

# ZJ BUILDING

Adelaide's Addition and  
Renovation Specialists





## WHY US?

### A PROFESSIONAL BUILDERS DIFFERENCE

Adelaide's Addition and Renovation Specialists

**Boutique Builder - A family business with a focus on your building experience. We purposely limit the number of projects we take on to maintain our high standards.**  
We do this, so you never feel like you haven't been heard or feel that you are just a number.

**Our Professionalism - We take this very seriously and set the standard for the entire building industry.** We have strict induction processes and safety systems in place to ensure that your home is treated with respect. You always have peace of mind that you are in good hands..

**Passion - Our team has a passion for creating beautiful and functional renovations.**  
We have an eye for detail, only use high quality materials and we don't forget the 1%ers that often get overlooked. This passion ensures we deliver on every level for even the most meticulous homeowner.

**Communication - We use an online project management system that is completely unique to the industry.** We give you access to your project 24/7 through your own private online client portal. You can see daily site photos, live schedule updates and all your project documents. You can also make variation requests and give electronic approvals to streamline the project and have a stress-free experience.

**Culture - ZJ Building has a mission to change the perception about building professionals and we are doing this by building a strong culture within our company.**  
Our culture keeps us, and our subcontractors, accountable to our core values and we lift each other's standards for workmanship and mateship on site.

**Quality Control - We follow a strict quality assurance checklist** that we have built to double and triple check workmanship, essential details, and compliance at critical stages throughout the project. You can be sure that nothing gets missed and your project stays on track.

*“Our clients and prospects hold ZJ Building in the highest regard because our brand and reputation are known synonymously as prestigious.”*



**ZJ BUILDING**



[www.zjbuilding.com.au](http://www.zjbuilding.com.au)

## ZJ BUILDING GUARANTEES

We are a Professional Building Company and members of the Association of Professional Builders (APB) and the Housing Industry Association (HIA).

Our mission is to bring a new level of sophistication, professionalism and understanding to the home renovation sector. We aim to do this by offering complete solutions, open communication and by constantly striving towards perfection in performance and delivery of our projects.

We are 100% committed to delivering an outstanding building experience by offering these guarantees to you:

### **Fixed Price Contracts**

A unique process for pricing work to ensure we capture all the details.  
No hidden surprises - only fixed price contracts.

### **10 Year Structural Warranty**

We warrant our work structurally for 10 years for the ultimate peace of mind.

### **Professional Trades Network**

Only professional subcontractors are engaged, and we have a strict on-boarding process to maintain our standards.

### **Professional Partners**

All subcontractors and site personnel are fully qualified and insured for the work they carry out. Only licensed tradesmen are used to ensure the highest standards.

### **Customer Satisfaction Guarantee**

A flexible approach to your changes throughout the build guarantees your satisfaction, and with upfront fixed pricing - you'll never have a bill shock.

### **Client Portal**

We will provide you with access to your project through our online client portal, so you have access to all your project information and updates, 24/7.

### **Communication Response Guarantee**

All messages and emails will be responded to within 2 business days - we guarantee it!

### **Material Selection**

Use of only the highest quality and best suitable materials available.

### **Professional Development**

We have a commitment to continue to engage in personal and professional development to improve ourselves, our processes and our company, resulting in a better experience for you.

### **Ongoing Support**

We never forget a client and their beautiful home once we have renovated it. We keep in touch to maintain our relationship and reward our past clients for referrals.



“ Our promise to you is simple:  
To deliver on every single commitment we make to you. ”

## OUR CORE VALUES



### Service

We are here to serve and we deliver on what we promise. We are laser focused on our company strengths and only take on projects that fit within our niche. This allows us to build solid systems and procedures to ensure our clients get exactly what they want with care, passion and consistency. We exceed our customers expectations with world class customer service and unique building experience.



### Culture

We have developed a culture of excellence and respect and this standard resonates throughout our company to all our subcontractors and suppliers. We demand exceptional conduct, a friendly nature, a can-do attitude and absolute professionalism. Everyone on our team is inducted into our culture and we hold each other accountable through regular toolbox and site meetings.



### Trust

Z] Building understands that you have been planning and visualising your project to completion for a long time. Letting us into your home and allowing us to take control of your project is a big sign of trust and we do not take it lightly. We hold a strong stance that your house is your home and not a building site. We treat your home like it was our own. Trust is everything to us and we do not take it for granted!



### Communication

The most common area of concern from all of our clients is communication throughout the project. We know you lead a very busy life and are not always available on the phone. This is why we have invested in our online system and integrated it into our website. This forms the platform for all our project communication. You will be kept up to date 24/7 with regular progress photos, notes and site diaries filled out by your dedicated project manager.



