

PLATINUM

October 2019  
Rooming  
Accommodation  
Mastermind  
Event

Brisbane

---

**Tamara Read &  
Nicolle Beer**

*QLD State Coaches*



**I LOVE**  
REAL ESTATE

# Event Outline -

- 6:00 – 6:30 Networking
- 6:30 - Start
- 6:30 – 6:45 Introductions
- 6:45 – 8:00 Accountability
- 8:00 – 8:30 Networking Break
- 8:30 – 10:00 Rooming Accommodation – Plan Reading & Modification

# Workshop Format

- Use microphone
- Involve everyone in the conversation
- Be supportive
- Feel free to order food and drinks downstairs



# WELCOME NEW PLATINUM'S



# Housekeeping



# Annual Success Story Competition

❖ [www.iloverealestate.tv/success/](http://www.iloverealestate.tv/success/)

❖ Share your journey & inspire others

❖ All submissions win 4-day holiday accommodation in Bali \$1,295 Value

❖ Entries Close 25<sup>th</sup> October



## 1st Prize: Hollywood, California

2 x Business class flights and transfers  
7 nights including breakfast at the Sofitel Beverley Hills  
...with \$2,000 AUD spending money  
...PLUS a year of ILRE Membership to Platinum Accelerator.  
Value: \$52,000+



## 2nd Prize: Tokyo, Japan

2 Return Business-Class flights, including transfers  
7 Nights in a King Ocean View Room at the Hilton Hawaiian village in  
...with \$1,500 AUD spending money  
...PLUS a year of ILRE Membership to Platinum Accelerator.  
Value: \$42,000+



## 3rd Prize: Auckland, NZ

2 Return Business-Class Flights, including transfers  
7 nights including breakfast at the Sebel Quay West Auckland  
...with \$1,000 AUD spending money  
...PLUS a year of ILRE Membership to Platinum Accelerator.

# Platinum Student Recommended Reading List

❖ PA Website / Meeting Recordings / National Conferences / July 2019

❖ Bottom of Page



num-accelerator-live-july-2019/

Under 8... Bendigo e-banking My eBay Summary the history of bead... Email Login

Edit Page

Tapping into your Intuition

Raelene Byrne takes us thru "Tapping into your Intuition"

Feng Shui;

Current Platinum graduate Hani Fernando talks about all things Feng Shui

Platinum Charity – Buzz Book;

Updates on the Platinum Charity – Buzz Book

Platinum Reading List – Spreadsheet;

Platinum-Students-Recommended-Reading-List [Download](#)

Platinum Students' Recommended Reading		
Book Title	Author	Recommended
Think and Grow Rich	Napoleon Hill	11
Rich Dad Poor Dad	Robert Kiyosaki	10
The Secret	Rhonda Byrne	8
The Five Second Rule	Mel Robbins	6
How to Win Friends and Influence People	Dale Carnegie	5
The Richest Man in Babylon	George Samuel Clason	5
The Five Love Languages	Gary Chapman	4
The One Thing	Greg Keller	4
4 hour work week	Tim Ferris	3
Losing My Virginity	Richard Branson	3
The Miracle Morning	Hal Elrod	3
The Power of Now	Eckart Tolle	3
Breaking the Habit of Being Yourself	Joe Dispenza	2
Conversations With God	Neale Donald Walsh	2
Emotional Intelligence	Daniel Goleman	2
Men Are From Mars; Women Are From Venus	John Gray	2
Never Split the Difference	Chris Voss	2
Sapiens - A Brief History Of Humankind	Yuual Noal Harari	2
The 7 Habits of Highly Effective People	Steven Covey	2
The Barefoot Investor	Scott Pape	2
The Big Leap	Gay Hendricks	2
The Diamond Cutter: The Buddha on Managing Your Business & Your Life	Michael Roach	2
The Subtle Art of Not Giving a F*ck	Mark Manson	2
10x Rule	Grant Cardone	1
12 Rules For Life	Jordan Peterson	1
8 Principles of Achievement, Love and Happiness	Pip Mackay	1
A New Earth	Eckart Tolle	1
Abundance Now	Lisa Nichols & Janet Switzer	1
As A Man Thinketh	James Allen	1
Audiobank: NLP Practitioners	Pip Mackay	1
Autobiography of Benjamin Franklin		1
Awaken The Giant Within	Tony Robbins	1
Big Magic	Elizabeth Gilbert	1
Biology Of Belief	Dr Bruce Lipton	1
Blink	Malcolm Gladwell	1
Born To Win	Zig Ziglar	1
Business Stripped Bare	Richard Branson	1
Captivate	Vanessa van Edwards	1
Change Anything	Kerry Patterson	1
Change Your Life In 7 Days	Paul Mckenna	1
Changing Habits Changing Lives	Cyndi O'Meara	1

# Community Profile Platform

- ❖ Have YOU completed your PROFILE???
- ❖ Instructions Webinar & Manual on Website
- ❖ Regularly Search for Deals & JV's

The screenshot shows the Platinum Accelerator website header with the logo and navigation menu. The 'Community Profile' link is circled in red. Below the header, the page is titled 'Community Profile Instructions' and contains three sections: 1. Profile Instructions - Video (a video player showing two women), 2. Profile Instructions - Webinar (a video player showing a slide titled 'Platinum Accelerator Community Profile Platform'), and 3. Profile Instructions - Manual (a 'Download' button).

The screenshot shows a user's profile page on the Platinum Accelerator website. The 'Community' link in the navigation menu is circled in red. The profile page includes a profile picture of Tamara Read, her name, location (Queensland), and a list of profile details: PLATINUM GRADUATE (Platinum Graduate), LOCATION (Sunshine Coast, QLD), PLATINUM YEARS (2016, 2017, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2018, 2019), PARTNER NAME (John), OCCUPATION (Investor, Mentor, Educator), and BACKGROUND (Platinum Accelerator National Coach and).

# Events

- 2019 Platinum National Conference Dates:
  - ❖ 30<sup>th</sup> Nov & 1<sup>st</sup> December – Sydney
  - ❖ KEEP Saturday night free
  
- 2019 Platinum Graduate Only Leadership Day Dates:
  - ❖ Friday (full day) prior to each National Conference: 29<sup>th</sup> Nov (Same venue as National Conf)

# Events

- 2019 Ultimate Bootcamp Dates – Note - Refer to Ultimate Website for Potential Future Dates:
  - ❖ Brisbane: 11-13<sup>th</sup> Oct
  - ❖ Adelaide: 18-20<sup>th</sup> Oct
  - ❖ Perth: 25-27<sup>th</sup> Oct
- I Love Super Conference – Annual Success Story Comp:
  - ❖ Sydney: 22-24<sup>th</sup> Nov
- 2019 Quantum Events:
  - ❖ Fast Profits / Extreme Income

# Platinum Student Meetups

- ❖ PA Website / Platinum Schedule
- ❖ Must have your Facebook account / profile open to access the links



## PA Student Meetup Groups

These Student Meetup groups are for ALL Platinum students only, both past and present. They are organised by Platinum students to facilitate networking between Platinums and staying connected with the awesome Platinum family. Typically they occur between the PA Monthly Meetings.

**NOTE: You MUST have your Facebook Account/Profile open to access these links.**

## Brisbane Student Meetup



Student Organizer – Megan Humphreys

Click on the link below to access the Platinum Accelerator Facebook Events for each Brisbane Student Meetup. All of the upcoming dates, location, times and RSVP information is in these events.

[Brisbane Student Meetup](#)

## Sydney Student Meetup



Student Organizer – Dindy Luk

Click on the link below to access the Platinum Accelerator Facebook Events for each Sydney Student Meetup. All of the upcoming dates, location, times and RSVP information is in these events.

[Sydney Student Meetup](#)

## Melbourne Student Meetup



Student Organizer – Aygun Ozkan

Click on the link below to access the Platinum Accelerator Facebook Events for each Melbourne Student Meetup. All of the upcoming dates, location, times and RSVP information is in these events.

[Melbourne Student Meetup](#)

## Perth Student Meetup



Student Organizer – Basia Garbowska & Heath Worlton

Click on the link below to access the Platinum Accelerator Facebook Events for each Melbourne Student Meetup. All of the upcoming dates, location, times and RSVP information is in these events.

[Perth Student Meetup](#)

# Events Tab – Platinum Facebook

- Platinum Facebook:
  - ❖ Events
  - ❖ Monthly Meetings
  - ❖ Student Meetups
  - ❖ National Conferences



Platinum Accelerator  
Closed group

About  
Discussion  
Chats  
Announcements  
Members  
**Events**  
Videos  
Photos  
Files  
Group Insights  
Recommendations  
Moderate Group

Search this group

Shortcuts  
Platinum Accelerator  
Ultimate Real Estat... 20+  
Brisbane - I Love Re... 2

Events Calendar Settings + Create Event

Recurring

- QLD Monthly Meetings - Platinum Accelerator**  
Novotel Brisbane in Brisbane, Queensland, Australia  
Michael Dempsey invited you.  
Next event occurs on Apr 2 at 6:30 PM. See All  
Going Maybe Can't Go Edit Cancel
- WA Monthly Meetings - Platinum Accelerator**  
Novotel Perth Langley in Perth, Western Australia  
Michael Dempsey invited you.  
Next event occurs on Apr 3 at 8:30 PM. See All  
Going Maybe Can't Go Edit Cancel
- VIC Monthly Meetings - Platinum Accelerator**  
Rydges Hotels & Resorts in Melbourne, Victoria, Australia  
Michael Dempsey invited you.  
Next event occurs on Apr 4 at 5:30 PM. See All  
Going Maybe Can't Go Edit Cancel
- NSW Monthly Meetings - Platinum Accelerator**  
Novotel Sydney Central in Sydney, Australia  
Michael Dempsey invited you.  
Next event occurs on Apr 4 at 5:30 PM. See All  
Going Maybe Can't Go Edit Cancel
- Brisbane Student Meetups**  
Prince of Wales Hotel in Brisbane, Queensland, Australia  
Megan Humphreys invited you.  
Next event occurs on Apr 13 at 5:00 PM. See All  
Going Maybe Can't Go Edit Cancel
- Melbourne Student Meetup**  
199 William St, Melbourne VIC 3000, Australia  
Aygün Ozkan invited you.  
Next event occurs on Apr 18 at 7:00 PM. See All  
Going Maybe Can't Go Edit Cancel

4123697/?acontext=%7B"ref"%3A"4"%2C"acti...

# Brisbane Platinum Student Meetups

- ❖ Info & RSVP: [Platinum Facebook / Events](#)
- ❖ Brisbane location: Prince of Wales Hotel – 100 Buckland Rd Nundah
- ❖ Dates: Saturday 5pm – 19<sup>th</sup> Oct, 16<sup>th</sup> Nov, 14<sup>th</sup> Dec
- ❖ Organizer: Megan Humphreys (PM on FB)
- ❖ Current & Past Platinum's!!!!



The screenshot shows a Facebook event page for 'Brisbane Student Meetups'. The page is hosted by Megan Humphreys and is for Platinum Accelerator students. The event is scheduled for Saturday, April 13th, at 5:00 PM, at the Prince of Wales Hotel, 100 Buckland Road, Brisbane, Queensland, Australia 4012. The event is currently scheduled until December 14th. The page shows 14 people going, 3 maybe, and 52 invited. The organizer, Megan Humphreys, and Jacqueline are listed as going. The page also features a 'Create Event' button and a search bar at the top.

