

# 277






Modern

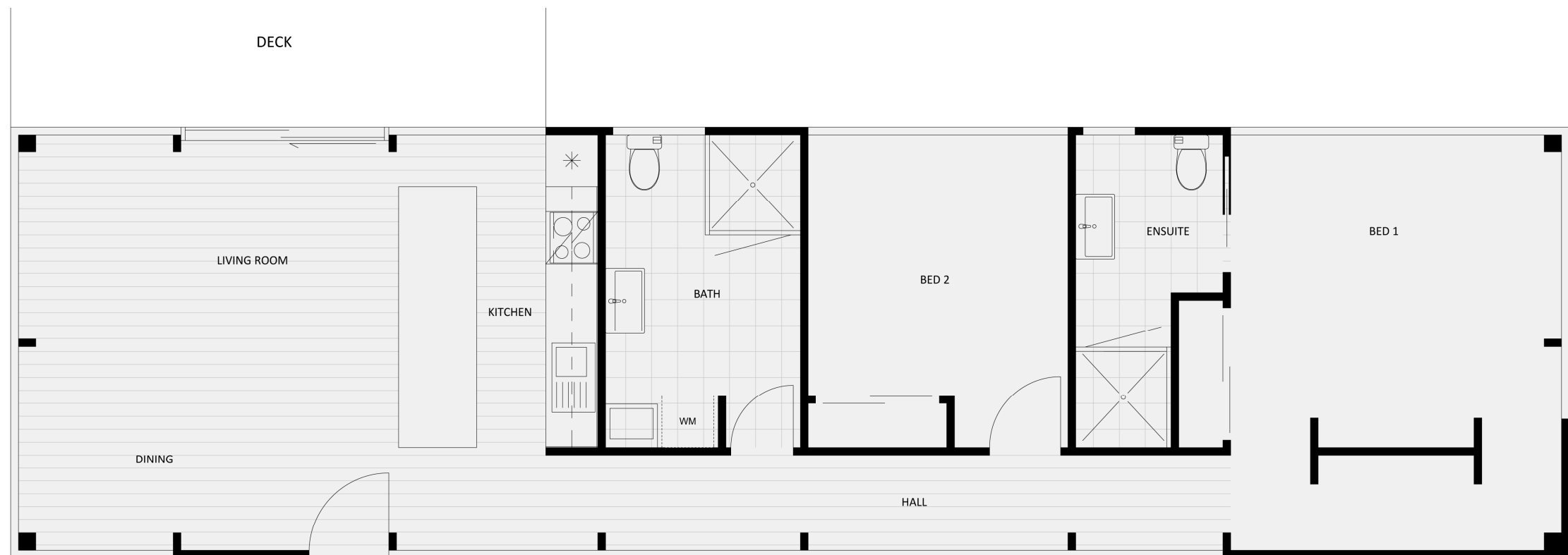


# 277

CGFB's 277 design is offered in a modern design style with the option to choose from our range of wall, roof and colour selections.

## Features

-  Bedroom X2
-  Bathroom X2
-  Ensuite X1
-  Living Room
-  Kitchen
-  Dining Room
-  Heating options
-  Cooling options

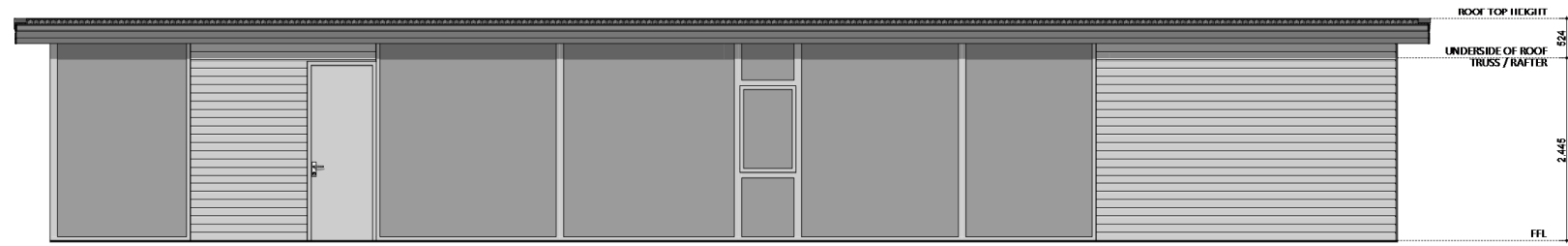


### ELEVATIONS

An elevation is the height of the structure from ground level to the height of the roof.

