

Small Home, Big Opportunity!



VIVO
GRANNY FLATS

Welcome

At Vivo Homes, we understand that creating the perfect granny flat is more than just a building project. It's about:

- ✔ **Meeting your design style and property needs**
- ✔ **Meeting compliance**
- ✔ **Overcoming limitations**
- ✔ **Adding value to your property and**
- ✔ **Positive cashflow into your life**

Specialising in Granny Flat Design, Approval, and Construction, our team is dedicated to making your vision a reality with ease and expertise.

This brochure will guide you through the essential aspects of the granny flat development process.

You will understand:

- ✔ **Compliance requirements**
- ✔ **Return on investment**
- ✔ **Floor plan options**
- ✔ **High quality inclusions and**
- ✔ **Steps involved to getting started**

We're here to support you every step of the way, transforming your ideas into a beautiful, functional living space.

Thank you for considering Vivo Homes. We look forward to helping you create a granny flat that perfectly suits your needs. Welcome to the journey with us.

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Why Build A Granny Flat?

Building a granny flat in Sydney offers numerous benefits that cater to a wide range of needs and preferences.

Here are some compelling reasons why many choose to add a granny flat to their property:

AFFORDABLE HOUSING SOLUTION




Granny flats provide an affordable way to accommodate aging parents, adult children, or other family members, allowing for multi-generational living while maintaining privacy and independence.

INVESTMENT OPPORTUNITY



With Sydney's strong rental market, granny flats can generate a substantial rental income, offering an attractive return on investment and enhancing overall property value.

FLEXIBLE SPACE



A granny flat serves as a versatile space that can be used as a home office, guest accommodation, or even a hobby studio, adapting to your changing needs over time.

ENHANCED LIFESTYLE



By creating a comfortable and self-contained living area, you can enjoy the benefits of additional space without the need for major renovations or moving to a larger property.

Building a granny flat in Sydney is a strategic move that can enhance your lifestyle, provide financial benefits, and meet various family needs, making it a popular choice for homeowners across the city.

Does Your Property Comply?

In 2009 the State Government introduced the 'State Environmental Planning Policy for Affordable Rental Housing' otherwise known as (AHSEPP) 2009. This is State Government legislation.

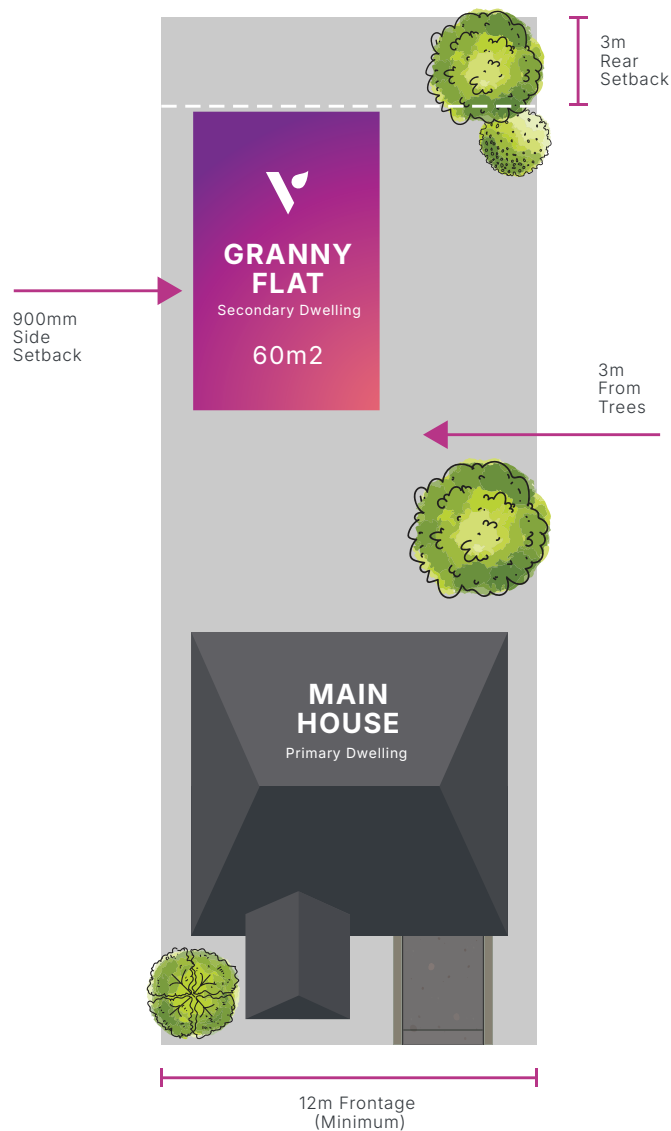
When a property and the proposed granny flat structure complies with this legislation, then approval can be carried out via Complying

Development. This means that a 'Private Certifier' or 'Council' can approve the project. This is a fast approval which can be completed in around 20 days.