**Events**

Events  
Calendar 8  
**Brisbane Student Meetups**  
Birthdays  
Discover  
Hosting

[+ Create Event](#)

**Brisbane Student Meetups**  
Event for Platinum Accelerator · Hosted by Megan Humphreys

✓ Going   ? Maybe   ✕ Can't Go   [Invite](#)   ...

🕒 Until Dec 14

APR 13 Sat 5:00 PM   MAY 18 Sat 5:00 PM   JUN 15 Sat 5:00 PM   +6

📍 Prince of Wales Hotel  
100 Buckland Road, Brisbane, Queensland, Australia 4012   [Show Map](#)

14 Going · 3 Maybe · 52 Invited   [See All](#)

Megan, Jacqueline and 3 other friends are going

[Invite](#)

Hi all Brisbane Platinums,  
We have a Student Meetup arranged each month for both past and current Platinum students.

# ILRE Brisbane Monthly Meetups

- ❖ Info & RSVP: Ultimate Website / ILRE Community / ILRE Brisbane Meetup / Link to FB Page
- ❖ Location – Stones Corner Hotel
- ❖ Dates – First Saturday of each month, 6:30pm
- ❖ Organizer – Neil Wendt  
Mbl 0418 766 777



A screenshot of a Facebook group page. The group name is 'Brisbane - I Love Real Estate - Students Only' and it is a 'Closed group'. The cover photo shows a city skyline at night with the text 'I ❤️ RE Official Brisbane Meetup'. The page includes a navigation menu on the left with options like 'About', 'Discussion', 'Members', 'Events', 'Videos', and 'Photos'. There is a search bar for the group and a 'Shortcuts' section. The main content area shows a 'Write Post' section with a text input field and options for adding photos, videos, or live videos. Below that is a 'NEW ACTIVITY' section with a post from Neil Wendt and 3 others about a 'Brisbane Property Dinner on Saturday, February 2nd at Stones Corner Hotel'. The right sidebar contains an 'INVITE MEMBERS' section with a search bar and a list of members with 'Invite Member' buttons. There is also a 'DESCRIPTION' section at the bottom right.

# GRADUATING PLATINUM'S



# PLATINUM



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.....  
Life is 10% what  
happens to us  
and 90% how we  
react to it.

.....  
-Dennis P. Kimbro



# Questions to Discuss

- What makes someone a good athlete? **Eg. Usan Bolt**
- Or a good leader? **Eg. If you google best leader in history you get – Abraham Lincoln, Barak Obama, Nelsen Mandela, Mahatma Gandhi, Mao Zedong, Churchill and Hitler**
- Or a good parent? **You fill in the blank**
- Or a good real estate investor or developer? **Harry Trigaboffen**
- Why do some people accomplish their goals while others fail?
- Are your answers to the above questions different for each one?

- Usually we answer these questions by talking about the talent of top performers.
  - *He/She is the most talented*
  - *He/She is the smartest*
  - *He/She is the best at .....*
- But I think we all know there is more to the story than that.
- In fact, when you start looking into it, your talent and your intelligence don't play nearly as big of a role as you might think. The research studies that I have found say that intelligence and talent only accounts for 30% of your achievement — and that's at the extreme upper end.
- So what makes a bigger impact than talent or intelligence?

## **Mental toughness**

- Each year, approximately **1,300 cadets** join the entering class at the United States Military Academy, West Point. During their first summer on campus, cadets are required to complete a series of brutal tests
- Angela Duckworth, a researcher at the University of Pennsylvania, **conducted a study tracking the cadets.**
- In Duckworth study she **tracked 2441 cadets** across two intakes.
- She recorded their high school rank, SAT scores, Leadership Potential Score (which reflects participation in extracurricular activities), Physical Aptitude Exam and **Grit Scale** (which measures perseverance and passion for long-term goals).



## Here's what she found out...

It wasn't strength or smarts or leadership potential that accurately predicted whether or not a cadet would finish Beast Barracks.

**Instead, it was grit / mental toughness — the perseverance and passion to achieve long-term goals — that made the difference.**

In fact, cadets who were one standard deviation higher on the Grit Scale were 60% more likely to finish Beast Barracks than their peers. It was **mental toughness** that predicted whether or not a cadet would be successful, not their talent, intelligence, or genetics.

When comparing two people who are the same age but have different levels of education, **grit** (and not intelligence) more accurately predicts which one will do better in life and accomplish more.

## Talent is Overrated

**“HARD WORK BEATS  
TALENT WHEN TALENT  
DOESN'T WORK HARD”**  
-TIM NOTKE

believe-toachieve.tumblr.com

**Mental toughness** is a measure of individual resilience and confidence that may predict success in sport, education and the workplace. ... "**Mental toughness**" is frequently used colloquially to refer to any set of positive attributes that helps a person to cope with difficult situations.

[Mental toughness - Wikipedia](https://en.wikipedia.org/wiki/Mental_toughness)

[https://en.wikipedia.org/wiki/Mental\\_toughness](https://en.wikipedia.org/wiki/Mental_toughness)

G.R.I.T.



GUTS, RESILIENCE, INITIATIVE, TENACITY

- Mental toughness is built through **small wins**.
- It's the **individual choices** that we make on a daily basis that build our "**mental toughness muscle**."
- There will always be extreme moments that require incredible bouts of courage, resiliency, and grit ... but for 95% of the circumstances in life, toughness simply comes down to **being more consistent than most people**.



# Summary of Angela's Book

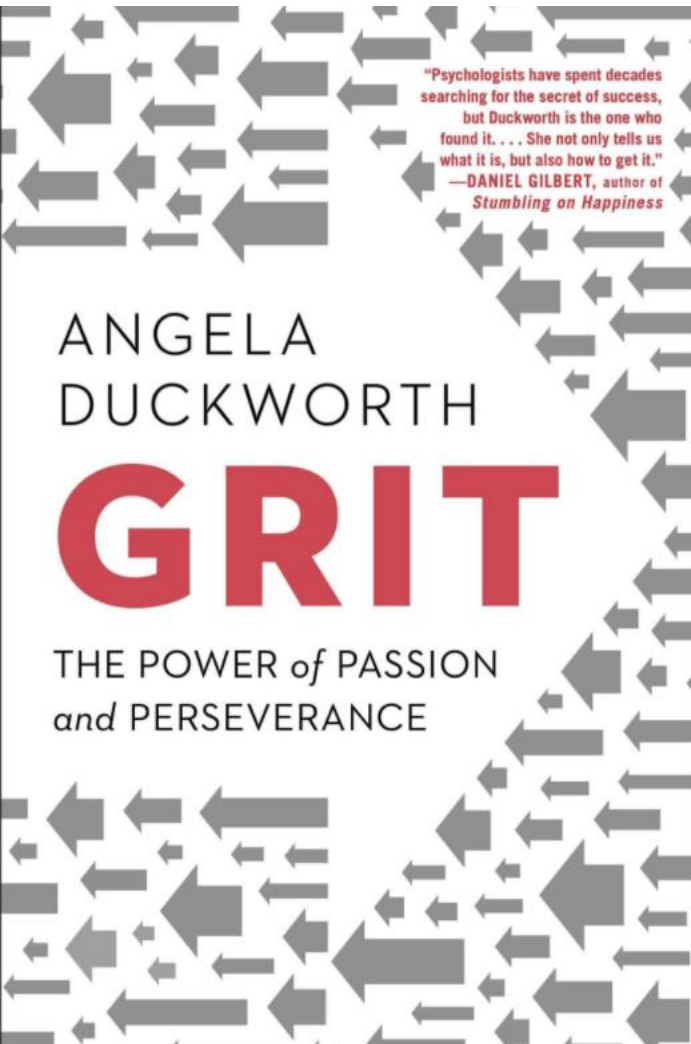
## 1. Grit is a better measurement for success than talent

You can have all the skills in the world, but if you don't know how to apply them and survive the long haul, you'll most likely never succeed

## 2. High performance comes from mundane acts

We're programmed by society to embrace the idea that natural talent leads to our own greatness. This myth is promoted because it lets us all off the hook and allows us not to have to work too hard. The reality couldn't be further from the truth.

**By adding up thousands of mundane acts repeated over and over, we have the fuel we need to accomplish our goal.**



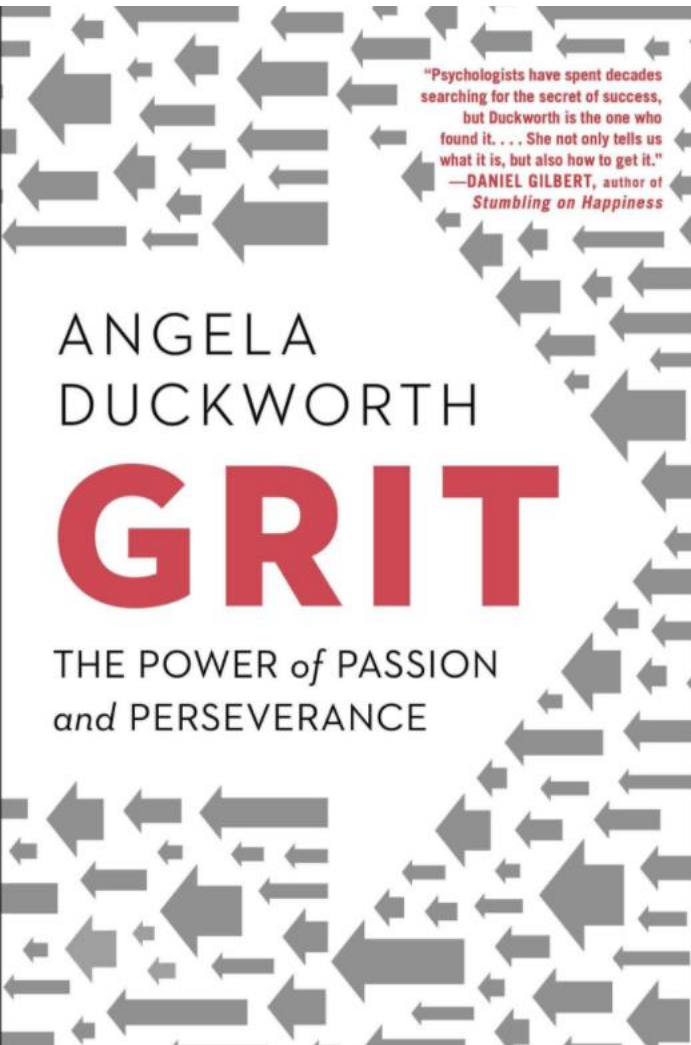
# Summary of Angela's Book con't

## 3. Grit is about stamina not intensity

We can all be good at a task for a day. We can all give it all we've got for twenty-four hours and work harder than we ever have before. But, if we're only going to work hard at this task for a day and then not keep repeating the process regularly, then we will never reach our goal.

## 4. Decide what not to do

Success is about minimalism in the sense that it's what we choose not to do that is often more important than what we do. We have limited time and resources, so the way we funnel them both into certain activities will determine our long-term outcome.