# WHAT WE DO



Design



Construct



Deliver

We are Adelaide's custom home addition and renovation building specialists.

We have positioned ourselves as experts in renovating and extending character homes throughout Adelaide suburbs.

We understand the requirements and restrictions that councils place on character homes and street frontages. We work collaboratively with you, the architect and council planners to design and build beautiful custom home renovations. We transform and restore character homes, so you can live your lifestyle in an Adelaide home with historical significance.

## Our **risk free** 3 step design process

### 1. Concept Design

- A full site measure
- A needs analysis
- A brief of your unique requirements
- A detailed site survey plan
- A concept floor plan design
- Minor amendments to get it 'just right'
- A cost-coded construction estimate

### 2. Planning

- Civil engineer plan
- Site plan and elevations
- Client comments and final approval
- Submit to council for planning consent
- Liaise with council as required
- Provide planning approved stamped drawings
- Update cost-coded construction estimate

### 3. Final Approvals

- Meeting to determine construction details
- Soil test and footing design
- Structural steel design
- Timber frame design
- Energy efficiency report
- Private certification
- Coordination of all consultants
- Consolidation of all construction details
- Full development approval
- Fixed price construction proposal



Design

We are a full service building company and stress the importance of design and preliminaries in conjunction with a professional builder.

What are preliminaries?

Put simply - preliminaries are all the documentation you are required to provide council before commencing construction of any major project on a residential property. Typically, this information consists of Building plans, Engineering, Soil tests, Energy Efficiency Reports and more.

We offer full design and preliminary packages where we sit down in close collaboration with the architect and you to carefully and thoughtfully design your new custom home renovation to meet your needs and budget.





## Custom Homes

Custom homes are built uniquely for you. Our projects are unique because you are!

We have demonstrated without doubt that we can deliver unparalleled quality of build through our material selection, attention to detail, project management, quality control systems and creative solutions.

If you have a dream of living in a beautifully designed, luxury, custom built home - we are here to help you every step of the way.

## Renovations

We transform houses into forever homes with innovative design and stunning results.

ZJ Building is a trusted brand known for quality and prestige. We use highly skilled and experienced tradespeople and high-quality material to add value to your home and improve your lifestyle.

We focus on your experience. We listen to your ideas. We build your ideas and transform your home into your dream space with our community of qualified professionals.

## Additions

Adding space with a quality custom home addition will pay you back two-fold with more equity and an improved lifestyle.

When it comes to Adelaide custom home extensions and additions, ZJ Building has built a reputation for quality and prestige throughout South Australia.

As a trusted building professional, we have a deep understanding of the difficulties and logistics that this type of project can bring.

We are here to add value to your home with thoughtful design, careful planning and precise execution. Our custom home additions allow you to enjoy the extra space and never have to worry about over-capitalising.





## 1920s Californian Bungalow Bathroom Renovation

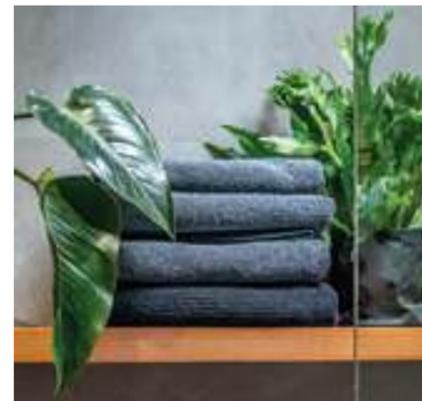
Megan owns a gorgeous 1920s bungalow in Allenby Gardens. She had just recently completed a kitchen and ensuite renovation and had a nightmare experience that resulted in her trust being completely broken. She has a love for design and her existing bathroom and laundry room was not a reflection of who she was. She hated the colour scheme and wanted a laundry room that she was not ashamed to leave the door open to. When Megan called us, she was very frank about her situation. ZJ Building was the 11th builder she had contacted, and she was still looking for someone who she felt she could trust with her renovation. We took her through our quoting process and built a professional proposal document with a cost centered specification, complete scope of work and fixed price guarantee. We built a construction schedule and booked a start date. Megan still had some final questions before signing the contract but as the project progressed, we could tell she felt relaxed and in good hands.

We received this unprompted feedback from her two weeks into the project:

*“Thank you for the superb effort you and the team are putting in. I have nothing but good things to say about how everything is going. I compare this to week 1 of my kitchen / ensuite reno when I knew I was in a hostage situation, so thank you for righting the wrongs of tradesmen past.”*

Completing the works did come with some obstacles, but this was to be expected when dealing with a 100-year-old home. Even with some difficulties we completed the project as per our schedule and Megan was absolutely thrilled with the outcome.

