



Fixed Price

SIGNED PRICE = FINAL PRICE

- ◆ **Lasting 100 Years Structural Design** P5
- ◆ **40%+ Annualised Return** P9
- ◆ **6 Years Warranty** P3
- ◆ **Worry-Free Leasing & Care** P15
- ◆ **Better Spec, Lower Price** P2

E2ES

END · TO · END STUDIO

e2es.com.au

We Spend More on What You Can't See

E2ES

Landlords & property managers first, builders second

Queensland Market Leader

200+ homes a year · its Queensland premium range

Frame

Unseen · essential

E2ES uses only these



LVL



Galvanised steel

LVL or Z275 galvanised steel

LVL \$11.42/m — about 2× MGP10



Industry norm



MGP10

Timber frame

How 99% of builders build

Typically MGP10 · \$5.82/m



We spend
\$15,000
you pay no more

Foundation

Unseen · essential

E2ES uses only this



Steel frame on concrete stumps

Steel subfloor, raised 450mm

250mm PFC bearers
concrete stumps 0.8m deep · in the fixed price



Industry norm



Timber subfloor on stumps

How 99% of builders build

Pine bearers & joists on stumps



We spend about
\$12,000
you pay no more

Flooring

Steel subfloor + 7mm SPC + acoustic underlay



19mm particleboard sheet floor



Benchtop

Sintered stone + one 3200 × 1600 slab splashback



Gloss laminate + white tiles (stone extra)



Appliances

Bosch cooktop, built-in oven & slide-out rangehood



Unbranded cooktop & oven



Sink & Tap

304 stainless undermount + pull-out mixer



Stainless inset sink + flick mixer



Vanity · Toilet

Sintered-stone basin, timber vanity · back-to-wall, soft-close



Laminate vanity, ceramic bowl · plastic toilet lid



Shower

Hobless walk-in · black-framed glass · rain head



Fixed glass panel · standard rose



Laundry

Separate laundry from G60 up



Washer taps inside the vanity



Smoke & Fire

Interconnected 10-yr alarms + extinguisher



Regulation minimum only



Data

Data point in every room



One phone / TV point, lounge only



Accessibility

Free: grab rails, shower seat, 1:10 ramp



Extra cost · at least three entry steps



Approvals · Site

Design, approvals, site prep & soil removal included



Approvals \$8,500 extra · site prep & soil removal excluded



Glazing

Double-glazed toughened 5+12A+5



Single-glazed 6.38mm laminated



Energy Rating

7-star NatHERS



7-star NatHERS



E2ES G60 · 60 m² two-bed · fixed price

\$203,500

Incl. GST, design & approvals, site prep and connections

Better spec — and about
\$19,800 less

Queensland Market Leader · 60 m² two-bed · premium range

\$223,300

\$194,900 + design \$8,500 + connections \$19,900



SIGNATURE KITCHEN · OAK + SINTERED STONE



STEP-FREE SHOWER · NICHE



STONE VANITY · HIGHLIGHT WINDOW

WARRANTY COVERAGE

Beyond Handover — Warranty in the Contract

Structure

6 yrs
Slab · walls · roof

Waterproofing

6 yrs · surface 1 yr
Membrane · shower seals

Plumbing

6 yrs · minor leaks 1 yr
Pipes · joints · drainage

Electrical

6 yrs · fittings 1 yr
Wiring · switches · board

Finishes

1 yr
Paint · tiles · hardware

Queensland QLD TIERED BY ITEM

Not covered: normal wear (paint fading, hardware ageing) · owner modifications · inadequate maintenance · floods, storms and other natural events · termite damage (unless anti-termite works were non-compliant) · owner-supplied materials.

Warranty runs from practical completion

Four Models

	G34 Compact Studio	G60 Family	G80 2 or 3 Bed · 2 Bath	G80 Premium Hip Roof
Size	34.3m²	60m²	78.39m²	78.39m²
Layout	1 bed · 1 bath	2–3 bed · 1 bath	2–3 bed · 2 bath	2–3 bed · 2 bath
Ceiling	2.4 m	2.4 m	2.7 m	2.7 m
Price	\$140,000 + GST	\$185,000 + GST	\$215,000 + GST	\$250,000 + GST
Best for	Standard backyard, effortless	Larger block, family tenants	Two-bath families, multi-gen	Prefer a hip-roof look
Edge	The smart entry point, fastest build	Two or three bedrooms	2 or 3 bed · 2 bath · 2.7 m	80 m² layouts · hip roof

One steel frame system, four sizes

Materials pre-stocked and spec locked — that is what locks the price and the programme. Same fibre-cement cladding, same concealed-fix metal roof, identical fit-out across 34 / 60 / 80 m². **Only size, layout and roof form change.**