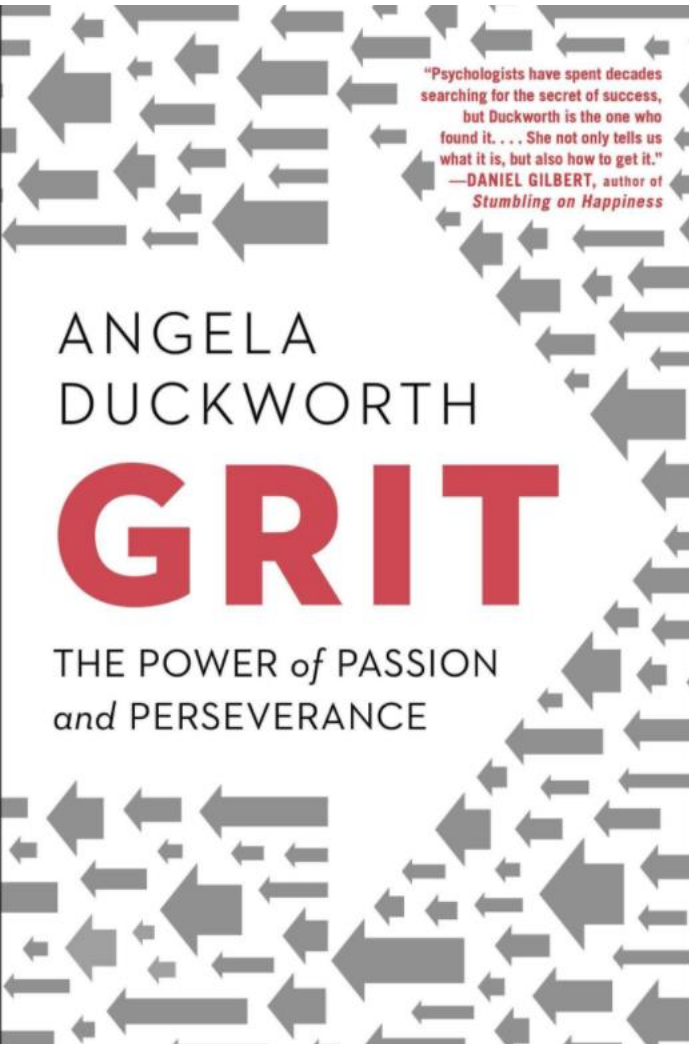
# Summary of Angela's Book con't

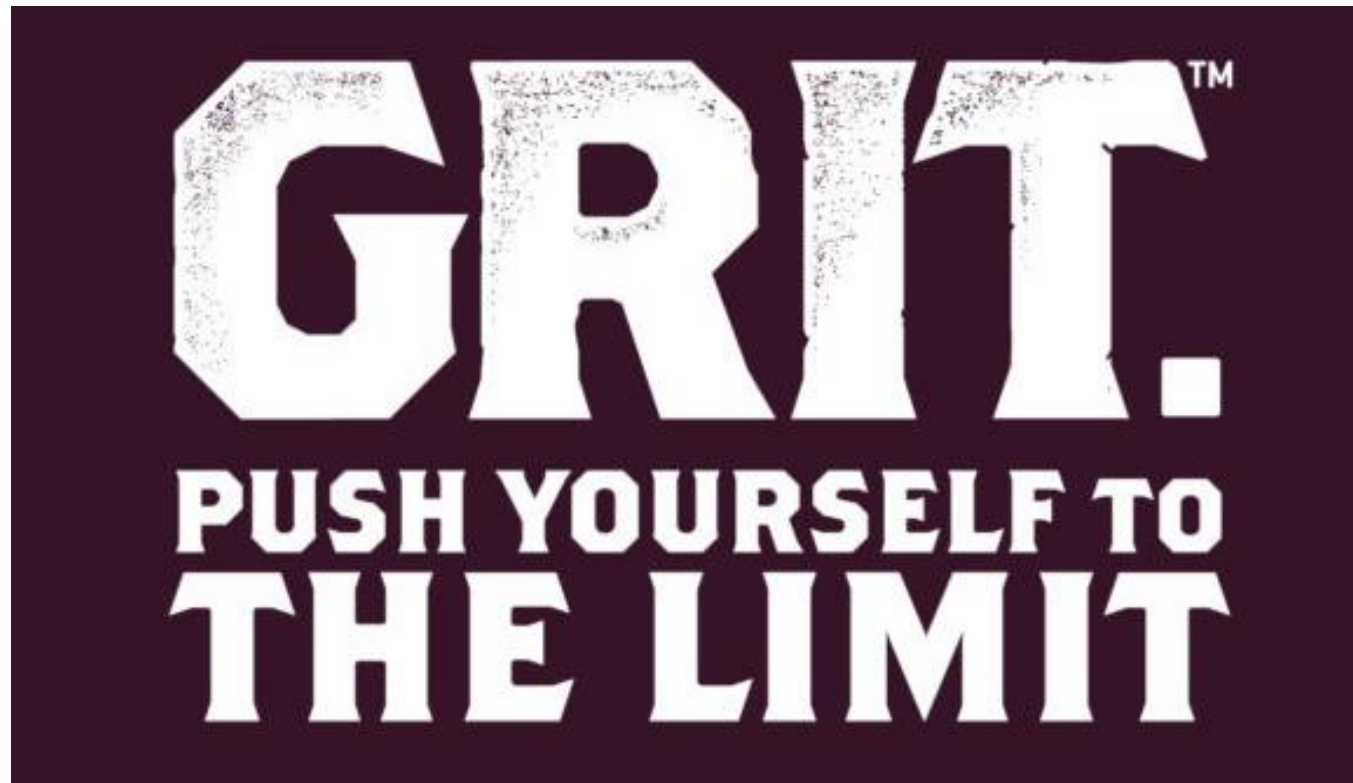
## 5. Purpose is the idea that what we do matters

It's the effect that we have on other people that often fuels our purpose further. **Through the study of people that have grit, what we know is that they're all able to find purpose beyond themselves.**

## 6. The way you deal with failure determines your success

It's the people who try a few different ways and then stop the practice of searching that fail. **Dealing with failure is about taking ownership of your problem and making yourself responsible for solving them.** At the same time, you can always ask others for a helping hand as long as you are taking the lead.





**Life is about constant improvement and striving for the top of the mountain.** Even when you reach the top, there is always a bigger mountain to try next time around. **The only constant between success and failure is courage.** As long as you have the courage, you'll keep getting back on the horse and trying again.



Define and discuss **what Mental Toughness means to you?**

**What commitment can you make right now** to start your road to greater mental toughness?

WHETHER YOU  
THINK YOU CAN,  
OR THINK YOU CAN'T,  
YOU'RE RIGHT.

# PLATINUM

# Accountability Monthly Goals



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# Buddy Process Follow-Up



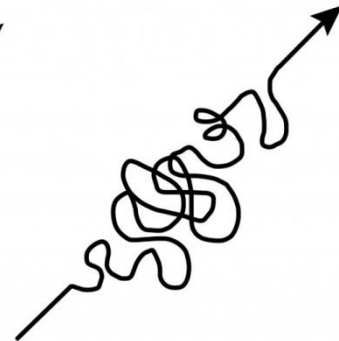
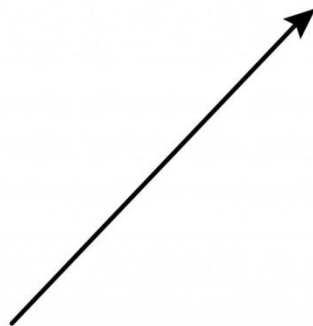
- Partner with someone you don't know
- Platinum Partners split up
- Exchange Mobile No.
- Schedule to "TALK" weekly
- Finishing students partner together

# Last Month In Review

## Share Your Successes and Challenges

SUCCESS

SUCCESS



what people think  
it looks like

what it really  
looks like

**This Months Plan**

Share Your  
Key Goals For Month

Monthly



goals

# PLATINUM

# ROOMING ACCOMMODATION

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# PLAN READING & MODIFICATION



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# Reading Plans

***VERY IMPORTANT SKILL***

# Architectural Plan Set

- Site Plan
- Floor Plan
- Elevation Plans
- Cross Section Plans
- Window & Door Plan
- Plumbing & Roof Plan
- Electrical Plan
- 3D Plans



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PAUL CURRIE 0410 960 060 fax 5491 8586  
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client

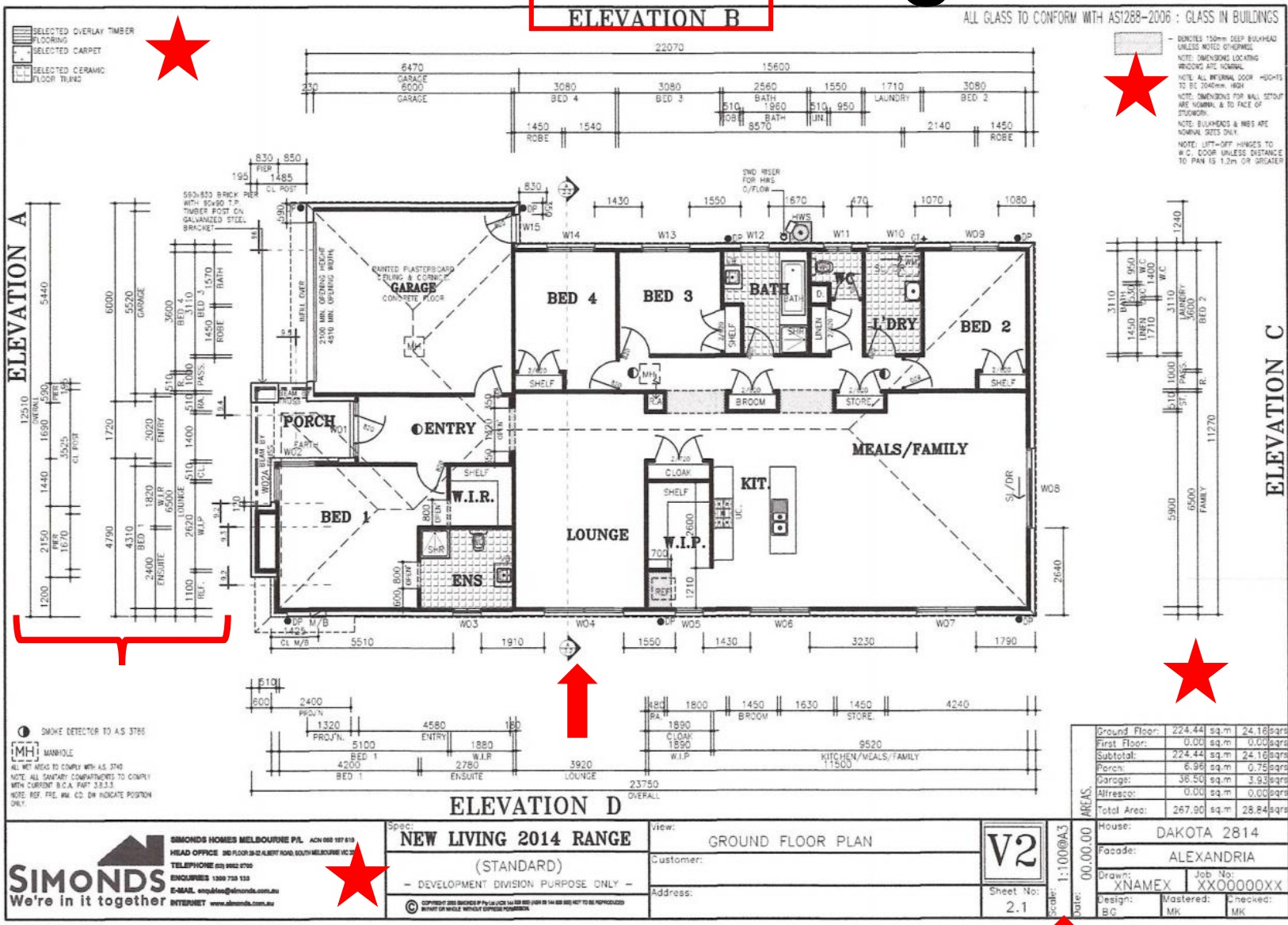
1 preliminary 1 04/06/08  
2 approval 20/06/08  
3 approved for plans 26/06/08

