



**Dedicated to the Build**



# Why **Build** A Granny Flat?

Increase Your Property Value with Our Designer Granny Flats, Business Spaces, Tiny Homes & Kits.



**Family Accommodation** - Discover a perfect living space for your elderly relatives or adult children with our customisable granny flats - an apartment in your backyard.



**Home Office or Business Space**- Maximise your productivity, comfort & cashflow with a custom-built home office in your backyard.



**Investment Opportunity** - Unlock a smart investment opportunity with our high-quality granny flats, perfect for long-term or holiday rentals.



**Kits** - Keen to DIY? Do it yourself with our full council approved certified system.



Book in an Appointment with our DC HOMES & GRANNY FLATS  
Advisor Today - CALL 0422 588 298 / 07 5635 8990  
or VISIT [www.dchousegrannyflats.com.au](http://www.dchousegrannyflats.com.au)



# About **DC House** Granny Flats

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**DC House Granny Flats are an award-winning steel frame building company with a difference. Growing steadily since our humble beginnings on the Gold Coast in 2015, we are now a force to be reckoned with. Servicing Gold Coast, South Brisbane, Logan and Ipswich & Operating with over 50 full time staff and many more additional sub-contractors in the DC House Granny Flats family.**

**Our business has been building Granny Flats since 2020 delivering more than 250+ projects to assist our clients with 3 main objectives – Family Accommodation, Home Office & Investment Opportunities.**

**We know that all building works need to stand the test of time; we also understand that everyone has a different reason for investing in a secondary dwelling. It may be for the Kids or Mum & Dad to live in, perhaps to cater for those working from home or for investment purposes. Whatever the reason, the 2023 Best Steel Builders Award winners; DC House Granny Flats provide quality workmanship and certified secondary dwellings that will yield a great return of investment.**

**Our Second Dwellings are ‘Full Turn Key’, that means that everything is taken care of from your preliminaries like Town Planning Assessment, Drafting, Soil Test, Plumbing Application, Building Approval/Certification, QBCC Insurance; essentially we hand you the keys and there is nothing more you need to do.**

**We include a full kitchen with oven, cook top, rangehood, dishwasher, 5kw reverse cycle split system air conditioner, all PC items included so light fittings, fans, tap fittings, floor coverings, even a separate clothesline & outdoor tap. Being Builders we can also assist with – Site Prep, Septic Systems, Driveways, Footpaths, Landscaping, Verandas, Fencing & Carports.**

**The best part is we are super-efficient, with a full turn key solution delivered within 12 – 16 weeks with all of your Building Approval taken care of. We are passionate about helping homeowners maximize their property value and living space.**

# Why **Choose** DC House Granny Flats?

Thinking about building a Granny Flat? Build it with DC House!



