

# Custom Designed Granny Flats Built For Less.



THE WORLD'S LARGEST  
GRANNY FLAT RESOURCE  
[WWW.DIYGRANNYFLAT.COM.AU](http://WWW.DIYGRANNYFLAT.COM.AU)



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# Granny flats designed for you

All granny flats are designed to your tastes from floorplans through to the internal fit out and external material selections.

So why is it that some granny flats cost so much more than others? [Email us](#) or give us a call so we can explain simple design elements that look beautiful and will save you \$1000's.



# Customised plans for your property

No matter the client brief, we are eager to understand what you are looking for.

The aesthetic, your location and how the granny flat needs to match the main house are all very important points that we consider with every client.



*“With attention to detail, you can craft a granny flat unlike any other”*

RECENT DESIGN / LEURA, NSW



## We understand the importance of keeping costs down

We also think outside the box. Why should it be that designs we lust over in magazines or on Instagram should be reserved for those with deep pockets?

For example if you like a flat-packed kitchen from a trusted brand let us integrate that into your design. Don't concern yourself with "platinum" upgrade packages seen in Ads. Our team specialises in helping clients to source all fixtures and fittings at the lowest cost possible.

# Nothing beats a custom designed granny flat.

Architectural plans take everything into consideration. The slope of your land, where the sun crosses your property in Winter and Summer. Where the sun rises and sets. The importance of aspect, layout of your block, privacy, the aspect to the main house, etc. These are all very important.

Let us take care of this for you, then show you how to construct your “one-off” granny flat in the most efficient way possible.



RECENT DESIGN / REDHILL, ACT



# What Custom Design Means

Custom design means a 'bespoke' addition to your land – To ultimately fit the exact purpose and budget you have. Whatever that might be.



### Garage Conversions

Crafting a layout for your existing garage is a fun process and you can lean on our experience to have it approved.



### Attached Granny Flat

Your land might come with constraints for a traditional ‘detached’ granny flat. Let us show you another solution.



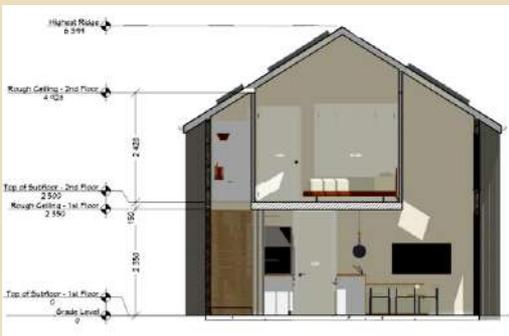
### Extension or Additions

If you simply want more space in your current home, let us guide you on how to do this best.



### Two Storey Granny Flats

Many people don’t realise as long as you stick to the floorspace requirements, there is an opportunity to go up!



### Lofts

If you love the idea of more space within the same footprint, a granny flat with a loft could be your answer.



### Home Studio / Pool House

Working from home has never been easier with a custom studio in your back yard.

# Maximise the value of your land

Whether your desire is to craft a space for family, friends or just for additional income, we pride ourselves in thinking with the “end-in-mind”.

Crafting Architecturally designed plans for your specific block will maximise the value of your land. And we are very competitive when it comes to individual design + approval quotes as well.





# Save Money on Your Build

In Australia there are 2 ways to have your granny flat constructed.

1. With a **licensed builder** from our extensive network of 100's Australia wide. Let us provide you with the best builders at the lowest possible cost.
2. Obtain an **"Owner-Builder"** permit and arrange trades and materials yourself. Save 30%+ over builder quotes. With our complete support available to guide you through the "Owner-Builder" process.

# 1. Licenced Builders

As part of our planning and approval process we also reach out to builders Australia-Wide to obtain multiple quotes for you. By sending out approved plans to multiple builders you can then quote “apples-to-apples” without variations. Having done this for years, we certainly know what elements of design will cost more or less, so feel free to ask us for guidance.

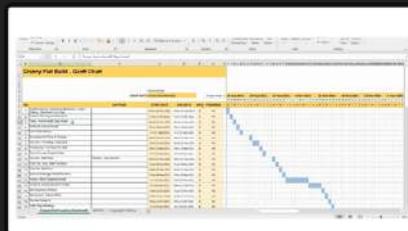


# 2. Owner Builder + Support

Want to save \$30,000+ from builders quotes? There is only one way. By obtaining your "Owner Builder" permit (which is a simple process) you can arrange trades such as the carpenter, plumber and electrician, to build your granny flat for you. We offer the exact steps to take, where to start and what needs to be done. So you can direct your tradespeople, with ease. And pocket the 'builders profit' yourself.



