

Grannyflats X

Sydney's Most **Affordable** Builders

Granny Flat Handbook

Bluewood Homes NSW P/L Trading As Granny Flats X

ABN: 54 647 631 043 Builder License #: 366254C



www.GrannyFlatsX.com.au

1300 950 764

info@GrannyFlatsX.com.au



About Us

At Granny Flats X, we're not just building granny flats, we're helping Aussies achieve their dreams. We've been a family-run business for over ten years now, and we take real pride in the quality and affordability of our work. We know what it's like to work hard for what you want, and we're here to make getting that perfect extra space a reality.

Why we are better.



Unbeatable Prices & Quality

We have over **38 Years of Industry Experience**. We build Exceptional quality Granny Flats at **industry-best prices**.



Price Beat Guarantee

We **beat any competitor's price** for your dream Granny Flat. That's how confident we are in our industry-best prices!



Fast Completion Time

Your Granny Flat construction in as little **16 weeks**, maximizing your Return On Investment.



Your Style

We help you design your Perfect Granny Flat: Our Granny Flats are **100% Customizable**.



Built to Last Generations

Our Granny Flats are constructed for lasting quality. This is backed up by our **Life Time Structural Guarantee**.



We Care

Building your dream granny flat is **all about you**. We guarantee you will love our **honest, transparent** and **reliable service** and your brand new Granny Flat.



About Us

We also offer:

- Premium **Westinghouse Kitchen Appliances**
- Premium **Tiles throughout the granny flat** at no extra cost
- **Built-in Wardrobes** with sliding doors as standard
- **Customizability** of every detail of your granny flat!
- 24/7 Customer Services for status updates
- **Industry Best Prices!**

Building a Brighter Future for Australia.

“

We believe everyone deserves a comfortable and stylish place to call home. In today's economic climate, achieving that dream can feel out of reach. That's why we're passionate about providing **high-quality granny flats at competitive prices.**

Imagine a dedicated home office, a comfortable studio apartment for family, or a rental property generating income. Our services are aimed to be **help Australians achieve their financial goals and build the future Australia envisions.**

-Syed Ali
Managing Director



Our Commitments



Unmatched Quality and Value

We use industry-leading brands and skilled tradespeople to deliver top-notch craftsmanship. We're confident in our work, and that's reflected in our Premium Quality Guarantee and Fixed Price Guarantee. There are no hidden costs, so you can build with confidence.



Stress Free Experience

We know building a granny flat can seem complicated. That's why we offer full-service support. Your dedicated construction specialist will handle everything, from design and approvals to construction and handover. We also provide **24/7 transparent communication** through chat services, keeping you informed with updates and progress pictures.



Your Vision, Our Expertise

We believe your granny flat should reflect your unique needs and style. We take a client-centered approach, working collaboratively to **understand your vision** and **exceed your expectations**. Your voice matters throughout the process.



Peace of Mind Guarantee

We understand the importance of feeling secure during construction. That's why we **openly share all our building processes** and keep you updated **every step of the way**. Your peace of mind is our priority.



More Than Just Builders

We're a team that shares a commitment to strong values: **Truthfulness, Clarity, Uprightness, Responsibility, Quality, Reliability, and Diligence**. We believe these values are the foundation of trust and lasting relationships.

The most trusted Granny Flat Builder

Stress Free Granny Flat Journey

Relax, we've got this! Our experts handle everything, keeping you informed and making the building process easy for you. Plus, our 100% Money Back Guarantee ensures peace of mind. Focus on the fun parts – designing your perfect space!



Industry Best Prices & Quality

Built to last, priced to impress. We use **top-quality materials** and partner with trusted suppliers to deliver exceptional granny flats at industry-best prices, so you get lasting value for your investment. Our prices are industry best **without cutting any corners.**

It's all about **Your Vision**

We work hand-in-hand with you to design a space that reflects your unique needs and style. **We have over 38 years of industry experience** and we value your input throughout the process, ensuring your dream granny flat comes to life.

Our Design Process



Step One: Site Assessment and Quotation

- Join us in our showroom for a coffee as we discuss your **dream granny flat, home ideas, and requirements**.
- Our dedicated site assessor will evaluate your property's suitability. Using council and Sydney water systems, our draftsmen swiftly assess your site's viability.
- We offer a complimentary on-site inspection and provide you with a personalized, free quote.



Step Two: Customized Design

- Upon receiving your finalized quotation, we provide a fully customized design experience. Our experienced designers will help craft a tailored floorplan with all your desired features.
- Choose from existing plans and customize or start entirely from scratch – we offer full customizability.
- Our flexibility allows for multiple design meetings to perfect your granny flat dream or prioritize speed to maximize your Return On Investment.



Step Three: Contract Signing and Approvals

- After receiving our quote, **we handle paperwork** and provide the building contract.
- Our team secures necessary approvals (**CDC or DA**) and schedules an appointment with our Interior Designer for finish selection.



