



**MASTER**<sup>TM</sup>  
**GRANNYFLATS**  
*Delivering more than you expect!*

# Master Guide

Everything you need to know.

DESIGN | APPROVAL | CONSTRUCTION



**1300 643 528**

**1300 MG FLATS**

Monday to Friday: 9am - 5pm

Saturday: 9am - 1pm

## SHOWROOMS

719 Forest Road, Peakhurst NSW 2210

203A Wentworth Avenue, Pendle Hill 2145

12A Shellharbour Road, Lake Illawarra NSW 2528



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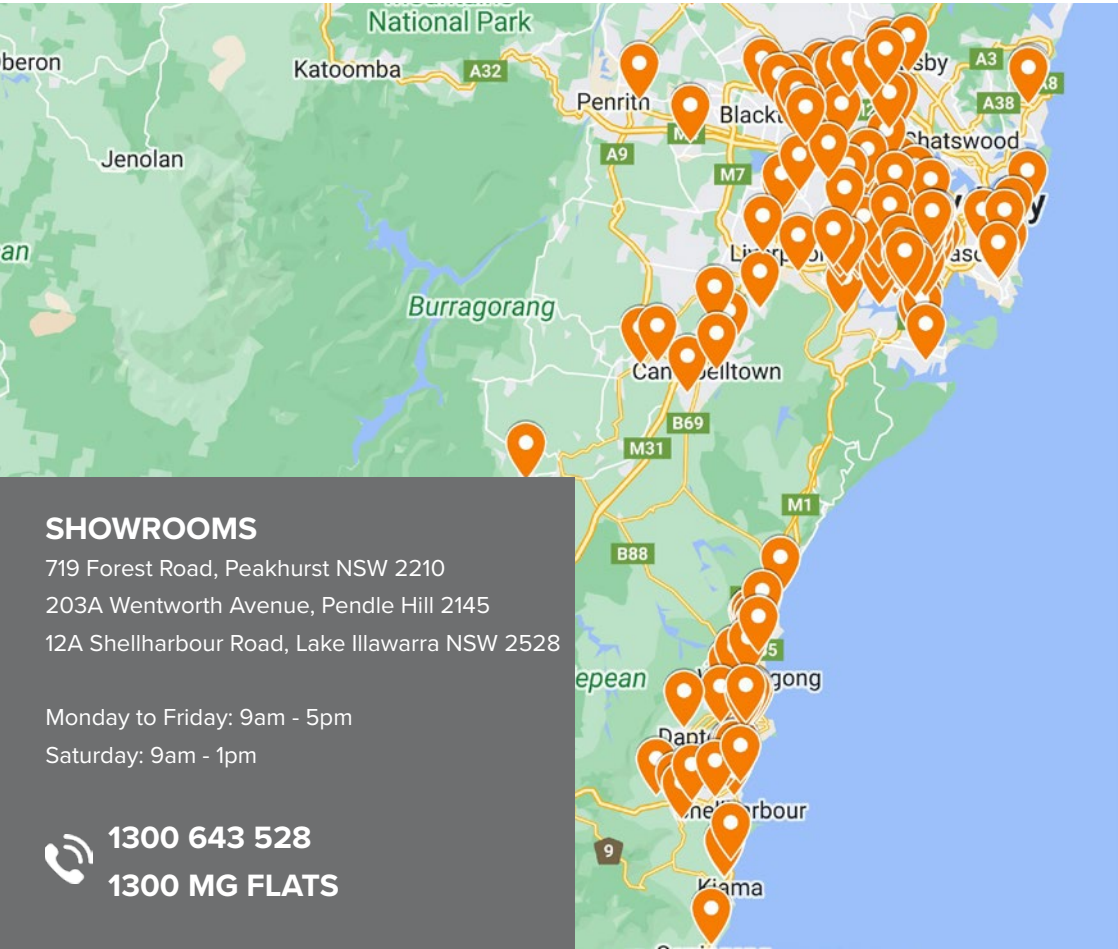
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# ABOUT US

Master Granny Flats is a well-known Australian owned company which operates under Daoud Building Group Pty Ltd. Daoud Building Group was established in 2006, with a sole purpose of building high end luxury homes and dual-occupancies.

In 2012, we began building Granny Flats and we now specialise in the construction of Custom Granny Flats. The company was founded and is led by Robert Daoud who has over 10 years of experience in the industry.

Some of our completed granny flat locations:



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# OUR MISSION

## DELIVERING MORE THAN YOU EXPECT



Our aim is to ensure that your Master Granny Flat is built to a **high standard**, satisfies your **vision** and **complies** with all regulations.

Additionally, we strive to maintain an elevated level of customer service, as well as conducting the operations of our company with **integrity**.

**Our Expanding Building Radius Services Areas of up to 1 Hour Distance From Our Peakhurst, Wollongong & Pendle Hill Offices\***

*\*If you're property is further than our 1 Hour Radius, please contact us to discuss.*

- ✓ We Are One Of The **Top Granny Flat Builders** In Australia
- ✓ We Aim To Ensure A **High-End Finish** To All Of Our Projects
- ✓ We Provide **Custom Designs** To Suit Our Clients Needs
- ✓ **10+ Years Experience** & A Real Focus On Customer Satisfaction



### **Delivering Commitment**

We combine quality workmanship and superior knowledge to provide you with an unmatched service. With our experienced in-house team, you can rely on Master Granny Flats.



### **Time Management**

At Master Granny Flats, we believe that time is important and should not be wasted. Our skilled in-house design team keep a goal of service delivered promptly and orientated towards your vision.



### **Communication**

Our Design Team and Project Managers ensure that they maintain consistent communication with our clients for updates and quality assurance at every stage.



