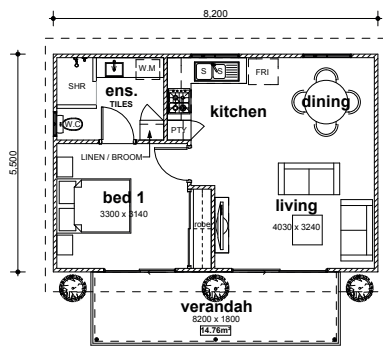
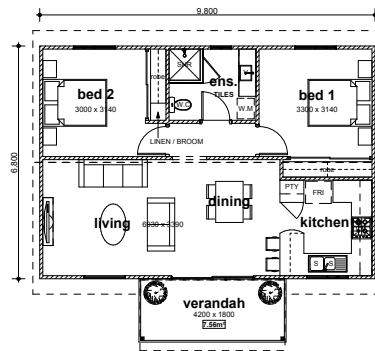




PICASSO - TWO BEDROOM DESIGN

AREA: 67M2

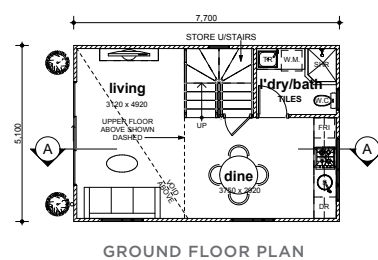
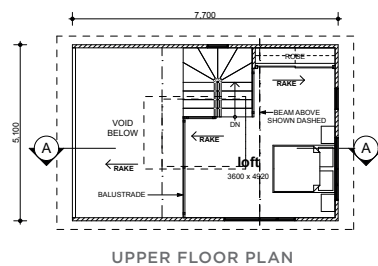
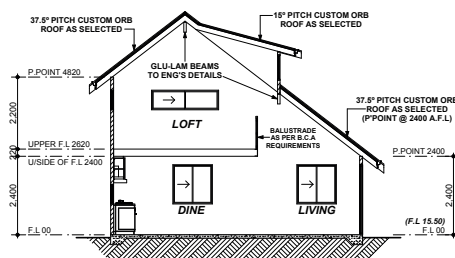
The Picasso range is available in Classic design, with a pitched roof, and Contemporary design, with a modern, mono-pitched roof.



THE DA VINCI - SINGLE BEDROOM DESIGN

AREA: 45M2

The Picasso range is available in Classic design, with a pitched roof, and Contemporary design, with a modern, mono-pitched roof.



THE REMBRANDT - LOFT UNIT

AREA: 58M2

A modern two-storey single bedroom design offers a "Manhattan apartment" feel in a loft-type concept.



Personal Pledge From The Managing Director

The team at Granny Flat Masters will always act to reflect our high core values of honesty, integrity, efficiency and accountability.

We understand these values are fundamental to the success of our business in the construction of new Granny Flats, finished to the highest building standards whilst forming and respecting a trusting relationship with each of our valued customers.

We know if we do that well, our clients will also value and appreciate their new Granny Flat together with the relationship we formed and will reciprocate with positive remarks and referrals for our future business.

Let us join you in the success of your new Granny Flat project.

Peter Banks
Managing Director
Registered Builder 7639



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NEED FOR ADDITIONAL SPACE?

Each family has their **own unique lifestyle requirements** that may give rise to the **need for more accommodation**, which can be broad ranging and not limited.

YOUR NEEDS:

- + Parents in their senior years looking for **independent living** with the **option of security close by, without high costs** often associated with retirement villages.
- + Parents may be active and travel widely, or live elsewhere, but require an **easy-care, low maintenance, secure Perth home-base**.
- + Parents who can **largely preserve the equity from their existing home** after providing the granny flat, with surplus funds enabling them to be **financially secure during their retirement**.
- + Parents who wish to **generate a rental income** whilst adding value to the family home.
- + **Low-cost accommodation** for adult children whilst they **save for their first home**.
- + Home office, studio, activity, music, gym or games room.
- + **Accommodation for guests and friends** to stay over without interfering with your home privacy.

Let us help you discover how to create the extra space you need, add value to your property and enhance your family's lifestyle for many years to come.

OUR DIFFERENCE

THE GRANNY FLAT SPECIALISTS

Granny Flat Masters are specialists in their field. The design and construction of affordable independent living home units is our central focus. Our units are energy efficient and built to the highest engineering specifications.

EXPERIENCE AND KNOWLEDGE

With more than three decades of experience in home building and home improvement, we provide wide knowledge in all aspects of design and building, achieving the highest standard of finish, overseen by a well-practiced registered builder.

THE BEST SOLUTIONS

Our design and construction experience provides the best solution to your accommodation needs, with minimal interruption to family living.

COVERING ALL ASPECTS

Experience in designing and building around specific health care issues; wheelchair access and aged care safety aspects such as security alarms, intercoms, ramps and more.