30+ Years Experience & Innovation



100 % Certified & Council Approved



Full 'Turn Key' Granny Flats



250+ Granny Flats Delivered



10 - 16 Week Construction Timeline



Award Winning - Steel Frame Builders



**DCH - 1**



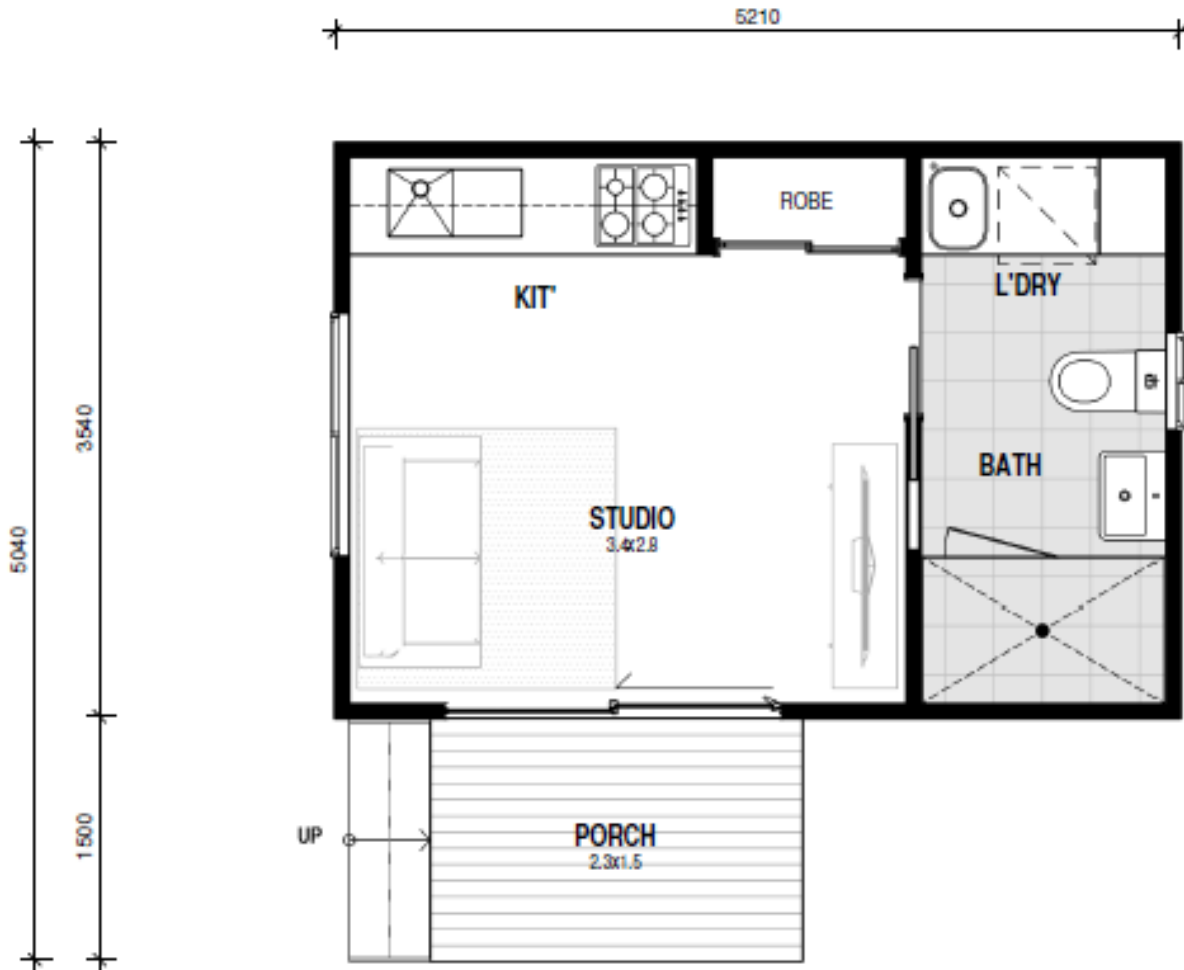
**18m<sup>2</sup>**



**1 Bed**



**1 Bath**



DIMENSIONS  
5.21m X 3.54m  
LIVING AREA  
18.4m<sup>2</sup>  
PATIO AREA  
3.5m<sup>2</sup>

\*Price Starting From:

**\$101,500 GST Incl.**

- ✓ Building Approval Included
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**DCH - 2**



**36m<sup>2</sup>**



**1 Bed**



**1 Bath**



DIMENSIONS  
6m X 6m  
LIVING AREA  
36m<sup>2</sup>  
PATIO AREA  
3.5m<sup>2</sup>

\*Price Starting From:

**\$142,080 GST Incl.**

- ✓ Building Approval Included
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**DCH - 3**



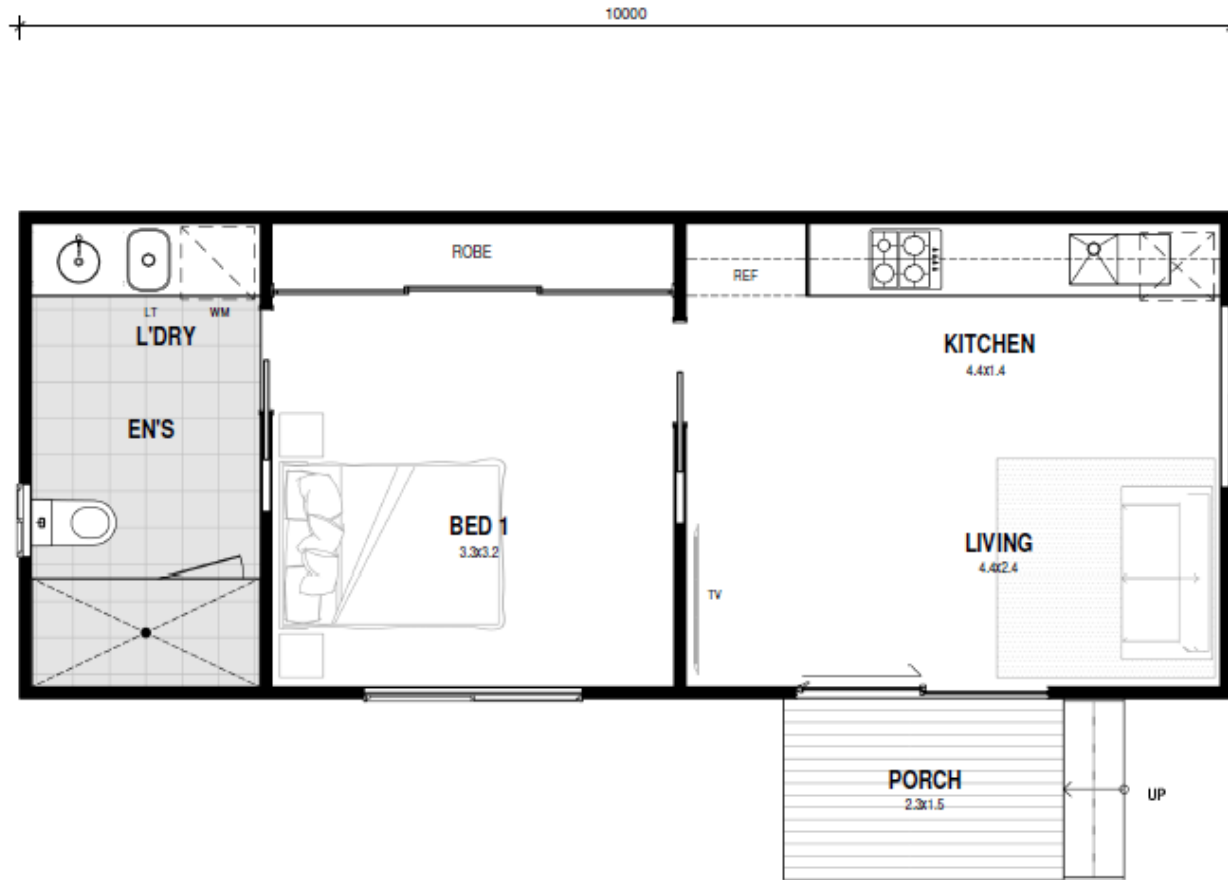
**40m<sup>2</sup>**



**1 Bed**



**1 Bath**



**DIMENSIONS**  
**10m X 10m**  
**LIVING AREA**  
**40m<sup>2</sup>**  
**PATIO AREA**  
**3.5m<sup>2</sup>**

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**DCH - 4**



**40m<sup>2</sup>**



**1 Bed**



**1 Bath**



DIMENSIONS  
8m X 8m  
LIVING AREA  
40m<sup>2</sup>  
PATIO AREA  
3.5m<sup>2</sup>

\*Price Starting From:

**\$145,688 GST Incl.**

- ✓ Building Approval Included
- ✓ Full 'Turn Key' Granny Flat



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**DCH - 5**



**43m<sup>2</sup>**



**1 Bed**



**1 Bath**



**DIMENSIONS**  
7.08m X 6.08m  
**LIVING AREA**  
43m<sup>2</sup>  
**PATIO AREA**  
3.5m<sup>2</sup>

\*Price Starting From:

