



# URBAN INCLUSION LIST



Building your first home or your next investment property should be an exciting journey, not a stressful one. Here in the growing community, we see too many people forced to compromise on quality or get hit with unexpected costs. We do things differently.

We are Vikram and Vikrant Singh Thind, a team of two brothers and your local QBCC licensed builders. With years of hands-on experience in Construction Industry, we founded our company on a simple principle: to build quality homes with transparent pricing.

That's why we created our Urban Inclusion list. It's not an upgrade package; it's our standard. It's a carefully designed selection of modern facades and high-quality finishes that ensures you get a premium home without paying extra. For first-home owners, it means you can step into a beautiful, move-in-ready home with confidence. For investors, it means securing a high-quality, desirable asset that delivers maximum value from day one.

We pride ourselves on clear communication. We handle every project personally, and to make the process as comfortable as possible, we're happy to discuss your vision in English, Hindi, or Punjabi.

We invite you to sit down with us, review our Urban Inclusion list, and see for yourself how we deliver exceptional value. Let's build your home with confidence, together.

*Contact us to explore our Inclusion list, which is especially built for investors and first home owners.*

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# Urban Inclusions & Warranties

## Quality Features for Superior Living



### 1) Open Plan & Living Concept

Achieve a sleek, modern aesthetic throughout your home with Modern kitchen and facades options.



### 2) Digital Front Entry Door

Enhance security and convenience with a state-of-the-art digital front entry door.



### 3) Premium Hybrid Vinyl Flooring

Enjoy durable, stylish flooring that is easy to maintain while adding elegance.



### 4) Bluescope 50-Year Warranty

Receive peace of mind with our exceptional 50-year structural warranty from Bluescope.



### 6) 1 year maintenance warranty for piece of mind and 6.5 years QBCC warranty

	TRUECORE steel frame	
	Class H1 site cost*	
	Colourbond Roof	
	20mm Engineered Kitchen benchtops	
	Split System air-conditioning	
	Higher ceilings ( 2590mm)	
	Floor covering*	
	Downlights*	
	Ceiling Fans*	
	Digital Entry Lock*	
	Fly Screens	
	Vertical Blinds	
	Cooking Appliances*	
	60mm oven + cooktop	

# URBAN SPECIFICATIONS & INCLUSIONS



## UNMATCHED QUALITY

- ✓ **TRUECORE® steel frame**
- ✓ **2.5kW Solar Power System** with Tier 1 Jinko Panels and 2kW SolaX inverter. (Solar inverter integrated into external wall.)
- ✓ **Colorbond steel roof** with full sarking from selected range.
- ✓ **20mm engineered stone kitchen benchtops** from selected builder's range
- ✓ **Stainless steel kitchen appliances including:**
  - **600mm electric cooktop**
  - **600mm electric multifunction oven**
  - **600mm slideout rangehood**
  - **600mm dishwasher**
- ✓ **Ceramic floor tiles** from selected range to entry, living areas, kitchen, and wet areas.
- ✓ **Quality carpet** with standard 10mm underlay from selected range to bedrooms, study, and media room (design specific).
- ✓ **100mm recessed white LED (daylight) downlights** throughout. Minimum two (2) per room except WCs, laundry and WIRs have minimum one (1) per room (design specific).
- ✓ **Vertical blinds** to all windows and sliding glass doors (excluding garage).
- ✓ **Flyscreens** to all opening window sashes and sliding glass doors (excludes hinged doors).
- ✓ **White ceiling fans** to living areas, bedrooms and rear outdoor living.
- ✓ **3 coat paint system including:**
  - Washable low sheen acrylic to walls and enamel to trims and doors (one colour)
  - Exterior acrylic to external painted surfaces.
- ✓ **Automatic Colorbond Panelift garage door** from selected range with two (2) handsets and one (1) wall unit.
- ✓ **Ceramic tiles** from selected range to porch/portico and outdoor living area.
- ✓ One (1) **NBN** connection point.

