

# CONNECTIONS

RESIDENTIAL

## Secondary Dwelling Collection

*by Connections Residential*



# Table of Contents

<b><u>Who We Are</u></b>	<b><u>3</u></b>
<b><u>Snapshot</u></b>	<b><u>4</u></b>
<b><u>Why a Granny Flat</u></b>	<b><u>5</u></b>
<b><u>Our Designs - 2 Bed</u></b>	<b><u>6</u></b>
<b><u>Standard Inclusions &amp; Exclusions</u></b>	<b><u>8</u></b>
<b><u>Standard Inclusions &amp; Exclusions Cont.</u></b>	<b><u>9</u></b>
<b><u>How it Works - Process &amp; Timeline</u></b>	<b><u>10</u></b>
<b><u>Site Requirements</u></b>	<b><u>11</u></b>
<b><u>Approvals &amp; Compliance</u></b>	<b><u>12</u></b>
<b><u>Contact</u></b>	<b><u>13</u></b>



# Who We Are



## **About Connections Residential**

Connections Residential is a Gold Coast-based business focused on delivering well-designed, prefabricated Secondary Dwellings across South East Queensland (SEQ).

With a background in Property Development and Project Management and Construction on residential subdivisions and housing projects, we understand both the construction detail and the bigger picture of how a granny flat fits into your property strategy.

Our patented panelised system is designed for cleaner, faster installs with less disruption to you and your neighbours, backed by clear communication and a straightforward process from first enquiry to handover.

### **Why people work with us:**

- Local SEQ experience across residential and small-scale development projects.
- Prefabricated panel system for efficient on-site installation.
- Transparent pricing and documented scopes before work starts.
- End-to-end coordination of approvals, consultants and trades.
- Personalised dealings with a small team throughout the project.



# Snapshot

## **Prefabricated 1 & 2-bed Secondary Dwellings for SEQ backyards.**

Connections Residential designs and delivers compact, livable granny flats for established homes across the Gold Coast and wider SEQ. We focus on 1 & 2 bedroom footprints that suit typical suburban - full kitchens, real storage, and thoughtfully designed spaces for high levels of livability.

Our panelised system is manufactured off-site and assembled on your property, reducing disruption and giving you a predictable program. We coordinate the approvals pathway, then deliver a fixed-scope contract so you know exactly what's included before you commit.

### **At a glance:**

- 1 & 2 bedroom plans (65-73 m<sup>2</sup>) tailored for SEQ.
- Prefabricated panel system → faster, cleaner install.
- Transparent inclusions and documented allowances.
- One point of contact from site check to handover.
- Service area: Gold Coast/Brisbane/Regional SEQ (Add regions by request).
- Note: Approvals and allowable uses vary by council and site overlays; we confirm your pathway up-front.





# Why a Granny Flat



## Independence for Adult Kids

*Private, self-contained living -privacy for them, peace of mind for you.*

Give young adults a real home on the same block: their own entrance, full kitchen, bathroom and laundry, and quiet study/sleep space separated from the main house. Close enough for support, separate enough for independence - and easily re-purposed later as a guest suite or rental if plans change.



## Keep Parents Close

*A mobility-friendly home just metres away - support without losing independence.*

Create dignified, nearby living for ageing parents with step-free entries, wider doors and a bathroom that can be adapted as needs evolve. Being moments away simplifies daily check-ins and care while preserving privacy for everyone. Future-proof layout options (e.g., hobless shower) can be added now or later.



## Add Value & Income

*Create rentable space & lift long - term appeal using land you already own.*

A well-designed secondary dwelling increases how your property works day-to-day - guest stays, home office, studio - and can be leased (where permitted) to offset costs. Because you're building on existing land, there's no extra stamp duty or purchase overheads, and the added utility can strengthen resale appeal over time.



## Streamlined Approvals\*

*Many SEQ sites follow simplified secondary-dwelling pathways; under 80 m<sup>2</sup> often require no DA\*.*

Most councils in SEQ provide clear pathways for secondary dwellings. We confirm your site's route upfront and coordinate the certification process with local consultants so on-site works only begin once approvals are in place. Where overlays or variations apply, we'll flag them early and outline the options and timing.