**\$154,774 GST Incl.**

- ✓ Building Approval Included
- ✓ Full 'Turn Key' Granny Flat



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**DCH - 6**



**50m<sup>2</sup>**



**1 Bed**



**1 Bath**



DIMENSIONS  
8m X 6.25m  
LIVING AREA  
50m<sup>2</sup>  
PATIO AREA  
3.5m<sup>2</sup>

\*Price Starting From:

**\$165,300 GST Incl.**

- ✓ Building Approval Included
- ✓ Full 'Turn Key' Granny Flat



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**DCH - 7**



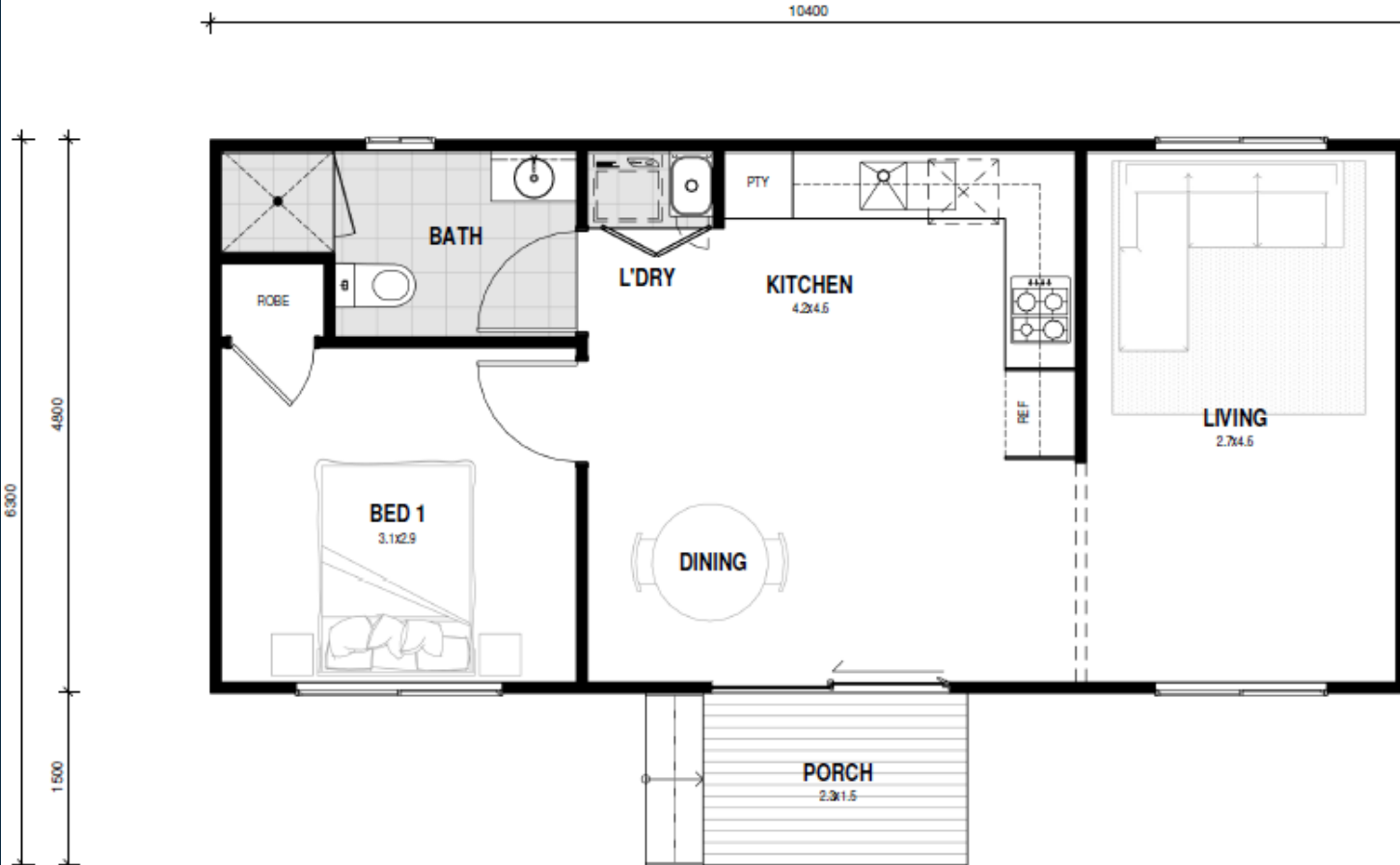
**50m<sup>2</sup>**



**1 Bed**



**1 Bath**



DIMENSIONS  
10.4m X 4.5m  
LIVING AREA  
50m<sup>2</sup>  
PATIO AREA  
3.5m<sup>2</sup>

\*Price Starting From:  
**\$165,300 GST Incl.**

- ✓ Building Approval Included
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**DCH - 8**



**50m<sup>2</sup>**



**2 Bed**



**1 Bath**



**DIMENSIONS**  
 4.32m X 4.15m  
 3.18m X 9.59m  
**LIVING AREA**  
 50m<sup>2</sup>  
**PATIO AREA**  
 3.5m<sup>2</sup>

