



GRANNY FLATS

Smart investment, **smart choice**

auswideconstructions.com



OUR FOUR STEP PROCESS

Building a granny flat with Auswide Constructions is easier than you think!

1 SITE VISIT AND TENDER

Contact us today and one of our experts will organise a free site visit & quote for your property.

2 PLAN AND FIXED PRICE CONTRACT

Our architectural team will design a custom sketch to best fit your property and needs. We then take you through our industry accepted fixed price contract for your peace of mind.

3 DESIGN AND APPROVAL

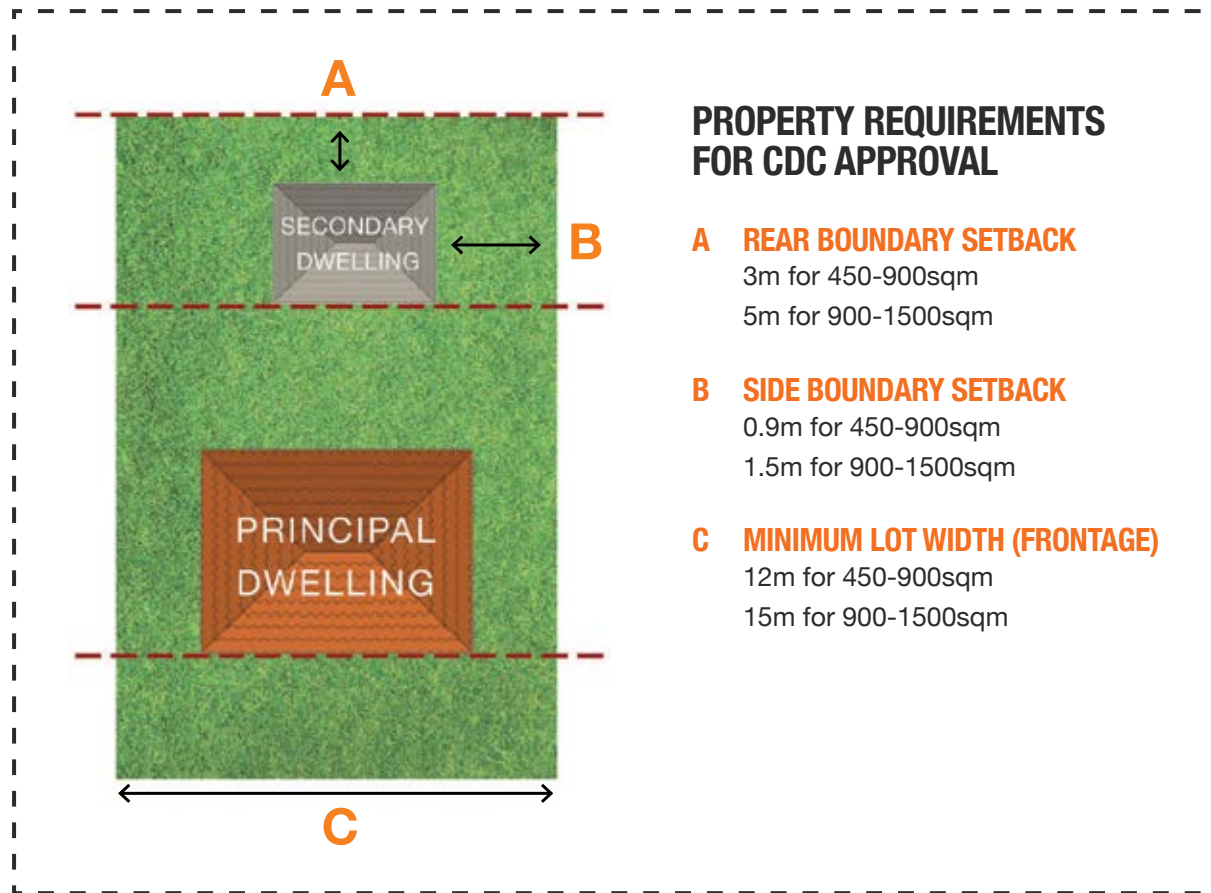
Our office carries out all the necessary DA (Design Approval) and CDC (Complying Development Certificate) approvals on your behalf.

