



BUILDING INCLUSIONS *Guide*



KITCHEN & LAUNDRY

- Stainless steel Kitchen appliances from Baumatic Builders Range
 1. Cooktop 900mm
 2. Stainless steel Rangehood 900mm
 3. Under bench Oven 900mm
 4. Dishwasher from Builders range
- Reconstituted 40mm stone to Kitchen from Cat 1
- 20mm Stone to wet areas from Cat 1.
- Overheads cabinets to Kitchen.
- Glass splash back to Kitchen.
- Double Bowl Undermount Sink to Kitchen.
- Pullout Veggie mixer to Kitchen from Builders Range.
- 2 sets of 3 Pot Drawers to Kitchen in lieu of standard

PLUMBING

- Soft closing toilet bowls from Cat 2.
- Tiled shower bases to Showers
- Square basins and Flick mixer tap ware throughout
- Cat 2 Basin and tapware to vanities
- Twin Shower rails to Ensuite Shower.

WINDOWS & DOORS

- Windows as per drawings with locks to openable windows.
- High Entry door 2340x1020 to the front in lieu of Standard from Builders range.
- Pigeon holes to WIRobes
- Privacy sets to bathrooms, toilets and bedrooms
- Trilock from Gainsborough to the front door

ELECTRICALS

- LED down lights - upto 30
- 2 x TV points with Data points
- 2 x Telephone points
- TV Antenna
- 3 Pendant light Provisions, 2 Fan Points provision
- 2 Pillar light Provisions, 2 Chandelier Power provisions only
- 2 External flooding lights, 1 Sensor light to front
- Clipsal Iconic Switches and GPOs to the House in lieu of Standard.

OTHER UPGRADES

- Ceiling height 2740mm to Ground floor.
- Evaporative Cooling upto 7 ducts.
- Brick in-fills above windows and garage to Ground floor.
- Eaves round the house of First floor
- Choice of 12mm water resistant Laminate Flooring throughout.
- Porcelain 600x600 Tiles to wet areas .
- Exhaust fans to the Toilets
- Niches to Showers
- Exposed Aggregate Driveway to garage upto 30 m2
- Towel rails and toilet paper Holders to showers and Toilet from Cat 1.
- Standard letter box to front
- Wall mount cloth liner.
- Render finish to front pillars.





PRELIMINARIES

- Concrete waffle pod slab, Engineer designed M Slab with maximum of 300mm site fall over the building, No existing fill, Slab costs will be applied if found in different conditions.
- Land size only up to 600 sq meters and with the maximum setbacks of 6m (Subject to Planning Authorities)
- Engineered design surface drainage, including silt pits with grate covers connected to storm water, 2 no. flex couplings to sewer, Engineer design and certification.
- Termite treatment part A and part B if required by the council

SERVICE CONNECTIONS

- Single Phase Underground power up to 10 meters, Water connection (dry tap on same side of street) Gas Connection up to 10mtrs, sewer and storm water connection on up to 600 sq meters blocks
- Telephone Conduit and draw cable from the supply pit. Connection to pit is owner's responsibility, Excludes telephone connection costs and all consumer account opening fees

FRAMING

- Walls: Stabilized timber frame throughout 450mm centers to ground floor of Double storey house.
- 600mm to Single storey and first floor of Double storey homes in Accordance with AS1684 Timber framing code.

CEILING & WALL PLASTER

- 10 mm plasterboard finish to walls and ceiling. Water resistant plasterboard to wet area surfaces.

PLUMBING

- Two garden taps, one located to the front water meter and one adjacent the external laundry door.

ROOM DOOR FURNITURE

- Builders range passage sets.

EXTERNAL FEATURES

- Bricks: Clay bricks from Builders range
- Mortar Joints: Face Brickwork-Natural color roller joints
- Render: Acrylic texture coating render from builders range
- External Moldings: Lightweight exterior moldings with acrylic texture coating render from builders range (If in the working drawings)
- Infills over Windows: Brickwork above windows
- Light weight cladding: Lightweight foam, Fibre cement, Timber cladding to areas as per plans. Finish and color to be selected from Builders range.
- Roof cover: Concrete roof tiles from the builders range to be selected
- Roof Plumbing and downpipes: Color bond finish
- Front Entry door: Paint finish, 2040 highx 820 wide from builders range.
- Laundry Door: 2100x820 standard door from builders range
- Roof Pitch: 22.5 degree
- Window: Southern Star series 1 standard Aluminium windows
- Clear glazing throughout, including wet areas. Sills to brick one edge
- Sliding Doors: Aluminium powder coated sliding door from builders range. Locks to sliding door alike.
- NOTE: Solar panels space on roof will not be used for any other purpose (Solar panels Install and Supply will be by client after Handover)

KITCHEN

- Appliances: builders Range
- Cook top: 600mmwide stainless steel gas cooktop with cast iron trivets and wokburner.
- Oven: 600mm wide under bench electric stainless steel oven. Range hood: 600mm wide stainless steel canopy range hood.
- Dishwasher: Provision for future dishwasher including single power point and capped cold water point.
- Cabinetry: Base Cupboards, fully lined white melamine cabinets, (refer to working drawings).
- Overhead Cupboards: Finish as for base cupboards, with painted infill panel over, refer working drawings to extent.
- Doors: Laminate finish from builder's range Category 1.
- Drawers: 1x4 bank utensil drawer module.
- Handles: Select from builder's range Category 1.
- Microwave Provision: Incorporated in kitchen base cupboards and vented into adjacent cupboard space, including single power point.