\*Price Starting From:  
**\$169,374 GST Incl.**

- ✓ Building Approval Included
- ✓ Full 'Turn Key' Granny Flat



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**DCH - 9**



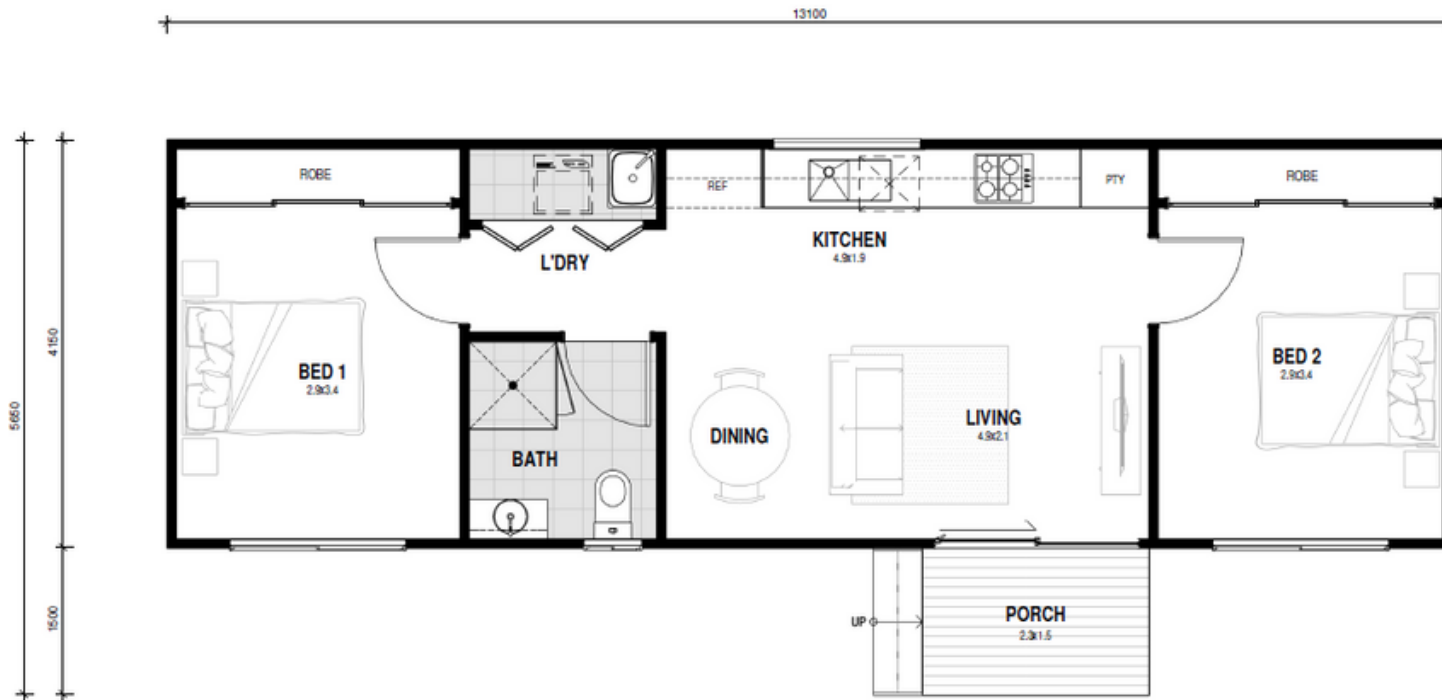
**54m<sup>2</sup>**



**2 Bed**



**1 Bath**



**DIMENSIONS**  
**13.1m X 4.15m**  
**LIVING AREA**  
**54m<sup>2</sup>**  
**PATIO AREA**  
**3.5m<sup>2</sup>**

\*Price Starting From:  
**\$169,274 GST Incl.**

- ✓ Building Approval Included
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**DCH - 10**



