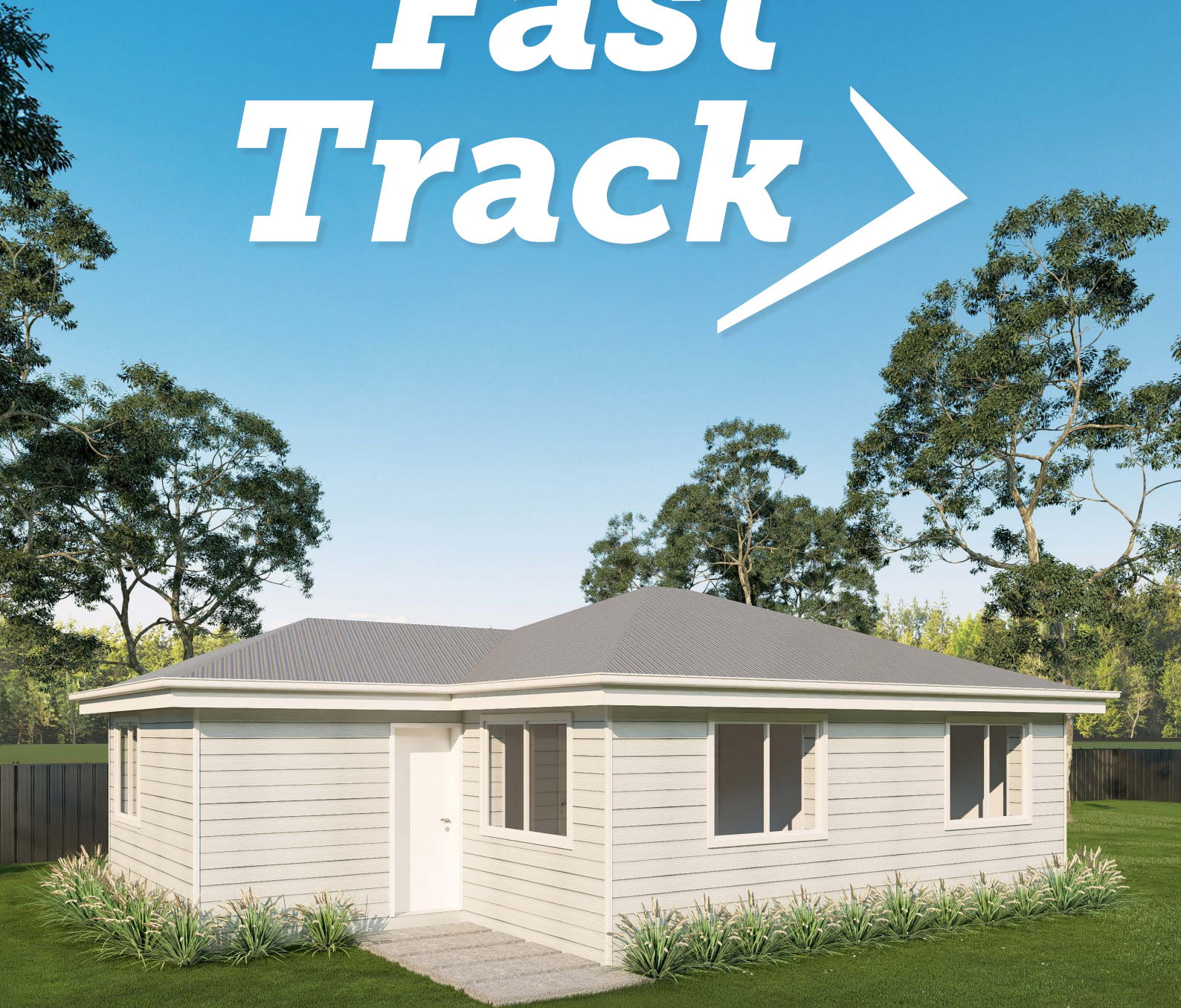


# *Fast Track*



**Simplify the Process,  
Speed Up the Build.**

# Fast Track

## What is FAST TRACK?

Fast Track is our streamlined, accelerated process that delivers your Granny Flat from Design to Handover in as little as 32 weeks - **saving you time, money and stress.**

Our Fast Track range of granny flats has been carefully architect designed to suit most properties. Our experienced team can help you simply select from a design from our architect designed floor plans so that we can show you exactly how your granny flat will look & sit on your property. Eliminate unnecessary time, delays and expense associated with fully customised design and engineering for no additional benefit.

Whether you're seeking independence, multi-generational living or extra rental income, Fast Track gets you enjoying the benefits sooner.

