

# CONNECTIONS

RESIDENTIAL

## Secondary Dwelling Collection

*by Connections Residential*



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# 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.



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### Our Designs - 2 Bed

### Product Type



**2 Bed**



**1 Bath**



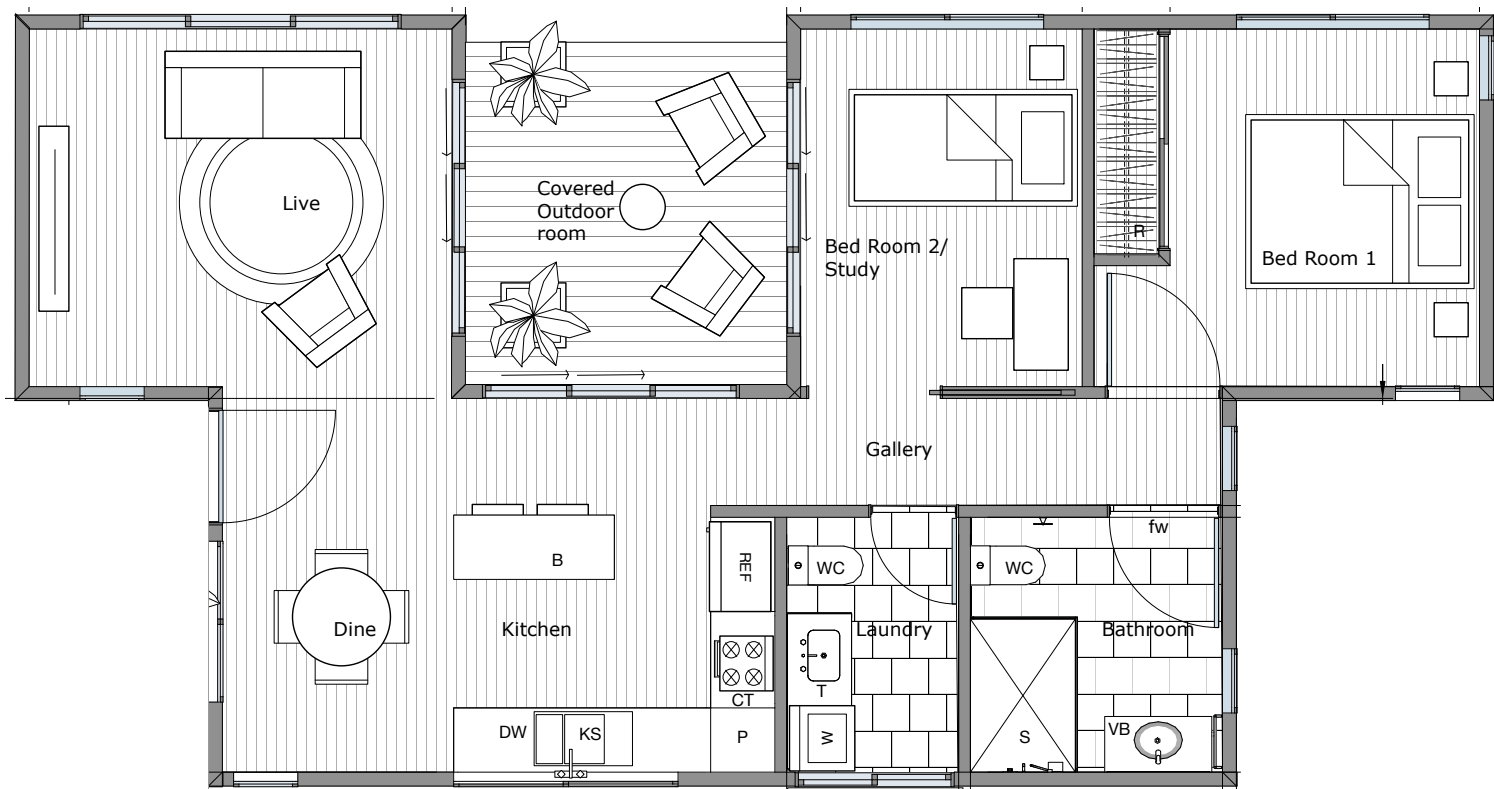
**73m<sup>2</sup>**



**\$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 courtyard for easy indoor–outdoor living. Bedrooms are positioned away from the living area for privacy and bedroom 1 includes a built-in robe. A well-planned bathroom and a separate laundry (with additional toilet) come standard. Premium, low-maintenance finishes, quality hardware, and efficient insulation/glazing make it comfortable year-round.