CUSTOM BUILDING/SEAMLESS INTEGRATION

We individually design and build independent living home units that meet the specific requirements of each client. Our units can be integrated into the surrounding yard to create a totally new outdoor environment.

CLIENT SATISFACTION

Granny Flat Master are 100% focused on personal service, attention to detail and open lines of communication, all aimed at achieving complete client satisfaction and a finished product that can be appreciated for years to come.



Let Granny Flat Masters **enrich your life** by **creating your perfect space** that works best for your budget, your property and your lifestyle.

OUR PHILOSOPHY

Granny Flat Masters specialise in the exclusive design and construction of **affordable custom-built independent living home units/lofts, commonly known as 'granny flats'**.

Granny flats no longer need to be standard pre-fabricated transportable type structures, limited by their pre-determined manufactured size, standard specifications and basic external appearance. Depending upon the site, a Granny Flat Masters unit can be located in either the front or rear yard subject to building setbacks, ease of access and aesthetic integration with the existing home. Our modern units are energy efficient and passive solar.

HOW WE WORK

We offer an **obligation free on-site meeting** to discuss your **specific needs and design requirements**. Following this informal but thorough client meeting we develop a customized proposal for the design and specification of your new independent living home unit, which will include:

- Well-designed plan and elevation complying with 6-star energy rating standards;
- Site plan showing the new home unit integrated with the existing house, pool, trees and any other unique site features
- Specifications in detail;
- Support with interior design finishes;
- Competitive costing providing for a high standard of finish;
- Building warranties; and
- Suitable financing options

Granny Flat Masters can also integrate a surrounding yard transformation if required to include alfresco and patio outdoor living areas, decking, paving and landscaping to create a totally new outdoor environment, enhancing the lifestyle and enjoyment of the whole family.

INDIVIDUAL DESIGN AND CONSTRUCT - FROM CONCEPT TO COMPLETION

Contact us today to arrange a no-obligation site visit to discover how we can help you create the extra space you need.

GRANNY FLAT MASTERS DELUXE SPECIFICATIONS

COSTS AND FEES

- + Cost of plans and documentation
- + All fees to relevant authorities.

INSURANCES AND GUARANTEES

- + Insurance during construction
- + Housing Indemnity Insurance
- + Termite guarantee
- + Six year structural guarantee
- + Six months maintenance period

FLOORS, WALLS, WINDOWS AND DOORS

- + Concrete floor to engineer's detail
- + Treated timber wall frame with selection of external cladding
- + Aluminium sliding doors and windows with key locks
- + Flyscreens and flydoors to aluminium windows and doors
- + Internal door frames to normal height – timber or steel as selected
- + Timber frame to entry (if on plan)
- + Eaves detail as per drawings

ROOF AND CEILINGS

- + Colorbond metal roofing
- + Gyprock ceilings, cornice and internal wall lining

PLUMBING, SINKS AND BASINS

- + Water sub-meter
- + External garden tap
- + Copper water piping throughout
- + Hot water system – external gas instantaneous
- + Stainless steel sink with flickmixer tap
- + Automatic washing machine taps
- + Dishwasher recess – if required
- + White vitreous china basins
- + White WC pan with china cistern
- + Quality taps and outlets
- + Sewer connection to existing house drain

ELECTRICAL

- + Power sub-meter
- + Electrical safety switch
- + Hardwired smoke alarm
- + Exhaust fan to bathroom
- + Light points as plan
- + Powerpoints as plan
- + TV point and phone point as plan

NOTE:

We can modify or design floor plans and elevations to suit your requirements.

DOORS, SILLS AND SKIRTINGS

- + Solid core entry door with deadlock (if on plan)
- + MDF timber nosings to window sills
- + MDF timber skirtings
- + Feature internal doors
- + Quality door furniture including privacy locks

CABINETS, CUPBOARDS, SHOWER SCREEN AND MIRROR

- + **Kitchen:** Granite bench tops
- + Vinyl wrapped doors with knobs

- + **Vanity:** Laminated top
- + Vinyl wrapped doors with knobs
- + Pantry with 4 white lined shelves, as plan
- + Linen cupboards with 4 white lined shelves as plan
- + Bathroom fittings from Dorf range or similar
- + Built – in robes with one shelf and hanging rail and mirror sliding doors
- + Aluminium frame and clear glass shower screen
- + Mirror in bathroom

TILING, PAINTING AND PAVING

- + Floor tiles to bathroom
- + Wall tiles to kitchen and bathroom
- + Complete painting including internal walls
- + Paving to verandah as plan

COOKING

- + Gas supply to hot plates, hot water and 1 bayonet fitting
- + Quality oven – electric
- + Quality hot plate – gas
- + Quality range hood

OPTIONAL FEATURES

- + Ducted vacuum system
- + Security system
- + Landscaping and reticulation
- + Air conditioning / heating
- + Built-in ironing board
- + Aged care package