



# **I - RANGE** **INCLUSIONS**

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## COUNCIL & OTHER REQUIREMENTS

- ❖ Temporary Fencing according to the guidelines
- ❖ Temporary Toilet and Rubbish cage
- ❖ Soil test & Soil Survey
- ❖ Plans, Specification and Engineering Drawings
- ❖ Builders Warranty Insurance, Construction work Insurance and Public Liability Insurance
- ❖ Termite protection (if required)
- ❖ Building permit fees and Building Surveyor cost
- ❖ 6-star energy rating report
- ❖ Silt sediment control as per regulatory requirements
- ❖ Crossover Protection as per regulatory requirements
- ❖ Bushfire – There will be additional charges if the property is under bushfire zone
- ❖ Building permit package
- ❖ Occupancy certificate

## CONNECTIONS

- ❖ Connection of services – water and gas
- ❖ Provide single-phase underground from the electrical supply pit to the meter box.
- ❖ Storm water & Sewer Connection to the property
- ❖ NBN Conduit connection from the pit to house, Draw Conduit  
Note: Includes Trenching, draw Conduit from pit (If available) to outside of the house, Connection and installation of required cabling and service is the responsibility of the owner(s) after the Handover

## SITE WORKS

- ❖ Site Investigation report
- ❖ Engineered design concrete waffle pod slab H1 class- (Fix site cost subject to soil test and soil survey)
- ❖ Excavation and soil removal up to 300mm fall across entire width and /or Length of the allotment
- ❖ Provide water connection to water supply from mains up to 5m setback
- ❖ Provide setback to front of the house, from the boundary and Garage according to the developer guidelines
- ❖ Wind Speed rating assessment N1 & N2
- ❖ 20 MPA Concrete as per Engineering
- ❖ Generator hire (If required )

## EXTERNAL FEATURES

- ❖ Monier concrete roof tiles to choose from Sky Homes I-Range
- ❖ Choice of Austral or Selkirk Brick to choose from Sky Homes I-Range
- ❖ Colorbond Fascia, Gutter & Downpipes
- ❖ Roof Ventilation (Plan Specific)
- ❖ Brick infill above all windows, Garage, external doors
- ❖ 450mm eaves to the front of the house with 3-meter return (Plan specific)
- ❖ 2 x External Garden taps-one at the rear and one at the front
- ❖ 22.5 Degree Pitched roof
- ❖ Render Feature to Façade (Plan Specific)
- ❖ Builders range Brick with a natural colour mortar and rolled joint profile
- ❖ Timber wall frame, 90mm X 45mm, with 450mm Stud Opening
- ❖ Plaster lined Ceiling to Alfresco and Porch
- ❖ Steel lintels above all doors and windows including garage door

## WALL & CEILINGS

- ❖ 2400mm High ceiling for single storey homes
- ❖ 67mm Skirting throughout (Tile skirting to wet areas)
- ❖ 67mm Architraves to windows and doors
- ❖ 10mm Plaster to walls & Ceiling
- ❖ 75mm Cornice throughout
- ❖ Premium 3 Coat Dulux Paint- One wall colour and one ceiling colour throughout

## DOORS & WINDOWS

- ❖ 820mm W x 2040mm H Corinthian front entry door
- ❖ 820mm W x 2040mm H Corinthian Internal doors
- ❖ Lockwood tri lock to the Entry door
- ❖ Lockwood Designer Chrome door handles to choose from Sky Homes I-Range
- ❖ Chrome door stoppers to throughout the house
- ❖ Gloss paint finish to internal doors and Architraves
- ❖ Awning windows to the front of the house / sliding windows to rest of the house
- ❖ Aluminium Sliding doors to Laundry (Plan specific)
- ❖ Stacker door to Alfresco (Plan specific)
- ❖ Key locks to all internal windows and external sliding doors
- ❖ Privacy lock to Master bedroom, Common bathroom, En-suite, and WC
- ❖ Aluminium sliding windows with powder-coated finish
- ❖ Weatherproof door to the rear of the Garage with deadlock
- ❖ Garage access door with key lock

## KITCHEN

- ❖ Laminate benchtops
- ❖ Your choice of Laminate colours to choose from Sky Homes I-Range
- ❖ Soft-close Cabinetry throughout, In Gloss, Matt and Satin finish
- ❖ 600mm stainless steel Cooktop- EURO or TECHNIKA
- ❖ 600mm stainless steel oven- EURO or TECHNIKA
- ❖ 600mm stainless steel Range hood-EURO or TECHNIKA
- ❖ 600mm stainless steel dishwasher- EURO or TECHNIKA
- ❖ Tiled splash back- 300mm X 600mm, 600mm X 600mm, 150mm x 150mm Porcelain tiles
- ❖ Choice of Cabinetry handles from Sky Homes I-Range
- ❖ Four-layer melamine shelves to Pantry
- ❖ 2500mm W x 1000mm L Island bench
- ❖ Stainless steel Double bowl top mounted sink with drainer to choose from Sky Homes I-Range