# THE MGF TEAM

DELIVERING MORE THAN YOU EXPECT



**Robert Daoud**  
Director



**Panos Myrianthis**  
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[panos@mastergrannyflats.com.au](mailto:panos@mastergrannyflats.com.au)

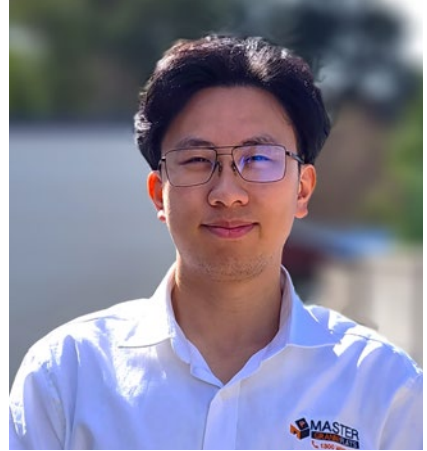




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# HOW TO BEGIN GUIDE TO A MASTER GRANNY FLAT

## Visit Our Showroom

Consult with our Team of Experts at:

719 Forest Rd, Peakhurst

203a Wentworth Ave, Pendle Hill

12a Shellharbour Rd, Lake Illawarra

Monday to Friday: 9am - 5pm

Saturday: 9am - 1pm

## Provide Us With a Section 10.7 Certificate (Parts 2 & 5)

This is information regarding the regulations applicable to your property - available at your local council.

A **Sewer Diagram** should also be provided - available on the contract of sale or from Sydney Water/ Reece Plumbing.

## HWI & Council Fees Are Settled

MGF will obtain Home Warranty Insurance.

Once you have settled the Council Contribution Fees, we are **Ready for Construction!**





### **We Conduct a Free On-Site Inspection**

A member of our sales team will meet you on-site to discuss the work involved.

A quotation summary of inclusions will be completed based on your requirements.



### **Your Contract is Finalised**

You decide between Standard or Upgraded Finishes and Inclusions for your Granny Flat.

Once you are happy with the price and terms, a Contract will be signed in our office.



### **Approval Is Obtained**

Does your Granny Flat need a Complying Development Certificate **(CDC)** or Development Application **(DA)** Approval?

Find out more on Page 8 of this Guide.



### **Designing Commences**

Our in-house team of designers sit with you to Custom Design a Granny Flat to satisfy your vision.

A 3D Model is generated for your viewing and review. Once you confirm the Architectural Plans, we organise all documents and engineered plans for approval.

# CDC OR DA

## THE APPROVAL THAT YOU NEED

If your property meets the **Complying Development (CDC)** provisions under State Environmental Planning Policy Exempt & Complying Development Codes 2008 and Affordable Rental Housing 2009, it can be assessed and approved by a Private Certifier in around **8 - 10 weeks**.

Your property falls under Complying Development if you are able to check off the following:

- ✓ The Section 10.7 Certificate States **Complying Development** under General Housing Code.
- ✓ Your property is **NOT** a Major Flood Zone or Major Bushfire Zone
- ✓ Your property is **NOT** in a Heritage or Environment Conservation Zone
- ✓ Your property has a **Minimum Site Area of 450m<sup>2</sup>**
- ✓ Your property has a **Minimum Lot Frontage of 12m**
- ✓ The proposed Granny Flat will maintain a **Minimum Setback of 3m** from the Rear Boundary

### **YOUR PROPERTY DOES NOT COMPLY WITH THE ABOVE?**

When a proposed development does not qualify for Complying Development, it needs to be assessed in **Council** through a **Development Application (DA)** under the relevant Council's Development Control Plan which will outline the restrictions for a Secondary Dwelling, **Eg: Having a 0.9m Setback from the Rear Boundary**. DA Approval timing is subject to the specific Council's scheduling.

Once the proposal has been approved through Council, our team will prepare all documents for a Construction Certificate (CC) Approval through Private Certifier in around 2 - 4 weeks depending on the Conditions of Consent outlined by Council in the Notice of Determination.

# COMPLYING DEVELOPMENT

8 - 10 WEEK APPROVAL

## WEEK 1 - 3



- Review of Section 10.7 Certificate (Parts 2 & 5)
- Surveyor to conduct Measured Land Survey of Property
- 3D Model is generated. Design Meeting takes place.
- Client Confirms Design and Position subject to approvals.



## WEEK 4 - 5



- Designer finalises Architectural Set, Basix Certificate, etc.
- Hydraulic Engineer is engaged to complete Stormwater Plans & Civil Engineer is enlisted to complete Structural Design.
- Building Plan Approval (BPA) is obtained from Sydney Water.



## WEEK 6 - 7



- Plans are received from Engineers.
- Long Service Levy is paid and Insurances are obtained by MGF.
- All documents are sent to Private Certifier for Initial Assessment and Preparation of Approval.



## WEEK 8 - 10



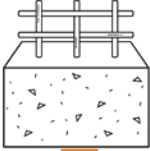
- The proposed development is Approved by Private Certifier and Neighbours are notified of Works to Commence.
- Council Contribution Fees and any relevant Bonds are paid by the Property Owner.
- Preparation for Construction Commences with our Project Managers.

Timing is dependent on the number of revisions requested during design. The above timeline is based on Complying Development Approvals only. The duration of DA Approvals is determined by your local Council.

# CONSTRUCTION

## 22 WEEK PROCESS

### WEEK 1 - 5



- Site Set-up Temporary Fence & Toilet, Signage.
- Site Peg-Out and Leveling
- Formwork & Pouring of Concrete Slab
- Connection of Stormwater, Electrical & Sewer Services
- Termite Protection to External Perimeter of Slab
- Timber Wall & Roof Framing Incl. Window Installation
- Installation of Gutters & Fascia and Concrete Roof Tiles

### WEEK 6 - 10



- External Finish: Brick or Cladding
- Internal Plumbing & Electrical Rough-In
- External Wall & Ceiling Insulation and Internal Sheeting
- Waterproofing of Bathrooms

### WEEK 11 - 17



- Bathroom Floor & Wall Tiling
- Kitchen Installation
- Installation of Doors, Skirting and Architraves
- Shower Screen & Wardrobes Fit-Out

### WEEK 18 - 22



- Bathroom & Kitchen Plumbing Fit-Out
- Electrical Fit-Out & Power Connection
- General Touch-Up: Internal and External Clean
- Internal & External Painting
- Final Clean and **HAND OVER**

