



Fixed Price

SIGNED PRICE = FINAL PRICE

- ◆ **Lasting 100 Years Structural Design** P5
- ◆ **40%+ Annualised Return** P10
- ◆ **6 Years Warranty** P3
- ◆ **Worry-Free Leasing & Care** P17
- ◆ **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

Melbourne Market Leader

200+ homes a year · its 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

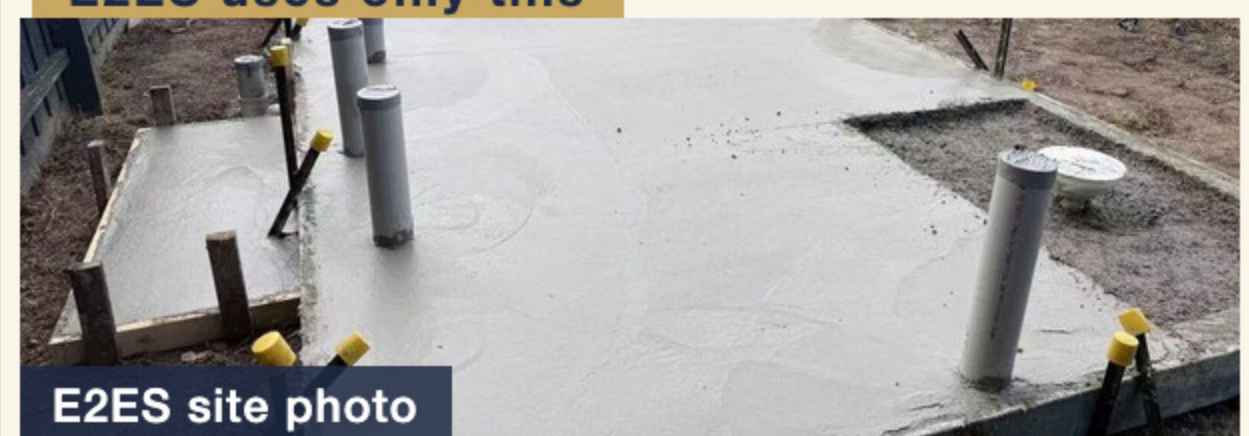


We spend
\$15,000
you pay no more

Foundation

Unseen · essential

E2ES uses only this



E2ES site photo

Concrete slab

\$25,000+ for 60 m² · in the fixed price



Industry norm



Timber subfloor on stumps

How 99% of builders build

≈ \$8,000 for 60 m²
slab costs extra



We spend
\$17,000
you pay no more

Flooring	Concrete + 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	✓	At least one alarm, in the lounge	✗
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 excluded	✗
Glazing · Rating	Double glazing · 7-star NatHERS	≈	Double glazing · 7-star NatHERS	≈

E2ES G60 · 60 m² two-bed · fixed price

\$170,500

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

Better spec — and about
\$42,800 less

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

\$213,300

\$194,900 + design \$8,500 + connections \$9,900



SIGNATURE KITCHEN · OAK + SINTERED STONE



STEP-FREE SHOWER · NICHE



STONE VANITY · HIGHLIGHT WINDOW

WARRANTY COVERAGE

Beyond Handover — Warranty in the Contract

6 yrs ONE WARRANTY, EVERYTHING

Structure

Slab · walls · roof

Waterproofing

Membrane · shower seals

Plumbing

Pipes · joints · drainage

Electrical

Wiring · switches · board

Finishes

Paint · tiles · hardware

Victoria VIC ALL ITEMS · NO TIERS

Warranty runs from Occupancy Permit issue date

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.