C o n t e n t s

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Overview

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Steel Series

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Financials

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Demand & Trust

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Delivery & Scope

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Contact

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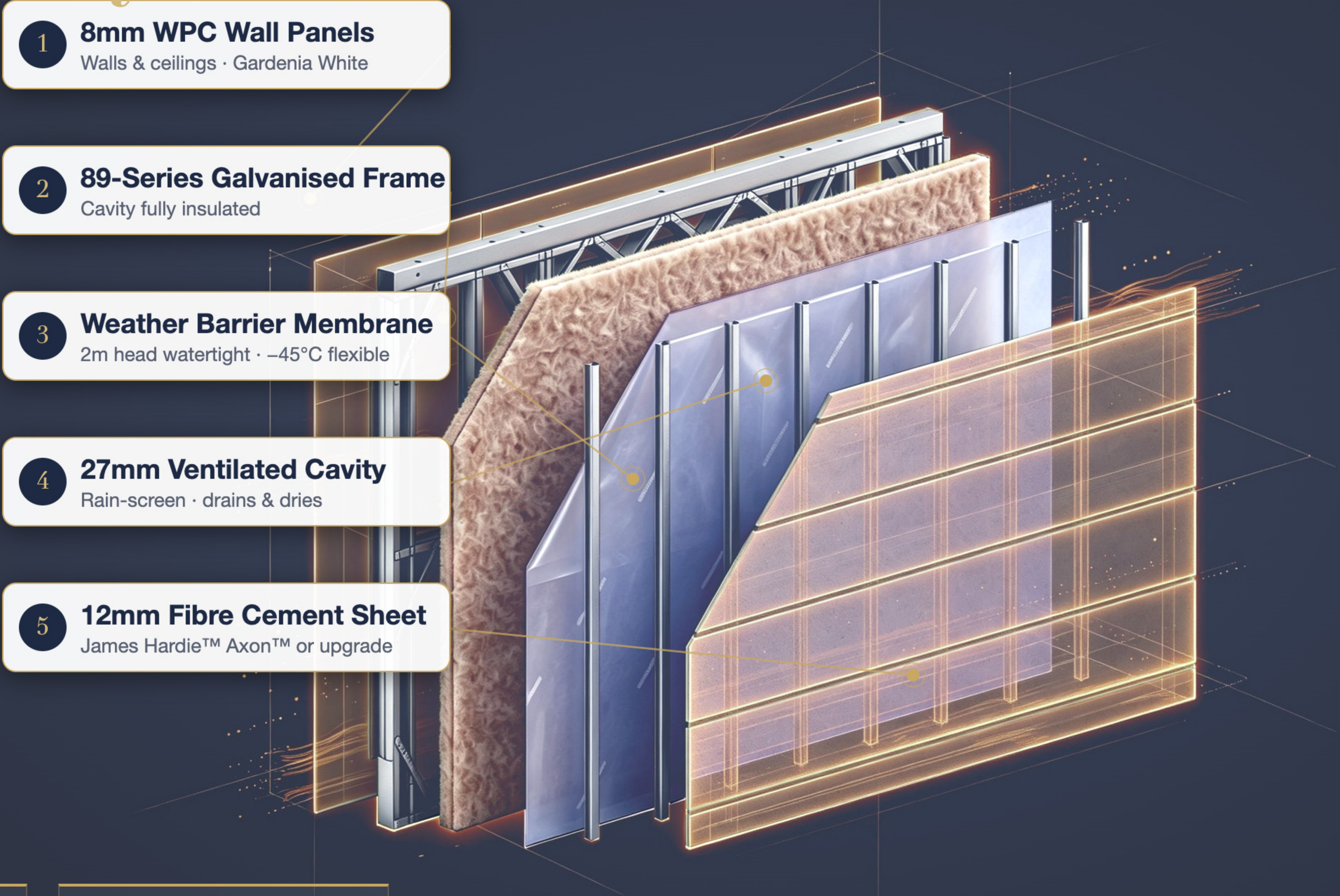
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Inclusions

16–17

One Wall, Nine Layers

Nine layers from cladding to lining, each with a job — **shedding water, breathing, insulating, carrying load.** Nothing skipped.



Z275

275g/m² galvanising
AS 1397 G350 · above typical
residential spec

0.0.0.1

Near-perfect fire indices
Membrane to AS/NZS 1530.3 · 0
is best

100 yrs

Structural design life
Galvanised steel · termite-proof ·
stable

SIGNATURE KITCHEN



G34

COMPACT STUDIO ·
31.4 M² INTERNAL

External Size	10.59 × 3.24 × 3.2 m
Area	34.3 m ² footprint · 31.4 m ² internal
Rooms	LDK 15.1 · Bed 11 · Bath 4.6 m ²
Bed / Bath	1 / 1
Ceiling Height	2.4 m
Windows	Double-glazed toughened 5+12A+5
Entry	1:10 step-free ramp · 1.15m wide
Build Time	Simple 8 · Complex 12 wks
Target Rent	\$380 /wk

