

# GRANNY FLATS

## CUSTOM BUILT ON YOUR LAND

DESIGNS AND PRICING  
EFFECTIVE FROM JANUARY 2020



Need extra space for ageing parents, the twenty somethings still living at home, guest accommodation, the home office or studio?  
Looking for the affordable rental property?

Take a look at our designs we can custom build on your land.

Complete Home Extensions Pty Ltd

QBCC 1261488

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## A Little About Us.....

Complete Home Extensions is a family owned and operated business based in South East Queensland. The two principals, Michael and Chris Mellare are a father and son team who have been working together in the building industry for a great many years. Their combined expertise and experience of over 70 years is exactly what you need in the extension arena, where top flight knowledge and skills are essential to successfully dovetail the new with the old, the stylish with the traditional, and incorporate modern conveniences in ways that work with the environment and the practicalities of modern day living.

Whilst the design is to be aesthetically pleasing, we place significant importance on all aspects of safety and meeting and/or exceeding building requirements. Safety is paramount. Not just safety on the worksite. We are dedicated to ensuring all structures are built the right way so they are safe for you, your family and friends to enjoy well into the future.

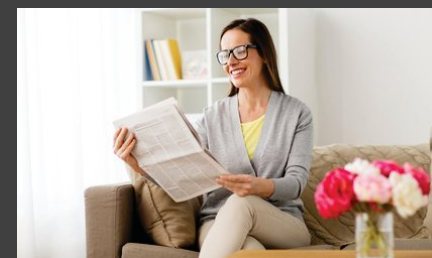
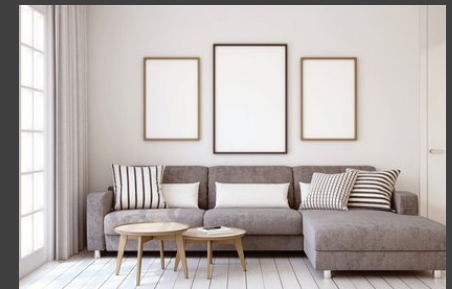
We have the best crew of Trades people working on Complete Home Extensions projects. They are competent and extremely capable. Their work is the best you will find anywhere and this is not just because they know the standard of work Mike and Chris expect. They love what they do, are proud of what they build and care as much about our customers as we do.

## A Little About Our Granny Flats.....

Our Granny Flats are not flat packed. They are not made in a factory and shipped to your location. They are individually built on site using materials purchased from local businesses and installed by our very own tradespeople who live and work in the area. This is important to us. It should also be important to you.

What this means is that you can custom design your Granny Flat. You get to choose the colours, the finishes and the final touches that make a house a home. It will have your stamp of approval on the final design and how it blends in with the landscape around it.

There is no compromise in the quality and all buildings comply with the Queensland building standards, council approvals and safe building practices.



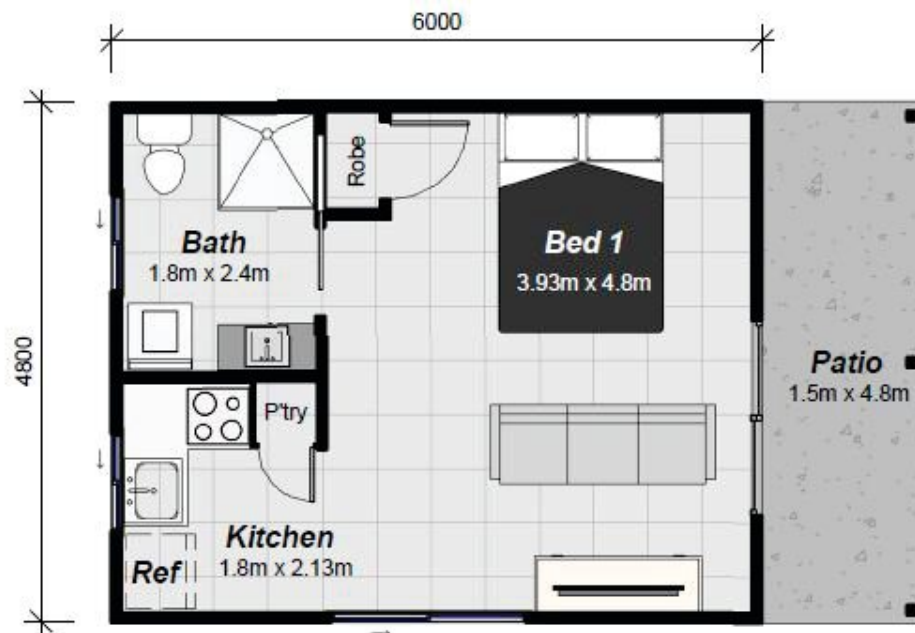


# 48 SERIES

Designs in this series are all 4.8 metres wide.

## HAMILTON

1  1  1 



A simple one bedroom open plan design with a bathroom and kitchenette. There is room in the bathroom to accommodate the washer/dryer. This design comes with an optional full width patio across the front.

**DIMENSIONS: 4.8m x 6.0m**  
**DIMENSION WITH PATIO: 4.8m x 7.8m**  
**Living Area: 28.8m<sup>2</sup>**  
**Patio Area: 7.2m<sup>2</sup>**  
**Total Area (with patio): 36m<sup>2</sup>**



Refer to standard inclusions for full details. Image depicts slab design. Available as slab or elevated timber floor frame construction.