CHOOSE YOUR SIZE

Five Models

	G34	G60	G80	G80 Premium	RH300
	Compact Studio	Family	2 or 3 Bed · 2 Bath	Hip Roof	Rooming House
Size	34.3m ²	60m ²	78.39m ²	78.39m ²	292m ²
Layout	1 bed · 1 bath	2–3 bed · 1 bath	2–3 bed · 2 bath	2–3 bed · 2 bath	9 bed · 9 ensuite
Ceiling	2.4 m	2.4 m	2.7 m	2.7 m	2.4 m
Price	\$110,000 + GST	\$155,000 + GST	\$199,000 + GST	\$230,000 + GST	\$680,000 + GST
Best for	Standard backyard, effortless	Larger block, family tenants	Two-bath families, multi-gen	Prefer a hip-roof look	Large block, rent by the room
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	Nine rents, one building

One steel frame system, five 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

01–04

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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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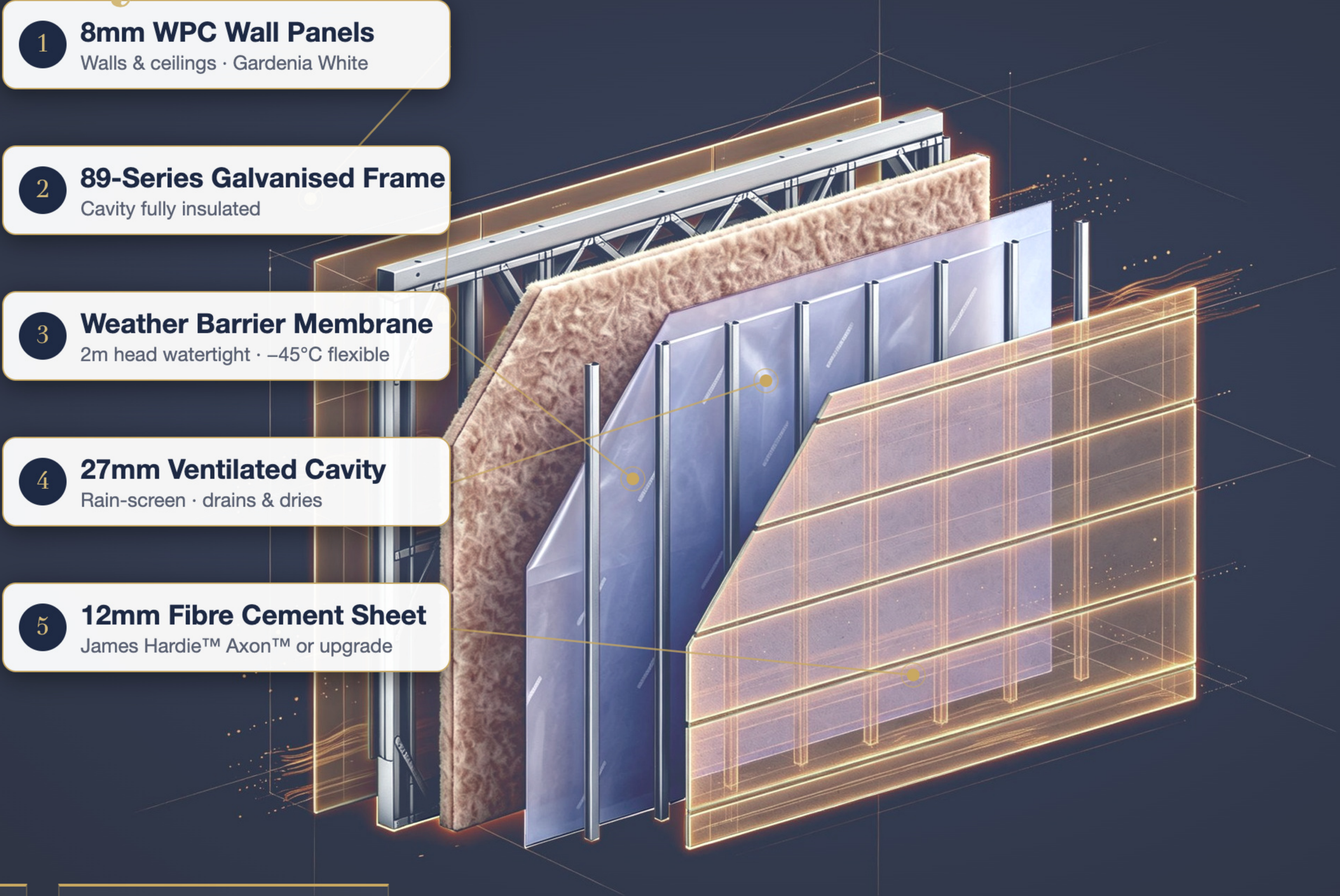
7