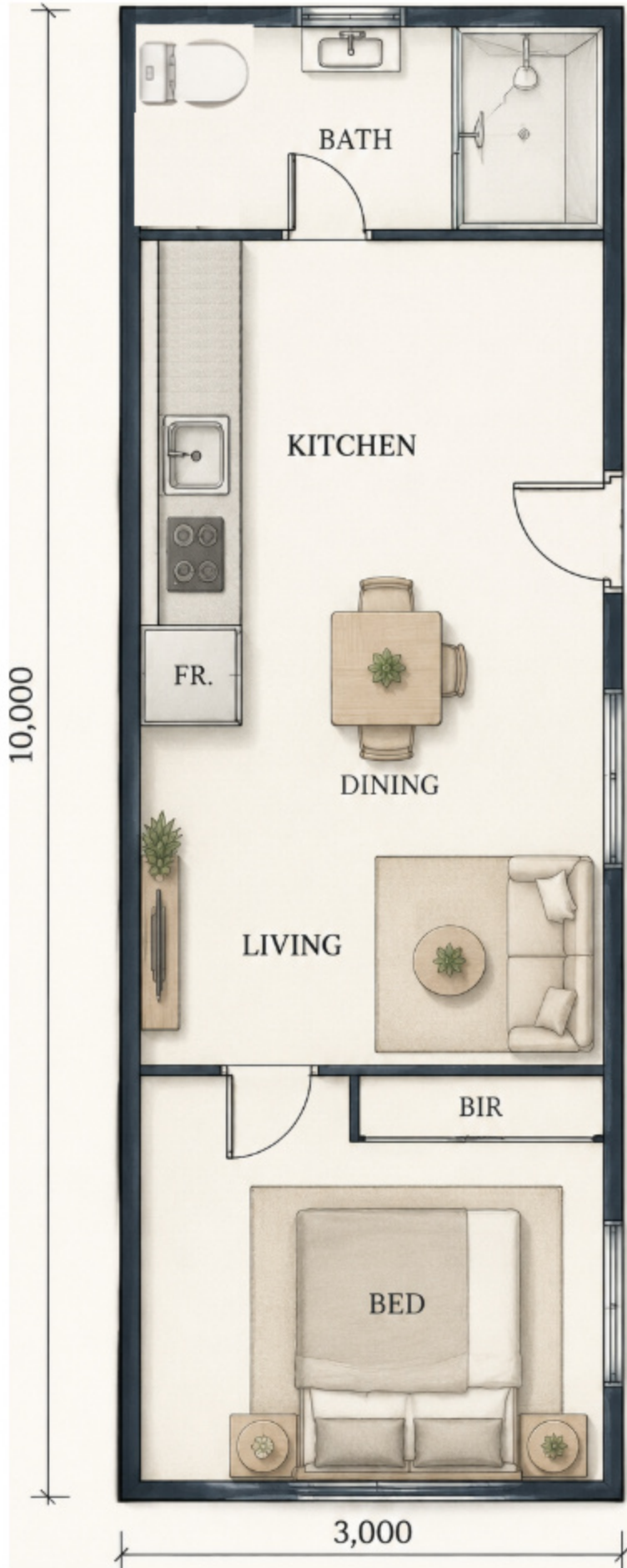
Inclusion list · pages 16–17

TOTAL INVESTMENT **QLD**
\$140,000 + GST

Paperwork \$14,000 + fixed-price building contract
\$126,000 · see finance page



ROOF-OFF VIEW · WHITE CABINETRY OPTIONAL



INDICATIVE PLAN · LAYOUT FROM APPROVED DRAWINGS



G60

TWO OR THREE
BEDROOMS · 59.86
M²

External Size	8.34 × 7.59 m
Floor Area	59.86 m ²
Bed / Bath	2 or 3 / 1
Laundry	Included
Ceiling Height	2.4 m
Entry	Step-free
Build Time	Simple 8 · Complex 12 wks
Target Rent	\$650 /wk

Inclusion list · pages 16–17

TOTAL INVESTMENT **QLD**
\$185,000 + GST

Paperwork \$14,000 + fixed-price building contract
\$171,000 · see finance page



EXTERIOR ILLUSTRATION · FINAL FINISH AS DELIVERED



INDICATIVE PLAN · 3 BED 1 BATH



G80

STANDARD / PREMIUM ·
78.39 M²

External Size	9.99 × 8.64 m
Floor Area	78.39 m ² incl. porch
Bed / Bath	2 or 3 / 2
Ceiling Height	2.7 m
Laundry	Included
Planning	Confirmed per site
Build Time	Simple 8 · Complex 12 wks
Target Rent	\$600 /wk
Premium	Hip roof · otherwise as G80