date april 2009  
job no. 0622  
scale 1:50

drawn by 127  
checked by B  
initial

sheet name 3d views  
issue approval

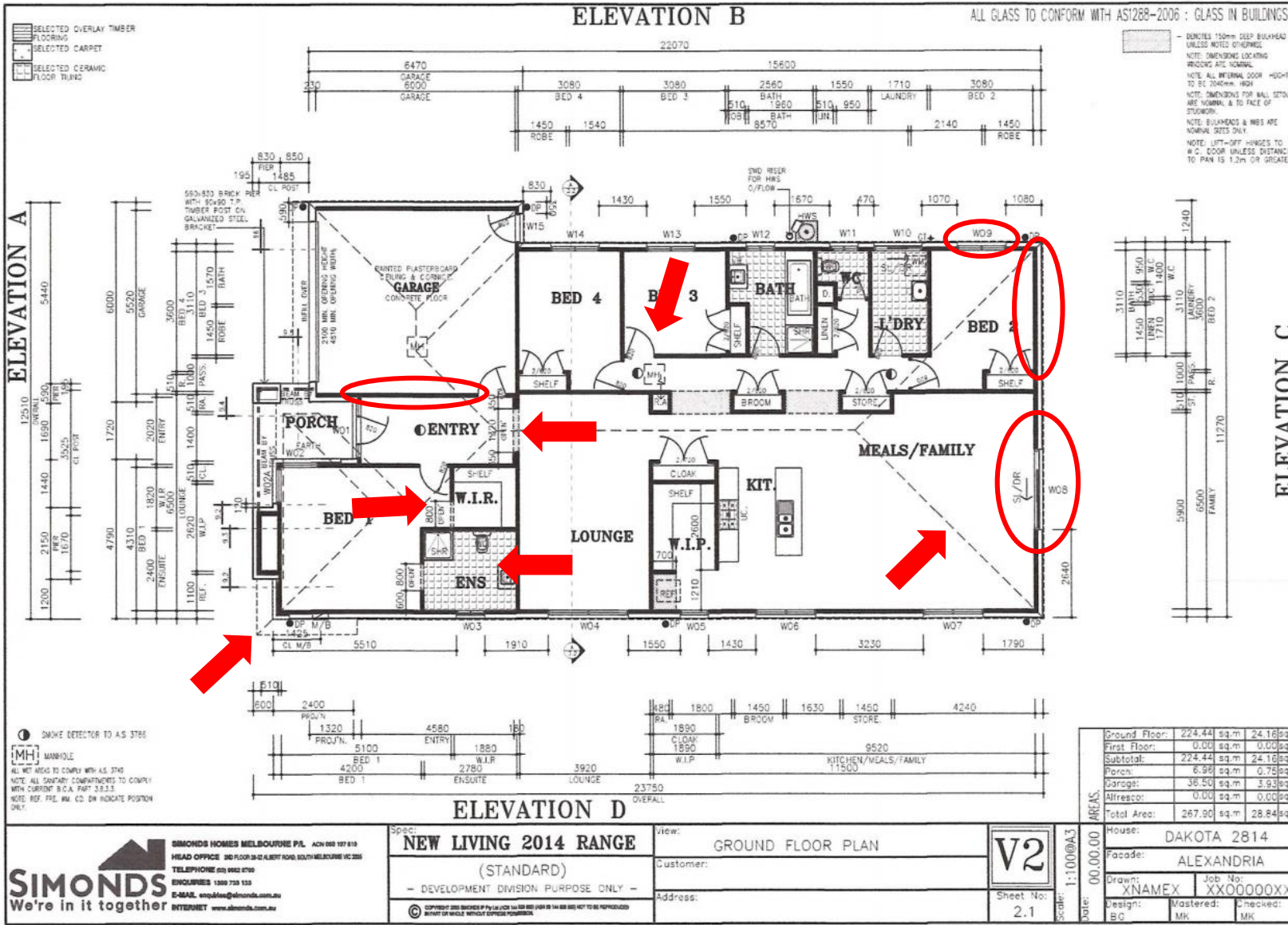
# Reading Floor Plans



- Title block – Note amendment date
- Scale
- Notes
- Area measurements
- Dimensions
- Elevation notation
- Cross section points
- North Arrow – Site plan
- Floor coverings



PLATINUM



- Walls – External & Fire Rated = thick line. Internal = thin line, dotted lines = head / bulk head
- Roof – Eaves, roof line, ridge/valley lines
- Windows (W) & Doors (SD)
- Wet areas - Hatching
- Door swing vs cavity slider

# Activity: Abbreviations – Find & Name

- WC – Water closet (toilet)
- MW – Microwave, UBO – Underbench oven, CT – Cooktop, RH – Range hood, DW – Dishwasher
- WM – Washing machine
- HWS – Hot water system
- DP – Downpipe
- WIR – Walk in Robe
- MH – Man hole
- POS – Private open space
- Others?

**ELEVATION B** ALL GLASS TO CONFORM WITH AS1288-2006 : GLASS IN BUILDINGS

**ELEVATION D**

AREAS	sq.m	sq.ft
Ground floor	224.44	24.18
First floor	0.00	0.00
Subtotal	224.44	24.18
Porch	6.98	0.75
Garage	38.50	4.16
Alfresco	0.00	0.00
<b>Total Area</b>	<b>269.92</b>	<b>29.09</b>

**Spec: NEW LIVING 2014 RANGE (STANDARD)**  
- DEVELOPMENT DIVISION PURPOSE ONLY -

**view: GROUND FLOOR PLAN**

**V2**

Sheet No: 2.1

Scale: 1:100@A3

Date: 00.00.00

House: DAKOTA 2814  
Facade: ALEXANDRIA  
Drawn: XNAMEX Job No: XX000000XX  
Design: BC Mastered: MK Checked: MK

**SIMONDS HOMES MELBOURNE P/L** ACN 081 197 818  
HEAD OFFICE: 36 FLOOR 36-42 ALBERT ROAD, SOUTH MELBOURNE VIC 3204  
TELEPHONE: 03 9483 8700  
ENQUIRIES: 1300 738 133  
E-MAIL: [enq@simondshomes.com.au](mailto:enq@simondshomes.com.au)  
INTERNET: [www.simondshomes.com.au](http://www.simondshomes.com.au)

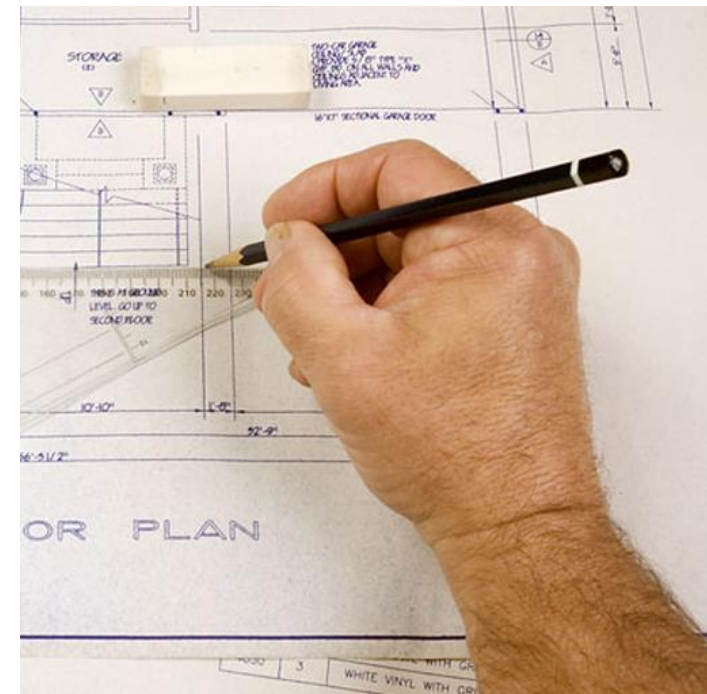
**SIMONDS**  
We're in it together



# Plan Modification

- Benefits of being able to modify existing plans?

- ❖ **Easier to quote** off a plan than an idea
- ❖ Easier for drafts person to **work off an example**
- ❖ Helps you to **visualize end result** (room sizes etc.)
- ❖ Helps you to **communicate with others** – PM, agents, builders



# Considerations with Plan Modifications

## 1) Town Planning Requirements:

- ❖ Zoning, Land size, Frontage, Overlays, Usage - Granny flat, Rooming house, Motel

## 2) Building Code Requirements:

- ❖ Class of Building – 1a, 1b, 3
- ❖ Building Standards – Habitable Room (Light, Ventilation, Slab thickness etc.)

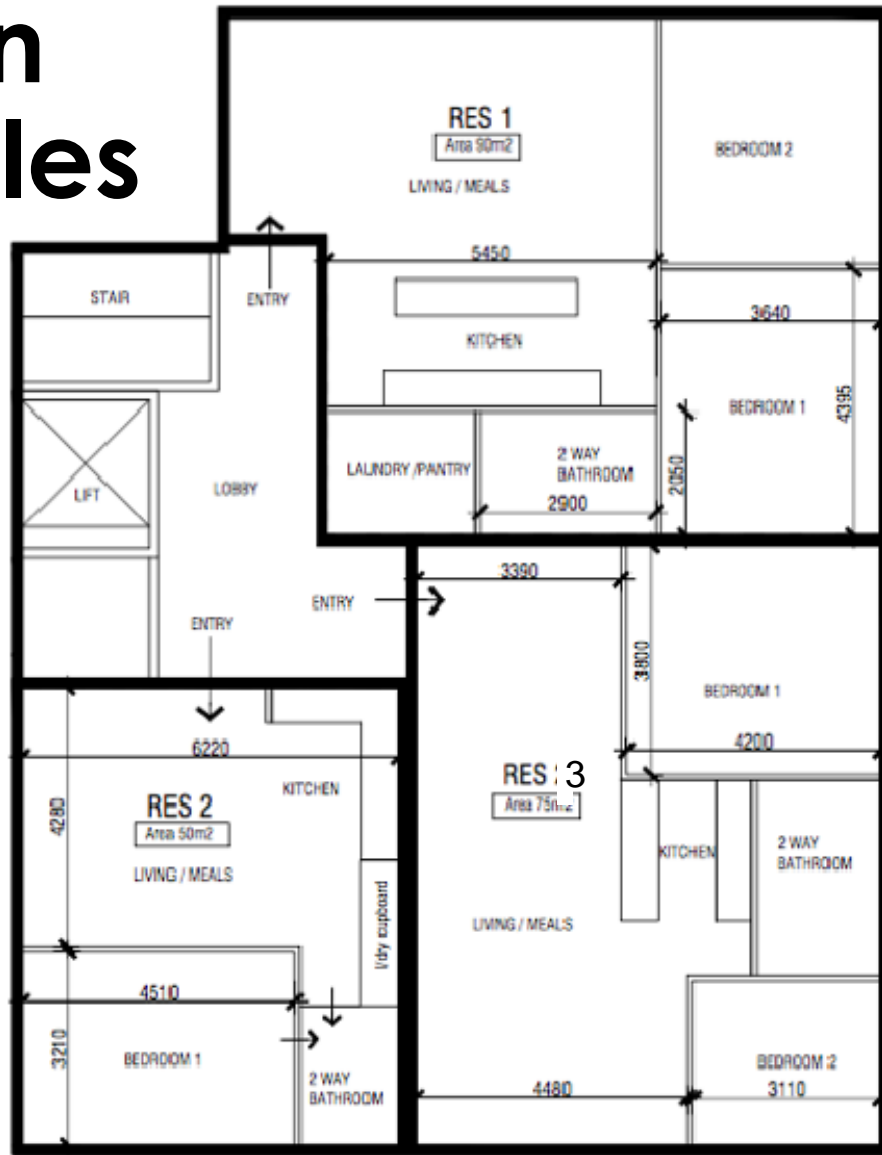
## 3) Building Constraints:

- ❖ Load bearing walls
- ❖ Slab thickness – Habitable rooms (garage conversion)

## 4) Market Requirements: Room sizes (3x3 vs 4x4.5), living, parking etc.

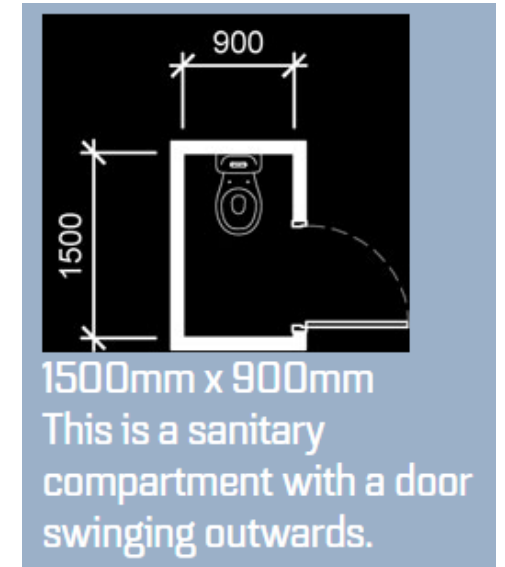
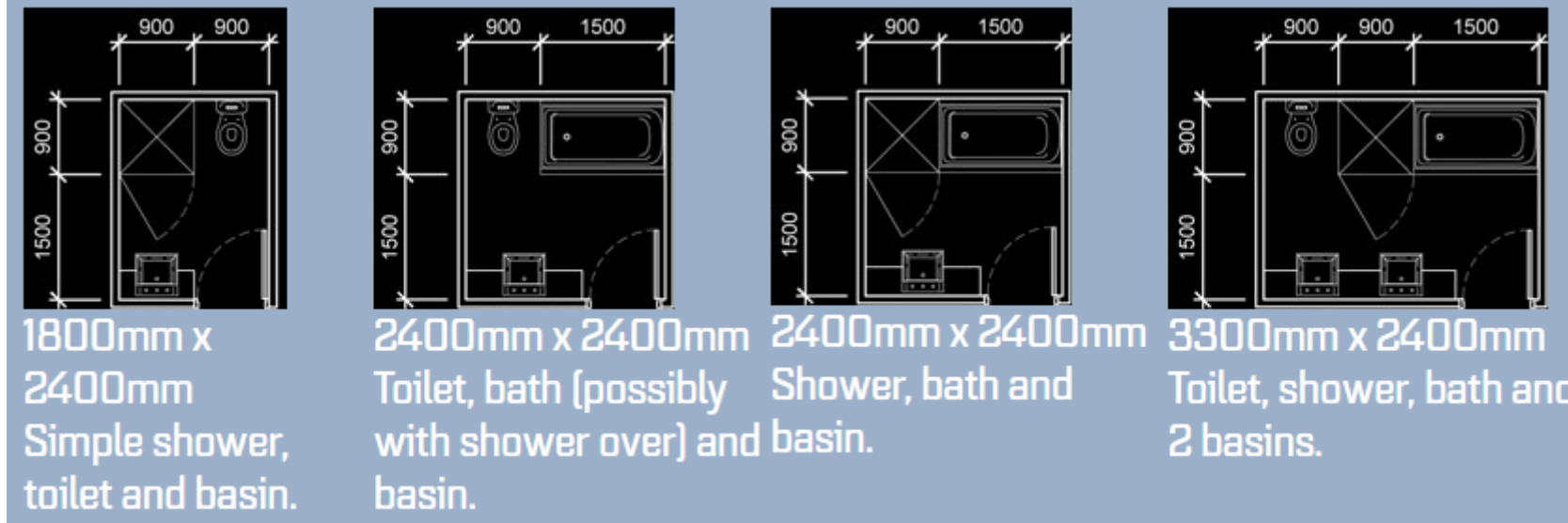
# Work In Rectangles

Work in Rectangles - fill in detail later



# Standard Dimensions

- Bathroom – Min 2.4m x 2.4m (Shower/bath/vanity)

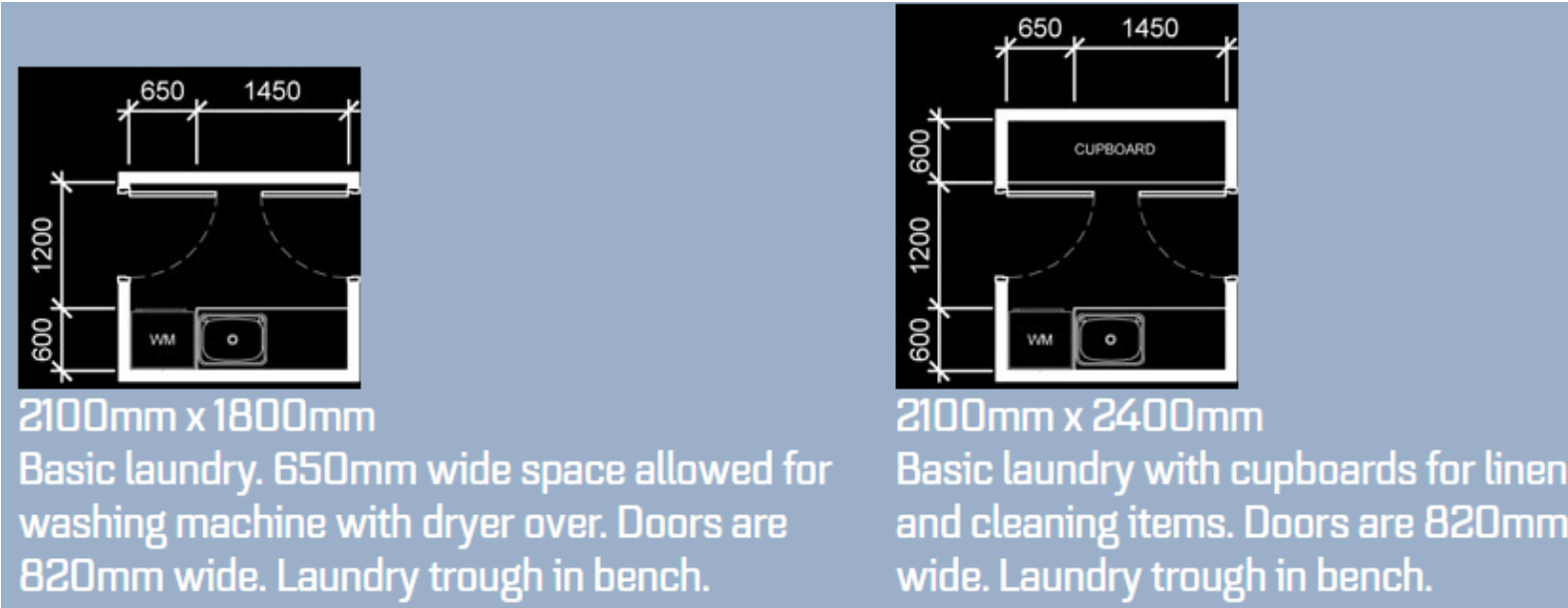


- Pencil Ensuite – 1.2m x 3m (shower/toilet/vanity)
- Toilet – Min 900mm wide x 1.5–1.8m long depending on door type
- Shower – Min 900mm x 900mm

[http://www.thirdistudio.com.au/What\\_Are\\_Common\\_House\\_Room\\_Sizes.html](http://www.thirdistudio.com.au/What_Are_Common_House_Room_Sizes.html)

# Standard Dimensions

- **Laundry** – Standard Min 1.8m x 2.1m; Cupboard 900mm deep

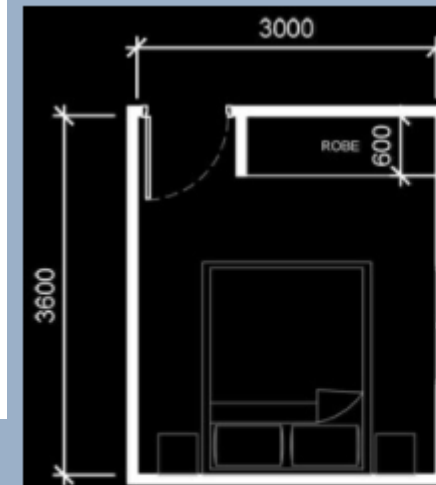


- **Hallway** – Min 900mm wide
- **Swing Door** – 820mm

[http://www.thirdistudio.com.au/What\\_Are\\_Common\\_House\\_Room\\_Sizes.html](http://www.thirdistudio.com.au/What_Are_Common_House_Room_Sizes.html)

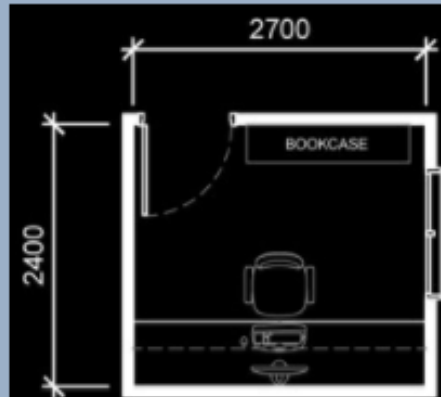
# Standard Dimensions

- **Bedroom** – Min 3m x 3m excl. built in robe
- **Robe / Linen / Broom** – 600mm deep
- **Study** – Min 2.4 x 2.7m



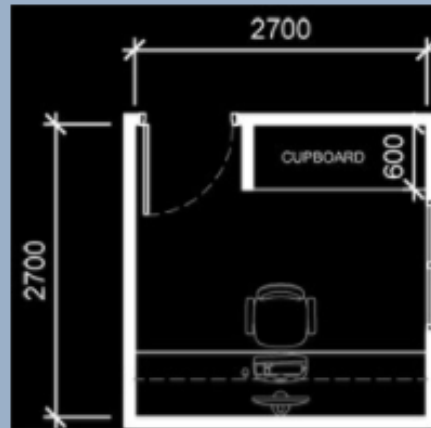
3000mm x 3600mm

Very basic bedroom layout which allows for a built in robe and space for a queens sized bed and 2 side tables. I wouldn't recommend anything smaller than this.



2400mm x 2700mm

Basic small study / home office. Allows for a built in workbench, and enough room for a bookcase.



