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!

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 3 month maintenance warranty plus a 6 year statutory structural guarantee
- Provision of temporary builders site fencing up to 30m
- 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

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.

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.
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.

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.

Our new granny flat arrived on our block 90% complete – with just the main fittings and finishing touches to be done. It was amazing to watch a house appear from one day to the next!

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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.

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.

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WHAT'S INCLUDED
INTERNAL INCLUSIONS

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 fluro 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

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 [Specifier series]
• STD plastic magnetic door catches to laundry & linen cupboard doors
• STD white 75mm plastic door stops, as required
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

KITCHEN TAP WARE
Base MK11 sink mixer [chrome]

KITCHEN SPLASH BACK TILING
Splash back tiling above bench tops
[tile allowance $27.50 PM2]

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