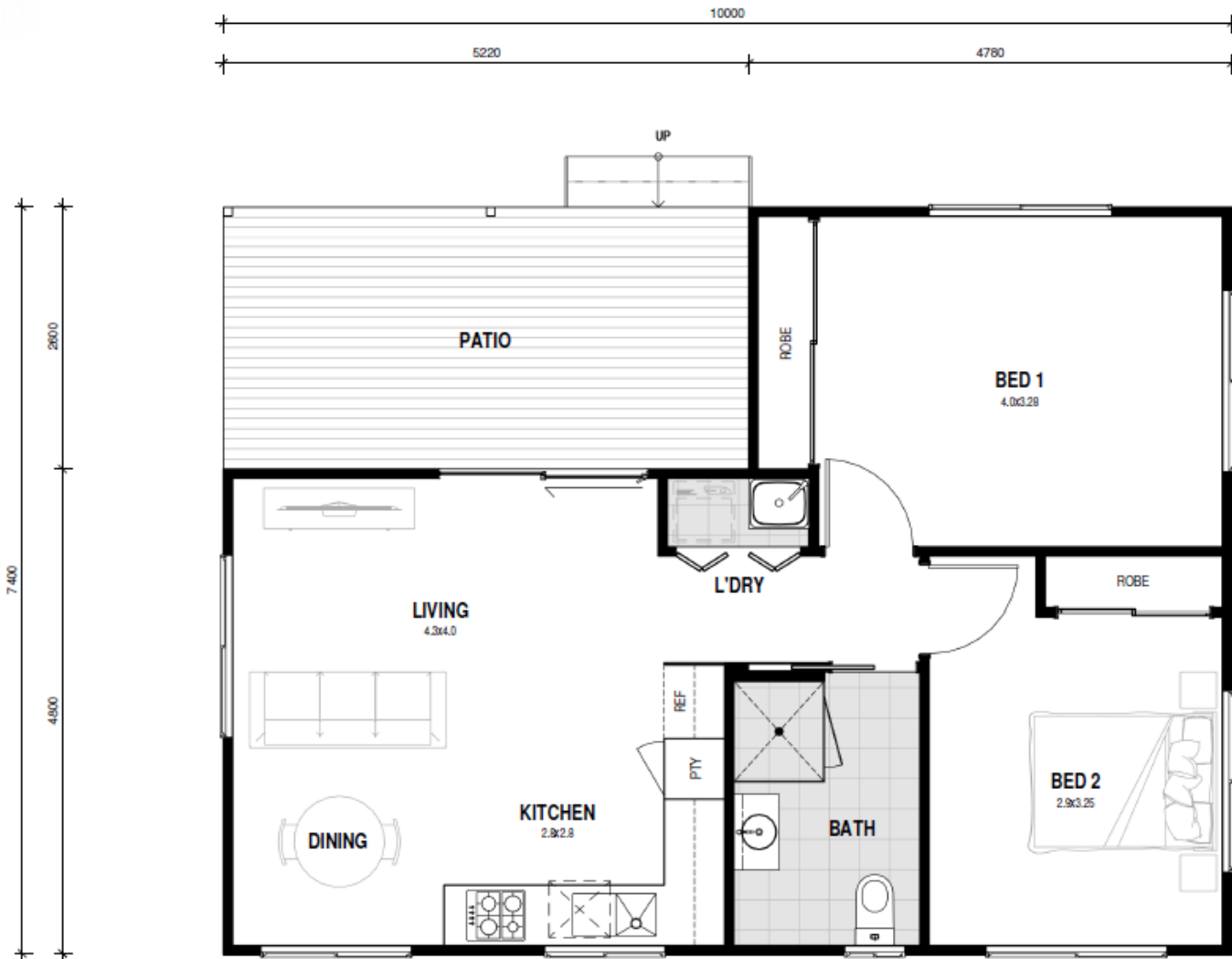
**60m<sup>2</sup>**



**2 Bed**



**1 Bath**



**DIMENSIONS**  
 10m X 7.4m  
 LIVING AREA  
 60m<sup>2</sup>  
 PATIO AREA  
 13.6m<sup>2</sup>

\*Price Starting From:  
**\$177,040 GST Incl.**

- ✓ Building Approval Included
- ✓ Full 'Turn Key' Granny Flat



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**DCH - 11**



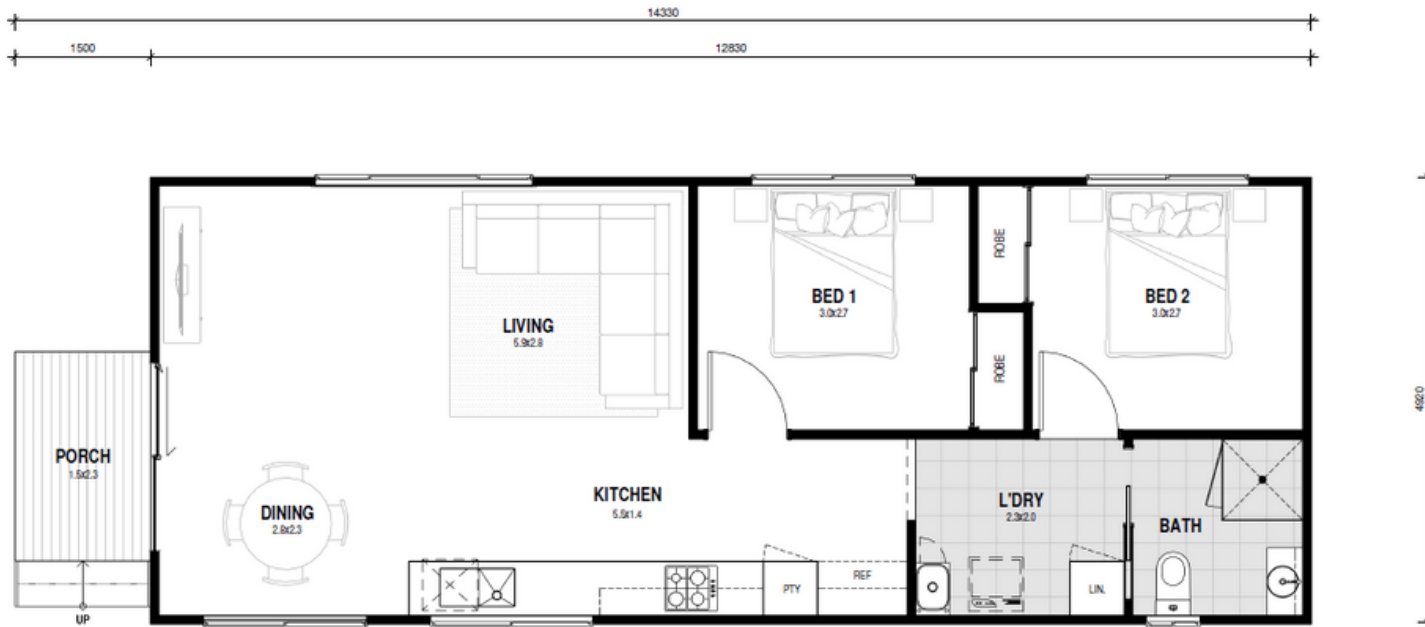
**63m<sup>2</sup>**



**2 Bed**



**1 Bath**



**DIMENSIONS**  
**12.83m X 4.92m**  
**LIVING AREA**  
**63m<sup>2</sup>**  
**PATIO AREA**  
**3.5m<sup>2</sup>**

\*Price Starting From:  
**\$178,904 GST Incl.**

- ✓ Building Approval Included
- ✓ Full 'Turn Key' Granny Flat



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**DCH - 12**



**64m<sup>2</sup>**



**2 Bed**



**1 Bath**



DIMENSIONS  
 9.5m X 6.75m  
 LIVING AREA  
 64m<sup>2</sup>  
 PATIO AREA  
 3.5m<sup>2</sup>

\*Price Starting From:

**\$181,312 GST Incl.**

- ✓ Building Approval Included
- ✓ Full 'Turn Key' Granny Flat



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**DCH - 13**



**64m<sup>2</sup>**



**2 Bed**



**2 Bath**



DIMENSIONS  
8m X 8m  
LIVING AREA  
64m<sup>2</sup>  
PATIO AREA  
3.5m<sup>2</sup>

\*Price Starting From:

**\$191,315 GST Incl.**

- ✓ Building Approval Included
- ✓ Full 'Turn Key' Granny Flat



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**DCH - 14**



**80m<sup>2</sup>**



**2 Bed**



**1 Bath**



**DIMENSIONS**  
**10m X 8m**  
**LIVING AREA**  
**80m<sup>2</sup>**  
**PATIO AREA**  
**3.5m<sup>2</sup>**

\*Price Starting From:  
**\$207,180 GST Incl.**

- ✓ Building Approval Included
- ✓ Full 'Turn Key' Granny Flat



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**DCH - 15**



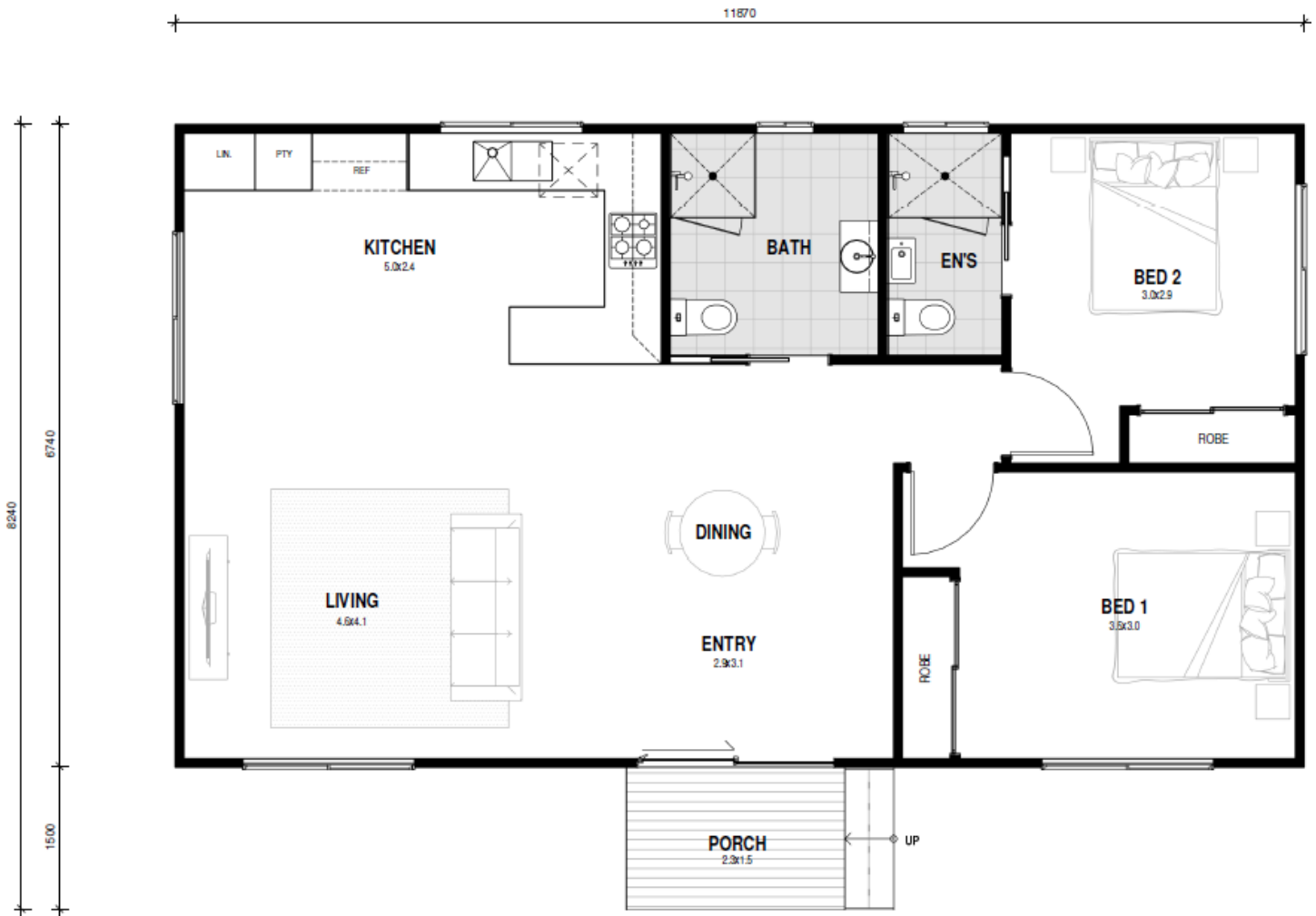
**80m<sup>2</sup>**



**2 Bed**



**2 Bath**



**DIMENSIONS**  
**11.87m X 6.74m**  
**LIVING AREA**  
**80m<sup>2</sup>**  
**PATIO AREA**  
**3.5m<sup>2</sup>**

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**\$207,180 GST Incl.**

- ✓ Building Approval Included
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**DCH - 16**



