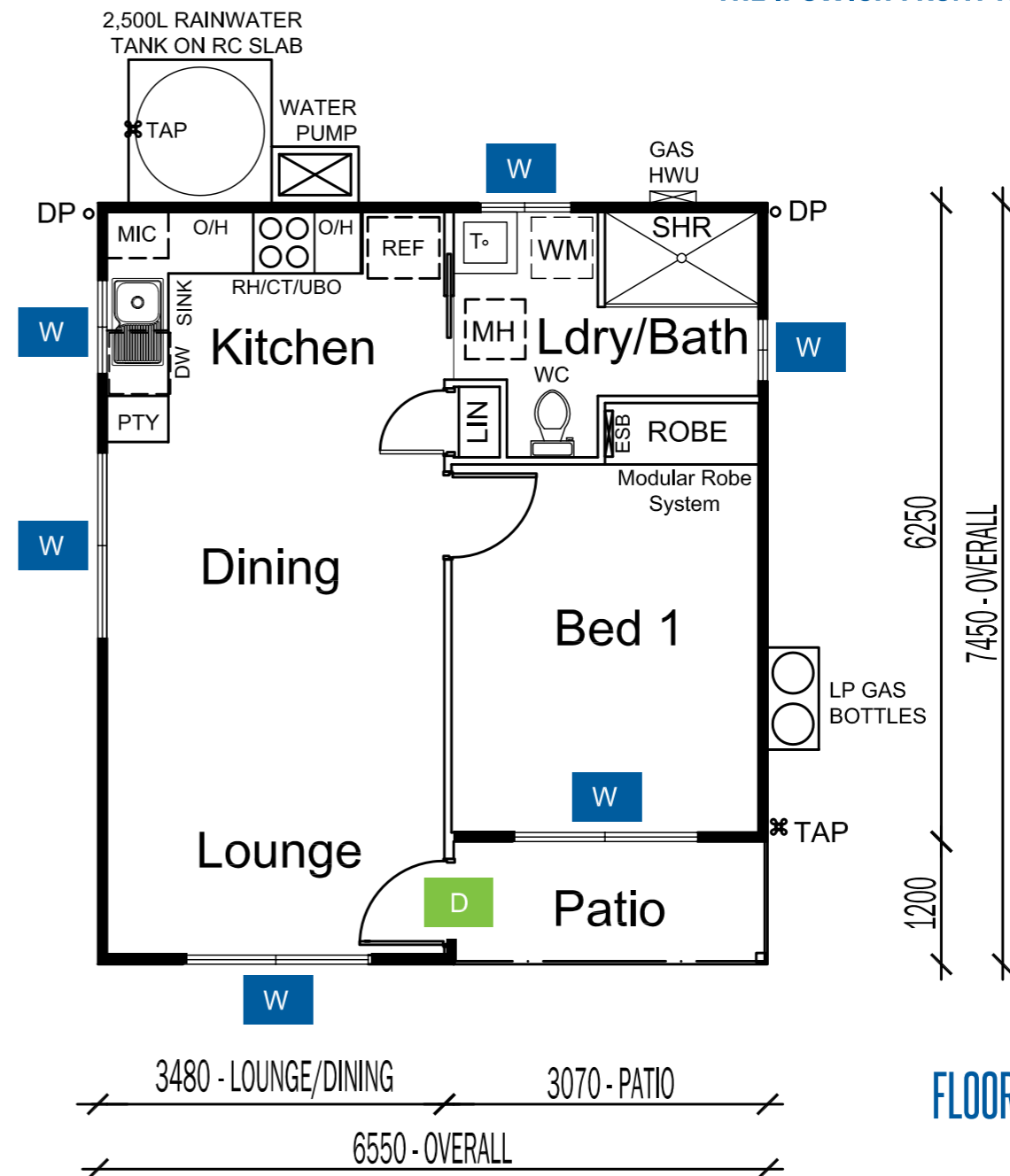
SPECIFICATIONS • THE IPSWICH

AREAS

Living	45.11m ²
Patio	3.68m ²
Total	48.79m ² [5.30sq]



THE IPSWICH FRONT FACADE



FLOOR PLAN

ONE BEDROOM GRANNY FLAT • THE ROCKHAMPTON



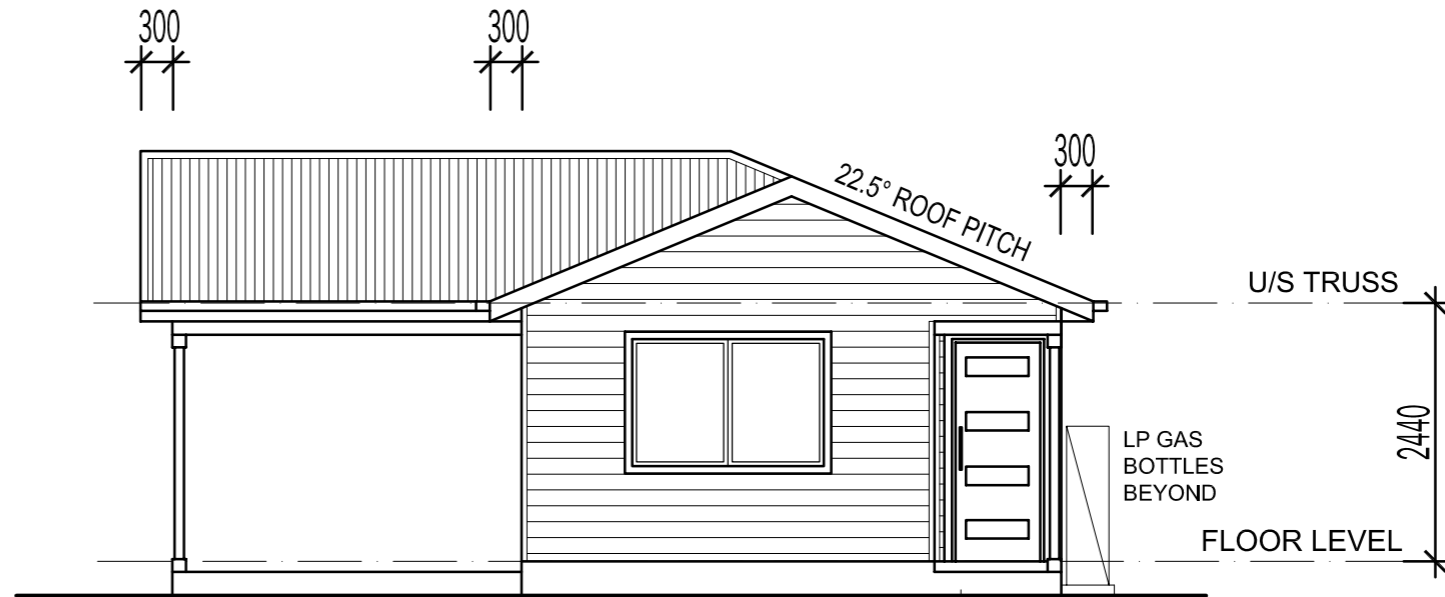
THE ROCKHAMPTON

ONE BEDROOM GRANNY FLAT

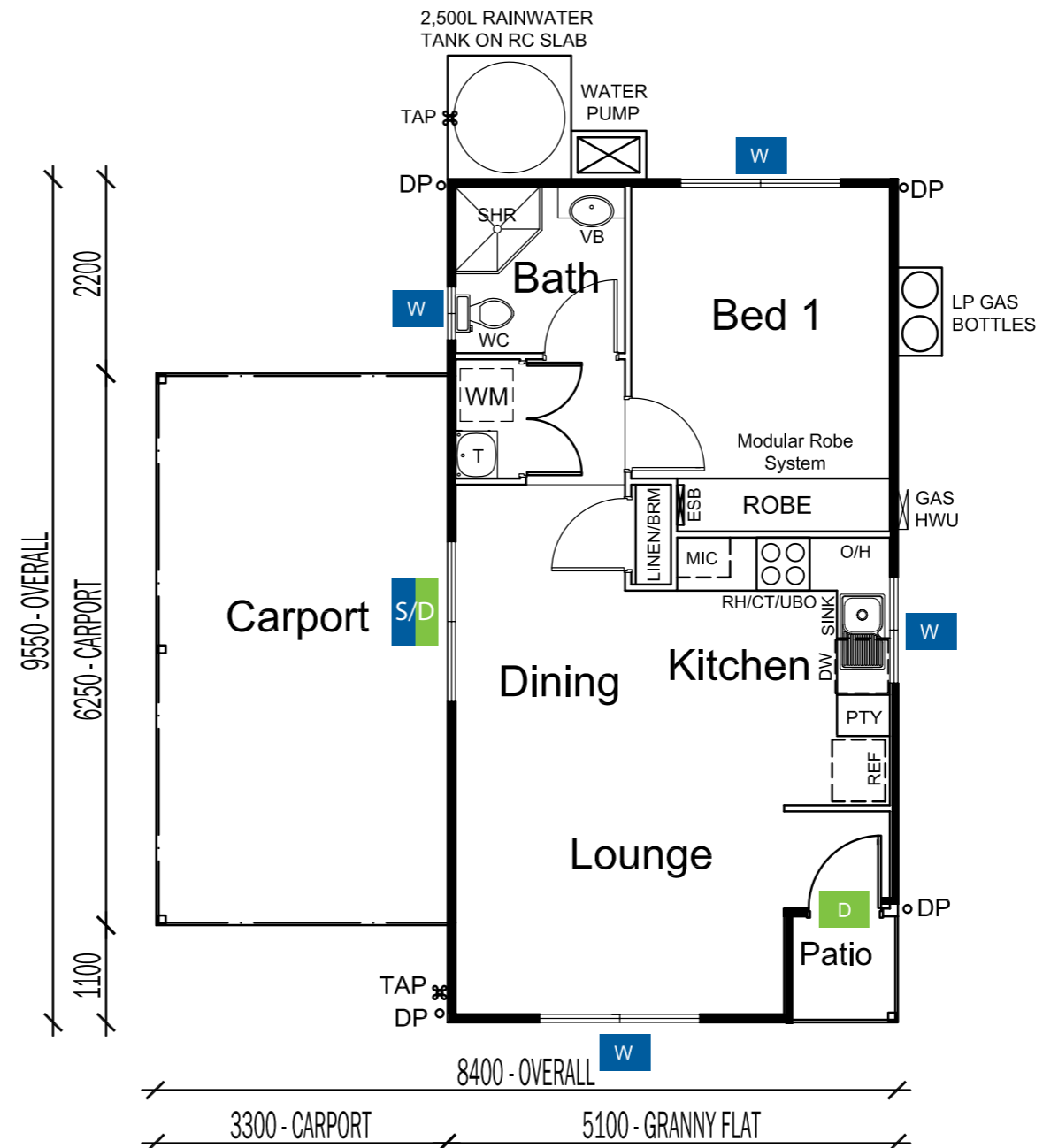
SPECIFICATIONS • THE ROCKHAMPTON

AREAS

Living	47.26m ²
Patio	1.44m ²
Carport	20.62m ²
Total	69.32m ² [7.53sq]



THE ROCKHAMPTON FRONT FACADE



FLOOR PLAN

ONE BEDROOM GRANNY FLAT • THE TOOWOOMBA



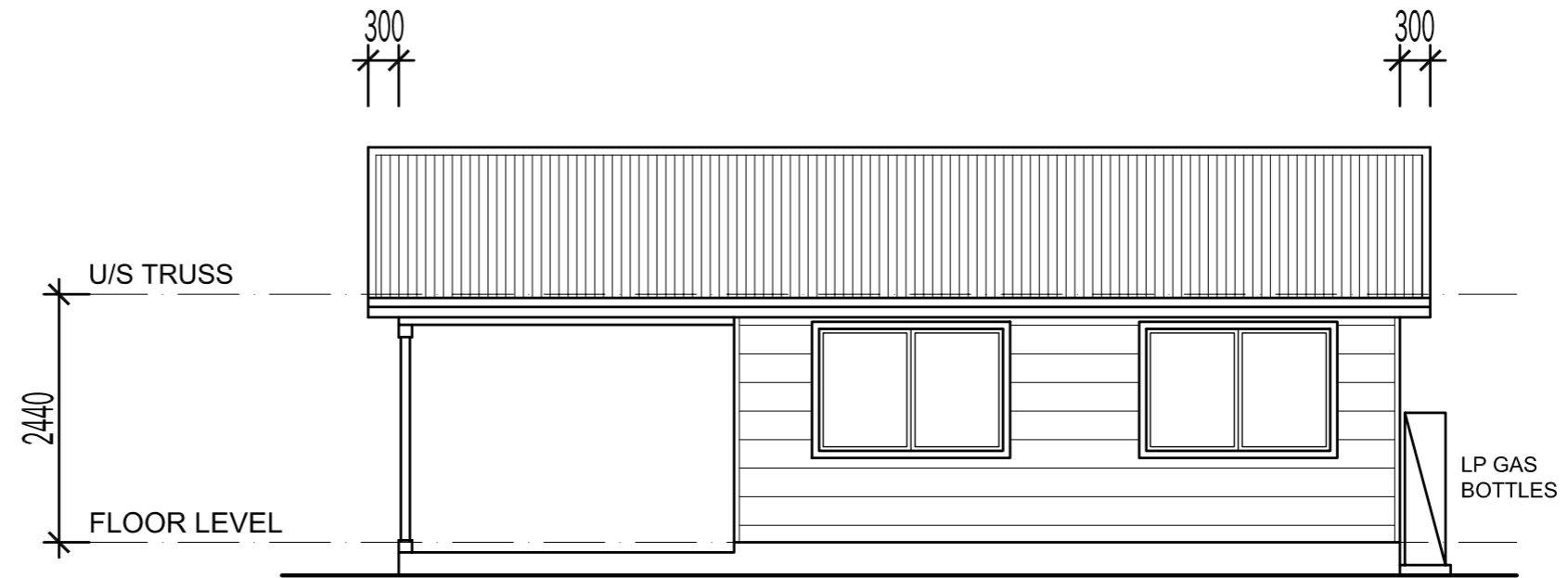
THE TOOWOOMBA

ONE BEDROOM GRANNY FLAT

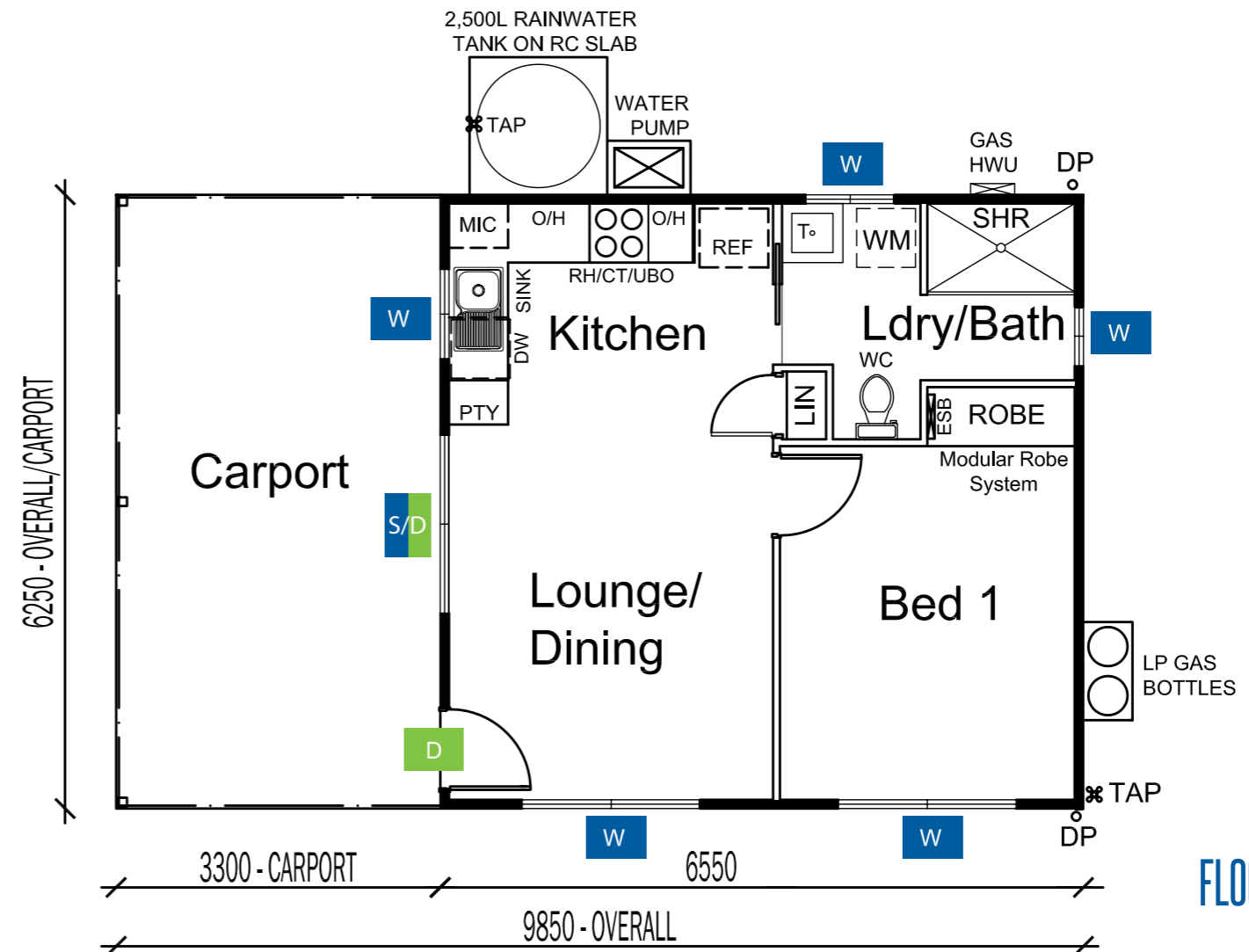
SPECIFICATIONS • THE TOOWOOMBA

AREAS

Living	40.94m ²
Carport	20.62m ²
Total	61.56m ² [6.69sq]



THE TOOWOOMBA FRONT FACADE



FLOOR PLAN

ONE BEDROOM GRANNY FLAT • THE TOWNSVILLE



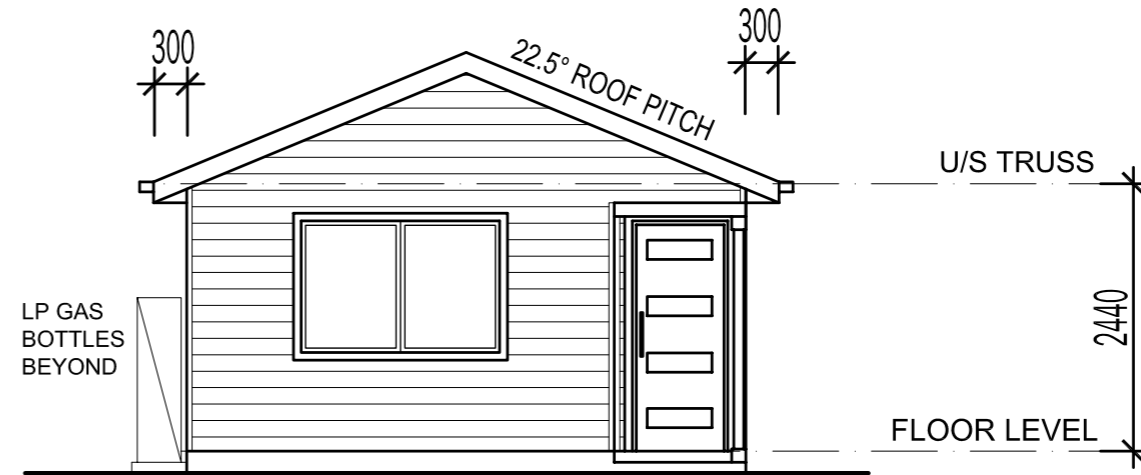
THE TOWNSVILLE

ONE BEDROOM GRANNY FLAT

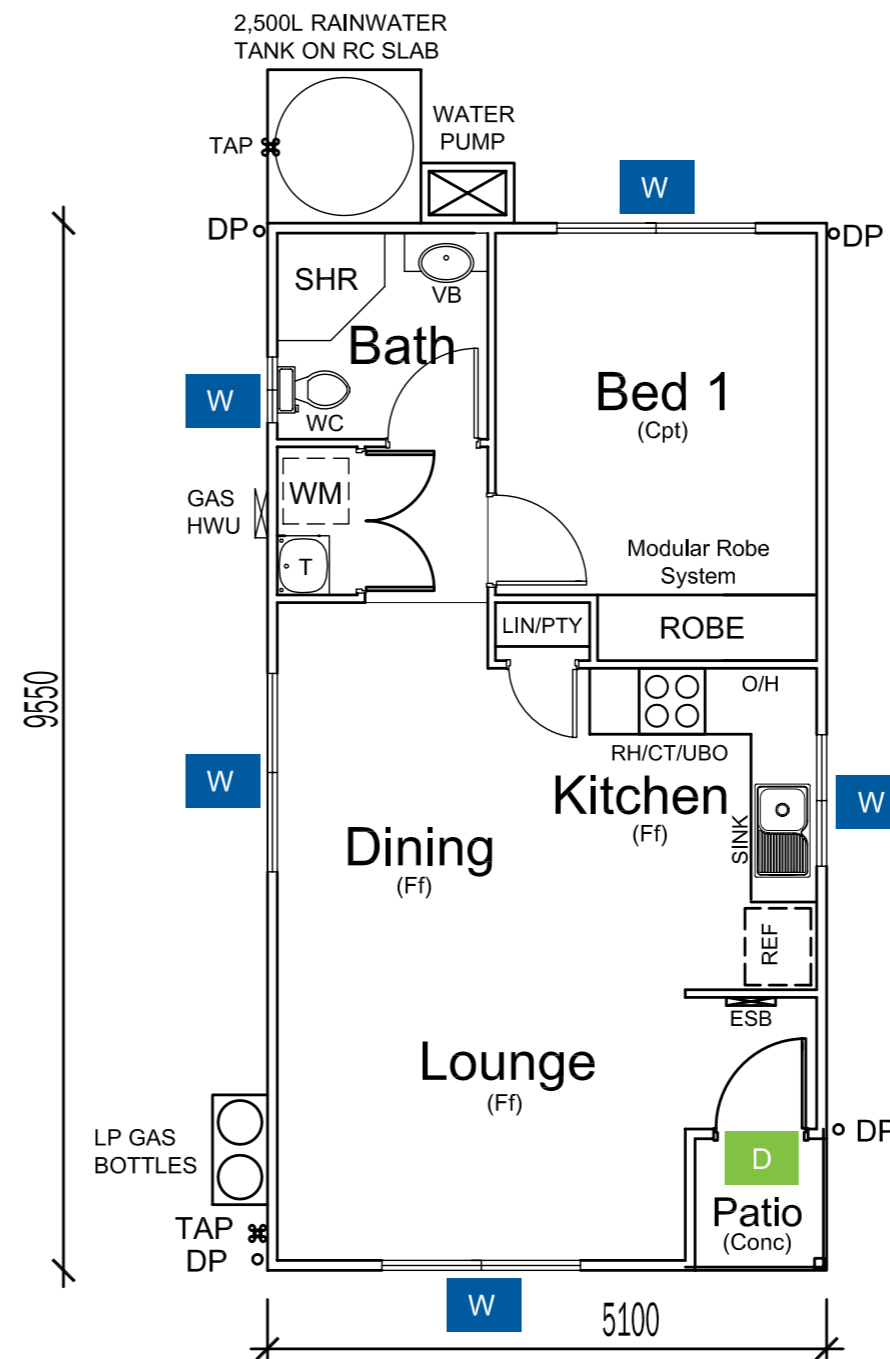
SPECIFICATIONS • THE TOWNSVILLE

AREAS

Living	47.26m ²
Patio	1.44m ²
Total	48.70m ² [5.29sq]



THE TOWNSVILLE FRONT FACADE



FLOOR PLAN

TWO BEDROOM GRANNY FLATS

- THE BAIRNSDALE • THE BALLARAT • THE FLEMINGTON • THE GEEL
- THE QUEANBEYAN • THE ROSEHILL • THE SALE • THE SAPPHIRE CO

P J Cook has over 21 designs of two bedroom granny flats to choose from.

