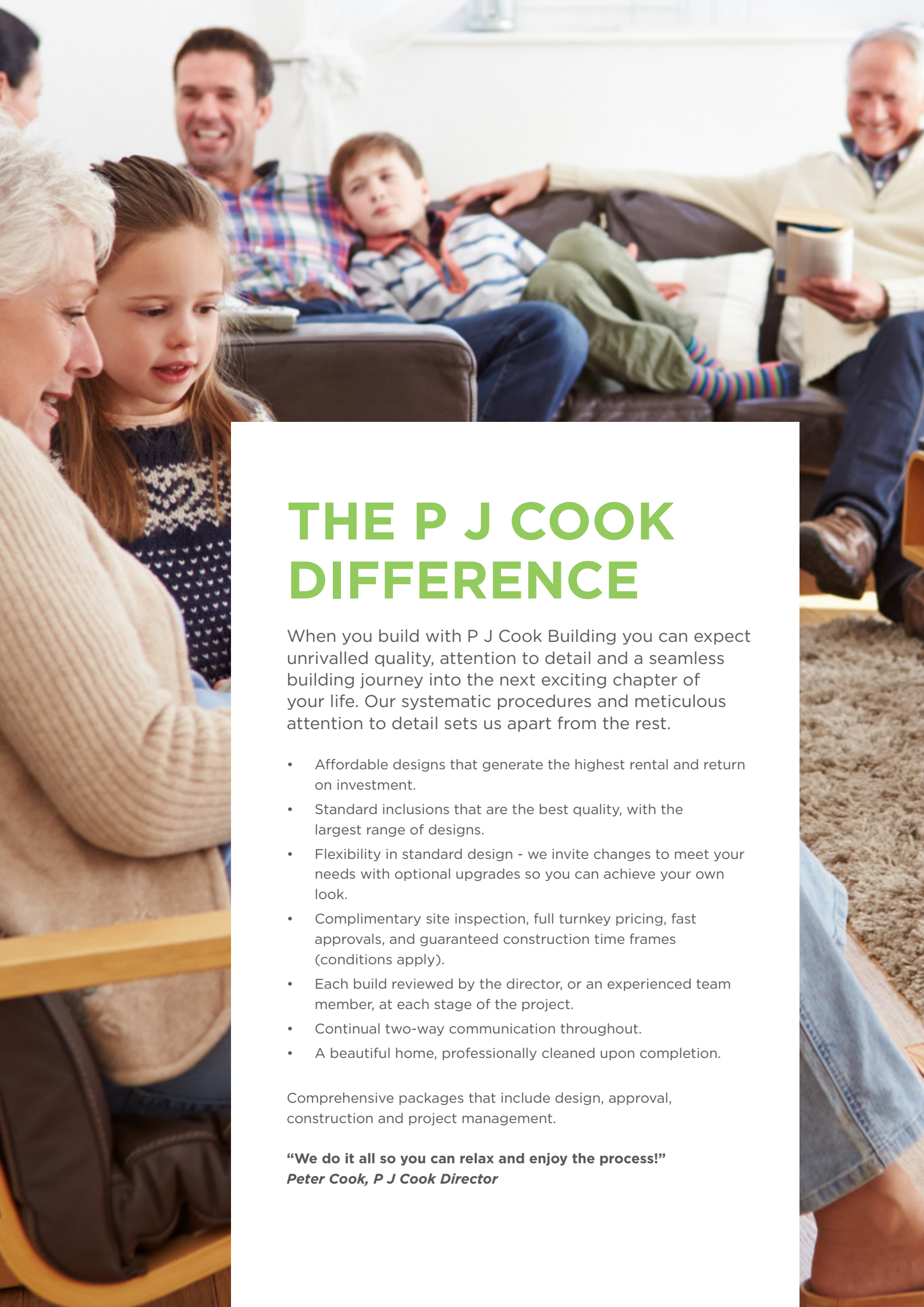


**PJ COOK
BUILDING**



Family Owned & Operated

Granny Flat Investor
Inclusions
2021



THE P J COOK DIFFERENCE

When you build with P J Cook Building you can expect unrivalled quality, attention to detail and a seamless building journey into the next exciting chapter of your life. Our systematic procedures and meticulous attention to detail sets us apart from the rest.

