



GRANNY FLATS
- AUSTRALIA -

Built for you!

**CONSUMER
AWARENESS**

Guide!

Have you heard bad things about granny flats?

When you think of granny flats do you get an image of shoddy, illegal, low-rent buildings that negatively affect property values? In the past, dishonest builders, difficult application processes, poor planning, and negative media attention gave granny flats a terrible reputation.

But this reputation is false!

This informational guide was created to increase awareness about the benefits of granny flats and educate consumers about the process of choosing a reputable granny flat builder. After reading through this material you'll be able to make an intelligent, informed decision about granny flats and builders.

10
common
myths
about
granny
flats

MYTH NO.1

IT'S HARD TO GET COUNCIL APPROVAL TO BUILD A GRANNY FLAT.

While this was true in the past, most granny flats are approved through the “complying development” process under the Affordable Rental Housing State Environmental Planning Policy 2009, otherwise known as the ‘AHSEPP.’

For the consumer, this means granny flats are acceptable structures and are more likely to be approved. The homeowner can order a Section 149(2) Planning Certificate from their local council for \$53 to see if there are any restrictions causing non-compliance.

MYTH NO.2

IT TAKES A LONG TIME TO GET APPROVAL FOR A GRANNY FLAT.

It's possible that a private certifier can approve a granny flat if your block complies with the AHSEPP in NSW. (The timeframe for council approval averages 6-8 weeks; private certification can be as fast as 10 days.)

MYTH NO.3

YOU HAVE TO SUBDIVIDE YOUR PROPERTY IN ORDER TO MAKE A GRANNY FLAT A SEPARATE RESIDENCE.

Due to the housing shortage in New South Wales, the AHSEPP now allows you to get a separate mailing address and treat your granny flat as a stand-alone residence without the need to subdivide your property.

MYTH NO.4

YOU NEED ALOT OF LAND TO BUILD A GRANNY FLAT.

The minimum amount of land you need for a granny flat is only 450 square metres! While that might not meet the space needs of the specific design you want, it shows that you don't need a lot of space to build a granny flat.

MYTH NO.5

ALL GRANNY FLATS ARE LOW-QUALITY KIT HOMES.

While there are “cheap” kits on the market, these aren’t recommended. For a quality granny flat it is best to choose a certified company that builds on-site, uses quality materials and licensed tradespeople, and can custom design a granny flat for you.

MYTH NO.6

YOU CAN'T USE A GRANNY FLAT AS AN INVESTMENT AND IT DETRACTS FROM THE PROPERTY VALUE.

With the new regulations making it easier to treat granny flats as separate residences, they actually add to property values as long as they are legal and well-made. They can also be an excellent rental income investment and add value to undeveloped land as a secondary dwelling.

MYTH NO.7

NO ONE WANTS TO RENT OUT A GRANNY FLAT.

As with any rental, it will be desirable as long as it is safe, clean, well-built and well-maintained, regardless of whether it is a granny flat or traditional home. The current housing shortage also means rental homes are in high demand, so you can earn top rental dollars.

MYTH NO.8

THE CONSTRUCTION PROCESS IS TOO DISRUPTIVE AND DESTRUCTIVE.

Homeowners often worry that turning their yard into a construction site will endanger children and pets, disrupt daily life, and destroy established landscaping. To minimise the impact of construction, it is important to choose a specialty granny flat company and discuss those concerns with the builder before construction begins.

MYTH NO.9

AN HIA MEMBERSHIP MEANS THE BUILDER IS TRUSTWORTHY.

An HIA (Housing Industry Association) membership is given to any qualifying organisation that pays the annual subscription fee. To evaluate a granny flat company be sure to look for certifications that are not subscription-based (meaning you can buy membership). An ISO9001 is a good example of a certification that is awarded once a company has met quality requirements.



THE LOWEST PRICED GRANNY FLAT IS THE BEST DEAL.

CONSUMERS BEWARE: the lowest price does not always reflect the best value! Every situation is unique, and quotes should be specific to your build site to rule out possible problems that could lead to additional costs down the line.

POSSIBLE USES FOR GRANNY FLATS

Granny Flats are not just for elderly parents or rental properties. Because they can be built anywhere with 450 square meters of space, granny flats are great for a number of uses including:

- VACATION HOME
- STARTER HOME
- ART STUDIO OR WRITER'S RETREAT
- OFFICE SPACE
- HOBBY ROOM
- AFFORDABLE RETIREMENT CABIN
- OFF-GRID MINI-HOME
- GUEST SUITE
- TEENAGE RETREAT
- COLLEGE STUDENT RENTAL

the
dangers
of
choosing
**bad
builders**

There are so many “**bad builders**” out there who just want to take your money and do as little as possible. That’s why going straight for the lowest price and failing to research a granny flat builder can cause you headaches and cost you money down the line.