## EXCLUSIVE PERKS INCLUDED

### PRE-CONSTRUCTION

- ✓ Contour survey, soil test and engineering designs
- ✓ Building specifications and plans
- ✓ Fixed price HIA Construction Contract
- ✓ Building permits and fees
- ✓ Selection Appointment with qualified Style Consultant

### FRAME, SITWORKS & CONNECTIONS

- ✓ Engineered waffle pod concrete slab upto 'H' classification
- ✓ Termite protection to slab penetrations and building perimeter
- ✓ Earthworks upto 500mm fall with equal cut/ fill across building pad
- ✓ Single phase electrical mains run in and connection upto ten(10)metre setback
- ✓ Mains water connection from pre-tapped water main upto ten(10)metre setback
- ✓ Stormwater and sewer connections to existing serviceable points upto 500m<sup>2</sup> block
- ✓ N2 wind rating

### WARRANTIES

- ✓ Building Certification
- ✓ 6 ½ years Builders Warranty
- ✓ 8 Step Quality Assurance Program
- ✓ 12 month warranty period for peace of mind
- ✓ Product manufacturer warranties

### KITCHEN

- ✓ 1½ bowl stainless steel inset sink with brushed nickel flick mixer tap
- ✓ Matt finish cabinets from selected range including:
  - Drawers, microwave and dishwasher provision as nominated on plans
  - Overhead cupboards as nominated on plans
  - Handles from selected range
- ✓ Painted bulk heads above overhead cupboards and pantry
- ✓ Ceramic tiles from selected range to kitchen splashback
- ✓ White melamine shelves to pantry

# SPECIFICATIONS & INCLUSIONS

## BATHROOM & ENSUITE

- ✓ Matt finish wall hung vanities from selected range (no drawers)
- ✓ Laminate benchtops from selected range
- ✓ Aluminium framed mirror to length of vanity
- ✓ Ceramic tiles from selected range to wet areas including:
  - bathroom,ensuite, and WC skirting
  - approx. 2100mm high to showers
  - vanity and bath splashbacks
  - bathroom, ensuite, and WC floors
- ✓ Ceramic basins from selected range with chrome mixer taps
- ✓ White acrylic in setbath with chrome wall mixer and bath outlet
- ✓ 6mm semi-frameless shower screens with clear glass and polished silver frame (600 series)
- ✓ Chrome shower arm and rose with wall mixer
- ✓ Close coupled toilet suite with soft close seat
- ✓ Chrome single towel rail and toilet roll holder

## LAUNDRY

- ✓ Free standing white steel cabinet with stainless steel tub
- ✓ Ceramic splashback tiles from selected range
- ✓ Chrome flick mixer tap

## INTERNAL

- ✓ 2440mm ceiling height throughout
- ✓ 90mm cove cornice throughout
- ✓ 68mm skirting and 42mm architraves from selected range
- ✓ Ceiling insulation incl. outdoor living and wall insulation
- ✓ Painted flush panel passage doors
- ✓ Chrome door furniture from selected range (privacy locks to bath, ensuite and WCs as applicable)
- ✓ Walk-in robe to master where shown on plans
- ✓ Built-in robes with vinyl sliding doors to bedrooms
- ✓ Melamine shelf and rail to all robes
- ✓ Four (4) melamine shelves to linen cupboard as nominated on plans

## EXTERNAL

- ✓ Lightweight wall panels in rendered Finish
- ✓ Color bond fascia, quadgutters, and painted PVC downpipes
- ✓ Feature cladding and render to front façade if shown on plans
- ✓ Paint grade front entry door with clear glazing from selected range
- ✓ Entrance lockset from selected range with deadlock
- ✓ Powder coated aluminium framed windows and sliding glass doors with clear glass and keyed locks
- ✓ Powder coated aluminium sliding glass door or painted flush panel door with 1/3 clear glass insert to laundry (design specific)
- ✓ Painted flush panel door with 1/3 clear glass insert to garage (design specific)
- ✓ Powder coated aluminium external door frames
- ✓ Front and rear garden taps
- ✓ TV antenna (not required in fibre optic estates)

## ELECTRICAL

- ✓ Earth leakage safety switch and circuit breakers
- ✓ 100mm recessed white LED (daylight) downlights to porch/portico and outdoor living area (quantity is design specific)
- ✓ One (1) double fluorescent light to garage
- ✓ Two (2) single power points to master bedroom and living room
- ✓ One (1) double powerpoint to laundry
- ✓ One (1) single powerpoint to all other rooms including garage
- ✓ One (1) single powerpoint to fridge space, dishwasher space, microwave space and garage door motor
- ✓ Exhaust fan with light unit to bathroom and ensuite
- ✓ Interconnected photo electric smoke alarms (with battery backup)
- ✓ One (1) TV point as nominated on plans
- ✓ One (1) phone point as nominated on plans
- ✓ One (1) data point as nominated on plans
- ✓ Mains pressure 250L electric hot water system

## EXCLUSIONS

- ✓ Driveway concrete, landscaping, fencing, clothesline and letterbox

1. Building permits and fees based on Logan City Council. Additional fees may apply for construction with other local councils.