- Affordable designs that generate the highest rental and return on investment.
- Standard inclusions that are the best quality, with the largest range of designs.
- Flexibility in standard design - we invite changes to meet your needs with optional upgrades so you can achieve your own look.
- Complimentary site inspection, full turnkey pricing, fast approvals, and guaranteed construction time frames (conditions apply).
- Each build reviewed by the director, or an experienced team member, at each stage of the project.
- Continual two-way communication throughout.
- A beautiful home, professionally cleaned upon completion.

Comprehensive packages that include design, approval, construction and project management.

“We do it all so you can relax and enjoy the process!”

Peter Cook, P J Cook Director



THE WAY WE DO BUSINESS

FIXED PRICE CONTRACT

P J Cook Building stands for honest, direct and open communication with you from the very beginning. We take pride in providing upfront turnkey pricing so there are no hidden fees or surprises after signing our building contract. This commitment to transparency ensures you know what you can expect from your build, from the project start to the moment we hand you the keys.

Q. Can you afford to enter a contract where you do not know what the final price will be?

GUARANTEE

Simple - if we do not finish on time, we pay you a standard weekly fee until we do! P J Cook Building leads the industry in exceptional construction timelines and guarantee offers. Each stage of the build is inspected by our experienced builder and director, or one of our experienced team members, to ensure a superior finish and compliance with all relevant building codes.

Q. Could you trust a builder without a quality assurance program?

LIMITED SITE STARTS

P J Cook Building is not about churning through projects. We operate limited site starts so that every new home or investment we build is completed to the standard we are proud of. This allows us to forecast the commencement and completion date of your building and you know you have our full attention.

Our commitment is to build your new home or investment on time and within budget. To find out more about P J Cook and guaranteed upfront pricing, contact us on 0406 299 318 or [02] 4342 0853.



WHAT'S INCLUDED

PRE-CONSTRUCTION CERTIFICATIONS, DESIGN & APPROVAL INCLUSIONS

- + Site consultation with builder or senior team member to confirm suitable design.
- + Preparation of architectural drawings and approval documentation.
- + Standard [DA] Development application fees to council.
- + [CC] Construction Certificate or [CDC] Complying Development Certificate, including private certifier fees, for standard mandatory inspections.
- + NSW government long service levy fee.
- + Basix certificate.
- + Structural engineer fees [slab only].
- + Geotechnical engineers report, if required.
- + Contour survey to AHD level.
- + Safe design report.
- + Sediment control plan, incorporated within site plan.
- + Neighbour notification plan.
- + Plumbing and drainage inspection fees.
- + Local council Section 149 Planning Certificate versions 2 and 5, if required.
- + Submissions of plans and documents to Mines Subsidence Board, if required.
- + Submission of documents to Hunter Water including Hunter Water section 50 application and plan stamping fees.
- + Full project management and council/private certifier liaison.

PRELIMINARY & SITE REQUIREMENTS

- + Temporary site fencing [maximum 50 lineal metres] for duration of construction.
- + Onsite toilet for duration of construction.
- + Temporary power and water.
- + Temporary sediment control barriers to a maximum of 30 lineal metres.
- + Temporary driveway preparation to council requirements [maximum 5 tonne] if required.
- + Building set out [4 pegs] by registered surveyor.
- + Scaffolding, roof rail, void scaffolding and first floor protection railing, if required.
- + Installation of appropriate site signage.
- + Clean-up and removal of demolished and surplus materials, during and after completion of construction.
- + Quality Assurance inspections by site supervisor.
- + Homeowners Warranty insurance.
- + Industry structural warranty.
- + 90-day maintenance period upon practical completion.
- + Final Occupational Certificate.
- + Appointment with experienced colour selection consultant to assist with internal and external selections.