Inclusions

18–19

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	\$350–420 /wk

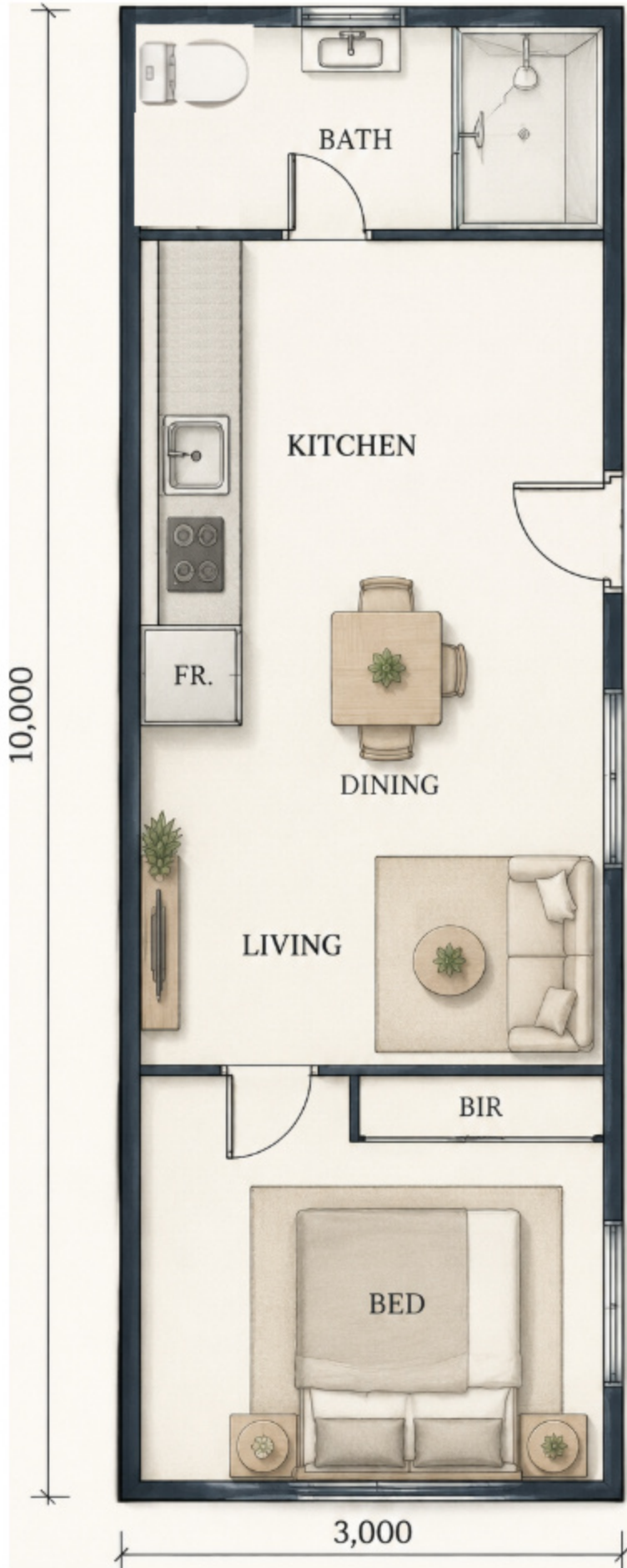
Inclusion list · pages 18–19

TOTAL INVESTMENT **VIC**
\$110,000 + GST

Paperwork \$14,000 + fixed-price building contract
\$96,000 · 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 m²
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	\$470–540 /wk