2. If a product is unavailable or discontinued, an equal quality product will replace it. The inclusions above are subject to change without notice.

3. QBCC and QLeave insurances calculated on total build contract amount.

# Price List for Floor Plans

## Detailed Pricing Information

Floor Plan	Size (sqm)	Price (\$)
Bluebell	195	320,000*
Rose	202	330,000*
Aster	207	333,000*
Daisy	211	339,000*
Lily	235	376,000*
Tulip	245	390,000*

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## Turn Key Package Available

The finishing touch to make the home complete and ready to move in.



QLD: Exposed aggregate driveway



Turf to front and back yards with top soil



Blinds Included all Windows



Colorbond® letterbox including house number/s



Front garden bed with Australian native shrubs and edging



Single fold clothesline

### TURN KEY PACKAGE APPROX \$25K FOR ABOVE ITEMS

*The price for this turnkey package will be calculated based on the individual block requirements. The final price will be determined once the disclosure plan is available.*

*\*Photographic images are indicative only*

# THE ACRON = INCLUDED



**THE VALLEY ONE = \$4000**



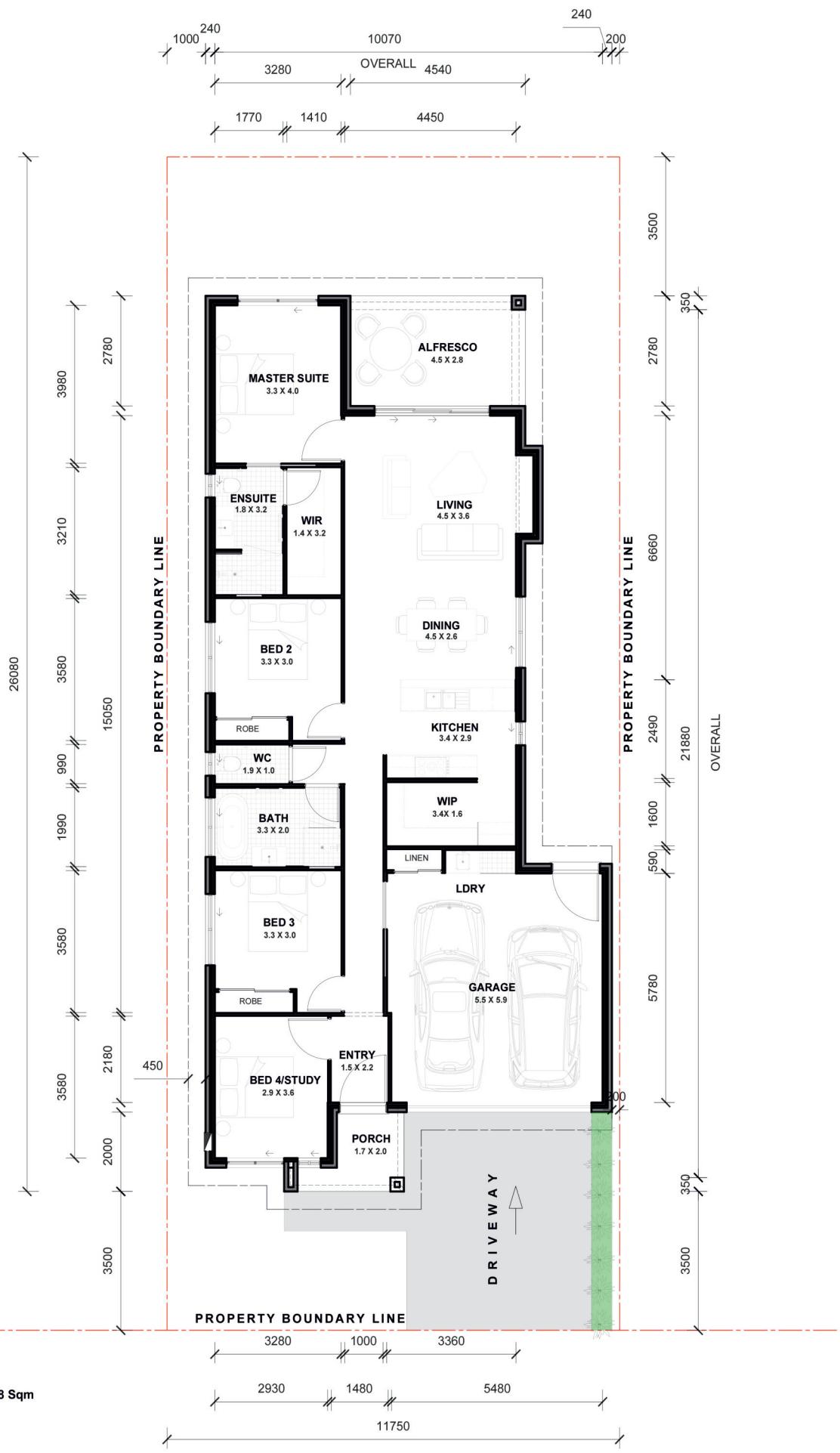
## THE VALLEY TWO - \$5500



**THE GABLE = \$8000**



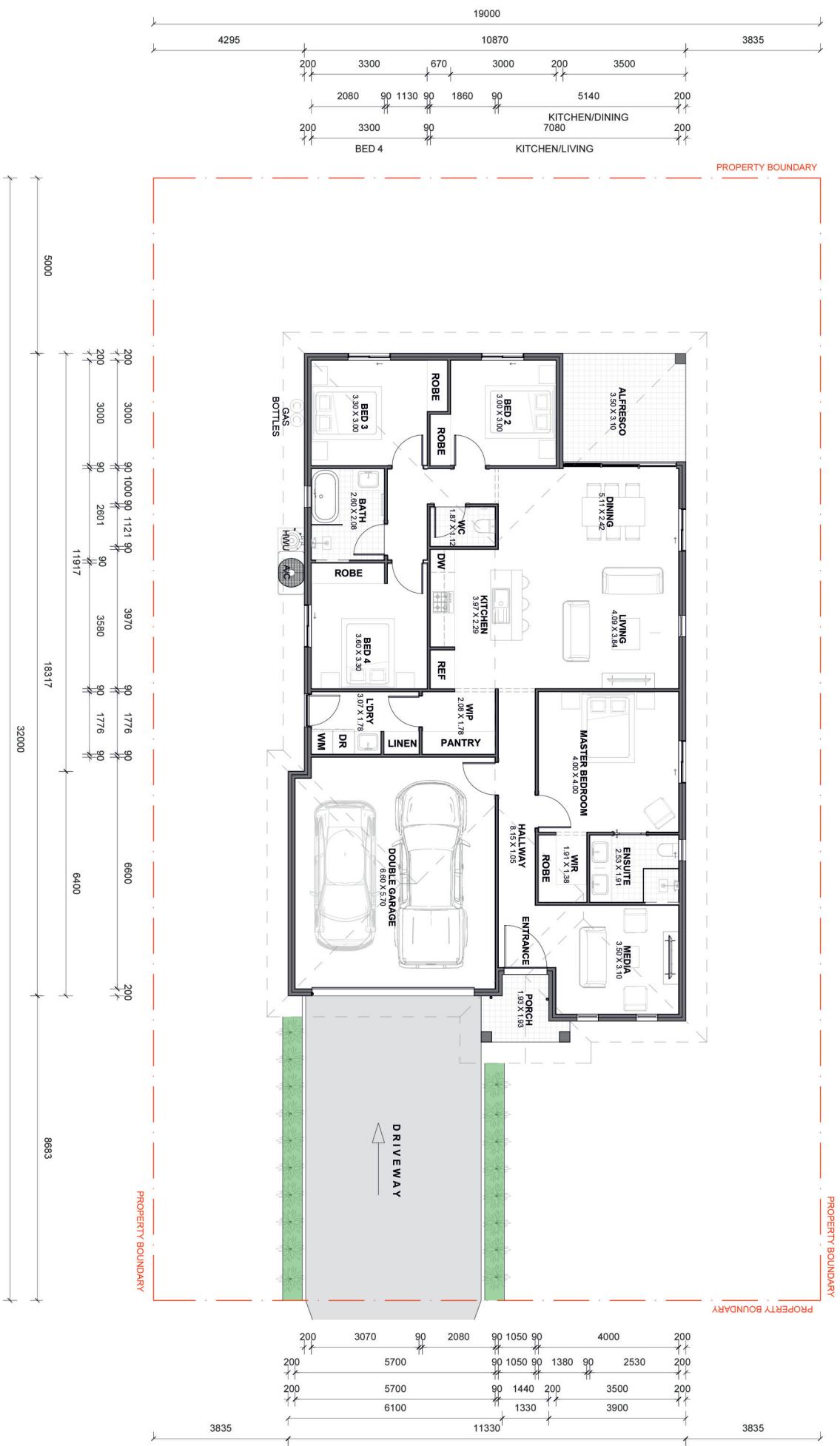
# BLUEBELL 195



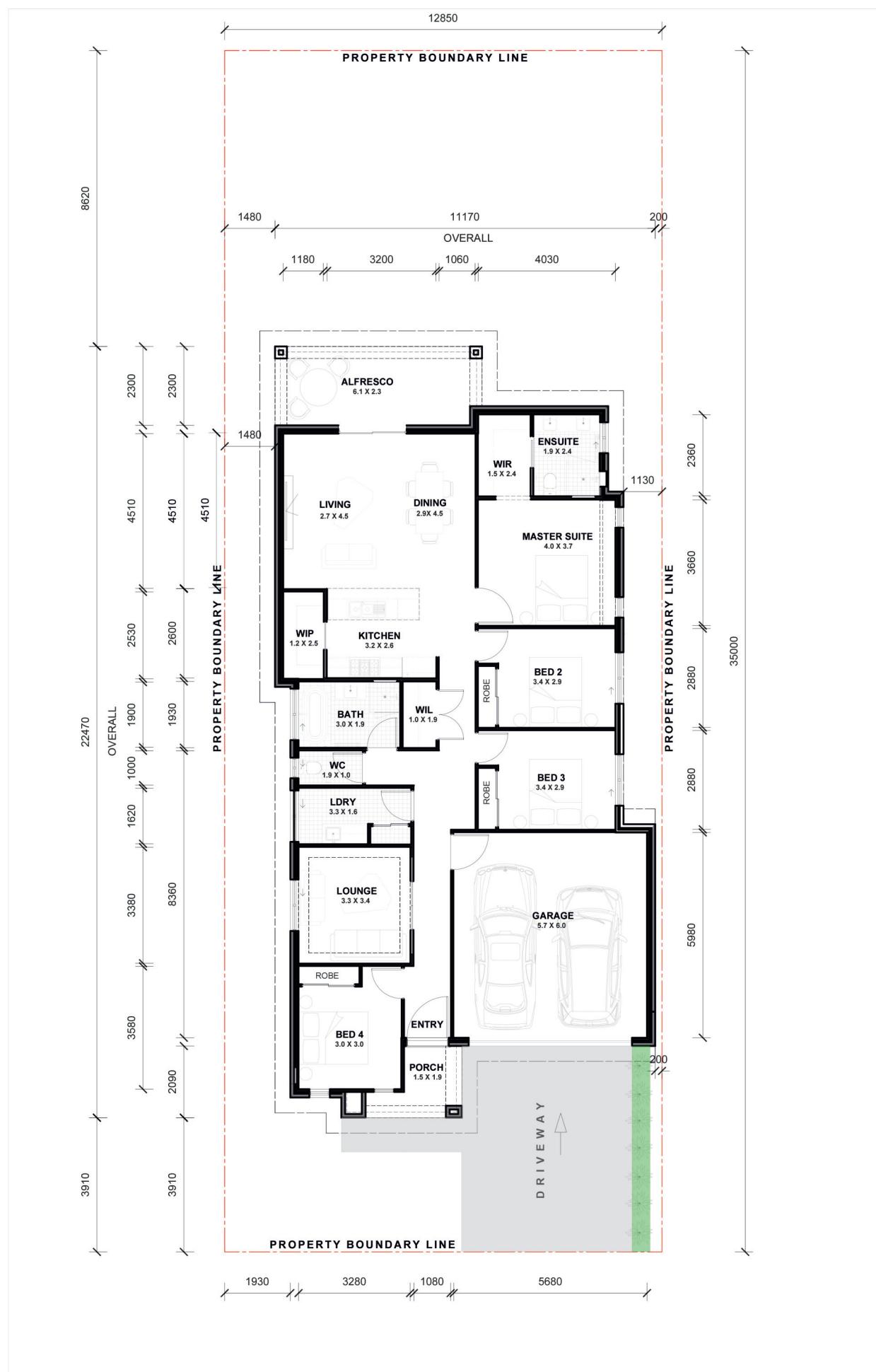
## FLOOR PLAN

**Total house Area = 195.08 Sqm**

# Aster 207



# Daisy 211



# Lily 235



# Tulip 245