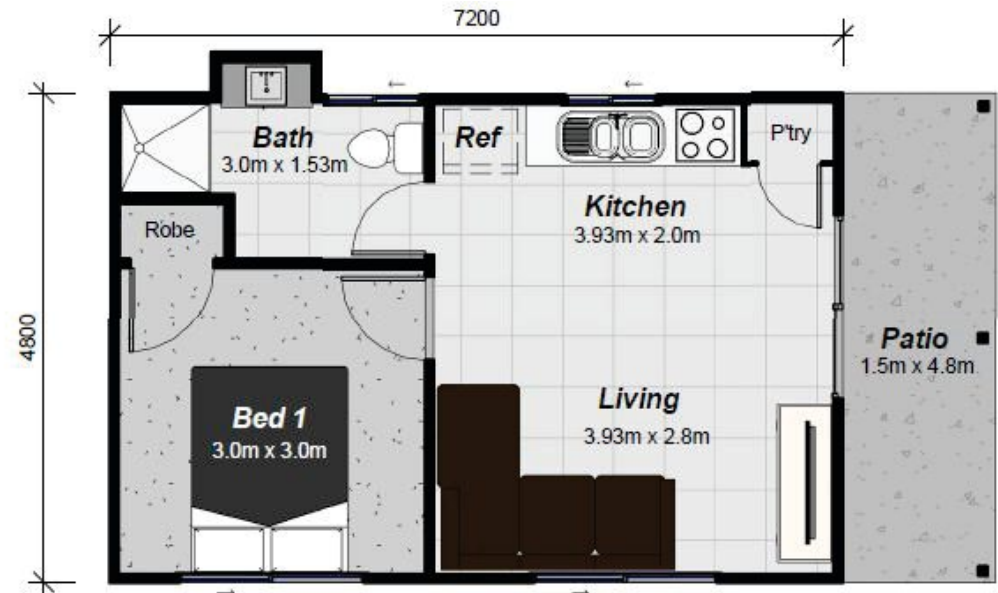
# 48 SERIES

Designs in this series are all 4.8 metres wide.

## MORETON



This design has the added privacy of a separate bedroom with a full bathroom, kitchenette and living area. The full width patio across the front is an ideal extra.



**DIMENSIONS: 4.8m x 7.2m**  
**DIMENSION WITH PATIO: 4.8m x 8.7m**  
**Living Area: 34.5m<sup>2</sup>**  
**Patio Area: 7.2m<sup>2</sup>**  
**Total Area (with patio): 41.7m<sup>2</sup>**



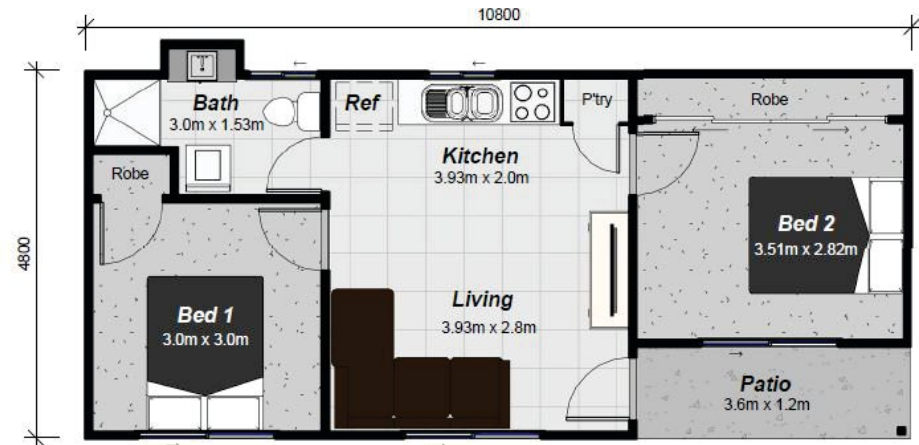
Refer to standard inclusions for full details. Image depicts slab design. Available as slab or elevated timber floor frame construction.



# 48 SERIES

Designs in this series are all 4.8 metres wide.

## FRASER



A spacious two bedroom design. Both bedrooms offer built in robes, with a considerable sized bathroom and space for the washer/dryer. Available in two roof styles to suit your budget, this design comes complete with a small front patio under roof.

**DIMENSIONS: 4.8m x 10.8m**

**DIMENSION INCLUDE PATIO**

**Living Area: 48m<sup>2</sup>**

**Patio Area: 4m<sup>2</sup>**

**Total Area (with patio): 52m<sup>2</sup>**

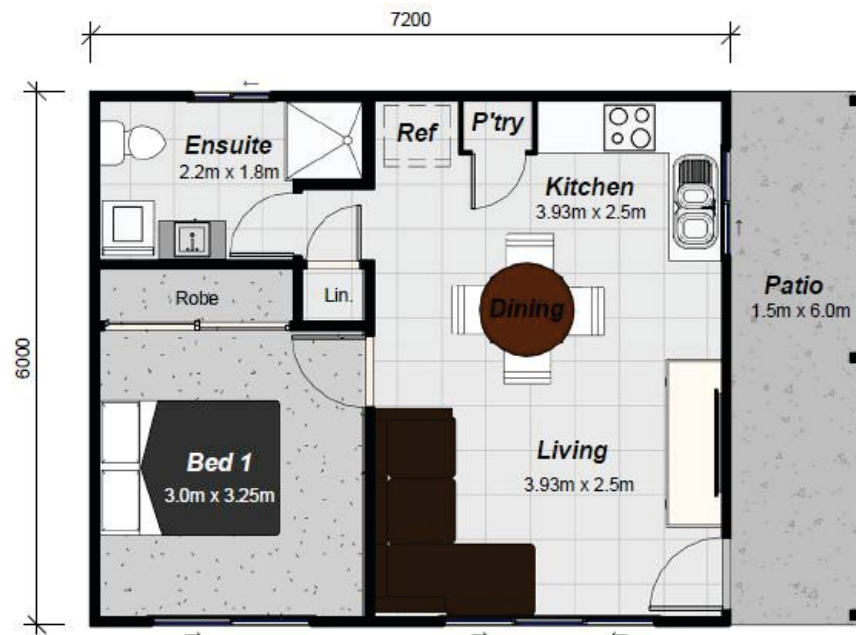


Refer to standard inclusions for full details. Image depicts slab design. Available as slab or elevated timber floor frame construction.

# 60 SERIES

Designs in this series are all 6.0 metres wide.

## DAYDREAM



An efficient use of space in this one bedroom open plan design allows for a generous sized bedroom, room for the washer/dryer in the large bathroom, functional kitchenette with pantry, additional storage and the option of a full width patio. Daydream offers very good value for money.

**DIMENSIONS: 6.0m x 7.2m**  
**DIMENSION WITH PATIO: 6.0m x 8.7m**  
**Living Area: 43.2m<sup>2</sup>**  
**Patio Area: 9m<sup>2</sup>**  
**Total Area (with patio): 52.2m<sup>2</sup>**



Refer to standard inclusions for full details. Image depicts slab design. Available as slab or elevated timber floor frame construction.