Inclusion list · pages 18–19

TOTAL INVESTMENT **VIC**
\$155,000 + GST

Paperwork \$14,000 + fixed-price building contract
\$141,000 · 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	VC306 permit-exempt
Build Time	Simple 8 · Complex 12 wks
Target Rent	\$600 /wk
Premium	Hip roof · otherwise as G80

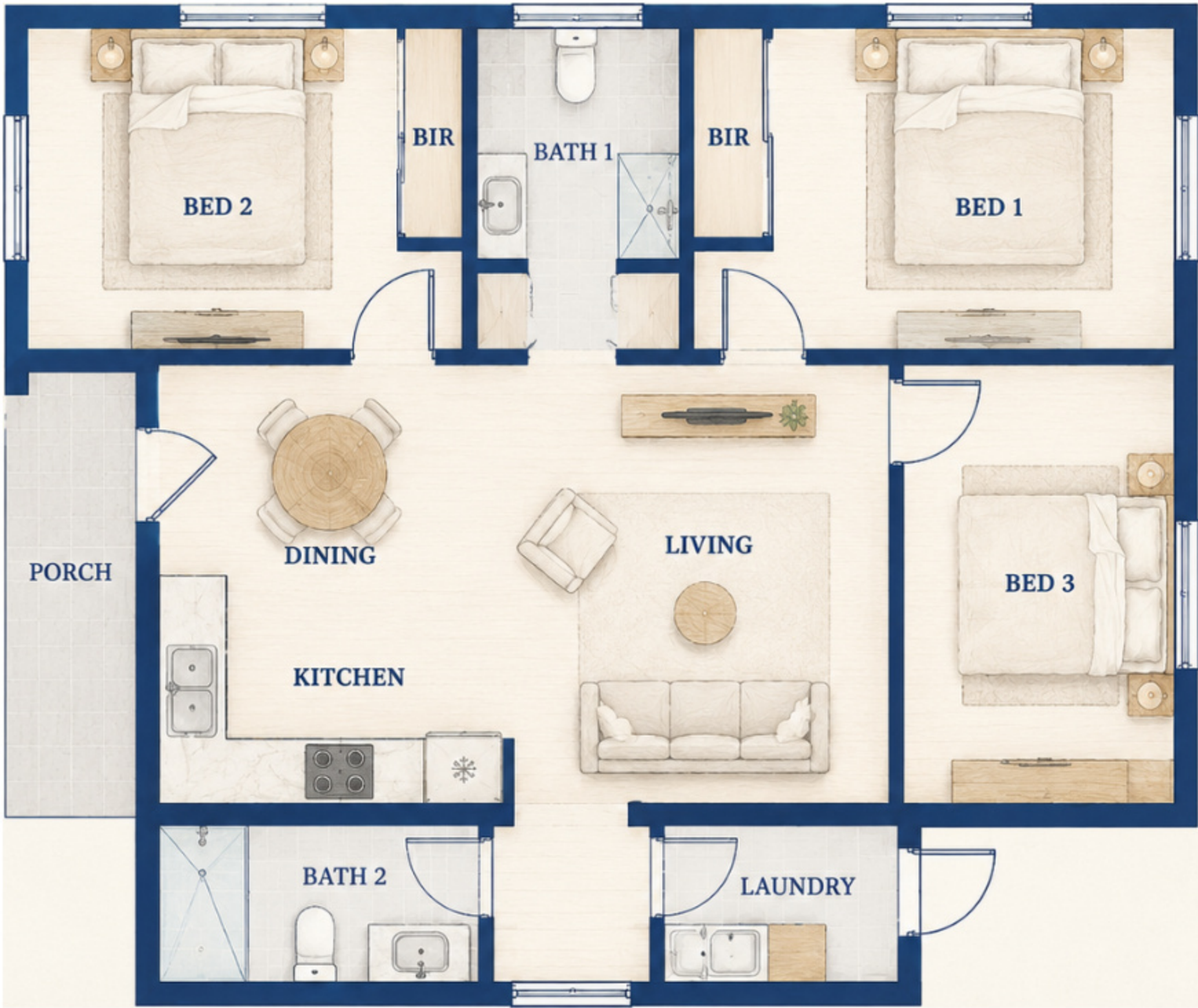
Inclusion list · pages 18–19

TOTAL INVESTMENT **G80**
\$199,000 + GST
Paperwork \$14,000 + fixed-price building contract \$185,000

TOTAL INVESTMENT **Premium**
\$230,000 + GST
Paperwork \$14,000 + fixed-price building contract \$216,000 ·
see finance page



INDICATIVE PLAN · 2 BED 2 BATH



INDICATIVE PLAN · 3 BED 2 BATH



SHARED KITCHEN & LIVING · ILLUSTRATION

RH300

9-BED ROOMING HOUSE · 292 M²

External Size	23.94 × 12.39 m
Floor Area	292.05 m ² (incl. 3.76 m ² porch)
Layout	9 bed · 9 ensuite · shared LDK + laundry
Each Room	Robe · bar fridge + dishwasher · reverse-cycle A/C
Ceiling Height	2.4 m
Building Class	Class 1b · smoke alarms + evac. lighting
Planning	Designed to the Clause 52.23 exemption
Build Time	4-month build
Target Rent	9 rooms × \$350 /wk

Inclusion list · pages 18–19



INDICATIVE FLOOR PLAN · FINAL DRAWINGS PREVAIL



BEDROOM · ILLUSTRATION



ENSUITE · ILLUSTRATION

BUILD PRICE

\$680,000 + GST

Paperwork \$30,000 + fixed-price building contract \$650,000 · excl. land (knock-down rebuild, see finance page)

VIC

Four Builds at a Glance

VIC

INVESTMENT SNAPSHOT · MELBOURNE

VG34

34 M² · 1 BED 1 BATH

Paperwork & Approvals	\$14,000
Building Contract	\$96,000
Total Investment	\$110,000

Construction Loan (80% of contract)	\$76,800