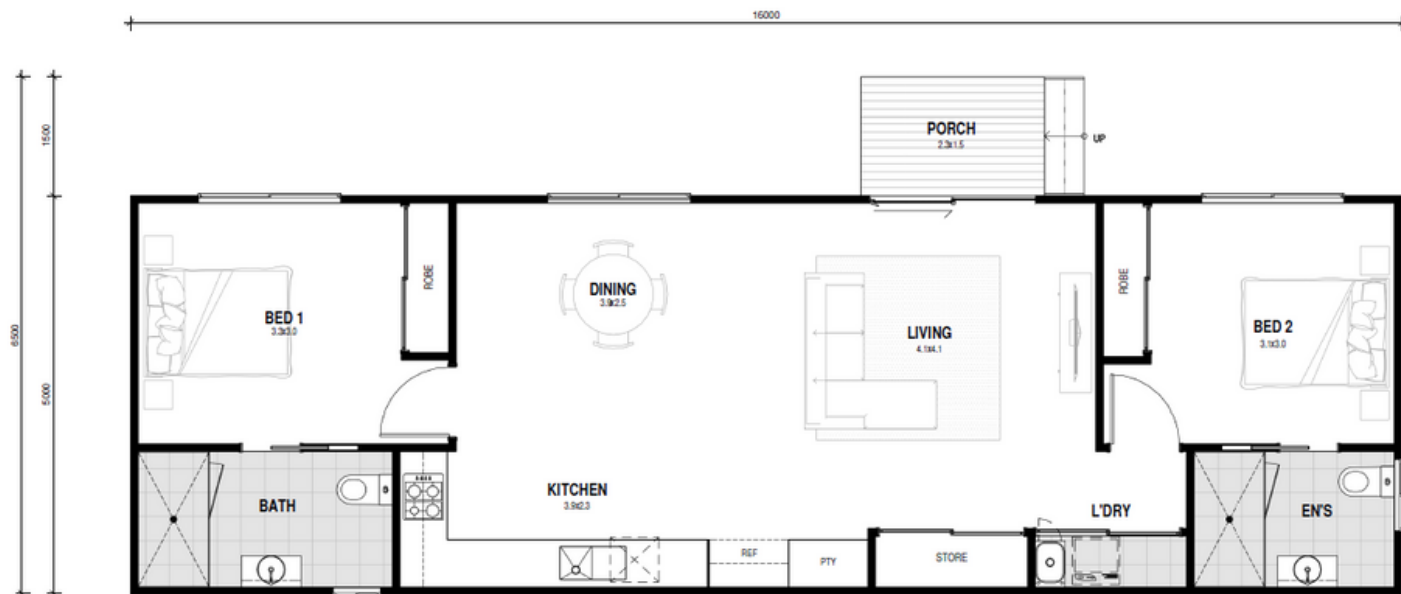
**80m<sup>2</sup>**



**2 Bed**



**2 Bath**



DIMENSIONS

16m X 5m

LIVING AREA

80m<sup>2</sup>

PATIO AREA

3.5m<sup>2</sup>

\*Price Starting From:

**\$207,180 GST Incl.**

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- ✓ Full 'Turn Key' Granny Flat



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**DCH - 17**



**70m<sup>2</sup>**



**3 Bed**



**2 Bath**



DIMENSIONS  
 10.28m X 6.8m  
 LIVING AREA  
 70m<sup>2</sup>  
 PATIO AREA  
 3.5m<sup>2</sup>

\*Price Starting From:  
**\$197,490 GST Incl.**

- ✓ Building Approval Included
- ✓ Full 'Turn Key' Granny Flat



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**DCH - 18**



**80m<sup>2</sup>**



**3 Bed**



**2 Bath**



DIMENSIONS  
11.87m X 6.74m  
LIVING AREA  
80m<sup>2</sup>  
PATIO AREA  
3.5m<sup>2</sup>

\*Price Starting From:

**\$210,180 GST Incl.**

- ✓ Building Approval Included
- ✓ Full 'Turn Key' Granny Flat



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**DCH - 19**



**80m<sup>2</sup>**



**3 Bed**



**2 Bath**



DIMENSIONS  
 11.87m X 6.74m  
 LIVING AREA  
 80m<sup>2</sup>  
 PATIO AREA  
 3.5m<sup>2</sup>

\*Price Starting From:  
**\$210,180 GST Incl.**

✓ Building Approval Included

✓ Full 'Turn Key' Granny Flat



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**DCH - 20**



**100m<sup>2</sup>**



**3 Bed**



**2 Bath**



**DIMENSIONS**  
**14.25m X 7m**  
**LIVING AREA**  
**100m<sup>2</sup>**  
**PATIO AREA**  
**3.5m<sup>2</sup>**

\*Price Starting From:  
**\$257,300 GST Incl.**

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# Standard Inclusions

## INTERNAL:

- **Internal Wall Linings** - Painted 10mm Gyprock
- **Ceiling** - Painted 10mm Gyprock
- **Trim** - Painted 66mm Architraves to Windows, Doors & Skirting
- **Robes** - Built in Robes with Shelf, Hanging Rail & Vinyl Insert Sliding Doors
- **Kitchen Cupboards** - Laminex Snowdrift Gloss, Benchtop in Carrara Marble 33mm with PVC Edge, Soft Close Hinges & Drawers with Satin Chrome Handles
- **Kitchen Sink** - Stainless 1 3/4 Bowl insert Sink with Chrome Mixer
- **Oven & Cooktop** - Builders Range Electrical Oven, Cooktop & Rangehood
- **Splash Back Tiles** - 600 x 300mm Gloss White Tiles
- **Vanity** - 750mm White Prefabricated Laminate with Moulded Acrylic Basin & Chrome Mixer
- **Washing Machine** - Builders Range Chrome Finish Hot & Cold Taps (Washing Machine not included)
- **Internal Doors** - Painted Honeycomb Door in Aquaenamel

- **Door Handles** - Satin Chrome Lever Door Handles with Finger Pull to Sliding Door

## SERVICES:

- **Connection to** - Existing Water, Electricity, Sewer & Storm Water where within 10 Meters of the Unit. No Upgrading of Existing Services included.

## COUNCIL:

- DA Not Included

## BUILDING SITE:

- Site Preparation not included, Shed, Buildings, Trees, etc.

## OPTIONAL UPGRADES: (not included):

- Landscaping to the Value of \$880



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# Standard Inclusions

## EXTERNAL:

- **Cladding** - Painted Fibre Cement Weatherboards
- **Facias & Gutters** - Colourbond Gutters & Profile Fascia / Barge
- **Downpipes** - 90mm PVC Downpipes
- **Roofing** - Colourbond Colour Coded Trimdeck or Corro Profile
- **Windows** - Powder Coated Aluminium Windows with 6.38mm Laminated Glazing
- **Fly Screens** - Powder Coated Fly Screens to all Windows & Doors
- **Baseboards** - Painted H3 Timber Baseboards to Enclose Subfloor
- **Porch** - Steel Subfloor with 90mm Merbau Decking, Marine Wire Balustrade & Galvanised Stringers with Treated Pine Treads

## MISCELLANEOUS:

- **Split System** - 5kw Reverse Cycle Invertor Split System including Isolated Power Supply
- **Hot Water System** - 160L Electric Hot Water System
- **Colours** - Standard Colour Range Selected By Builder
- **Timbers** - All Timbers & Flooring H3 & Termite Treated