Whether it's The Bairnsdale, the Oakbank or the Sapphire Coast – each has it's own unique features designed to suit different tastes and needs. Speak with P J Cook to help you select the granny flat that's right for you.



The quality of finishes, inclusions and specialist advice made building a granny flat with P J Cook a dream.



THE GEELONG • THE GOLD COAST • THE GYMPIE • THE HORSHAM • THE MORNINGTON • THE MORUYA • THE OAKBANK • THE PAKENHAM
THE SUNSHINE COAST • THE SWAN HILL • THE WANGARATTA • THE WARWICK



THE GEELONG



THE GOLD COAST



THE GYMPIE

One of the best things about working with P J Cook Building is that the whole project from quote to completion is managed by a single master builder with years of experience.



THE PAKENHAM



THE QUEANBEYAN



THE ROSEHILL



THE SUNSHINE COAST



THE SWAN HILL



THE WANGARATTA



THE WARWICK

TWO BEDROOM GRANNY FLAT • THE BAIRNSDALE



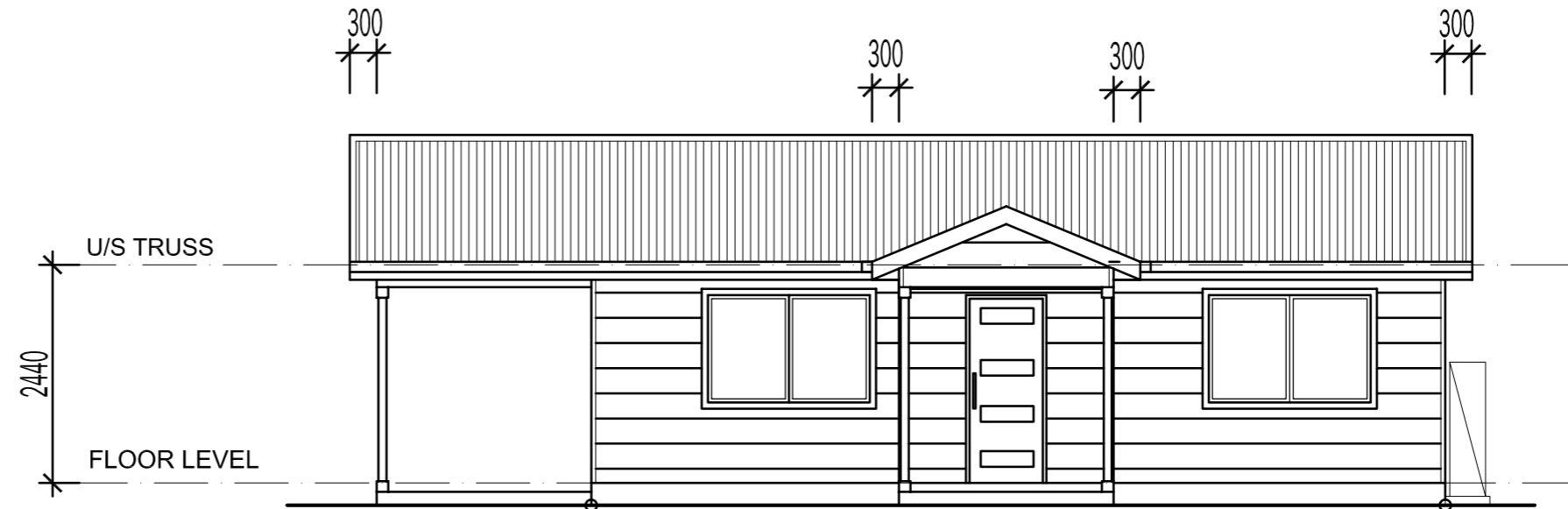
THE BAIRNSDALE

TWO BEDROOM GRANNY FLAT

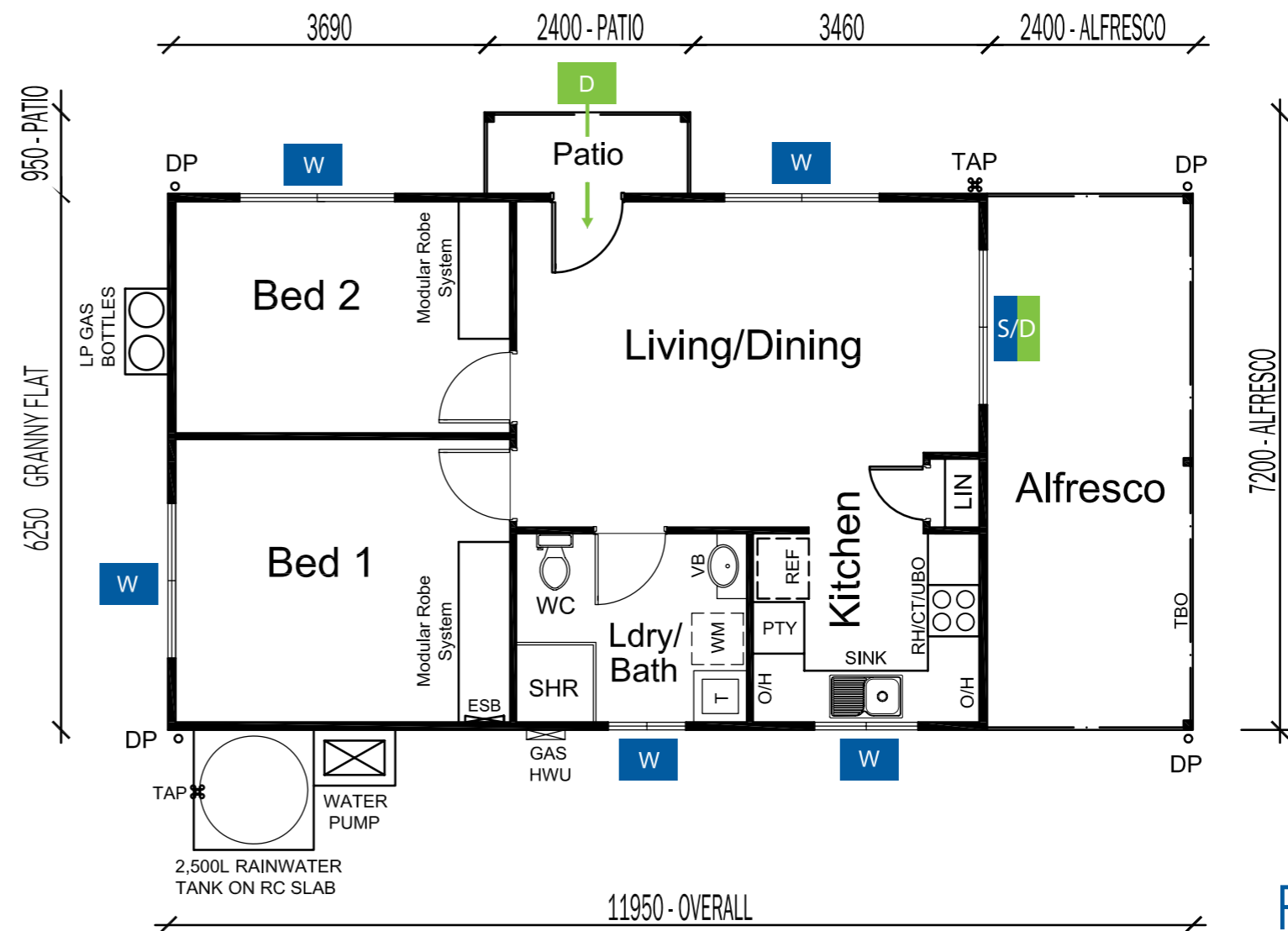
SPECIFICATIONS • THE BAIRNSDALE

AREAS

Living	59.69m ²
Patio/Alfresco	17.28m ²
Total	76.97m ² [8.28sq]



THE BAIRNSDALE FRONT FACADE



FLOOR PLAN

TWO BEDROOM GRANNY FLAT • THE BALLARAT



THE BALLARAT

TWO BEDROOM GRANNY FLAT

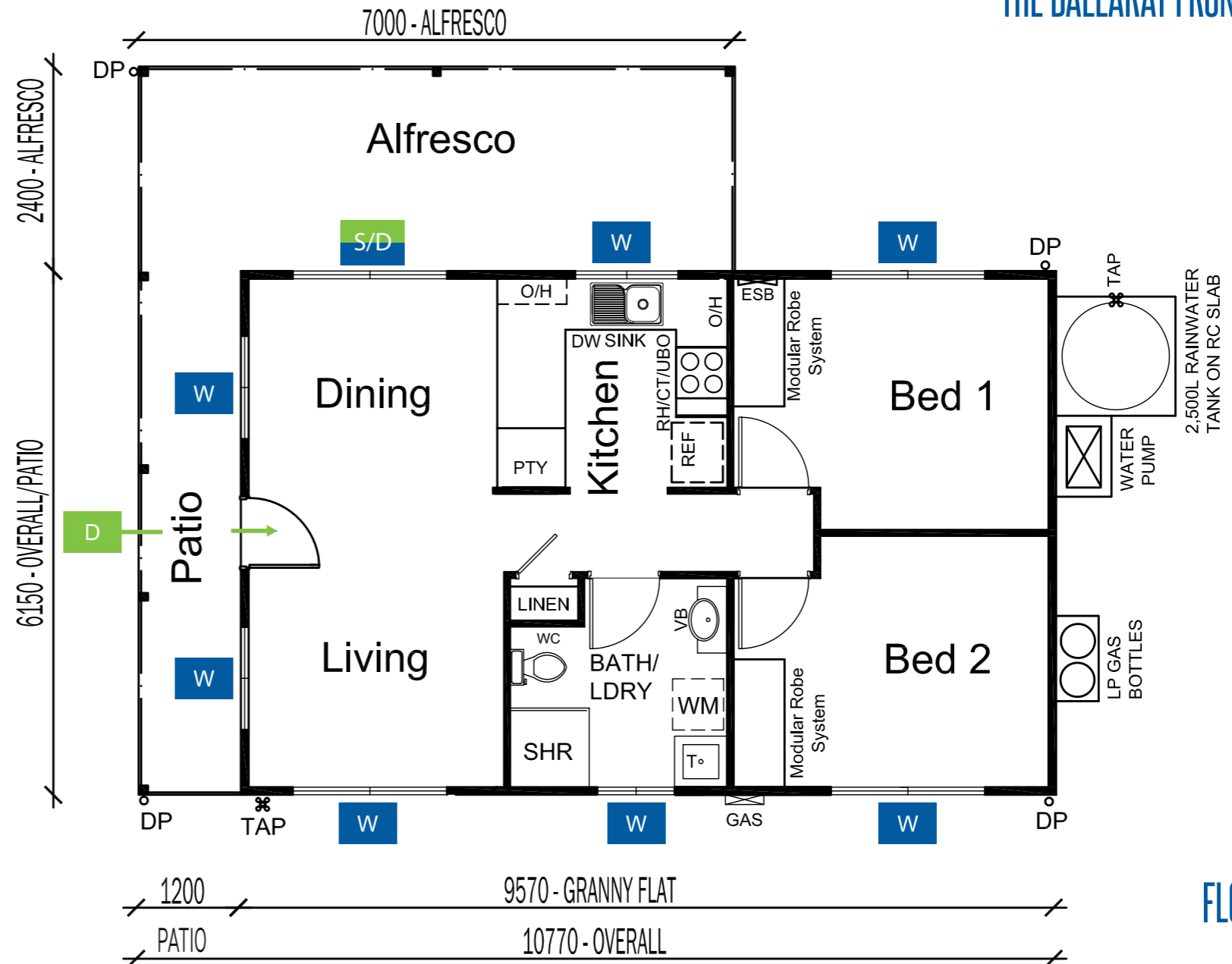
SPECIFICATIONS • THE BALLARAT

AREAS

Living	58.85m ²
Patio/Alfresco	25.83m ²
Total	84.68m ² [9.20sq]



THE BALLARAT FRONT FACADE



FLOOR PLAN

TWO BEDROOM GRANNY FLAT • THE FLEMINGTON



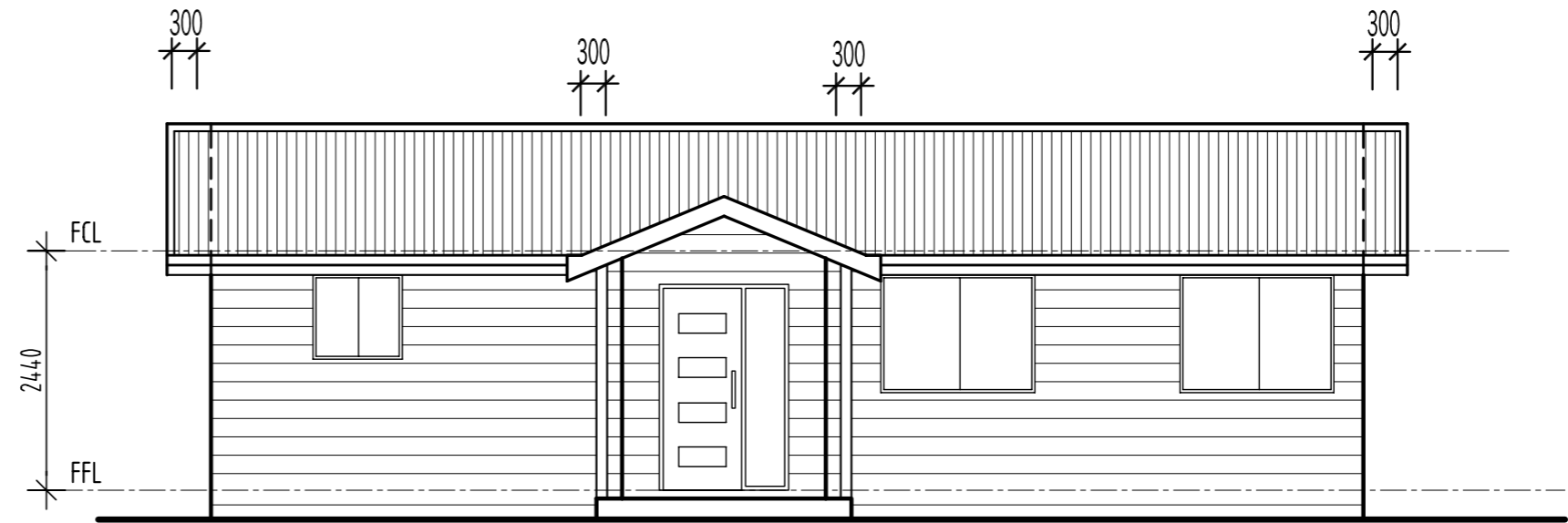
THE FLEMINGTON

TWO BEDROOM GRANNY FLAT

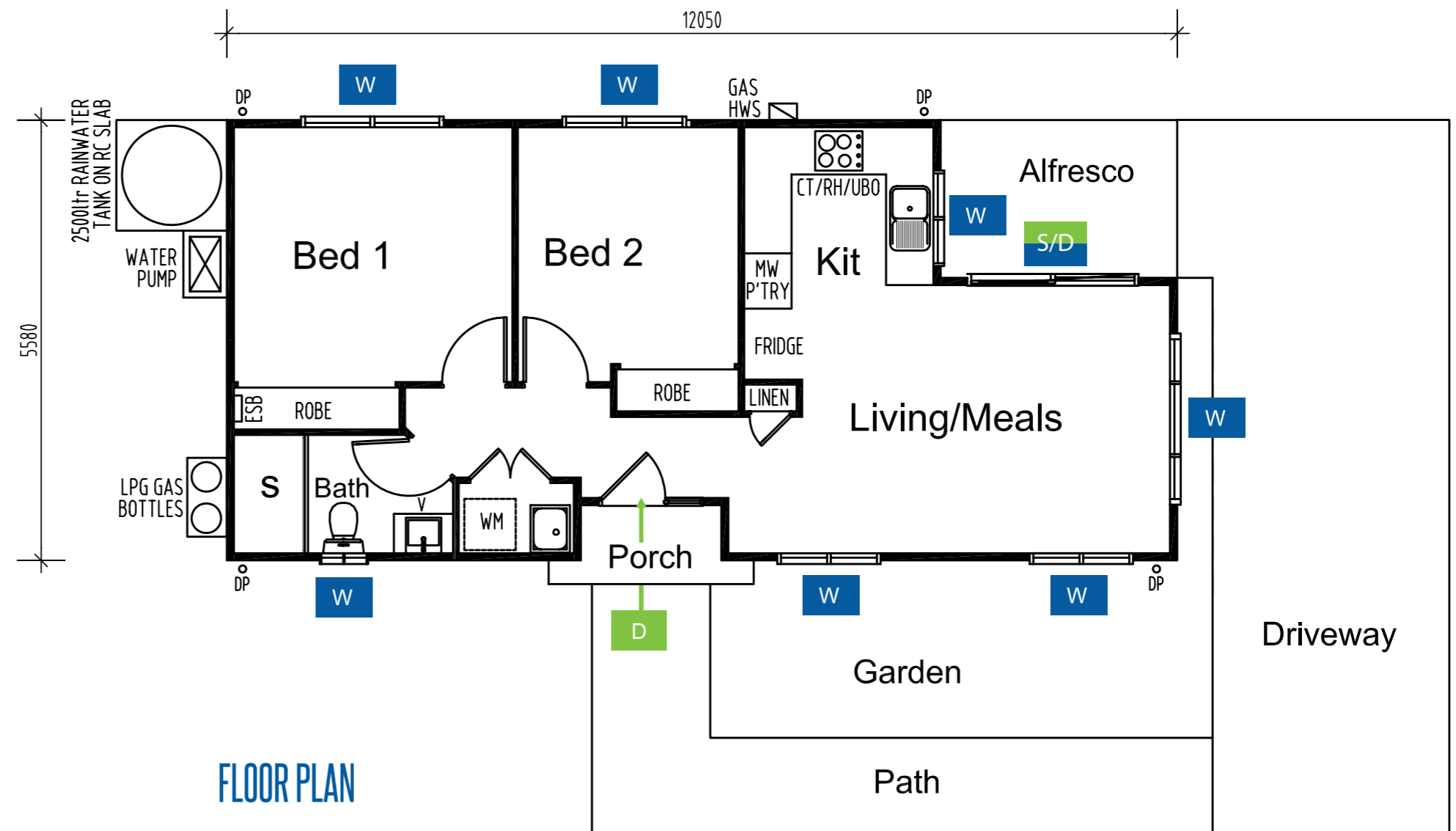
SPECIFICATIONS • THE FLEMINGTON

AREAS

Living	60.00m ²
Alfresco	6.00m ²
Porch	2.02m ²
Total	68.02m ² [6.32 sq]