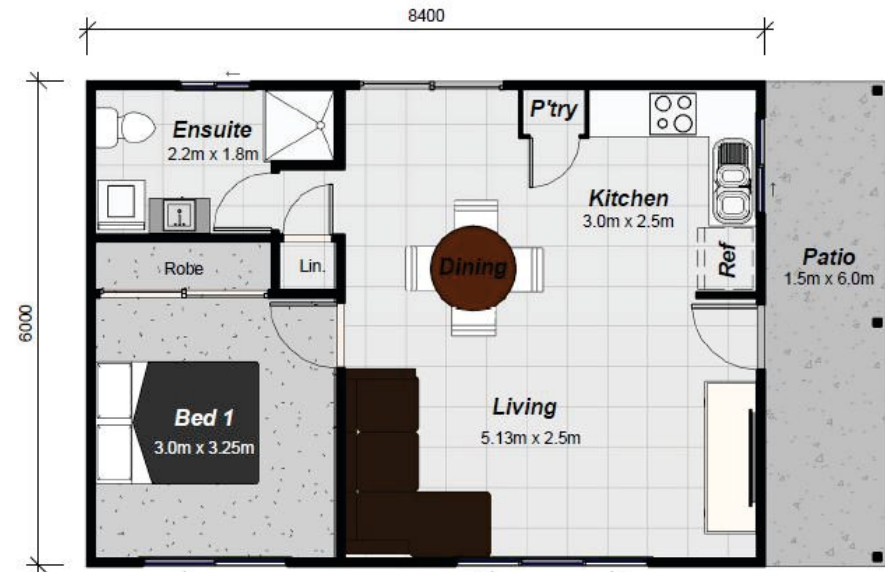
# 60 SERIES

Designs in this series are all 6.0 metres wide.

## BRAMPTON



Refer to standard inclusions for full details. Image depicts slab design.  
Available as slab or elevated timber floor frame construction.



Designed for comfortable living, this one bedroom open plan is a very clever design. It features an open style kitchen and a bathroom large enough to accommodate the washer/dryer. There is a good sized robe in the bedroom plus a linen cupboard for extra storage. As with most of our designs, you have the option of a full width patio along the front.

**DIMENSIONS:** 6.0m x 8.4m  
**DIMENSION WITH PATIO:** 6.0m x 9.9m  
**Living Area:** 50.4m<sup>2</sup>  
**Patio Area:** 9m<sup>2</sup>  
**Total Area (with patio):** 59.4m<sup>2</sup>

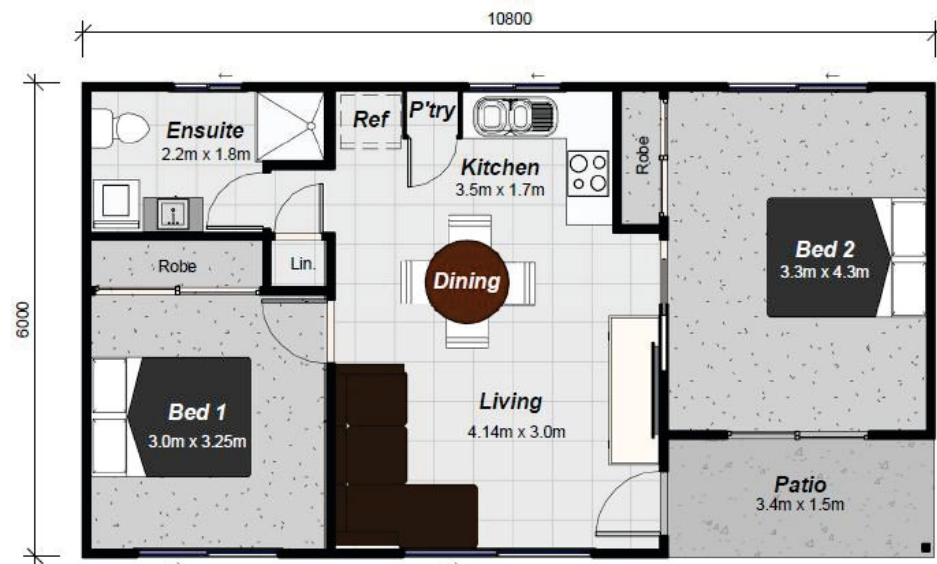




# 60 SERIES

Designs in this series are all 6.0 metres wide.

## STRADBROKE



Welcome to the two bedroom version of Daydream. We have added a second bedroom to this popular design. Stradbroke ticks all the boxes for easy living, with built in robes in both bedrooms, room for an in bathroom washer/dryer, functional kitchenette with pantry, additional storage and the under roof patio is standard.

**DIMENSIONS:** 6.0m x 10.8m  
**Living Area:** 60.8m<sup>2</sup>  
**Patio Area:** 4m<sup>2</sup>  
**Total Area (with patio):** 64.8m<sup>2</sup>

Refer to standard inclusions for full details. Image depicts slab design. Available as slab or elevated timber floor frame construction.



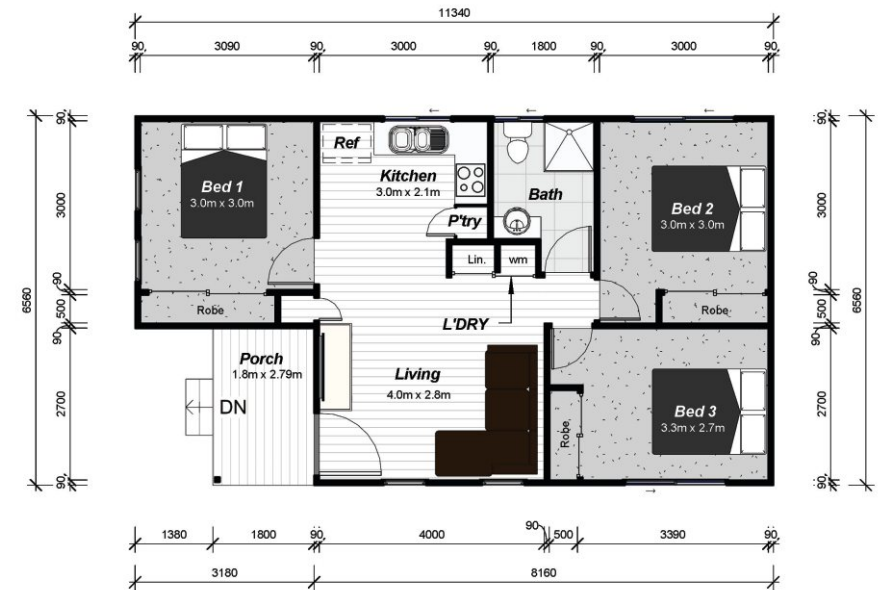
# 60 SERIES

Designs in this series are all 6.0 metres wide.