# CONNECTIONS

## RESIDENTIAL

### Our Designs - 2 Bed

### Product Type



**2 Bed**



**1 Bath**



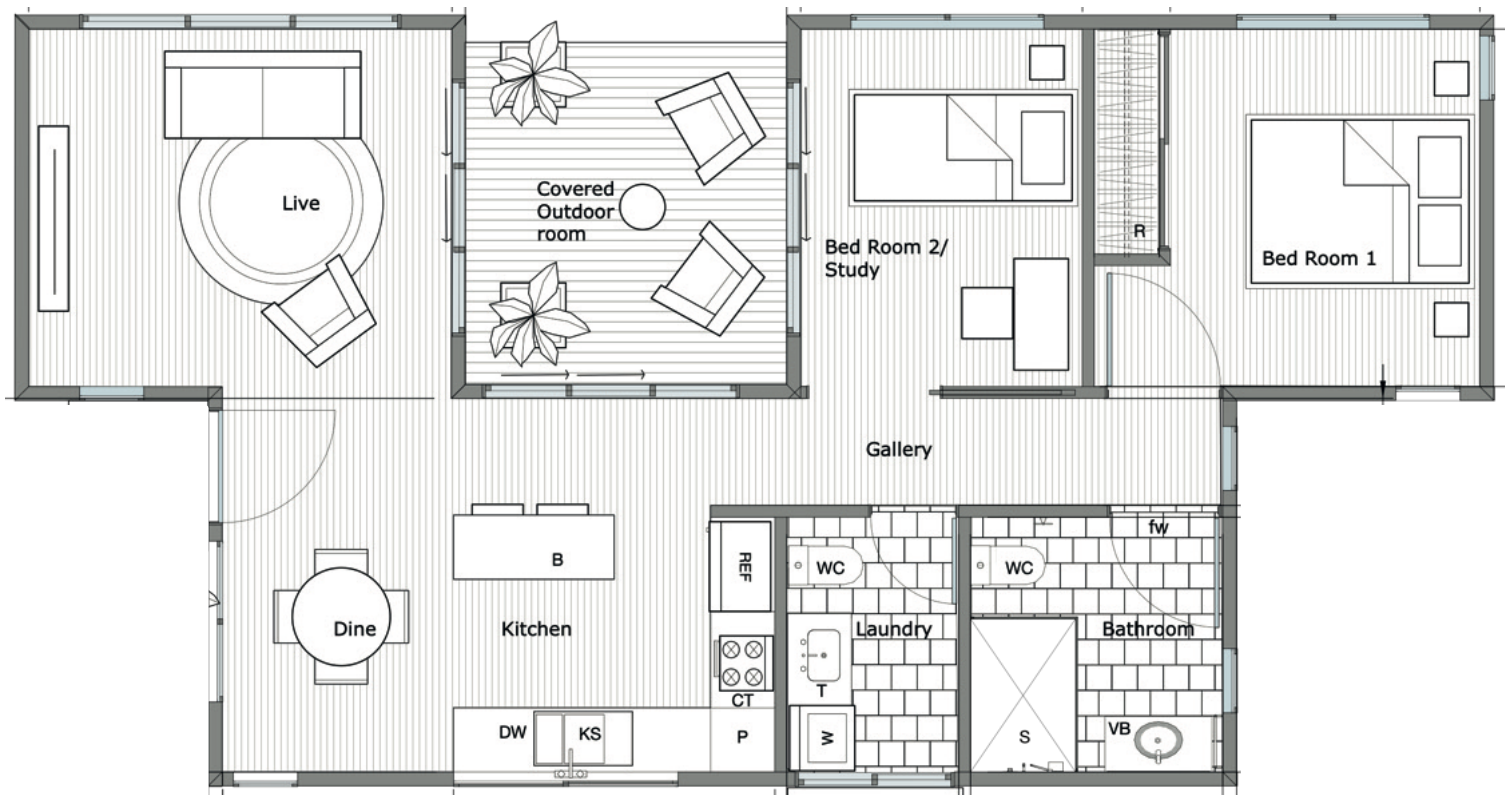
**73m<sup>2</sup>**



**\$379k\***







## Product Description

### **A self-contained, two-bedroom dwelling that matches home-level comfort**

Inside, a light-filled open-plan living zone anchors the home, with a full-size kitchen and wide sliders that open to a covered deck for easy indoor–outdoor living. Bedrooms are zoned away from the living area for privacy and include built-in robes. A well-planned bathroom and a separate laundry come standard. Premium, low-maintenance finishes, quality hardware, and efficient insulation/glazing make it comfortable year-round, while the panelised build delivers crisp detailing and a fast, tidy install on site.

