

INSIDE THIS ISSUE

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Did you know that you'll need a BA & certification – maybe also carparking

PG. 3

Don't be fooled by what your naked eye tells you

PG. 4

Space – both outer space & inner space required – but that's not all



THE ULTIMATE CHECKLIST

11 CONSIDERATIONS YOU'D BE STUPID TO IGNORE WHEN DECIDING TO GET A GRANNY FLAT

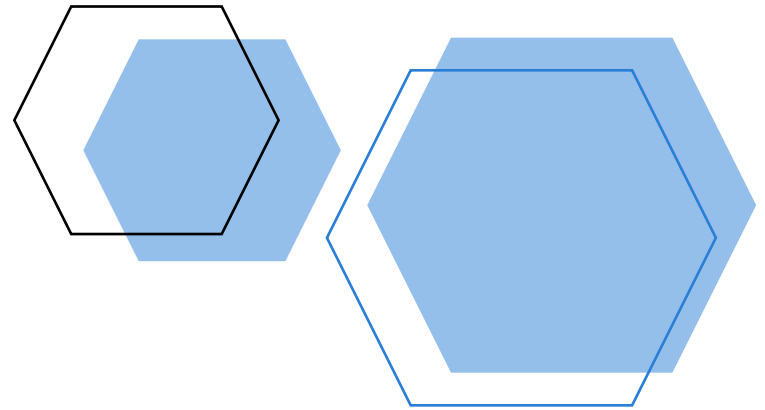
These pages contain sage advice that will instantly set you on the right course when considering getting a Granny Flat. And yes, Councils use all sorts of fancy names for them in their various town plans and often the rules between one Council and another differ, but no matter which one you're located in these 11 considerations all apply. Read on for some 'no nonsense' advice that you'd be silly to ignore. They're listed in alphabetic order – some may be more relevant to you than others



1 ACCESS

COMINGS & GOINGS

access needs to be safe, both day and night. Will you need lights? [therefore, a power supply]. Will it expose you to litigation? Is wheelchair access desirable? Will it interfere with your privacy? Privacy may not have been an issue while Granny was alive, but what if you were to rent it out? Access needs to be convenient otherwise people will tend to look for shortcuts.



2 BUILDING IT

YOU NEED A BA AT A MINIMUM

How easy will that be when it comes to delivering building materials? They can be very heavy and lengthy. Will they have to be hand carried or will I need to crane things in, adding to costs?

Will I need to remove existing improvements? You'll also need a BA & [Certification on completion](#) saying it's built as approved.



3 CAR

PARKING

IF COUNCIL REQUIRE PARKING ON SITE – CAN YOU?

Granny may not drive but tenants likely will. Preferably parking needs to be convenient for the potential tenant and getting to and from the car space won't impact unfavorably on the main house occupants. See comments under 'access' above. A carport will also need a BA.

A good [Site Plan](#) leads to better reliable design



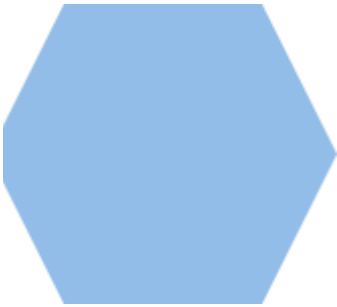
4 FLOODING OVERLAND FLOW

COULD THINGS GET MUDDY?

Okay, your property may not flood, or at least not regularly but is it affected by an overland flow path and if so, how might that impact on where you place the Granny Flat or how you build it?

E.G. On a slab or on stumps?

If your ground is not level and you want to build on a slab you may also need to build a retaining wall at additional cost



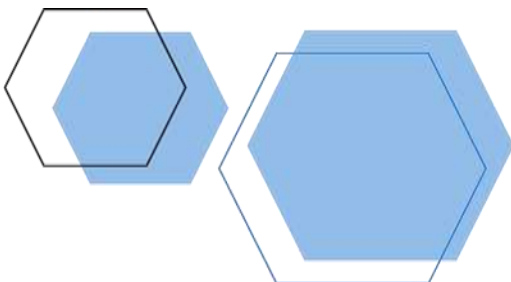
5 LEVELS

DON'T BE FOOLED

This is an area that tricks a lot of people up because levels can be very deceiving to the naked eye. If you're planning to build on a slab how much excavation or fill might you need? Will you need to build retaining walls? [preferably before building the Granny Flat]. Will it be overlooked by neighbours? If building on stumps, will it overlook the neighbours? It's better to keep the neighbours on-side.