Megan has now completed her home renovations to the entire bungalow and her personality and style is painted into the home. She now has picture perfect views of timber highlight shelving and a gorgeous vanity in her bathroom.



*“From the outset I was impressed by your attention to detail, easy-going manner, obvious experience and skill. You deliver exactly what you promise and have been a delight to work with. I am so thrilled with the end result is exactly as I had envisioned.”*

Megan - Allenby Gardens



*“ We are so happy with the first-class job you did in transforming our house ”*

# OUR PROCESS

## 1 - Site Meeting and Introduction

Your first experience with us will be a friendly introduction in the comfort of your own home. We structure these meetings to ensure you get all the critical information you need. We discuss your project, explore your ideas and show you how our process is different to other builders.



## 3 - Concepts

This is the first step in our design process. We take your ideas and put them onto paper to show your new concept floor plan. We encourage as much feedback as possible to get to the concept design "just right". We also build a cost-coded construction estimate for an accurate snap-shot of the project cost.



30  
weeks

## 5 - Fixed Price Contract

We build a fixed price construction proposal, scope of work and specification to guarantee our price and give you peace of mind. We then sign a building contract and schedule the project.



16-50  
weeks

## 7 - Hand-Over

We will walk you through your new renovation and hand you over the keys with an unforgettable experience. This is not the end of your journey though. We offer a 6-month maintenance period to handle any minor defects.



## 2 - Initial Estimate

Before you are ready to make any sort of financial commitment, we will discuss some of our past experiences to help you understand construction costs on comparable projects.



6  
weeks

## 4 - Preliminary Building Agreement

With an approved concept floor plan, we are able to prepare a fixed price preliminary building agreement. This agreement allows us to finalise all the construction documents required for full development approval with council. Your construction costs are updated throughout this stage so you are always in the loop with how your design choices are impacting your budget.



## 6 - Construction

The moment we have all been waiting for. Construction begins, and you are kept up to date 24/7 through our online system. We also conduct regular scheduled site meetings with you to ensure nothing gets missed.



## 8 - Post Construction Follow up

We are a family business and once you have built with ZJ Building, you become part of our community. We will follow up with you in the future to see how everything is going and give you an opportunity to tell us if you have any other concerns. We love building and renovating and a lot of that passion comes from the stories and memories we help create by building beautiful spaces for you to experience them in.



26  
week  
maintenance  
period

## OUR ONLINE SYSTEM

Our easy to use online client portal gives you access to your project 24/7. See photos, your budget, live schedule, conversations and more.

All your project information is organised in the one spot for the ultimate peace of mind. You have complete control with the most powerful project management system for residential building projects.

Extending or renovating your home is a very exciting and complex project. ZJ Building wants this experience to be enjoyable so we've simplified the process by providing each one of our clients with their own secure portal with all of their project details.

Watch a video on how the system works on our website [www.zjbuilding.com.au/client-login](http://www.zjbuilding.com.au/client-login)



## System Features:

- **Live Updates**

See the updates as they happen and get notified on your mobile when anything changes.

- **Financial Management**

Know exactly what variations you have agreed to and see the total contract price change as you approve them.

- **Live Schedule**

Oversee your project and watch as we update the schedule to manage all the trades and suppliers. Everyone gets notified and kept in the loop.

- **Comment on anything**

Unsure about a certain detail or schedule item? Comment directly on it for a quick response from our team to alleviate your concerns.

- **Photos and Documents**

See our photos and upload your own. Comment on them to open up a discussion. Look through the documents folder to see your building contract, manufacturers' specs and other relevant info.

- **Get Social**

Click on any photo and upload it directly to your social media profile. Show all your friends your progress and even give them exclusive access to your client portal.

- **Email**

All emails and messages are handled directly through our system to keep all correspondence in one spot.

- **Warranty**

Raise warranty items and track them. Check the status and add comments to ensure your issue is dealt with promptly and efficiently.

## ABOUT US

When you choose to build with ZJ Building, you're supporting a family owned and operated South Australian business.

Our team has over 40 years of combined experience in the building and construction industry.

We are experts in custom home renovations and extensions of character homes.

We are committed to delivering a building experience that is truly unique and stunning home renovations that define who you are.