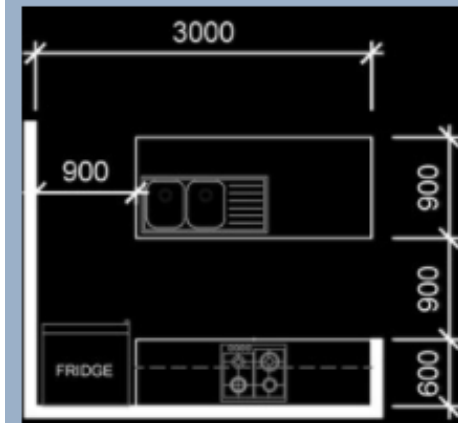
2700mm x 2700mm

Medium sized study / home office. Allows for a built in workbench and built in cupboards.

[http://www.thirdistudio.com.au/What\\_Are\\_Common\\_House\\_Room\\_Sizes.html](http://www.thirdistudio.com.au/What_Are_Common_House_Room_Sizes.html)

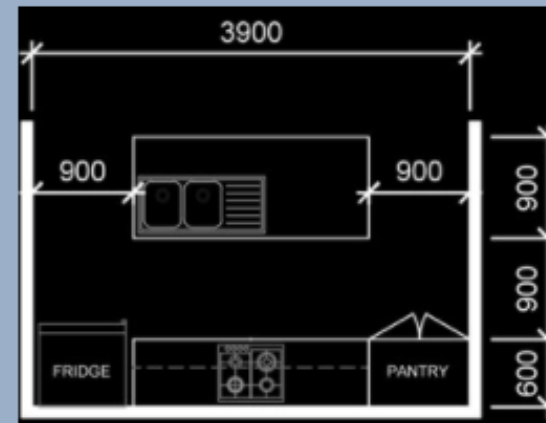
# Standard Dimensions

- **Kitchen** – Min 2.4m x 3m; Min 900mm between benches
- **Walk In Pantry** – Min 1.5m wide



2400mm x 3000mm

Very small kitchen with an island bench. Oven under cooktop, overhead cupboards. Note that there is very little cupboard space for both dinnerware, glasses etc and food storage in this layout.



2400mm x 3900mm

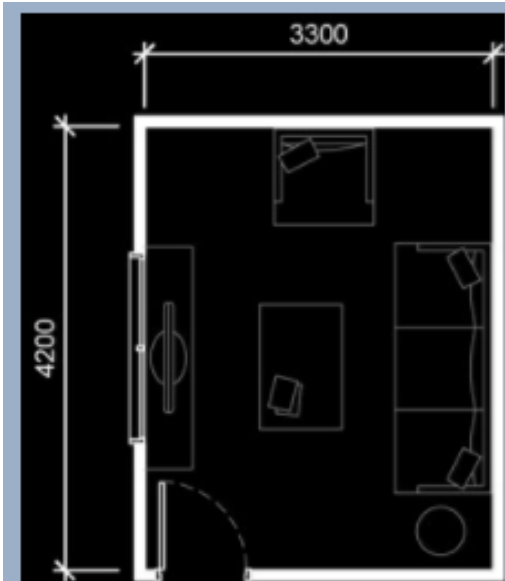
Similar to the previous layout except there is now room for a dedicated pantry. The pantry could also house the microwave.

- **Garaging** - DLUG – 6m x 6m; SLUG 6m x 3m

[http://www.thirdistudio.com.au/What\\_Are\\_Common\\_House\\_Room\\_Sizes.html](http://www.thirdistudio.com.au/What_Are_Common_House_Room_Sizes.html)

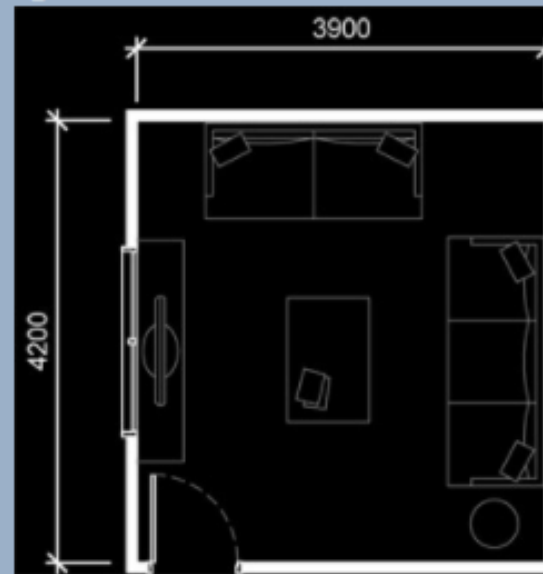
# Standard Dimensions

- Lounge – 3.3m x 4.2m depending on furniture



4200mm x 3300mm

Very small living space in my opinion. You could make it work, but I think it would make the space cramped in a space with enclosed walls.



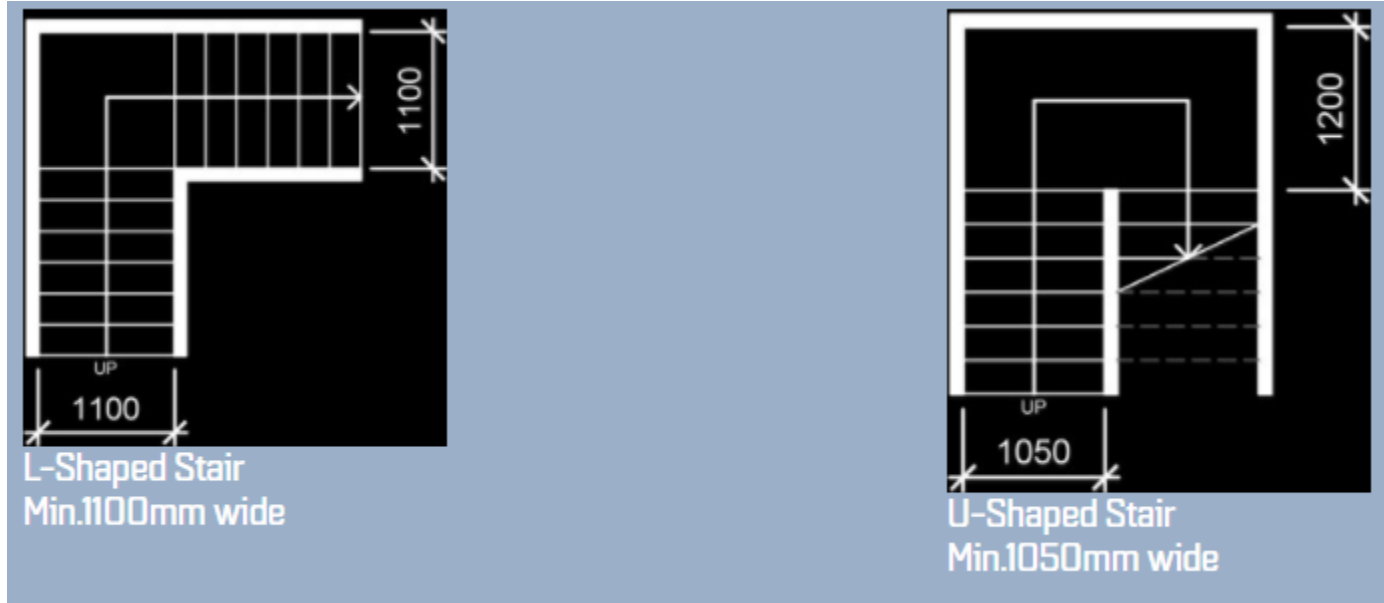
4200mm x 3900mm

Quite a basic space allowing for one 3 seater couch and one 2 seater couch. Slightly more spacious than the previous layout allowing for more leg space between couches and table.

[http://www.thirdistudio.com.au/What\\_Are\\_Common\\_House\\_Room\\_Sizes.html](http://www.thirdistudio.com.au/What_Are_Common_House_Room_Sizes.html)

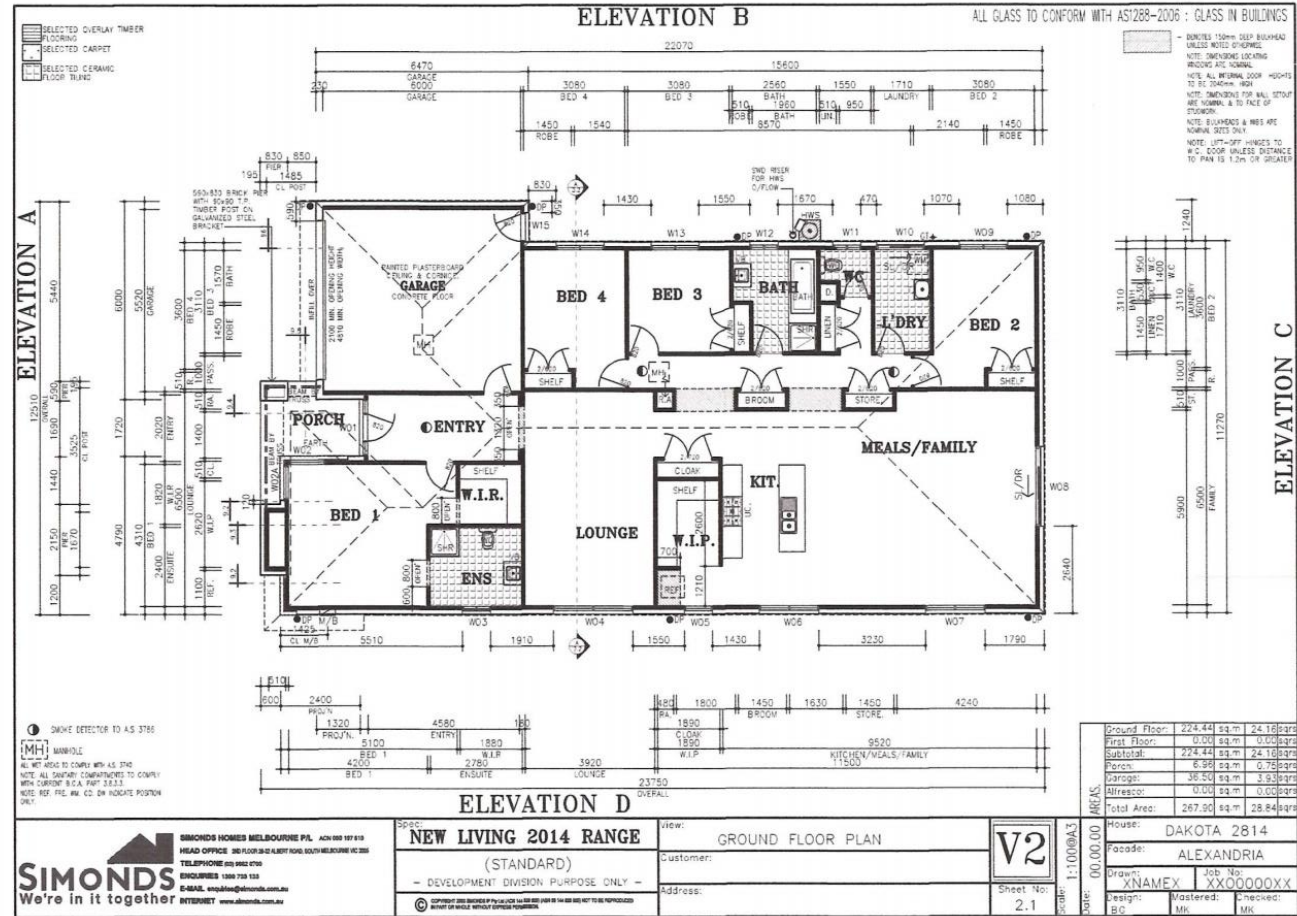
# Standard Dimensions

- **Stairs** – Min 1050mm wide; 1200mm recommend (moving furniture)