The great news is that the council DA process is bypassed to achieve approval in a relatively short period of time.

TYPICAL SITE PLAN

Lot size 450-900m²



Minimum Requirements For CDC Approval

If your property is at least 450m² and 12m wide, granny flat approval is likely. The compliance table below outlines the major requirements.

BLOCK SIZE	MINIMUM				SETBACK FROM		
	Frontage	Site Coverage	Total Floor Area	Landscape Area	Front Boundary	Side Boundary	Rear Boundary
450-600m ²	12m	50%	330m ²	20%	4.5m	0.9m	3m
600-900m ²	12m	50%	380m ²	25%	4.5m	0.9m	3m
900-1500m ²	15m	40%	430m ²	35%	6.5m	1.5m	5m
1500m ² +	18m	30%	430m ²	45%	10m	2.5m	10m

Trees

Setbacks from 'protected' trees must be at least 3m. If tree removal is required, a separate tree removal permit may be required. Please check with your local council.

Private Open Space

24m² of private open space must be provided. It must be at least 4m wide and directly accessible from and adjacent to a habitable room other than a bedroom.

Size & Height

A granny flat may not be larger than 60m² measured from external walls. It can be 1, 2 or 3 bedroom.

The maximum height is 8.5m, however all setback distances may be further with increased granny flat height. A formula is used when the height exceeds 3.8m at setback points.

Stormwater

Site drainage must comply with your council's stormwater policies



Make Money From Your Back Yard!

WHAT CAN AN EXTRA \$17,000 P.A. DO FOR YOU?

- ✔ Pay down the existing mortgage
- ✔ Save years of repayments and reduce interest costs
- ✔ Provide additional income for your family
- ✔ Pay down credit card debt
- ✔ Update your car
- ✔ Buy something for your home
- ✔ Take a holiday and the list goes on...

How? By Building A Granny Flat in Your Back Yard

Property investors and homeowners alike are utilising the addition of a granny flat as a means of increasing their cashflow/returns.

Investors are after a dual income and maximum returns, while property owners are earning an additional weekly income.

THE EXAMPLE BELOW SHOWS THE FINANCIAL IMPACT OF A GRANNY FLAT ADDITION:

Scenario: Granny Flat Costs & Returns (Rented At \$600 Per Week)

Granny Flat Development Cost	\$200,000
Granny Flat Loan Repayments (6.34% pa – Principle & Interest @ \$1119 pm on \$180k loan)	\$13,428 per annum
Rental Return per annum (Based on \$600 per week)	\$31,200 (15.6% return on investment)
Result	
Cashflow Positive (\$31,200 income - \$13,428 loan repayment)	\$17,772 in your pocket every year

Granny Flats That Change Lives

Downsized Without Moving and Made \$98,000 p.a.

Mr & Mrs Davis – Riverview

The Davises adore their leafy Riverview property and didn't want to move away from their community when their children left home. Instead of selling, they built a beautiful two-bedroom granny flat with a wide verandah. Their own private oasis just steps away from their beloved garden.

Now, they live comfortably in their brand-new retreat while renting out their main home for \$1,900 per week, earning \$98,800 per year in passive income.

It's the perfect downsizing solution. Same address, smarter living.



Two Incomes, One Property

Jim – Cherrybrook

With an older red-brick house and no mortgage, Jim and Suzie wanted to make their investment property work harder. They added a modern, attached granny flat, fully funded with cash savings.

Today, the original home rents for \$950 per week and the granny flat for \$650 per week, giving them a combined \$1,600 weekly return, that's \$83,200 a year in rental income.

No mortgage, no stress, just reliable returns and long-term capital growth.



Three Generations – One Address

Peter & Trish – Kings Langley

After retiring, Peter and Trish built a granny flat at the back of their daughter's property, creating their dream home just steps away from family.

Complete with a carport, front verandah, upgraded tiles and appliances, solar power, and high-end finishes, their new home offers the perfect balance of independence and connection.

Now, they see their daughter and grandchildren every day while enjoying their own private space. Proof that granny flats can create beautiful living arrangements for every generation.



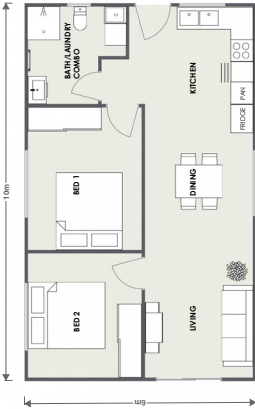
WHAT'S POSSIBLE FOR YOU? Your land. Your opportunity. Your story next.