Inclusion list · pages 16–17

TOTAL INVESTMENT **G80**

\$215,000 + GST

Paperwork \$14,000 + fixed-price building contract \$201,000

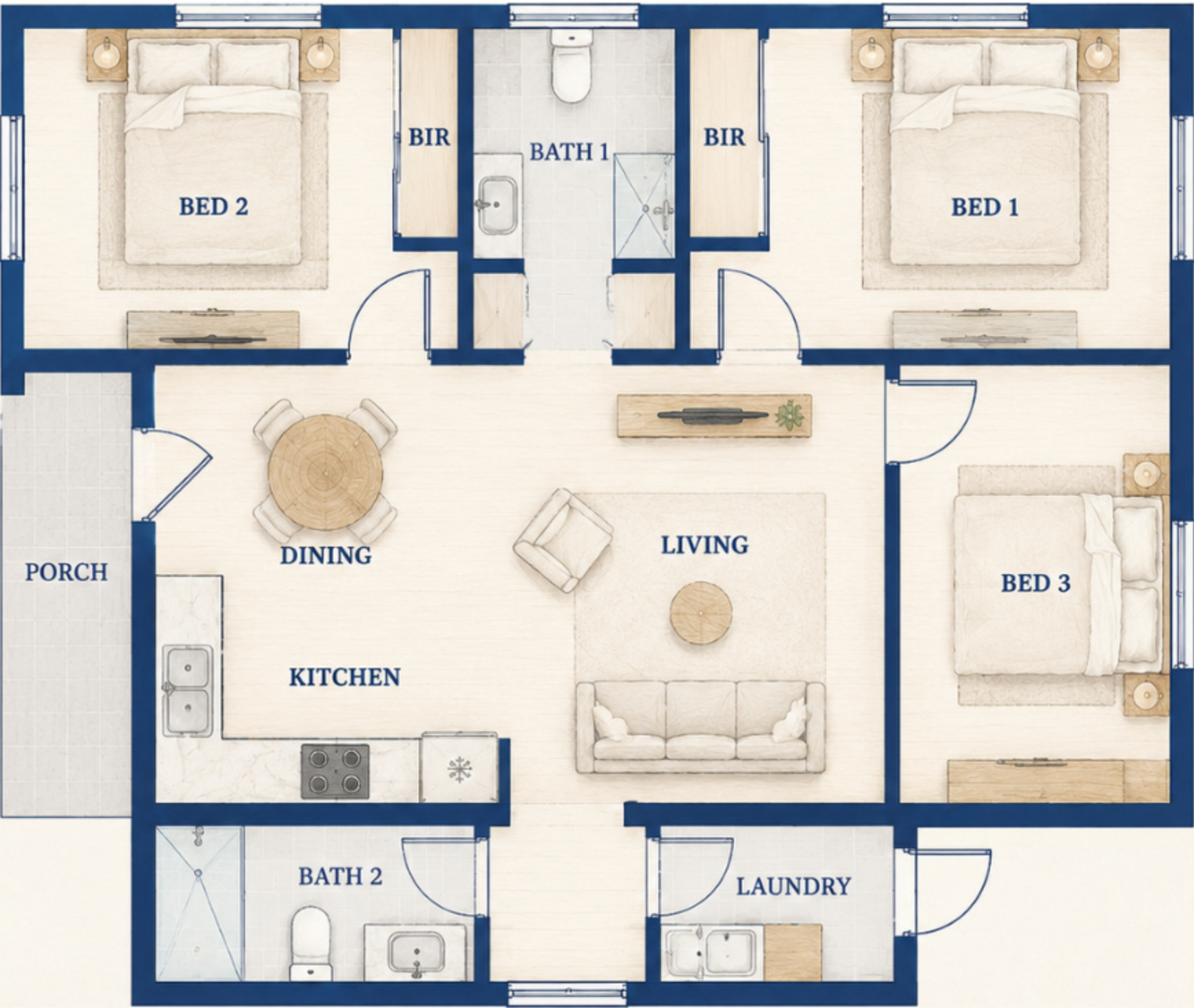
TOTAL INVESTMENT **Premium**

\$250,000 + GST

Paperwork \$14,000 + fixed-price building contract \$236,000 · see finance page



INDICATIVE PLAN · 2 BED 2 BATH



INDICATIVE PLAN · 3 BED 2 BATH

Four Builds at a Glance

QLD

INVESTMENT SNAPSHOT · QUEENSLAND

QG34

34 M² · 1 BED 1 BATH

Paperwork & Approvals	\$14,000
Building Contract	\$126,000
Total Investment	\$140,000

Construction Loan (80% of contract)	\$100,800
Interest 6.5% · interest-only	−\$546 /mo
Rent \$380/wk	+\$1,647 /mo
Net Monthly Cash Flow	+\$1,101

Cash Required (paperwork + 20% deposit)	\$39,200
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33.7%

ANNUALISED CASH-ON-CASH RETURN

QG60

60 M² · 2–3 BED 1 BATH

Paperwork & Approvals	\$14,000
Building Contract	\$171,000
Total Investment	\$185,000

Construction Loan (80% of contract)	\$136,800
Interest 6.5% · interest-only	−\$741 /mo
Rent \$650/wk	+\$2,817 /mo
Net Monthly Cash Flow	+\$2,076

