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\*Granny Flats \*New Homes \*Duplexes \*Renovations \*Extension \*Additions \*Alterations \*Commercial \*Industrial

## Granny Flat or Garage Conversions – Process

### GARAGE CONVERSIONS

#### Preliminary

Garage Conversions are an excellent way to maximise your property's rental returns by converting a structure that's usually cluttered with storage and knick-knacks. At All Purpose Homes Pty Ltd, we are the leading **experts in garage conversions** for both metropolitan Sydney and Rural NSW. Once you call us, we will promptly travel to your property, carry out the relevant inspections and we can usually have your approval done within just two weeks.

**The Process** for converting a garage (or shed) into a living space is similar to a granny flat approval except that since the structure has already been erected, a Civil or Structural Engineer must be engaged to travel to your site, inspect the existing slab (plus frame) and to issue an **Engineer's Structural Certificate**. This certifies that the existing structure meets the Building Code of Australia for Residential Dwellings. This is an essential part of the approval process.

We have done a number of conversions and thus far, we are the only service qualified to approve garage conversions where the setbacks (distance to boundaries) is less than 900mm. In these cases, we will need to design a Fire-Rated-Wall in order to meet the Building Code as it applies to the minimum fire-separation regulations for granny flats and garage conversions.

We must finally assess the structure for Energy Efficiency under the NSW BASIX requirements. We are experts at doing this so that your construction costs are minimised and so that your conversion costs are kept to an absolute minimum. We guarantee that the price you pay for your approval will be recouped in the construction phase. We do this by presenting the approval documents in a way that reduces your compliance costs and by completing the BASIX Certificate to minimise your building costs as well.

It's worth noting that renting out an un-approved garage (or shed) exposes the landlord to criminal and civil litigation. Any Accidents, Fire or other Personal Injury Claims can result in the landlord being pursued by NSW Fair Trading and the NSW Police Force. Insurance Company will not honour any claims made where the structure is not legally approved as a habitable dwelling. One may see this as an attempt to shock, but you simply do not want to lease out a granny flat that has not been approved. We have seen

two cases in NSW (one recently in the South Coast) where fire injuries sustained by tenants (in an unapproved granny flat) result in the landlord being charged under the NSW Crimes Act.

So don't risk it. We offer a fast and efficient Approval Service to protect landlord and to bring their conversion up to the Australian Standards via our legally binding Granny Flat Approvals.

You can contact us on 0411 593 971 from anywhere in NSW and we will carry out your Shed or Garage Conversions quickly and efficiently.

Need to know first for C.D.C. – Comply/Develop/Council (SEPP14a)

- Up to 60m<sup>2</sup> (over 60m<sup>2</sup> it becomes another house for subdivision)
- Up to 4.5 metres in height or 4.3 metres if a Hipped Roof
- Minimum 3.0m of Back Boundary and 900mm Side Boundary, may vary on Size or Application
- Land is to be Zoned on 149 Certificate that it can have the Granny Flat due to m<sup>2</sup> or area. Need to check with Local Councils first. Possibly known as “Code 1 for Granny Flat”?)
- Property is to be a minimum of 450m<sup>2</sup>
- Note also all Buildings within the 600mm to Boundary where we are working with an existing garage has to be Fire-Rated-Walls.

## APPROVAL PROCESS

### **Step One: Survey, Property Searches and Compliance Report**

- We travel to your property and carry out a Detailed Survey
- We check for compliance with the NSW ‘Affordable Rental Housing SEPP’ and we check on all other Building Code compliances.
- We carry out all relevant property searches and consult with you on your GARAGE CONVERSION.
- We inspect your Garage or Shed for suitability and Compliance with the Building Code of Australia

## Step Two: Plans, Specifications and Engineering

- We design all architectural plans for your Garage or Shed Conversion.
- We complete the BASIX Assessment (Energy-Efficiency Ratings).
- We complete the Building Specifications to all relevant Australian Standards.
- We Engage our Engineer to Inspect and Certify the existing Slab and Frame.
- We prepare the Granny Flat Approval documents ready for submission to the Private Certifier for Final Conversion Approval.

## Step Three: Certifiers and Approval

- Certifier Inspections
- Long Service Payments
- Council Fees and Approval
- Sydney Water Stamp
- Private Certifying Authority
- Occupation Certificate

## Step Four: Costs Prior to Construction

### Preliminary Costs Included In The Contract Price

- |   |                     |
|---|---------------------|
| • Surveyor, Property Search, Compliance, Council Enquiries for Section 149 Certificate<br>Signed Letter from Homeowner giving us permission to obtain this information        | POA                 |
| • Plans up to 60m2, over 60m2 POA, BASIX Certificate, Council Fees, Long Services Levy, Sydney Water Stamp,   | POA                 |
| • Engineer Initial Inspection, Final Inspection, Certificate<br>Engineer Plans, Frame Certificate   | POA                 |
| • Private Certifying Authority including Inspection Costs, Home Warranty Insurance, General Insurance, Dial Before You Dig, Office Overheads for Preliminary and Site Set Out | POA                 |
| • 5% Deposit of the Total Contract Price  | Deposit 5% plus GST |