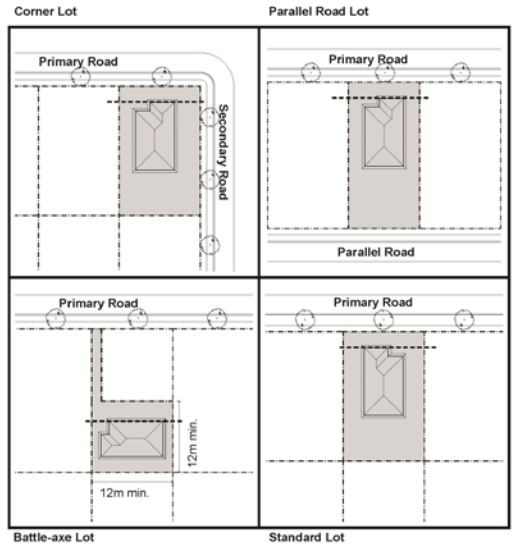
The above time-frame is our general standard but will vary on all projects due to weather conditions, availability of materials, complexity of the project, site conditions and any unforeseen delays.

# RULES FOR APPROVAL

## DOES YOUR PROPERTY COMPLY

Lot Size (m <sup>2</sup> )	Frontage Width	Side Setback*	Rear Setback	Site Coverage	Property Floor Area	Landscape (50% to Behind Building Line)
450 - 600	12m	0.9m	3m	50%	330m <sup>2</sup>	20%
600 - 900	12m	0.9m	3m	50%	380m <sup>2</sup>	25%
900 - 1500	15m	1.5m	5m	40%	430m <sup>2</sup>	35%
1500+	18m	2.5m	10m	30%	430m <sup>2</sup>	45%

The rules for your property depend on the **Type of Lot** you are building on. Our Design Team will advise of the best position for you!





# SCHEDULE OF PROGRESS PAYMENTS

## DESIGN & APPROVAL | STANDARD INCLUSIONS

Measured Land Survey Completed by Registered Surveyor

Architectural Plans Completed By In-House Designers

- Site Plan
- Floor Plans
- Elevations & Sections
- 3D Model

Basix Certificate

Stormwater Plans Completed by Hydraulic Engineer

Structural Plans Completed by Civil Engineer

Building Plan Approval (BPA) From Sydney Water

Building Specifications and Waste Management Plan

Approval Application Fees

- Certifiers Fees for Complying Development Certificate (CDC) & Occupation Certificate (OC)
- Long Service Levy
- Title Search

**Total: \$7,900.00 Incl. GST**

**Council Contribution Fees, Kerb & Gutter Bonds and any other Council Fees are Payable by the Property Owner**

## CONSTRUCTION CONTRACTS | STAGES OF WORK

1.	Deposit	5%
2.	Completion of Approvals	5%
3.	Concrete Slab on Ground	15%
4.	Timber Framing	15%
5.	External Brick Veneer / Cladding	15%
6.	Roof Covering	10%
7.	Internal Sheeting (Gyprock)	10%
8.	Internal Tiling	10%
9.	Kitchen Installation	10%
10.	Occupation Certificate	5%

\*Payments are to be made at the completion of each stage.

**Total: 100%**

\* Payments are to be made at the completion of each stage within 7 days.

\*\* Late payments may cause delays.

# SHOWROOM PEAKHURST

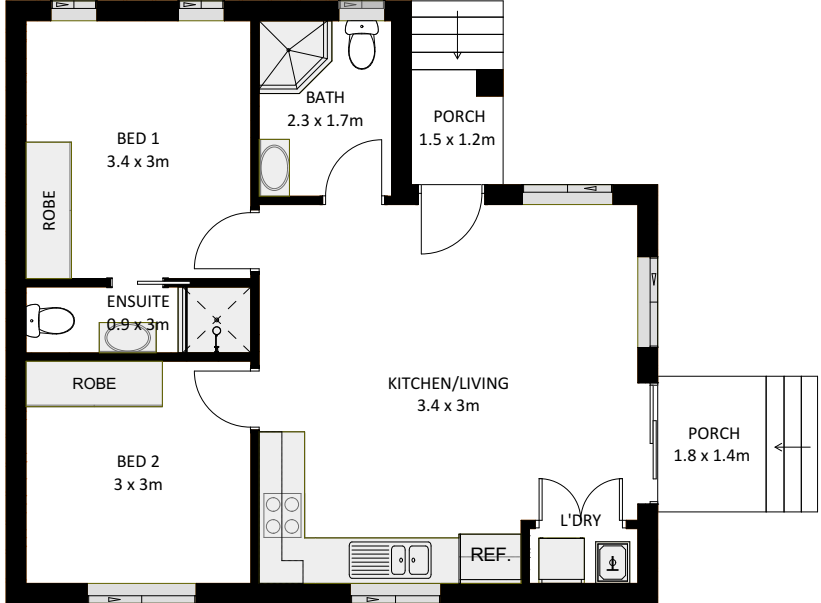
## THE TREASURE



# INCLUSIONS

2  2 

- ✓ Brick Veneer Granny Flat 60m<sup>2</sup>
- ✓ Concrete Tiled Hip Roof
- ✓ External Laundry & Additional En-Suite in Bed 1
- ✓ 4.32m<sup>2</sup> Total Porch Area