Interest 6.5% · interest-only	−\$416 /mo
Rent \$350/wk	+\$1,517 /mo
Net Monthly Cash Flow	+\$1,101

Cash Required (paperwork + 20% deposit)	\$33,200
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39.8%

ANNUALISED CASH-ON-CASH RETURN

VG60

60 M² · 2–3 BED 1 BATH

Paperwork & Approvals	\$14,000
Building Contract	\$141,000
Total Investment	\$155,000

Construction Loan (80% of contract)	\$112,800
Interest 6.5% · interest-only	−\$611 /mo
Rent \$500/wk	+\$2,167 /mo
Net Monthly Cash Flow	+\$1,556

Cash Required (paperwork + 20% deposit)	\$42,200
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44.2%

ANNUALISED CASH-ON-CASH RETURN

VG80

78 M² · 2–3 BED 2 BATH

Paperwork & Approvals	\$14,000
Building Contract	\$185,000
Total Investment	\$199,000

Construction Loan (80% of contract)	\$148,000
Interest 6.5% · interest-only	−\$802 /mo
Rent \$600/wk	+\$2,600 /mo
Net Monthly Cash Flow	+\$1,798

Cash Required (paperwork + 20% deposit)	\$51,000
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42.3%

ANNUALISED CASH-ON-CASH RETURN

VG80 Premium

78 M² · HIP ROOF

Paperwork & Approvals	\$14,000
Building Contract	\$216,000
Total Investment	\$230,000

Construction Loan (80% of contract)	\$172,800
Interest 6.5% · interest-only	−\$936 /mo
Rent \$600/wk	+\$2,600 /mo
Net Monthly Cash Flow	+\$1,664

Cash Required (paperwork + 20% deposit)	\$57,200
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34.9%

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 (VG34 \$350/wk, VG60 \$500/wk — based on 2026 managed portfolio data; VG80 / 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.