## Why choose FAST TRACK?



### FAST TURN-AROUND

*From Design to Handover in as little as 32 weeks. Our end to end process cuts approvals and construction times so you get your keys faster.*



### START EARNING SOONER

*Maximise ROI with our Fast Track process. Be it rental returns or family living, you'll reap the rewards earlier.*



### PAY LESS, RECEIVE MORE

*Enjoy up to \$25,000 in premium inclusions, upgrades and additional discounts at no extra cost - increasing the value of your granny flat & property.*



### EFFICIENT DESIGNS

*Architect designed for beauty, practicality and function. Choose from a range of purpose built plans optimised for most sites - no costly custom engineering needed.*



### INSPIRING COLOURS

*Choose from James Treble's curated mood boards. Our pre-selected palettes bring warmth, character and joy to every space.*



### BEST QUALITY & SERVICE

*Built to our multi award-winning standards. Benefit from over 15 years of award winning craftsmanship and service excellence.*

## What's included in FAST TRACK?

Our Fast Track package gives you absolute clarity and peace of mind by bundling **everything you need into one fixed-price solution:**

- Site Survey, Engineering, Design and Approvals
- Fixed price Construction Contract
- Construction delivered to our multi award-winning standards
- 6 year structural warranty on the build
- Dedicated post handover service line for any support

*This means no hidden fees or surprises.*

# Designed for *speed*, Built for *you*.

We understand that every customer has different requirements and preferences when it comes to building their Granny Flat. That's why we are offering you levels of participation and choice to cater to your specific needs.

No matter the level you choose, our team of experts will ensure that your Granny Flat is built to the highest standards of quality, craftsmanship, and attention to detail.

**Contact us today to discuss your needs and discover which level is right for you.**

DESIGN & MATERIAL SELECTIONS	Fast Track 	CUSTOMISED
Choose from our standard Fast Track Range of Granny Flats	✓	✓ (or customise)
Design Meeting (in person) with one of our experienced Designers to customise your design (up to 2 hours)	x	✓
Number of additional revisions to finalise internal details	x	2
Quoting & management of pre-construction activities (such as demolition, sewer works, electrical board, NBN... by GFS approved trades)	x	✓
3D Images of External Façade	x	✓
Choose from pre-set Colour Moodboards	✓	Sol Studio (see below)
Sol Studio session with our Interior Designer (up to 2 hours)	x	✓
<b>Additional Design &amp; Pre-Construction Costs</b> (in addition to our standard design package fee)	<b>\$0</b>	<b>\$2,200</b>

CONSTRUCTION & AFTER SERVICE CARE	Fast Track 	CUSTOMISED
The highest level of Quality, Service & Customer Care, from start to finish	✓	✓
Onsite Pre-Construction Meeting with our Project Manager	✓	✓
Pre-lining Walkthrough with our Project Manager	x	✓
Independent Building Inspection & Report	x	✓
Practical Completion Walkthrough with our Project Manager	✓	✓
Final Handover Meeting	In-Office	On-Site
Structural Guarantee Period	6 Years (standard)	7 Years (extended)
Maintenance Period	120 Days (extended)	180 days (extended)
<b>Additional Project Management &amp; After Service Care fee</b> (in addition to our standard construction base price)	<b>\$0</b>	<b>\$2,200</b>

So you've decided you want a Granny Flat, but how do you actually build it? The good news is the majority of home owners can have their Granny Flat approved through a private certifier if their property meets the Complying Development Certificate (CDC) requirements instead of council. This will save on costs and speed up the process of your new build.

**In order to go through CDC there is a minimum complying development requirement for a Granny Flat, please see our guide below to see if your block matches the requirements:**

Lot Size (m <sup>2</sup> )	Min Frontage	Site Coverage	Total Floor Area	Building Height	Land-scaped Area	Side Setback	Rear Setback	Front Setback
<b>450-600</b>	12m	50%	330m <sup>2</sup>	8.5m	20%	0.9m	3m	Average of the two nearest dwellings setbacks
<b>600-900</b>	12m	50%	380m <sup>2</sup>	8.5m	25%	0.9m	3m	
<b>900-1500</b>	15m	40%	430m <sup>2</sup>	8.5m	35%	1.5m	5m	
<b>&gt;1500+</b>	18m	30%	430m <sup>2</sup>	8.5m	45%	2.5m	10m	



# Fast Track your Granny Flat in 6 *easy* Steps

1

## On-Site Visit

- One of our experienced site assessors will meet you at your property.
- We take the time to understand your goals, what you want from your Granny Flat and how we can tailor it to suit your needs.
- We will undertake a detailed assessment of your site and provide you with a customised site-specific tender.

2

## Tender

- Our tender is fully transparent - it outlines the entire process and captures everything we know about your property.
- We provide a complete price breakdown with a clear payment schedule to ensure there are no surprises along the way, tailoring it to suit any lender requirements if necessary.