# SHOWROOM PENDLE HILL

## THE REGAL

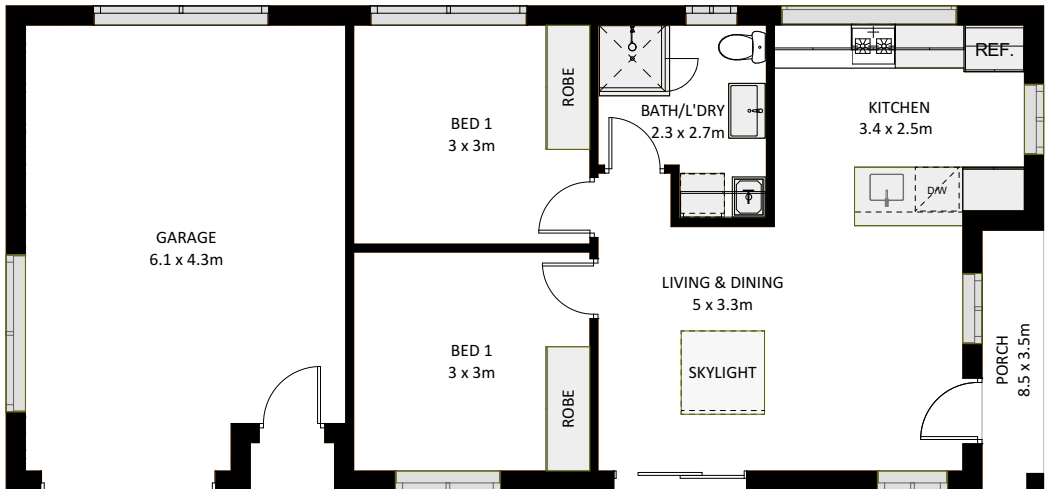




# INCLUSIONS

2  1  1 

- ✓ Brick Veneer Granny Flat 60m<sup>2</sup> & Concrete Tiled Hipped Roof
- ✓ Brick Veneer Attached Garage 26m<sup>2</sup>
- ✓ Stone Kitchen Bench Top with 20mm Breakfast Bar
- ✓ Velux Fixed Skylight & Raked Ceiling in Living Area 1.5m<sup>2</sup>



# SHOWROOM PEAKHURST

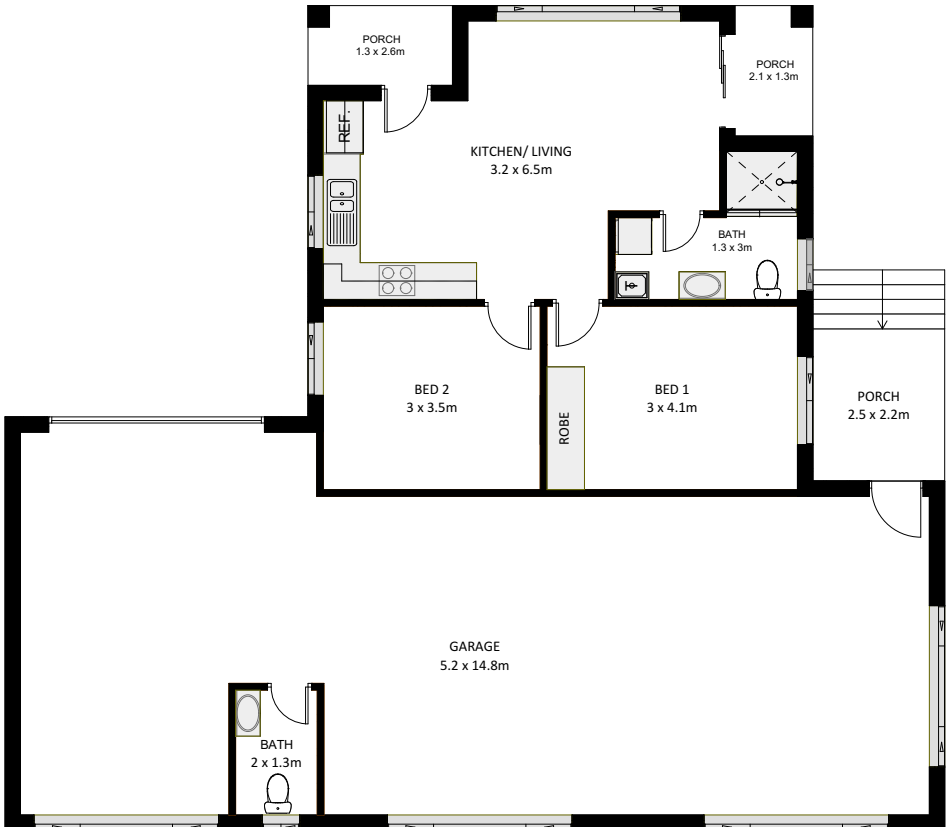
## THE CUBE



# INCLUSIONS

2  1  2 

- ✓ Brick Veneer Rendered Granny Flat 60m<sup>2</sup>
- ✓ Brick Veneer Attached Garage 90m<sup>2</sup>
- ✓ Flat Colorbond Roof with Box Gutters and Bulk Head Feature
- ✓ 11.61m<sup>2</sup> Total Porch Area



# SHOWROOM LAKE ILLAWARRA

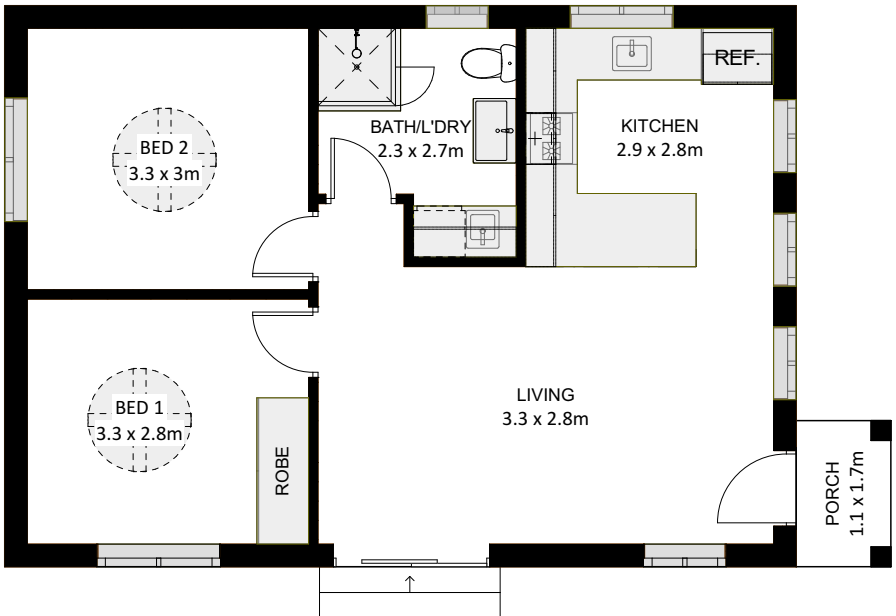
## THE PRESENT



# INCLUSIONS

2  1 

- ✓ Brick Veneer Granny Flat 60m<sup>2</sup>
- ✓ 1.87m<sup>2</sup> Tiled Porch with Landing Stairs
- ✓ U-Shaped Kitchen with Stone Breakfast Bar
- ✓ Integrated Laundry and Bathroom with Frame-less Shower