POOR PLANNING BY INEXPERIENCED GRANNY FLAT BUILDERS CAN LEAD TO A NUMBER OF TIME-CONSUMING AND COSTLY PROBLEMS DOWN THE ROAD INCLUDING:

- Variations and extra costs
- Delays
- Fines and penalties
- Having to tear down your granny flat
- Failure to have the build site properly surveyed
- Failure to have a structural engineer assess EACH job, not just approve the design idea
- Fail to plan for flooding, which can clog drains or result in fines for running into the sewer (the builder should give you a storm water design certificate)

A GRANNY FLAT THAT IS NOT STRUCTURALLY SOUND AND CAUSES:

- frame warping
- cracks
- roof leaks
- can collapse and cause injuries

YOU RUN THE RISK OF NOT GETTING WHAT YOU PAID FOR IF...

...they start work and then charge for extras, add-ons, or charge you for supplies they didn't include in the estimate. It's like going to buy a car and the dealer tries to charge you for tyres, the steering wheel, petrol tanks, etc. For example, 2D plans don't show overhead cupboards and a bad builder won't mention them or include them in your original estimate.

YOU AREN'T COVERED IF SOMETHING GOES WRONG WHEN...

...the builder doesn't have adequate insurance. Some granny flat companies claim to have built over 100 granny flats over the past year even though their insurance limit is one million dollars. It's like an auto company saying they've built 100 cars when Honda has only given them 5 engines. If they built 100 granny flats then they are over their insurance limit – and this means if something goes wrong you will have to cover the costs.

YOU WILL HAVE HASSLES AND DELAYS IF...

... your inexperienced builder uses small suppliers. What if you get a leaky tap? A small supplier will often get you to remove the tap and post it to them before they will post a new one back to you. And while you wait two weeks to get your replacement you have no tap! Worse still, what if the supplier goes bust and ceases to exist? On the other hand, an experienced builder will use large, established suppliers who can get you a replacement on the spot, with no down time.

YOU MIGHT BE CHARGED AN UNREASONABLE DEPOSIT...

...some disreputable builders charge 20% when they are legally only allowed 5% of construction of the total construction cost. And sometimes these builders will disappear with your deposit and no work will be done.

YOU'LL BE LIMITED ON DESIGNS WHEN...

...a non-specialty builder will only have one granny flat design and will build it regardless of whether it fits your plot of land, lifestyle, or needs.

YOU MAY RUN INTO TROUBLE IF...

...the builder gives a quote over the phone. A reputable builder will know they need to come out to your property and see if the land is suitable.

YOU WILL HAVE YOUR LIFE TURNED UPSIDE DOWN IF...

...your builder treats your back yard like a construction site. Some builders don't care about your family, kids, pets, landscaping, or tenants and will destroy everything and leave a big mess for you to clean up. A specialty granny flat builder has years of experience in working in people's backyards and can be trusted to put safety first and minimise damage to your property.

why use a
specialty
granny flat
builder

SPECIALTY GRANNY FLAT BUILDERS ONLY BUILD GRANNY FLATS.

It sounds obvious, but it's worth mentioning because someone who specialises in granny flats automatically has more knowledge and experience with them. Would you go to a heart surgeon for an eye exam? Of course not. Both are doctors, but you go to a specialist when you want good results. Builders have specialties as well, so why hire a general contractor when you can hire an experienced granny flat builder?

WE UNDERSTAND THE LAWS CONCERNING GRANNY FLATS IN YOUR AREA.

A specialty granny flat builder is going to have knowledge of all laws and regulations relating to granny flats. These laws and codes change often, and if the proper paperwork isn't filed, you risk fines or even having to tear down the granny flat! Even a well-intentioned builder who doesn't specialise in granny flats can make costly mistakes when they are not on top of the state and local laws in your area.

WE HAVE MORE THAN ONE DESIGN.

Your granny flat should be made to fit what you need, not the other way around. A builder with only one or two designs means you have to adjust to make the granny flat right instead of the granny flat being customised to you. You're paying for it either way – shouldn't it be what you want?

WE HAVE ESTABLISHED, SATISFIED GRANNY FLAT CUSTOMERS FOR REFERRALS.

A specialty granny flat builder will have nothing but granny flat customers for references. A builder with a book full of positive testimonials about large homes, office buildings and commercial properties isn't going to give you any idea about how they'll perform as a granny flat builder.