## Design Highlights

- Open-plan living expanding to covered courtyard
- Full-size kitchen (upgrade appliance packs available)
- Built-in robes to bedroom 1
- Dedicated laundry with additional toilet
- Durable exterior cladding designed for QLD conditions
- Efficient insulation and cross-ventilation included

**Find Out More:**

**P: 1300 023 171**



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\*Prices exclude council approvals, utility connections, site-specific works & GST. Specs and timeframes are indicative only. Full terms & conditions: [connectionsresi.com.au/terms](https://connectionsresi.com.au/terms).

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Our Designs - 1 Bed

Product Type

**1 Bed**

**65m<sup>2</sup>**

**1 Bath**

**\$299k\***

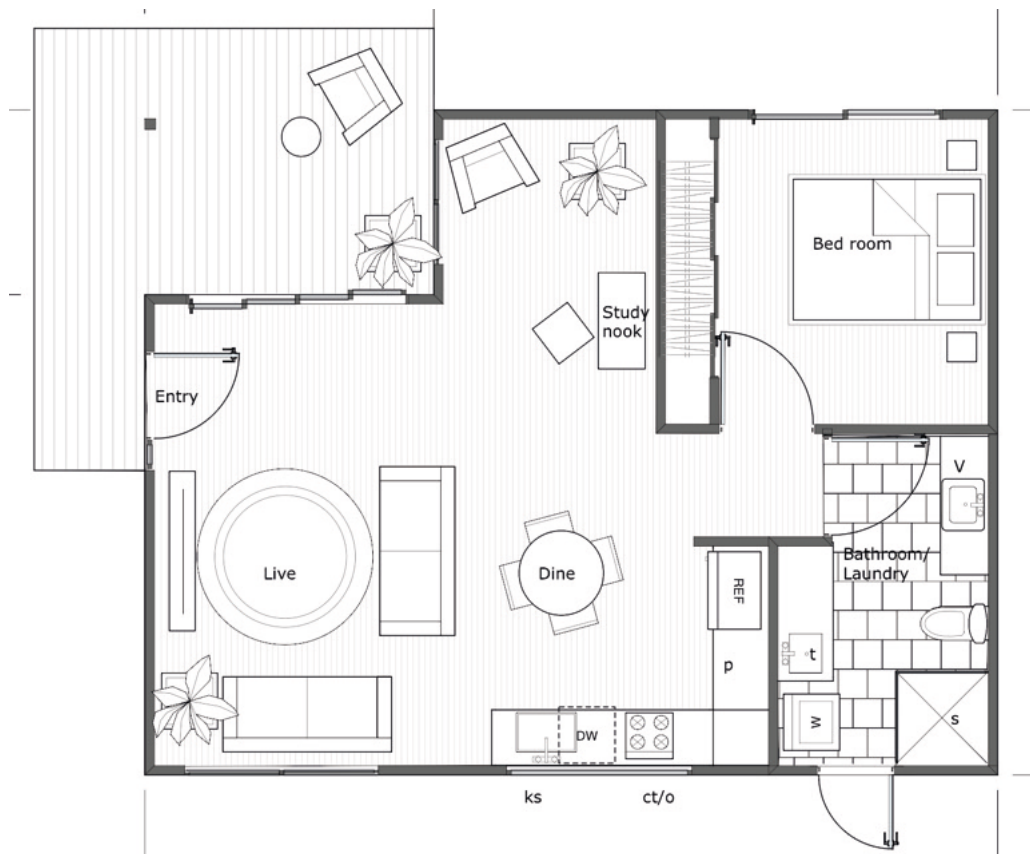


Placeholder Image -  
Renders Coming Soon



Placeholder Image -  
Renders Coming Soon





## Product Description

### *A self-contained, one-bedroom dwelling with study, designed for flexible, everyday living*

A light-filled open-plan living zone anchors the home, with a full-size kitchen and a dedicated study nook that adds flexibility for working from home, guest use, or additional storage. The well-proportioned bedroom includes a full-length built-in robe, while a combined bathroom and laundry is efficiently planned to support day-to-day living within a compact footprint.

