



Fixed Price

SIGNED PRICE = FINAL PRICE

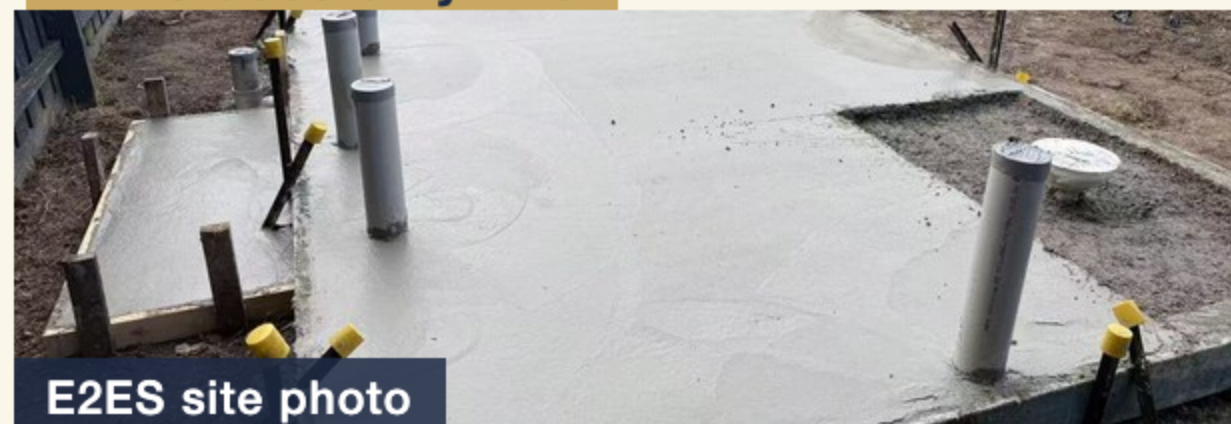
- ◆ **Lasting 100 Years Structural Design** P5
- ◆ **35%+ Annualised Return** P8
- ◆ **6 Years Warranty** P3
- ◆ **Worry-Free Leasing & Care** P14
- ◆ **All-In Fixed Price** P2

E2ES

END · TO · END STUDIO

e2es.com.au

Same Money, Everything Included

E2ES		Perth Market Leader			
Landlords & property managers first, builders second		Thousands built · its published information			
Frame	Unseen · essential	E2ES uses only these  LVL  Galvanised steel LVL or Z275 galvanised steel LVL \$11.42/m — about 2× MGP10 ≈	TRUECORE® steel frame + EPS walls	≈	
		Also steel			
Foundation	Unseen · essential	E2ES uses only this  E2ES site photo Concrete slab \$25,000+ for 60 m² · in the fixed price soil removal & site prep included ≈	Concrete slab	≈	
		Slab spec not published			
Finishes		SPC floors, prefinished walls & split system — all included	✓	Flooring, painting, air-con excluded (allow \$15–20k, per the builder)	✗
Kitchen · Bath		Stone benchtop · Bosch · stone basin · hobless shower		Not published	—
Laundry		Separate laundry from G60 up	✓	Laundry nook within the bathroom	✗
Safety · Data · Access		Linked alarms + extinguisher · data per room · free accessibility		Not published	—
Approvals · Site		Design, approvals, site prep & soil removal included	✓	Site works priced per site	✗
Connections		Water, power, sewer & stormwater included	✓	Service connections priced per site	✗
Glazing · Rating		Double glazing · 7-star NatHERS		Not published	—

E2ES G60 · 60 m² two-bed · fixed price

\$203,500

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

Before connections,
theirs is already ~\$1,300 more

Perth Market Leader · 61 m² two-bed

\$204,805+

Base \$183,555 + finishes ~\$17,750 + site \$3,500 · before connections

Selected items. Source: a leading Perth granny-flat builder's published info, Oct 2026 — no itemised inclusions published; price = its 61 m² two-bed base price (July 2026 list) + finishes per its own guidance (\$15k for 50 m², \$20k for 70 m²) + site works \$3,500 (verified by E2ES), GST not stated; connections not included; subject to change. LVL / MGP10: Bunnings, 90 × 45mm per metre, 23 Oct 2026 (p0154476 / p8031024); slab cost is an E2ES 60 m² estimate. Images: slab is an E2ES site photo, others illustrative. E2ES prices per this handbook.