LAUNDRY

- Trough: 45 liter single in set bowl stainless steel without top bypass.
- Base Cupboard: 700mm wide fully lined modular cabinet, refer to working drawings.
- Tap ware: Sink mixer in chrome finish.
- By-Pass: Direct connection to side of trough waste outlet.

MOLDINGS

- Skirting 67x18mm square edge primed MDF, Architraves 67x18mm square edge primed MDF with Nylon 75mm white Door stop



ROOM DOORS

- Flush panel 2040mm high to single storey and double storey houses.

GARAGE CEILING HEIGHT

- 2526mm from garage step down floor level.

BENCH TOP

- Square edge laminate bench top selection from builder's standard range 20 mm or 40 mm
- Sink: Stainless steel double bowl drainer sink from Builders range.
- Tap: Side lever mixer 220mm gooseneck in chrome finish.
- Splash back: Builders Category 1 ceramic wall tiles to areas as per standard working drawings.
- Bathroom, En-suite, Powder room & W/C
- Bench Top: Square edge laminate bench top selection from builder's standard range.
- Basin: Choice of 2 Basins from Builders range
- Bath: Acrylic bath from Builders range (white) in tiled podium.
- Shower Bases: 900mm x 900mm ceramic tiled shower base. Selection from builder's standard Category 1 range
- Shower Screens: 1850mm high semi frameless with pivot door and clear laminated glass
- Taps and Outlets: Shower-Rail shower with shower wall mixer.
- Bath (Wall Mounted): Straight wall bath outlet 200mm and wall mixer.
- Basin (Top Mounted): Nero basin mixer. Toilet Suite: Soft close china toilet suite in white from Builders range.
- Mirror: 900mm high, polished edges to full width of vanities sitting on 200mm tile splash back.

ELECTRICAL

- Internal Light Points: Standard batten holders throughout the dwelling.
- External Light Points: Flood light wall mounted light fitting as per working drawings.
- Power Points: Classic White Builders Range surround, Two double power points to each Room/Area excluding wet Areas, One GPO to wet Areas.
- Excluding dishwasher, microwave and refrigerator provision (refer working drawings).
- Switch Plates: White Builders Range with white surrounds.
- Smoke Detector: Hard wired with battery backup.
- Exhaust Fans: Above all showers and toilet not opening to outside air, 250mm with
- Self-sealing air flow draft stoppers.
- TV Points: (2No) White Builders Range pre-wired TV points including 5 meters of co axial
- Cable to roof space (one to main bedroom and one to living area) as per working drawings.
- Refer wiring back to hub where applicable.
- Telephone Points: (2 No) White Builders Range pre-wired telephone points (one to main
- Bedroom and one to kitchen) as per working drawings, including underground connection to
- Supply pit.
- Safety Switch: RCD safety switch and circuit breakers to meter box.

STAIRS (DOUBLE STOREY HOMES)

- Pine hand rail, painted gloss finish,
- MDF stringer, pine newel post, gloss painted finished. MDF treads and risers including
- Plaster dwarf walls to stairs and void areas (refer for staircase layout).

TILING

- Wall Tiles and Bath Hob: Builders Category 1 ceramic wall tiles to areas as per standard working drawings.
- Floor Tiles: Builders Category 1 ceramic floor tiles to entry, meal, family, laundry, Ensuite, bathroom, WC, and powder room (if applicable to the design) as per standard working drawings.
- Skirting Tiles: 100mm high, select from builder's range Category 1 floor or wall tiles to laundry, bathroom, WC and powder room. (If applicable to the design) as per standard working drawing.

INSULATION

- R 2.0 to walls and R3.0 to ceiling.

FLOOR COVERINGS

- Carpet: Selected from builder's standard category 1 range to Bedrooms and second living area, rear hall way and staircase (house specific refer working drawings).
- Timber Laminate: Timber look laminate flooring to entry, kitchen, meals and family.
- (House specific—refer working drawings).

STORAGE (SHELVING AND DOORS)

- Robes: One white melamine shelf with hanging rail.
- Walk in Robe: One row of Pigeon Holes and One white melamine shelf with hanging rail.
- Pantry/Linen: Four white melamine shelves.
- Broom: One white melamine shelf.
- Robe Doors: 2040mm high double flush panel hinged doors.
- Walk-In-Robe: Hampered openings.