3

## Survey & Documentation

- A surveyor conducts a detailed contour survey of your property.
- We purchase and review property documentation with our compliance team.
- Any relevant consultants and engineers are engaged for a smooth process.

4

## Design Stage

- We provide concept plans for your review.
- We finalise the site plan, floor plan, and elevations for your feedback.
- Any updates to your costings are provided to ensure clarity before proceeding.

5

## Consult & Detailed Design

- We finalise kitchen, bathroom, & electrical designs and send them for approval.
- Personalise your Granny Flat through our Colour & Material Selections process.
- We prepare documents and engage consultants for technical review.
- Any updates to your costings are provided to ensure clarity before proceeding.
- Complying Development application lodged with our private certifier & neighbour notifications distributed to the neighbours.

6

## Contract Signing & Approvals

- The NSW Fair Trading fixed price contract is signed and you will be asked to pay the deposit invoice.
- Construction-issue plans finalised
- Complying Development Certificate approval released by the private certifier and we apply for Home Owner's Warranty Insurance (HBCF). You pay any applicable council fees.
- Neighbour notifications are sent out and we prepare your project for construction to commence!

# Construction Timeline

1

5% Construction Deposit

## Site Prep

- On-site pre-construction meeting
- Site safety plan
- Safety fencing & amenities
- Peg out survey
- Major Site works if required (service diversions, demolition, site clearing, sewer encasement)

2

## Concrete Slab

- Excavation & benching
- Concrete piling
- Underground plumbing
- Formwork
- Certifier inspections
- Pour concrete slab

3

15% Floor Stage Progress Payment

## External Facade

- Termite protection
- Timber framing
- Windows installed
- Fascia & gutters installed
- Roof installed
- External facade completed

4

25% External Facade Progress Payment

## Rough In

- Plumbing rough-in
- Electrical rough-in
- Insulation installed
- Certifier inspection
- Internal walls & ceiling lined

5

25% Plasterboard Progress Payment

## Internals

- Waterproofing & inspection
- Commence painting
- Floor & wall tiling
- Doors, skirting & architraves
- Wardrobes installed

6

## Fit Out

- Kitchen installed
- Appliances installed
- Plumbing fit-out
- Shower screen installed
- Painting complete
- Flooring installed

7

20% Kitchen Cabinetry Progress Payment

## Final Touches

- Electrical fit-out & power connection
- Final builders internal & external clean
- Practical Completion walkthrough
- Final touch-ups

8

## Practical Completion

- Certifier's final inspection
- Final reconciliation
- Receive Occupation Certificate

9

10% Practical Completion Payment



Your Granny Flat is now ready to be handed over to you.

**Congratulations!**



## Your Material Selections **MADE SIMPLE**

With *Fast Track*, you can skip the in-studio colour appointment and still end up with a beautifully finished granny flat. Simply choose the approach that suits you best:



### Choose *your* style

Save time by choosing from a range of curated style palettes created by our Colour Consultant that are tried, tested, and ready to go!



### OR have it *your* way

Prefer to choose your own colours and materials? You can make all your selections in our online portal, **Constructive**. Our Colour Consultant will review your choices so you can enjoy creative freedom with expert oversight.



Want to  
see *more?*

## You're invited to **SOL STUDIO**

Located at our head office in Waitara, our state of the art showroom combines the finest in quality fixtures, fittings, and inclusions that will bring your granny flat to life.

This showroom is the ideal location to help inspire your designs by showing off the very best from our incredible partners and suppliers.