## ELECTRICAL:

- **Switchboard** - Internal Switchboard with Safety Switch
- **Light Points** - Fan Lights to Bedrooms & Living Room plus 3 Additional Oyster Lights
- **Power Points** - 2 x Double Power Points to Bedrooms, Living Room & Kitchen Benchtop. 1 x Power Point for Washing Machine, Fridge, Oven, Cooktop & Bathroom
- **Exhaust Fans** - Exhaust Fans to Bathroom
- **Smoke Detectors** - 3 x Smoke Detectors as per NCC

## ENERGY EFFICIENCY:

- **Rating** - 6 Star Energy Rating Efficiency
- **Insulation** - Wall Insulation Batts R2
- **Glazing** - Thermashield Glazing to all Windows
- **Lighting** - Energy Efficient Lighting to Comply with BCA

## STRUCTURE:

- **Ceiling Height** - 2.55m Standard Height
- **Sub Floor** - Fully Galvanised Flooring System, on Galvanised Steel Posts
- **Flooring** - 19mm Termite Resistant Flooring
- **Walls** - Lightweight Bluescope Steel Pre Fabricated Frame
- **Roof & Ceiling** - 100mm Thick Structural eps Delta Panels



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# BA Process Cost Exclusions

DC House endeavours through thorough research to predict any associated costs involved in the BA process.

Sometimes however, there are unforeseen variables that require further investigation. These variables usually get drawn out during the BA process when the town planning & certification assessment is completed.

DC House does it's best to predict these variables & have them available in the quote before proceeding to contract. On the rare occasion that the town planning assessment & certification comes back with further requirements, these associated costs will be passed on to the client directly.

As the Masters Builders contract has been signed & submitted, DC House is unable to alter the contract price & subsequent financing. The client will be responsible for payment of these further requirements & a separate invoice/s will be issued through the Builder Trend system for the client to view & process. Please refer directly to section 8.4 of your Master Builders contract.

As communication is extremely important & DC House wishes to always be transparent with our clients, we have highlighted this potential variable. There is a provision in your Master Builders contract for these variables (Section 8.4) but as mentioned, DC House wants to make sure each client is aware of any further costs that may be involved.

Some variables that may be flagged for further investigation include:

- Development Application (mainly for setback relaxations)
- Acoustic Report
- Landslide Report
- Bushfire Report

Once again, please note that these areas are rare but only coming up during the BA process. The sole purpose of this information sheet is to completely transparent with the client about any potential further costs outside of their financed/contracted amount.



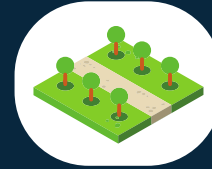
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# What We Offer at DC House Granny Flats



## SITE PREP

Your business magic is defined: unique value proposition, competitive analysis and a framework for digital success.



## LANDSCAPING

Your business is brought to life with professional photos and video.



## SEPTIC SYSTEM

Your content is written by us to ensure your business is not only found in Google but also converts.



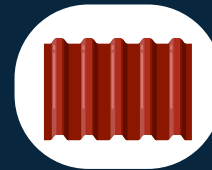
## VERANDAH

Stunning brand and logo design complete with Style Guide (branding rule book).



## DRIVEWAY

Comprehensive keyword research strategy to drive traffic to your website with detailed monthly reporting and analysis.



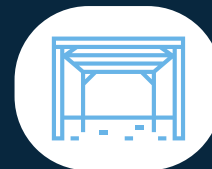
## FENCING

The website of your dreams is a high performing, lead generating, sales machine.



## FOOTPATH

We run targeted campaigns on Google and Meta platforms to attract your target market



## CARPORT

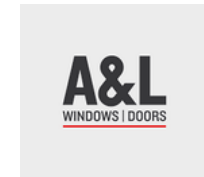
World class, super fast Google Cloud hosting, top-knotch security, fanatical technical support and maintenance.

**\*NOTE - We Are Builders At DC House Granny Flats, So If You Need It - We Can Do It!**



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# Our Trusted Brands





# First, See What Others Are Saying About DC House Granny Flats!



Don't take it from us, listen to what our clients have to say!

M

**Murray Wright**

3 reviews

★★★★★ 8 months ago

Excellent streamlined service, knowledge and quality. Can not recommend a building company more highly than the team at DC House. High quality and excellent value. Thank you DC House!

Like

I

**layne storrier**

4 reviews

★★★★★ a year ago

I have recently built a granny flat with DC House and the experience couldn't have been better. They are great at communicating and keeping their clients up to date with projects and have many contacts in the area to answer any questions I had of them couldn't recommend high enough

1

G

**Georgia Barton**

2 reviews

★★★★★ 3 years ago

Amazing service along with amazing attention to detail! Would highly recommend DC House Design & Construction. Thanks again!

Like



**Aline Christ**

4 reviews

★★★★★ 3 years ago

So refreshing to deal with people who are committed to service excellence! These guys are professional, polite, reliable! Their communication is 10/10, so you don't sit around all day playing guessing games of when they'll show up. NO! They tell you when they will be at the property and give you updates. It really sets the tone for what is to come. Alex was very professional, his attention to detail and friendliness really makes a great impression and I can recommend this business to anyone!

T

**Tony**

73 reviews

★★★★★ 2 years ago

Aaron and the Team from DC House are great. They present and communicate well and their workmanship is top notch! Highly recommended tradesmen. Thanks.

Like

T

**Tony Lawrance**

1 review

★★★★★ 4 months ago

We have recently had an Auxiliary Dwelling constructed by DC House. From the initial site inspection and design concepts through to completion and handover, all experiences were first rate. The speed and efficiency of the build has been quite amazing. Every company representative we dealt with was professional, courteous and always willing to offer assistance. From our perspective, we have added both capital gains and an income stream via a company that offers cost effective construction options. We highly recommend these guys.

Tony & Carmel

Like

T

**Thomas Schreder**

7 reviews

★★★★★ 3 years ago

Great service and results! Super fast and friendly as well

Like





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or VISIT [www.dchousegrannyflats.com.au](http://www.dchousegrannyflats.com.au)