Nine Rooms, Nine Rents

VIC

INVESTMENT SNAPSHOT · MELBOURNE

RH300		292 M ² · 9 BED 9 ENSUITE
Land (knock-down rebuild)	\$700,000	
Paperwork & Approvals	\$30,000	
Building Contract	\$650,000	
Total Investment	\$1,380,000	
Loans (80% of land + contract)	\$1,080,000	
Interest 6.5% · interest-only	−\$5,850 /mo	
Management Fee 8.9%	−\$1,215 /mo	
Rent 9 rooms × \$350/wk	+\$13,650 /mo	
Net Monthly Cash Flow	+\$6,585	
Cash Required (paperwork + 20% of land & contract)	\$300,000	
26.3%		ANNUALISED CASH-ON-CASH RETURN

Knock-Down Rebuild

- Not a backyard addition — the existing house is demolished and the whole lot rebuilt; land is counted at **\$700,000**

Planning Pathway

- Designed to the **Clause 52.23** permit exemption: ≤ 9 bedrooms · ≤ 12 residents · ≤ 300 m², shared entry, kitchen and living
- NCC **Class 1b** · zone and overlays confirmed per site in due diligence

Built In From Day One

- CAV minimum standards: door locks, window latches, light-blocking coverings, heating & cooling in every room, 2+ free power points per room
- Class 1b fire safety: hard-wired interconnected smoke alarms + evacuation lighting

After Handover

- Register the rooming house with council
- Operator licence from Consumer Affairs Victoria
- Annual maintenance of essential safety measures (ESM)

These three items are not included in the price

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 x52÷12; knock-down rebuild: land counted at \$700,000 and also financed at 80%; includes an 8.9% management fee; excludes stamp duty, transfer and demolition costs, council rates, insurance, vacancy, and the utilities, ESM maintenance and registration fees typical of room-by-room letting. Rents are target-range references (RH300 9 rooms × \$350/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

12 / 19

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

13 / 19

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

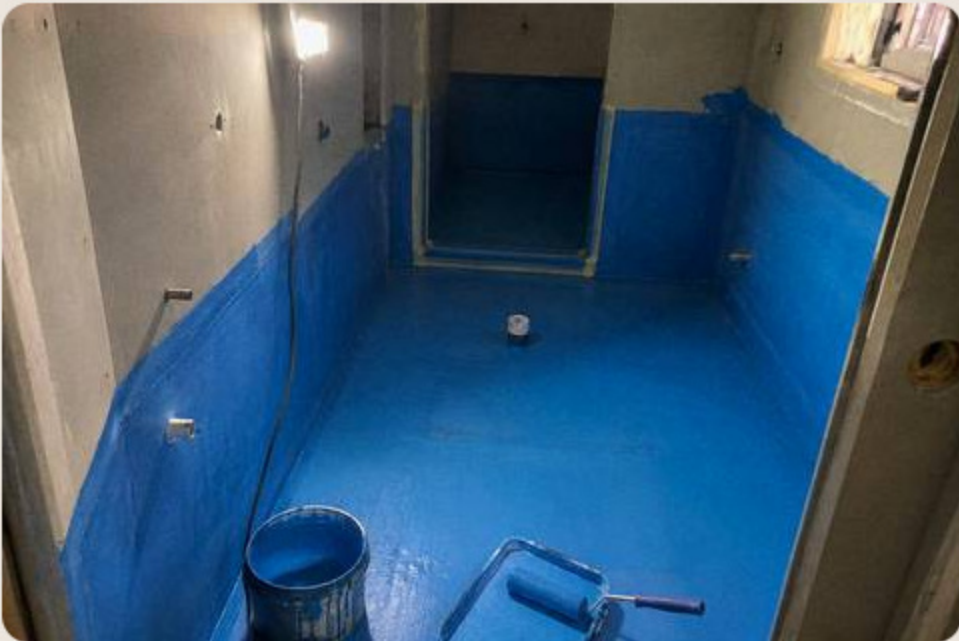
Ben Dr · Pakenham Build Group (4)