THE FLEMINGTON FRONT FACADE



FLOOR PLAN

TWO BEDROOM GRANNY FLAT • THE GEELONG



THE GEELONG

TWO BEDROOM GRANNY FLAT

SPECIFICATIONS • THE GEELONG

AREAS

Living	59.69m ²
Alfresco	13.90m ²
Total	73.59m ² [8.00sq]



THE GEELONG FRONT FACADE



FLOOR PLAN

TWO BEDROOM GRANNY FLAT • THE GOLD COAST



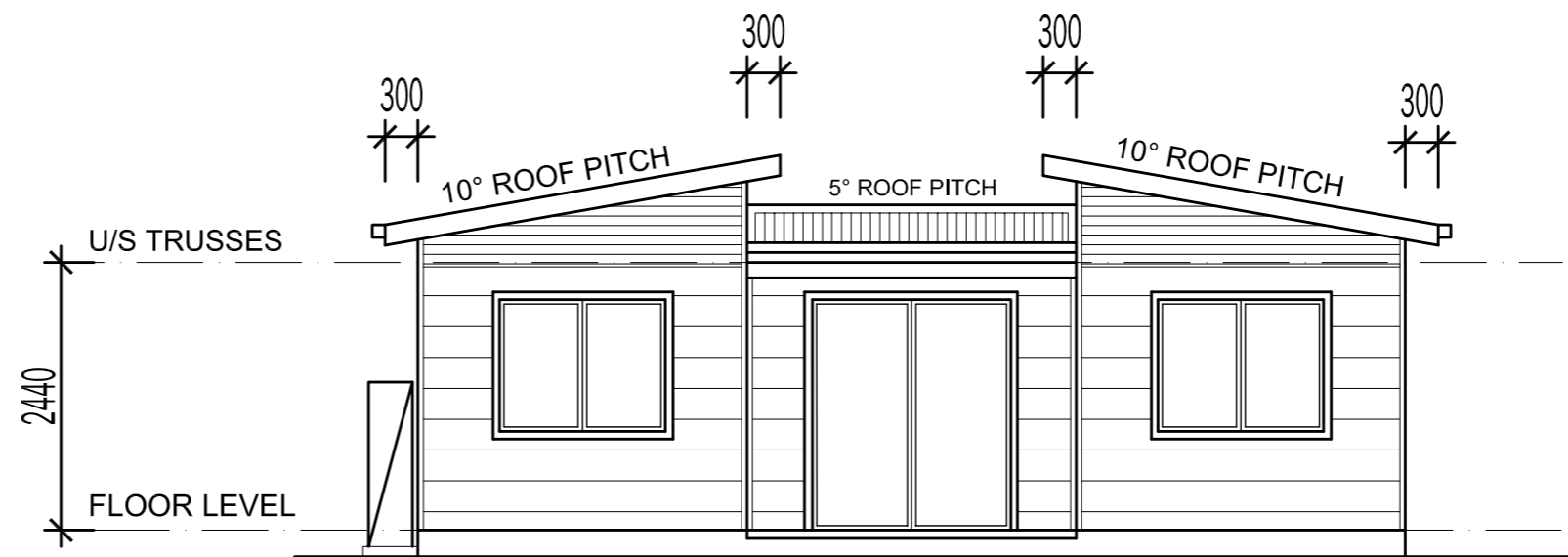
THE GOLD COAST

TWO BEDROOM GRANNY FLAT

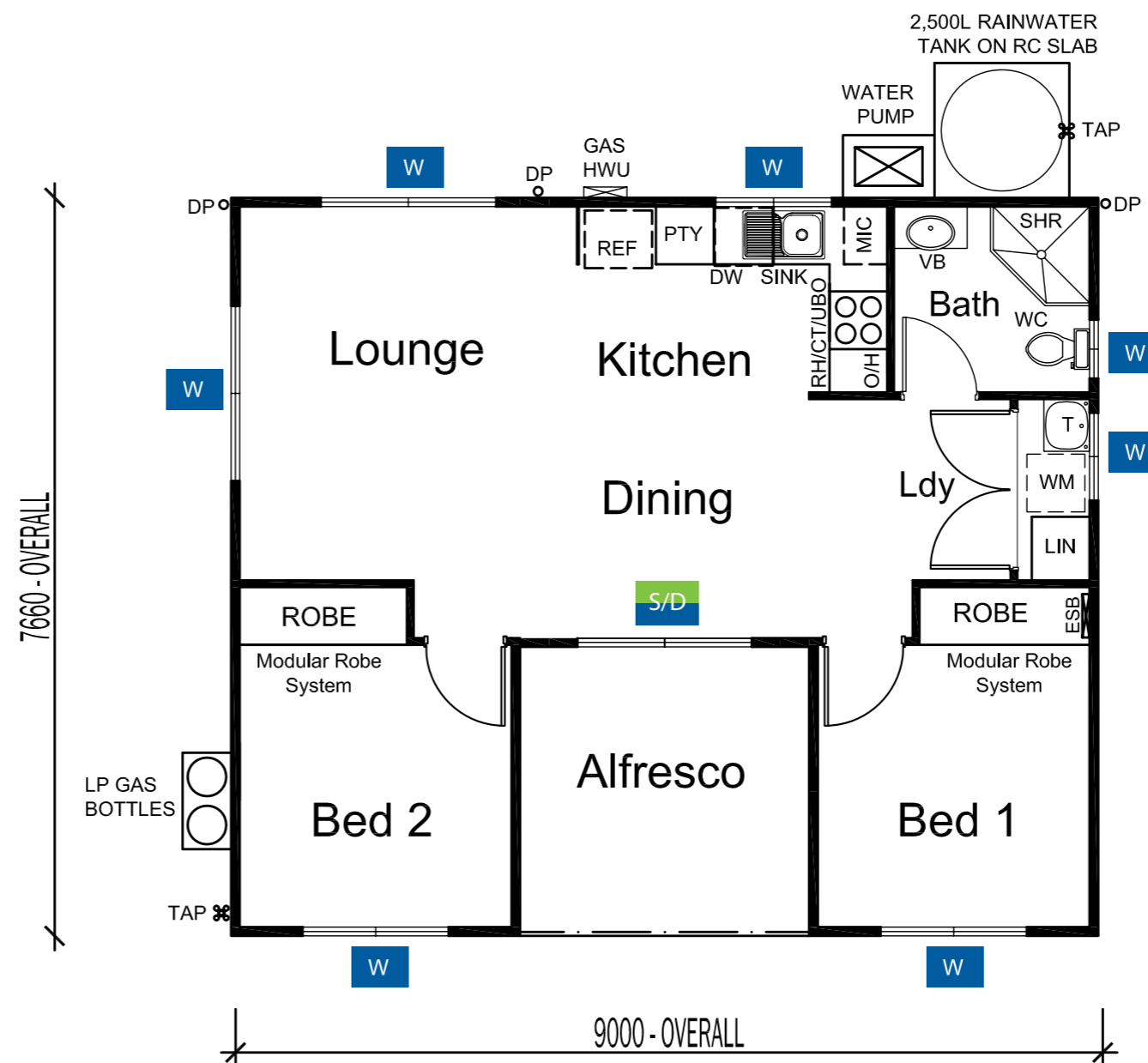
SPECIFICATIONS • THE GOLD COAST

AREAS

Living	59.95m ²
Alfresco	9.00m ²
Total	68.95m ² [7.42sq]



THE GOLD COAST FRONT FACADE



FLOOR PLAN

TWO BEDROOM GRANNY FLAT • THE GYMPIE



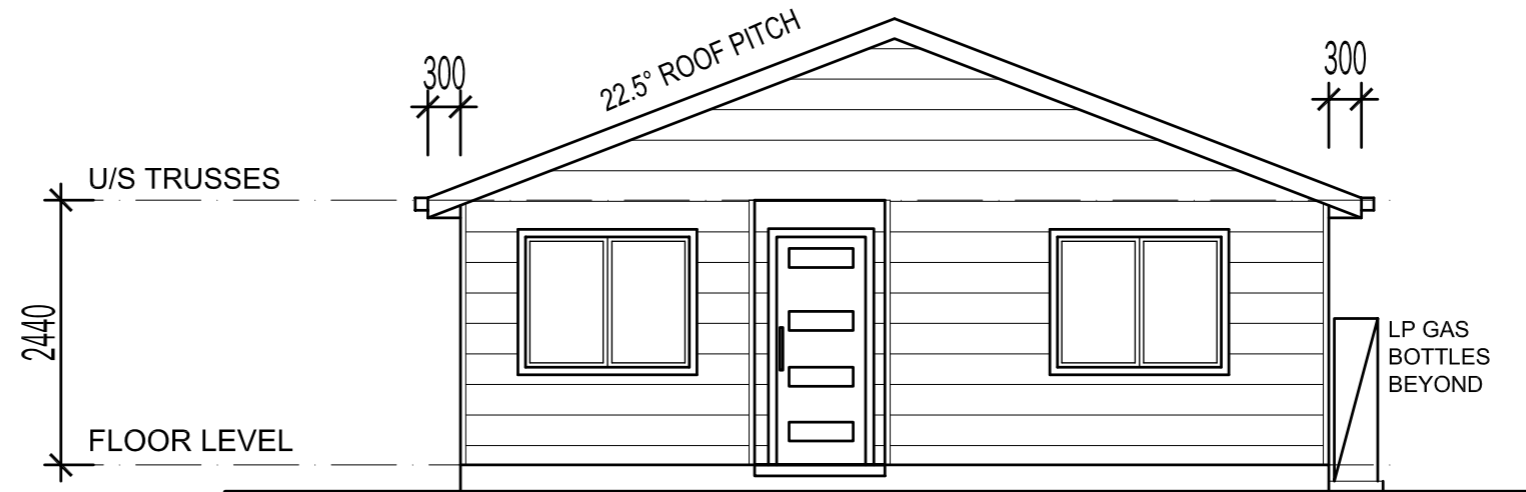
THE GYMPIE

TWO BEDROOM GRANNY FLAT

SPECIFICATIONS • THE GYMPIE

AREAS

Living	58.80m ²
Alfresco	12.00m ²
Patio	1.20m ²
Total	72.00m ² [7.82sq]



THE GYMPIE FRONT FACADE



FLOOR PLAN

TWO BEDROOM GRANNY FLAT • THE HORSHAM



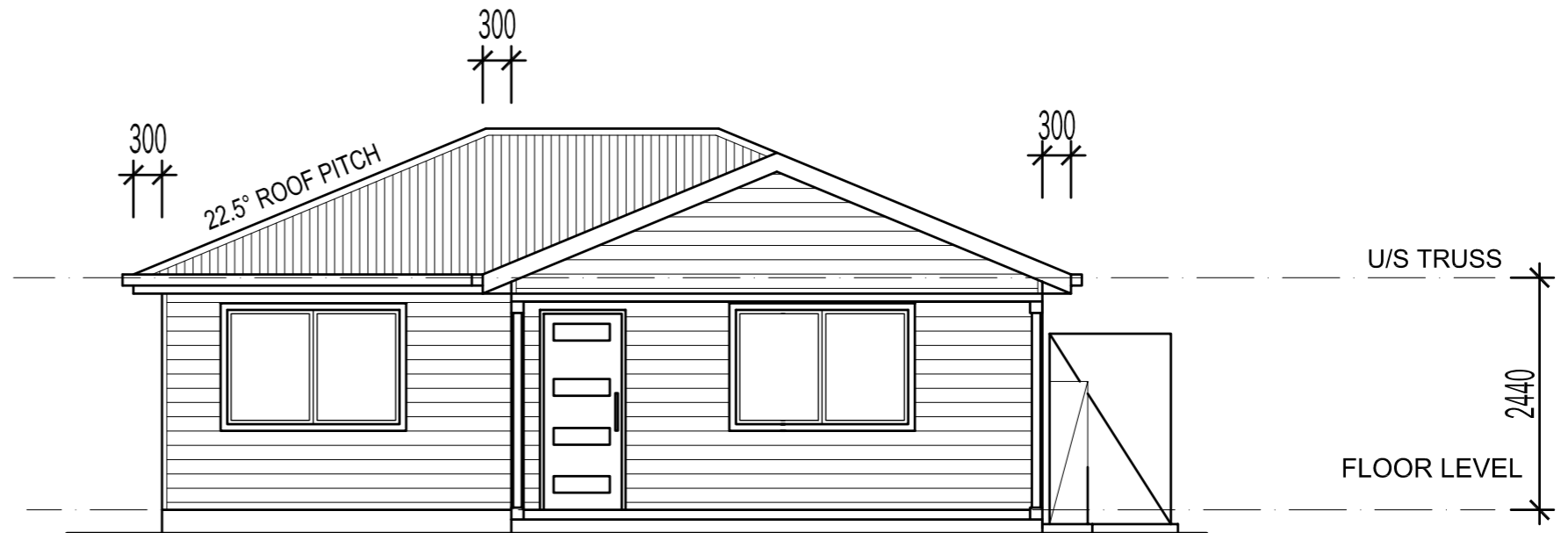
THE HORSHAM

TWO BEDROOM GRANNY FLAT

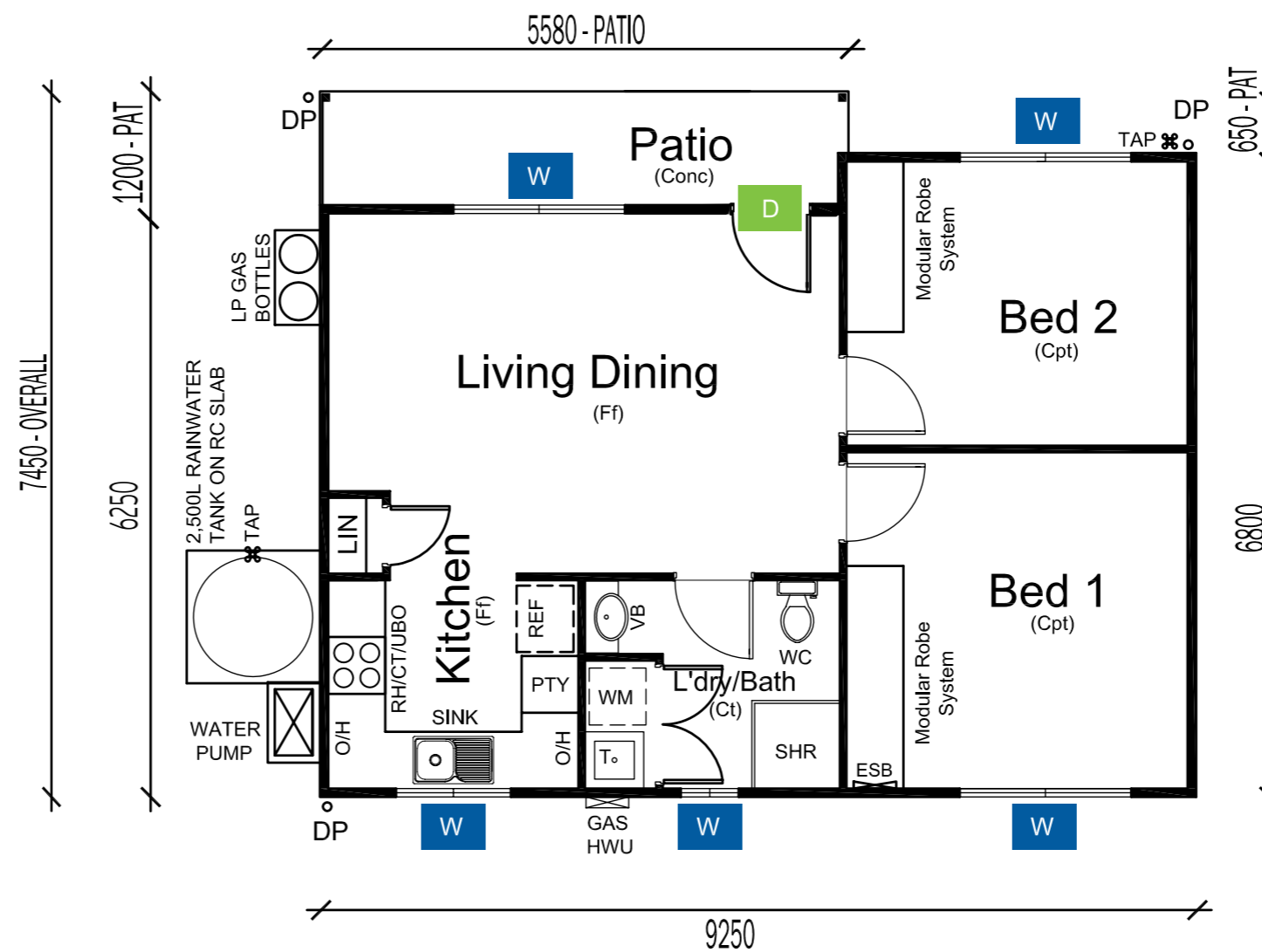
SPECIFICATIONS • THE HORSHAM

AREAS

Living	59.89m ²
Patio	6.63m ²
Total	66.52m ² [7.23sq]



