

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

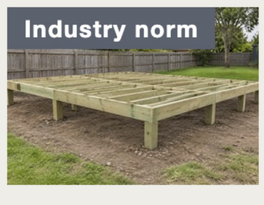
E2ES

END · TO · END STUDIO

e2es.com.au

HEAD TO HEAD

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	  **LVL or Z275 galvanised steel** LVL $11.42/m — about 2× MGP10	−  **Timber frame** How 99% of builders build Typically MGP10 · $5.82/m = We spend $15,000 you pay no more
Foundation Unseen · essential	 **Steel subfloor, raised 450mm** 250mm PFC bearers concrete stumps 0.8m deep · in the fixed price	−  **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 ✔	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 ✘
Accessibility	Free: grab rails, shower seat, 1:10 ramp ✔	Extra cost · at least three entry steps ✘
Approvals	Design & approvals, in the fixed price ✔	Approvals $8,500 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 $19,800 less**	Queensland Market Leader · 60 m² two-bed · premium range **$223,300** $194,900 + design $8,500 + connections $19,900

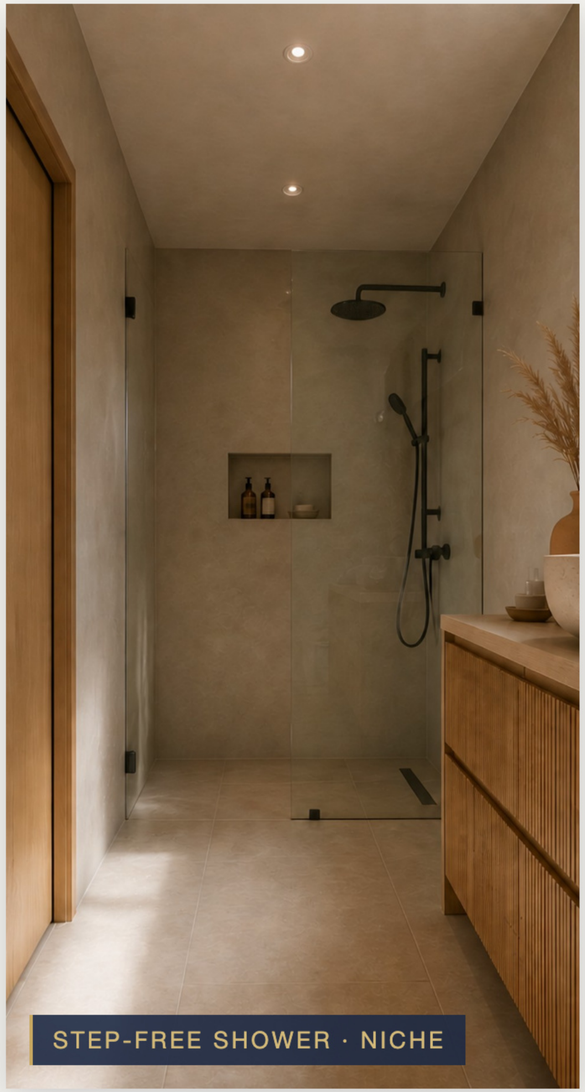
Selected items. Source: a leading granny-flat builder's published info, Oct 2026 — inclusions and price both from its premium range, 60 m² two-bed (Options 18 / 19); GST assumed included; subject to change. LVL / MGP10: Bunnings, 90 × 45mm per metre, 23 Oct 2026 (p0154476 / p8031024); landscaping, site & connection figures are market rates, E2ES-verified; frame / foundation differences are E2ES 60 m² estimates. Images: 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