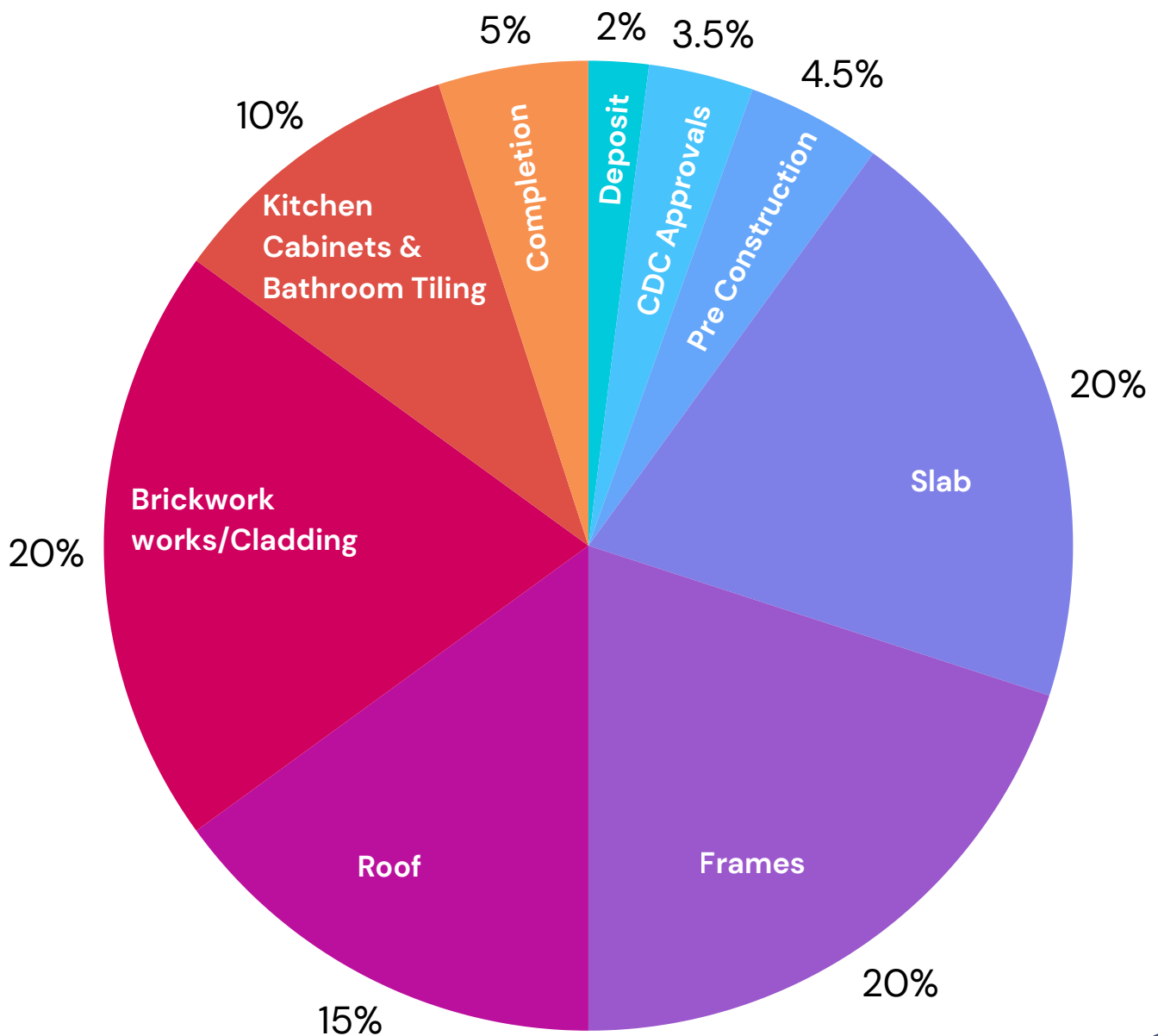
Step Four: Construction & Handover

- Once construction starts, your site manager will provide regular updates. Feel free to ask questions. After completion, we'll do a **general clean, hand over keys, and relevant documents**. Your Granny Flat is now ready for occupancy or rental!
- Our experienced team builds with **respect, integrity and professionalism**, for the peace of mind for **you, your family, and your neighbours**.