## Design Highlights

- Open-plan living to deck/alfresco
- Full-size kitchen (upgrade appliance packs available)
- Built-in robes to both bedrooms
- Dedicated laundry + linen storage
- Durable exterior cladding and roof systems for QLD conditions
- Efficient insulation, cross-ventilation and flyscreens as standard

**Find Out More:**

**P: 1300 023 171**



**CONNECTIONS**  
RESIDENTIAL

# Standard Inclusions & Exclusions

Category	Included	Optional / Upgrades
<b>Structure &amp; Envelope</b>	<ul style="list-style-type: none"> <li>* Engineered concrete slab/footings to typical soil conditions (up to Class M; no rock; minimal fill – final design to engineer's report)</li> <li>* Panelised structural shell</li> <li>* Tie-downs &amp; bracing to nominated wind region</li> <li>* Sarking; wall &amp; ceiling insulation to NCC requirements</li> <li>* Colorbond roof, gutters &amp; downpipes</li> <li>* Materials/fasteners to suit nominated wind and corrosion category (as per engineer/manufacturer)</li> </ul>	<ul style="list-style-type: none"> <li>* Higher-R insulation / glazing</li> <li>* Feature facades/battens</li> <li>* Acoustic upgrade</li> </ul>
<b>External Cladding &amp; Finish</b>	<ul style="list-style-type: none"> <li>* James Hardie (or equiv.) cladding</li> <li>* Manufacturer trims &amp; seals</li> <li>* Exterior paint system to spec</li> </ul>	<ul style="list-style-type: none"> <li>* Mixed-material facades (e.g., Scyon)</li> <li>* Premium colourways</li> </ul>
<b>Windows &amp; External Doors</b>	<ul style="list-style-type: none"> <li>* Powder-coated aluminium windows/sliders</li> <li>* Flyscreens; key-lock hardware</li> <li>* Safety glazing where required</li> <li>* External entry door set</li> </ul>	<ul style="list-style-type: none"> <li>* Double or Low-E glazing</li> <li>* Security screens</li> <li>* Hardware finish upgrades</li> <li>* Additional openings</li> </ul>
<b>Internal Linings, Doors &amp; Flooring</b>	<ul style="list-style-type: none"> <li>* Plasterboard walls/ceilings; two-coat paint</li> <li>* Skirtings/architraves; lever-handle doors</li> <li>* Hybrid/vinyl plank to living/kitchen</li> <li>* Carpet or hard flooring to bedrooms (std range)</li> </ul>	<ul style="list-style-type: none"> <li>* Premium paint; feature linings</li> <li>* Cavity sliders</li> <li>* Full hard flooring</li> <li>* Tiled living</li> </ul>
<b>Kitchen</b>	<ul style="list-style-type: none"> <li>* Soft-close laminate joinery</li> <li>* Laminate benchtops</li> <li>* Tiled splashback</li> <li>* 600 mm electric cooktop, oven &amp; rangehood</li> <li>* Stainless sink &amp; mixer;</li> </ul>	<ul style="list-style-type: none"> <li>* 20 mm stone benchtops</li> <li>* 900 mm appliance pack</li> <li>* Dishwasher</li> <li>* Water filter; tapware/handle upgrades</li> <li>* Extra pantry/storage</li> </ul>
<b>Bathroom &amp; Laundry</b>	<ul style="list-style-type: none"> <li>* Walk-in shower + semi-frameless screen</li> <li>* Vanity with storage + mirror; WC</li> <li>* WELS tapware/fixtures</li> <li>* Waterproofing to AS 3740</li> <li>* Floor tiles; full-height tiles to shower</li> <li>* Laundry provision (space, taps, wastes) – washing machine &amp; dryer by owner</li> </ul>	<ul style="list-style-type: none"> <li>* Tapware/fixture upgrade ranges</li> <li>* Shower niche</li> <li>* Full-height tiling throughout</li> <li>* Heated towel rail</li> <li>* Laundry joinery</li> </ul>
<b>Electrical &amp; Lighting</b>	<ul style="list-style-type: none"> <li>* LED downlights; external entry light</li> <li>* Hard-wired photoelectric smoke alarms</li> <li>* GPOs to plan; TV point; basic data point</li> <li>* Switchboard tie-in within allowance; RCDs/MCBs</li> </ul>	<ul style="list-style-type: none"> <li>* Split-system A/C to living bedrooms</li> <li>* Ceiling fans</li> <li>* Extra GPOs/data/antenna</li> <li>* Smart controls</li> <li>* EV pre-wire</li> </ul>