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
Western Australia WA ALL ITEMS · NO TIERS				
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				

Two Models

	G34 Compact Studio	G60 Family
Size	34.3m²	60m²
Layout	1 bed · 1 bath	2–3 bed · 1 bath
Ceiling	2.4 m	2.4 m
Price	\$140,000 + GST	\$185,000 + GST
Best for	Standard backyard, effortless	Larger block, family tenants
Edge	The smart entry point, fastest build	Two or three bedrooms

One steel frame system, two 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 m². **Only size, layout and roof form change.**

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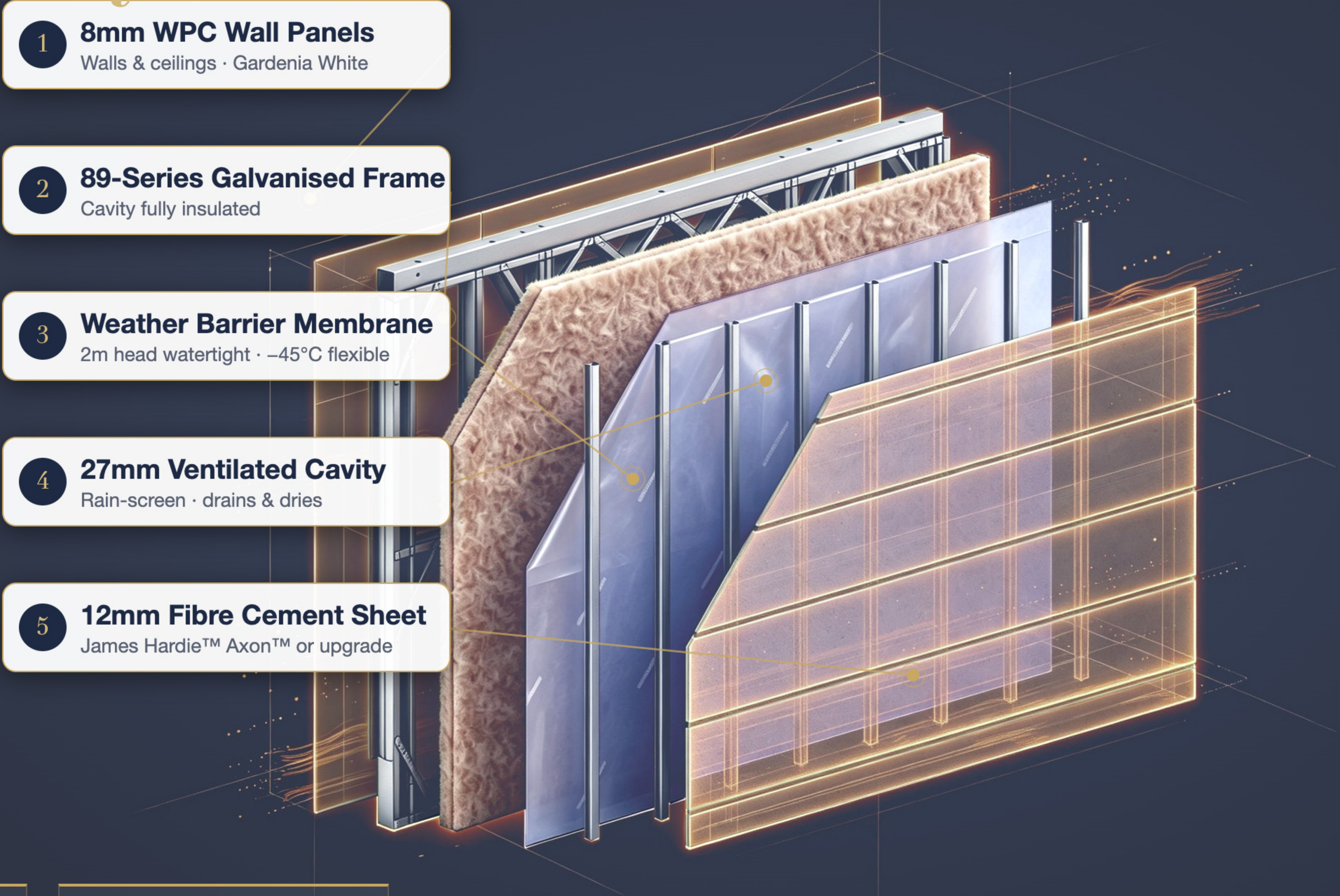
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One Wall, Nine Layers