EXCAVATIONS

- + Site preparations / excavations for concrete waffle pod slab based on equal cut and fill over building platform.
- + Machine and auger hire [equipment and operator] to bore piers.

FOUNDATIONS, CONCRETE SLABS & PIERS

- + Engineered designed waffle pod slab and footings to suit class M sites.
- + Plain concrete to external service slabs.
- + Concrete peering under slab [maximum 20 lineal metres].
- + Strip or pad footings in a bearers and joist construction.
- + Concrete pump hire for pouring piers and slab.
- + 65 x 65mm galvanised uni piers with integrated ant cap.

SUB FLOOR / FIRST FLOOR SYSTEMS

- + Engineered H2 treated timber Hyjoist or LVL joist.
- + Engineered H2 LVL timber bearers and first floor beams.
- + Yellow tongue particle board 19mm flooring to subfloor, excluding wet areas.
- + Scyon lightweight compressed 19mm internal flooring to all wet areas and external Scyon to balconies.
- + All flooring glued, nailed or screwed to eliminate squeaking.
- + Bearers & Joist construction [standard height FFL above ground level is 750mm]

TERMITE CONTROL

- + Homeguard Blue termite protection to perimeter of slab area, under brick piers and timber posts.
- + Homeguard Blue termite protection to all slab pipe penetrations.
- + Slab cure protection.

FRAMES & TRUSSES

- + Timber frame construction with termite resistant T2 pine timber frames and trusses with 25-year guarantee against termites.
- + Standard roof pitch 22.5°.
- + Standard ceiling height 2440 mm.
- + External wall frames 90mm.
- + Internal wall frames 70mm.

EXTERNAL POST, BRICK PIERS & BEAMS

- + Timber posts and beams OR
- + Brick piers of PGH or Austral bricks, from our investor range.
- + Post, brick piers and beams are design/facade specific.

DECKING

- + Treated pine decking 140mm wide to all landings and decks including face deck surrounds, to conceal bearers and joist where applicable.
- + Protectadeck joist protection on all timber joists.

STAIRS

- + H3 treated pine open-flight stairs where applicable.

BALUSTRADE

- + Aluminium-framed, powder-coated balustrade, from our investor range [required when FFL exceeds 1m from natural ground level].

FACADE OPTIONS*

Option 1 - Cladding Facade [Standard]

- + James Hardie cladding, from our investor range.
- + External walls wrapped in Brane vapour permeable membrane.

Option 2 - Cladding Facade [optional upgrade]

- + James Hardie cladding, from our lifestyle range OR
- + Weathertex Selflok cladding, from our lifestyle range.
- + External walls wrapped in Brane vapour permeable membrane.

Option 3 - Brick Veneer [optional upgrade]

- + Selection of PGH or Austral bricks, from our investor range.
- + Grey cement or off-white mortar joints.
- + Light iron joint.
- + External walls wrapped in Brane vapour permeable membrane.

Option 4 - Render [optional upgrade]

- + Polystyrene NGR green board 75mm.
- + Acrylic texture coating finished in your selected colour.
- + External walls wrapped in Brane vapour permeable membrane.

*other options available

EXTERNAL DOORS

- + Wide range of Hume solid core paintable grade panel entry doors, 820mm wide, with featured frosted glass, from our investor range.
- + Frosted or clear side lights specific to design/facade selection.
- + Hume XF3 solid core external laundry doors in paintable grade, with featured frosted glass.
- + Door types are design/facade specific.

EXTERNAL DOOR FURNITURE

- + Lane door hardware with deadbolt and lever handle, from our investor range.
- + Stainless steel door stop, from our investor range.

GARAGE DOOR

- + Roller door, without motor, from our investor range, available on nominated designs.

WINDOWS & DOORS

- + Aluminium windows with key locks fitted to all opening window sashes, from our investor range.
- + Security lock to sliding doors on selected designs, if nominated.

FLY SCREENS

- + Fibreglass mesh fly screens with standard aluminium frame, to all windows.
- + Fibreglass mesh fly screens to sliding doors, with standard aluminium frame.