<b>Plumbing &amp; Hot Water</b>	<ul style="list-style-type: none"> <li>* Rough-in &amp; fit-off to fixtures</li> <li>* Electric HWS sized for dwelling</li> <li>* Tempering &amp; backflow devices</li> <li>* Connect to existing water/sewer within 10m (capacity permitting)</li> </ul>	<ul style="list-style-type: none"> <li>* Heat-pump or gas HWS (if available)</li> <li>* Solar-ready provision</li> <li>* Water filtration</li> <li>* Extra external taps</li> </ul>
<b>Docs &amp; Compliance</b>	<ul style="list-style-type: none"> <li>* Working drawings</li> <li>* Certified structural engineering</li> <li>* Energy assessment to NCC</li> <li>* Design/specification to achieve minimum NCC/QDC energy-efficiency requirements at time of approval</li> <li>* Spec &amp; selections schedules</li> <li>* QA &amp; safety documentation</li> <li>* Form 15/16 (or local equiv.)</li> </ul>	<ul style="list-style-type: none"> <li>* Extra reports if triggered (bushfire/flood/acoustic/overlay)</li> </ul>
<b>Approvals &amp; Certification</b>	<ul style="list-style-type: none"> <li>* Private building certifier approval (QLD secondary-dwelling pathway)</li> <li>* Lodgement, mandatory inspections &amp; completion certificates</li> </ul>	<ul style="list-style-type: none"> <li>* Council DA/relaxations/variations</li> <li>* Non-standard statutory/authority fees</li> </ul>
<b>Siteworks &amp; Access</b>	<ul style="list-style-type: none"> <li>* Set-out; basic sediment control</li> <li>* Standard excavation/base to typical ground conditions (no rock; no uncontrolled fill)</li> <li>* Waste removal during construction</li> <li>* Standard crane/truck allowance within 150 km, assuming normal access (clear width/height, firm ground, no overhead powerlines)</li> </ul>	<ul style="list-style-type: none"> <li>* Extra cramage/traffic management</li> <li>* Spoil export/import; rock excavation</li> <li>* Access hardstand/ramps or other non-standard access solutions</li> </ul>
<b>Service Connections</b>	<ul style="list-style-type: none"> <li>* Tie-in to existing power/water/sewer within 10 m of dwelling (capacity permitting)</li> <li>* Stormwater connection/disposal to existing legal point or on-site system within standard allowance, as documented</li> </ul>	<ul style="list-style-type: none"> <li>* Longer runs over 10 m</li> <li>* New sub-mains; switchboard upgrade</li> <li>* Sewer junction cut-ins; water-meter upgrades</li> <li>* New or upgraded stormwater systems beyond standard allowance</li> <li>* NBN/telecommunications lead-in (if required by provider)</li> </ul>
<b>External Works</b>	<ul style="list-style-type: none"> <li>* Code-compliant entry landing/steps (as required)</li> </ul>	<ul style="list-style-type: none"> <li>* Deck/alfresco packages (6 m2/10 m2)</li> <li>* Roofed awning; ramps; paths</li> <li>* Privacy screens; rainwater tank (if required)</li> </ul>
<b>Warranties &amp; Handover</b>	<ul style="list-style-type: none"> <li>* Manufacturer warranties for supplied products &amp; appliances</li> <li>* Statutory defect-liability period</li> <li>* QBCC structural warranty (as applicable)</li> <li>* Handover pack &amp; maintenance guide</li> <li>* PC inspection &amp; defect rectification</li> </ul>	<ul style="list-style-type: none"> <li>* Extended maintenance service</li> <li>* Independent third-party inspections</li> </ul>

All inclusions are subject to site conditions, engineering, planning constraints and building approval requirements. Where additional works or upgraded materials are required by authorities or consultants (e.g. due to soil classification, bushfire, flood or overland-flow overlays, services capacity or access constraints), these will be priced as variations unless expressly included in the contract.