LESSON 4  
- HOW TO SAVE ON MATERIALS



LESSON 8  
- THE MOST EFFICIENT WAY TO BUILD



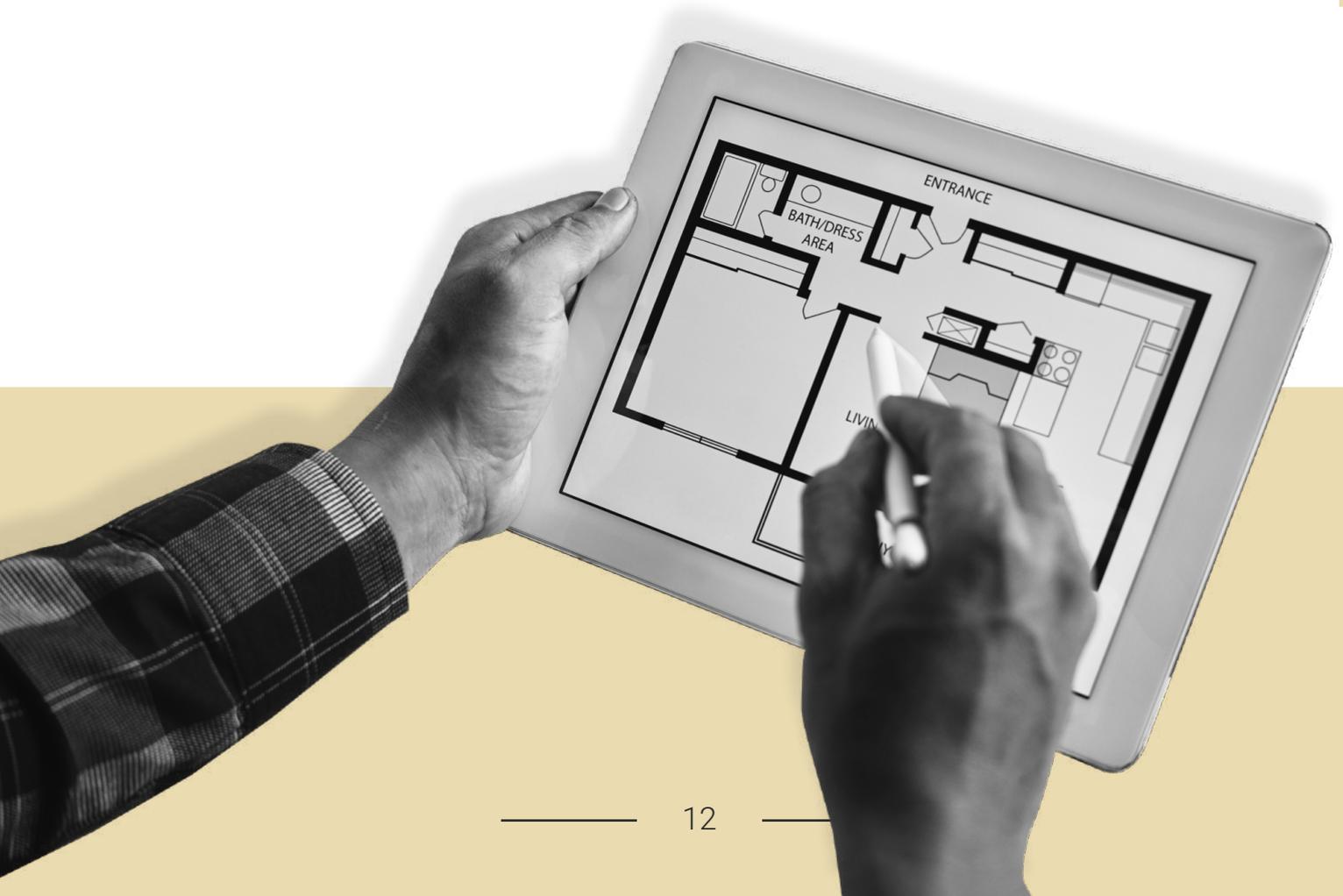
LESSON 12  
- QUALITY CONTROL IN SIMPLE STEPS

## ABOUT US

We are on a mission to provide world class design & transparency to our clients.