Cash Required (paperwork + 20% deposit)	\$48,200
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51.7%

ANNUALISED CASH-ON-CASH RETURN

QG80

78 M² · 2–3 BED 2 BATH

Paperwork & Approvals	\$14,000
Building Contract	\$201,000
Total Investment	\$215,000

Construction Loan (80% of contract)	\$160,800
Interest 6.5% · interest-only	−\$871 /mo
Rent \$600/wk	+\$2,600 /mo
Net Monthly Cash Flow	+\$1,729

Cash Required (paperwork + 20% deposit)	\$54,200
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38.3%

ANNUALISED CASH-ON-CASH RETURN

QG80 Premium

78 M² · HIP ROOF

Paperwork & Approvals	\$14,000
Building Contract	\$236,000
Total Investment	\$250,000

Construction Loan (80% of contract)	\$188,800
Interest 6.5% · interest-only	−\$1,023 /mo
Rent \$600/wk	+\$2,600 /mo
Net Monthly Cash Flow	+\$1,577

Cash Required (paperwork + 20% deposit)	\$61,200
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30.9%

ANNUALISED CASH-ON-CASH RETURN

All prices on this page exclude GST — GST applies on top. Assumptions: construction loan at 80% of the building contract, 6.5% p.a. interest-only, monthly rent = weekly rent ×52÷12; excludes council rates, insurance, property management and vacancy. Rents are target-range references (QG34 \$380/wk, QG60 \$650/wk — QLD market reference; QG80 / Premium \$600/wk target rent). Returns are gross pre-tax figures and do not constitute financial advice. E2ES is a trading arm of Optima Real Estate Pty Ltd, a licensed Victorian estate agent. We are not licensed financial advisers, tax agents, credit providers or lawyers.



4 Demand & Trust

10 / 17

TRACK RECORD

In 2 Years **80** Built

Total Rent Collected by
Clients

\$1.77_M

| A new build every 10 days

Your backyard earning an extra **\$350–\$500** a week — a part-time income with none of the work. Capital growth plus **\$20k+** a year in passive income: one property, two ways to win.

On-site build

From 8 weeks

Leased after handover

7–10 days avg

Leases managed

300+

Wall imagery consists of exterior illustrations generated from real delivery photos. Cumulative rent is an estimate across managed deliveries; individual returns vary with location and pricing.

We Run the Site, You Just Watch

Milestone photos + notes, straight to WhatsApp.
Start to finish in just **8 weeks** — every step visible from your phone.

4 Demand & Trust

11 / 17

WEEK 1

9:47

Ben Dr · Pakenham Build Group (4)

Jul 10, 9:47 AM

E

Miya Optima (Mon-Fri@10:30-18:30)

Set-out done, digging starts today 🧑‍🔧



Got it, thanks team! ✓✓

W

WEEK 2

14:31

Ben Dr · Pakenham Build Group (4)

Jul 15, 2:31 PM

E

Miya Optima (Mon-Fri@10:30-18:30)

Slab prep passed — ready to pour



Great, keep me posted 🔥 ✓✓

W

WEEK 3

16:52

Ben Dr · Pakenham Build Group (4)

Jul 22, 4:52 PM

E

Miya Optima (Mon-Fri@10:30-18:30)

Half the frames up, windows per plan



That was fast! ✓✓

W

WEEK 4

11:26

Ben Dr · Pakenham Build Group (4)

Jul 29, 11:26 AM

E

Miya Optima (Mon-Fri@10:30-18:30)

Roof on, walls wrapped — rain-proof



Excellent 👍 ✓✓

W

WEEK 5

15:07

Ben Dr · Pakenham Build Group (4)

Aug 5, 3:07 PM

E

Miya Optima (Mon-Fri@10:30-18:30)

Cladding nearly done; subfloor laid



Really taking shape! ✓✓

W

WEEK 6

10:44

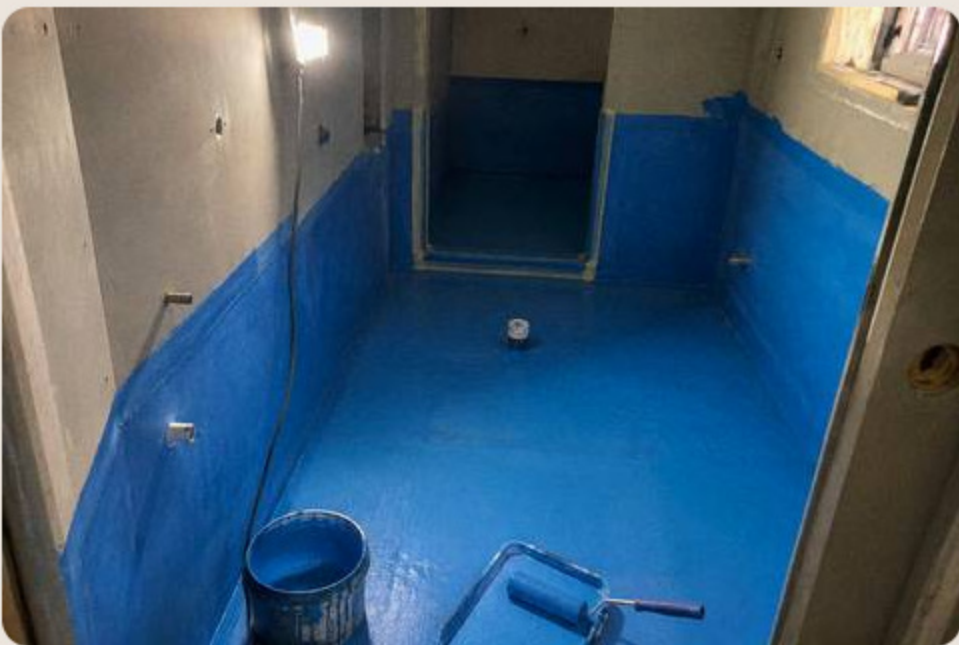
Ben Dr · Pakenham Build Group (4)