Progress Payments

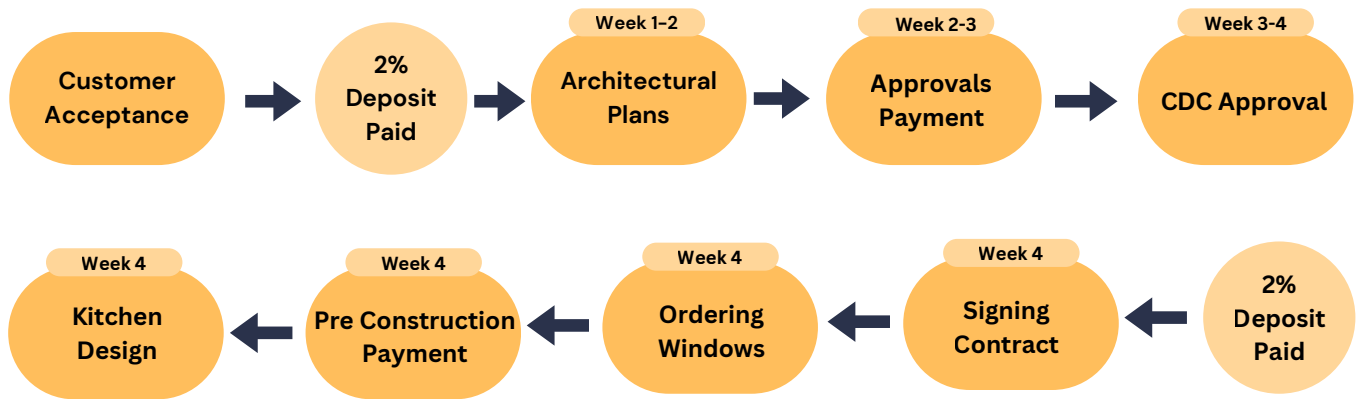
We want your dream granny flat to be within reach. That's why we offer a **hassle-free payment system with clear milestones**. You'll always know exactly what you're paying for, with **no hidden costs**.

Contract Starts Here →



Project Journey

Pre-Construction Timeline



Construction Timeline



*Excluding wait time for customer payments



CDC OR DA?

Building a granny flat can be an exciting way to add space and value to your property. There are two main approval pathways to consider: **Complying Development (CDC)** and **Development Application (DA)**. Let's explore which might be right for you!

The Fast Track: Complying Development

- Faster approvals: Get started on your granny flat project quicker, with approval typically achieved within a few weeks through a private certifier.
- Reduced costs: The CDC process is generally more affordable than a DA.
- Simpler requirements: Your property needs to meet specific size and setback standards. Check your local council's website for details.

The Flexible Option: Development Application

- More design freedom: This process allows for more unique granny flat designs that might not meet CDC requirements.
- Site specific considerations: If your property has special features or is in a designated zone (like flood plain or heritage), a DA may be necessary.
- Extended timelines: Approval times can vary depending on your local council's workload. Expect a longer wait time than the CDC process.

Still unsure?

- Consult your local council's planning department. They can answer questions about your property and the approval process in your area.
- Contact us and we will provide valuable advice on the best approach for your specific project as well as manage all the nitty gritty paperwork.



Does Your Property Comply?

To take the CDC route, you'll need to ensure your Granny Flat meets certain minimum requirements for complying development. For a comprehensive breakdown of these prerequisites, please refer to our guide below to determine if your property aligns with the specifications.

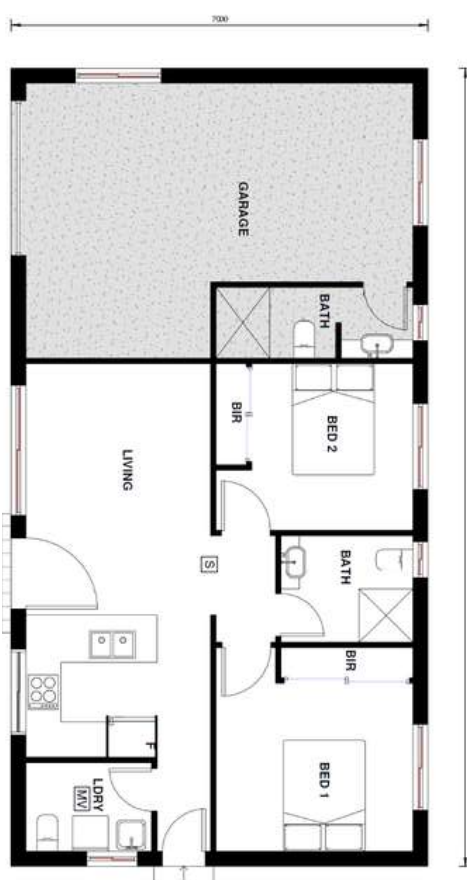
Lot Size (m ²)	Min Frontage	Site Coverage	Total Floor Area	Building Height	Front Setback	Side Setback	Rear Setback	Landscaped Area
450-600	12m	50%	330m ²	8.5m	4.5m	0.9m	3m	20%
600-900	12m	50%	380m ²	8.5m	4.5m	0.9m	3m	25%
900-1500	15m	40%	430m ²	8.5m	6.5m	1.5m	5m	35%
>1500+	18m	30%	430m ²	8.5m	10m	2.5m	10m	45%

Not sure if your block will work? We can check for you, for FREE!
Contact us to discuss your new Granny Flat.