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

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

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.**

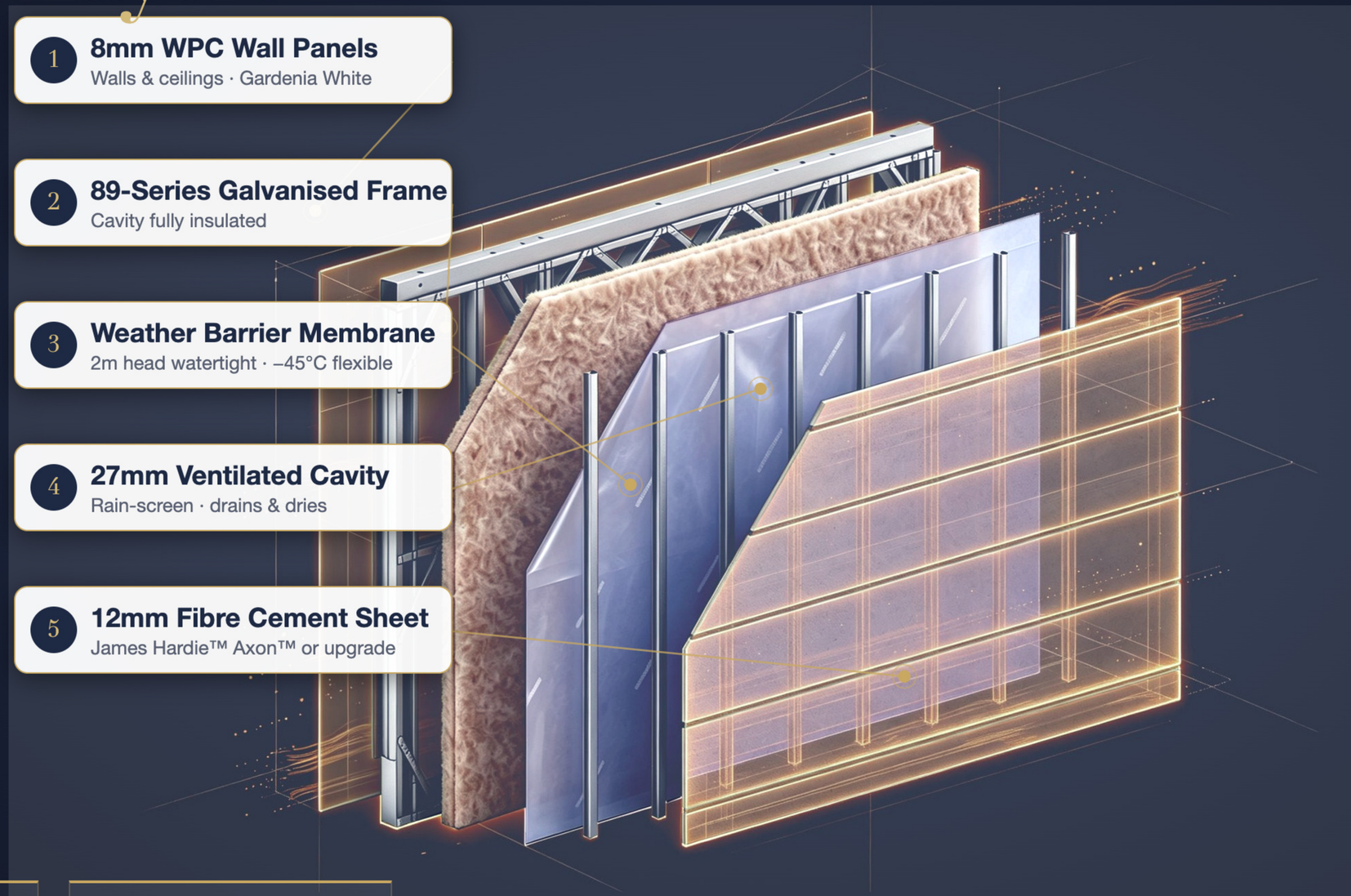
Contents

1 Overview 01–04
2 Steel Series 05–08
3 Financials 09
4 Demand & Trust 10–12
5 Delivery & Scope 13–14
6 Contact 15
7 Inclusions 16–17

STEEL · BUILD QUALITY

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	$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 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	$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 m² 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

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

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

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

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.

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 (34–80 m²)

Mar 1 — 3 — Settlement

Mar 2 — 4 — Building Contract signed

2nd payment · 5% of contract
34m² $6,300 · 60m² $8,550
80m² $10,050 · Premium $11,800

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 (34–80 m²)

Feb 1 — 3 — Building Contract signed

2nd payment · 5% of contract
34m² $6,300 · 60m² $8,550
80m² $10,050 · Premium $11,800

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**
Subfloor Footings	400 × 400mm square pad footings 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 subfloor footings 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 · 1 / 2

Standard Inclusions, Item by Item

Applies to G34 / G60 / G80

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
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	Subfloor left open for airflow
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 / 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
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

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 per room; matching switch plates	**Phone & Data**	1 data point in the living room; 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; gas & phone excluded	**Building Site**	Site preparation, soil removal & site clean-up included; footings to the engineer's design and soil report, fully included; basic landscaping included

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

Included as Standard

Landscape
Basic landscaping

Raised Steel Subfloor
Raised 450mm, footings ≥ 0.8m deep

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 / G80

Optional Extras

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