THE HORSHAM FRONT FACADE



FLOOR PLAN

TWO BEDROOM GRANNY FLAT • THE MORNINGTON



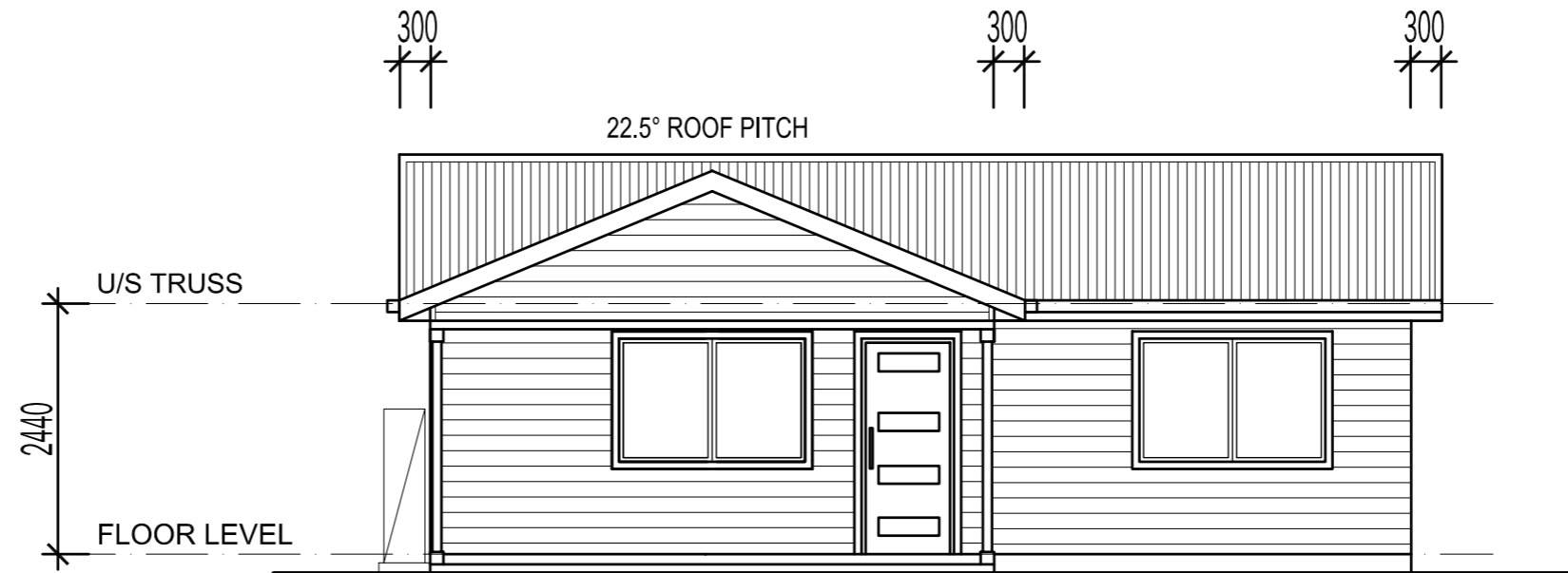
THE MORNINGTON

TWO BEDROOM GRANNY FLAT

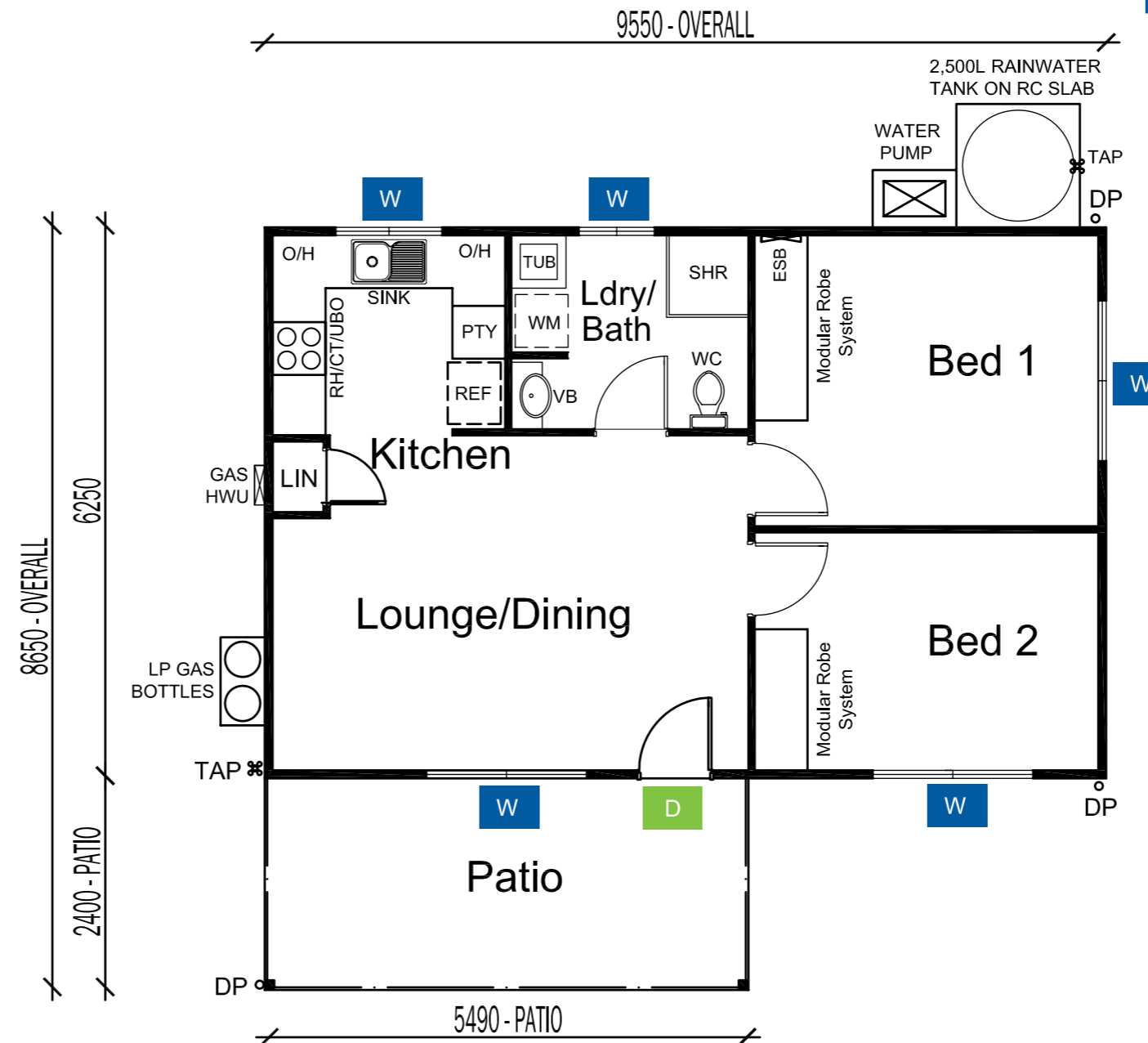
SPECIFICATIONS • THE MORNINGTON

AREAS

Living	59.69m ²
Patio	13.15m ²
Total	72.84m ² [7.84sq]



THE MORNINGTON FRONT FACADE



FLOOR PLAN

TWO BEDROOM GRANNY FLAT • THE MORUYA



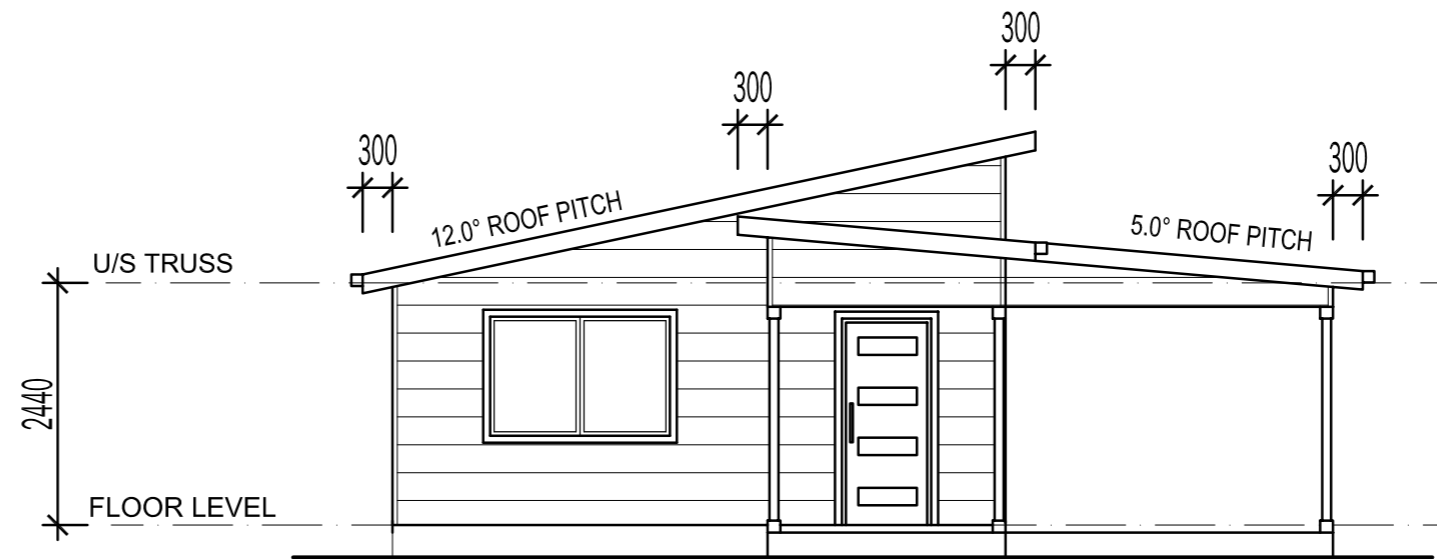
THE MORUYA

TWO BEDROOM GRANNY FLAT

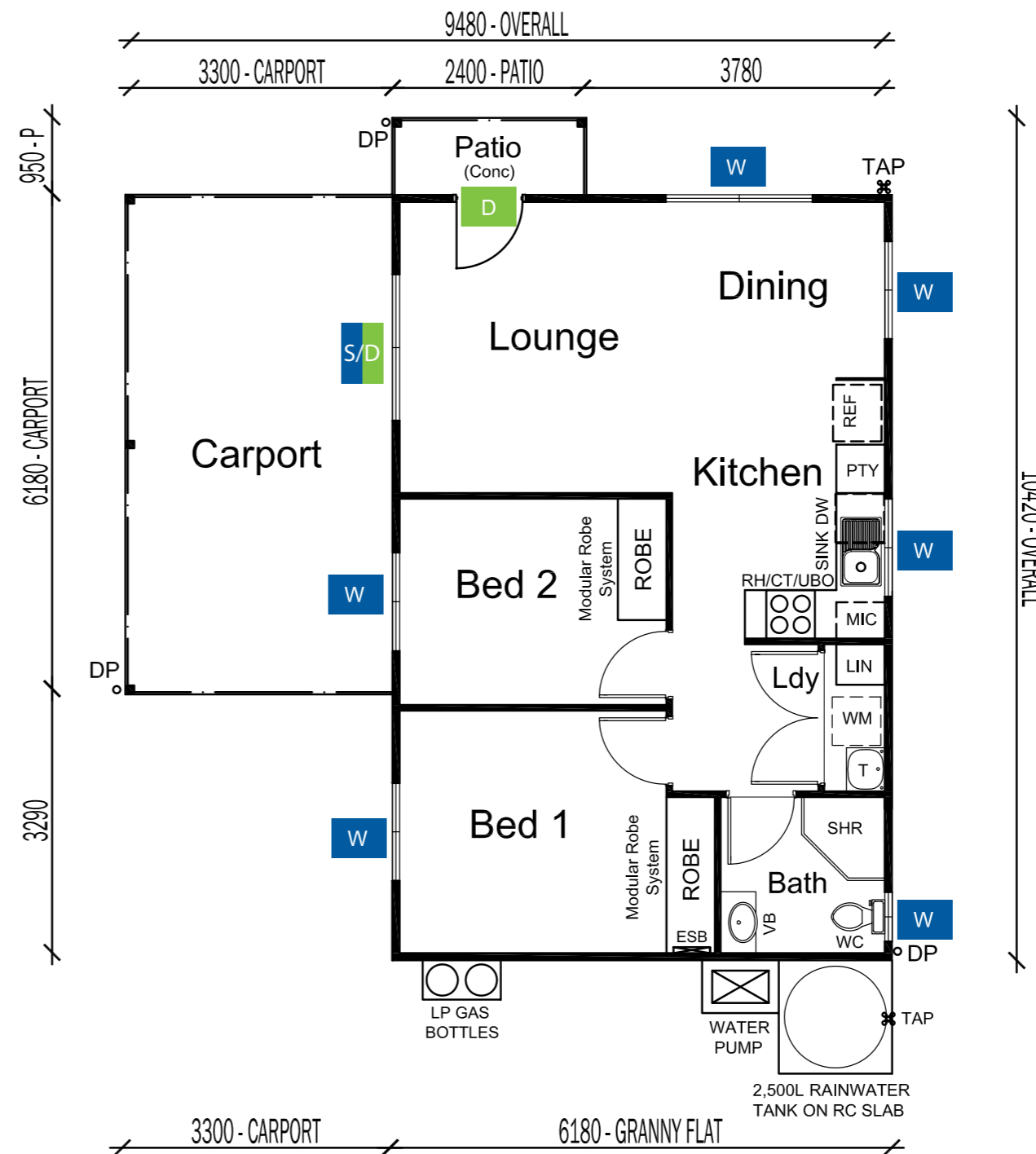
SPECIFICATIONS • THE MORUYA

AREAS

Living	58.52m ²
Patio	2.28m ²
Carport	20.39m ²
Total	81.19m ² [8.82sq]



THE MORUYA FRONT FACADE



FLOOR PLAN

TWO BEDROOM GRANNY FLAT • THE OAKBANK



THE OAKBANK

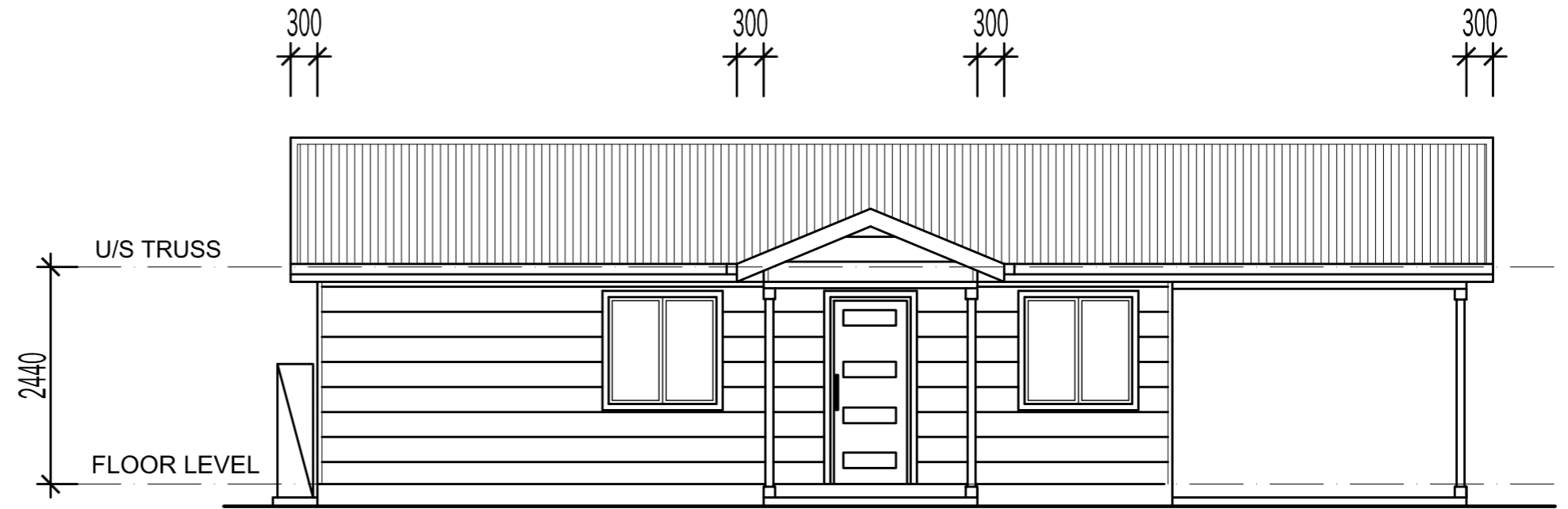
TWO BEDROOM GRANNY FLAT

SPECIFICATIONS • THE OAKBANK

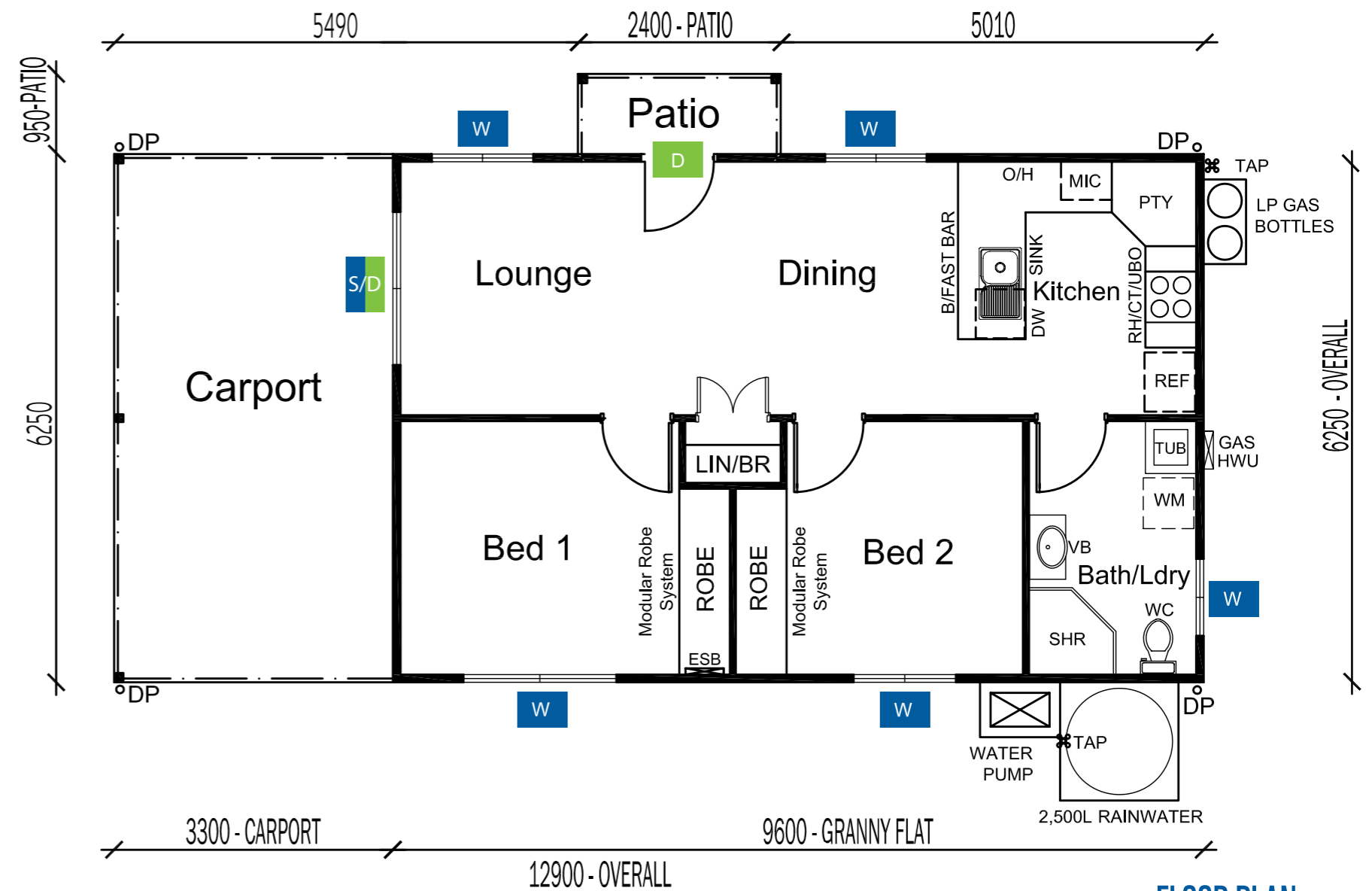
AREAS

Living	60.00m ²
Patio	2.28m ²
Carport	20.63m ²

Total 82.91m² [9.10sq]



THE OAKBANK FRONT FACADE



FLOOR PLAN

TWO BEDROOM GRANNY FLAT • THE PAKENHAM



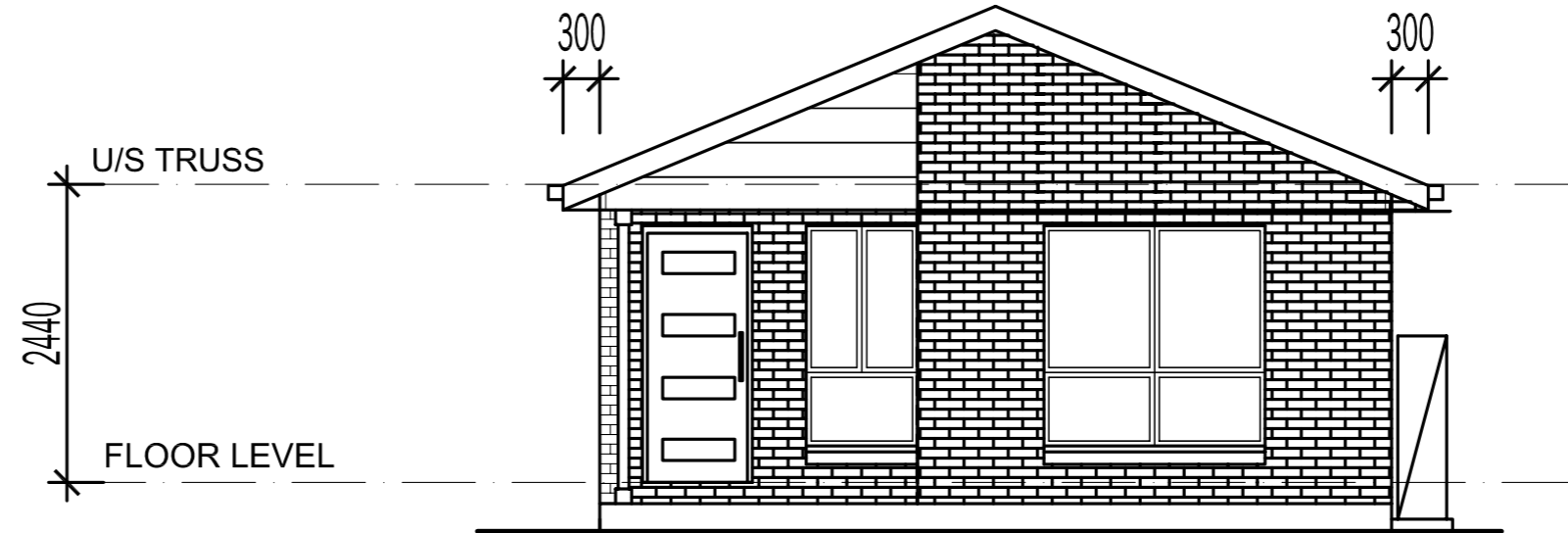
THE PAKENHAM

TWO BEDROOM GRANNY FLAT

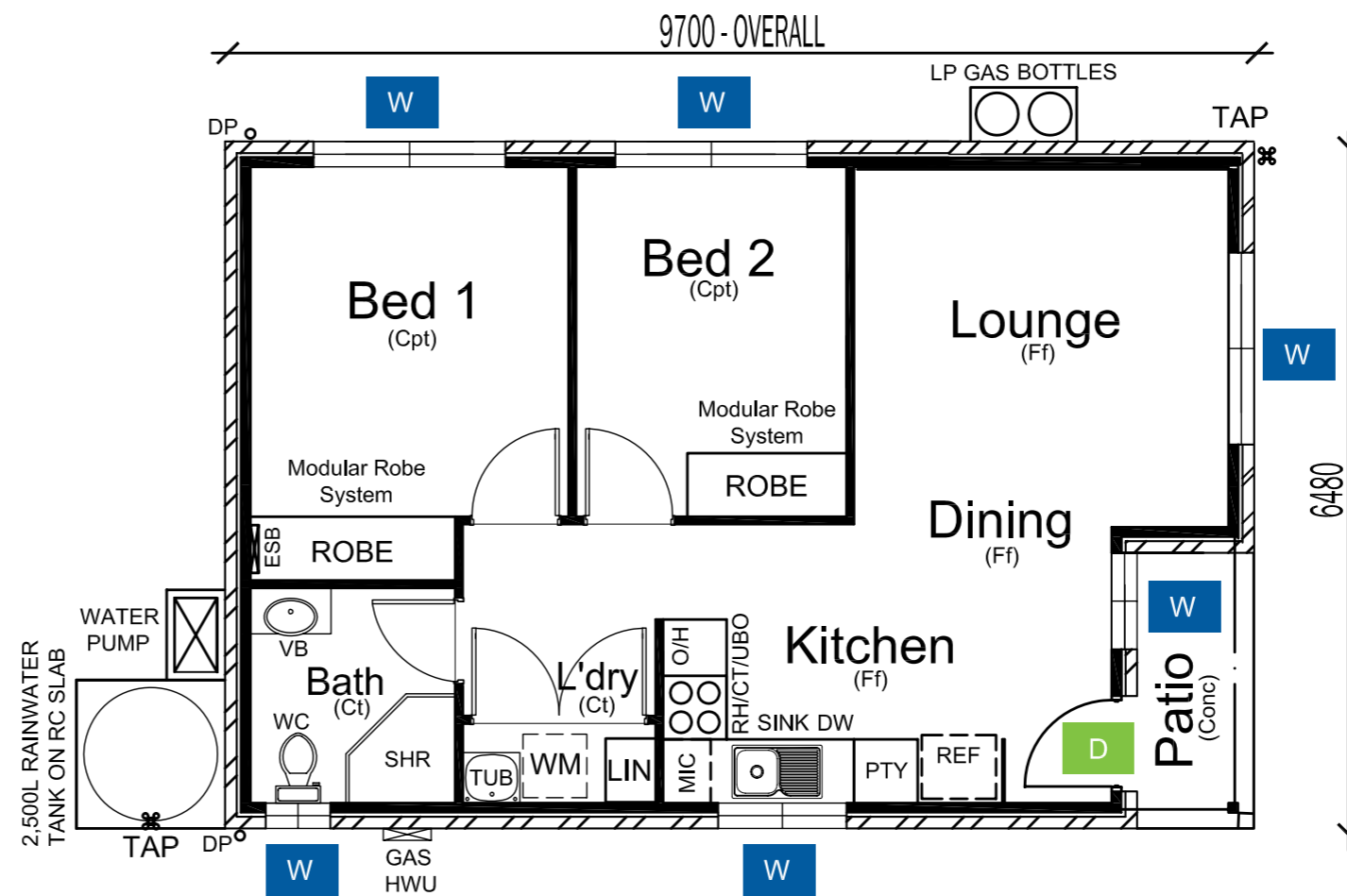
SPECIFICATIONS • THE PAKENHAM

AREAS

Living	60.00m ²
Patio	2.86m ²
Total	62.86m ² [6.83sq]