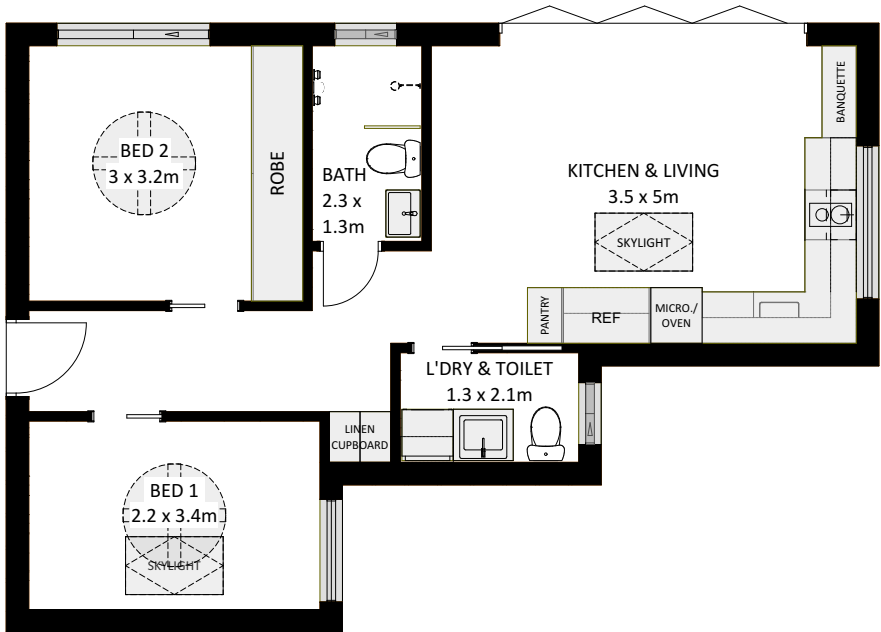
# RANDWICK CUSTOM



# INCLUSIONS

2  1 

- ✓ Brick Veneer Granny Flat 60m<sup>2</sup>
- ✓ Custom Designed L-Shape Kitchen Two Tone w/Finger pull Cabinetry
- ✓ Window Splashback & Skylight
- ✓ Custom Built Laundry w/Second Toilet



# PEAKHURST CUSTOM



# INCLUSIONS

2  2 

- ✓ Brick Veneer Granny Flat 60m<sup>2</sup>
- ✓ Concrete Hip Tile Roof
- ✓ L-Shaped Kitchen with Finger Pull Cabinetry
- ✓ Raked Ceiling Design with Downlights





# ASHBURY

CUSTOM

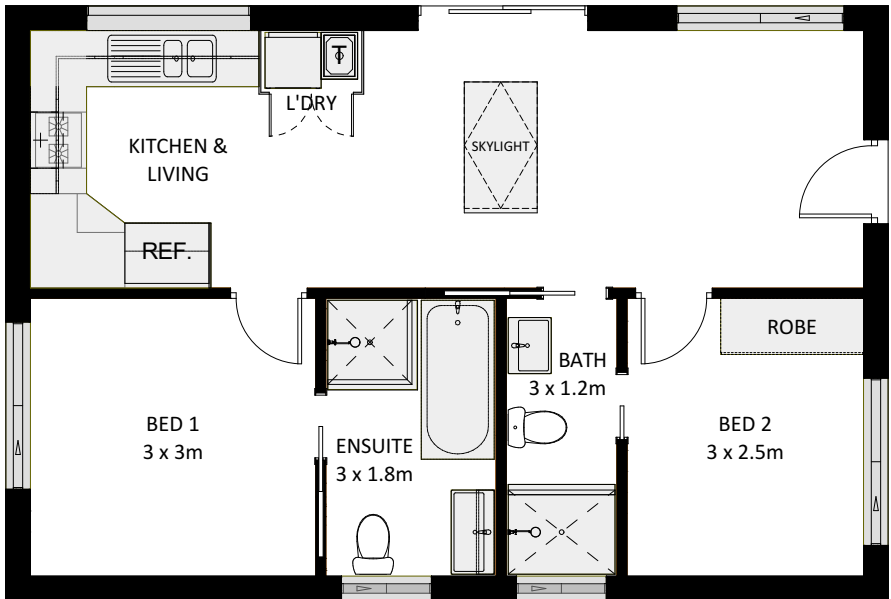




# INCLUSIONS

2  2 

- ✓ Brick Veneer Granny Flat 60m<sup>2</sup> w/Bricks to Drop edge
- ✓ U-Shaped Design Kitcheb w/Pantry & Window Splashback
- ✓ Custom Build Bathroom Inc. Freestanding bath & Wall mounted Vanity
- ✓ Heritage Concrete Hip Tiled Roof