Aug 12, 10:44 AM

E

Miya Optima (Mon-Fri@10:30-18:30)

Bathroom waterproofing on today



Thanks team 🙏 ✓✓

W

WEEK 7

17:15

Ben Dr · Pakenham Build Group (4)

Aug 19, 5:15 PM

E

Miya Optima (Mon-Fri@10:30-18:30)

Floors & kitchen in, utilities live



Better than I imagined! ✓✓

W

WEEK 8 · DONE

12:38

Ben Dr · Pakenham Build Group (4)

Aug 29, 12:38 PM

E

Miya Optima (Mon-Fri@10:30-18:30)

Week 8: site cleared, booking handover



Done in 8 weeks — amazing! ✓✓

W

Fully Compliant, Fixed Price



We Coordinate & Supervise

- Registered builder · Master Builders standard contract
- Drawings, permits, build & inspections — all managed
- Photo records at key milestones, progress on demand
- Handover checked line-by-line against agreed specs
- Warranty: **6 years** — **structure, waterproofing & workmanship**

No Hidden Fees

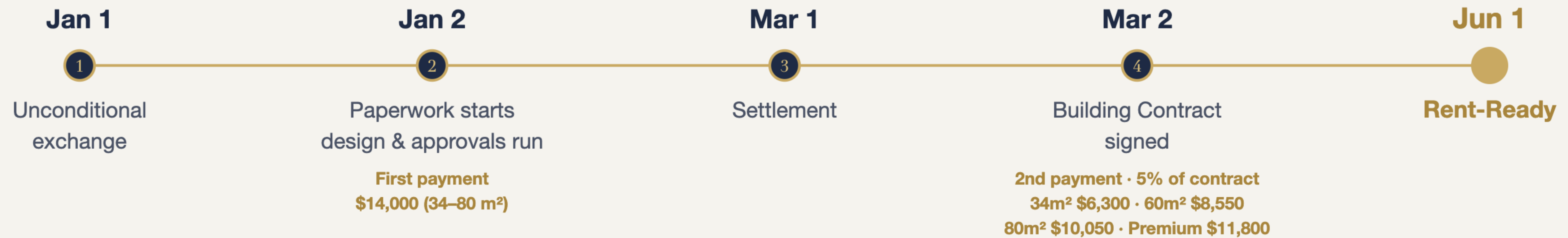
FIXED PRICE

Paperwork + building contract both fixed — the price you sign is the price you pay, **no mid-build extras**

- One of the **few builders willing to sign fixed-price** contracts
- Out-of-scope variations quoted in writing — you approve first
- Class 1a permanent dwelling — not a mobile home, bank-mortgageable
- NatHERS 7-star energy · LHD Silver accessibility
- Optional: Landscape · Concrete Pathway · Colorbond® Fence

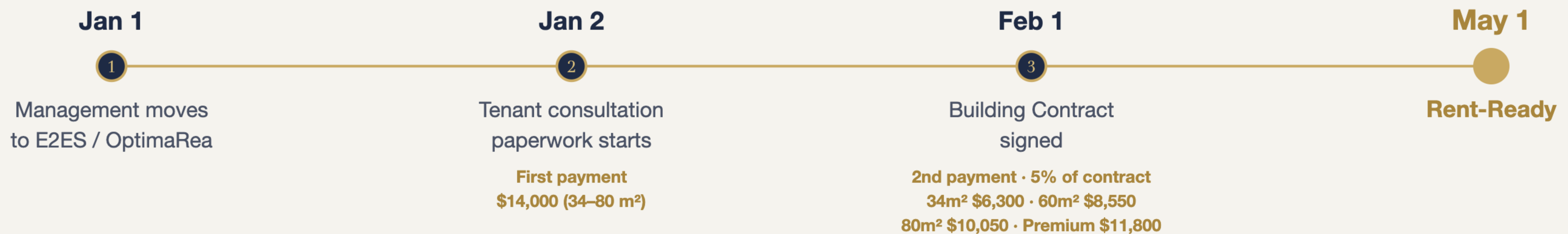
A Clear Process, Not a Day Wasted

1 Settle & Approve in Parallel For buyers mid-purchase



Key: **every approval is completed inside the two-month settlement window** — keys on Mar 1, building contract signed Mar 2, complete and earning rent on Jun 1.