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

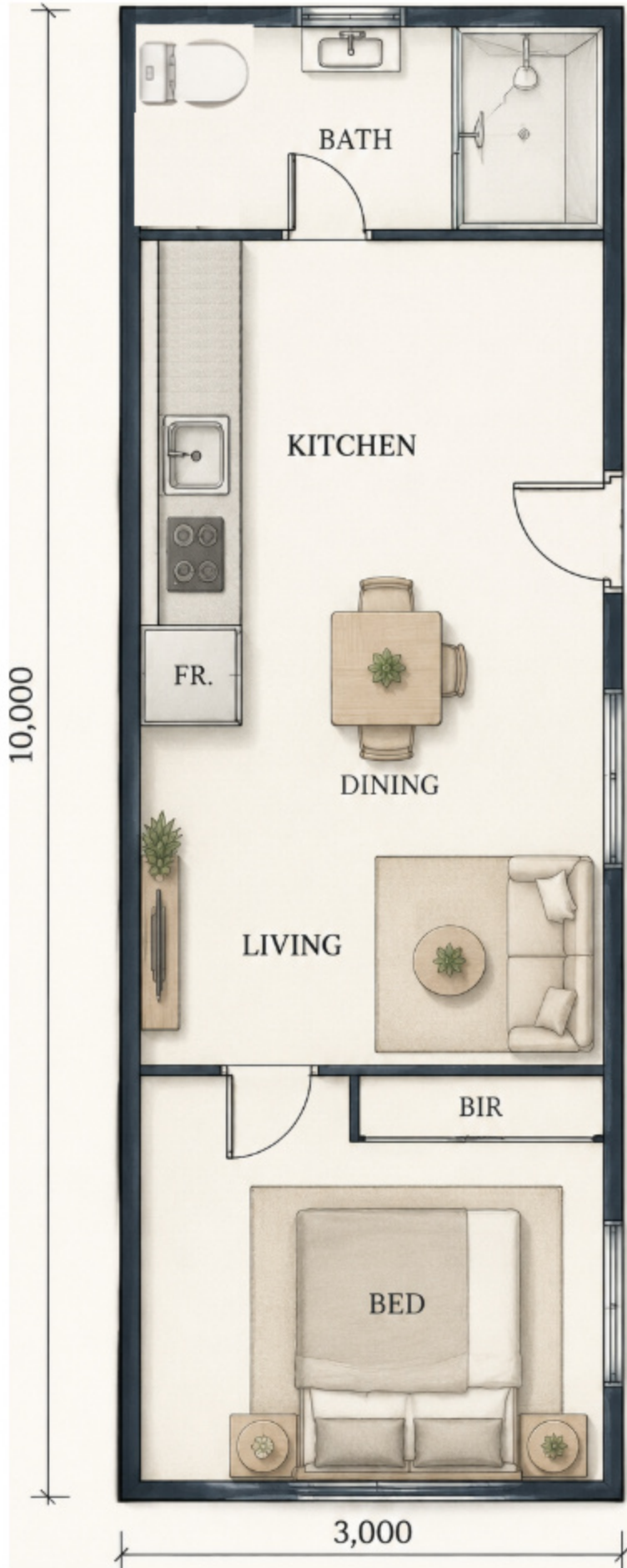
Inclusion list · pages 15–16

TOTAL INVESTMENT **WA**
\$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	\$470–540 /wk

Inclusion list · pages 15–16

TOTAL INVESTMENT
\$185,000 + GST

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

WA



EXTERIOR ILLUSTRATION · FINAL FINISH AS DELIVERED



INDICATIVE PLAN · 3 BED 1 BATH

Two Builds at a Glance

WA

INVESTMENT SNAPSHOT · WESTERN AUSTRALIA

WG34

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 \$350/wk	+\$1,517 /mo
Net Monthly Cash Flow	+\$971

Cash Required (paperwork + 20% deposit)	\$39,200
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29.7%

ANNUALISED CASH-ON-CASH RETURN

WG60

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 \$500/wk	+\$2,167 /mo
Net Monthly Cash Flow	+\$1,426