Some of our Projects



Illustration only*

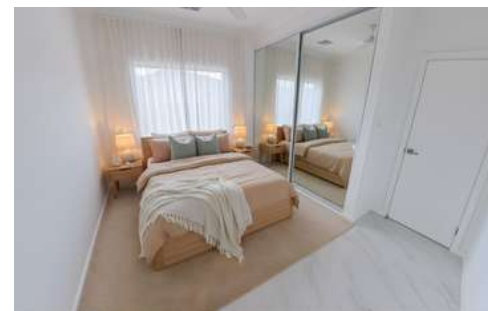


	LIVING AREA	3.16 X 4.90
	BED 1	2.65 X 4.00
	BED 2	2.75 X 4.00
	OVERALL	10.98 X 6.04

St Clair



Illustration only*



Lalor Park



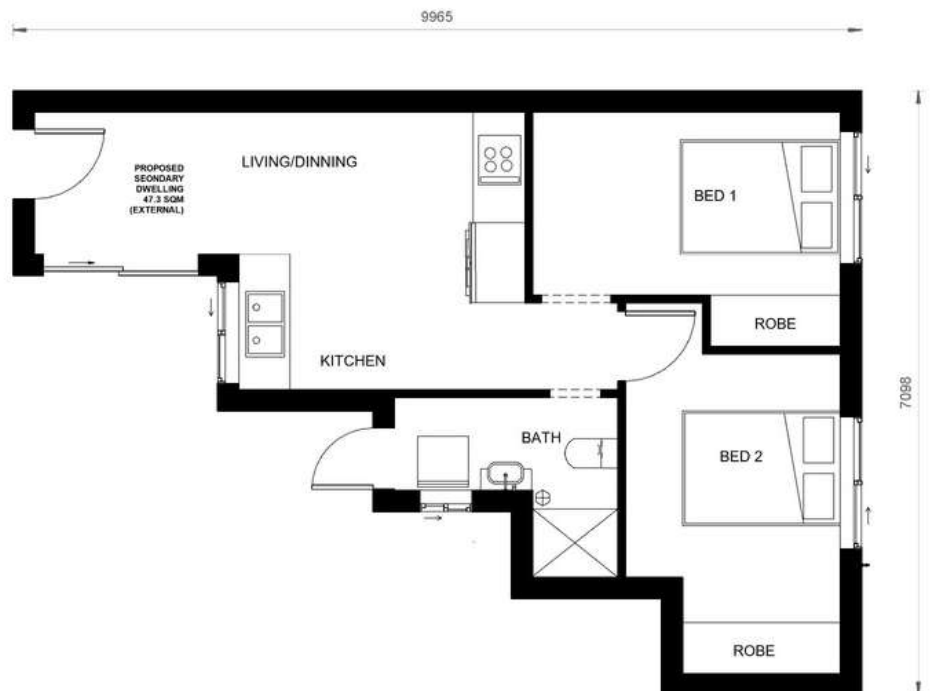
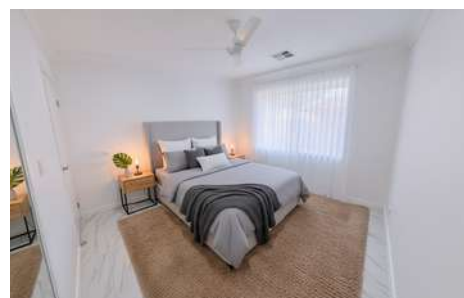
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Marayong



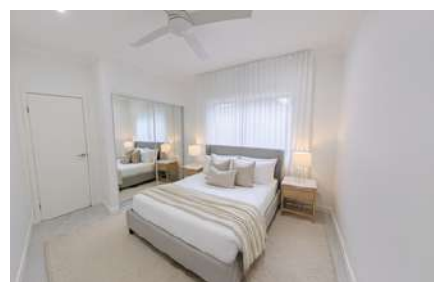
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South Penrith



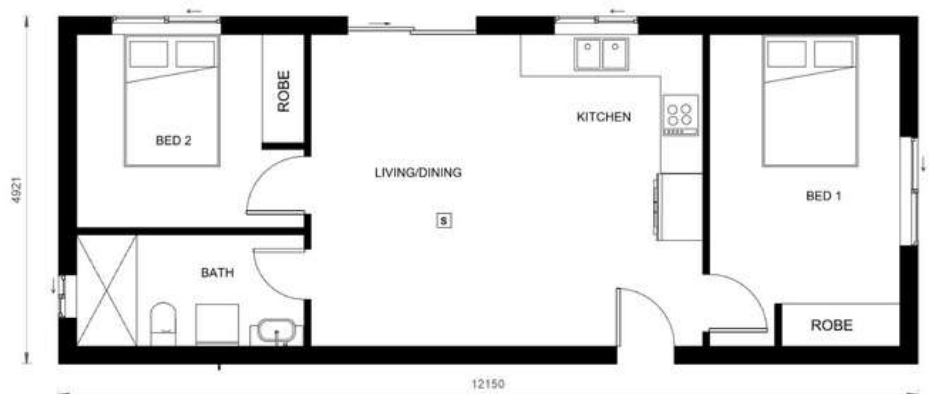
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Rosmeadow