WE HELP YOU MAKE SURE IT'S ALL LEGAL.

SEPP laws, local council rules and regulations, waste management, flood zoning, surveying, inspections... There are laws and detailed procedures involved in building a granny flat properly and legally. Most general contractors don't understand the specific procedures to follow, forms to complete or how to make a case to the local council if one is needed. We do. A specialty granny flat builder has years of experience and a network of connections to make sure everything is legal and safe.

THE KEY TO UNDERSTANDING VALUE OVER PRICE

Price is what you pay. Value is what you get.

Not surprisingly, having your granny flat planned by specialist professionals and built by skilled, qualified tradespeople using fine quality materials costs more.

If you want to attract the best tenants or give your loved ones a solid and secure home then it's important that the granny flat is attractive, well designed and well built.

"The bitterness of poor quality remains long after the sweetness of a low price is forgotten"

- Ben Franklin

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**questions
you must**

ask a
granny flat
builder
before you
hire

QUESTION NO.1

DO YOU GUARANTEE YOUR SERVICES IN WRITING?

Not all companies guarantee their work. How can you trust someone who doesn't stand behind what they do? And did you know that builders are not allowed to construct a building worth over \$12,000 without giving you a 6-year homeowner's warranty?

Here at Granny Flats Australia, we are 100% committed to making sure our customers are happy. We guarantee every granny flat we build for six years, and guarantee the fixtures for seven years.

QUESTION NO.2

DO YOU OFFER WRITTEN ESTIMATES AHEAD OF TIME?

A written quotation gives you the assurance that you know exactly what the job will cost. We will come out to your home and assess it for you, free of charge and our team will go over all your Granny Flat building needs when they arrive. They will not start a job until you're satisfied that they will build the Granny Flat that you want and at a price you're comfortable with.

QUESTION NO.3

ARE YOU ISO9001 CERTIFIED?

It's important to choose a company that is ISO9001 Certified. A builder cannot buy this certification. The company must earn the certification through study, experience, and a successful completion of formal, written examinations. An external party stringently monitors your quality control and it can take years for companies to earn this Certificate.

Builders who have an ISO9001 have in effect earned a degree in building. The ISO9001 provides written credentials to the companies it certifies so before you choose a granny flat builder, ask to see written proof of the company's ISO9001 certification.

Granny Flats Australia is ISO9001 certified.

QUESTION NO.4

DO YOUR PLANS/DESIGNS COMPLY WITH SEPP LEGISLATION?

Builders can show you the most amazing designs and plans. However, they may not comply with the legislation and may actually be illegal, resulting in fines, delays, and more money to correct the faults...

Granny Flats Australia was the original granny flat specialist builder and helped the State Government draft the legislation in use today for all granny flat building projects and designs.

QUESTION NO.5

CAN YOU SHOW ME GRANNY FLATS YOU HAVE BUILT OR SATISFIED CUSTOMERS?

Choosing a granny flat builder without getting comments from other clients can be a big mistake. Any granny flat builder can say anything about their past jobs and sadly, those things may not be true! So make sure you ask for references or read comments from current customers so you know you can depend on the company's word.

Here's a great example of this: our company has an entire book full of satisfied clients who were more than happy to leave a video endorsing us. Happy customers are the ultimate mark of a quality builder.

QUESTION NO.6

ARE YOU INSURED?

Uninsured or poorly insured builders are extremely dangerous! ADEQUATE INSURANCE IS VERY IMPORTANT! Because if someone get injured in your home or something is destroyed during construction, who pays? You may also want to ask them similar questions such as: Do you have a business license? Do you have liability insurance? Are your employees covered by Workman's Compensation?

Granny Flats Australia is fully and properly insured according to all laws and regulations. While we never anticipate accidents, rest assured that if they occur, you will not be the one to pay.

We hope this fact-filled presentation has helped you learn more about granny flats and how to choose a builder. Please feel free to share this valuable resource with friends and family!

SPECIAL OFFER

To thank you for taking the time to read this material, we have a very special offer.

**WE WILL PROVIDE YOU
WITH A FREE GRANNY FLAT
ASSESSMENT OF YOUR
PROPERTY.**

We will fully evaluate your property for zoning, flood, fire and other issues. We will help you understand how to get approval, and of course, give you a written quote for the exact granny flat you want to build.

**TO ORGANISE YOUR FREE
GRANNY FLAT ASSESSMENT &
SITE VIST (WORTH \$300)**

**PLEASE CALL US NOW AT
1300 472 669.**

There is no risk to you and no obligation so call today!