THE PAKENHAM FRONT FACADE



FLOOR PLAN

TWO BEDROOM GRANNY FLAT • THE QUEANBEYAN



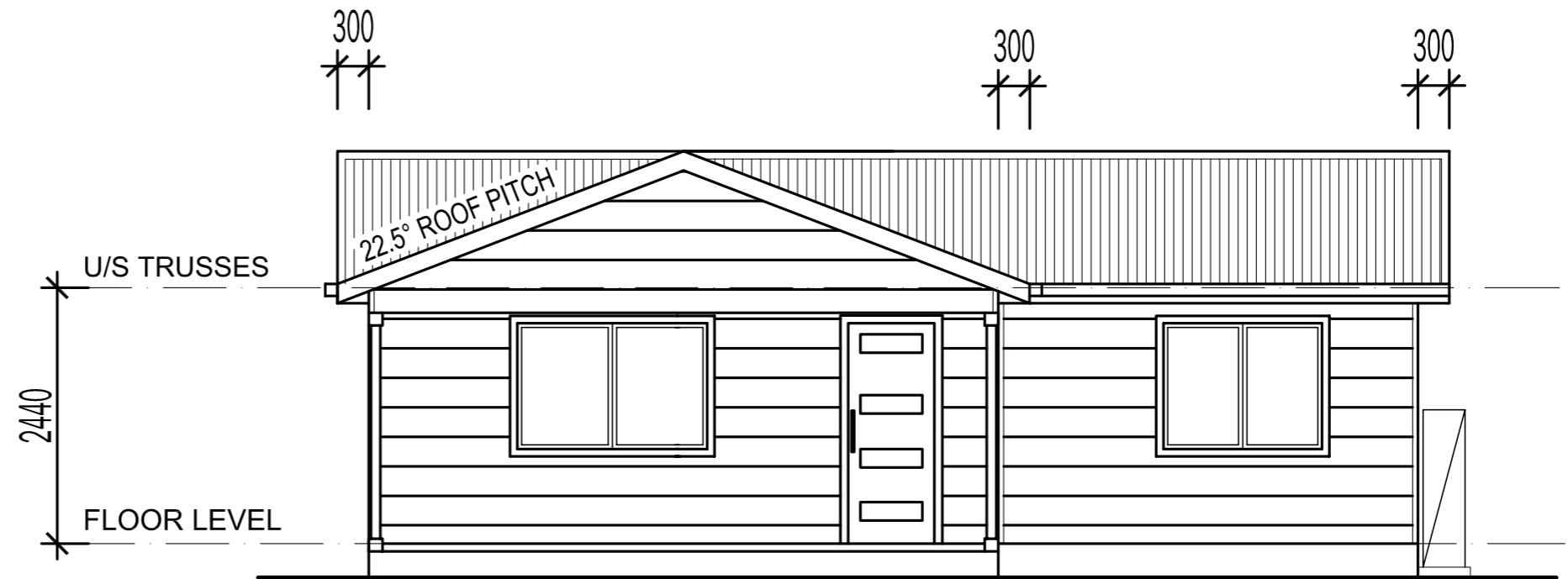
THE QUEANBEYAN

TWO BEDROOM GRANNY FLAT

SPECIFICATIONS • THE QUEANBEYAN

AREAS

Living	60.00m ²
Alfresco	14.40m ²
Total	74.40m ² [8.63sq]



THE QUEANBEYAN FRONT FACADE



FLOOR PLAN

TWO BEDROOM GRANNY FLAT • THE ROSEHILL



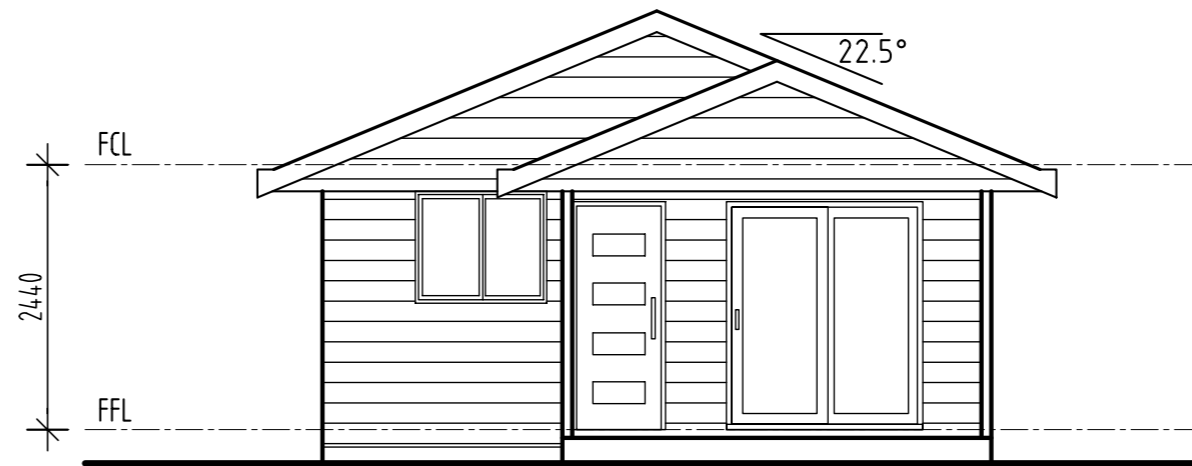
THE ROSEHILL

TWO BEDROOM GRANNY FLAT

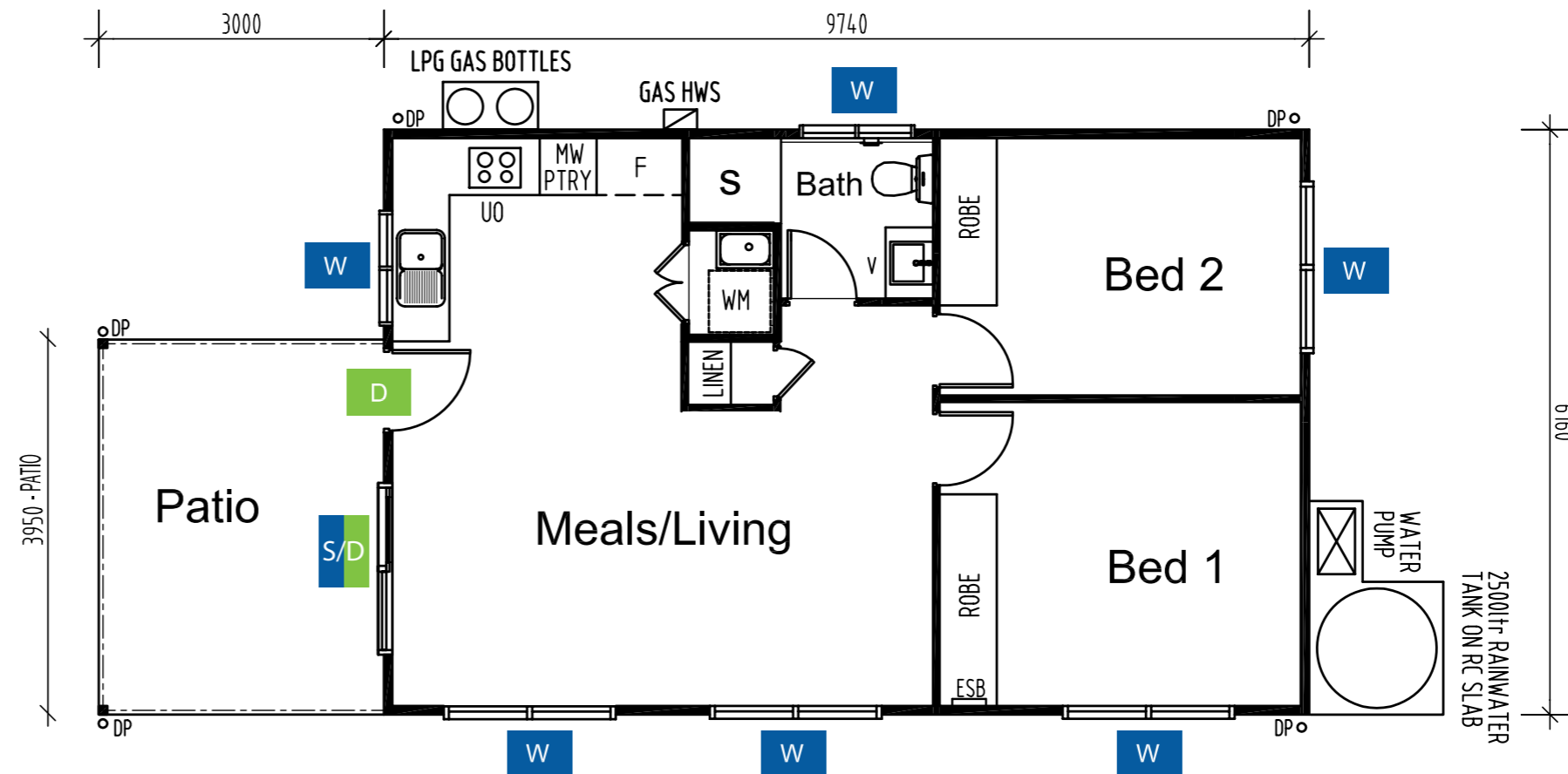
SPECIFICATIONS • THE ROSEHILL

AREAS

Living	60.00m ²
Alfresco	11.85m ²
Total	71.85m ² [7.809sq]



THE ROSEHILL FRONT FACADE



FLOOR PLAN

TWO BEDROOM GRANNY FLAT • THE SALE



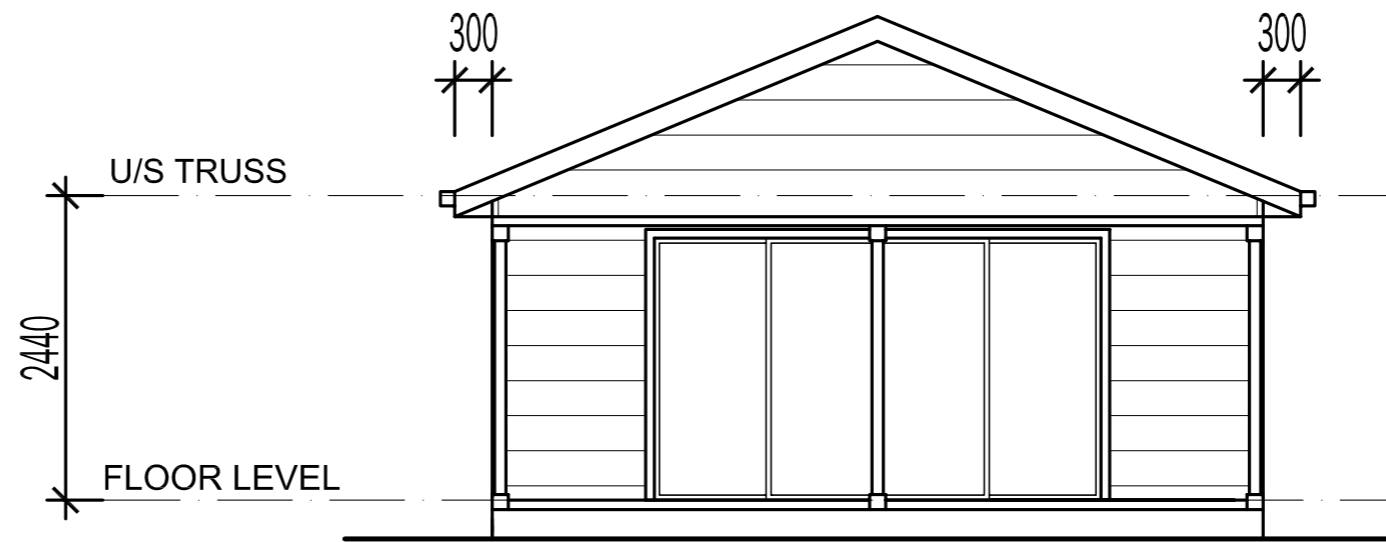
THE SALE

TWO BEDROOM GRANNY FLAT

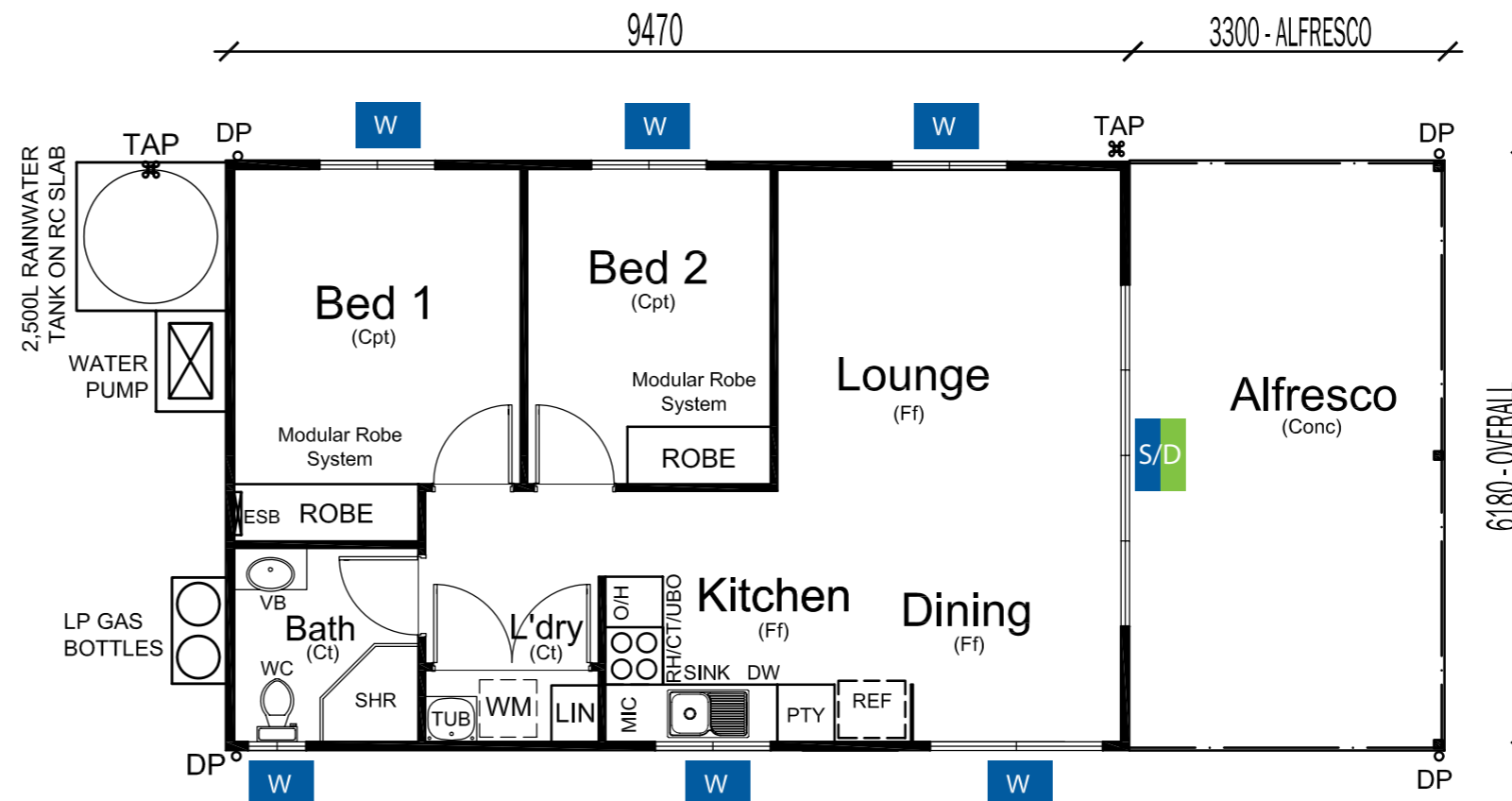
SPECIFICATIONS • THE SALE

AREAS

Living	58.52m ²
Alfresco	20.40m ²
Total	78.92m ² [8.57sq]



THE SALE FRONT FACADE



FLOOR PLAN

TWO BEDROOM GRANNY FLAT • THE SAPPHIRE COAST



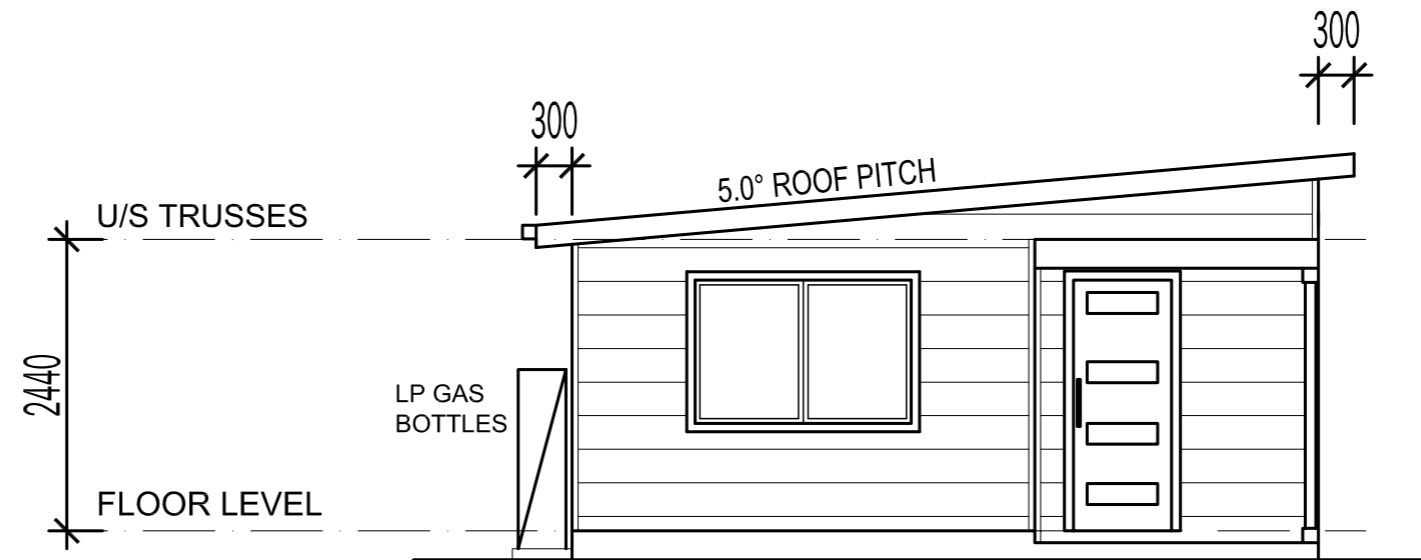
THE SAPPHIRE COAST

TWO BEDROOM GRANNY FLAT

SPECIFICATIONS • THE SAPPHIRE COAST

AREAS

Living	59.88m ²
Alfresco	15.75m ²
Total	75.63m ² [8.14sq]