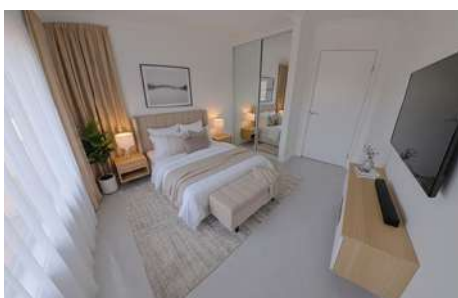
Illustration only*



Claremont Meadows



Illustration only*



Tregear 2



Illustration only*



Kingspark



Illustration only*



Quakers Hill



Illustration only*



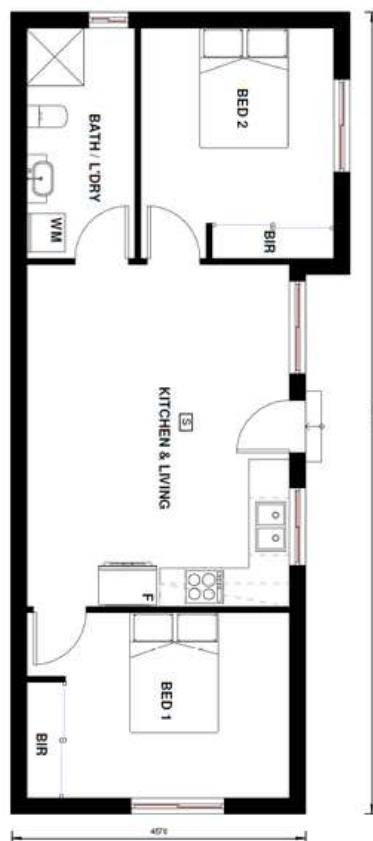
Ermington



Illustration only*



Werrington



	LIVING AREA	4.07 x 3.03
	BED 1	4.07 x 2.90
	BED 2	3.00 x 3.60
	OVERALL	4.57 x 12.51

2 BED 1 BATH 60m²

Rooty Hill

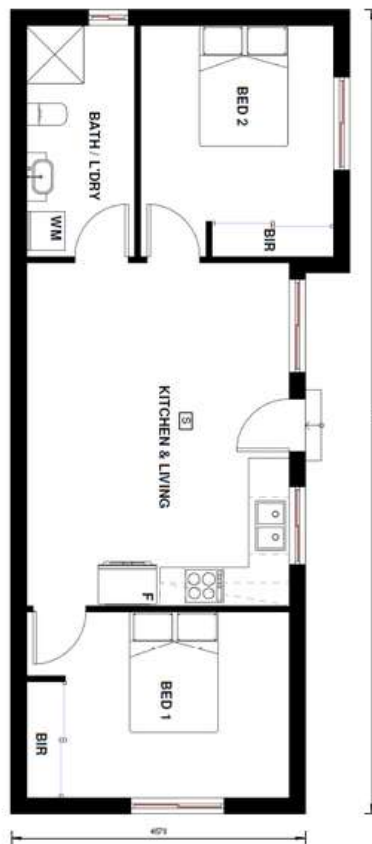


	LIVING AREA	4.51 x 5.47
	BED 1	2.98 x 3.34
	BED 2	2.98 x 3.34
	OVERALL	6.45 x 9.30
	2 BED	
	1 BATH	
	60m ²	

Woodbine

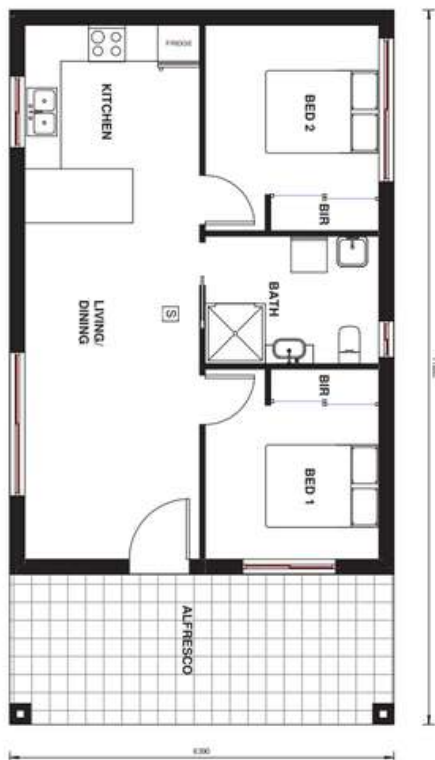


Illustration only*



	LIVING AREA	4.07 x 3.03
	BED 1	4.07 x 2.90
	BED 2	3.00 x 3.60
	OVERALL	4.57 x 12.51
	2 BED	
	1 BATH	
		60m ²

Jordan Springs 2



	LIVING AREA	2.91 X 5.59
	BED 1	2.89 X 3.16
	BED 2	2.89 X 3.42
