



Your Dual Occupancy
Living Guide

Flexible living, smarter use of your
block, and more ways to build for
family, lifestyle or investment

A dream worth building



What is dual occupancy living?

Dual occupancy living is about creating multiple dwellings or separate living spaces on the one block. It can be a smart way to make better use of your lot for family, lifestyle or investment. At Crystele Homes, we help shape the right solution for your site, goals and budget.

Duplex vs Granny Flat



Duplex

A duplex is typically two homes built side by side on the same block. Each dwelling has its own entry, living spaces and bedrooms, creating two separate residences.

A duplex can suit homeowners who want to live in one home and rent the other, accommodate family members nearby, or build with future resale or investment in mind.



Granny flat

A granny flat is a smaller secondary dwelling that sits alongside a main home on the same property. It can be used for family members, guest accommodation, independent living, a private retreat, or rental purposes where permitted.

A granny flat is often a strong option for homeowners wanting extra flexibility without building two full-size homes.

Which option is right for you?

That depends on your site, your budget, your approval pathway and how you want the space to function. Crystele Homes can help you work through what makes the most sense for your land and goals.

Two different solutions. One shared goal – better use of your block.



Dual occupancy made simple

Create multiple separate living spaces on one block

Build with rental income in mind

Accommodate extended family while keeping privacy

Create more flexibility for changing family needs

Why choose dual occupancy living?

Dual occupancy living appeals to a wide range of homeowners because it offers flexibility now and into the future.

Income potential

Some homeowners choose a duplex or granny flat to generate rental income or create an additional income stream over time.

Better use of land

If you already own a block in a good location, dual occupancy living can help you unlock more potential from the land you already have.

Multi-generational living

Keep family close while still allowing each household to have its own space, privacy and independence.

Flexibility for life changes

Needs change over time. A space that works as accommodation for family now may become guest space, a home office, or an income-producing dwelling later on.

More privacy than sharing one home

With the right design, dual occupancy living can provide connection and convenience without sacrificing comfort, separation or independence.



Dual occupancy living may suit you if:

You want to keep family close but not under the same roof

You are caring for ageing parents or supporting adult children

You want more flexibility from your property

You are exploring rental income opportunities

You want to make better use of your block

You are considering a long-term lifestyle and investment strategy

Every family and every block is different. The right solution depends on how you want to live, who the home is for, and what your land can support.

Designed for family, flexibility and future planning.



Key things to consider before you start

Before choosing a duplex or granny flat design, it is important to think about how the home will work.

Your block

The size, shape, slope and access of your land will all influence what is possible. Some blocks suit a duplex better, while others are better suited to a main home with a granny flat.

Natural light

Orientation, window placement and cross-ventilation all make a big difference to comfort, energy efficiency and how spacious a home feels.

Approvals and compliance

Approval pathways and planning requirements can vary depending on the site and proposal, so this needs to be assessed early.

Your goals

Are you building for family? Rental income? Long-term flexibility? Your end goal will shape the design, layout and overall approach.

Storage and everyday function

Practical features matter. Storage, parking, laundry placement, separate services and outdoor access should all be considered early in the design.

Privacy and independence

A good dual occupancy design should consider separate entries, smart room placement, acoustic separation, outdoor space and how each dwelling feels to live in.

Designing for better dual living

The best dual occupancy homes are not just about fitting two dwellings onto one block. They are about creating spaces that feel practical, comfortable and liveable for the people using them.



Design considerations

Privacy between both dwellings

Thoughtful room placement

Functional kitchens, bathrooms and laundries

Outdoor spaces that feel usable and private

Clear and separate access

Natural light to key living areas

Storage that supports everyday living

Parking and circulation across the site



Whether the brief is for family, rental, or a mix of both, good design helps each home feel considered and independent rather than compromised. The right design can make a dual occupancy home feel balanced, private and easy to live in.

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Why build with Crystele Homes?

Dual occupancy living involves more than choosing a floorplan. It requires a builder who understands how to balance design, site conditions, functionality and the practical needs of the people who will live there.

At Crystele Homes, we take the time to understand your site and what you want to achieve, then guide you through the journey from early design discussions through to approvals, construction and handover.



What you can expect

Design discussions tailored to your lifestyle and goals

Support in choosing the right type of solution for your block

Guidance from the early planning stage

Communication throughout the project

A clear customer journey through approvals and build stages

A finished home designed for practical, flexible living

Our role is to help simplify the process and create a home solution that works in the real world – not just on a floorplan.

The Crystele dual occupancy journey

As Crystele Homes does not currently have a standalone dual occupancy process document, the process below is presented as a simple high-level guide to help customers understand the journey.

1 Initial consultation

We start by understanding your block, your goals and who the home is for.

2 Site and feasibility review

We assess your land and discuss what type of solution may be suitable – duplex, granny flat or another dual living approach.

3 Concept design and estimate

We work through layout direction, design preferences and an early estimate based on the scope.

4 Detailed design and tender

Once the preferred direction is confirmed, plans and documentation are developed further so the project scope and pricing can be refined.

5 Reports, approvals and documentation

Depending on the site and proposal, the required reports, consultant input and approval pathway are coordinated.

6 Selections and final documentation

External and internal finishes, inclusions and other details are finalised ahead of construction.

7 Construction

Your home moves into the build phase, with progress updates provided along the way.

8 Handover

Once complete, your new home is handed over ready for occupancy.

Final process stages may vary depending on the type of project, site conditions and approval pathway.

Approvals and site suitability

One of the most important parts of any duplex or granny flat project is understanding what your block can support.

Site factors

Lot size and dimensions

Planning controls

Setbacks and building envelope

Privacy and separation considerations

Site slope and access

Parking requirements

Stormwater and drainage requirements

Service connections and infrastructure

Because every site is different, approvals and design pathways can vary from one project to another. That is why it is important to assess the block early and shape the design around what is practical, compliant and commercially sensible.

The right advice early can save time, redesign costs and unnecessary surprises later.

Progress Payment Schedule

Progress payments are made at key construction milestones as your home moves through the build. This is a standard part of the building process and reflects the work completed at each stage.

Deposit (less money paid)	10%
Slab	10%
Frame	15%
Brickwork	10%
Roof Installed	15%
Lock Up	15%
Kitchen Installed	15%
Completion	10%

Subject to financial lender approval.

Ready to explore dual occupancy living?

Whether you are considering a duplex, a granny flat or another flexible living solution, the first step is understanding what works for your block and your goals. Crystele Homes can help you explore the right option and guide you through the journey from early planning through to construction and handover.

Speak with our team to start your dual occupancy living journey.



Our Display Locations



Scan QR code to visit
crystelehomes.com.au

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All process information is general in nature and should be reviewed and confirmed by Crystele Homes prior to final publication. Project requirements, approvals and site considerations vary depending on the property and proposal. By Foundry Three

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