

URBAN INCLUSION PACKAGE

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HIGH-YIELD INVESTOR SPECIFICATION STANDARD • DUAL LIVING, DUPLEX & MULTI-OCCUPANCY

1. INVESTOR TOWN PLANNING, CERTIFICATIONS & APPROVALS

- **Dual Living / Duplex Specialist Approvals:** Comprehensive preparation, lodgement, and management of Town Planning Applications, Building Approvals (BA), and Construction Certificates (CC) specifically tailored for Dual Living, Duplex, or Multi-rooming configurations.
- **Engineering & Soil Diagnostics:** Comprehensive site survey by a registered surveyor, contour plans, soil testing, certified engineering wind ratings, and structural engineer certificates for foundations and concrete slabs.
- **Compliance & Energy Certifications:** Full Energy Efficiency Rating (EER) report, Water Authority application fees, Window & Glass certification, Electrical compliance, Waterproofing certification, and Pest Control certification.
- **Comprehensive Insurances:** Pre-paid QBCC Home Owners Warranty Insurance, Public Liability, All Risk Insurance, and QLeave fees fully managed.

2. SPECIALIZED DUAL OCCUPANCY STRUCTURAL & FIRE/ACOUSTIC INTEGRATION

- **Fire & Acoustic Party Wall Separation System:** Engineered installation of specialized high-performance inter-tenancy fire and acoustic separation party wall systems compliant with National Construction Code (NCC) standards for dual occupancy and multi-dwelling developments.
- **Structural Frame & Warranty:** Premium 70mm Bluescope TRUECORE® steel framing system featuring a 50-year structural warranty, backed by mandatory Form 12 engineering inspections.
- **Engineered H1 Waffle Pod Slab:** Heavy-duty H1 Class engineered concrete slab on ground with 15mm reinforcement steel and SL92 mesh (rated for up to 1m site fall across the building platform).
- **Dual Termite Protection:** Part A (penetrations) and Part B (slab perimeter) physical/chemical termite treatment systems with full compliance certification.
- **Site Security & WHS:** Site clearing, pad cut with silt fencing, temporary site fencing, roof edge safety rails, scaffolding, site toilet hire, and 24/7 temporary site cameras.

3. EXTERNAL ARCHITECTURE & FACADE FINISHES

- **Urban Architectural Facade:** Modern street elevation featuring high-grade rendering across the entire exterior. by full-surface

- **Independent Grand Entrances:** High-impact 2400mm entrance doors equipped with the advanced **Smart Digital Entry Lock**—featuring keyless fingerprint, RFID tag, and PIN keypad access control for seamless tenant management.
- **Roofing Suite:** Genuine Bluescope Colorbond® steel roof, architectural fascia, and high-flow slotted gutters with complete wall wrap (sarking) moisture and thermal insulation.
- **Windows & Alfresco Doors:** Powder-coated aluminium windows and sliding doors (2100mm joinery height) fitted with durable fibreglass window flyscreens.

4. MASTER INTERNAL SPECIFICATIONS & ACOUSTIC PRIVACY

- **Ceilings & Proportions:** Generous 2400mm high ceilings throughout all living zones and bedrooms.
- **Acoustic & Thermal Insulation:** High-R-value internal wall and ceiling acoustic insulation engineered per EER guidelines to minimize noise transmission between separate dwelling quarters.
- **Hardware & Doors:** Premium internal passage doors featuring Gainsborough architectural lever handles with built-in privacy locks and heavy-duty floor door stoppers.
- **Wardrobes & Storage:** Custom built-in robes and linen cupboards featuring framed glass/mirrored doors, internal shelving, and chrome hanging rails.
- **High-Yield Paint System:** Durable 3-coat paint system utilizing Builder's White for ceilings and high-washability paint on internal walls, architraves, and skirtings.

5. HIGH-YIELD KITCHEN & PREMIUM APPLIANCES

- **Durable Stone Countertops:** Premium 20mm stone benchtops across all kitchen benches and island preparation counters.
- **Omega Premium Appliance Package:**
 - **Oven:** Omega 60cm Built-in Oven in Black Glass with Midnight Trim (85L capacity, Air Fry feature, digital timer).
 - **Cooktop:** Omega 60cm Induction Cooktop (Touch control, 4 cooking zones, child lock).
 - **Rangehood:** Omega 52cm Undermount Rangehood (1000 m³/hr max extraction, ducted to external air).
 - **Dishwasher:** Omega 60cm Stainless Steel Dishwasher (15 place settings, 8 wash programs, 5-star water rating).
- **Cabinetry & Sink:** Custom finger-pull overhead and base cabinetry with soft-close cutlery drawers, double-bowl undermount sink, gooseneck mixer, and pre-plumbed water supply for fridge spaces.

6. DUAL-LIVING BATHROOMS, ENSUITES & LAUNDRY

- **Wet Area Tiling:** Stylish 600mm x 600mm porcelain floor tiles with half-height wall tiling and full perimeter waterproofing certified to council standards.
- **Vanities & Sanitarieware:** 20mm stone vanity tops, floating full-size 4mm silver-backed vanity mirrors, semi-frameless clear glass shower screens, freestanding bathtub, basins, and double towel rails.
- **Exhaust & Climate:** Multi-functional 3-in-1 Tastic fan/light/heater units installed in every bathroom and ensuite.
- **Dual Laundry Facilities:** Independent laundry zones featuring 20mm stone benchtops, inset stainless steel trough, mixer taps, and overhead storage.

7. SPECIALIZED INVESTOR ELECTRICAL & DUAL METERING

- **Dual Metering Setup:** Complete independent electrical, switchboard, and sub-metering configurations tailored for separate tenancy power tracking.

- **Lighting & Power Layout:** Energy-efficient LED downlights throughout all living zones, hallways, bedrooms, porch, and alfresco. Includes Clipsal double power points across all rooms.
- **Tenancy Climate Control:** Individual ceiling fans with integrated light fixtures installed in every bedroom and main living area.
- **Data & Entertainment:** Independent NBN data conduit preparation, recessed garage NBN data box, high-speed data points, and digital TV antenna connected to 2 outlets per unit.
- **Safety Integration:** Hardwired Clipsal photoelectric smoke alarms installed as per Queensland legislation.

8. COMPLETE INVESTOR TURN-KEY PACKAGE

- **Main Flooring:** Low-maintenance 600mm x 600mm porcelain floor tiles across all main living rooms, kitchens, hallways, wet areas, and outdoor alfresco areas.
- **Bedroom Flooring:** High-durability stain-resistant carpets with 10mm premium underlay across all bedrooms and media rooms.
- **Window Coverings:** Builder's range window blackout blinds fitted to all clear and openable windows.
- **Concrete & Driveway:** 50sqm exposed aggregate or smooth concrete driveway crossover engineered to council specifications.
- **Handover Polish:** Professional deep clean of the entire building interior/exterior and full perimeter silicon caulking.

URBAN INVESTOR CONTRACTUAL NOTES

- **Guaranteed Fixed-Price Contract:** Strictly fixed-price contract tailored for property investors, eliminating unexpected budget blowouts and protecting return on investment.
- **Builder Warranties:** Backed by a **12-month defect warranty (Category 1 & 2)** and an extended **6.5-year QBCC Structural Warranty**.
- **Exclusions:** Perimeter retaining walls, boundary fencing, landscape turfs, or specialized traffic control measures unless expressly quoted.
- **Validity:** This investor inclusion proposal is guaranteed for **30 days** from the date of issue.