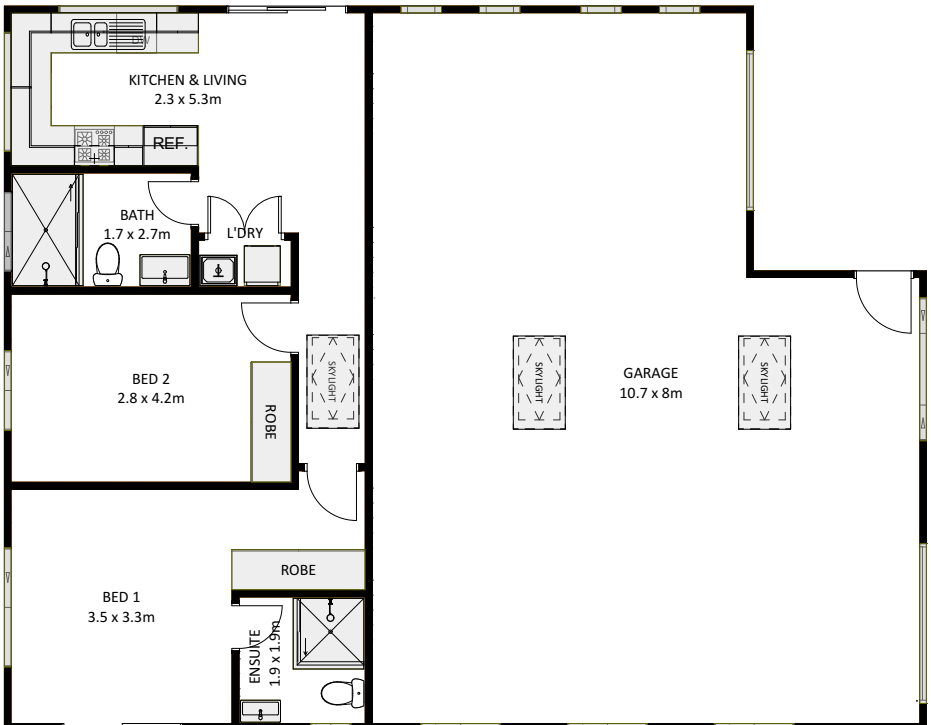
# BEECROFT CUSTOM



# INCLUSIONS

2  2  2 

- ✓ Vinyl Clad Granny Flat 60m<sup>2</sup> With Attached Garage 85.60m<sup>2</sup>
- ✓ Skillion Colorbond Roof Design
- ✓ Sliding Mirror Robes in Bedrooms & Skylight
- ✓ U-Shape Kitchen w/Window Splashback



# BAULKHAM HILLS

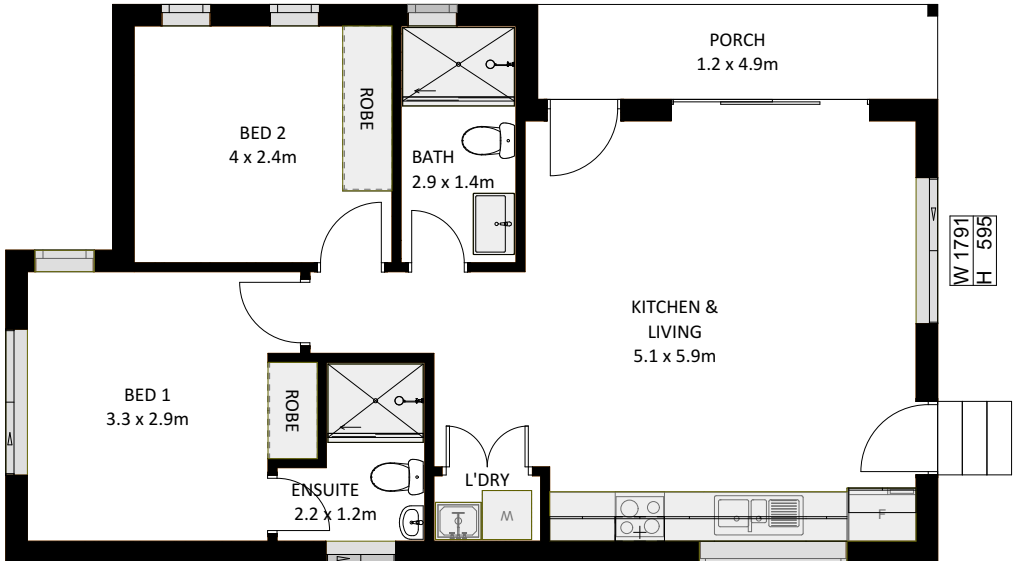
CUSTOM



# INCLUSIONS

2  2 

- ✓ Brick Veneer Granny Flat 60m<sup>2</sup>
- ✓ 5.88m<sup>2</sup> Porch with Roof Extension & Slanted Post
- ✓ In-line Design Two Tone Kitchen w/Finger pull **Cabinetry**
- ✓ Skillion Colorbond Roof





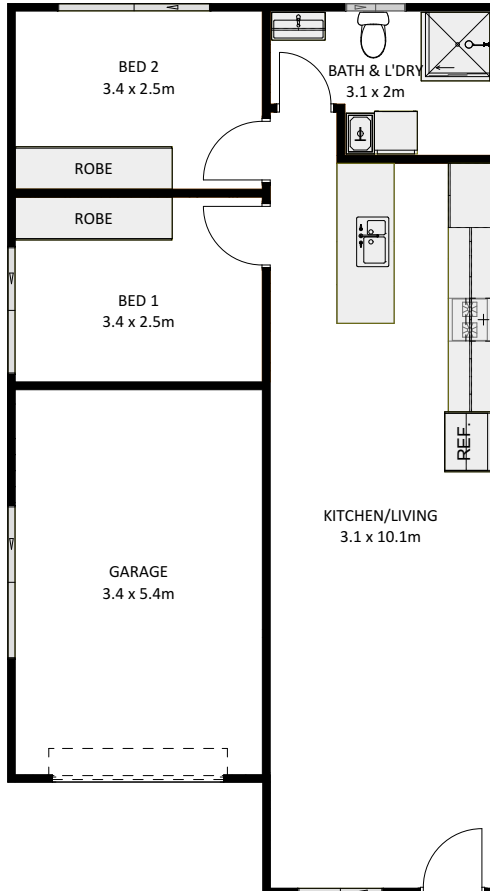
# KIAMA CUSTOM



# INCLUSIONS

2  1 

- ✓ Vinyl Cladding Granny Flat 60m<sup>2</sup>
- ✓ Attached Garage
- ✓ In-line Kitchen With Breakfast Bar & Gold Finishes
- ✓ Colourbond Roof