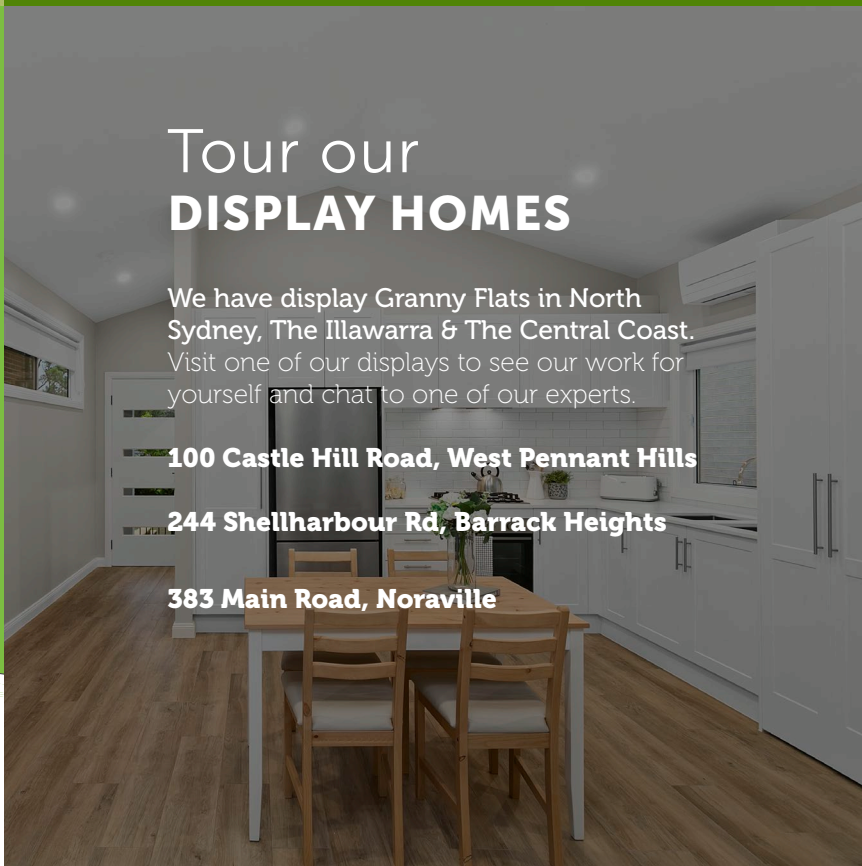
Our expert designers and advisors are always on hand to walk you through, helping you understand every aspect of the design process and to choose the very best inclusions to suit your budget and style. Everything you need is right here for your convenience, making it an easy, enjoyable process.

## Visit an **OPEN HOME**

Are you interested in seeing our recently completed works? Then make sure to register for our mailing list and keep updated on our regular open homes.



## Tour our **DISPLAY HOMES**



We have display Granny Flats in North Sydney, The Illawarra & The Central Coast. Visit one of our displays to see our work for yourself and chat to one of our experts.

**100 Castle Hill Road, West Pennant Hills**

**244 Shellharbour Rd, Barrack Heights**

**383 Main Road, Noraville**

# FAST TRACK DESIGNS

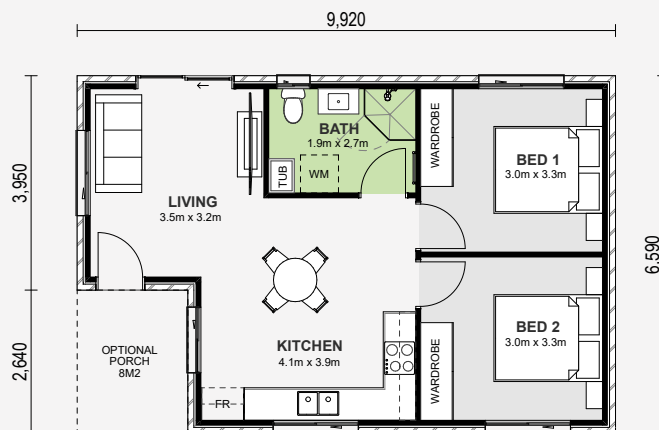


Our Fast Track Range offers a curated selection of popular floor plans and facades designed by our team, making it easy to save time and money while moving quickly into your new granny flat through our Fast Track Service.