	OVERALL	11.88 X 6.39

Silverdale



Illustration only*



	LIVING AREA	2.45 x 4.47
	BED 1	3.00 x 3.55
	BED 2	3.00 x 3.50
	OVERALL	4.90 x 12.10
	2 BED	
	1 BATH	
		60m ²

Tregear



	LIVING AREA	5.20 x 3.63
	BED 1	3.40 x 3.00
	BED 2	2.80 x 4.09
	OVERALL	7.410 x 8.37
	2 BED	
	1 BATH	
		60m²

Jordan Springs



Illustration only*



	LIVING AREA	2.98 x 4.93
	BED 1	3.27 x 2.86
	BED 2	3.27 x 3.40
	OVERALL	6.75 x 8.36

2 BED 1 BATH 60m²

Fairfield



Illustration only*



	LIVING AREA	3.39 x 5.05
	BED 1	3.40 x 3.23
	BED 2	3.40 x 3.23
	OVERALL	9.04 x 6.83
	2 BED	
	1 BATH	
		60m ²

Carlingford



Illustration only*



	LIVING AREA	3.39 x 5.05
	BED 1	3.40 x 3.23
	BED 2	3.40 x 3.23
	OVERALL	9.04 x 6.83
	2 BED	
	1 BATH	
	60m²	

Cambridge Park



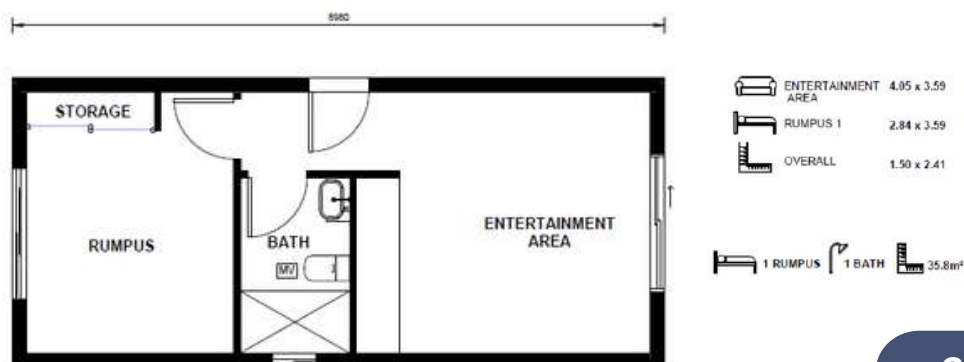
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Granny Flat