2 Lease Renewal, Approvals in Parallel For owners of a tenanted investment property



Key: **tenant renewal runs in parallel with approvals** — main-house rent never stops; contract signed Feb 1, the second rent stream starts on May 1.

Scope in Writing, Price Stays Fixed

Included in Contract

Sewer	Up to 10m from the unit to existing sewer or easement
Power Cable	Up to 15m (shared trench where possible)
Excavation	Trench 0.6m deep, digs to 1.5m, normal soil (clay / loam)
Subfloor Footings	400 × 400mm square pad footings, at least 0.8m deep; to the engineer's design

Beyond the Allowance

Extra Run	\$180 /m (dig, pipe & backfill included)
Hard Dig	\$200 /lineal m (cutting concrete or paving)
Depth	1.5–2.0m +\$500 · 2.0–2.5m +\$500 more · 2.5–3.0m +\$1,000 more · beyond 3.0m by quote
Extra Concrete	\$800 /m³
Rock & Blinding	Rock removal \$300 /m³ · blinding concrete \$330 /m³

Rates current for 2026; final terms per the fixed-price contract and its schedules

Exclusions

- Government fees: building permit, power, gas, NBN and all authority charges
- Council asset-protection fees & bonds; footpath reinstatement excluded
- Asbestos removal quoted separately
- Cabinetry, robe & door-finish upgrades beyond the standard oak-grain range
- Switchboard upgrades; storage cabinets; permeable paving
- Fridge, washer, dishwasher & modem by owner

Why we print this page

Extras arise only in the 1% of cases that are truly unforeseeable — and even then, we talk to you first.

A fixed price only works when scope is fixed. With allowances, unit rates and exclusions all on the table, the price you sign is the price you pay — anything beyond scope is quoted in writing and built only after you approve.

Worry-Free Service

FULL-SERVICE CARE

LONG-TERM PARTNER RATE

~~8.9%~~ **6.9%**

Exclusive rate for E2ES build clients*

Managing two tenancies takes more work — hence this rate.

- **Repairs handled direct with tenant**

Any granny-flat repair, we deal with the tenant directly — you never get the call.

- **Builder dispatched under warranty**

In-warranty issues go straight to the builder — booked and fixed for the tenant.

- **Claims pursued for you**

If the tenant is found at fault, we pursue the claim on your behalf.

Whatever needs fixing, you never lift a finger — truly **worry-free**.

Sister agency **OptimaRea** manages **300+ leases** across Melbourne; granny-flat occupancy $\geq 99\%$ — almost zero vacancy.

* Fee shown as a percentage of weekly rent; plans and terms per the management agreement. OptimaRea = Optima Real Estate Pty Ltd, a licensed Victorian estate agent.



LANDLORD



Standard Inclusions, Item by Item

Applies to G34 / G60 / G80 · ask us to price any particular upgrade

Structure

Floor	Steel subfloor raised 450mm: heavy-duty 250mm PFC bearers (3 × 10m continuous lengths) + 140mm C-section steel floor joists; 400 × 400mm square pad footings set at least 0.8m into the ground for a rock-solid base
Flooring	Structural floor sheeting on the raised subfloor — ventilated, dry and clear of ground-level insects; finishes under Floor Coverings
Gutters	Colorbond® gutters with a matching downpipe system

External

Cladding	James Hardie™ Axon™ or upgraded equivalent · 12mm Fibre Cement Sheet on 27×70 battens; 27mm ventilated cavity
Windows	Black aluminium frames · double-glazed toughened (5+12A+5) to the energy report, specified at the top grade — beyond what is required; frosted privacy glass in bathrooms
Baseboards	Subfloor left open for airflow; perimeter skirting available on request
Porch	Complimentary 1:10 step-free entry ramp (concrete or equivalent steel structure); decks & awnings optional

Internal

Wall Lining	8mm WPC architectural panels to walls & ceilings in Gardenia White — seamless, no plastering or painting; honeycomb-aluminium bathroom ceilings
Painting	Prefinished panels need no painting; semi-gloss trims & internal doors; clear-finish entry door
Robes	Two-door sliding robe 1650 × 2100 to every bedroom; fixed shelf + hanging rail
Kitchen Splashback	Cut from a full 3200 × 1600 sintered-stone slab
Cooking	Bosch ceramic cooktop (30cm on 34 m², 60cm on 60 / 80 m²) + Bosch stainless built-in oven + Bosch 60cm slide-out rangehood
Vanity	Sintered-stone basin on a timber-grain vanity, 900 × 550; matte-black mixer; matte-black framed mirror 750 × 900
Toilet	Back-to-wall close-coupled suite, soft-close seat, dual flush 4.5 / 3L; matte-black roll holder
Shower Screen	1530 × 1950mm black-framed clear toughened-glass shower screen
Floor Coverings	7mm SPC hybrid + acoustic underlay throughout (except wet areas); R10 slip-rated tiles in wet areas
Door Handles	Matte-black levers; sliding-door lock; 100mm hinges