ROOFING

- + Colorbond custom orb metal roofing in standard-grade steel.
- + Anticon Roofing blanket to provide efficient acoustic and thermal insulation as well as condensation control under metal roofing.
- + 40mm top hat metal roof battens.
- + Anti-ponding flashing to perimeter of gutter line

OR

- + Bristle designer range concrete roof tiles.
- + Sarking and timber roof battens to roof area.
- + Roof materials are design/facade specific.

FASCIA, GUTTER & DOWNPIPES

- + Colorbond fascia and slotted high front quad gutters in standard-grade steel.
- + Painted 90mm round PVC downpipes.

EAVES & EXTERNAL CEILINGS

- + Eaves lined in 4.5mm fibro.
- + External ceilings lined in 10mm Aquachek wet area board.
- + Eave overhang 300-600mm [eave widths are design/facade specific].

INSULATION

- + R2.0 batts to external walls.
- + R3.5 batts to ceiling.

RAINWATER TANK & PUMP

- + Slimline 2000L rainwater tank.
- + Claytech submersible pump with aqua saver.
- + Puretec high flow single filter system [UV rated].
- + Tank connected to one garden tap, toilet and washing machine [if required by Basix].
- + Tank size dependent on Basix / local council requirements.

HOT WATER SYSTEM

- + Gas continuous options [standard].
- + Thermann 6 Star 26L continuous flow, LPG or natural gas hot water system.
- + Unit recessed into external brick wall including enclosure recess box - brick veneer construction only.
- + Solar evacuated tube options - electrical or gas boosted [upgrade].
- + Thermann 315L solar evacuated tube hot water unit, gas- or electricity-boosted.

PLUMBING & EXTERNAL SERVICE CONNECTIONS

- + Service connections to mains or existing dwelling as follows:
- + Water connection up to 15 lineal meters included.
- + Sewer connection up to 25 lineal meters included.
- + Stormwater connection up to 40 lineal meters included
- + LPG gas lines throughout to service hot water and cook top [Standard].
- + Natural gas lines from gas meter to granny flat, including new gas meter and inspection fees [upgrade].
- + One garden tap connected to rainwater tank.

BALCONY - 2 STOREY CONSTRUCTION ONLY

- + External [non-slip] tiles including perimeter riser tiles, from our investor range.
- + Aluminium-framed powder-coated balustrade, from our investor range.

LETTERBOX

- + Letterbox with adhesive street numbers / letters, from our investor range.

CLOTHESLINE

- + Ground or wall-mounted clothesline, from our investor range.







INTERNAL LININGS

- + Recessed edge 10mm plasterboard to walls.
- + Villaboard 6mm to bathroom and ensuite rooms [if floor to ceiling tiling].
- + Aquachek 10mm to bathroom, laundry and WC walls [if standard tiling].
- + Aquachek 10mm to kitchen walls [full height].
- + Recessed edge 10mm uni span plasterboard to ceilings.
- + Cove cornice 90mm, throughout.
- + Square set openings and bulk heads as per plan.
- + 90-degree external corners as per plan.

MANHOLE

- + 565 x 565mm prefinished metal manhole.

SKIRTING & ARCHITRAVES

- + 66 x 11mm pencil round timber skirting throughout.
- + 42 x 11mm pencil round timber architraves to all doors, windows, robes, and cupboards.

INTERNAL DOORS

- + Hume honeycomb prime coat, pre-hung internal doors, from our investor range.

DOOR FURNITURE

- + Lane door hardware, from our investor range.
- + Privacy locks to bedrooms, ensuite, bathroom and powder rooms, passage set or dummy lever to remainder.
- + 75mm white cushion edge door stops [where applicable].

WARDROBES & CUPBOARDS

- + Sliding wardrobe doors, from our investor range, with timber painted reveals, aluminium powder-coated top and bottom tracks, top shelf and hanging rail.
- + Four open shelves in white melamine to linen cupboard.
- + Broom cupboard, top shelf only [where applicable].

BLINDS

- + Your choice of vertical or roller blinds to all windows and sliding doors [excluding wet areas and garage windows], from our investor range.