[http://www.thirdistudio.com.au/What\\_Are\\_Common\\_House\\_Room\\_Sizes.html](http://www.thirdistudio.com.au/What_Are_Common_House_Room_Sizes.html)

# Activity 1 – 4 Bedroom Plan into Rooming Accommodation

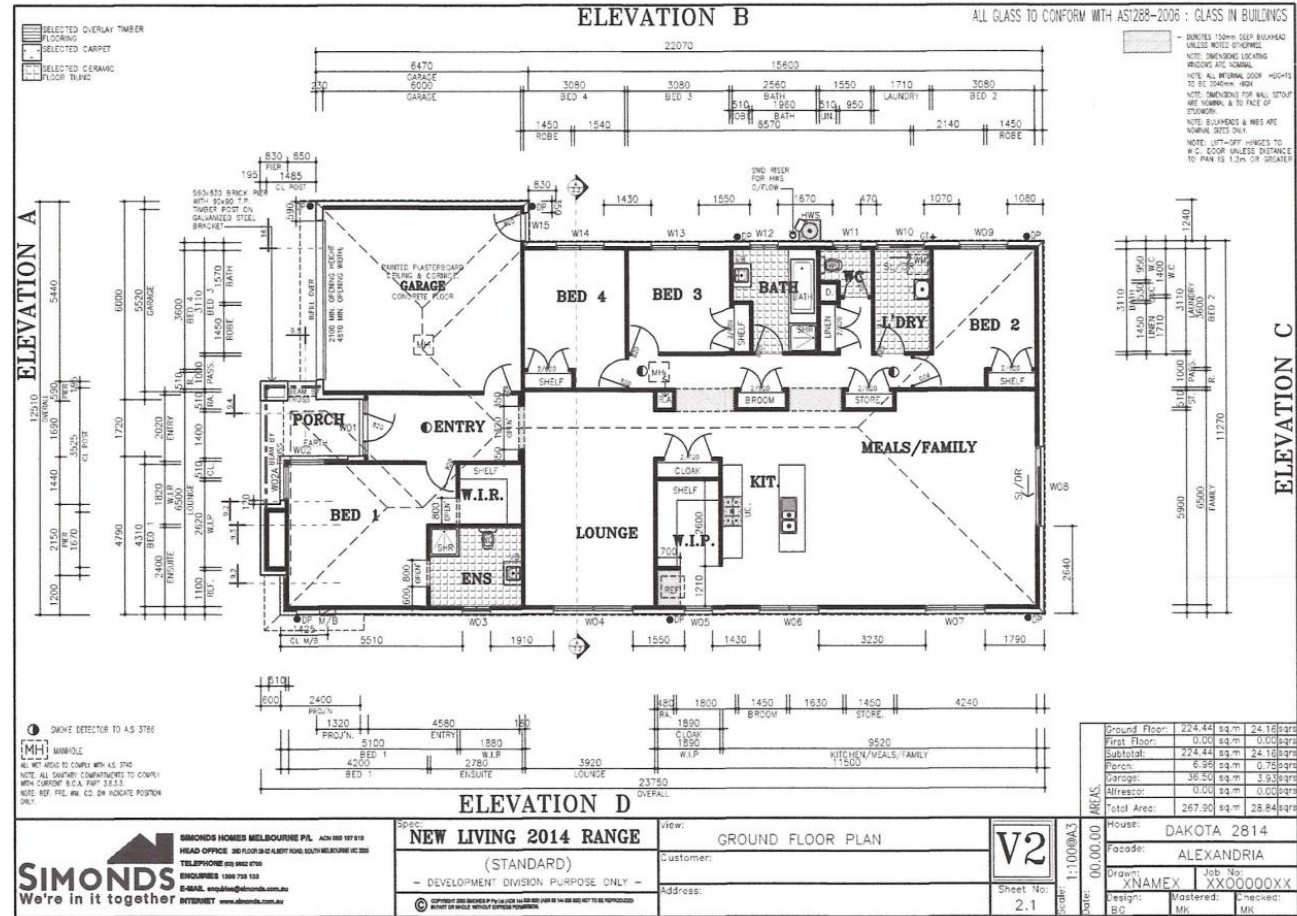


# Activity 1 –

## Rooming House (Class 1b) – Victorian SPECIFICATIONS

- Max 8 bedrooms / house
- Max 12 residents / house
- Min 1 bath or shower & basin per 10 people!!
- Min 1 disabled bathroom & bedroom / house
- Min bedroom size = 7.5m<sup>2</sup>
- Min bedroom size for couple = 12m<sup>2</sup>
- Kitchen = Min 400L fridge capacity, Lockable cupboard min 100L storage per resident, Min 4 burner cooktop + oven, sink & food prep area
- Option to include kitchenette in bedroom = Min 80L fridge, cupboard min 100L storage capacity, oven, cooktop, sink, food prep area

# Activity 1 – 4 Bedroom Plan into Rooming Accommodation



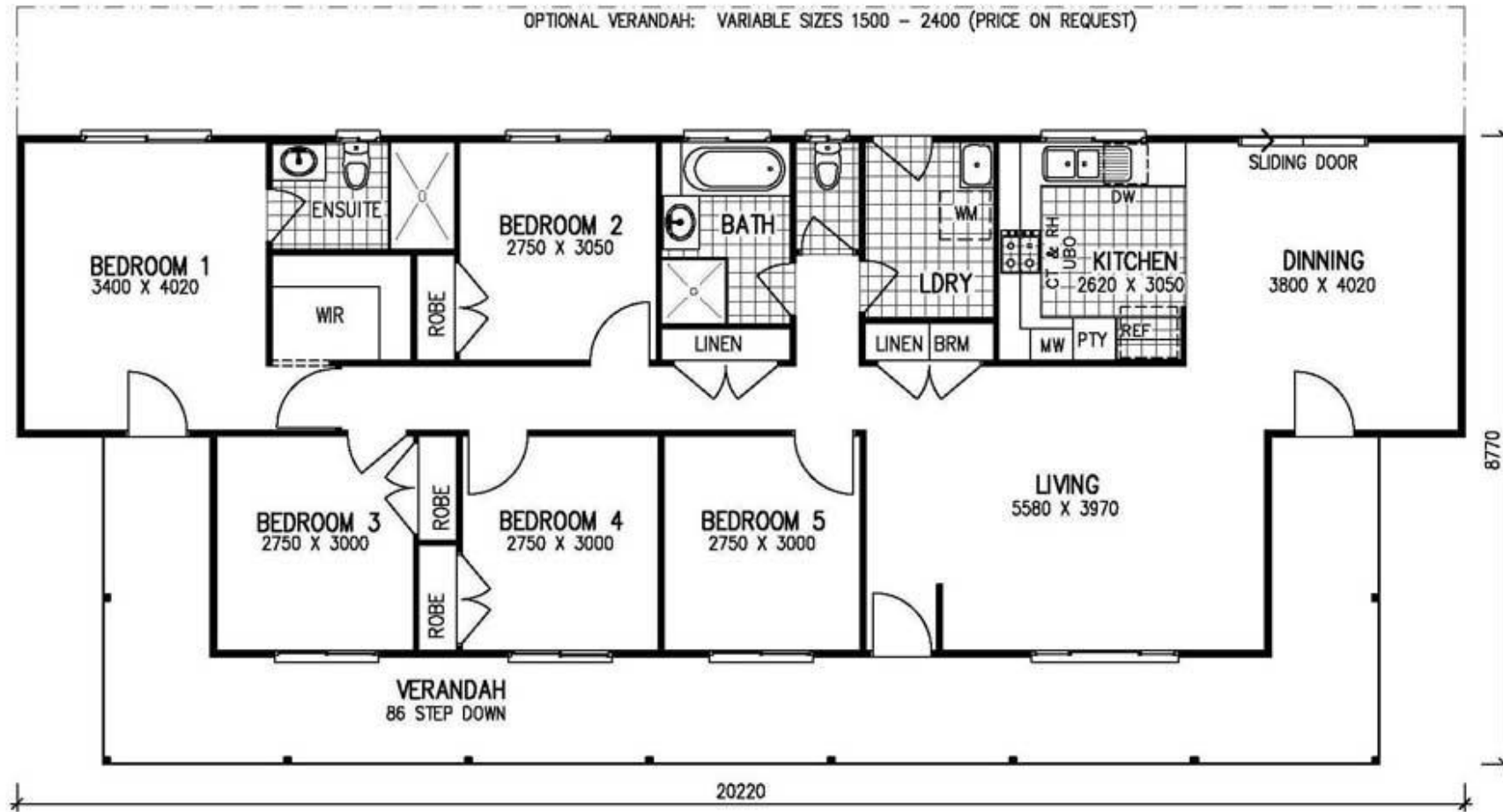
Assume the house hasn't yet been built!