# STUDIO

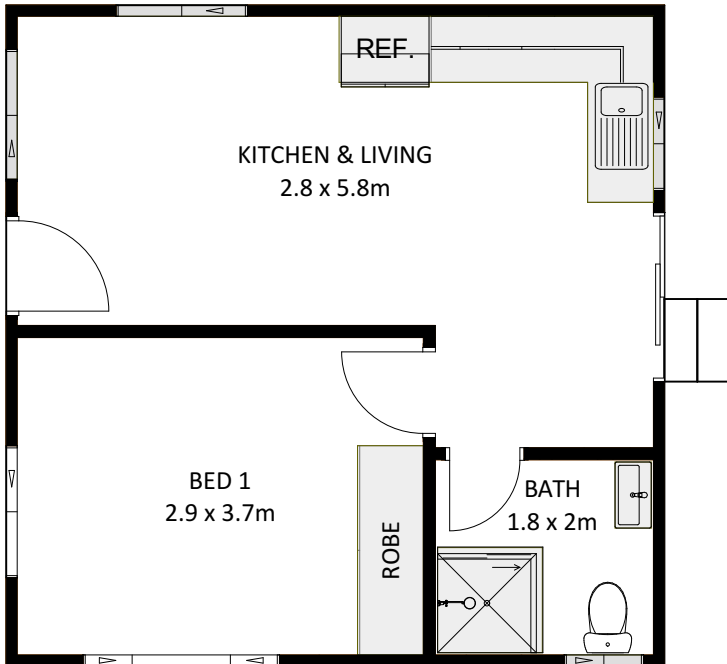
THE BOUTIQUE



# INCLUSIONS

1  1 

- ✓ Vinyl Clad One Bedroom Studio 36m<sup>2</sup>
- ✓ Stone Kitchenette W/ Finger Pull **Cabinetry**
- ✓ Skillion Colourbond Roof Design
- ✓ Built-in Wardrobe & Floating Floorboards throughout



# MACQUARIE FIELDS

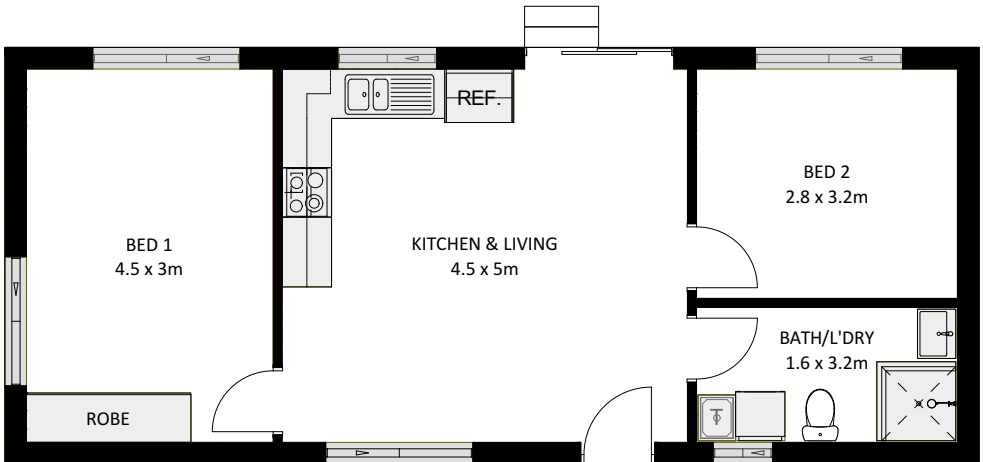
## CUSTOM



# INCLUSIONS

2  1 

- ✓ Brick Veneer Granny Flat 60m<sup>2</sup>
- ✓ Oversized Master Bedroom W/Built in Wardrobe
- ✓ L-Shape Kitchen w/Finger Pull **Cabinetry**
- ✓ Integrated Laundry w/Bathroom





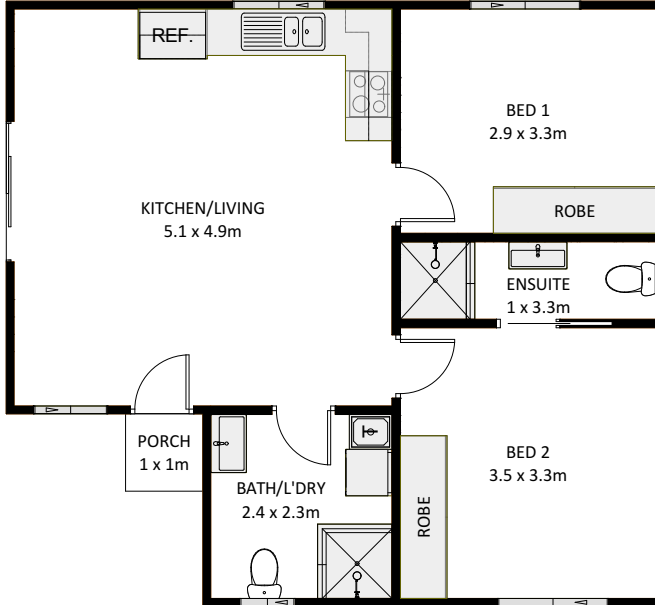
# LALOR PARK CUSTOM



# INCLUSIONS

2  2 

- ✓ Vinyl Clad Granny Flat 60m<sup>2</sup>
- ✓ Standard L-Shaped Kitchen
- ✓ Standard Sliding Mirror Robes in Bedrooms
- ✓ En-Suite in Main Bedroom





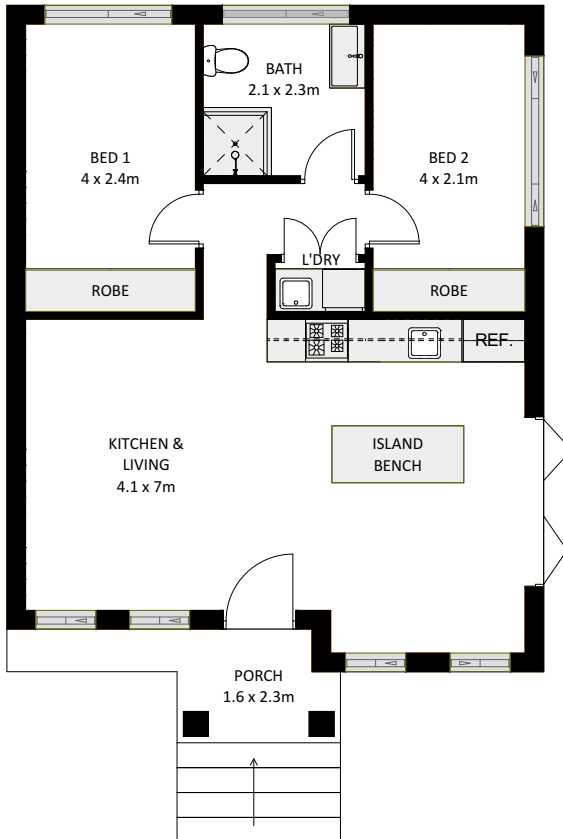
# MENAI CUSTOM



# INCLUSIONS

2  1 

- ✓ Rendered Granny Flat 60m<sup>2</sup> With 4.88m<sup>2</sup> Porch
- ✓ Island Kitchen with Breakfast Bar
- ✓ Open Space Living with 3.5m Glass Doors
- ✓ Separate Laundry in Cupboard with Storage