Durable, low-maintenance finishes, quality fixtures, and efficient insulation help ensure year-round comfort, making this design well suited to singles, couples, downsizers, or home office/studio use.

## Design Highlights

- Open-plan living and dining with dedicated study nook
- Full-size kitchen
- Built-in full-length robe to bedroom
- Combined bathroom and laundry
- Durable, low-maintenance finishes suited to QLD conditions

## Find Out More:

P: 1300 023 171

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# Standard Inclusions & Exclusions

## **Base Build Price - What's Included:**

The base price covers the granny flat itself, built off-site and installed on your property.

- Standard 1 or 2 bedroom design
- Prefabricated panelised structure
- External cladding, roof, windows and doors
- Fully finished interior (kitchen, bathroom, laundry provision)
- Electrical and plumbing within the dwelling
- Insulation, glazing and NCC compliance
- Delivery, installation and Practical Completion

## **Excluded Items - Assessed Separately After a Site Review**

These vary from site to site and are not included in the base price:

- Council and planning approvals (if required)
- Private certifier and consultant fees
- Site works (excavation, retaining, access constraints)
- Service connections and upgrades
- Client requested design changes and/or variations
- Driveways, landscaping, fencing and external works
- Authority fees and infrastructure charges

All site-specific items are confirmed and priced separately following a site assessment.



# Standard Inclusions & Exclusions Cont.

## Site-Specific Costs (Confirmed After Site Assessment)

Every property is different. Items outside the base build are assessed once we review your site, planning controls and existing services.

### **Approvals & Compliance**

- Development Applications (if required)
- Private certifier fees
- Council and authority charges
- Specialist reports triggered by overlays (e.g. flood, bushfire)

### **Services & Connections**

- Water, sewer and stormwater connections
- Electrical connection and supply upgrades
- NBN / telecommunications
- Pump systems or non-standard drainage

### **Site Works & Access**

- Excavation, cut/fill and retaining
- Rock or unsuitable ground conditions
- Access constraints, craneage and traffic management
- Driveways, paths and external hardstand areas

Only items relevant to your site are scoped and priced - nothing is assumed or bundled.



# How it Works - Process & Timeline

1



## Initial Site Assessment

- Desktop review of planning controls, overlays, access and existing services
- Confirm whether a secondary dwelling is feasible on the site
- Identify any obvious constraints that may affect approvals or construction

**Deliverable:** Site Suitability Assessed

3



## Manufacture & Site Prep

- Off-site prefabrication of the panelised structure
- On-site slab/footings and site preparation completed following approval

**Deliverable:** Site ready for Delivery

5



## QA, Practical Completion & Handover

- Quality assurance inspection and defect identification
- Rectification of defects
- Practical Completion and final handover documentation
- **Deliverable:** Practical Completion & Key Handover

Start

2



## Contract, Design Lock & Approvals

- Confirm preferred product for site
- Finalise site-driven adjustments (if required)
- Fixed-scope building contract issued
- Approvals documentation prepared & lodged

**Deliverable:** Contract Executed and Approvals Lodged

4



## Delivery & Installation

- Delivery of the prefabricated structure to site
- Assembly and enclosure of the dwelling
- Internal fit-off and finishing works

**Deliverable:** Dwelling installed and ready for QA

Finish



# Site Requirements

To install a secondary dwelling, your site generally needs to meet the following conditions:

- Sufficient access for delivery vehicles and/or crane installation
- A suitable building area with manageable slope and levels
- Reasonable proximity to existing services (water, sewer and electricity)
- Local planning controls that allow a secondary dwelling

Site conditions such as access, slope, soil type, service capacity, zoning and overlays can vary between properties.

*A site assessment is used to confirm suitability and identify any constraints before scope and pricing are finalised.*

## Approvals & Compliance

Our secondary dwellings are designed to meet Queensland requirements for secondary dwellings and comply with the **National Construction Code (NCC)** and relevant state building regulations.

We work with private certifiers, planners and engineers to confirm the appropriate approvals pathway for each site and ensure compliance requirements are addressed prior to construction.





## Contact



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[1300 023 171](tel:1300023171)

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*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*