Cash Required (paperwork + 20% deposit)	\$48,200
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35.5%

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 x52÷12; excludes council rates, insurance, property management and vacancy. Rents are target-range references (WG34 \$350/wk, WG60 \$500/wk — referenced to 2026 Melbourne managed portfolio data). 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

09 / 16

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

10 / 16

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

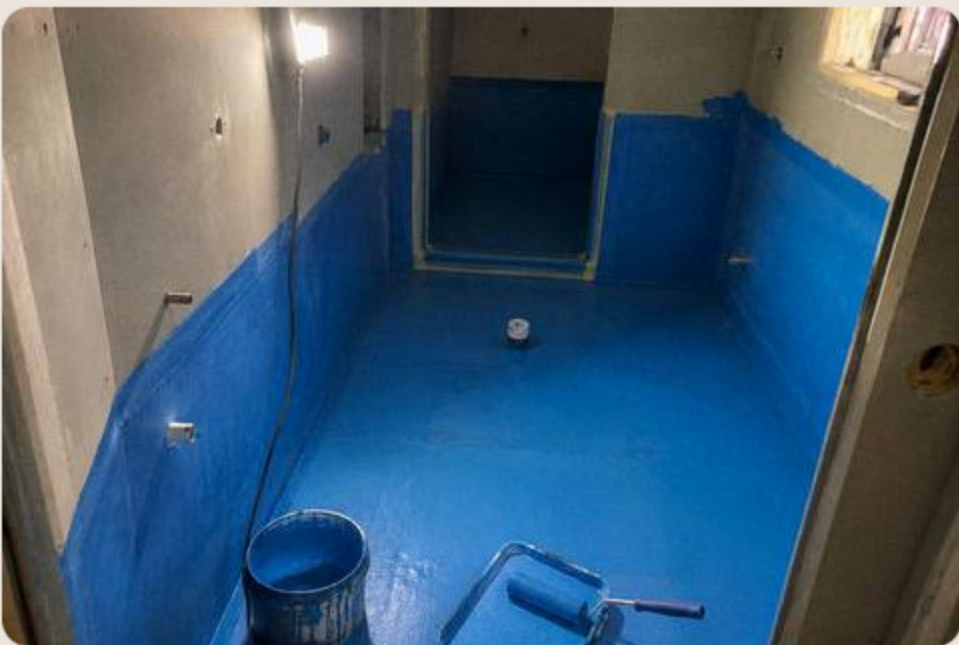
Ben Dr · Pakenham Build Group (4)

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

PermitFirst™

APPROVED

Permit No: 7132439487203

Date: 05/03/2026

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

PROCESS · TWO STARTING POINTS

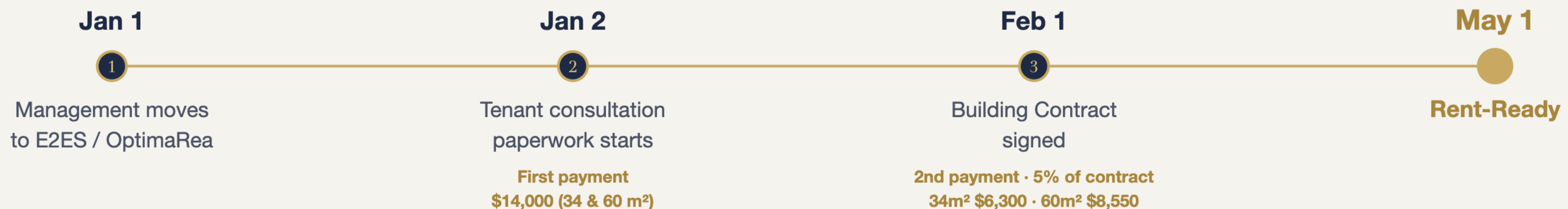
A Clear Process, Not a Day Wasted

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

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 $\geq 99\%$ — 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 · 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 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
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 · 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
Bed / Bath	1 / 1	2–3 / 1
Ceiling	2.4 m	2.4 m
Roof	Weather-sealed skillion	Weather-sealed skillion
Lighting	LED downlights	LED downlights
Flooring	SPC + underlay	SPC + underlay
Kitchen	Single galley	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
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		