GARAGE

- Garage Door: 2200mm x 4800mm colorbond sectional door in contemporary profile.
- Remote Control: Remote control unit to front garage door with two handsets.
- General Tiled hip roof garage including plaster ceiling and concrete floor.
- Garage Door Infill: Painted finish infill over front garage door.
- NOTE 1: Front garage door widths shown above are nominal widths only, refer working drawings for actual sizes.
- Ceiling Height: For ceiling height refer 'Internal Features – Ceiling Height'.
- External Walls:
- Integrated Garages-Brick veneer, single and double storey homes. (House specific–refer working drawings).
- Pedestrian Door (Home Specific)
- Door Frame: Aluminum frame and sill with sealer under coat and low sheen acrylic top coats paint finish.
- Door - 2040mm high weatherproof flush panel with sealer under coat and low sheen acrylic top coats paint finish, opening in.
- Internal Access Door (Home Specific)
- Door Frame: Timber with sealer under coat and low sheen acrylic top coats paint finish including full perimeter draft seals.

PAINTWORKS

- External: Category 1 paint from Builders range
- Front door, Doors, Sidelights: 1 Coat prep sealer under coat with 2 coats of Gloss enamel
- Wood work: 2 Coats of low sheen Acrylic.
- Cement sheet cladding walls and Boards: 2 coats low sheen Acrylic.

HOT WATER SYSTEM OR RECYCLED WATER

- Solar Hot Water: Hot water system with gas boost backup and the necessary electrical and plumbing connections Or Instantaneous hot water system n (If in Recycle water area).
- Recycled water connection to Toilets and laundry
- NOTE- panel and storage tank positioned at the builders discretion OR class A recycled water as per estate requirements.

CEILING

- Ceiling height 2440mm to single storey and Double storey houses with 75mm cornice

ROOF

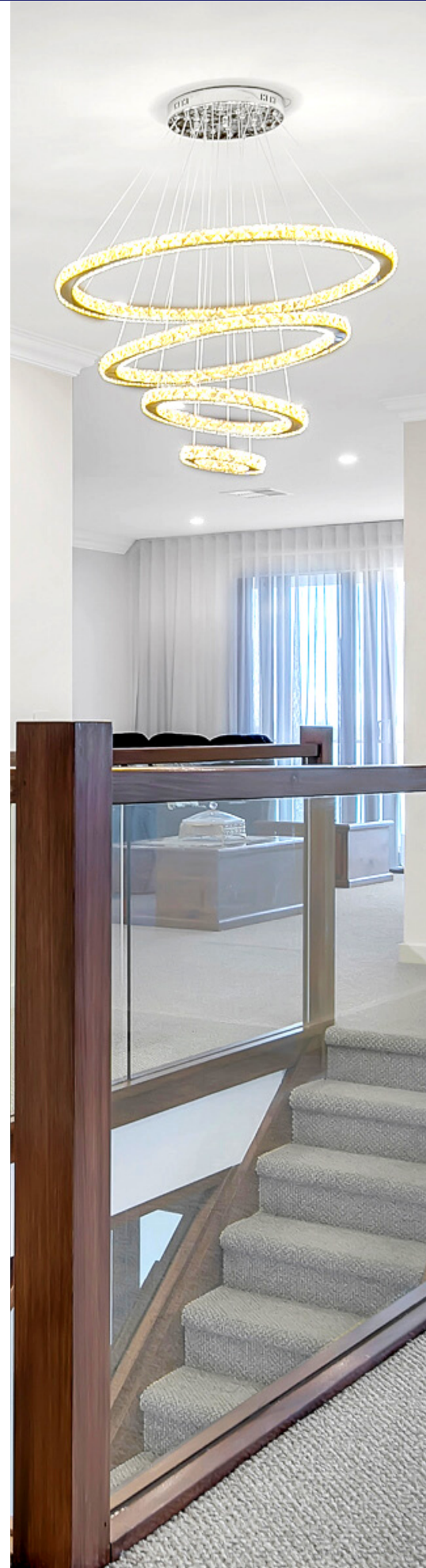
- Engineer designed stabilized timber roof trusses at 600mm centers.

HEATING

- Gas Ducted: Gas ducted heating unit installed in roof space with digital thermostat and ducted to living areas and bedrooms (excludes wet areas) as per manufacturers/suppliers recommendations for home size.

INTERNAL

- 3 coats of wall paint
- 2 coats of ceiling paint throughout.
- 1 coat of prep seal under coat, and 1 coat of low sheen acrylic color throughout.
- Timber doors: 2 Coats of Gloss enamel to pre primed and primed doors and
- 1 coat added prep sealer to unprimed doors.
- Note: Doors, Skirting's, Ceiling, Architraves to be one color
- All paints supply from Haymes or watty! Paint Builders Range





Skylight Homes Pty Ltd | CDB-U68923

www.skylighthomes.com.au