THE SAPPHIRE COAST FRONT FACADE



FLOOR PLAN

TWO BEDROOM GRANNY FLAT • THE SEYMOUR



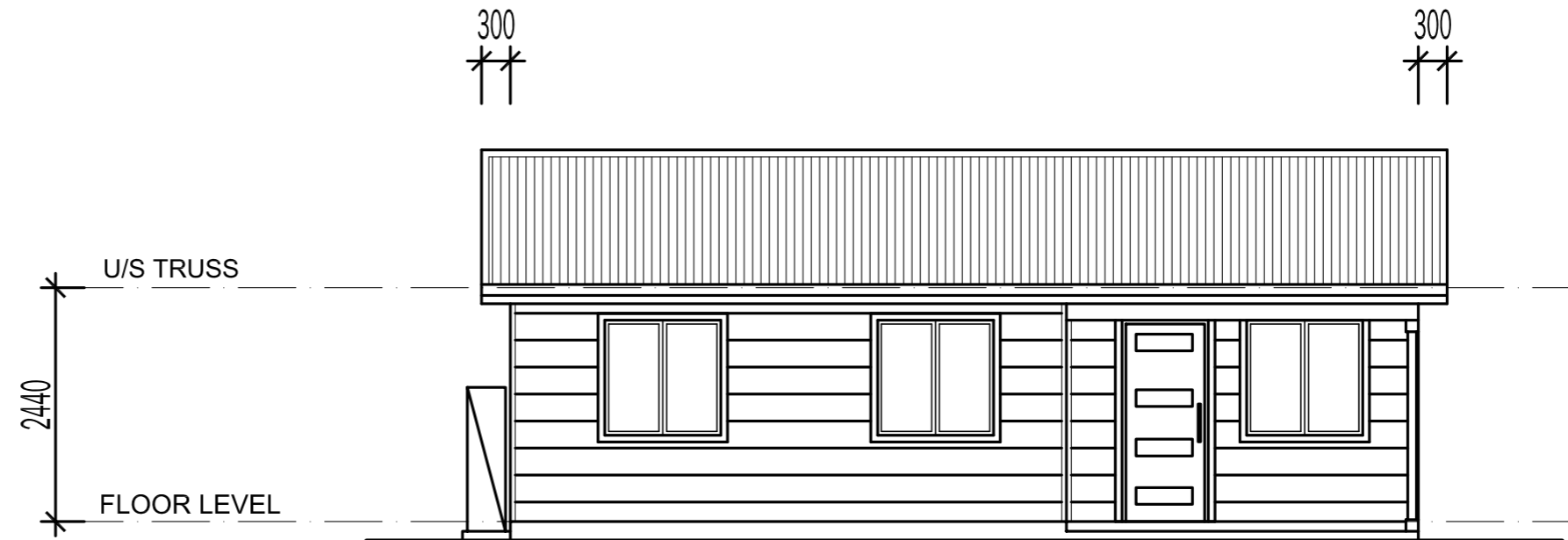
THE SEYMOUR

TWO BEDROOM GRANNY FLAT

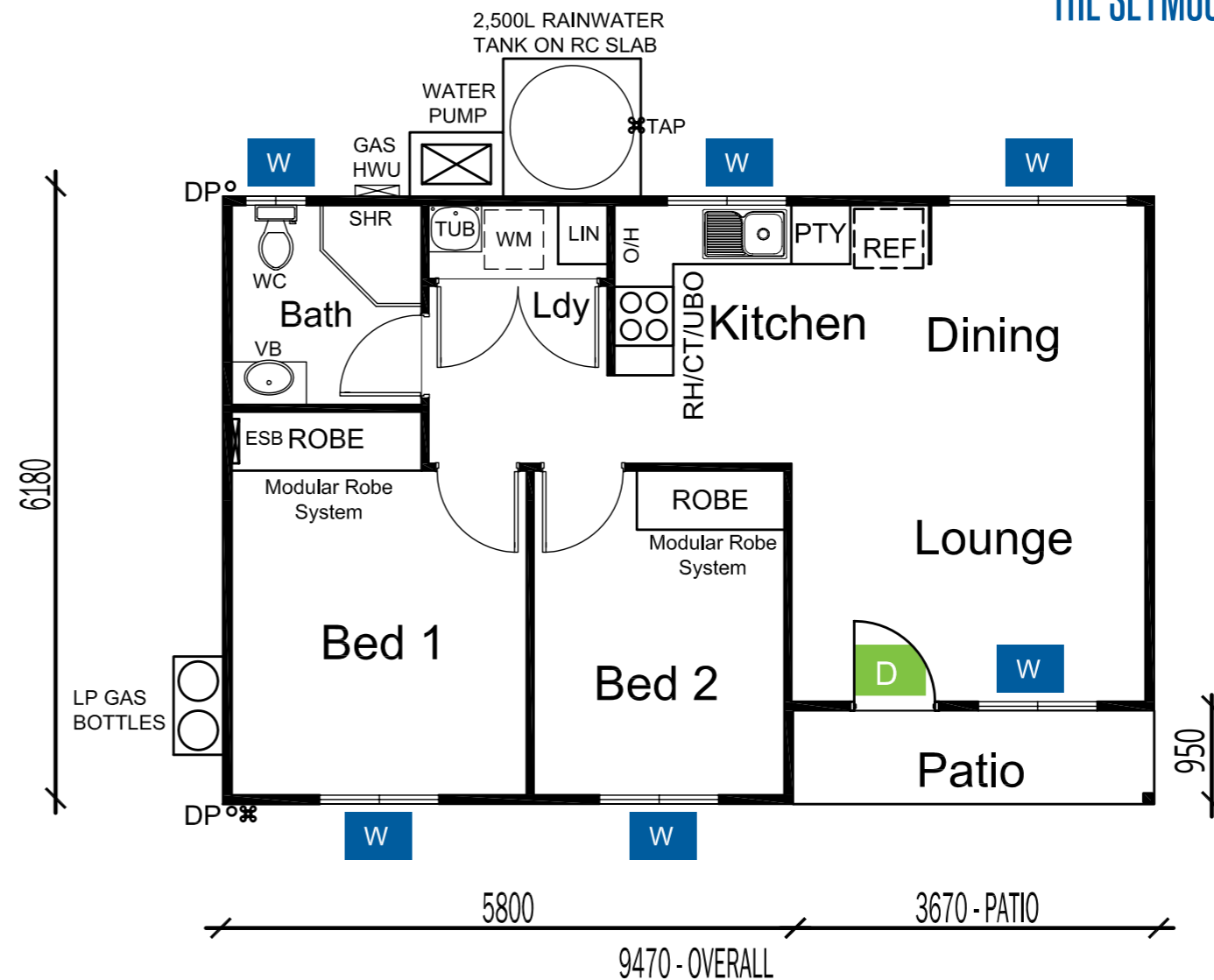
SPECIFICATIONS • THE SEYMOUR

AREAS

Living	55.04m ²
Patio	3.48m ²
Total	58.52m ² [6.36sq]



THE SEYMOUR FRONT FACADE



FLOOR PLAN

TWO BEDROOM GRANNY FLAT • THE STRATHALBYN



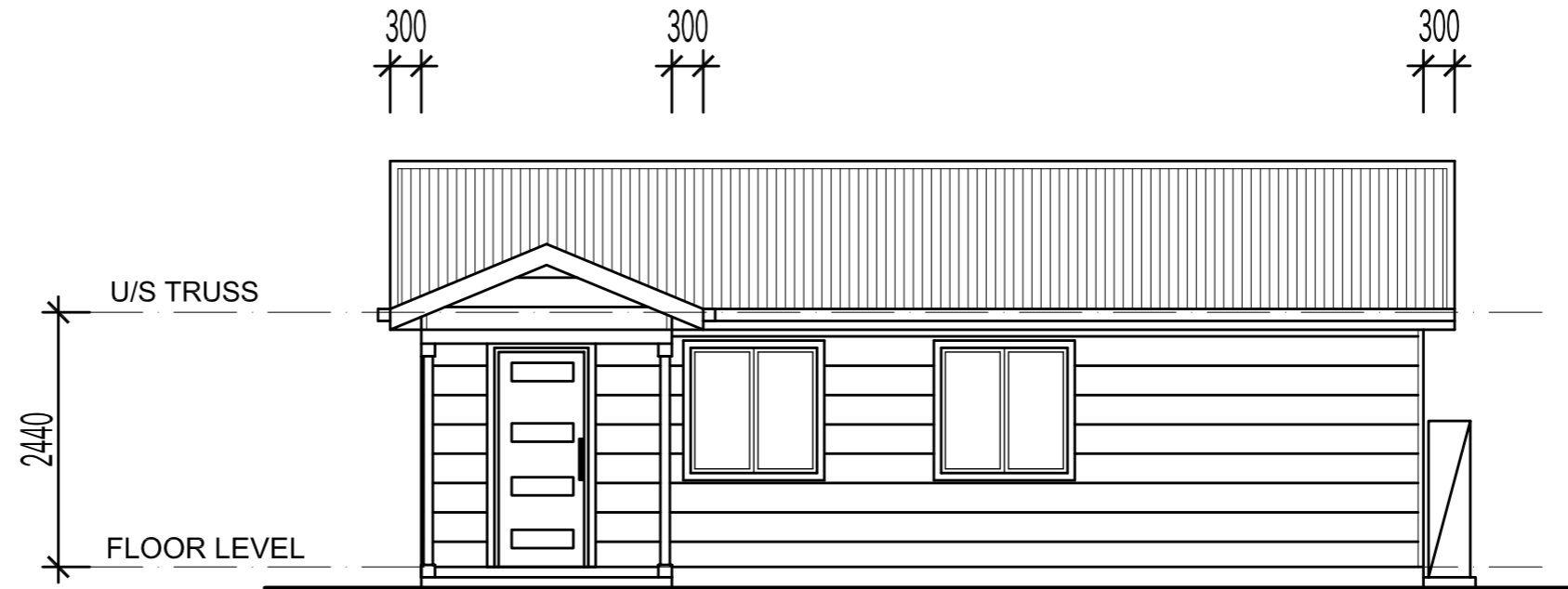
THE STRATHALBYN

TWO BEDROOM GRANNY FLAT

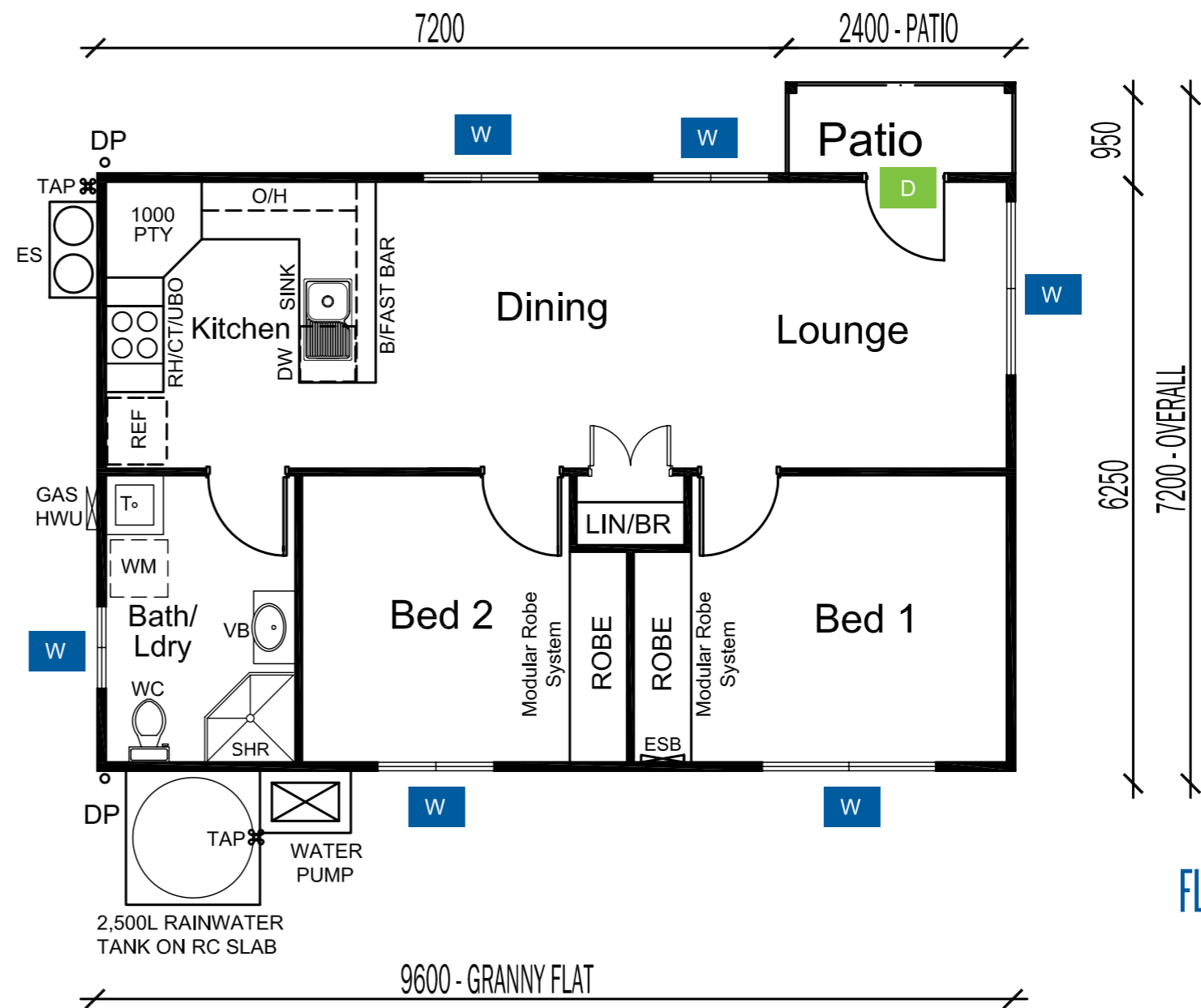
SPECIFICATIONS • THE STRATHALBYN

AREAS

Living	60.00m ²
Patio	2.28m ²
Total	62.28m ² [6.671sq]



THE STRATHALBYN FRONT FACADE



FLOOR PLAN

TWO BEDROOM GRANNY FLAT • THE SUNSHINE COAST



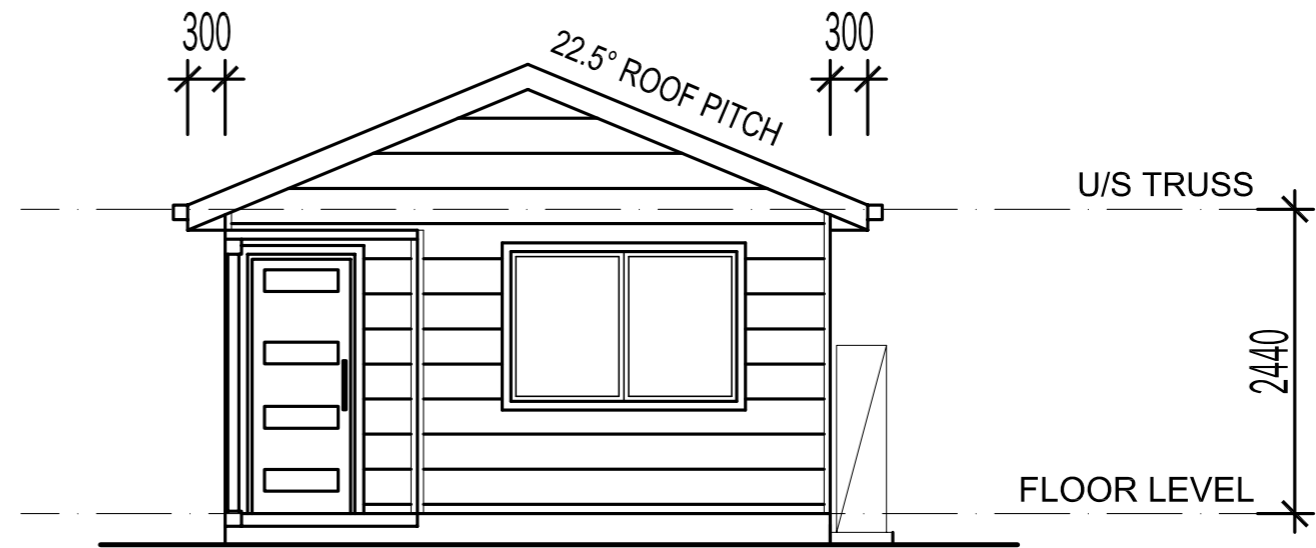
THE SUNSHINE COAST

TWO BEDROOM GRANNY FLAT

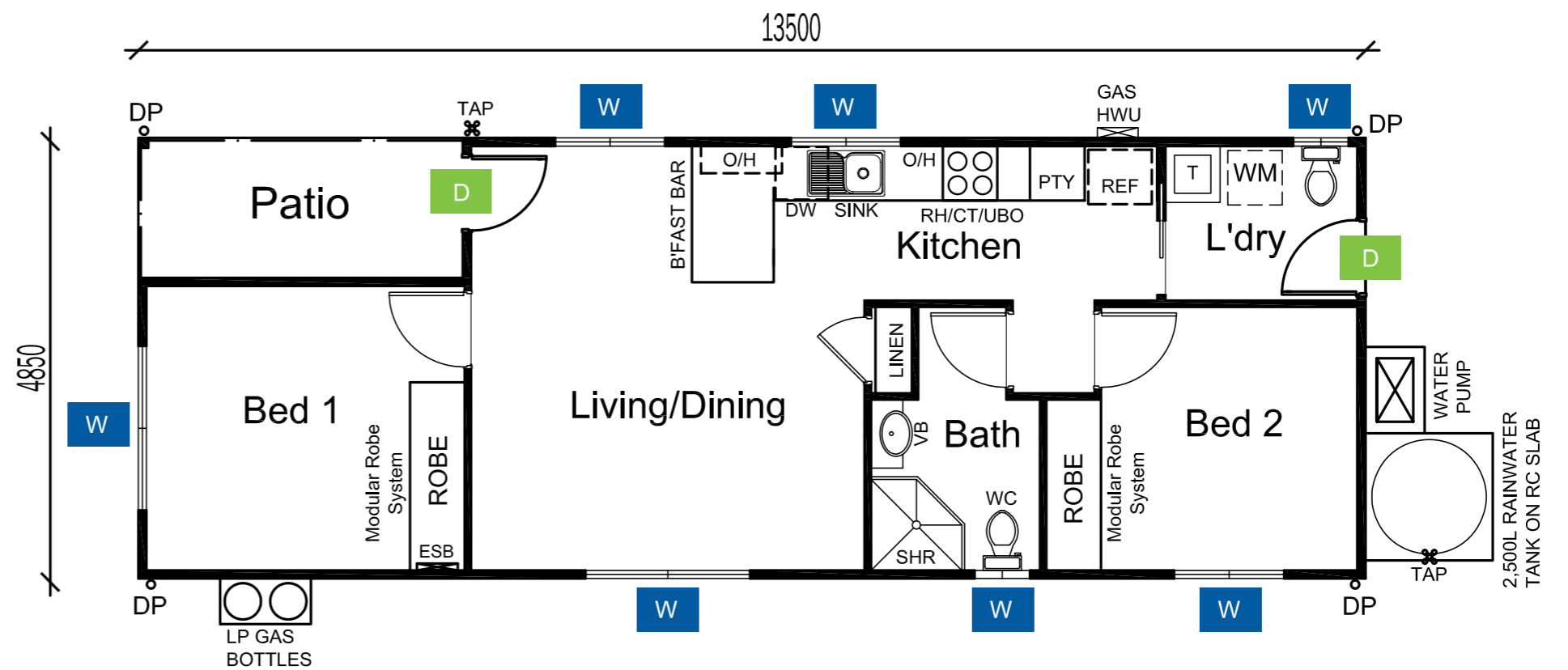
SPECIFICATIONS • THE SUNSHINE COAST

AREAS

Living	59.98m ²
Patio	5.49m ²
Total	65.47m ² [7.11sq]