Our Floor Plans

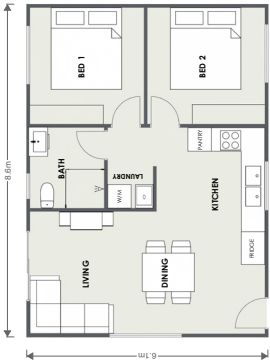
Here are a few standard 60m² two-bedroom designs, with one- and three-bedroom options also available. You can add features like a European laundry, linen closet, ensuite, porch, alfresco, or garage. Our designs are customisable, or we can create a custom granny flat tailored to your needs.



Tranquil



Meadow



Cascade



Ember



Breeze



Enclave



Granny Flat Inclusions

Welcome to our standard inclusions list, your starting point for a high quality, comfortable granny flat. This is just the beginning. We offer many upgrade options to customise your space. Your imagination is the only limit.

PLANNING & APPROVAL (PRE-CONSTRUCTION)

Contour Survey	Detailed survey by registered Surveyor
Concept Plans	Site plan and floor plan initial concepts
Architectural Detail Plans	Full set of construction plans including detail Site plan, Floor plan, Elevations, Landscape, Electrical, Kitchen and Bathroom
BASIX	Basix Certificate to meet requirements
Water Authority Approval	Ensures compliance with building near sewer mains
Structural Engineering Plans	Fully engineered slab by Structural Engineer
Stormwater Plans	Engineered stormwater plans to ensure compliance with local council policies
Private Certifier	Assessment, approval, inspections during construction and final occupation certificate
Fixed Price Contract	Department of Fair-Trading contract prepared includes cost of construction, progress payments, inclusions, materials, colours & plans.
Material & Colour Selection	A material and colour session to select required inclusions for your project.

BASIX FEATURES

Insulation	R2.0 batts to external walls & R3.0 batts to ceiling (excludes garage, alfresco area, porch and balcony)
Sarking	Heavy duty sarking to underside of roof tiles and frame
Tap	1 external tap
Cooling & Heating	Reverse cycle split system air conditioner
Hot Water System	Electric hot water system
Cooktop	Electric

PRE-CONSTRUCTION

Excavation	Standard excavation for building platform with a standard balanced 500mm cut and fill
Slab	Standard concrete waffle pod slab includes piercing Concrete pump for slab & piers
Temporary Fencing	Temporary construction fences up to 25 lineal meters
Sediment Control	All weather access and sediment control barrier
Bin & Toilet	Onsite bin and builder's toilet will be delivered and maintained for the duration of the project

SERVICE CONNECTIONS

Electricity	Connection to existing electricity meter box up to 20m
Sewer	Connection to nearest sewer point up to 20m
Stormwater	Connection to nearest downpipe up to 20m
Water	Connection to nearest water point up to 20m
Data	CAT 6 cable to data point inside granny flat. Connected to external connection point. An empty conduit with a draw string will be provided to the rear of the main house

EXTERNAL INCLUSIONS

External Material	Fibre Cement Cladding
Termite Protection	Termite protection to slab perimeter and approved collars to internal drainage pipes
Slab	Waffle pod concrete slab to engineers M Class specifications includes piercing
Roof	Colorbond Roof. Includes maintenance free quad fascia and gutters in standard Colorbond colour. Includes Colorbond downpipes
Frame	90mm MGP10 pine timber frame and roof construction
Windows	Aluminium sliding windows with keyed locks and flyscreens
Insulation	R2.0 batts to external walls & R3.0 batts to ceiling (excludes garage, alfresco area, porch and balcony)
Paint	Taubman's/Wattyl paint system to external eaves and cladding
Front Entry Door	Solid core entry door from builders' range. Glass insert included



Front Door Hardware	Gainsborough double deadlock entrance set
Garden Tap	1 x External garden tap – owner to select location
Site Clean (On Completion)	All rubbish will be removed, temporary fencing, bin and toilet removed

INTERIOR INCLUSIONS

Internal Doors	2040mm high flush panel internal hinged doors
Door Hardware	Gainsborough internal passage sets with privacy lock to bathroom
Architraves & Skirting	67mm half splay skirting and architraves in Taubmans/ WattyI semi-gloss paint system - one colour
Ceiling & Cornice	Plasterboard linings to all internal areas, 90mm cove cornice throughout all living areas and bedrooms (includes garage where required)
Paint	Taubmans/ WattyI 3 COAT PAINT SYSTEM in one colour to all internal walls
Doorstops	Cushioned door stops with screws to all internal doors
Flooring	Laminate floors throughout kitchen, living, dining and bedrooms
Wardrobes	Mirrored wardrobes with upper storage shelf (wall to wall). Includes hanging rails, drawers and internal shelves.
Cleaning	Full and final internal and external granny flat clean