# 2 bed, 1 bath

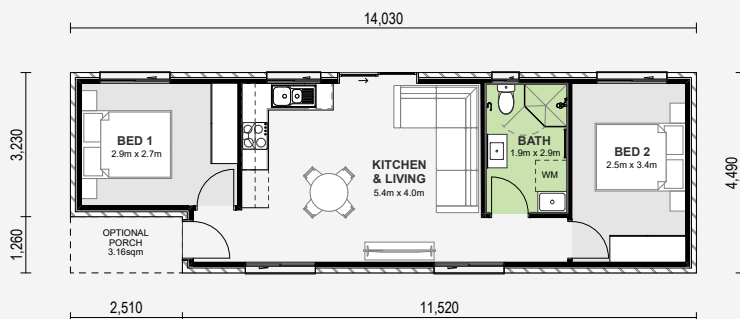
## IRIS B 21

2  1  60 



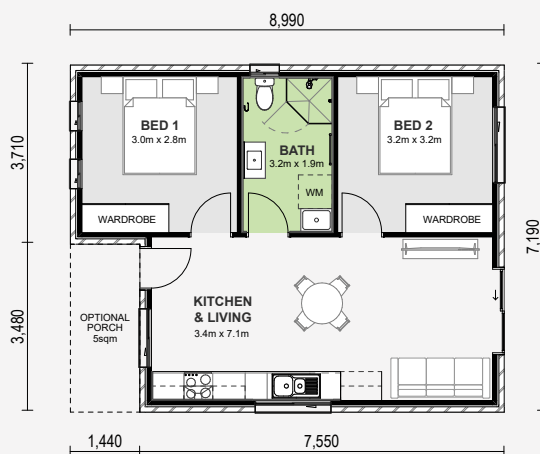
## FORESTER B 21

2  1  60 



## DELTA B 21

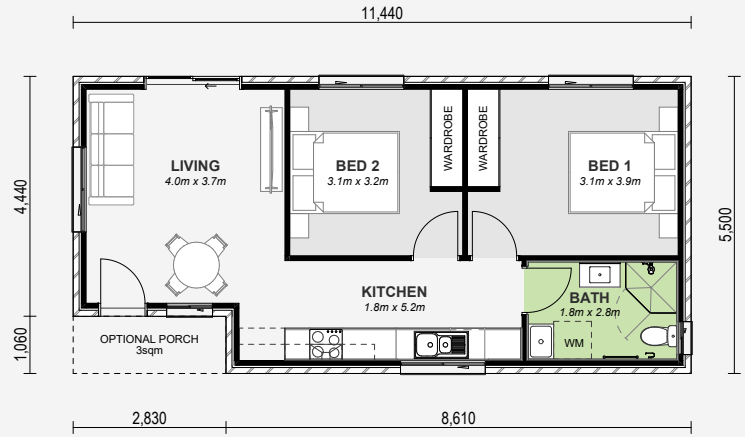
2  1  60 



2 bed, 1 bath

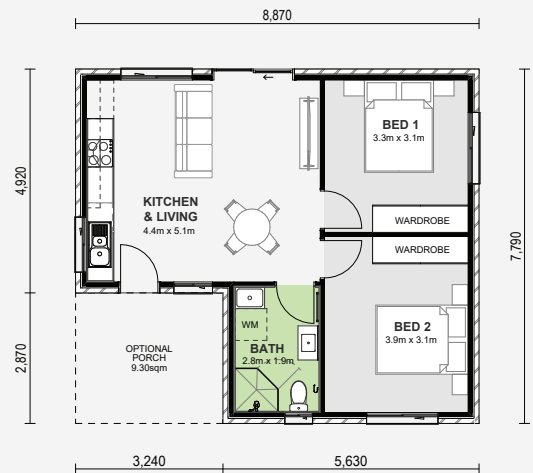
## MAGNOLIA B 21

2  1  60 



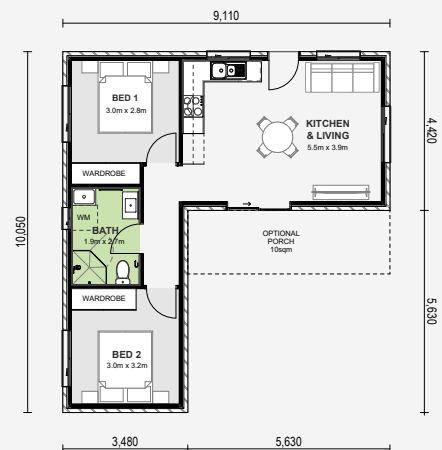
## WILLOW 21

2  1  60 



## AMBER 21

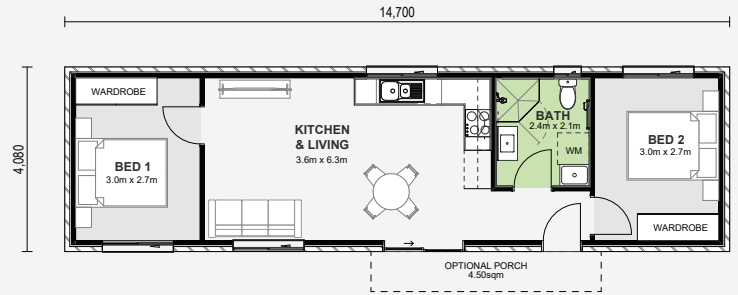
2  1  60 



# 2 bed, 1 bath

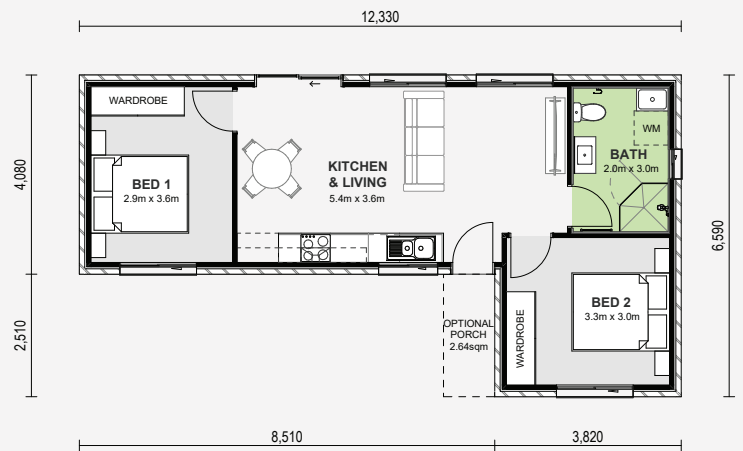