Studio

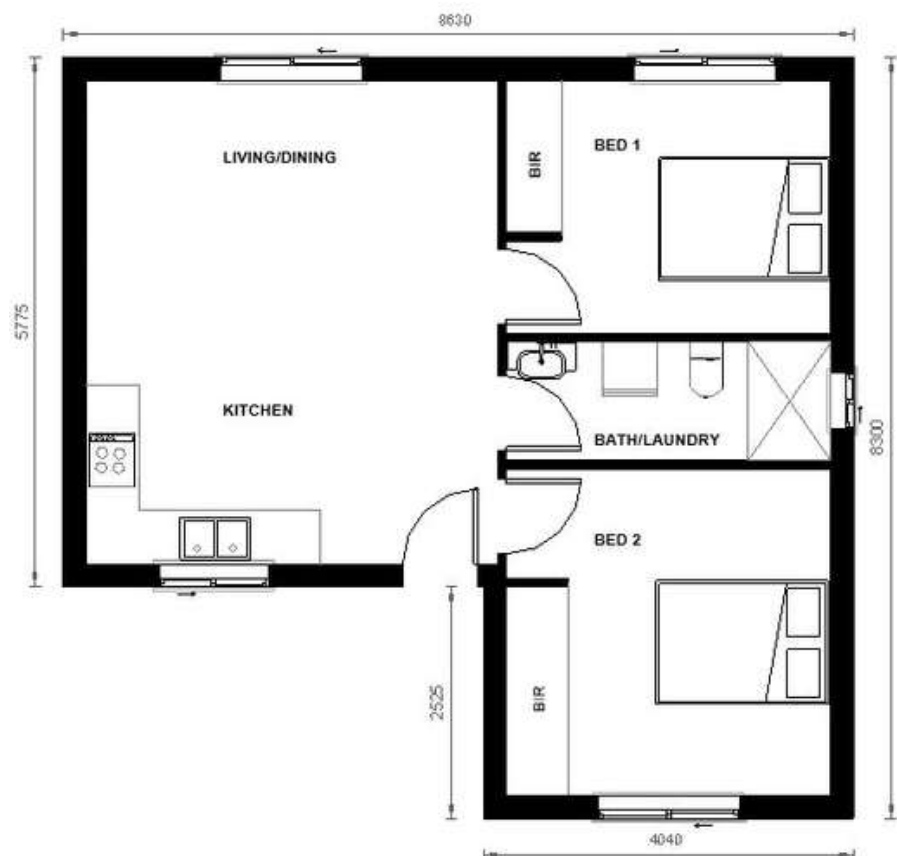


Whalan

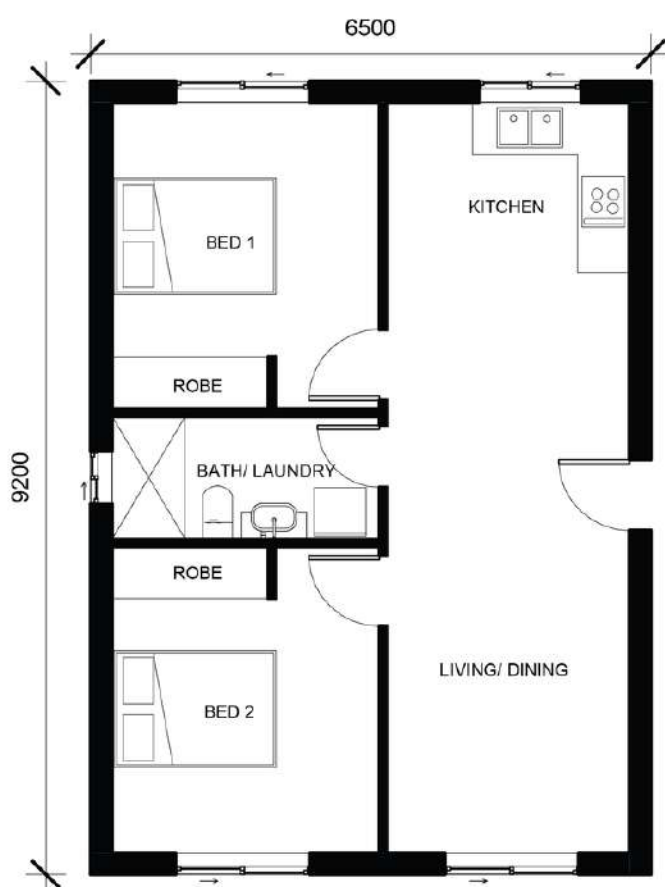


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Granny Flat



Fairfield 2



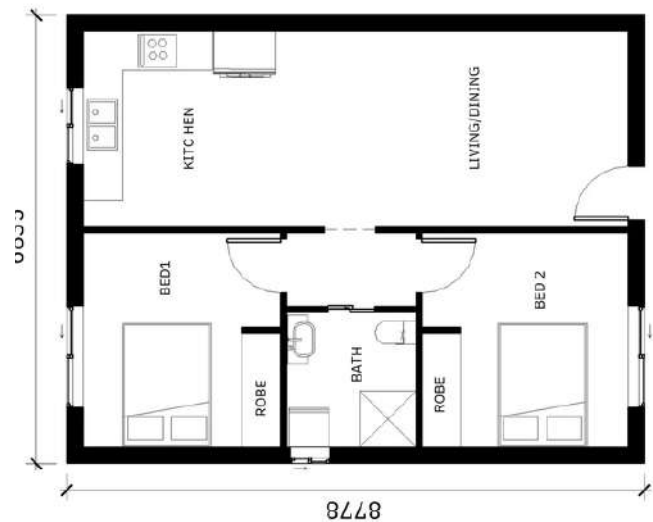
Lumeah



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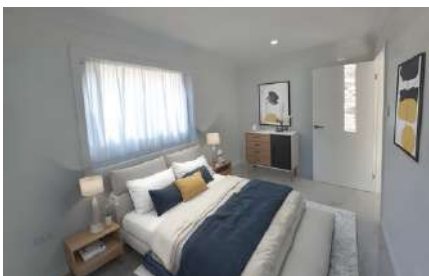
Granny Flat