KITCHEN

Rangehood	Westinghouse 60cm slide out rangehood
Cooktop	Westinghouse 60cm Ceramic cooktop – 4 elements, knob control
Oven	Westinghouse 60cm 3 function oven
Benchtops	20mm Stone benchtop from standard range
Drawers & Doors	Laminate drawers and doors
Pantry	Full length pantry with microwave insert
Splashback	Tiled splashback from standard range
Handles	Standard Handle
Sink	Stainless steel sink with Abbey Lucia vessel sink mixer
Other	Kitchen size is 7m includes a combination of upper and lower cupboards



BATHROOM & LAUNDRY COMBO

Tapware	Dorf Kip basin mixer
Vanity	Duraplex PVC floor standing vanity with legs
Shower Screen	Silver framed shower screen
Shower Head	Caroma Tasman II single shower head on rail with Dorf Kip shower mixer
Mirror	Mirror with bevelled edge 750mm wide
Tiles	Tiles to 1.2m high around perimeter and 2.1m in shower (standard tile selection)
Toilet	Clark round back to wall suite
Accessories	Caroma Cosmo towel rail and toilet roll holder
Floor waste	100mm square floor waste
Laundry Sink	Clark Eureka 35ltr compact tub and cabinet
Laundry Mixer	Abbey – Mixmaster sink mixer
Other	Polished chrome washing machine tap set



ELECTRICAL

Power Points	10 x White double power points throughout - Owner to select locations
Internal Lights	10 x LED downlights internally throughout home - Note: Owner to select locations 1 x 3 IN 1 EXHAUST FAN, LIGHT, HEATER to main bathroom 1 x Fan/light combo to laundry
External Lights	1 x Double globe external sensor light (Owner to select location)
TV Points	1 x TV points to allocated areas
Data Point	1 x Data point to allocated areas
Smoke Detectors	Smoke detector/s hard wired with battery backup to BCA requirements
Distribution Board	1 x Internal distribution board located near front door or external wall
Electric Hot Water System	Chromagen 170ltr heat pump hot water system



INSURANCES & WARRANTIES

Maintenance	90-day maintenance period
Structural Guarantee	6-year structural guarantee
Homeowners Warranty Insurance	Homeowners Warranty Insurance Certificate
Builders All-Risk Insurance	Builders All- Risk Certificate (includes Public Liability \$20,000,000)



WHAT'S POSSIBLE FOR YOU?

Whether you're planning for retirement, growing an investment portfolio, or simply wanting more flexibility on your land, a granny flat can create lifestyle freedom and financial independence. All without leaving the home you love.

Get Started Today

1

CALL US TO CHAT ON 1300 03 04 05

We can usually determine if your property is compliant by completing a quick desktop assessment. All we need is the property address.

2

DOCUMENTATION

To confirm compliance, we will need a 10.7 Certificate (Approx. \$67 from council), Sewer Diagram and a Title Search (Usually in your purchase contract)

These documents are required as they will identify any issues on the land which can't be seen by inspection. Things like flood, bushfire, easements, underground sewer pipe location etc.

3

FREE SITE INSPECTION AND QUOTE

A time will be arranged to inspect your property. A detailed quote will be provided including a suggested design, inclusions, price and possible additional costs.

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1300 03 04 05
VivoGrannyFlats.com.au

Vivo Homes, More Than Granny Flats

At Vivo Homes, we don't just build, we create smart housing solutions for multigenerational families and multiple income streams from a single property.

By uncovering the hidden opportunities in your land, we design and construct homes that adapt to your needs, whether that's space for family, rental income, or long-term growth.

From concept to completion, Vivo Homes delivers diverse housing solutions that turn every block into possibility.

WHY CHOOSE VIVO HOMES

- ✔ One trusted team from concept to completion
- ✔ Transparent pricing and clear communication
- ✔ **We find the opportunity others miss**

Let's Unlock Your Property's Potential

VIVO HOMES SERVICES

- ✔ **New Homes**
Architecturally designed and custom-built to suit your family, lifestyle, and land.
- ✔ **Duplexes & Dual Occupancies**
Maximise your property's potential through smart subdivision and dual-living design.
- ✔ **Granny Flats & Second Homes**
Compact, compliant, and turnkey. Perfect for family, guests, or rental income.
- ✔ **Renovations & Extensions**
Full transformations. Reimagine your existing home.
- ✔ **Second Homes on Acreage**
Add value and flexibility to your acreage with a second home for family, guests or rental income.
- ✔ **Site Discovery Service**
Not sure where to start? We help you reveal the hidden potential.



1300 03 04 05 | VivoHomes.com.au | VivoGrannyFlats.com.au |   

'Bringing Family & Opportunity Together'