6 ORIENTATION

THE RIGHT ASPECT = HAPPY LIFE



Bearing in mind that Granny Flats are so small it's especially important that their orientation suits the climate and location, preferably with access to some private open space. Facing Northeast here in & most parts of Australia is considered preferential, whereas living areas facing due South even here in Queensland can make for very unpleasant Winters, especially when those cold south westerlies blow. Read more about orientation [here](#)



7 PRIVACY

SEPARATION IS GOLD

Privacy for both the occupant of the Granny Flat as well as those of the house is often overlooked. It may not have been an issue when Granny or your children lived there but what if you want to let it out? You'll Want separation. And, don't forget your neighbors in this!

Will you need to plant some trees or build a small fence or screen? Remember what we said about people taking shortcuts.

8 RECREATION SPACE

RECREATION SPACE

Once again, bearing in mind that Granny Flats by design are small, being able to offer some outdoor living space such as a small courtyard or patio or garden area will be seen by many prospective tenants – and most Grannies – as being very attractive.

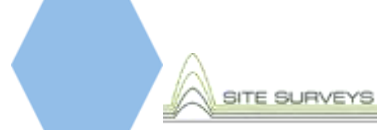




9 SERVICES

WHAT LIES BENEATH?

This might seem like an obvious one but it's something that also tricks a lot of people up too. It's not just about avoiding digging them up when putting in the foundations for your Granny Flat but also about being able to service the Granny Flat. Remembering that water doesn't run uphill, you'll need to ensure that there is sufficient grade for the granny Flat's sewerage to flow into the Council system using your existing connection if you want to avoid extra costs. Let's not forget about connecting phone, power, and water supply either.

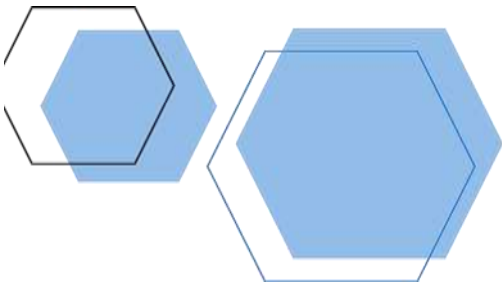
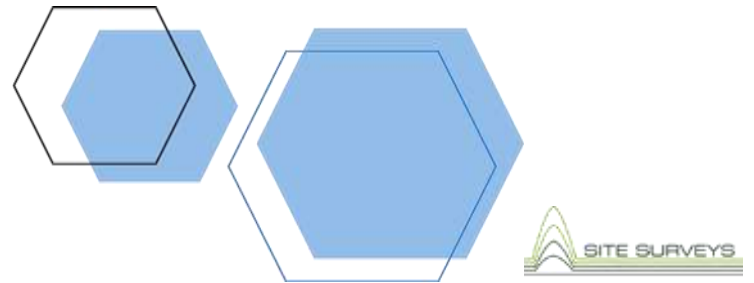


10 SPACE

WILL IT FIT?

This might also seem like an obvious one. How much space have you really got – considering Council boundary & building setbacks? Where exactly is your boundary and location of existing structures?

You cannot rely on fences! How close can they be before I need a fire rating? Will we need to modify existing structures? A good [Site Plan](#) will help answer these questions before you start



11 STORAGE



ACCOMODATING STUFF

Let's face it, people always tend to accumulate stuff! They might have a bicycle or even a canoe or paddle board that needs housing. Most people will have suitcases - all of which need to be conveniently stored somewhere. Yes, there are plenty of commercial storage facilities out there these days but they do cost money and most tenants have a tight budget so, if you offer STORAGE, you may also be able to charge a little more rent. Building above ground on stumps may offer a partial solution.



12 DO THIS 'BEFORE' YOU START

Investing in a Site Plan Survey *at the outset* will enable you to explore alternatives for all these scenarios and formulate decisions so that you are able to give your builder / Designer / Granny Flat vendor a comprehensive brief, so you don't get stuck later on with having made decisions with undue thought that you will live to regret.

Installing a Granny Flat requires Building Approval as a minimum, sometimes also Town Planning consent, that's a DA, so you are going to need to get your plans approved anyway – so don't wait until the end to get your Survey, you might get a nasty surprise. You'll get the most value if you get the Survey early and your builder / granny flat vendor will thank you – maybe even charge you less – as you've just made his job a lot easier.



WHEN YOU'RE READY TO START YOUR GRANNY FLAT PROJECT WE'LL BE READY TO ASSIST YOU

EMAIL:- MAIL@SITESURVEYS.COM.AU

PHONE:- [07]

WEBSITE:- WWW.SITESURVEYS.COM.AU

READY NOW?

REACH OUT FOR A QUOTE

[CLICK HERE](#)

MORE USEFUL READING: [JUST CLICK THE LINKS]

- [Granny Flats – Back in the news](#)
- [Why are Site Plans so Important?](#)
- [Aspect & Orientation – How to live the Queensland Lifestyle or Blow \\$50,000](#)
- [The Role & Importance of the land surveyor](#)
- [Renovations – The first 7 steps – a checklist](#)