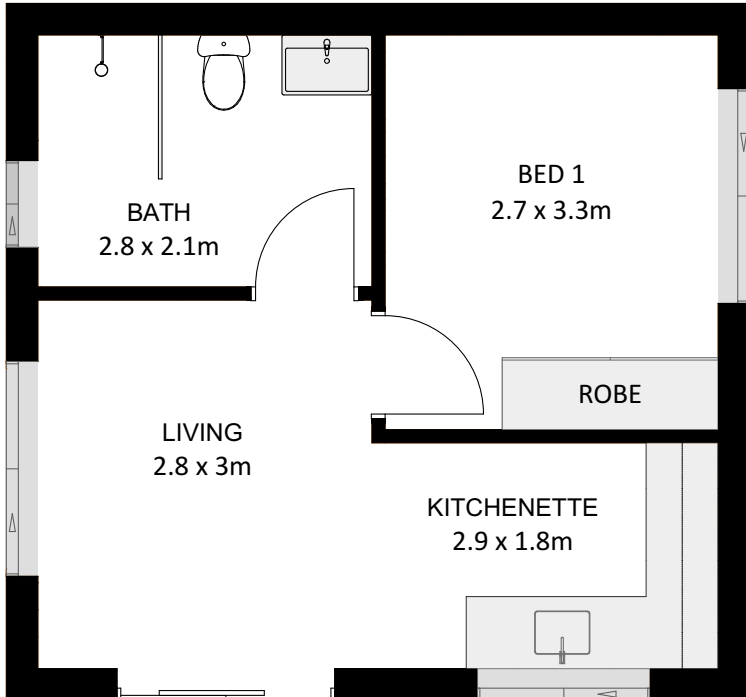
# MORTDALE CUSTOM



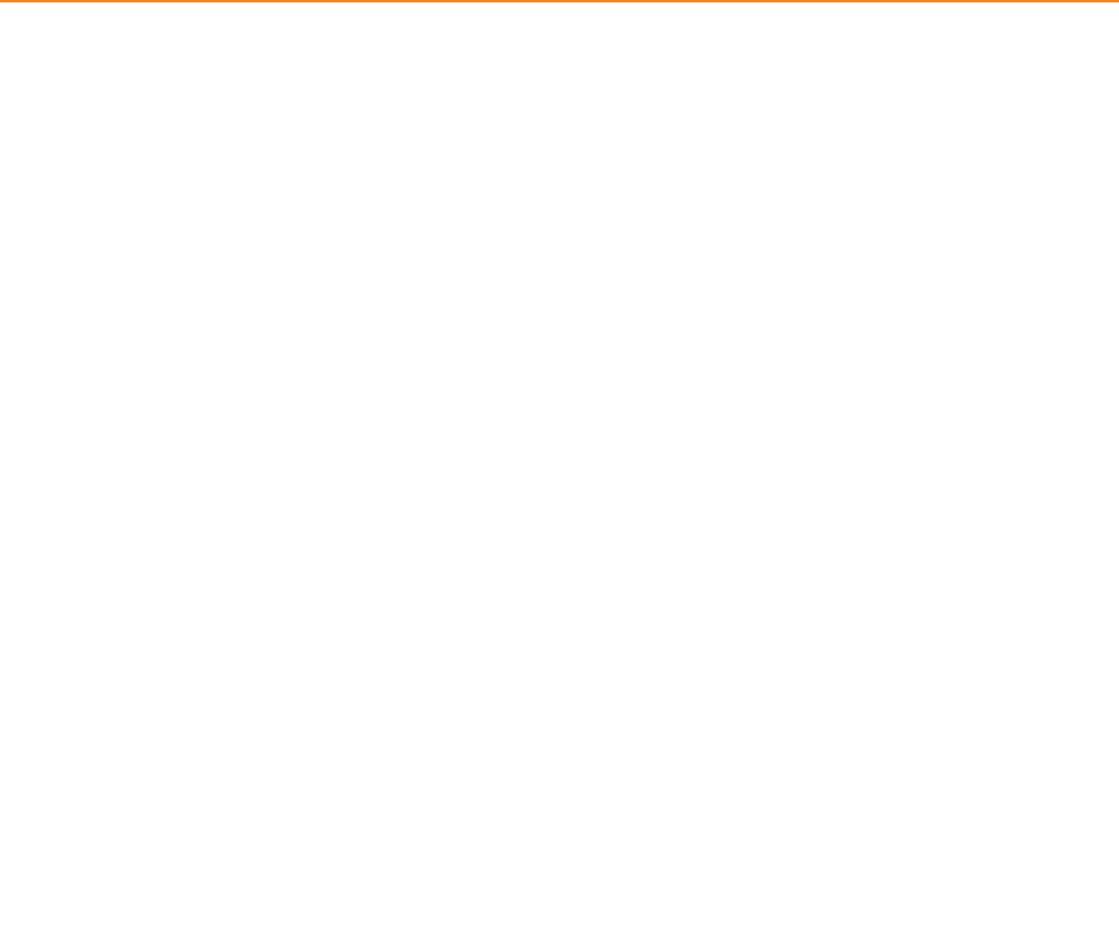
# INCLUSIONS



- ✓ Brick-Veneer 36sqm Studio
- ✓ Hip Tile Roof
- ✓ Seperate Living & Bedroom with Built-in Wardrobe
- ✓ Fixed Panel Shower Glass



# NOTES







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