*We sweat out the details so you don't have to.*

1. Have helped 100's of clients realise their dream
2. Collectively saved clients over \$4M+
3. Experts at gaining approval with councils + certifiers Australia wide





# 01.

## **Personalisation**

We specialise in custom plans.  
Maximising the value of your  
property with architectural designs.

# 02.

## **Efficiency**

We are fast, with our qualified team we're a  
one-stop-shop, gathering designs, engineering,  
reports, etc to save you time.

# 03.

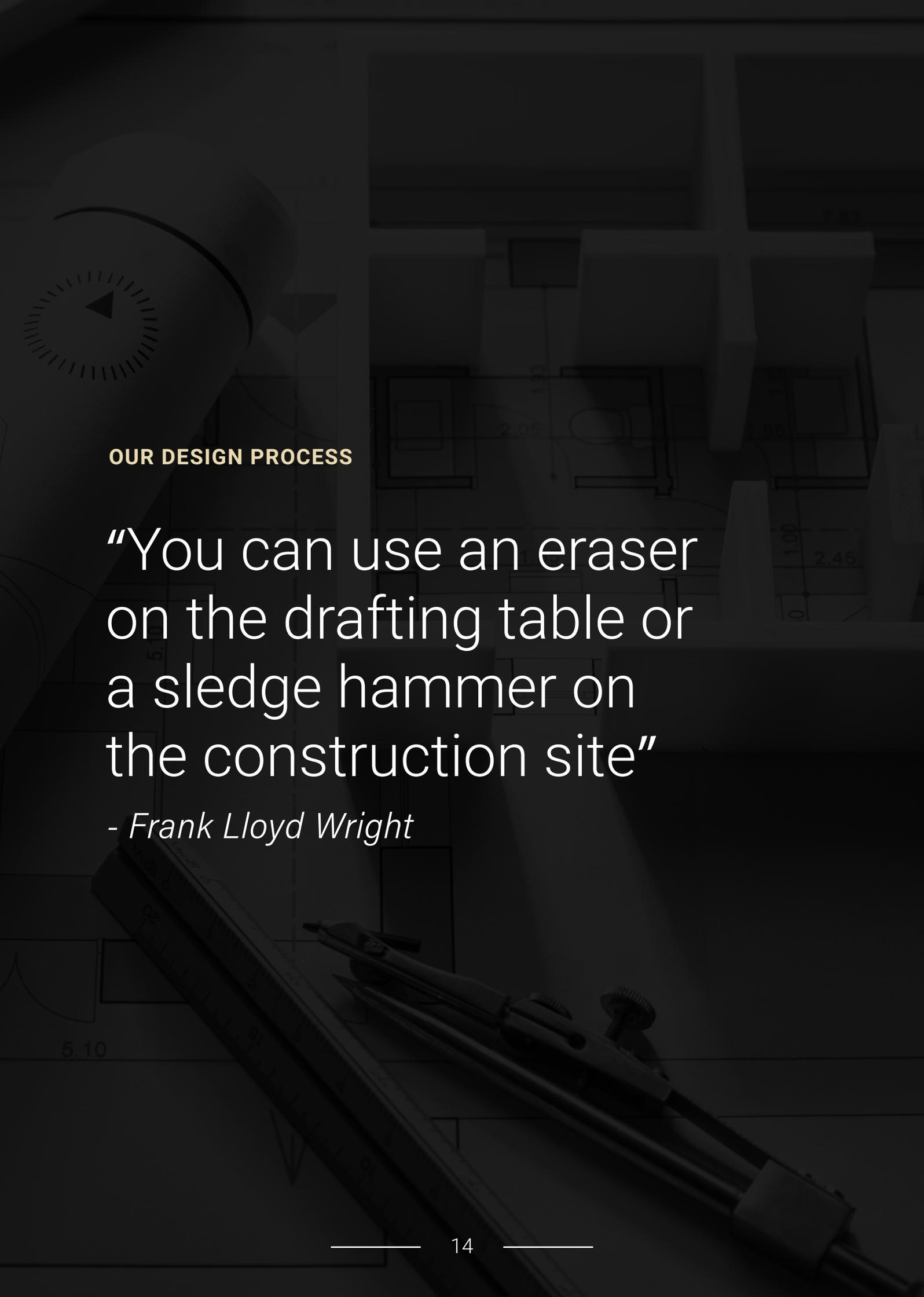
## **Peace of Mind**

We take care of everything in-house.  
This means you have one point of call  
to have all of your questions answered.