With this design, the height from the ground level to the roof-top height is 2.969 metres.

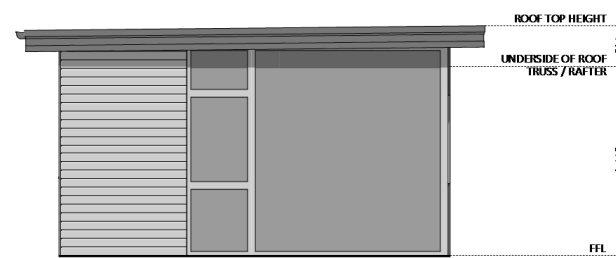
Disclaimer: based on the alternative roof designs and roof covering that you may select and the profile of your block, these elevations are subject to potential change.



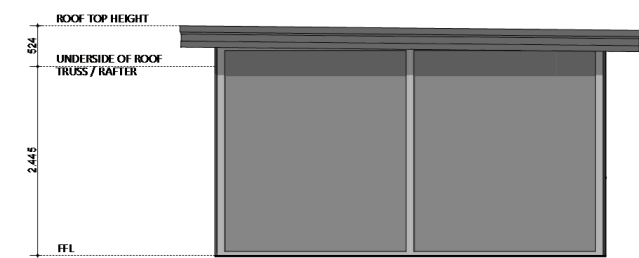