- ❖ Choice of Tap mixer from Sky Homes I-Range
- ❖ Bulkhead over Kitchen overhead cabinet
- ❖ Overhead cabinet over the fridge space
- ❖ Overhead Kitchen Cabinet
- ❖ Custom made Cabinetry
- ❖ 6 Pot Drawers to the Kitchen
- ❖ Cutlery Drawer
- ❖ Freshwater point behind the fridge space

## EN-SUITE & BATHROOM

- ❖ Laminate benchtops
- ❖ Your choice of laminate colours selection from Sky Homes I-Range
- ❖ Your choice of tiles to choose from Sky Homes I-Range
- ❖ Your choice of vanity to choose from Sky Homes I-Range
- ❖ Your choice of cabinetry handles from Sky Homes I-Range.
- ❖ Your choice of Basin Mixer & Shower mixer from Sky Homes I-Range
- ❖ Exhaust fan and Batten light
- ❖ Tiled shower base according to the shower size
- ❖ Soft close cabinets in Gloss, Matt or Satin finish
- ❖ Chrome towel rail and toilet roll holder
- ❖ Obscure glazing windows
- ❖ 900mm x 1200mm wide EnSuite shower (plan-specific)
- ❖ 900mm x 900mm wide common shower
- ❖ Full-width frameless mirror above vanity
- ❖ Bathtub in the common bathroom with Chrome spout

## ELECTRICAL

- House 90mm cool white LED downlights to open living area
- House Clipsal switches and power points with white cover plate
- House Exhaust fan above all showers
- House 2x Double Power Point to the Master bedroom
- House 1x Double Power Point to other bedrooms
- House Power Points for Appliances and Heating unit
- House 2x Two-way switch to single storey homes
- House 1x Double Power Point in the Kitchen
- House 3x Double Power Point in the living area
- House 2x TV Point with TV Antenna
- House 2x Data Point
- House Batten lights to rest of the house
- House 1x flood light with the sensor in the Garage
- House 2x Batten light to outside
- House 1x Fluorescent light in the Garage
- House Hard Wired Smoke detector
- House RCD safety switch and circuit breakers to the meter box

## INSULATION

- House Up to R 4.0 Insulation to Ceiling
- House Up to R 2.0 batts to external walls of the house to comply with a 6-star energy rating

## FLOOR & WALL TILES

- House Your choice of tiles to wet areas to choose from Sky Homes I-Range
- House Kitchen, Laundry, En-suite, common bath splash back tiles from Sky Homes I-Range
- House Tile skirting to the bathroom, En-suite, WC & laundry

## FLOOR COVERINGS

- House Timber Laminate flooring to open living area
- House Builders Range Carpets to all bedrooms
- House Your choice of Laminate and carpet flooring to choose from Sky Homes I-Range

## HOT WATER UNIT

- House Rinnai – Instantaneous gas booster 26 L

## HEATING

- House Ducted gas heating unit installed in roof space with the controller
- House Braemar unit with 7 Ducts

## LAUNDRY

- House Laminate benchtop
- House Your Choice of tiles to choose from Sky Homes I-Range
- House Your choice of cabinetry colours to choose from Sky Homes I-Range
- House Your choice of cabinetry handles to choose from Sky Homes I-Range
- House Aluminium clear glazed Single panel Sliding door
- House Stainless steel 45-litre inset laundry trough with chrome mixer tapware
- House Washing machine -water and power connection
- House Laundry floor and splash back- 300mm x 600mm or 600m x 600mm
- House Soft-close cabinetry in Gloss, Matt or satin finish
- House Broom Cupboard

## STORAGE

- House Pantry with 4x melamine shelves
- House Walk-in Robe with 2x melamine shelves and hanging rails
- House Built-in Robes with 1x Melamine shelf and hanging rail
- House Broom cupboard with 1x Melamine shelf
- House Walk-in linen with 4x melamine shelves
- House Quality sliding or hinged doors as per the plan

## GARAGE

- Concrete Waffle Pod Floor
- Colorbond Panelift Garage Door with 3 remotes in Variety of colours
- Brick infill above the Garage
- Hinged Internal Door to Garage

## MAINTENANCE AND WARRANTY

- Quality Control inspections during construction
- 6 Months Maintenance to your new home
- 15 Years Structural Guarantee
- Professional site clean before handover

**Note:** All specifications and inclusions subject to change and are design specific without notice. Sky Homes may substitute items of similar design and price because of availability. Items not listed on inclusions or contract are not included. It is the client's responsibility to check inclusions or specific requirements have been included by Sky Homes. Some items shown on plans may also not be included. Sky Homes will make every effort to list all items but will not be responsible for errors or omissions. If owner is not sure on inclusions, please ask for explanation as we have an honesty and integrity policy.



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