## KESWICK



Refer to standard inclusions for full details.  
Available as slab or elevated timber floor frame construction.



This granny flat has three bedrooms, all fully carpeted and with a built-in wardrobe in each. The bathroom is large and the washing machine is conveniently located separately. The stylish butterfly roof and covered patio at the front making a welcoming front entry.

**DIMENSIONS:** 6m x 11m  
**DIMENSIONS WITH PATIO:** 6m x 11m  
**Living Area:** 66m<sup>2</sup>  
**Patio Area:** 5m<sup>2</sup>  
**Total Area (with patio):** 71m<sup>2</sup>



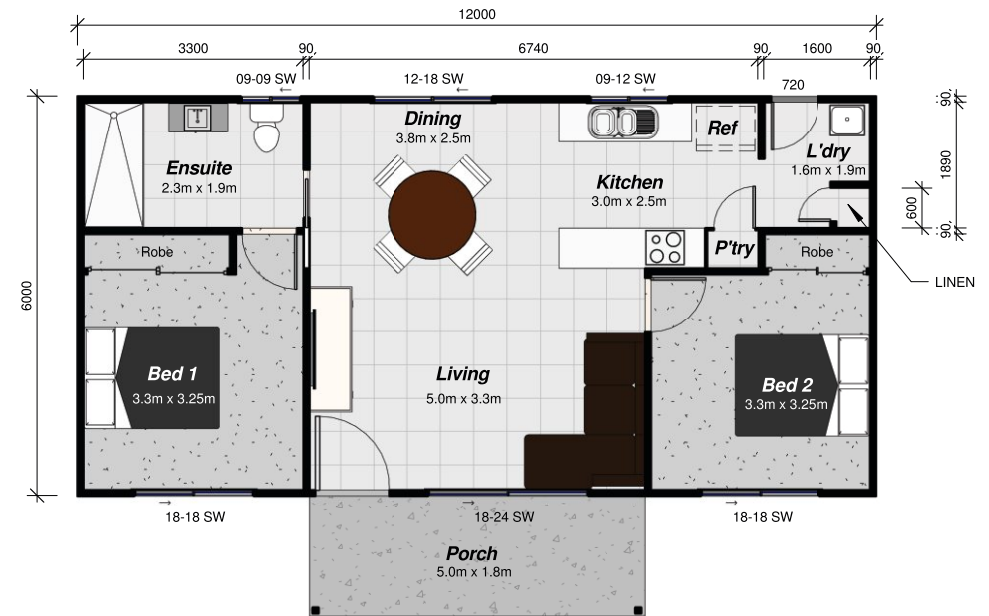
# 60 SERIES

Designs in this series are all 6.0 metres wide.

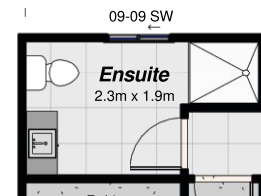
## KEPPEL



Refer to standard inclusions for full details. Image depicts slab design.  
Available as slab or elevated timber floor frame construction.



Available with or without the patio, this two bedroom design stands apart from the rest. It boasts a large galley style kitchen and a separate laundry. Both of the large sized bedrooms have built in robes, and there is a linen cupboard for additional storage. The spacious living areas provide excellent flow through ventilation. This layout is hard to go past.



Alternate bathroom layout

**DIMENSIONS: 6.0m x 12m**  
**DIMENSIONS WITH PATIO: 7.8m x 12m**  
**Living Area: 72m<sup>2</sup>**  
**Patio Area: 9m<sup>2</sup>**  
**Total Area (with patio): 81m<sup>2</sup>**



# 60 SERIES

Designs in this series are all 6.0 metres wide.

## BRIBIE



Bribie is based on the spacious three bedroom Keswick design plus a full separate laundry and rear entry. This granny flat has built-in wardrobes in all three carpeted bedrooms, a large bathroom and spacious living area. The butterfly roof and covered patio at the front making a stylish front entry.

DIMENSIONS: 6.5m x 12.9m  
 DIMENSIONS WITH PATIO: 6.5m x 12.9m  
 Living Area: 76m<sup>2</sup>  
 Patio Area: 5m<sup>2</sup>  
 Total Area (with patio): 81m<sup>2</sup>



Refer to standard inclusions for full details. Image depicts slab design.  
 Available as slab or elevated timber floor frame construction.

# 72 SERIES

Designs in this series are all 7.2 metres wide.

## HAYMAN



This stylish one bedroom is an open plan design with a functional kitchen and breakfast bar. The large bathroom has room for a washer/dryer, and there is heaps of storage with large linen cupboard and built in robe in the bedroom. It comes complete with roofed front patio.