ELEVATION 01



ELEVATION 03



ELEVATION 02

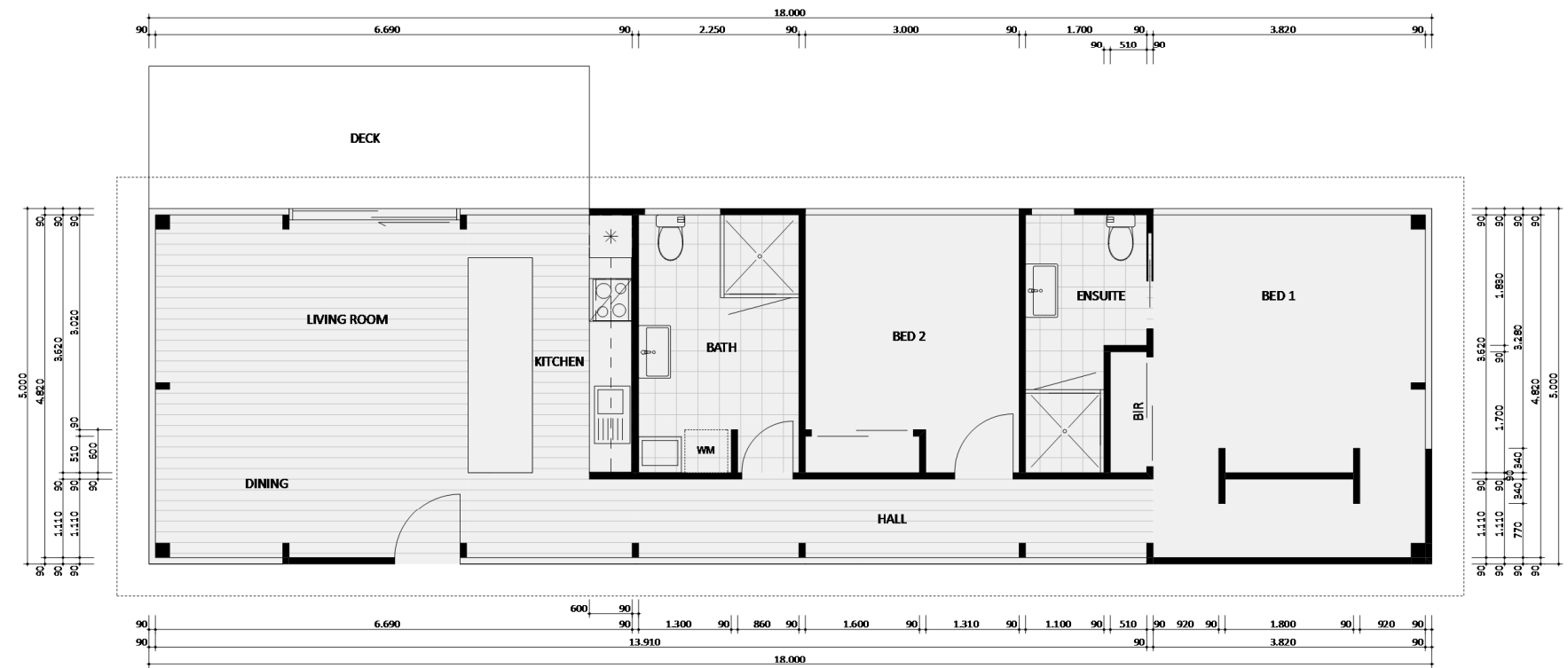


ELEVATION 04

277 MODERN

# 277

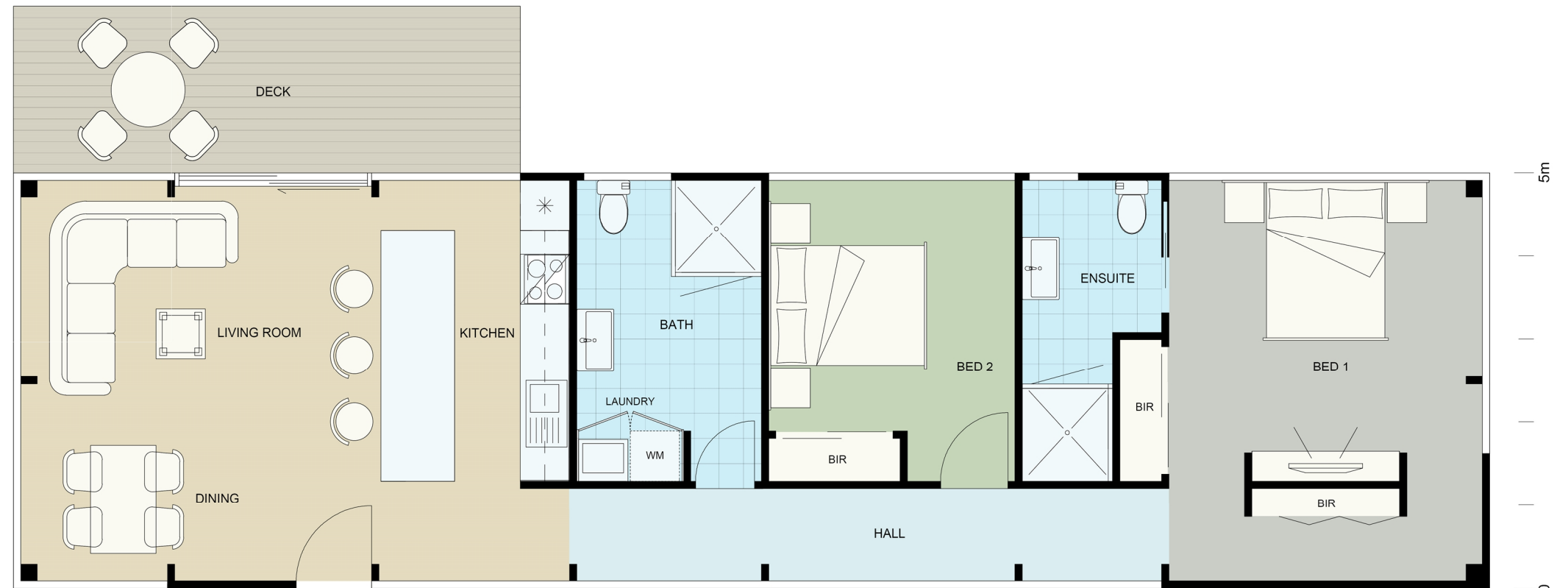
## FLOOR PLAN WITH DIMENSIONS



277 MODERN - FLOOR PLAN

# 277

## FURNITURE FLOOR PLAN



277 MODERN - FLOOR PLAN

0 5m

## OUR PROCESS

If you have questions, please see our F.A.Q pages.