**Zakery Johnson**

Owner/Director/Master Builder

Zak has a passion for the building industry. After starting his carpentry apprenticeship in January 2007, he immediately fell in love with the trade and all the opportunities it provided to build and create. He gained a lot of experience in all aspects of the building trades, including supervising architectural custom home builds and small commercial projects. After recognising a gap in the industry, with a lot of builders lacking in customer focus during projects and most providing cookie cutter solutions, Zak found himself with an opportunity to create something truly unique. With a passion to deliver high quality projects and improve the lifestyles for South Australian homeowners, he started ZJ Building in 2015 and has been transforming homes ever since. With a strong drive for self-improvement and professional development, Zak continues to evolve and improve the company. From building strong systems and processes for our customers' benefit to proudly running a virtually paperless office, the future of ZJ Building is always looking bright.



**Jacqueline Johnson**

Office Manager

Behind every good builder is his wife! Jacqui is constantly working behind the scenes to develop and promote ZJ Building. She works side by side with Zak to deliver the same strong passion and building excellence to our clients. Her bubbly and friendly nature perfectly complements Zak and the team, to bring you the brains and beauty behind ZJ Building.



# FAQ'S

How much will my renovation cost?

Renovations will always vary in cost and it is impossible to price accurately without complete building plans. But building plans cost money and you want to know what it is going to cost before you invest any money... Right? We have built a system using a cost-coded method for estimating. It is low cost and can provide a very accurate estimate at a very early stage in your design process.

Can I live in the house while the renovation is being done?

Specialising in major renovations and additions, we do have this question come up a lot. Most of the time our clients choose to stay in their home while we renovate. This is not always an option as sometimes we are removing the only bathroom from the home, making it unliveable for a period of time. We can always provide a solution for you to stay in any situation but we are also very safety conscious and keep this top of mind.

I don't have any drawings, but I know roughly what I want in my home renovation and extension. Who should I talk to first?

ZJ Building is a design and construct company. We offer a full service for all your custom home renovation and building needs. If you have big plans but no drawings, or maybe you have some sketches you've put together yourself? Call us first so we can take you through our risk-free design process. We work collaboratively with you and the architect and can coordinate the entire design process for you, so you don't need to stress!



Do you use the same trades for all of your projects?

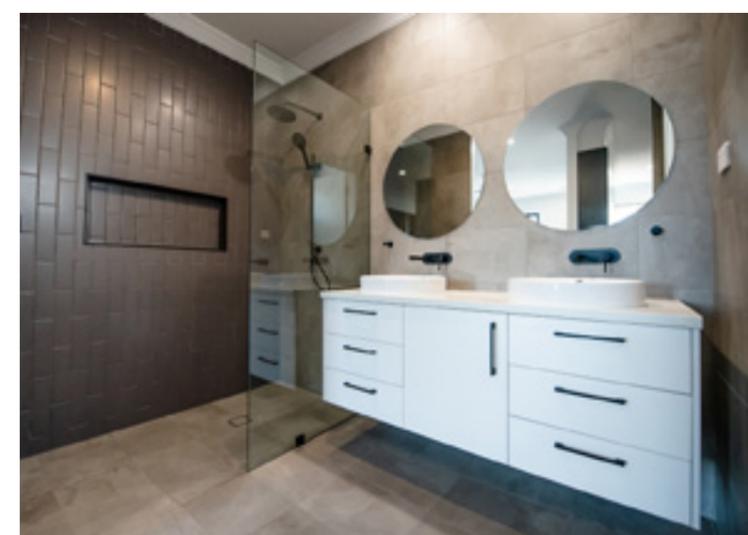
This is a great question to ask. We have built strong relationships with all of our subcontractors and we use the same trades for almost all of our projects. For new trades, we have a detailed on-boarding process to induct them into our company and we only partner with professional trades who align with our company culture and values. We also employ a team of competent carpenters and project managers directly, as this gives us the control we need to maintain our standards.

Do I have to tell you my budget? Won't you just make the project cost what my budget is, even if it is much cheaper?

Commencing designs of any kind of construction project is a big financial decision. This decision needs to be made on trust. The trust you have in your chosen builder is absolutely paramount. If you feel uncomfortable having an honest conversation with your builder and providing all the details of your project, including the most important one – budget, you should probably do some more research and find a professional who you can have this conversation with.

What if my design ends up costing more than I can afford? How do you avoid this problem?

Our estimating is built right into our design process. We build a cost-coded construction estimate early on, to give an accurate preliminary figure of what your project will cost. As the design process continues and more accurate information is available, we start gathering quotes from all our suppliers and subcontractors. We plug these prices into our initial estimate and monitor the budget as we go. We keep you informed on every change, so you can be sure that your budget is being met at every step of the way. We don't want any surprises!



# ZJ BUILDING

Adelaide's Addition and  
Renovation Specialists

Excited to get started?  
Call us now to discuss your  
next project on 8366 2225



[www.zjbuilding.com.au](http://www.zjbuilding.com.au)