**DIMENSIONS: 7.2m x 7.2m**  
**DIMENSIONS INCLUDE PATIO**  
Living Area: 48m<sup>2</sup>  
Patio Area: 4m<sup>2</sup>  
Total Area (with patio): 52m<sup>2</sup>

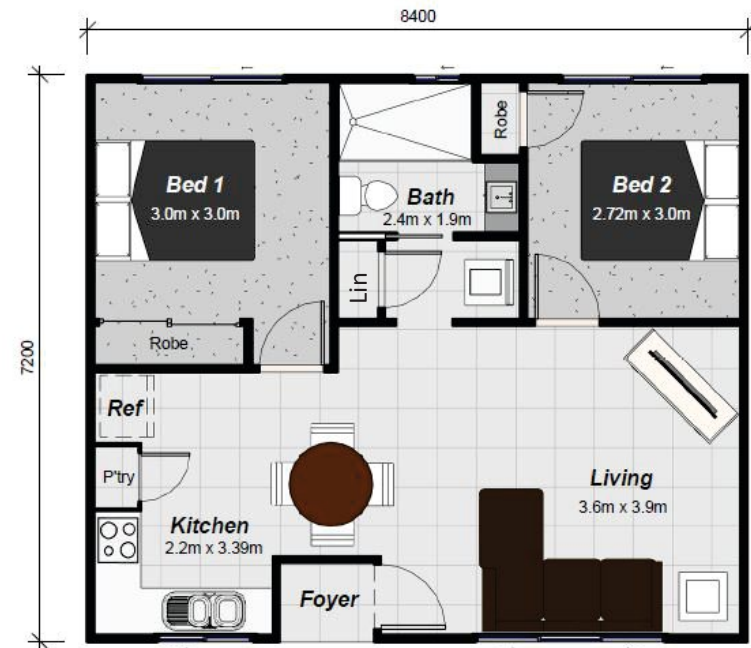
Refer to standard inclusions for full details. Image depicts slab design. Available as slab or elevated timber floor frame construction.



# 72 SERIES

Designs in this series are all 7.2 metres wide.

## LINDEMAN



This clever two bedroom design is a real surprise package. It offers a private entry, laundry nook and heaps of storage with built in robes in both bedrooms plus a separate linen cupboard. The living spaces flow nicely with the open style kitchen and living areas. A design well worth considering.

**DIMENSIONS:** 7.2m x 8.4m

**Living Area:** 59m<sup>2</sup>

**Foyer Area:** 1.5m<sup>2</sup>

**Total Area (with patio):** 60.5m<sup>2</sup>

Refer to standard inclusions for full details. Image depicts slab design. Available as slab or elevated timber floor frame construction.



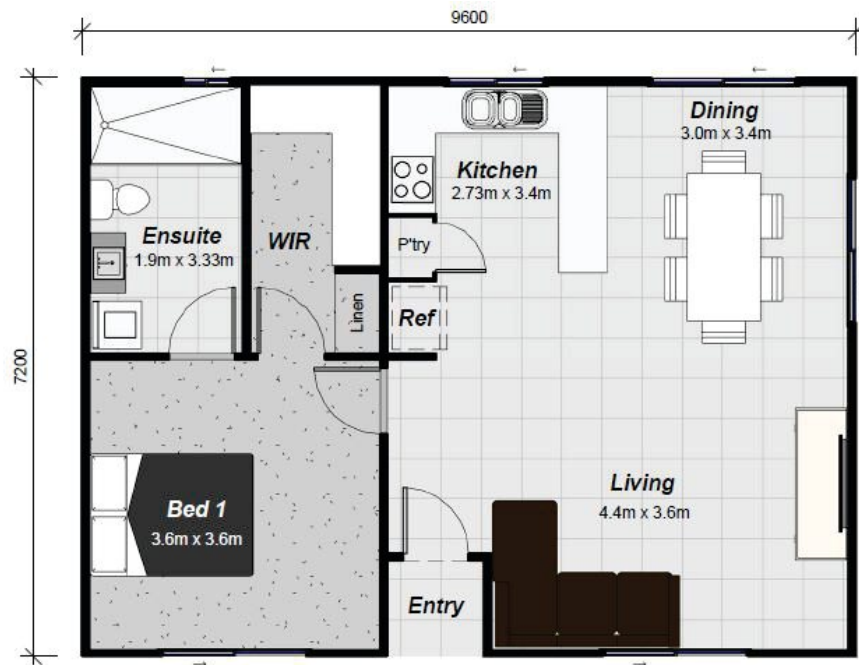


# 72 SERIES

Designs in this series are all 7.2 metres wide.

## ORPHEUS

1  1  1 



Pure indulgence! This one bedroom design means you do not have to compromise. The large main bedroom leads to an ensuite and generous walk-in robe, a full size kitchen and spacious living areas that give you a place to be. The ensuite boasts a double shower and room for the washer/dryer. There is a private entry and porch.

**DIMENSIONS:** 7.2m x 9.6m  
**Living Area:** 67.6m<sup>2</sup>  
**Patio Area:** 1.5m<sup>2</sup>  
**Total Area (with patio):** 69.1m<sup>2</sup>

Refer to standard inclusions for full details. Image depicts slab design. Available as slab or elevated timber floor frame construction.



# 72 SERIES

Designs in this series are all 7.2 metres wide.

## FITZROY



This one is special. Fitzroy is a spacious two bedroom granny flat with a few features that are hard to find elsewhere. The walk in shower in the bathroom makes for comfortable, easy living. The totally separate laundry has room for a washer and drier, and comes fitted out with a stainless steel laundry tub and a rear entry doorway for easy access outdoors. The double linen offers an abundance of storage and lets just say the spacious walk through wardrobe is impressive.

**DIMENSIONS:** 7.2m x 12m  
**Living Area:** 77m<sup>2</sup>  
**Patio Area:** 4m<sup>2</sup>  
**Total Area (with patio):** 81m<sup>2</sup>