## SPARROW 21

2  1  60 



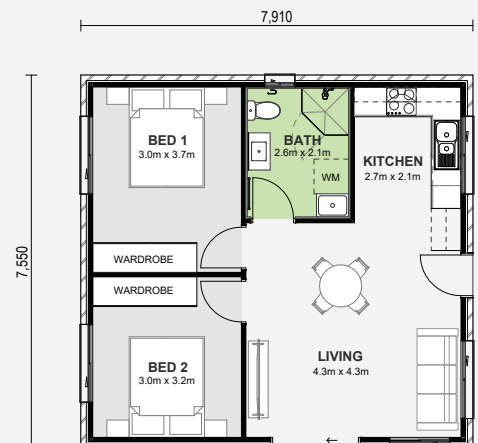
## QUANTUM 21

2  1  60 



## PRELUDE 21

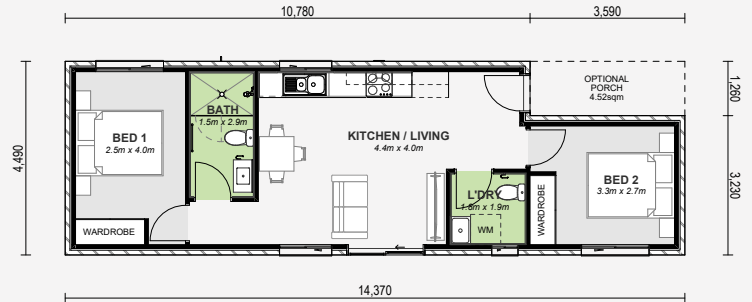
2  1  60 



# 2 bed, 1.5-2 bath

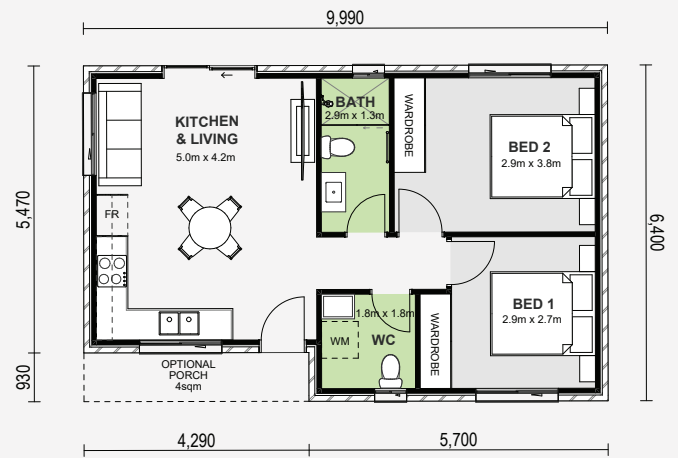
## FORESTER C 22

2  1.5  60 



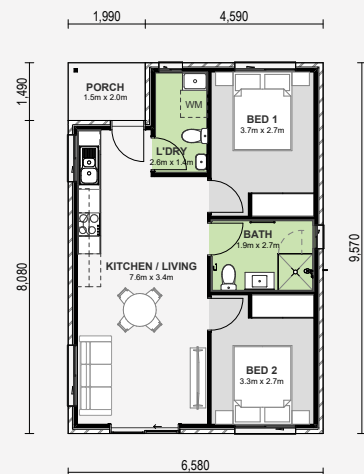
## OASIS 22

2  1.5  60 



## DELTA C 22

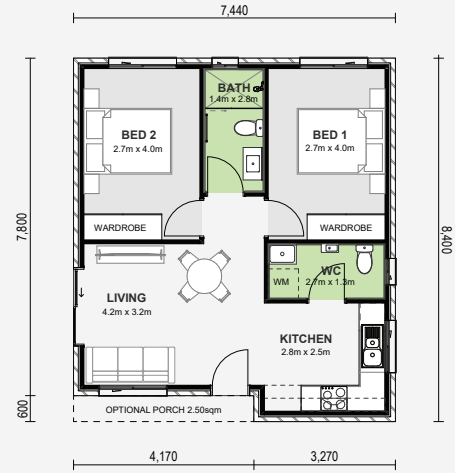
2  1.5  60 



# 2 bed, 1.5-2 bath

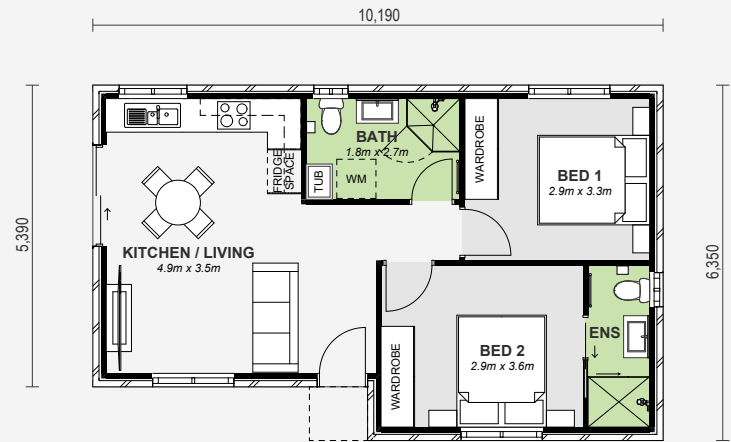
## SAPPHIRE 22

2  1.5  60 



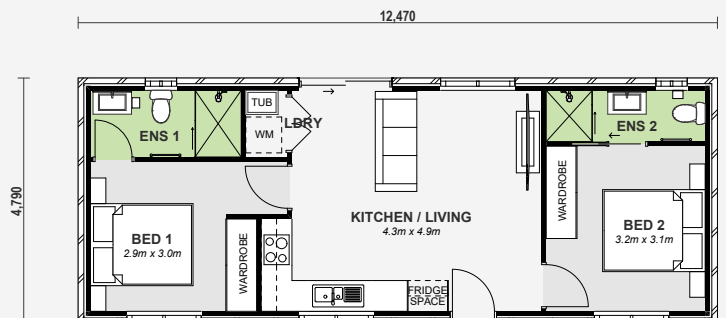
