

Brisbane Skylight Buyer's Checklist

1. Assess Your Roof and Climate Needs

1. Identify Your Roof Type:

- *Tile, Metal, Terracotta, or other?* Each requires different flashing, fastening, and installation techniques.
- Check for any structural elements (rafters, beams) that might limit skylight placement.

2. Consider Brisbane's Subtropical Climate:

- High humidity, heavy summer rains, and strong sun.
- Ventilated skylights help release hot, moist air; UV coatings or tints control heat gain.

3. Roof Pitch & Orientation:

- Steeper roofs can be harder (and pricier) to install on.
- *North-facing* skylights capture more daylight and can reduce winter lighting costs, but might bring in excess summer heat without proper glazing or shading.

2. Define Your Skylight Goals

1. Lighting vs. Ventilation:

- If the primary goal is more natural light, a *fixed skylight* with high-quality glazing might suffice.
- For humidity control or cooling, consider *operable* (ventilated) skylights, potentially with rain sensors for Brisbane's sudden downpours.

2. Aesthetics & Style:

- Do you want a discreet, low-profile skylight that blends with the roofline, or a statement piece (e.g., architectural or solar-powered skylight)?

3. Energy Savings:

- Features like *Low-E coatings, double glazing, or solar-powered blinds* can optimise efficiency and potentially lower your energy bills in the long run.

3. Clarify Your Budget Range

1. Initial Product & Installation Costs:

- Basic, fixed skylights may range from \$500 to \$2,000 (product-only) depending on size and glazing.
- Labour typically adds \$1,000–\$2,000+ for standard installations in Brisbane.

2. Potential Extras:

- *Flashing Kits, Remote Blinds, Solar-Powered Ventilators, Custom Shapes.*
- Structural modifications, especially in older homes, can raise costs.

3. Long-Term Savings:

- High-quality glazing and proper installation reduce future maintenance and energy bills—offsetting higher upfront costs.

4. Check Local Regulations & Permits

1. Council Requirements:

- In many cases, minor installations won't need a full development application, but always verify with the *Brisbane City Council* or your local council if structural changes are significant.

2. Building Standards Compliance:

- **AS 1288** for glazing safety, **AS/NZS 4284** for weatherproof testing.
- Make sure your chosen product meets or exceeds these standards.

3. Heritage & Character Areas:

- Inner-suburb Brisbane homes may fall under heritage or character overlays. Check with council or a heritage consultant if you're altering a period roofline.

5. Explore Skylight Options

1. Fixed Skylights:

- Budget-friendly, minimal maintenance.
- Ensure good glazing (Low-E, tinted) to manage Brisbane's heat.

2. Ventilated (Operable) Skylights:

- Ideal for kitchens, bathrooms, or humid spaces.
- Motorised versions with rain sensors protect interiors during Queensland storms.

3. Tubular Skylights:

- Great for hallways, closets, or small windowless spaces.
- Natural light with minimal heat gain due to the narrow tube design.

4. Solar-Powered or Architectural Skylights:

- Premium options offering innovative designs or self-powered operation.
- Some local incentives might apply—check for solar or energy rebates.

6. Select Quality Materials & Glazing

1. Double or Triple Glazing:

- Reduces heat transfer, keeps interior cooler in summer, warmer in winter.
- Minimises external noise—helpful near busy roads or flight paths.

2. UV-Resistant or Tinted Glass:

- Prevents fading of furnishings, lowers solar heat gain.
- Particularly helpful if your roof gets intense midday sun.

3. Durable Flashing & Hardware:

- Look for corrosion-resistant metals (e.g., galvanised or powder-coated flashing) to handle Brisbane's humidity and storms.

4. Rain Sensor Technology:

- If you opt for operable skylights, sensors automatically close them when rain arrives—essential for sudden Queensland downpours.

7. Shortlist & Compare Installers

1. Licensing & Insurance:

- Queensland Building and Construction Commission (**QBCC**) licence is a must.
- Public liability insurance protects you and them during the project.

2. Experience & Specialisations:

- Do they often work with your *roof type* (tile vs. metal)?
- Check if they provide references or portfolios for similar Brisbane-area homes.

3. Ask for Quotes & Timelines:

- Request *detailed, itemised quotes* covering product, labour, potential roof modifications, and any disposal/cleanup fees.
- Clarify how long the installation might take and if weather delays are common.

4. Warranty & Aftercare:

- *Labour Warranty*: Usually 2–5 years.
- *Product Warranty*: 5–10+ years, depending on skylight brand and materials.

8. Evaluate Add-Ons & Future Maintenance

1. Internal Blinds or Shades:

- Manage glare, heat, or privacy.

- Motorised or manual options—motorised can be solar- or electric-powered.

2. Ventilation Accessories:

- Exhaust fans, attic fans, or solar roof vents can complement skylights for better airflow.

3. Regular Cleaning & Inspection:

- Brisbane's storms and debris build-up mean seals, flashing, and glazing need periodic checks—every 6–12 months.

4. Record-Keeping:

- Keep receipts, warranty info, and contact details of your installer in one file for easy reference.

9. Check for Rebates & Sustainability Incentives

1. Queensland Government Schemes:

- Occasionally offers energy-saving rebates if your skylight includes solar-powered features or advanced energy-efficiency measures.

2. Local Council Programs:

- Some Brisbane-area councils reward sustainable home improvements.
- Check if you're eligible for *green building* grants or incentives.

3. Bundling with Other Projects:

- Combining skylights with *roof insulation upgrades* or *solar PV systems* might increase your eligibility for broader rebates.

10. Final Decision & Installation Day

1. Reconfirm Dates & Access:

- Ensure the installer has clear roof access; move vehicles or yard items out of the way.
- Plan for weather allowances—Brisbane's storms can cause last-minute delays.

2. Discuss Communication Channels:

- Who's your point of contact if issues arise mid-installation?
- Exchange phone numbers and confirm typical response times.

3. Walk-Through & Sign-Off:

- After installation, inspect the skylight's operation, seals, flashing, and finishing details.

- Request a demonstration for any motorised or smart features.

4. **Warranty & Maintenance Info:**

- Keep all documentation in a safe place.
- Ask about recommended cleaning schedules or any special requirements for your chosen skylight model.

Bonus: Post-Installation Checkpoints

- **Check for Leaks or Drafts** after the first heavy rain—quick detection can save hassle.
- **Monitor Energy Bills** to gauge if the new skylight reduces lighting or HVAC costs as anticipated.
- **Consider Additional Blinds/Shutters** if you find too much sun during peak summer hours.

Ready to Get Started?

1. **Print This Checklist** or save it on your phone for quick reference.
2. **Schedule at Least Two Site Inspections** from different installers—compare quotes, timelines, and communication style.
3. **Verify Credentials** (QBCC licence, insurance, references), and check if local rebates or sustainability credits apply.

By following this **Brisbane Skylight Buyer's Checklist**, you'll be well-equipped to make **informed decisions** about the right skylight for your home, ensuring a smooth installation process and a **sun-filled**, energy-efficient living space for years to come.