

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
- **Better Spec, Lower Price** P2

E2ES

END · TO · END STUDIO

e2es.com.au

HEAD TO HEAD

We Spend More on What You Can't See

	E2ES Landlords & property managers first, builders second		Sydney Market Leader 2,000+ built · its published standard inclusions
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 90mm H2-treated pine 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  **Waffle-pod concrete slab** M-class slab · piers up to 24 lm included	=	We spend $5,000 you pay no more
Flooring	Concrete + 7mm SPC + acoustic underlay	≈	Tiles to living · carpet to bedrooms	≈
Benchtop	Sintered stone + one 3200 × 1600 slab splashback	✓	20mm stone benchtop + 300 × 600 tiled splashback	✗
Appliances	Bosch cooktop, built-in oven & slide-out rangehood	✓	Builders-range oven & ceramic cooktop (no brand)	✗
Sink & Tap	304 stainless undermount + pull-out mixer	✓	Top-mount stainless sink + chrome mixer	✗
Vanity · Toilet	Sintered-stone basin, timber vanity · back-to-wall, soft-close	✓	750mm white gloss vanity · soft-close toilet seat	✗
Shower	Hobless walk-in · black-framed glass	✓	Semi-framed glass screen · hand shower	✗
Laundry	Separate laundry from G60 up	✓	Washer taps in the bathroom (laundry is an upgrade)	✗
Smoke & Fire	Interconnected 10-yr alarms + extinguisher	≈	Hardwired alarm with battery backup	≈
Accessibility	Free: grab rails, shower seat, 1:10 ramp	✓	Not standard (separate accessible range)	✗
Approvals	Design & approvals, in the fixed price	✓	Custom design extra	✗
Landscaping	Landscape design + basic landscaping, free	✓	Design & install extra, market rate ~$3,500	✗
Site Works	Site prep + soil removal, in the fixed price	✓	Quoted separately, about $5,000	✗
Connections	Water, power, sewer & stormwater — all included	✓	Charged extra, about $6,000	✗
Glazing · Rating	Double glazing · 7-star NatHERS	✓	Standard single glazing · weaker insulation	✗

E2ES G60 · 60 m² two-bed · fixed price
$203,500
Incl. GST, design & approvals, site prep and connections

Better spec — and about $10,100 less

Sydney Market Leader · 60 m² two-bed
$213,600
Total price · verified by E2ES

Selected items. Source: a leading Sydney granny-flat builder's published info, Oct 2026 — inclusions from its published standard list (some promotional); price is its 60 m² two-bed total, unpublished, E2ES-verified; subject to change. LVL / MGP10: Bunnings, 90 × 45mm per metre, 23 Oct 2026 (p0154476 / p8031024); landscaping, site & connection figures are market rates, E2ES-verified; slab cost and frame / foundation differences are E2ES 60 m² estimates. Images: slab is an E2ES site photo, others illustrative. E2ES prices per this handbook.