## VISTA 22

2  2  60 



## BANKSIA 22

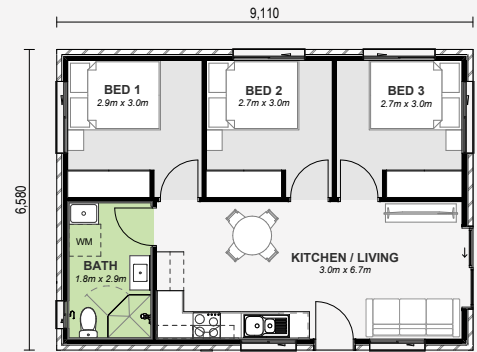
2  2  60 



3 bed, 1 bath + 1 bed, 1 bath

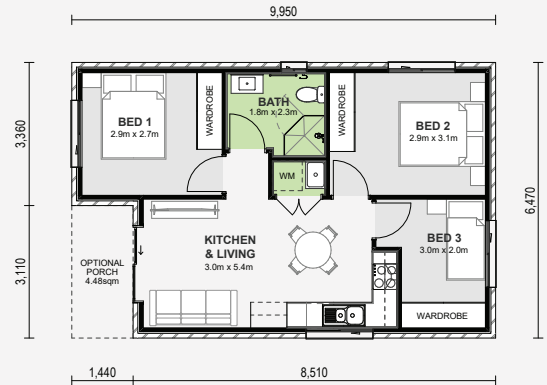
## JACARANDA 31

3  1  60 



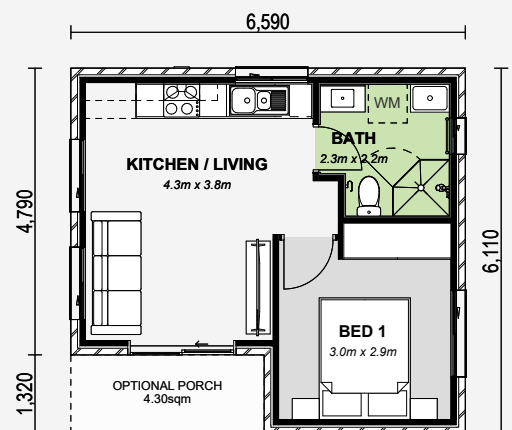
## MANOR 31

3  1  60 



## ECHO 11

1  1  36 



# DESIGNER RANGE DESIGNS



Our Designer Range showcases unique, custom-style layouts and facades you can use as a blueprint for a one-of-a-kind granny flat, without starting the design process entirely from scratch.