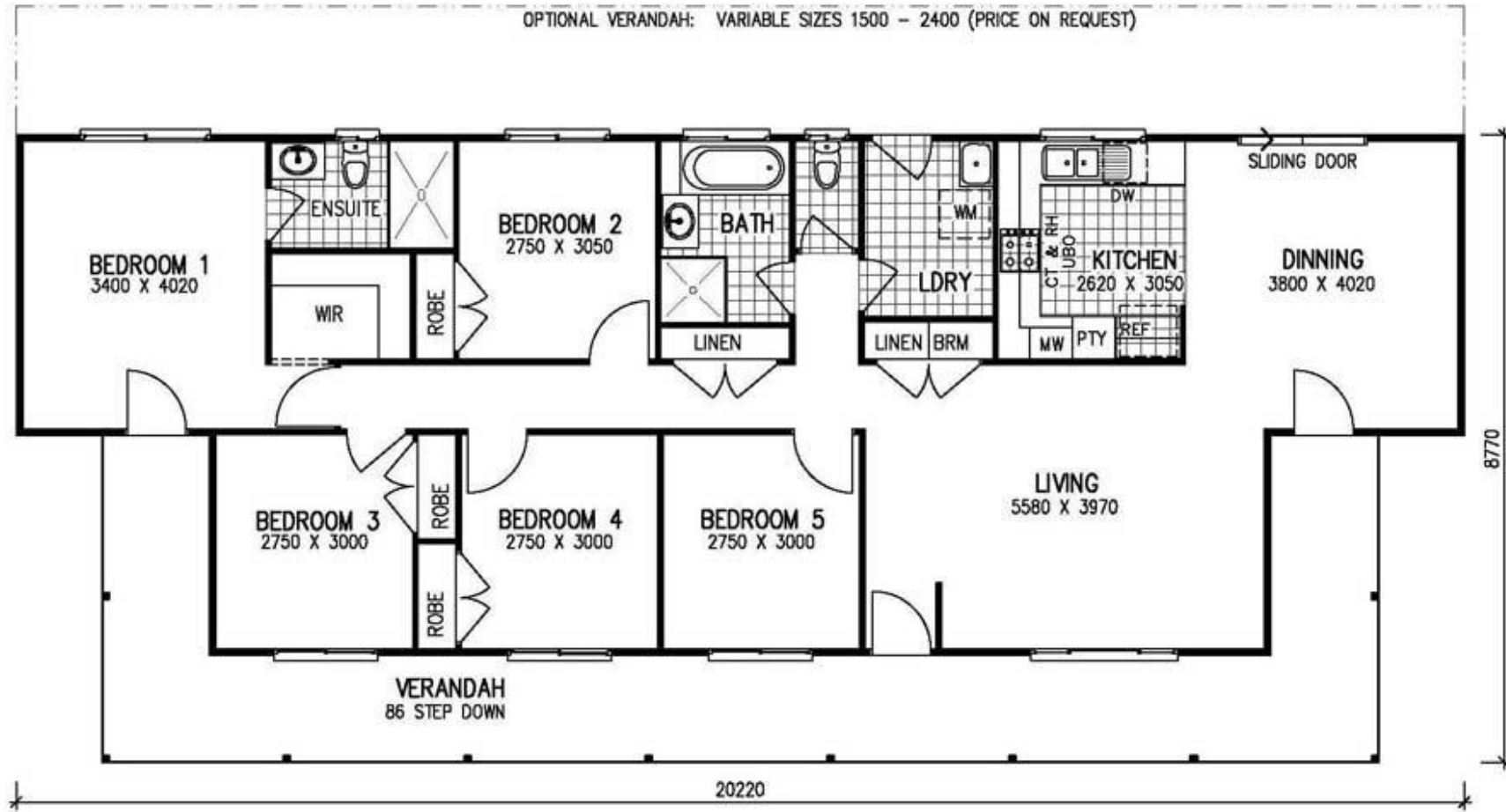


*OTHER IDEAS?*

# Activity 2 – 5 Bedroom into House + Granny Flat



# Activity 2 – 5 Bedroom into House + Granny Flat

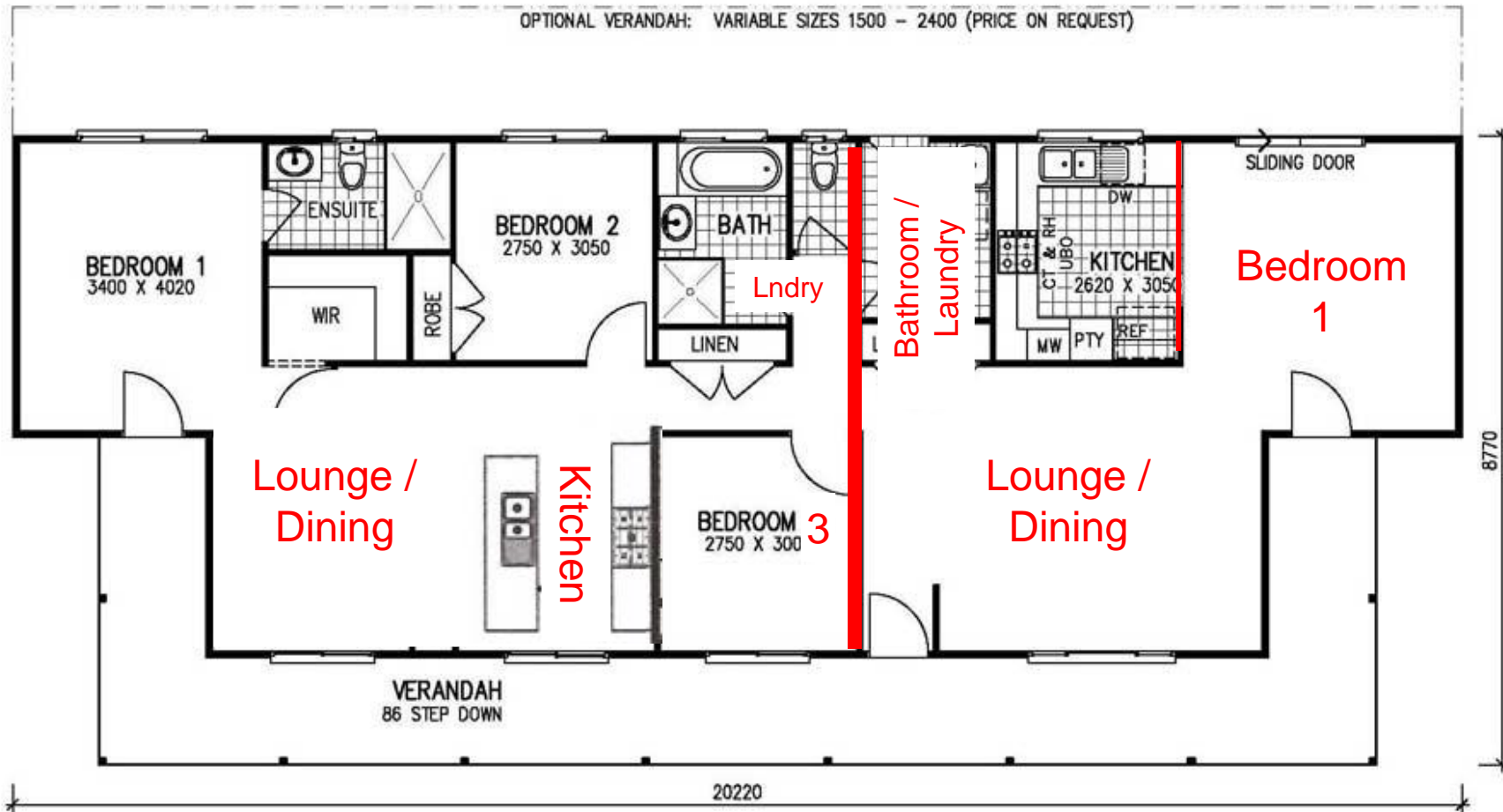


## Granny Flat CONSIDERATIONS:

- External Size
- No. Bedrooms
- POS
- Car parking
- Distance from main house
- Fire separation
- Laundry = Fully self contained



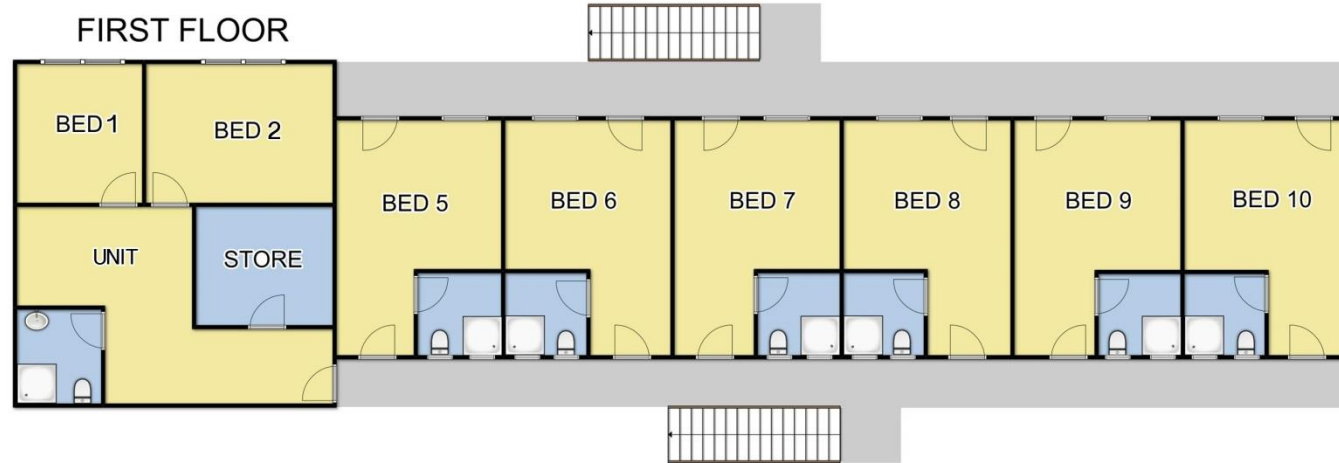
# 5 Bedroom into Granny Flat Option 2





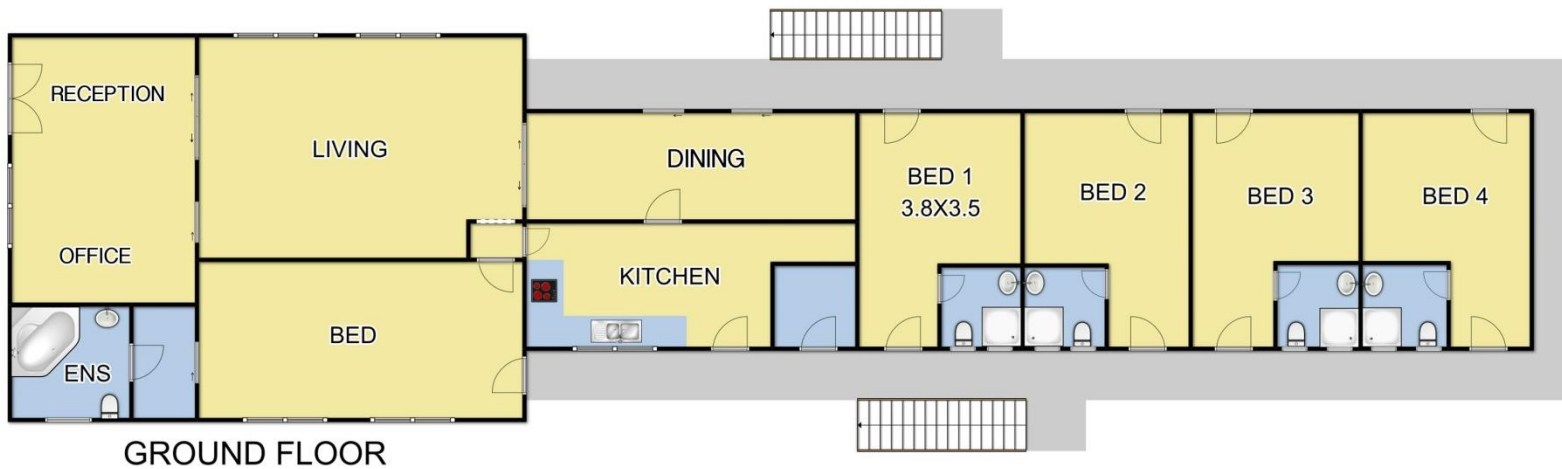
*OTHER IDEAS?*

# Activity 3 – Motel into Higher Yielding Motel



STARTING

- 1) 10 Ensuated bedrooms
- 2) Managers suit downstairs
- 3) 2 Bedroom unit upstairs
- 4) Reception/Office, Kitchen, Dining, Living, Store



# Activity 3 – Motel into Higher Yielding Motel



## Motel CONSIDERATIONS:

- Room size
- No. bedrooms
- 1brm vs 2brm
- Reception, Office  
Kitchen, Storage,  
Dining, Lounge,  
Manager accom  
needs
- Access & parking

# Activity 3 – Motel into Higher Yielding Motel



Motel

## SPECIFICATIONS:

- Increase number of ensuited bedrooms
- Need reception / office, kitchen, store, managers accom.

Assume the motel is already built!

# Activity 3 – Motel into Higher Yielding Motel

## Option 1



- 1) 15 Ensuted Bedrooms
- 2) Managers suit downstairs
- 3) Kitchen & storage location retained
- 4) Bathroom added to kitchen

# Activity 3 – Motel into Rooming Accommodation

## Option 2



- 1) 15 Ensuated Bedrooms
- 2) Compact Manager bedroom downstairs
- 3) Moved kitchen & storage
- 4) # 14 = Double bedroom upstairs



*OTHER IDEAS?*

QUESTIONS?