# Standard Inclusions & Exclusions Cont.

## Standard Inclusions:

### Policy & allowances

- **Approvals:** Included - private-certifier building approval for a standard secondary-dwelling pathway (lodgement + inspections). Non-standard pathways/ relaxations/reports are additional.
- **Service connection allowance:** to existing power/water/sewer within 10 m of the new dwelling (capacity permitting).
- **Transport/crane allowance:** within 150 km of the Gold Coast.
- **Energy/Code:** to current NCC requirements.

## Exclusions/Additional Items:

- Planning/authority contributions and utility augmentation
- Reports triggered by overlays (bushfire, flood, acoustic, heritage, coastal)
- Rock, contamination, or asbestos
- Demolition or tree works
- Major cut/fill or retaining
- Complex access, traffic control, or road closures
- Pumps, on-site effluent systems, stormwater detention
- Switchboard/main supply upgrades beyond allowance
- Driveways, landscaping, fencing, sheds/carports/pools
- Window furnishings
- Whitegoods not listed
- NBN/provider charges
- Security systems
- Rental fit-out/management



# How it Works - Process & Timeline

1



## Site Assessment & Approvals - 1-3 weeks

- Check planning, access and existing services for your address.
- Confirm secondary-dwelling pathway.
- Prepare & lodge approvals documentation.
- **Deliverable:** approvals pathway confirmed.

3



## Manufacture & Site Preparation - 3-4 weeks

- Off-site prefabrication of the panelised shell.
- On-site slab/footings & service stubs (post-approval).
- **Deliverable:** site ready for delivery/cranage.

5



## QA, Practical Completion & Handover - 1 week

- QA inspection and defect rectification.
- Practical Completion sign-off; keys, certificates, as-builts, warranty pack.
- **Deliverable:** handover.

Week 1

2



## Design, Selections & Contract - 1-2 weeks

- Lock plan and minor tweaks; confirm finishes from our standard range.
- Fixed-price contract issued; deposit books manufacturing slot.
- **Deliverable:** signed contract + selections schedule.

4



## Delivery, Installation & Fit-off - 1-2 weeks

- Deliver, position and assemble; connect power/water/sewer (within allowances).
- Internal fit-off and finishing.
- **Deliverable:** build complete pending QA

Week 12\*



# Site Requirements

## To install a granny flat, your site generally needs:

- Sufficient access width and height for trucks and/or cranes (e.g. side access or clear front yard).
- A reasonably level building area (steeper sites may require additional engineering and retaining).
- Capacity to connect to existing services (water, sewer, electricity) at or near the dwelling location.
- A suitable planning/zoning context for a secondary dwelling under your local council's planning scheme.

## What's Included vs Excluded

### Included in our standard pricing (typical SEQ site):

- Standard concrete slab or footings designed to typical soil conditions.
- Prefabrication, delivery and on-site installation of the granny flat.
- Connection to existing services within approximately 10m of the new dwelling (subject to capacity).
- Building approval via a private certifier (standard documentation and inspections).
- Standard crane or transport allowance within 50 km of Gold Coast Warehouse.

### Items that may attract additional costs:

- Significant cut/fill, retaining walls or major site levelling.
- Complex access requiring additional craneage or traffic management.
- Long service runs, upgrades to your existing electrical supply or sewer/water infrastructure.
- Bushfire, flood, acoustic or other special planning/engineering requirements above standard.
- Works outside the immediate building area (e.g. fencing, landscaping, driveways, external stairs beyond standard).



## Approvals & Compliance

Our granny flats are designed to meet Queensland requirements for secondary dwellings (“granny flats”), with layouts and footprints suited to typical residential lots in SEQ.

We work with local planners, private certifiers and engineers to confirm the appropriate approvals pathway for your site and to ensure the dwelling complies with the National Construction Code (NCC) and relevant Queensland building regulations.

Where required, we can adapt designs to meet livable housing or accessibility requirements (such as wider doorways, step-free access and bathroom adjustments), subject to site conditions and approval constraints.





## Contact



[sales@connectionsresi.com.au](mailto:sales@connectionsresi.com.au)

[1300 023 171](tel:1300023171)

# CONNECTIONS

## RESIDENTIAL

*Disclaimer: Images, plans and specs are indicative only. \*Eligibility, approvals, timeframes and costs vary by site and authority. We confirm your pathway and fixed-scope proposal before you commit. Full terms & conditions: [www.connectionsresi.com.au/terms](http://www.connectionsresi.com.au/terms). QBCC Licence: 15543925*