Kitchen · Ensuite — Interior Finishes

G60 · SIGNATURE INTERIORS



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

New South Wales NSW ALL ITEMS · NO TIERS

Warranty runs from practical completion

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

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

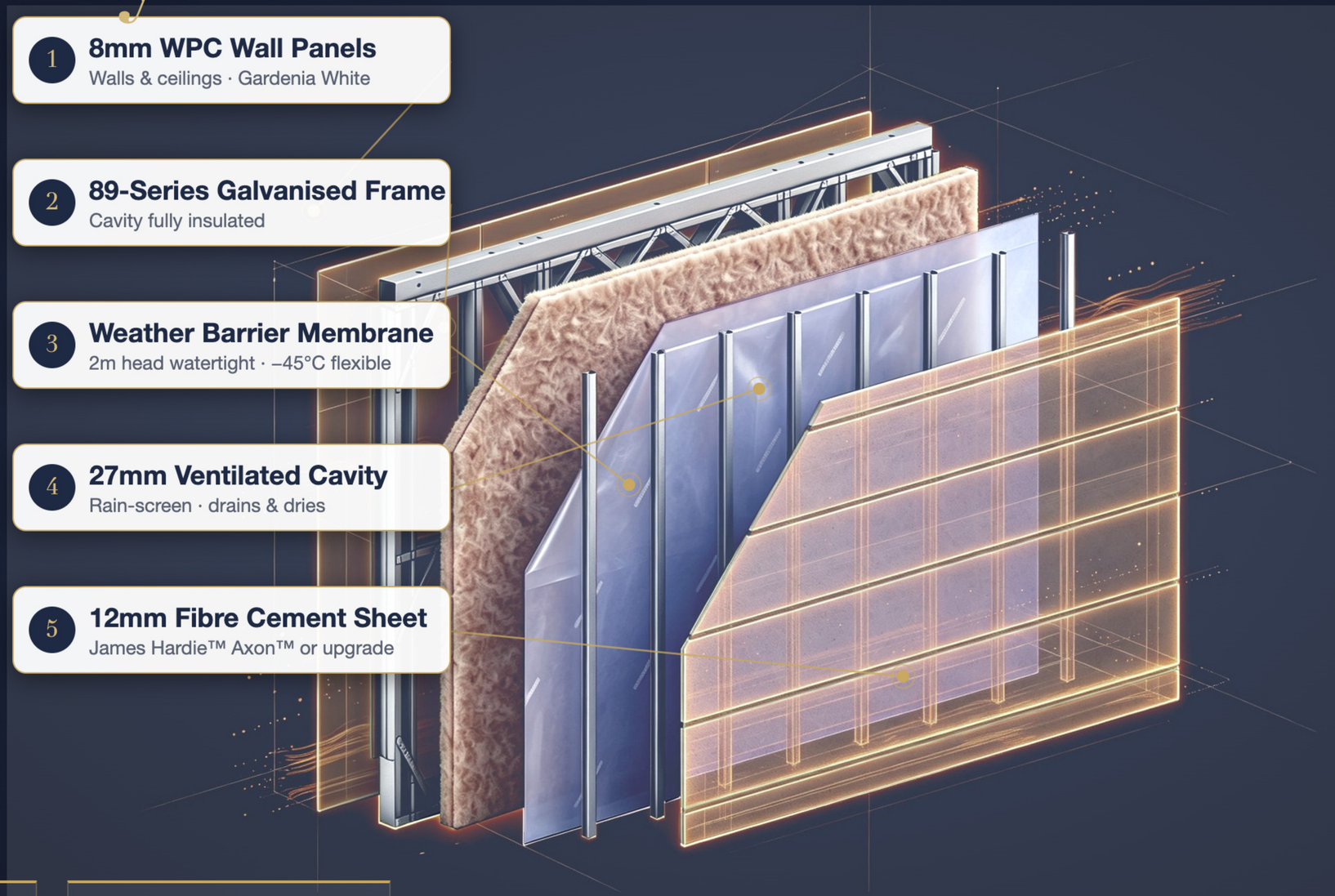
Materials pre-stocked and spec locked — that is what locks the price and the programme. Same fibre-cement cladding, same concealed-fix metal roof, identical fit-out across 34 / 60 m². **Only size, layout and roof form change.**

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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

ASSEMBLY ILLUSTRATION · FINAL SPECS PER CONTRACT



G34

COMPACT STUDIO · 31.4 M² INTERNAL

External Size	10.59 × 3.24 × 3.2 m
Area	34.3 m² footprint · 31.4 m² internal
Rooms	LDK 15.1 · Bed 11 · Bath 4.6 m²
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 NSW

$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 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 15–16

TOTAL INVESTMENT NSW

$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

Two Builds at a Glance

NSW

INVESTMENT SNAPSHOT · NEW SOUTH WALES

NG34

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

29.7%

ANNUALISED CASH-ON-CASH RETURN

NG60

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

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 ×52÷12; excludes council rates, insurance, property management and vacancy. Rents are target-range references (NG34 $350/wk, NG60 $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.



TRACK RECORD

In 2 Years **80** Built

Total Rent Collected by Clients

$1.77M

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.

PROGRESS REPORTING

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.

WEEK 1

9:47 · Ben Dr · Pakenham Build Group (4)

Jul 10, 9:47 AM

Miya Optima (Mon-Fri@10:30-18:30): Set-out done, digging starts today 👷



Got it, thanks team! ✓✓

WEEK 2

14:31 · Ben Dr · Pakenham Build Group (4)

Jul 15, 2:31 PM

Miya Optima (Mon-Fri@10:30-18:30): Slab prep passed — ready to pour



Great, keep me posted 👌 ✓✓

WEEK 3

16:52 · Ben Dr · Pakenham Build Group (4)

Jul 22, 4:52 PM

Miya Optima (Mon-Fri@10:30-18:30): Half the frames up, windows per plan



That was fast! ✓✓

WEEK 4

11:26 · Ben Dr · Pakenham Build Group (4)

Jul 29, 11:26 AM

Miya Optima (Mon-Fri@10:30-18:30): Roof on, walls wrapped — rain-proof



Excellent 👍 ✓✓

WEEK 5

15:07 · Ben Dr · Pakenham Build Group (4)