4 BUILD

We only use experienced, licensed tradesmen in order to ensure the absolute top quality and timely build.

SITE REQUIREMENTS

To have a granny flat built on your property quickly and efficiently, we build under CDC approval. This means there's no need for DA.



DOCUMENT CHECKLIST

The following is a list of documents which will help us assess your property to determine whether your site is suitable for a CDC build.

- ✓ Title Search
- ✓ Sewer Diagram
- ✓ 149 (2) Certificate
- ✓ Property Level

INCLUSIONS

EXTERIOR INCLUSIONS

WALLS: Brick veneer, cladding or render

ROOF: Corrugated steel roofing sheets or concrete roof tiles

WINDOWS: Aluminium windows sliding sash windows

FASCIA AND GUTTER: Steel fascia and gutters

DOWNPIPES: PVC



INTERNAL INCLUSIONS

CORNICE: 90mm standard cornice

SKIRTING: Painted skirting pine 67x18mm

INSULATION: Wall and roof insulation as per Basix

POWER POINTS: 5 Double power points

TV POINT: 1 TV point



INCLUSIONS

STRUCTURAL INCLUSIONS

To be innovative and offer our clients modern and structurally sound homes, we offer house frames made of TRUECORE® steel across our entire range of granny flats.

Find out more about the inner strength of house frames made from TRUECORE® steel.

» [VISIT TRUECORE.COM.AU](https://www.truecore.com.au)

WHY STEEL FRAME?

- ✓ Strong
- ✓ Durable
- ✓ Precision-engineered
- ✓ 100% termite proof
- ✓ Won't catch fire
- ✓ Will not warp and twist



Truecore
THE INNER STRENGTH



INCLUSIONS

FLOORING INCLUSIONS

TILES

CARPET

FLOATING FLOORBOARDS

ELECTRICAL INCLUSIONS

LED DOWN LIGHTS

HOT WATER SYSTEM

AIR CONDITIONING

DOOR OPTIONS

FRONT DOOR: Timber front door with lock

INTERNAL DOORS: Flush panel hinged doors

BUILT IN ROBE: White Sliding mirror doors

SLIDING DOORS: Aluminium frame glazed sliding doors



INCLUSIONS

KITCHEN INCLUSIONS

CABINETRY: Base and overhead Laminate cupboard doors

CUPBOARDS: Lined white melamine interior

BENCHTOP: 20mm engineered stone bench top

SPLASHBACKS: Tiles

APPLIANCES: Electric cooktop, dishwasher, oven and range hood

CUPBOARDS HANDLES: Stainless steel handles

TAP WARE: Sink mixer with swivel spout

SINK: Stainless steel 1.5 bowl sink



INCLUSIONS

BATHROOM AND LAUNDRY INCLUSIONS

WALL COVERINGS: Tiles - Floor to ceiling wall tiles

VANITY: 600mm laminated vanity unit. Acrylic basin top

TAPWARE: Chrome tapware, shower mixer & shower head on rail

SHOWER SCREEN: Framed glass shower screen

MIRROR: Polished edge mirror

TOILET: Dual flush vitreous toilet

EXHAUST FAN: Exhaust fan (IXL)

FLOOR COVERINGS: Tiles from Builder's range

LAUNDRY SINK: Stainless steel tub



THE CAIRO

SPECS:

60 SQM

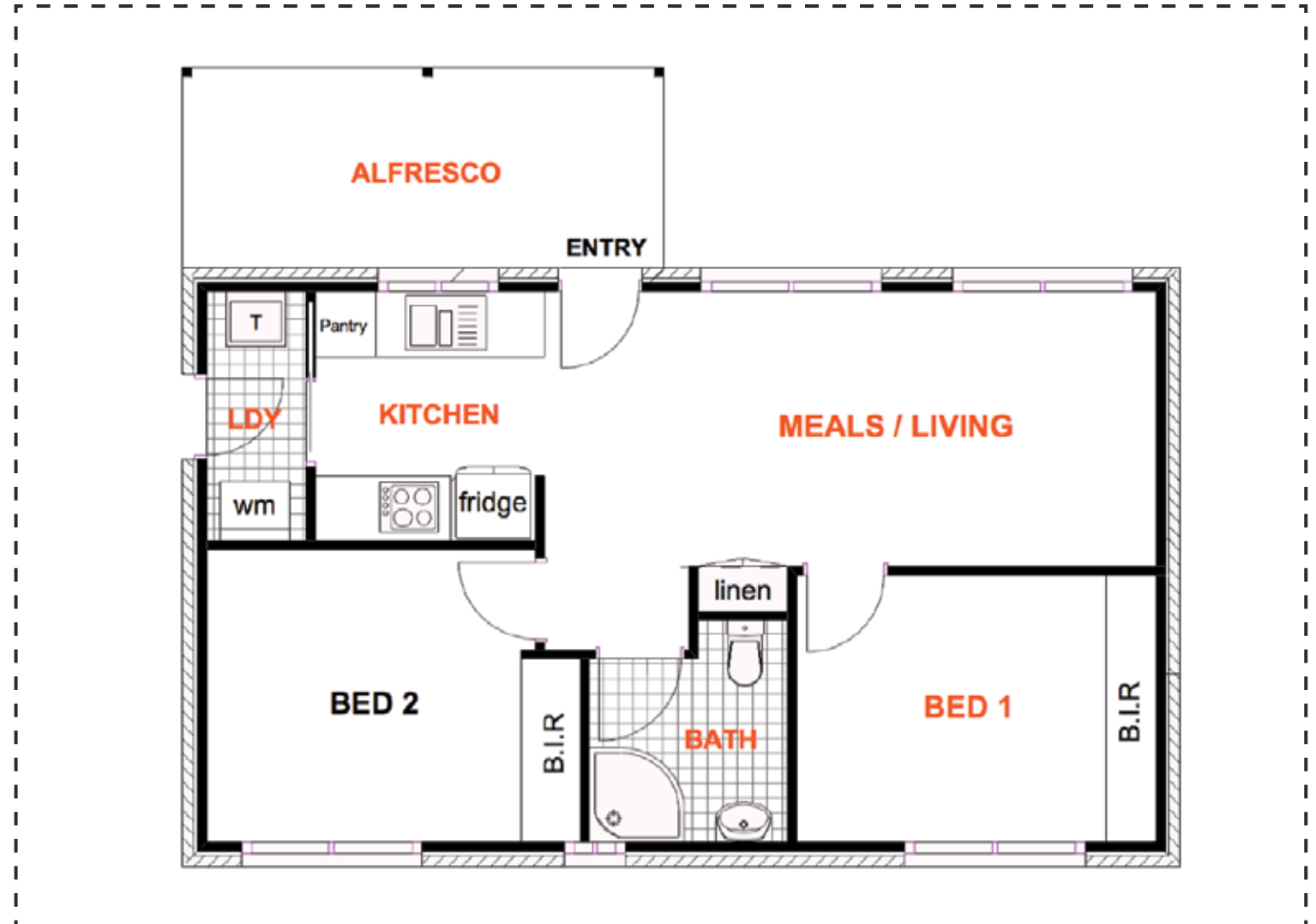
BUILT-IN WARDROBES

SEPARATE LAUNDRY

LINEN CUPBOARD

ALFRESCO

OPEN LIVING SPACE



THE ROME

SPECS:

60 SQM

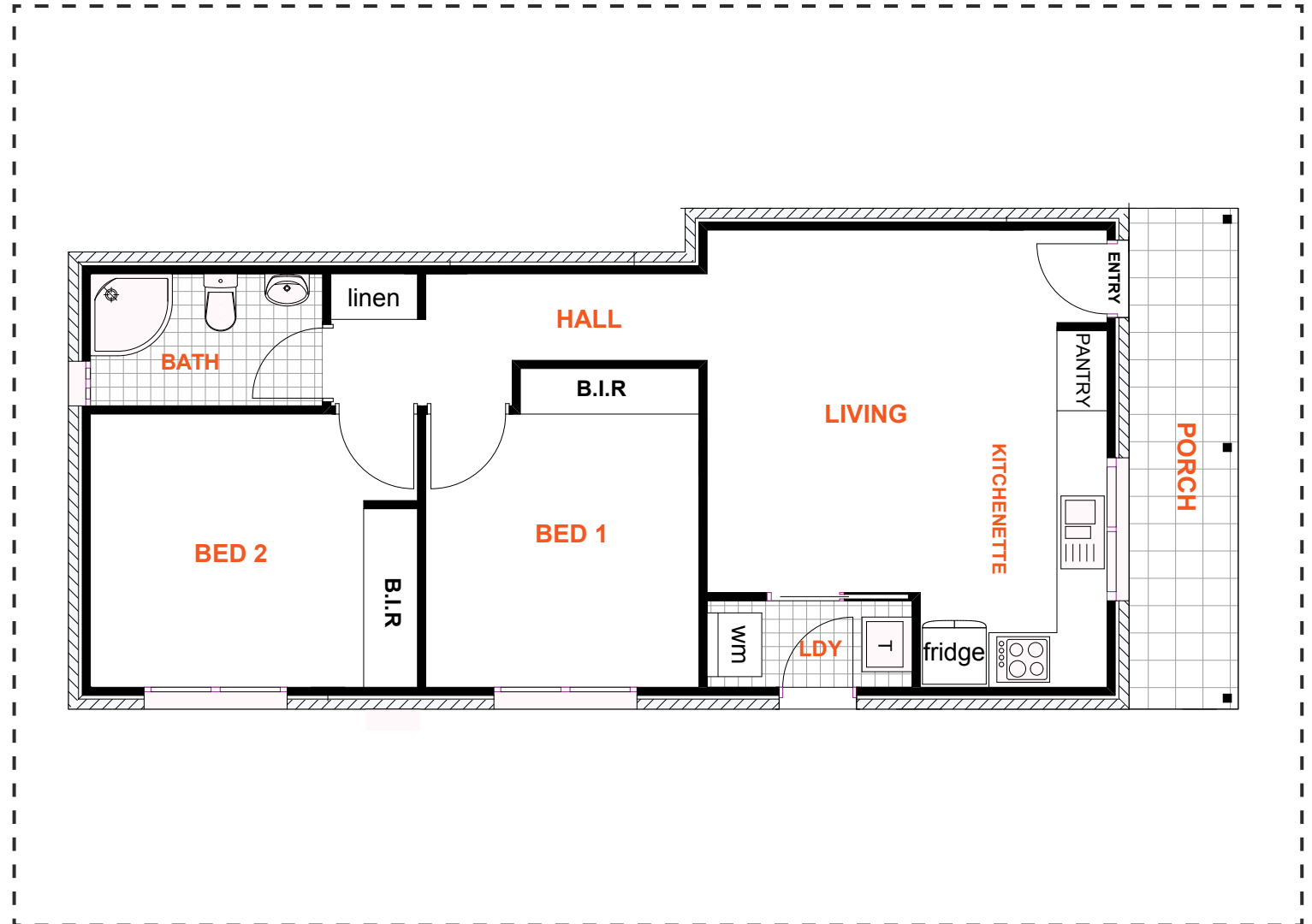
BUILT-IN WARDROBES

SEPARATE LAUNDRY

LINEN CUPBOARD

PORCH

OPEN LIVING SPACE



THE MONACO

SPECS:

60 SQM

BUILT-IN WARDROBES

KITCHEN

ALFRESCO AREA

BATHROOM



THE PANAMA

SPECS:

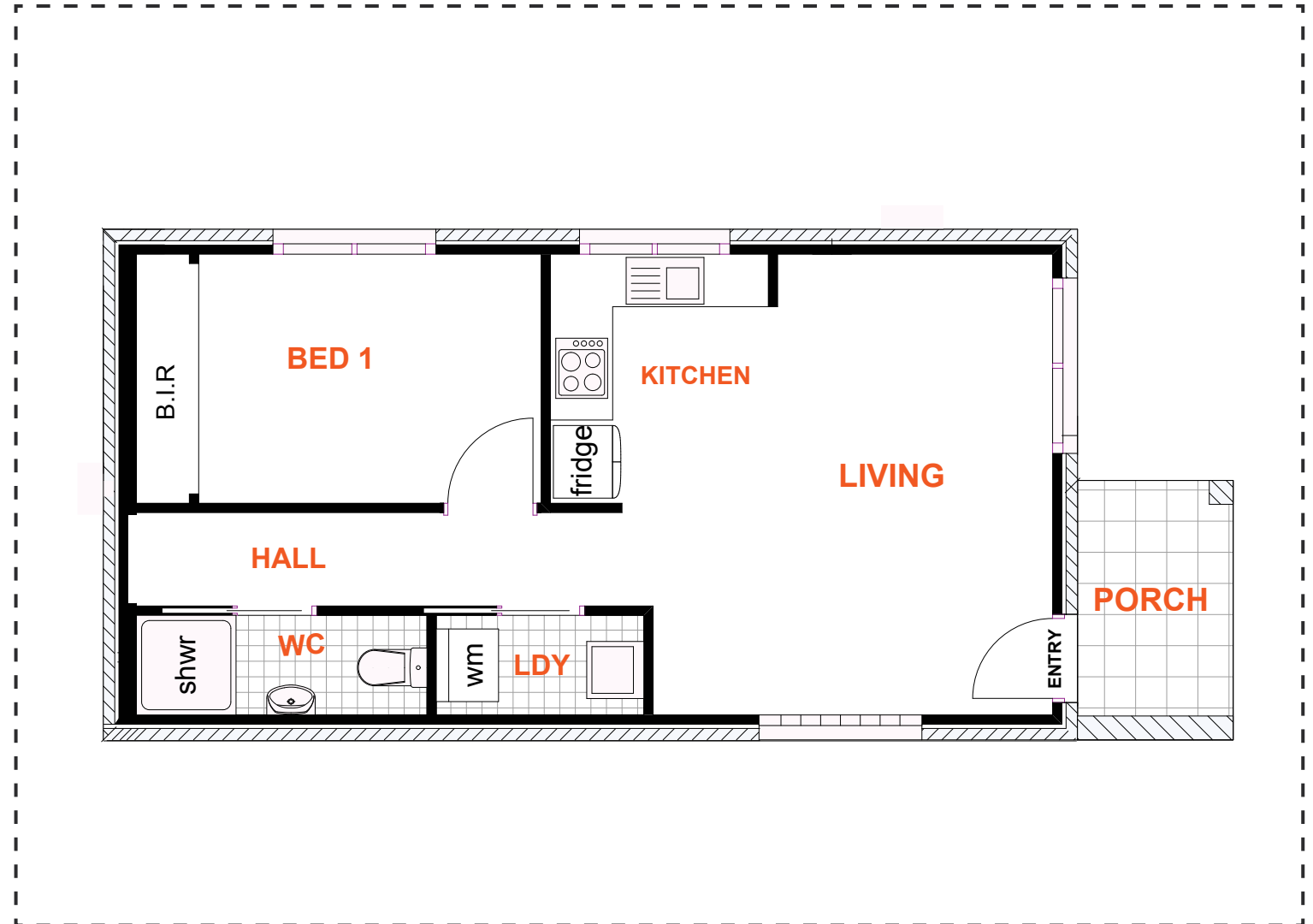
45 SQM

BUILT-IN WARDROBE

KITCHEN OPEN TO LIVING SPACE

PORCH

LINEN CUPBOARD



PARTNERS



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