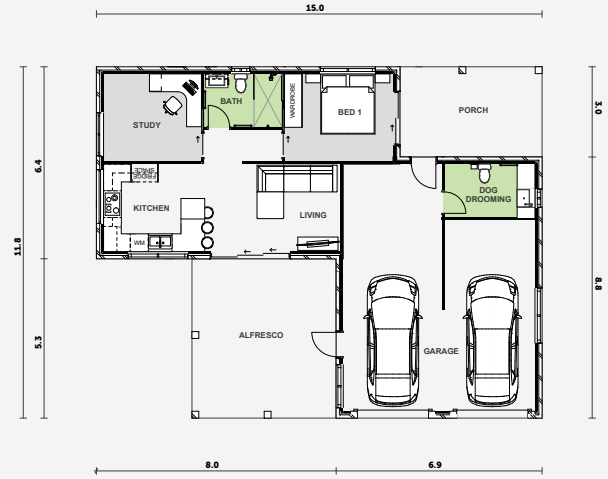




# Designer Range

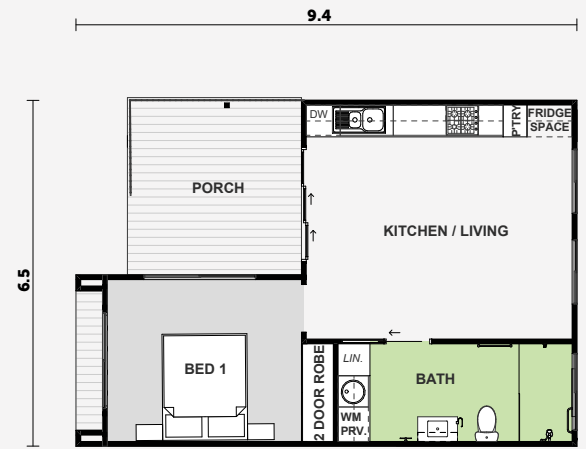
**BEROWRA C19 21**

2  1.5  60  +100



**GLADESVILLE S5 11**

1  1  60  +12



**TURRAMURRA M11 22**

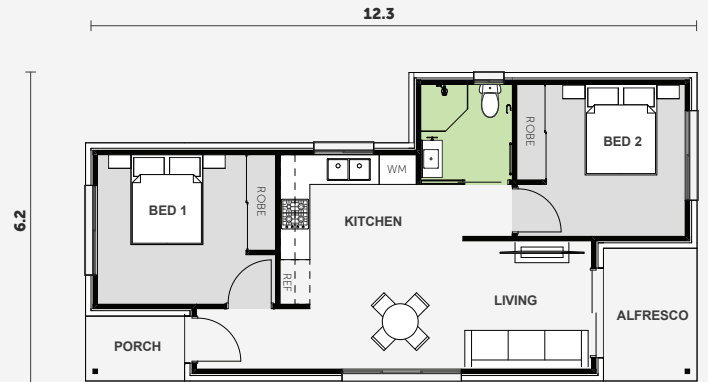
2  2  60  +19



# Designer Range

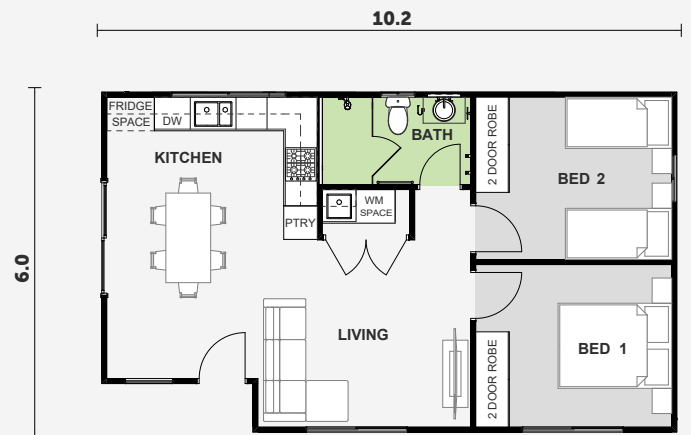
## SANCTUARY 21

2  1  60  +9



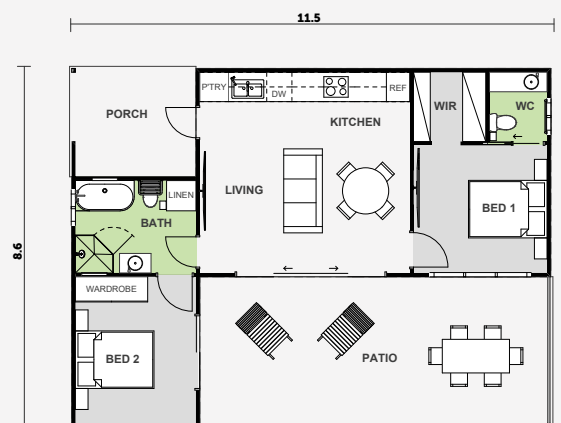
## UMINA C9 21

2  1  60 



## ST IVES B12 22

2  2  60  +39



# Build with the Best.

*Get in touch today.*

Our friendly team will help you understand everything you need to know about building your Granny Flat!