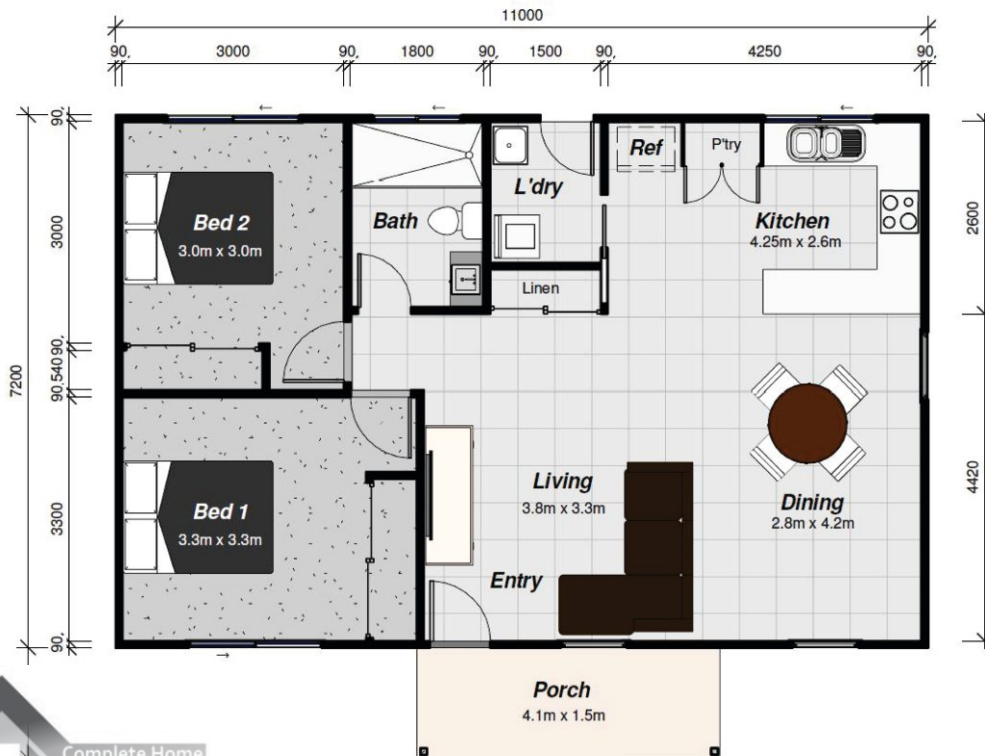
Refer to standard inclusions for full details. Image depicts slab design. Available as slab or elevated timber floor frame construction.



# 72 SERIES

Designs in this series are all 7.2 metres wide.

## HINCENBROOK



New to the range, Hincenbrook ticks all the boxes. The butterfly roof gives this two bedroom design real character, with a large bathroom, separate laundry with stainless steel tub and rear entry door to complete the package. Storage is taken care of with the double linen and the modern kitchen has a breakfast bar opening into the spacious living and dining areas. It is finished off nicely with a covered patio at the front.

**DIMENSIONS:** 7.2m x 11m  
**Living Area:** 79.2m<sup>2</sup>  
**Patio Area:** 6m<sup>2</sup>  
**Total Area (with patio):** 85.2m<sup>2</sup>

Refer to standard inclusions for full details. Images depict slab design.  
 Available as slab or elevated timber floor frame construction.





# 72 SERIES

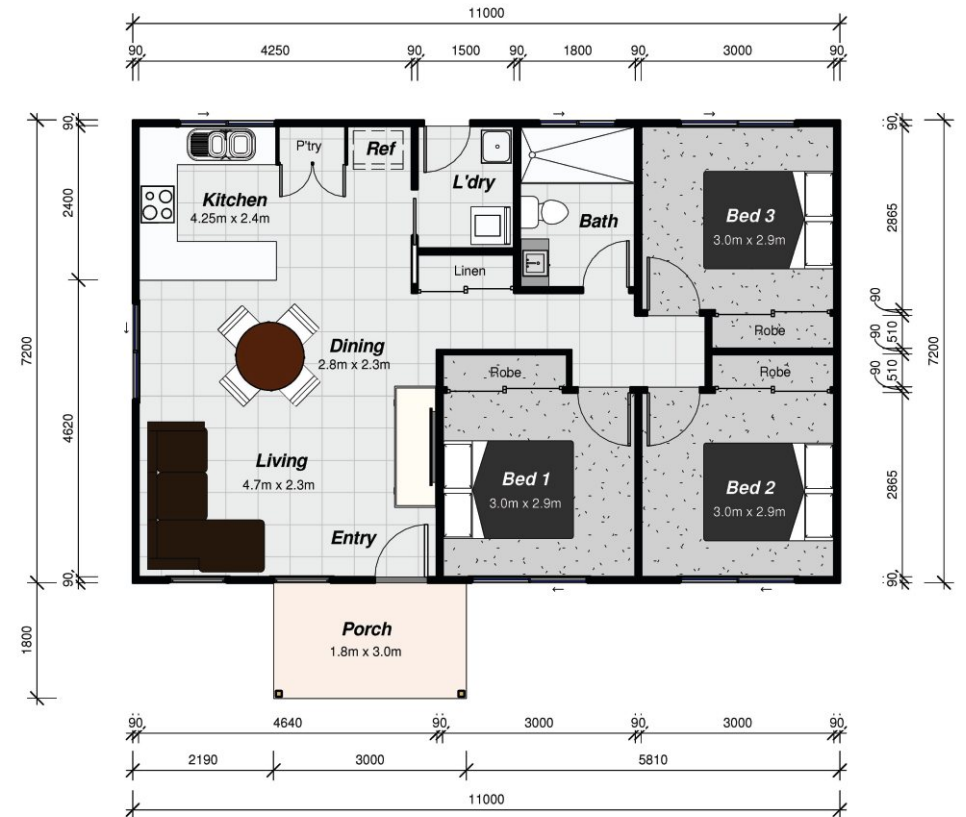
Designs in this series are all 7.2 metres wide.

## YORKE

3  1  1 



Also a new addition, Yorke takes it one step further. This three bedroom design is sleek and roomy. The three carpeted bedrooms all have built-in robes, and a large bathroom with walk-in shower. The separate laundry with stainless steel tub opens to the outside with a separate entry door. Storage is taken care of with the double linen and the modern kitchen has a breakfast bar opening into the spacious living and dining areas. All this, complete with a covered patio at the front, who could ask for more.



**DIMENSIONS: 7.2m x 11m**  
**Living Area: 79.2m<sup>2</sup>**  
**Patio Area: 5.4m<sup>2</sup>**  
**Total Area (with patio): 84.6m<sup>2</sup>**

Refer to standard inclusions for full details.  
 Available as slab or elevated timber floor frame construction.

At a glance - here is what we include.....

