

Sydney-based Granny Flat Builders Explain How to Build a Granny Flat

October 18, 2022

Sydney, New South Wales - October 18, 2022 -
Sydney-based granny flat builders, A1 Granny Flats is sharing the time-tested and perfected process that it uses to build high-quality and beautiful custom granny flats for NSW residents.

With over 30 years of construction experience all over Australia, the company?s granny flats stand out among the competition for their use of long-lasting materials and superior construction. It doesn?t believe in a ?one-size-fits-all? solution as it offers clients custom layouts that make efficient use of the space available on their property. The company also prides itself on completing projects within promised timelines and maintaining full transparency, ensuring its clients don?t have to face last-minute surprise fees.

On its website, it explains in detail the process it uses to deliver its affordable yet premium-feeling products. During the assessment and quotation phase of the design process, checks are made to determine whether there is enough unrestricted space on the property for construction. It also recommends that clients obtain a section 149 (2) certi?cate from the local council to ensure compliance with State Government requirements, a

sewer service diagram from Sydney Water to locate any sewer lines, and a title search to determine if any easements are located on the property.

Next, a building consultant from A1 Granny Flats will conduct a free site inspection to check for structures on the property that need to be demolished, whether there are trees that need to be removed, whether the property is connected to utilities such as gas, water, electricity, stormwater drainage, or the sewer, whether there is unfettered access to the property?s backyard, the slope of the property, and the distance from other nearby structures.

A1 Granny Flats? licensed builders will then prepare a ?xed price quotation based on all the available information, including any additional site work. Clients are encouraged to visit the display center to indulge the items and materials included in their tender, meet with the design team to prepare a free custom design to suit the block, and discuss the project in depth.

A spokesperson for the company talks about the process following the acceptance of the quotation by saying, ?We then begin the design and approval phase. This includes a detailed site survey, and sewer peg-out if required, ensuring that the granny flat is within the size regulations of your council, preparing the custom concept design, modi?cations, and ?nal adjustments, to the ?oor plan, facade, bathroom layout, and kitchen, preparing the full architectural drawings, obtaining the BASIX certi?cate, obtaining the structural and hydraulic engineering report, obtaining a Sydney Water tap in approval, obtaining the long service levy receipt, obtaining the CDC approval from our private certi?er once all documentation has been gathered, arranging an appointment for selecting the materials and colors, preparing a draft Master Builders Association contract, preparing the ?nal contract, and handing the project onto our construction team along with a date for commencement.?

The company provides a detailed construction plan for the stipulated time and the client will be updated on the progress each week. The first week includes the peg-out, site preparation including setting up temporary fencing, toilet, signage, and bins, and setting out and pouring the concrete slab. The second week is occupied by timber wall and roof framing and window and sarking installation. In the third week, the builders tackle the plumber and electrical rough-in and fascia, gutter, and roof installation. The fourth week is reserved for installing the external façade and electrical rough-in. Insulation and gyprock installation, waterproofing and fix-out, and painting and installation of floor and wall tiles are reserved for the fifth, sixth, and seventh weeks respectively. The shower screens, wardrobes, and kitchen are installed in the eighth week. The air conditioning installation as well as the plumbing and electrical final fit off happens in the ninth week. Finally, the last week of the build is when the flooring is installed and the site is cleaned and deemed ready to move in.

###

For more information about A1 Granny Flats, contact the company here:A1 Granny Flats1300 941 037info@a1grannyflats.com.auUnit 11/9-12 Lambridge Pl, Penrith NSW 2750

A1 Granny Flats

A1 Granny Flats is a granny flat builder in Sydney, NSW.

Website: https://a1grannyflats.business.site/

Email: info@a1grannyflats.com.au

Phone: 1300 941 037