# 04.

## **Experience**

55 years of combined experience  
in residential design and construction  
of granny flats, alterations & addition.



**OUR DESIGN PROCESS**

“You can use an eraser  
on the drafting table or  
a sledge hammer on  
the construction site”

- *Frank Lloyd Wright*

# 01.

## The Brief

We discuss your land, what you hope to achieve and why you want a new space. It may be for additional income, to house a loved one or simply a workspace. Taking this information on board, the creative process begins

# 02.

## The Budget

We have a firm understanding of how much different plans cost to build. Lean on us to advise you how much your custom granny flat will cost. We love sharing ways to save you money.

# 03.

## The Approval

Once your plans and engineering specifications are complete we work with you until everything is approved and ready to go. With revisions made to plans, it is our guarantee to put your mind at ease.

# 04.

## The Build

There are many ways to turn your plans into reality. We secure multiple quotes from licenced builders, or show you how to save \$1000's as an "Owner Builder"



**To get to your end result there are multiple steps to be covered.  
We offer a service to take care of them all.**

Site Surveys	☑
Site plan analysis	☑
Construction ready plans	☑
3D renders	☑
Engineering drawings and specifications	☑
Energy reports	☑
Stormwater plans	☑
Everything else needed for approval	☑

# Testimonials

"Thank you for taking care of everything. We felt supported through out the whole design and construction of our granny flat and would certainly recommend your team to our family and friends"

**GRACEY PETERSON – QLD**

"The process was so easy, the timing perfect. Thank you for opening our eyes to what could be possible for less than we were quoted by a few builders"

**MICHELLE MORGAN – NSW**

"Thank you for taking the time to explain the options we had and walk us through the best way to get our granny flat. Your expertise and the time you took to share it with us is so appreciated!"

**PETER SULCAN – NSW**

"You were able to take exactly what my wife and I wanted on the back of a scrappy piece of paper and plan it out even better than we imagined. If you need a reference let me know at anytime."

**JIM SOTHERTON – VIC**

"OMG! That looks amazing!! I'm so excited. Thanks so much guys."

**GINA O'BRIEN – NSW**

# The Team



**Dean Roller**

**DIRECTOR**

Dean built his own granny flat then created [Diygrannyflat.com.au](http://Diygrannyflat.com.au). Over the years this organically evolved into the World's largest resource for secondary dwellings. After 100,000's of site visitors later, he still loves efficient ways to build, great design and where the future of small homes is headed.



**Mark Marsden**

**DIRECTOR ENGINEER & DESIGNER**

Mark sold his business in the construction industry which turned over \$35M a year. Employing over 200 staff, Mark learned a thing or two about keeping projects on time and on budget. An engineer and designer at heart who has crafted plans and assisted 100's of granny flat owners over the last 30 years.



**Jerry Tyrrell**

**COMPLIANCE ADVISOR**

Jerry Tyrrell is our compliance advisor. The father of property inspections and trouble-free building in Australia. He is a tradesman, builder, architect and author. Most of all, an activist working on your behalf to make sure every one of your building and property projects goes well.



**Ozgur Girisken**

**ARCHITECT**

Ozgur Girisken, is an Architect with a massive portfolio of small homes to incredible mansions & everything in between. Working for local & international clients over the past 15 years Oz has an incredible passion for Architecture and creative designs. A problem solver at heart, Oz's designs wow even the toughest critics.

"Designing a granny flat is an amazing process, which I love seeing brought to life."

- Ozgur Giriskan (B. Arch, M. Arch)



**Ebony Hudson**

ASSISTANT



**Gelaine Glory**

ASSISTANT

Ebony + Gelaine are the glue that keeps everyone on track. With a talent in management, research and helping our clients directly, Ebony and Gelaine keep the whole DIY team running smoothly. There are a lot of considerations with any new build and all they all need to be thought through. This duo helps us both 'front-of-house' and 'back-of-house' to make sure your questions are answered no matter what they are.



# Project Fees

Please **contact us** for a quote regarding your next project. We are the one-stop-shop with the sole purpose of crafting beautiful design & saving you money.

Our rates are very competitive and we include all the services required to plan, approve and help build your granny flat.

**[WWW.DIYGRANNYFLAT.COM.AU](http://WWW.DIYGRANNYFLAT.COM.AU)**



## **CONTACT US**

Phone: 0478 587 878

[www.diygrannyflat.com.au](http://www.diygrannyflat.com.au)