### 0—4 WEEKS

Project Design Stage

Your options are to select one of our pre-existing designs or to collaborate with our designer to create your own design concept (\$1500-\$2000). Once you have settled on your design concept we will price the delivery of the project and provide a list of inclusions.

### 4—14 WEEKS

Planning Approval and Project Finalisation

On behalf of our clients we will manage the entire planning and development process which involves working with all the relevant government agencies. During this process we will finalise your inclusions and customer design requirements.

### 14—24 WEEKS

Building Stage

As soon as the development application has been approved our licenced builder will commence the construction of your project. All work will be undertaken on-site by our insured and licensed trade partners. have settled on your design concept we will price the delivery of the project

### COMPLETION

Q

**What is a Secondary Residence?**

A

Commonly known as a granny flat, a secondary residency in the ACT is a self-contained residential structure built on a block of land which is in addition to an existing residence. The legislation provides that a secondary residence can be rented separately to an existing residence. This means that separate electrical, water and gas metering can be achieved on the majority of secondary residences.

Q

**What size can a secondary residence be?**

A

A secondary residence should have a minimum size of 40m<sup>2</sup> floor area up to a maximum of 90m<sup>2</sup> floor area. In addition to your granny flat, you can build additional structures such as garages, carports, alfresco areas and pergolas.

Q

**What is the minimum block size you can build a secondary residence on?**

A

A secondary residence can be considered on a minimum block size of 500m<sup>2</sup>.

Q

**Do you require development approval to build a secondary residence?**

A

Yes. Development approval application must be submitted to gain approval to build a secondary residence. Development approvals are submitted to and assessed by the ACT Planning and Land Authority (ACTPLA).

Q

**Once development approval is granted do we also need to obtain building approval?**

A

Yes. Once we have secured development approval we will need to complete building approval through a private building certifier.

Q

**What does adaptable housing mean and how does it relate to our secondary residence?**

A

Secondary residences are to be designed to be easily adaptable to meet the needs of people with a disability. This means that the dwelling should be designed to easily meet the *Australian Standard AS 4299 (Adaptable Housing)*.

Q

**What building classification will the secondary residence need to be?**

A

Secondary residences are classified as a Class 1a building. This is clearly defined in the Building Code of Australia. Structures like decks, garages, carports, stairs or ramps are classed as 10a buildings.

Q

**Can you price our own design that which we already have?**

A

Yes.

Q

**How many bedrooms can a granny flat have?**

A

Canberra Granny Flats generally build secondary residences which have one to four bedrooms, with one to two bathrooms, a number of living spaces and a kitchen and laundry.

Q

**Will a granny flat in my backyard increase my rates or land tax?**

A

Yes, if all the correct planning approvals are obtained. These approvals are required for insurance purposes as well.

Q

**Can a granny flat be rented?**

A

Yes, if all the correct planning approvals are obtained. These approvals are required for insurance purposes as well.

Q

**Does Canberra Granny Flats manage the process to completion?**

A

Yes. We manage every aspect of the build until it's ready to be occupied. Our turnkey guarantee means that we take full ownership and accountability from start to finish.

Q

**How much will a granny flat cost me?**

A

It depends on the design and function (that is, whether it has a kitchen, number of bathrooms etc).

Q

**Do you offer flexibility in the granny flat designs?**

A

Yes. There are two options. We have created a range of designs you can choose from or we provide a custom-design service to suit your needs.

Q

**Do I get to choose the inclusions in my granny flat?**

A

Yes, if you wish to. We also offer a concierge service, for a fee, where one of our team will meet you at the retail supplier, record your choices and provide to our construction team.

Q

**Are the granny flats built on-site or are they pre-fabricated in a factory?**

A

We build the granny flats on-site with locally based and licensed tradesmen, and ensure compliance with the applicable ACT laws.