THE SUNSHINE COAST FRONT FACADE



FLOOR PLAN

TWO BEDROOM GRANNY FLAT • THE SWAN HILL



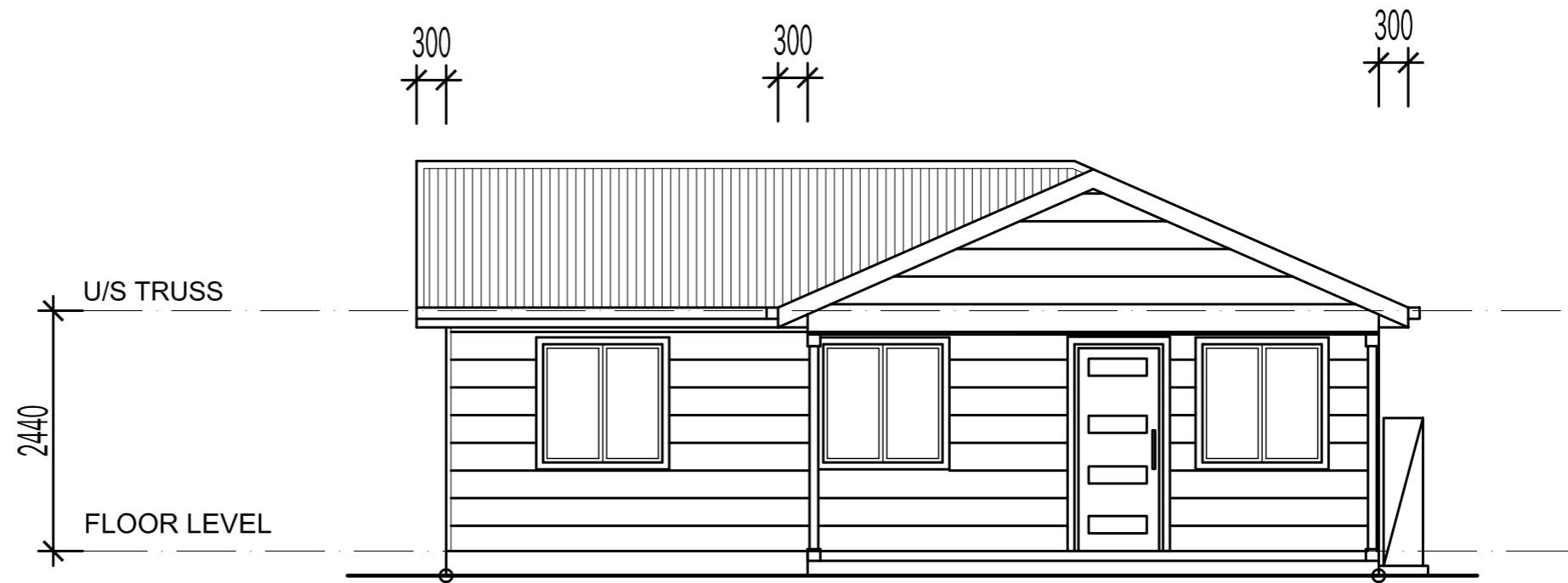
THE SWAN HILL

TWO BEDROOM GRANNY FLAT

SPECIFICATIONS • THE SWAN HILL

AREAS

Living	55.04m ²
Patio	3.48m ²
Carport	29.00m ²
Total	87.52m ² [9.51sq]



THE SWAN HILL FRONT FACADE



FLOOR PLAN

TWO BEDROOM GRANNY FLAT • THE WANGARATTA



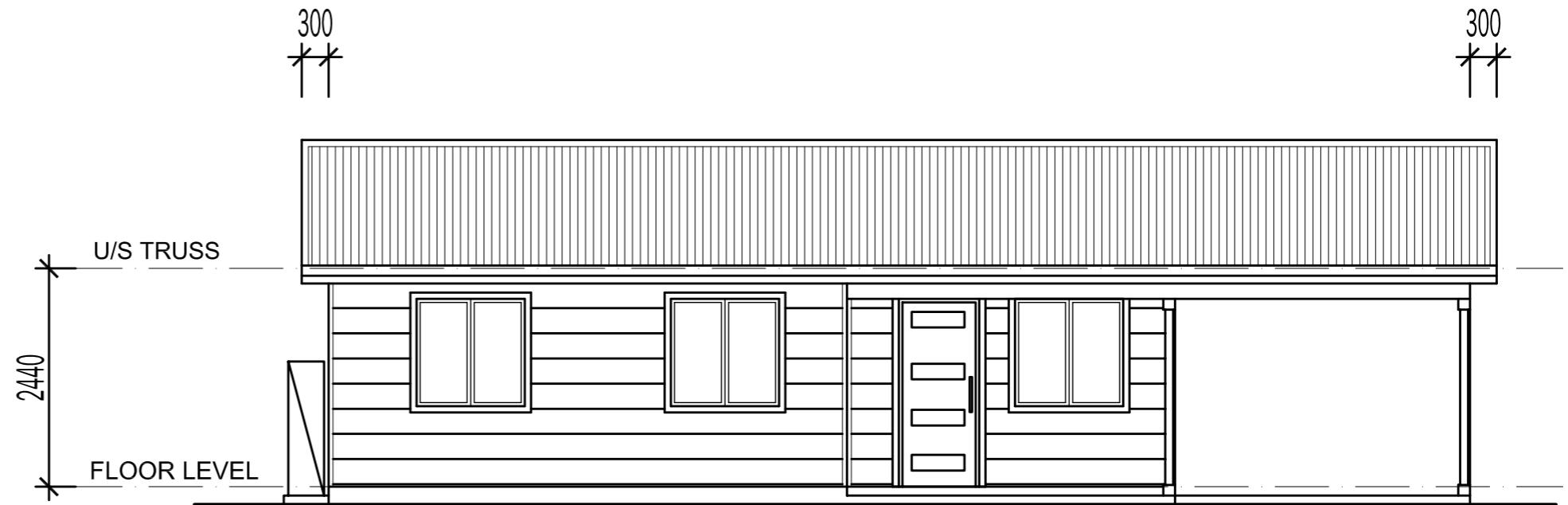
THE WANGARATTA

TWO BEDROOM GRANNY FLAT

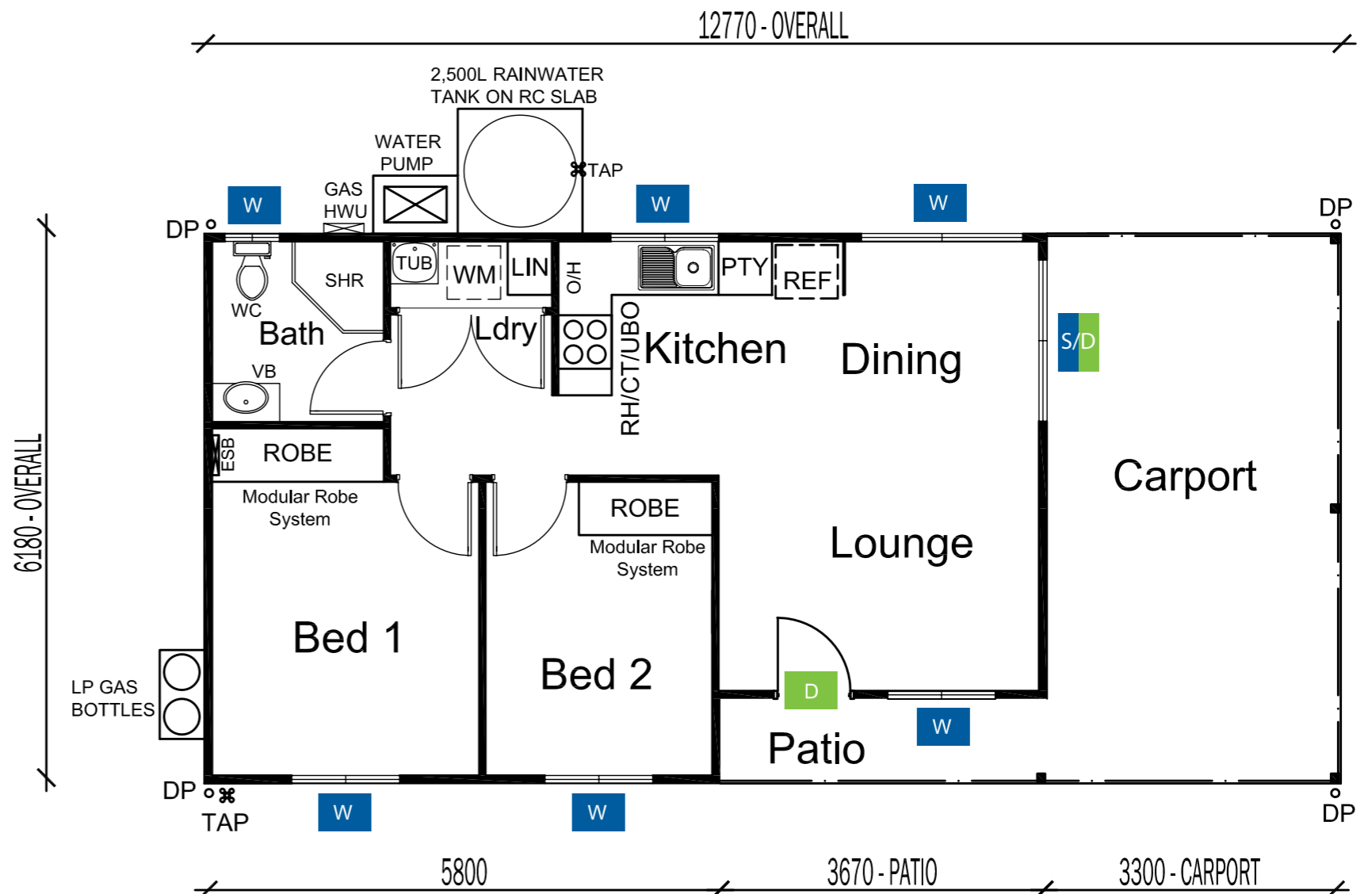
SPECIFICATIONS • THE WANGARATTA

AREAS

Living	55.04m ²
Patio	3.48m ²
Carport	20.39m ²
Total	78.91m ² [8.58sq]



THE WANGARATTA FRONT FACADE



FLOOR PLAN

TWO BEDROOM GRANNY FLAT • THE WARWICK



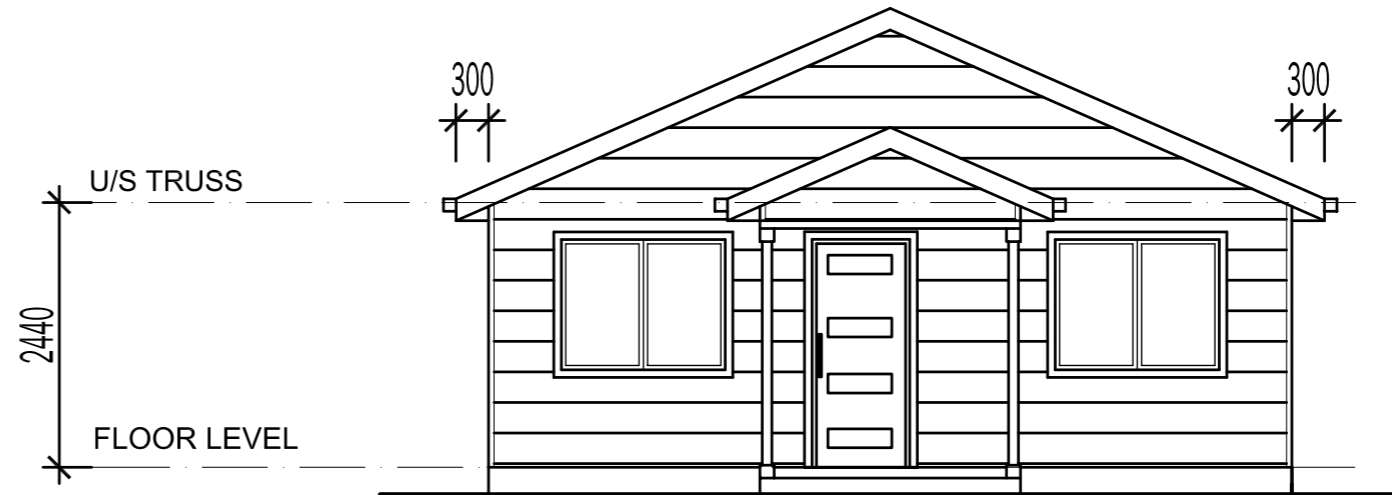
THE WARWICK

TWO BEDROOM GRANNY FLAT

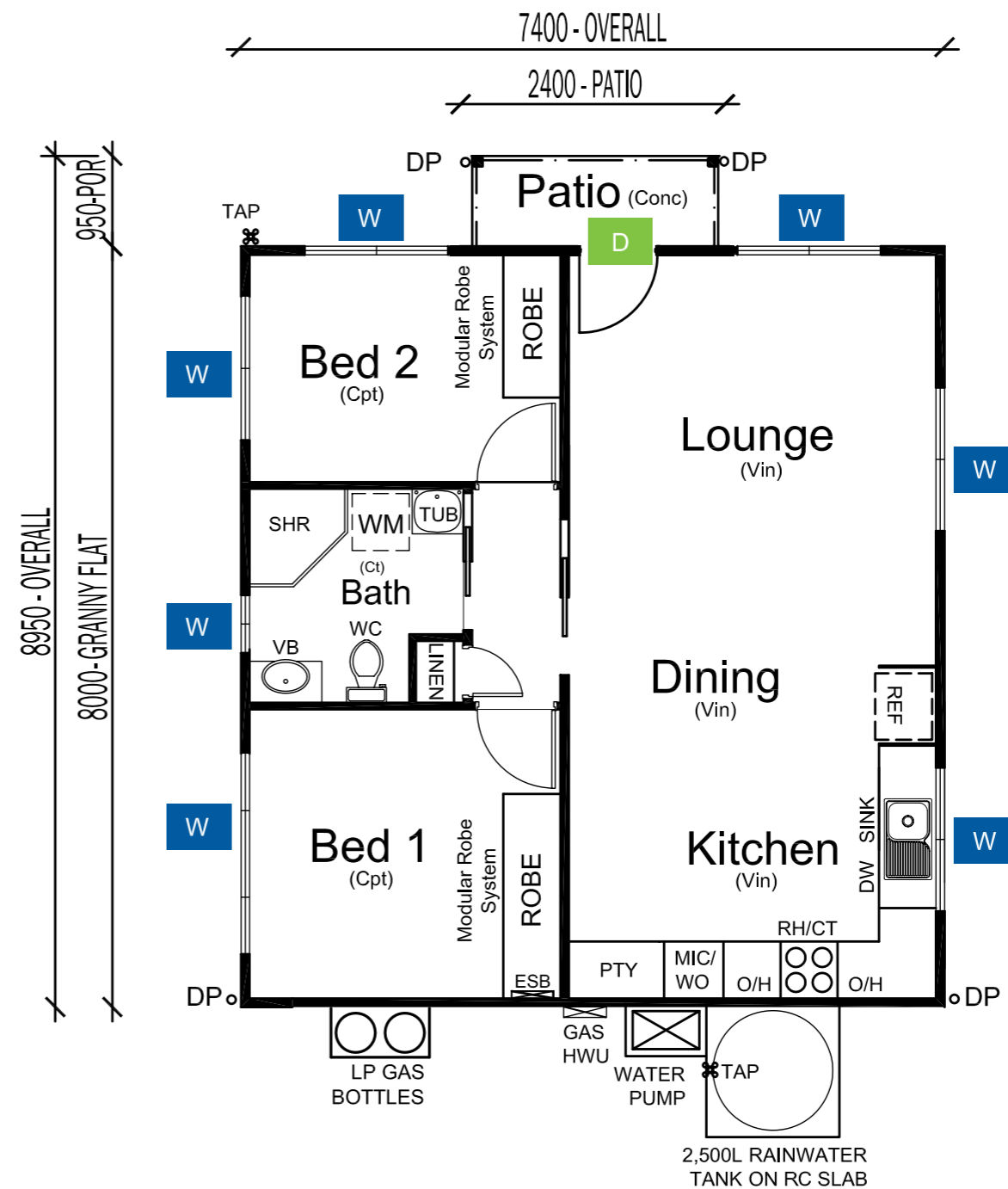
SPECIFICATIONS • THE WARWICK

AREAS

Living	59.20m ²
Patio	2.28m ²
Total	61.48m ² [6.62sq]



THE WARWICK FRONT FACADE



FLOOR PLAN

HOW IT WORKS

THE PROCESS AND TIMEFRAME

STEP-BY-STEP CONSTRUCTION PROCESS

One of the best things about working with P J Cook is that the whole project from quote to completion is managed by a single master builder with years of experience.

A new brand new granny flat delivered to your block – stress-free, on-time and on budget

WEEK 1

SITE ESTABLISHMENT

Set up signs, temporary fencing, toilet, sediment controls, water, power & bins

SITE PREPARATION

For example: tree & stump removal, demolishing any existing structures if required

COMPLETE CUT, FILL

CONCRETE PEERING

If required & placement of form work

WATER MANAGEMENT

Placement of internal drainage & connection of all external services

WEEK 2

TERMITE PROTECTION & CONCRETING

Termite protection to all pipe penetrations

Placement of concrete

Slab cure & termite protection to the perimeter of the slab area

WEEK 3

WALLS, ROOFING, WINDOWS & DOORS

Walls & roof framing installation

Colour bond roofing, fascia & gutter installation

Window & door installation

WEEK 4

CLADDING & EAVES INSTALLATION

SITE LOCK-UP

ROUGH-IN

Internal plumbing rough-in

Internal electrical rough-in

AC rough-in

WEEK 5

INSULATION & LININGS

External wall insulation installed

Internal plasterboard linings

KITCHEN INSTALLATION

WEEK 6

WATERPROOFING

Waterproofing of wet areas e.g. bathroom & laundry

TILING

Floor & wall tiling to all wet areas e.g. bathroom, laundry & kitchen splash

WEEK 7

FIX-OUT

Doors, architraves, skirting etc.