FLOOR COVERINGS

- + Vinyl planks or floor tiles to living, dining, kitchen, entry, hallway, and cupboards.

- + Carpet to bedrooms, robes and WIR areas, from our investor range.

PAINTING

- + Dulux 3-coat system to internal walls, cornice, and ceilings [compared with 2-coat industry standard].
- + Dulux 3-coat system to post, beams, external ceilings, eave linings, downpipes, and external timber trims.
- + Dulux 3-coat system to all internal timberwork and doors in water-based gloss.
- + Dulux 2-coat system to external cladding.
- + Intergrain ultra deck timber oil to timber decking, stair treads and stringers [where applicable].
- + Intergrain ultra deck timber stain on all new hardwood post and beams.
- + All Dulux paint is from premium range [best quality on the market].

ELECTRICAL

- + Full package distribution sub board with circuits and safety switches.
- + New service sub mains from distribution board to main switchboard, [up to 25 lineal metres included].
- + Slimline double powerpoints [8-12] throughout, final number of powerpoints is design/facade specific.
- + Slimline powerpoints and light switches throughout from investor range.
- + Interior and exterior energy efficient white LED downlights [12-20], from our investor range. Final number of downlights is design/facade specific.
- + 3-in-1 exhaust fan with inbuilt LED light, fan and heat to bathroom and ensuite, from our investor range.
- + Exhaust fan with LED light to laundry and WC areas, from our investor range.
- + Exhaust fans and rangehood all ducted to outside wall or eave.
- + Hard-wired smoke detectors with battery back-up.
- + Two external waterproof power points: 1 each at rainwater pump and hot water system.
- + TV antenna [one], mounted on roof.
- + Power supply for fridge, cooktop, rangehood, dishwasher, microwave and oven.
- + Phone cable from granny flat to main switchboard area on existing house, including Maddison box. [Ready for mains connection by service provider - arranged at owner's expense].



LAUNDRY

JOINERY

- + Benchtop and cabinets at builder's standard height, design specific.
- + Joinery to laundry area, design specific.
- + 20mm Smartstone benchtop, essential range, to laundry [upgrade].

LAUNDRY TUB

- + Posh Kensington 45L laundry tub [standard] OR
- + Posh Solus 45L drop in trough [upgrade].
- + Milena 35L Skinny Mini white tub and cabinet [standard on certain designs only].
- + Standard plug and waste.



TAPWARE

- + Base MK2 chrome sink mixer.
- + Arco chrome washing machine stops under laundry tub or cabinet.



BATHROOM, LAUNDRY & WC ACCESSORIES

- + Mizu drift chrome towel ring [laundry].
- + Mizu drift loop chrome toilet roll holder [WC, bathroom and laundry].
- + Mizu 700mm chrome double towel rail [bathroom].
- + Posh Solus chrome soap dish [bathroom].
- + 100mm square chrome floor waste.



WALL & FLOOR TILING IN WET AREAS

- + Floor tiles as specified on plans.
- + Shower tiling to 2000 - 2100mm high.
- + 600mm high tiling around bath.
- + Standard splashback tiling over laundry tub and vanities [standard].
- + Standard tiling above laundry benchtops [upgrade].
- + Standard skirting tile to remainder.
- + All selections from our investor range.

WATERPROOFING

- + Gripset 38FC waterproofing to bathroom, ensuite, WC and laundry areas when slab on ground, to comply with AS-3740.
- + Gripset 38FC waterproofing with BRW self-adhesive butyl rubber sheet membrane to balconies and bearers and joist projects, to comply with AS-3740.
- + Gripset 38FC comes with 10-year manufacturer's warranty and 15-year manufacturer's warranty for BRW sheet membrane applications - [conditions apply].



BATHROOM & WC

VANITY

- + Bristol wall-hung vanity unit with acrylic top, soft-close cupboard door and two soft-close drawers.
- + Fully-framed glass mirror to match width of vanity.
- + PVC plug and waste.



TOILET SUITE

- + Posh Solus close-coupled toilet suite, with soft-close seat.