Walls	89-series galvanised steel studs + 90x90mm SHS posts (AS 1397 G350 · Z275)
Roof	Colorbond® concealed-fix roofing (BlueScope high-tensile steel, 0.53mm); roof form under By Model

Weather Barrier	0.5mm polyolefin breathable membrane, 2000mm/2h; 50mm taped laps
Flyscreens	Powder-coated flyscreens to all windows
Entry Door	920 × 2040 solid-core entry door in red walnut veneer with a slim vision panel; matte-black lockset

Wet Areas	SPC waterproof wall panels + 600×600 floor tiles (R10 slip rating); full waterproofing & corner trims
Trim	66 × 18mm solid-timber skirting & architraves, pre-primed
Kitchen	16mm premium oak-grain cabinetry, 1mm edging; soft-close hinges & runners; matte-black handles; overhead cupboards; sintered-stone benchtop
Sink	304 food-grade stainless-steel undermount sink 590 × 450 + 304 stainless pull-out mixer (WaterMark · WELS 4-star)
Vanity Splashback	Full-height SPC waterproof wall panels — seamless and easy to clean
Laundry	Washer taps & waste; separate laundry in G60 / G80
Shower	Luxury walk-in shower (hobless, Livable Housing); matte-black towel rail & square floor waste
Shower Set	Matte-black rain shower with handheld & mixer (WaterMark)
Internal Doors	Hinged doors + timber jambs (820 bedrooms); moisture-resistant bathroom door 840; surface-mounted sliding track

Standard Inclusions, Item by Item

Applies to G34 / G60 / G80 · ask us to price any particular upgrade

Electrical

Switchboard	All power circuits on 30mA RCDs (AS/NZS 3000); Electrical Safety Certificate	Light Points	9W tri-colour dimmable LED downlights, per electrical plan
Power Points	3 GPOs + data point per room; matching switch plates	Phone & Data	Data points included; NBN / Telstra connection not included
Exhaust Fans	250mm exhaust fans, ducted outside, ≥ 25 L/s	Smoke Alarms	Interconnected 10-yr photoelectric smoke alarms (AS 3786); 4.5kg extinguisher

Energy Efficiency

Rating	7-star NatHERS	Insulation	R2.7 glasswool walls, full-fill 90mm frame; R6.0 ceiling throughout
Glazing	Double-glazed toughened 5+12A+5	Sealing	Breathable wall wrap + 50mm taped laps
Lighting	LED downlights	Solar	Not included

Miscellaneous

Split System	1 × 2.4kW reverse-cycle split system	Hot Water	160L heat-pump hot water
Colours	Premium oak-grain cabinetry, Taj Mahal travertine series	Termites	Raised steel subfloor and galvanised steel frame — termite-proof; open subfloor for easy inspection
Services	Existing water, power, sewer & stormwater (sewer 10m, cable 15m); gas & phone excluded	Council	Council fees, permits & asset-protection permits excluded
Building Site	Site preparation & soil removal included; footings to the engineer's design and soil report; retaining over 1m excluded; fence, landscape & paths under Optional Extras		

By Model

	G34	G60	G80	G80 Premium
Bed / Bath	1 / 1	2–3 / 1	2–3 / 2	2–3 / 2
Ceiling	2.4 m	2.4 m	2.7 m	2.7 m
Roof	Weather-sealed skillion	Weather-sealed skillion	Weather-sealed skillion	Hip roof
Lighting	LED downlights	LED downlights	LED downlights	LED downlights
Flooring	SPC + underlay	SPC + underlay	SPC + underlay	SPC + underlay
Kitchen	Single galley	Per plan	Per plan	Per plan

Optional Extras

Accessibility Free: hobless shower, grab rails & shower seat	Separate Meters Quoted separately	Weather-Sealed Skillion Roof Concealed-fix, no exposed screws — fewer leak points; standard on G34 / G60 / G80
Fence \$120 + GST /m · 1.8m Colorbond®	Landscape \$2,000 + GST, all-inclusive	Pathway \$120 + GST /m² · steel-reinforced concrete, top spec, car-rated
Custom Floor Plan Fixed layouts — pre-stocked, spec locked	Wall Tiling Included — SPC waterproof wall panels + 600×600 floor tiles	Stone Benchtops Included — sintered-stone benchtop & splashback
Custom Cabinetry Bespoke upgrades priced on request	Raised Steel Subfloor Included — raised 450mm, footings ≥ 0.8m deep	Soil Removal Included
Site Preparation Included		