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

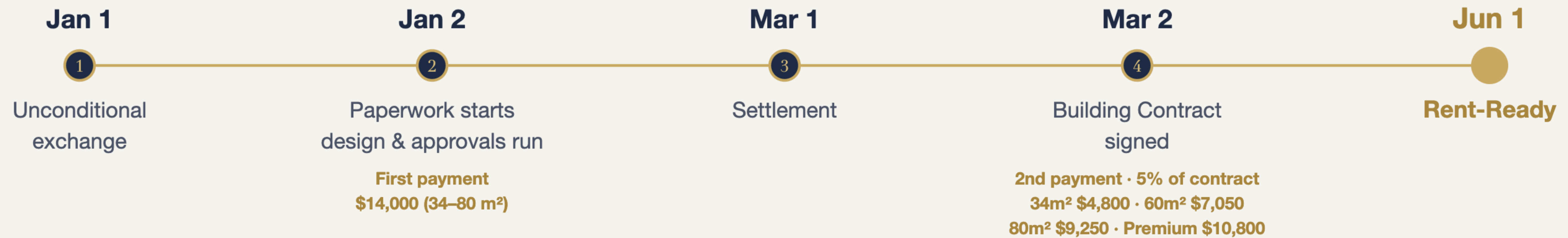
FIXED PRICE

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 (rooming house Class 1b) — not a mobile home, bank-mortgageable
- NatHERS 7-star energy · LHD Silver accessibility
- Optional: Landscape · Concrete Pathway · Colorbond® Fence

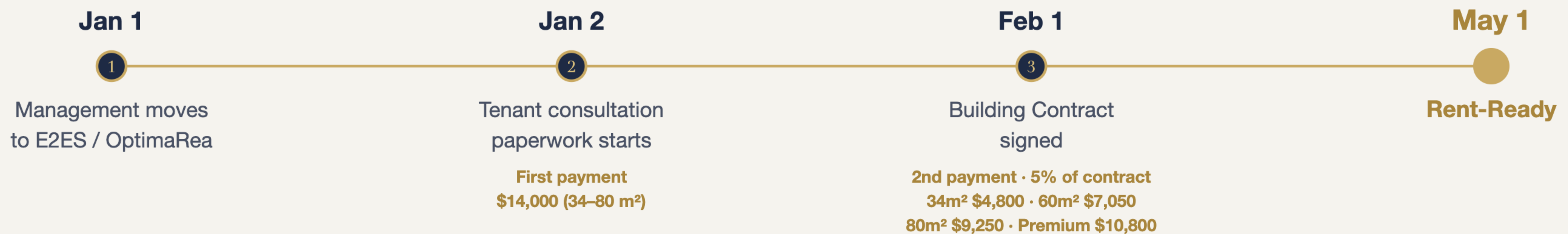
A Clear Process, Not a Day Wasted

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)
Slab Concrete	10m³ for 34m² · 18m³ for 60m² · 80m² & RH per project

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

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.

LEASING & MANAGEMENT · OPTIMAREA

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 **≥ 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 · RH300 inclusions on page 09 · ask us to price any particular upgrade

Structure

Floor	Concrete slab on ground to the engineer's design and soil report
Flooring	Concrete floor; 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	Not applicable — concrete floor, no subfloor
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 + 90×90mm 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 · RH300 inclusions on page 09 · 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	Galvanised steel frame — termite-proof; plus termite treatment at slab stage
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; slab concrete 10m³ (34m²) · 18m³ (60m²); retaining over 1m excluded; fence, landscape & paths under Optional Extras
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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	Concrete Slab Included — premium concrete slab	Soil Removal Included
Site Preparation Included		