BATH

- + Posh Solus rectangle acrylic white bathtub, recessed in wall on timber frame.
- + PVC plug and waste.



TAPWARE

- + Posh Bristol chrome basin, bath and shower mixers.
- + Posh Bristol chrome bath spout.
- + Standard shower arm and rose.



SHOWER SCREEN

- + Fully-framed shower screen with pivot or sliding door [Door type design dependent].





KITCHEN

JOINERY

- + Benchtop and cabinets at builder's standard height.
- + Full extension soft-close drawers.
- + Soft-close door hinges.
- + Provision for cutlery tray.
- + 20mm Smartstone benchtops from essential range.
- + All cupboards complete with melamine texture, gloss or matt finish doors, drawer fronts and end panels.
- + Fixed and adjustable shelves.
- + Melamine cupboard panels with PVC edge tape.
- + Standard range handles.
- + Kickboards.
- + Fridge space with overhead cupboard.
- + Provision for microwave and dishwasher space.

APPLIANCES

- + Stainless steel gas cooktop - 60cm, 4 burner OR
- + Ceramic electric cooktop - 60cm, 4 burner.
- + Stainless steel and black glass 67L electric oven - 60cm, 5 function.
- + Stainless steel 60cm slide-out rangehood with light and adjustable fan.
- + Stainless Steel 60cm dishwasher [upgrade].
- + Stainless Steel 28L microwave with grill [upgrade].

SINK & TAPWARE

- + Base Single or Double bowl stainless steel sink.
- + Sink size is design dependent.
- + Base MK2 chrome sink mixer.

ADDITIONAL INTERNAL INCLUSIONS

- + Professionally cleaned on completion.

EXCLUSIONS

To be completely transparent, this is a list of items excluded. Site conditions may require some of these items, and if so, we will incorporate these within your building contract.

- + Dropped edge beams.
- + Screw piers.
- + Driveways or paths.
- + Soil Removal
- + Section 94 contributions are responsibility of owner.
- + Excavations through rock.
- + Removal of contaminated soil or concrete.
- + Retaining walls.
- + Window furnishings to wet areas or garage windows.
- + Fencing, gates and all external landscaping works.
- + Compaction testing, including reports [if required].
- + Service connections behind standard connections.
- + No allowances for building in bushfire prone areas.

All interested parties should refer to their specific contracts regarding the full list of excluded items.

P J Cook Building Pty Ltd reserves the right to amend product selections or pricing at any time without notice. Any images, collateral, print material, website and online products of P J Cook Building Pty Ltd are for illustrative purposes only.

GENERAL NOTES

- + All colour selections are from builder's standard range.
- + All specifications and plans are subject to Basix assessment.
- + Plans subject to engineer's assessment.
- + Tiling heights are approximates only. Final decision determined onsite, by tiler or site supervisor.
- + Specifications are subject to conditions set out in council/private certifier approved development application and construction certificate.
- + Service provider coordination and connection of phone line or NBN fibre is the responsibility of owner.
- + Meter and underground gas service connection from mains to premises to be arranged by owners, at a time specified by site supervisor or scheduling coordinator.
- + Air-conditioning design and unit size is at builder's discretion. Final design and size is subject to air-conditioning contractor's specifications.



OUR PARTNERS

eUROFORM

 **weathertex**
a better choice, *naturally*

 **HUME DOORS & TIMBER**
100% Australian Owned

 **PGH BRICKS & PAVERS™**

smartstone
THE BENCHMARK IN STONE

LANE
SECURITY - STYLE - FUNCTION

 **Panasonic**
Air Conditioning

 **poly**
WATER TANKS

reece

*Bathroom
Happiness™*

 **JamesHardie**

VELUX®

 **SOUTHERN STAR**
ALUMINIUM WINDOWS & DOORS

polytec

SEE FOR YOURSELF

Visit a P J Cook Building project
in progress and see the quality
with your own eyes.

Contact us to arrange a site visit.



Family Owned & Operated

CENTRAL COAST | NEWCASTLE | HUNTER VALLEY REGIONS

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