Aug 5, 3:07 PM

Miya Optima (Mon-Fri@10:30-18:30): Cladding nearly done; subfloor laid



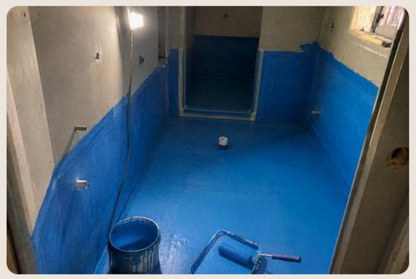
Really taking shape! ✓✓

WEEK 6

10:44 · Ben Dr · Pakenham Build Group (4)

Aug 12, 10:44 AM

Miya Optima (Mon-Fri@10:30-18:30): Bathroom waterproofing on today



Thanks team 🙏 ✓✓

WEEK 7

17:15 · Ben Dr · Pakenham Build Group (4)

Aug 19, 5:15 PM

Miya Optima (Mon-Fri@10:30-18:30): Floors & kitchen in, utilities live



Better than I imagined! ✓✓

WEEK 8 · DONE

12:38 · Ben Dr · Pakenham Build Group (4)

Aug 29, 12:38 PM

Miya Optima (Mon-Fri@10:30-18:30): Week 8: site cleared, booking handover



Done in 8 weeks — amazing! ✓✓

COMPLIANCE

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
- Variations only arise if you ask for customisation
- Class 1a permanent dwelling — not a mobile home, bank-mortgageable
- NatHERS 7-star energy · LHD Silver accessibility

PROCESS · TWO STARTING POINTS

A Clear Process, Not a Day Wasted

1 Settle & Approve in Parallel

For buyers mid-purchase

Jan 1 — 1 — Unconditional exchange

Jan 2 — 2 — Paperwork starts design & approvals run
First payment
$14,000 (34 & 60 m²)

Mar 1 — 3 — Settlement

Mar 2 — 4 — Building Contract signed
2nd payment · 5% of contract
34m² $6,300 · 60m² $8,550

Jun 1 — **Rent-Ready**

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

Jan 1 — 1 — Management moves to E2ES / OptimaRea

Jan 2 — 2 — Tenant consultation paperwork starts
First payment
$14,000 (34 & 60 m²)

Feb 1 — 3 — Building Contract signed
2nd payment · 5% of contract
34m² $6,300 · 60m² $8,550

May 1 — **Rent-Ready**

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.

Dates show an example timeline; actual milestones vary by project. Transparent process, one fixed quote — see your consultant's proposal.

SCOPE & INCLUSIONS

Scope in Writing, Price Stays Fixed

Included in Contract

Sewer	Connected to the existing sewer or easement
Power Cable	Run from the existing supply, sharing the trench where possible
Trenching	Service trenches dug and backfilled
Soil Removal	Excavated soil carted off site
Site Clean-Up	Construction waste removed; site left clean at handover
Landscaping	Basic landscaping, **fully included**
Slab Concrete	Concrete slab to the engineer's design, **fully included**

Final scope per the fixed-price contract and its schedules

Exclusions

- Separate power & water meters, NBN connection (if required)
- Fridge, washer, dishwasher & modem
  For an investment property, we suggest the tenant supplies these

One Fixed Price

ALL IN

Everything the site needs is in the fixed price.

Connections, trenching, soil removal, clean-up, landscaping and the slab are all written into the fixed-price contract — the price you sign is the price you pay. The only things left to you are the two items above.

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

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
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

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)
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

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
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

Electrical

Switchboard	All power circuits on 30mA RCDs (AS/NZS 3000); Electrical Safety Certificate
Power Points	3 GPOs per room; matching switch plates
Exhaust Fans	250mm exhaust fans, ducted outside, ≥ 25 L/s
Light Points	9W tri-colour dimmable LED downlights, per electrical plan
Phone & Data	1 data point in the living room; NBN / Telstra connection not included
Smoke Alarms	Interconnected 10-yr photoelectric smoke alarms (AS 3786); 4.5kg extinguisher

Energy Efficiency

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

Miscellaneous

Split System	1 × 2.4kW reverse-cycle split system
Colours	Premium oak-grain cabinetry, Taj Mahal travertine series
Services	Existing water, power, sewer & stormwater; gas & phone excluded
Hot Water	160L heat-pump hot water
Termites	Galvanised steel frame — termite-proof; plus termite treatment at slab stage
Building Site	Site preparation, soil removal & site clean-up included; concrete slab fully included; basic landscaping included

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

Included as Standard

Landscape
Basic landscaping

Concrete Slab
Premium concrete slab

Soil Removal
Excavated soil carted off site

Premium Benchtops
Sintered-stone benchtop & splashback

Accessibility
Free: hobless shower, grab rails, shower seat & 1:10 entry ramp

Weather-Sealed Skillion Roof
Concealed-fix, no exposed screws — fewer leak points; standard on G34 / G60

Optional Extras

Fence
Recommended for a neater look: $120 + GST /m · 1.8m Colorbond®