ITEM	Hamilton	Moreton	Fraser	Daydream	Brampton	Stradbroke	Keswick	Keppel	Bribie	Hayman	Lindeman	Orpheus	Fitzroy	Hinchenbrook	Vorke
<b>BEDROOMS</b>	1	1	2	1	1	2	3	2	3	1	2	1	2	2	3
<b>BATHROOMS</b>	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
<b>KITCHEN/KITCHENETTE</b>	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 1 Robe	BI	BI	BI	BI	BI	BI	BI	BI	BI	BI	BI	WI	BI	BI	BI
Bedroom 2 Robe	NA	NA	BI	NA	NA	BI	BI	BI	BI	NA	BI	NA	BI	BI	BI
Bedroom 3 Robe	NA	NA	NA	NA	NA	NA	BI	NA	BI	NA	NA	NA	NA	NA	BI
<b>Bathroom</b>															
Dual flush toilet	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shower with glass showerscreen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Vanity - 750mm	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Towel rails & fittings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mirror	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Kitchen</b>															
Stove with oven & cooktop	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Floor cupboards - laminate doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Laminated benchtop	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1½ bowl s/steel sink & flick mixer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Tiled splashback	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Electrical</b>															
Switchboard	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Safety switch	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double Power Points	7	7	9	7	7	9	11	10	11	7	9	7	9	7	11
Downlights	7	7	9	7	7	9	13	12	13	11	13	11	12	12	14
External lights	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Ceiling fans	1	2	3	2	2	3	4	3	4	2	3	2	3	3	4
Smoke alarms	1	2	3	2	2	3	4	3	4	2	3	2	3	3	4
<b>Other</b>															
Linen cupboard		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Laundry - separate							✓	✓	✓		✓		✓	✓	✓
Laundry in bathroom	✓		✓	✓	✓	✓				✓		✓			
Insect screens	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV Point and aerial	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Insulation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Carpet to bedroom/s	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Tiles to bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Vinyl to living areas	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Painting - Internal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Painting - External	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Legend: NA - Not Applicable, BI - Built-in Robe, WI - Walk-in Robe



QBCC Licenced  
Experienced builder  
Fully Insured

# STANDARD INCLUSIONS

Our standard designs are built to the following standards and inclusions:

## STANDARDS, ENGINEERING AND APPROVALS

<b>CONSTRUCTION STD:</b>	Our construction is in accordance with the guidelines and standards as set down in AS-1684.2 FOR SAFE AND SUSTAINABLE BUILDING PRACTICE
<b>ENGINEERING:</b>	Soil test and engineering design requirements included.
<b>DRAFTING:</b>	Standard plan drawing included
<b>COUNCIL APPROVALS:</b>	Standard building approvals included. NOTE: Additional fee may apply if Council Relaxation is required.
<b>INSURANCE:</b>	We have full Public Liability and Builders All Risk Insurance QBCC insurance for your construction is also included.
<b>ENERGY RATING:</b>	6 STAR energy rating
<b>SITE WORKS:</b>	Standard site works included. Note: Sloping site or difficult access may affect pricing. Connection of electricity, stormwater and sewerage plus any additional site costs will be priced on an individual basis following a site inspection. Allow approx. \$5000 to cover these costs.

## CONSTRUCTION

<b>FRAME:</b>	H2 treated timber frame
<b>FLOOR:</b>	H2 treated timber framed flooring system
<b>FLOORING:</b>	Yellow tongue sheet flooring to all non-wet floor areas. Hardies Scyon wet area compressed sheeting to bathrooms.
<b>ROOF STRUCTURE:</b>	Timber truss roof (unless otherwise specified).
<b>TERMITE TREATMENT:</b>	Not Applicable (Slab construction only)

Note: Standard prices are for above ground construction. Slab option is available if required. Price may vary.

## EXTERNAL

<b>CLADDING:</b>	Hardies Scyon Axon vertical groove sheeting
<b>FACIA &amp; GUTTER:</b>	Colorbond® steel fascia and gutter
<b>DOWNPIPES:</b>	H2 treated timber frame
<b>ROOFING:</b>	Colorbond® steel downpipes connected to existing stormwater
<b>SOFFITS:</b>	Hardies Flat FC sheeting including all trim
<b>WINDOWS:</b>	Powdercoated aluminium sliding windows
<b>SLIDING DOORS:</b>	Powdercoated aluminium sliding doors
<b>FLYSCREENS:</b>	Powdercoated standard flyscreens fitted to all windows
<b>ENTRY DOOR:</b>	Painted timber frame and solid core entry door.
<b>ENTRY DOOR LOCK:</b>	Satin chrome door entry lock and deadlock.
<b>PATIO: (Patio designs only)</b>	Timber sub-floor, oiled timber decking & stairs to suit. Optional Patios include a Cooldek Roof.



## INTERNAL

<b>WALL CLADDING:</b>	10mm flush set plasterboard
<b>CEILINGS:</b>	10mm flush set plasterboard
<b>BATHROOM CLADDING:</b>	Hardies 6mm Villa board
<b>CORNICE:</b>	90mm cornice to whole of ceiling area
<b>ARCHITRAVES:</b>	68mm x 12mm mouldings to all skirting and architraves
<b>INTERNAL DOORS:</b>	Four-panel internal hinged door/s
<b>INT. DOOR LOCKS:</b>	Standard lever type privacy sets in satin chrome finish.
<b>ROBES / WIR:</b>	Single shelf with chrome finish hanging rail in bedroom/s
<b>ROBE DOORS:</b>	SLIDING: Aluminium framed sliding door unit with vinyl finish fronts. FIXED: Match internal doors.
<b>LINEN CUPBOARD:</b>	Fit-out with four melamine shelves, door to match internal doors
<b>LAUNDRY TUB:</b>	S/steel laundry tub - cabinet 450mm x 600mm ( <i>separate laundry models only</i> )

## KITCHEN

<b>FLOOR CUPBOARDS:</b>	Base cupboards with high gloss Polytec® laminate doors.
<b>OVERHEADS:</b>	600mm high overhead cupboards with high gloss Polytec® laminate doors (if applicable – refer to plan).
<b>KITCHEN SINK:</b>	Stainless steel 1½ bowl sink with chrome finish flick mixer tap.
<b>BENCHTOPS:</b>	600mm wide Polytec® laminate benchtops.
<b>OVEN/COOKTOP:</b>	Standard electric stove with full size oven and 4 element cooktop.
<b>RANGEHOOD:</b>	600mm slide out rangehood (designs with overheads cupboards only).
<b>SPLASHBACK:</b>	Ceramic tiled splashback.