INTERIOR PAINTING

CEILING INSTALLATION

WEEK 8

EXTERIOR PAINTING

PLUMBING

Plumbing exterior & internal fit-off

ELECTRICAL

Electrical fit off interior & exterior

AC fit off

Install electrical sub mains

WEEK 9

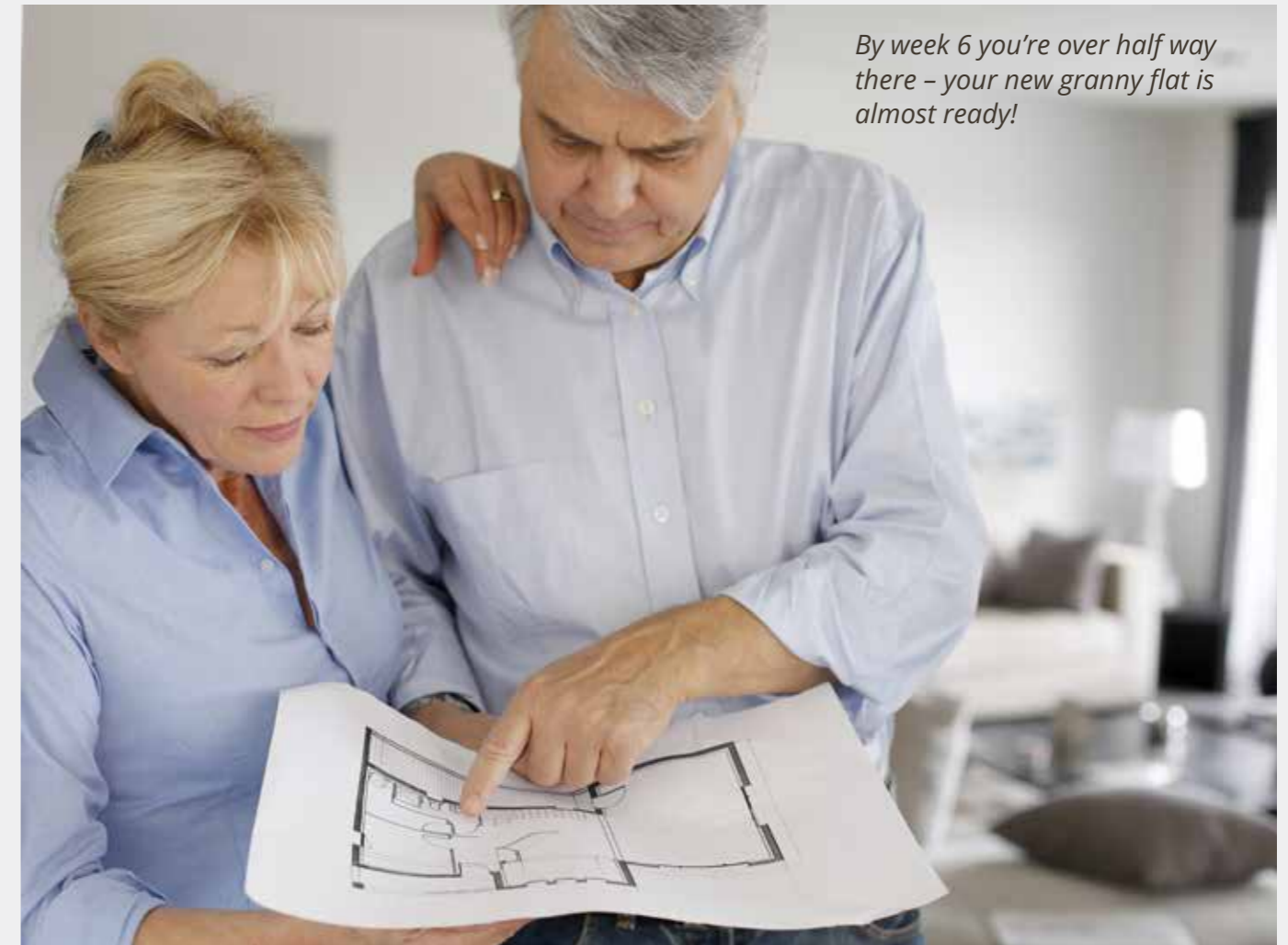
INSTALLATIONS

Shower screen

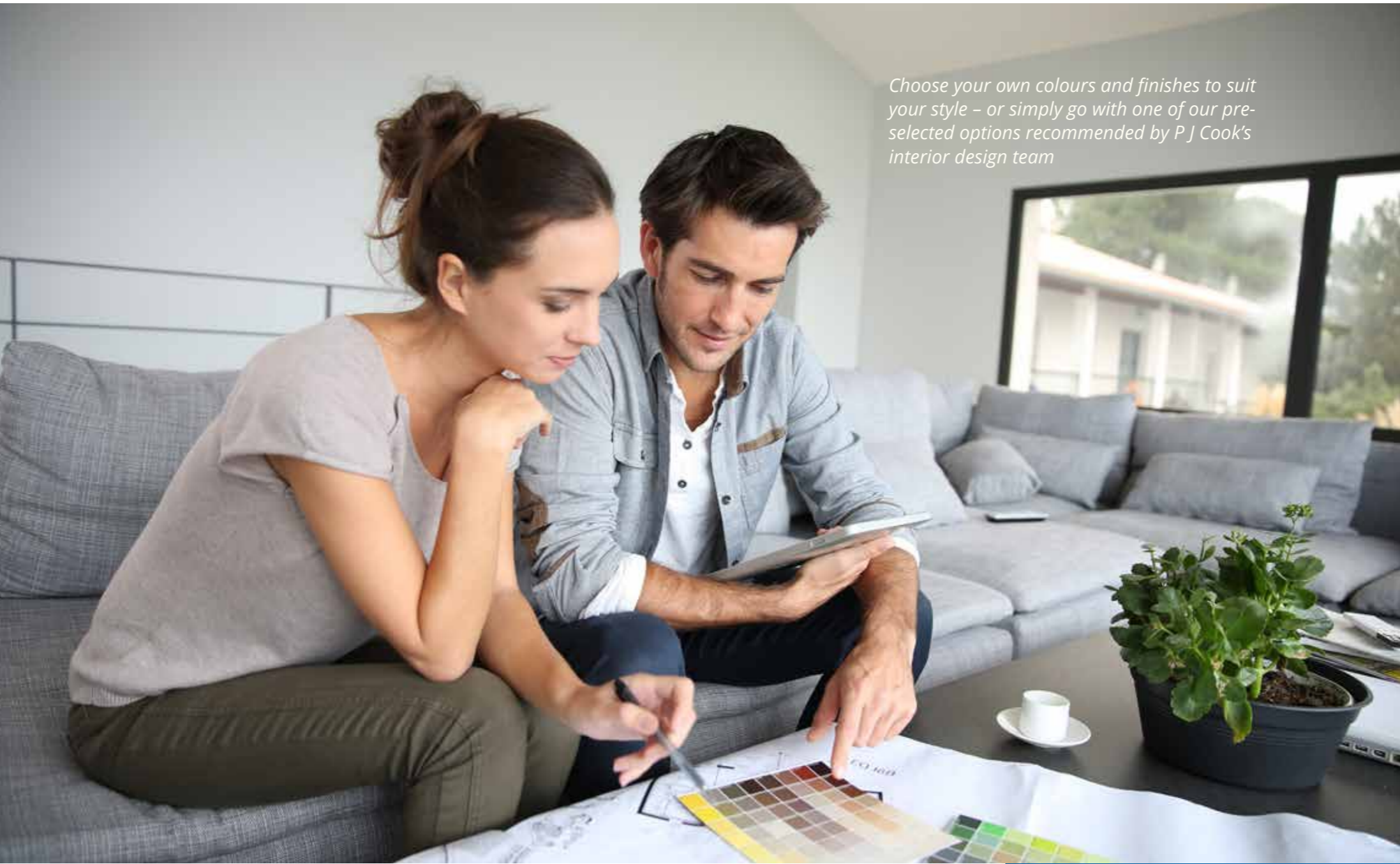
TV aerial

Wardrobes

P J Cook looks after every step of the process including quote, design, construction and handover as well as organising and managing all of the associated trades.



By week 6 you're over half way there – your new granny flat is almost ready!



Choose your own colours and finishes to suit your style – or simply go with one of our pre-selected options recommended by P J Cook's interior design team

P J Cook's communication throughout the building process was so reassuring. He was upfront and honest the whole way through and there were no hidden surprises.



WEEK 10

- FLOORING**
Floor covering installation
- FIX-OUT FIT OFF**
Doors, locks, toilet roll/towel holders
- INSTALLATION OF BLINDS**
- ELECTRICITY METERING**
Level 2 main power meter box upgrades, install new meters etc.

WEEK 11

- EXTERIOR FINISHING**
Fencing & gate installation
Letter box
Clothes line
External clean up
Landscaping

WEEK 12

- INTERIOR FINISHING**
Painting general touch ups
Professional internal cleaned
- IT'S YOURS!**
Final inspection
And hand over to owner

This time frame is a guide based on how the vast majority of projects are delivered. However, project timelines can vary depending on inclusions selected, weather conditions, availability of materials, complexity of the project, site conditions and other unexpected delays.

Peter J Cook strives to complete all projects on time and on budget. Communication is key

to the process and you are informed of any changes to the schedule along the way. P J Cook does not cut corners and is committed to high quality work at every stage of the project. Your granny flat is set to stand out from the rest.

With a proven track record for delivering projects above and beyond expectations, building your granny flat with P J Cook is going to be a project you will enjoy!

WHAT'S INCLUDED

EXTERNAL INCLUSIONS

P J Cook is upfront and honest. There were no hidden surprises about what was included and what wasn't. We felt confident the whole way through and our build was seamless!



There wasn't a single drama with P J Cook. We chose some modifications and additions to really make our granny flat unique. Nothing was a hassle for the P J Cook crew.

YOUR GRANNY FLAT BUDGET

This section outlines what's included and excluded in your build.

Standard fees and expenses payable by owners are also listed so that you can work within a realistic budget.

EXTERNAL INCLUSIONS

PRECONSTRUCTION, SITE COSTS & PRELIMINARIES

- Site inspection
- Detailed site survey to AHD level by registered surveyor
- Designing & drafting fees
- Basix certificate
- Engineers fees [Slab design only]
- Engineers Soil Test [Up to Class M soil]
- Identification survey & peg out by registered surveyor
- Home owners warranty insurance
- Workers compensation insurance & contractors all risk insurance
- Public liability insurance
- Prepare & lodging complying development documentation to private certifier
- Preparation & lodgement of development application to council or private certifier
- Construction certificate
- Mobile scaffolding as required
- Installation & maintenance of required sediment control barriers throughout construction
- All granny flats come with a 3month maintenance warranty plus a 6 year statutory structural guarantee
- Provision of temporary builders site fencing up to 30lm
- Provision of onsite toilet for duration of construction

CONCRETE SLABS

- Concrete waffle pod slab on ground design to M classification by qualified structural engineer
- Plan concrete slabs to all external services
- Slab fill up to 50mm, as required
- Allowance/provisional sum to complete cut & fill
- Plant & equipment to complete above

TERMITE CONTROL

- Trithor termite protection to the perimeter of the slab area
- Termite protection to all pipes penetrations
- Termite slab curing protection

FRAMES & TRUSSES

- H2 timber frame construction to Australian Standards 1684, 2440 nominal ceiling height
- 25 year guarantee against any termite activity

EXTERNAL POSTS & BEAMS

- 90 x 90 H3 treated pine primed timber posts, as required
- H3 primed t/pine laser cut beams
- Fed trims to all posts, as required

CLADDING

- 300mm Millwood smooth weather-tex cladding to the entire granny flat external walls & gables, as required
 - Sarking to external walls
 - 18 x 18 H3 primed treated pine internal corners, as required.
 - 50 x 50 PVC external corners

At P J Cook we welcome custom designs, changes to our standard designs, and exterior & interior product up-grades. Chat to us and we'll work with you to create the granny flat that best suits your needs

EXTERNAL ARCHITRAVES

- 42 x 18 H3 primed treated pine architraves around all window & doors externally, as required.

EXTERNAL ENTRY DOOR

- Newington 820 x 40 x 2040 Hume's XN5 door
- Maple door jambs & hardwood sill
- Clear or translucent glass

EXTERNAL ENTRY DOOR HARDWARE

- Lane Caletta lever handle *[Specifier series]* with dead bolt to front entrance
- STD white 75mm plastic door stop as required

ALUMINIUM WINDOWS & DOORS

- Powder coated aluminum windows & sliding doors with standard fibre glass mesh to screens & standard locks *[Selection from a wide range of standard colours]*
- Windows & sliding doors key locked

ROOFING

- Colour bond custom orb roofing *[Available in a wide range of colours]*
- All flashing to roof area, as required
- 50mm R1.3 sarking/insulation blanket

FASCIA, GUTTER & DOWN PIPES

- Colour bond fascia & slotted high front gutter *[available in a wide range of colours - 90mm PVC round downpipes]*
- 90mm PVC round downpipes

EAVES

- 300mm wide 4.5mm flat fibro lined
- 4.5mm FC sheeting to all external ceiling, as required
- 18 x 18 H3 primed treated pine beading, as required

INSULATION

- R 1.5 insulation batts to external walls
- R 3.5 insulation batts to ceiling

RAINWATER TANK & PUMP

- 2500 litre round rainwater tank
- 400W x 700L x 550H pump cover
- RS3E - Inox 60pca pump & rain switch
- Rainwater tank connected to the following recycled water points: x 1 garden tap, toilet & washing machine

HOT WATER SYSTEM

- X 1 Thermann 26 litre per minute C/ flow 50 degrees LPG gas

CLOTHES LINE

- Ground mounted clothes line *[available in a range of standard colours]*

PLUMBING & SERVICE CONNECTIONS

- Connection of new 90mm PVC storm water lines. Connection points as nominated in quote
- Connection of new 100mm PVC sewer lines. Connection points as nominated in quote
- Bring town water into the granny flat as nominated in quote
- Run new LPG gas lines, as required
- X2 LPG gas points *[hot water & cook top]*
- Installation of new water meter



Honesty, passion, precision and excellent service – we highly recommend Peter to anyone looking for outstanding building work



ADD VALUE TO YOUR BLOCK

The backyard shed or garage turned living space has certainly come a long way over the years, with many homeowners now opting to construct brand new granny flats that resemble miniature houses on their properties.

Around Australia there's certainly been an increase in homeowners building granny flats – and the benefits are many, not least being accommodation for your extended family or for generating rental income.

Granny flats can be built on most residential-zoned properties. And the beauty is that a secondary dwelling on your block can be built quite quickly, most going up in around 10-12 weeks.

WHAT'S INCLUDED

INTERNAL INCLUSIONS



INTERNAL INCLUSIONS

INTERNAL LININGS

- 10mm recessed edge plasterboard to walls
- 6mm villa board to wet areas
- 10mm recessed edge uni span plasterboard to all ceilings
- 90mm cove cornice throughout
- Set to a level 4 finish

SKIRTING & ARCHITRAVES

- 66 X 18mm half splayed timber skirting, as required
- 42 x 18 half splayed timber architraves to all doors & windows

INTERNAL DOORS

- Hume's internal pre hung doors [Door type - Flush Readicote]

DOOR FURNITURE

- Lane Caletta lever handle [Specifyer series]
- STD plastic magnetic door catches to laundry & linen cupboard doors
- STD white 75mm plastic door stops, as required

WARDROBES

- Sliding wardrobes doors with white melamine interior system to the bedrooms consisting of the following:
 - White textured melamine or STD clear glass doors, powder coated top & bottom tracks
 - Top shelf, hanging clothes rail

LINEN CUPBOARD

- 4-5 melamine shelves [subject to chosen design]

FLOOR COVERINGS

- 8mm laminate floating floors to lounge, dining, kitchen & hallway areas
- Carpet to bedrooms & wardrobes RANGE: Cubes - Multi level loop pile
- Laid on standard underlay

WINDOW FURNISHING

- White vertical blinds to all windows & sliding doors, excluding wet areas

PAINTING EXTERNAL & INTERNAL

- Taubmans 2 coat system to the exterior eaves, cladding, posts, beams, external ceilings, down pipes & external architraves [maximum 1 colour each]
- Taubmans 3 coat system throughout including ceilings, cornices & walls [1 colour]
- Taubmans 3 coat system to all timberwork & doors in semi gloss [1 colour]
- All colours selected from our standard Taubmans range

ELECTRICAL

- Electrical internal sub-board box package, with required power & light circuits [ready for mains connections by others]
- Run new 10mm sub mains from existing meter box to sub board in proposed granny flat [ready for mains connections by others]
- 7-9 double power points [subject to chosen design]
- 2 single power points
- 7-11 Envirolux Odeon 280 Dai Oyster fluoro white lights [dep. on chosen design]
- External light points [subject to chosen design]
- External light points [subject to chosen design]
- Phone point
- TV outlet
- TV antenna & booster, roof mounted
- Thermalite 2 x 275w 3-in-1 fan & light
- Hard wired smoke detector
- Connection points for cook top, range hood & oven
- Fan & light to the laundry
- 2 External waterproof power points
- Fully package sub board with the required circuits

PHONE MAIN CONNECTIONS

- Run phone line cable from proposed granny flat to lead in point on existing house
- Complete connections & install Madison box ready for mains connections by your service provider

BATHROOM INCLUSIONS

VANITY

Bristol floor mounted vanity unit

TOILET SUITES

Porcher heron CC toilet suite
Soft close seat

MIRRORS

Standard fully framed mirror with
standard glass & frame

TAPWARE

Chrome Posh Bristol basin/shower mixer
Chrome Base/Posh Bristol shower rose

BATHROOM/LAUNDRY ACCESSORIES

Mizu 700mm Double towel rail *[chrome]*
Mizu Drift loop toilet roll holder *[chrome]*
Mizu Drift Series soap dish *[chrome]*
STD 100mm square floor waste *[as
required]*

SHOWER SCREEN

1000 x 1000 x 1865 fully framed corner
shower screen with pivot door *[silver trims]*

NOTE

Type of shower set out & size depends
on your chosen design

BATHROOM WALL & FLOOR TILING

Floor tiles to bathroom area
Wall tiling specifications as listed below
Shower to approx. 2100mm high
STD splash back tiling over vanity
Skirting tile to the remainder
Tile allowance \$27.50 p/m²

WATERPROOFING

Waterproofing to bathroom, WC &
laundry areas to comply with AS-3740

LAUNDRY INCLUSIONS

LAUNDRY TUB

Posh Kensington 45L laundry tub *[chrome]*
[Size/type of laundry tub subject to chosen design]

LAUNDRY TAP WARE

Base MK11 sink mixer *[chrome]*
Pair Base/Posh Bristol washing machine
stops

LAUNDRY & WC FLOOR & WALL TILING

Floor tiles to laundry & WC areas
Wall tiling specifications as listed below
STD splash back tiling over laundry tub
Skirting tile to remainder
Tile allowance \$27.50 p/m²



NOTES

PHONE MAINS CONNECTION

Phone main connections for your granny
flat phone line service completed by your
service provider EG: Telstra/Optus, arranged &
completed at owners[s] expense

ADDITIONAL INTERNAL INCLUSIONS INCLUDE

565 x 565 square set man hole
Professional clean on completion

FEES & EXPENSES

Below are standard items payable by owners
building a new property. This will enable you to
set a realistic budget and consider costings of:

- Full DA or CC application fees *[only if required]*
- Private certifier fees
- Section 149 Planning Certificate
- 306 Certificate from council and contributions required by the 306
- Section 94 contribution fees, water and sewer fees *[only if required by your local council]*
- Sewer design *[only if required]*
- 0.35% NSW Long service levy fee
- Full Bush Fire Report *[only if required]*



KITCHEN INCLUSIONS

SPECIFICATIONS LISTED BELOW

Standard height 720 base cupboards
2100 overall cabinet height
Full extension drawers
600mm high overhead cupboards
33mm bull nose laminated bench tops
MDF bulkheads
All cupboards complete with category 2 melamine texture or matt finish doors, and drawer fronts with fixed & adjustable shelves
Melamine cupboard panels, 1mm PVC edge tape
Standard range handles
Fridge space with overhead cupboard
Provision for 107 degree hinges & cutlery tray
Provision for dishwasher & microwave space

KITCHEN APPLIANCES

Venini 4 function 60cm stainless steel oven
Venini STD fixed 60cm stainless steel range-hood
Venini 4 burner 60cm stainless steel cook top

KITCHEN SINK

Base MK11 single or double bowl sink 1th lhb
[stainless steel]

KITCHEN TAP WARE

Base MK11 sink mixer *[chrome]*

KITCHEN SPLASH BACK TILING

Splash back tiling above bench tops
[tile allowance \$27.50 P/M2]



We simplified our life and built a gorgeous granny flat to live in - it has been the best decision we ever made!

OPTIONS & EXCLUSIONS

EXCLUSIONS

So that you are aware of everything included/excluded in your build, below are the items not included in P J Cook's basic quote, however these can be managed and quoted upon if/as required.

- External tiling *[Optional]*
- Colour concrete to any external slabs *[Optional]*
- Connection of phone mains *[Completed by your service provider e.g. Telstra/Optus]*
- Supplying or leasing gas bottles
- Additional Council 94 Contributions, water & sewer contributions *[Only if required – payable by owners]*
- Section 149 Planning Certificate *[Payable by owners]*
- Full DA or CC Application Fees *[Only if required – payable by owners]*
- City plan services *[Private certifier fees – payable by owners]*
- Sewer design *[Only if required – payable by owners]*
- 0.35% Long service levy fee *[Payable by owners]*
- Bush fire report *[Only if required]*
- Additional plant, fill & ground labour outside the nominated allowance to complete the cut & fill required
- Concrete peering to the slab area
- Associated works with any deep edge beams to slab area *[Only if required]*
- Supplying & installing dishwasher *[Optional]*
- Supplying & installing air conditioning or heating *[Optional]*
- Supplying or installing full modular interiors within wardrobes
EG: additional vertical shelving, draws etc. *[Optional]*
- If soil test comes back higher than [M] Classification, additional charges will apply *[Only if required]*
- Retaining walls, surface drainage, pergolas, decks & letter boxes *[Optional]*
- Any associated works with removing or replacing any of the existing services EG: sewer, storm water etc, due to the fall not meeting council requirements, re-diverting or unblocking any existing services from the existing house *[Only if required]*
- Any associated works with landscaping, paving, concrete paths, drive ways or any other additional external concrete slabs not mentioned in the above quotation *[Optional]*
- No responsibility will be taken by the builder for any damage to existing grass, gardens, driveways etc to access granny flat site area
- Any associated works with any soil, grass removal off site
- All care is taken by the builder to protect existing surfaces. However, we cannot guarantee there will be no damage, as structural stability of drive ways, kerbs etc. is unknown
- Where skip bins are placed on site & later removed, discoloration of grass will occur. No responsibility will be taken by the builder
- During construction the builder is not responsible for any injuries sustained to the owners or public inside the work zone, if unlawful access has taken place
- Excavation of rock, filled ground, removal of ground water or contaminated soils or concrete *[Only if required]*
- Client to remove all belongings within back yard prior to works commencing onsite
- Any associated works with patching up concrete paths, patio slabs, paving etc. to run & connect any services to the proposed granny flat
- If adequate fall cannot be archived for the new services from the granny flat to the nominated connection point on the existing house than additional charges will apply
- Any modifications to the existing wiring to the existing house due to the new safety switches being installed *[Only if required]*
- Additional construction requirements when building within a bush fire, heritage listed or flood prone areas *[Only if required]*
- If concrete slab is above 600mm from ground level, additional charges will apply for plumber to brick & concrete up all internal drainage
- If client cannot provide builder with an internal drainage diagram then no responsibility will be taken by the builder if contractors hit any of the existing services when running & connecting any services for the proposed granny flat, as we are unsure of their locations. All repairs will be an additional charge to the client
- No allowances have been made for site suitability such as: tree removal, stump grinding, no easement, no sewer encasing, building over sewer main, voids/holes found underneath proposed slab area *[Only if required]*
- Associated works with demolishing existing structures *[Only if required]*
- Associated works with any main power & switch board upgrades, new meters & connections not included
- Client to provide builder with clear access to back yard for machinery & materials handling at all times, otherwise additional charges may apply
- On site water & power to be accessible by builder at all times at clients expense



PLEASE NOTE

P J Cook Building Pty Ltd reserves the right, to slightly vary product selections at any time, with communication and the consent of owners



*Take care of your growing family and
changing lifestyle with P J Cook Building*

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NEXT STEPS • HOW TO GET STARTED

GETTING STARTED ON YOUR NEW GRANNY FLAT IS EASY!

CONTACT US TODAY

We're here to help you create your dream granny flat. Arrange an appointment with P J Cook's friendly staff to find out more.

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Email enquiries@pjcookbuilding.com.au

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We now travel more than ever and get to do the things we love. And when we're home, we get to enjoy quality time close by with our children and grandchildren.

BUILD AND DESIGN WITH THE TEAM AT P J COOK

See inside for a collection of 3D renderings and floor plans showcasing the range of P J Cook granny flats to choose from. P J Cook is available for a one-on-one consultation to guide you through the building of your new granny flat.

Step inside and be surprised...

P J COOK GRANNY FLATS A mini version of a brand new home

One bedroom Granny Flats from **\$85,000**

Two bedroom Granny Flats from **\$99,500**

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