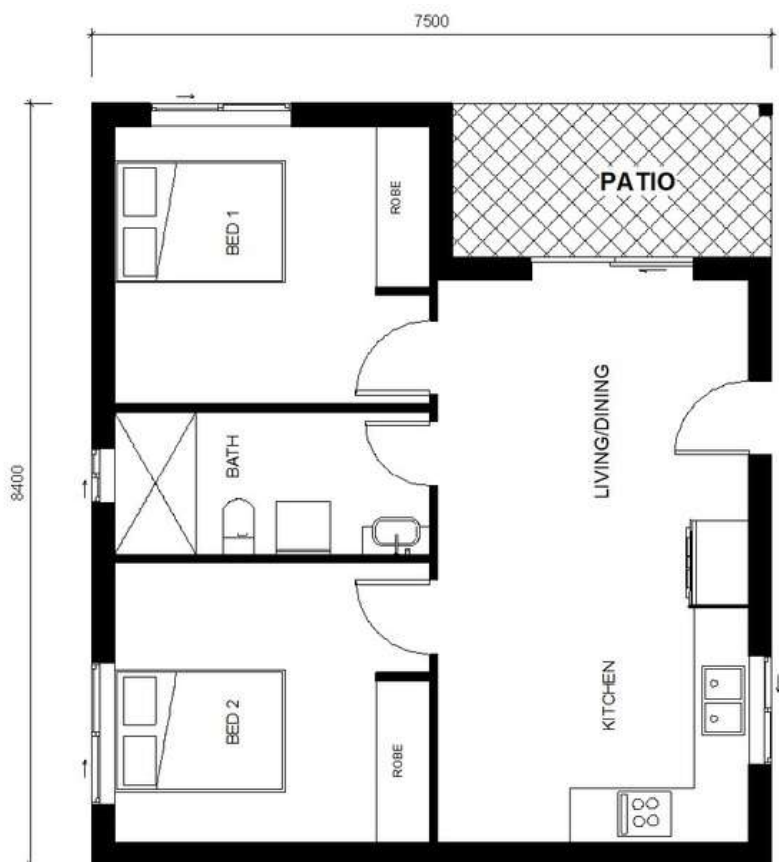
Studio



Glenmore Park



Kingswood



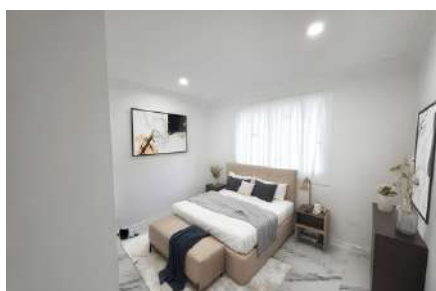
Doonside



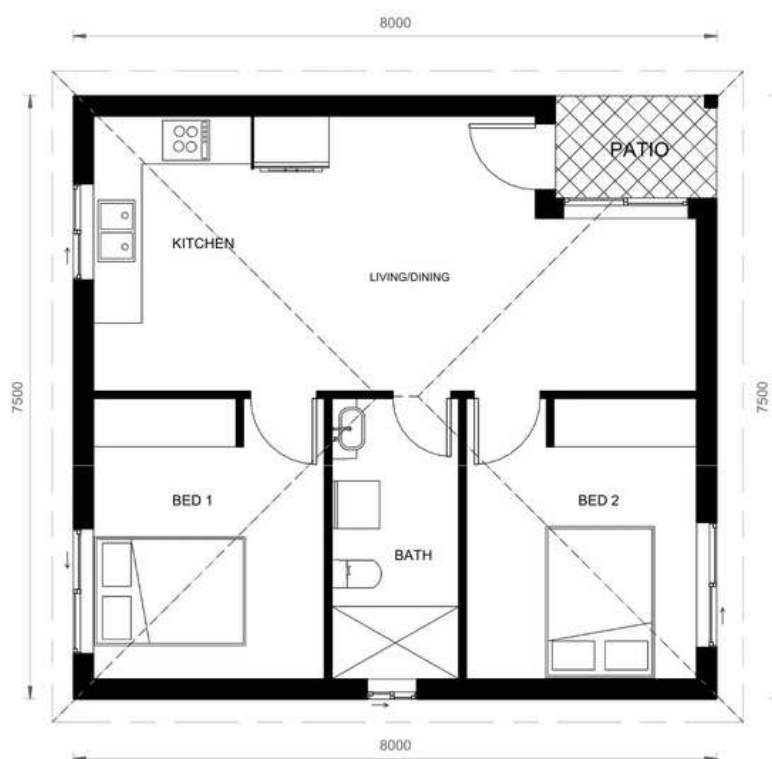
Minto



Asquith



Fairfield West





Signature Package

\$9,500

- ✓ Sliding Door
- ✓ 2.6m Height (Slab to Ceiling Frame)
- ✓ Soil Removal (1 Buggy)*
- ✓ Bathroom Wall Tiles Till Ceiling
- ✓ 3.5 kw Aircon (Daikin)
- ✓ Window Blinds
- ✓ 1 Ceiling Fan In Habitable Area
- ✓ Kitchen Bulkheads
- ✓ Laundry Tub
- ✓ Foldable Clotheslines
- ✓ Shower Niche wall
- ✓ Extra garden tap
- ✓ 205 Ltr Heat Pump (Chromagen)
- ✓ 3 Additional Downlights
- ✓ Upto 3 Sqm Patio



**Worth
\$24,000**



Note:- *Additional charges may be applicable subject to site access conditions and the distance between the granny flat and the nearest road access.

Notes

Notes



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☎ 1800 697 4636

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Visit Our Showroom:

2 Ganton Way, Luddenham, 2745

We're Open:

Monday to Friday: 8am – 8pm

Saturday: 8am – 3pm