## BATHROOM

<b>VANITY:</b>	\$550 provisional sum allowed
<b>TOILET SUITE:</b>	\$250 provisional sum allowed
<b>BATHROOM FITTINGS:</b>	\$350 provisional sum allowed (incl. towel rails, hooks, toilet roll holder, etc)
<b>SHOWER SCREEN:</b>	\$1200 provisional sum allowed
<b>TAPWARE:</b>	\$350 provisional sum allowed
<b>MIRROR:</b>	\$150 provisional sum allowed
<b>HOT WATER SYSTEM:</b>	Renai 125 litre electric hot water system installed
<b>BATHROOM FLOOR:</b>	Tiled floor - \$40 per m² provisional allowance for purchase of tiles
<b>BATHROOM WALLS:</b>	15m² of wall tiles - \$40 per m² provisional allowance for purchase of tiles



# STANDARD INCLUSIONS (Cont.)

ELECTRICAL	
SWITCHBOARD:	Standard switchboard with safety switch.
LIGHTS:	Energy efficient lighting to include: 2 x Downlights per room, 1 x Downlight in WIR (WIR models only), 1 x External light.
POWERPOINTS:	Main Bedroom – 2 x double p/points, Living - 2 x double p/points, Kitchen - 2 x double p/points, Dining – 1 double p/point, 2nd Bedroom – 1 x double p/point (2 bedroom models only)
CEILING FANS:	1 x Ceiling Fan per bedroom, 1 x Ceiling Fan in living/dining area
APPLIANCES:	Circuits and connection of stove/oven/cooktop/rangehood as required.
SMOKE ALARMS:	1 x Smoke alarm per bedroom, 1 x Smoke alarm in living/dining area
TV POINT and AERIAL:	1 x TV point outlet, cabling, splitter and standard TV aerial installed.
MISCELLANEOUS	
INSULATION:	Wall Insulation: 90mm thick R2.0 Earthwool batts to wall cavities, Roof Insulation: 55mm thick R1.3 space blanket under roof sheeting, Ceiling Cavity Insulation: 125mm thick R2.5 Earthwool batts in ceiling cavity
PAINTING:	Exterior: a three-coat exterior grade paint to the external walls and soffits, Interior Ceilings: a two-coat ceiling white to all ceilings, Interior Walls: a three-coat internal semi-gloss finish to the internal walls. Owner to choose paint colour/s.
FLOOR COVERINGS:	Bathroom floor: Tiled (Refer bathroom above) Bedroom floor/s: Carpeted (Builder's range) Kitchen and living areas: Vinyl flooring (Builder's range)



Choose from one of our practical, innovative designs, then add in any extras:

PATIO/DECK:	Most designs can be done with or without the patio/deck. Talk to us if you would like to add or extend a patio/deck. POA
SECURITY PACK:	Upgrade your insect screens to security screens and add a front security door. POA
AIR CONDITIONING:	Split system heating/cooling air conditioning unit fully installed. POA
DISHWASHER:	Most designs can be amended to incorporate a half drawer or full-size dishwasher. POA
DISABILITY COMPLIANCE:	Design can be modified to meet the needs of the disabled, including grab rails to shower and toilet, ramp access, modified doorways and bench heights. POA
OTHER:	Have we missed something? If you did not find what you are looking for, talk to us today. Each Granny Flat is custom built to meet your needs.

We take great pride in attention to detail and quality finish of our product. Importantly – We embrace the correct use of materials and adhere to better building practices.

All designs are built on site and are fully customisable.  
YOU CHOOSE the colours, fittings and finishes that will make  
your new Granny Flat  
YOUR NEW HOME.

# 6 EASY STEPS

## 1. Book a FREE In-house Consultation and Appraisal



One of our friendly team will visit you in your home, discuss your requirements and advise you on the best options that will give you the outcome you are looking for

## 2. Concept Plans, Specifications and Quote



Moving forward, we prepare preliminary concept plans, detailed specifications/inclusions, and a cost estimate for you. There is a very minimal fee for this service. \$250 for ground level extension and \$375 for 2nd storey extension. If finance is required, most banks will require detailed plans, specifications and quote before they will consider offering a loan.

## 3. Preliminary Agreement



A Preliminary Builder's Agreement is designed to protect you and your builder from unexpected costs during your build. It is customised to your site and house. It allows the Builder to obtain the necessary reports (e.g. Soil tests, engineering, BAL, HSTP reports) to carry out an effective investigation into your build site so they can see exactly what can and cannot be done. There is a fee for this service, that comes off the contract price.

## 4. Contract, Plans and Approvals



We will prepare a fixed price contract for you. Once signed, it's onto the paperwork. Making it easier for you is a priority, so we handle everything from construction plans and Council approvals to paying the QBCC insurance.....we've got you covered!  
We'll keep you informed every step of the way through our builder's software package. You can download the free App so that you can keep in touch with us.

## 5. Personalise It!



You will be able to choose your tiles, wall colours, bathroom fittings, kitchen layout, light fittings, etc  
... all the little things that put your stamp on the project.

## 6. We Build It



**Sit back, relax and watch your dream become a reality.**

We have the best crew of Trades people working on Complete Home Extensions projects. They are reliable, competent and extremely capable crew who love and take pride in the work they do.

We understand there may some disruption to your daily routine, so we do our best to limit the intrusion and respect your privacy

**TIME TO MOVE IN!**

# We've Got It Covered!

- ✓ QBCC Licenced Builder. Licence no: 126 1488
- ✓ QBCC Home Warranty Insurance included and paid on every job
- ✓ Public Liability Insurance - \$20 Million
- ✓ Builders 'all risk' insurance included to protect your property
- ✓ Combined 70 years' experience in the building industry
- ✓ Plans, design specifications, engineering, Council approvals and certification are included
- ✓ Complete Home Extensions is a well-established building company that is here to stay

**Take the worry out of your building project.  
We can even do that for you too!**



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