

# COSTA HOMES

## LIFESTYLE COLLECTION

ALL INCLUSIVE LIVING



LUXE SPECIFICATIONS

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### PRELIMINARIES

Designer plans from Costa.

Contract - Fixed Price HIA building contract.

Engineers site classification report.

Engineered Slab and Structural Design

Contour Survey (boundary & site identifications not included)

12-month maintenance warranty with 6 ½ year structural guarantee.

**Building Certification Fees** - This includes building lodgement and plumbing application fees.

**QBCC Insurance:** Queensland Building and Construction Commission compulsory insurance.

**Construction Insurance:** Builders insurance for loss or damage to building under construction.

**QLeave Fee:** A state government levy for portable long service.

### SITE WORKS

**Site Cut:** Light scrape of light vegetation only. Building platform cut and fill of no more than 300mm.

**Sediment Control:** As per local government requirements.

**Building Set-out:** By certified surveyor.

**House Clean:** Home professionally cleaned internally and externally prior to handover.

**Site Clean:** Construction waste and building debris removed from site.

All scaffold required to comply with Workplace Health & Safety Queensland.

**Crane Hire:** All crane work required on site.

### BASE / SLAB

**Slab:** Engineered designed slab for light weight construction, to suit soil type up to H1 Classification. Only additional costs required if your soil type requires piercing. M Classification for all other home type constructions.

**Concrete Pumps:** All concrete pumping required for footings and slab.

**Termite Protection:** Trithor physical and termguard -biflex reticulated barriers as per AS 3660.1. Actual termite barriers used will vary based on each home design and construction type.

### CEILING HEIGHTS

All ceiling heights at 2700mm high.

### FRAMING

Timber Wall Frame and trusses are supplied with H2 treated pine for a greater protection from termites.

### WINDOWS & EXTERNAL DOORS

**Aluminium Windows and Doors:** Sizes and configurations installed as per individual plans with window locks as standard, and in a standard colour to suit your own decor.

**Entry Door:** 2400mm high hinged, contemporary aluminium and clear glass door.

**Garage Door:** Colorbond Slimline sectional panel door with Electric door motor, 2 portable remotes and 1 wall remote.

### ROOFING

Bluescope Australian Colorbond roof sheeting specified to suit each individual site geographics.

60mm Anticon wool blanket installed to the underside of the roof sheeting.

R2.5 glass wool batts to ceiling which will create an air cell to diffuse the heat of the day.

Colorbond metal fascia and gutter (as per plans.)

### PLUMBING

#### EXTERNAL PLUMBING

Sewerage Drain is to be connected to the sewer connection point (if applicable).

Painted PVC round downpipes positioned as per plan.

Storm water drainage to kerb and channelling (included for up to 6m setback to home).

Two (2) external taps, and two (2) external yard gully drains.

Energy efficient heatpump hot water sized to number of bedrooms.

### KITCHEN



Cioso Pullout Sink Mixer C/P



Princess Undermount Double Bowl Sink

### POWDER ROOM



Fienza Linea Wall Basin/Powder

### BATHROOM



Cioso Mid-rise Vessel Mixer



Opus Counter Top Basin



Opus Shower System C/P (Ensuite)



Cioso Shower Mixer C/P

Opus Shower & Rail C/P (Main Bathroom)



Vivid Slimline 230mm Curved Bath Spout C/P



## INTERNAL PLUMBING

**Floor Wastes:** Smart tile wastes.

Water tap supplied to fridge recess.

**Bathroom and Ensuite Basins:** Custom 900mm or 1500mm wall mounted vanities with full width drawers in a wide range of laminate colours and Costa Range 20mm stone benchtops.

**Powder Room Basin** (if shown on plan): Fienza wall hung basin.

**Basin Mixers:** Cioso midrise vessel mixer.

**Shower Roses:** "Opus shower and rail to bathrooms.

Opus shower system to main ensuite".

**Shower and Bath Mixers:** Cioso mid-rise vessel mixer.

**Bath:** 1500 Soprano wall faced bath.

**Bath Spout:** Vivid bath spout.

**Kitchen Sink:** Princess undermount double bowl sink.

**Kitchen Sink Mixer:** Cioso pullout sink mixer.

**Laundry Sink:** 45 Lt stainless tub.

**Laundry Sink Mixer:** Pina G/neck sink mixer.

**Toilet Suites:** Kore Plus BTW toilet suite.

**Toilet Roll Holder:** Radii toilet roll holder.

**Towel Rails:** One (1) Radii double towel rail to each shower.

## ELECTRICAL

**Smoke Detectors:** Hard wired surface mount as per Building Code of Australia (BCA) standards.

(No#. of points and placement as per specific electrical plan) enough to complete the home.

**Meter Box:** Surface mount with earth leakage circuit breakers.

Trader MATT FLAT CAT power points. 2 double powerpoints per bedroom.

5 single powerpoints for all services, 10 additional double powerpoints for all other requirements min. (plan dependent)

**Polymer blade 52"ceiling Fan:** One to each bedroom, one to each living space including outdoor alfresco.

1200mm Batten LED to garage

8W LED downlights allowance of 25min. plan dependent.

200mm round LED - to laundry area.

**External Lights:** One twin LED spotlight outside garage with sensor and one wall bunker light to clothesline.

**Television Points:** x2.

Digital Television Antenna

**Exhaust fans:** 1 to each bathroom and powder room.

**Data Points:** x2.

**NBN Allowance:** Provision for NBN allowed for.

## APPLIANCES

**Oven:** Siemens 60cm Wall Oven.

**Cooktop:** Siemens 90cm induction cooktop.

**Range hood:** Siemens 90cm undermount rangehood.

**Dishwasher:** Siemens 60cm semi-integrated dishwasher.

## AIR CONDITIONING

Airconditioning options, from Daikin inverter ducted systems to inverter split head individual room systems, discussed and priced to individual requirements.

## EXTERNAL WALL & CEILING LININGS

James Hardie fibre cement sheeting Cladding - including Axon, Stria, Easylap and Newport. Plan dependent.

Glass wool wall insulation of R1.5 to walls with fibre cement cladding. Once again, making your home easier to keep cool in summer and warm in winter.

**Masonry walls:** Solid core filled concrete blocks as per plan to the Australian standards. (Plan Dependent)

**Aerated Concrete Panel** - 50mm thick plan and area dependent, rendered and painted. Great alternative to rendered brick as it is a real space saver and with great insulative properties.

**Insulation:** External living and garage ceiling come standard with R2.5 glass wool batts for greater home comfort.

**Paint:** Costa homes only use premium quality external coatings to maximise the life of your home.

## BATHROOM / ENSUITE



Kore Plus BTW Suite



Radii Rnd Double Towel Rail



Radii Toilet Roll Holder



Radii Robe Hook Rnd Plate



1500 Soprano Wall Faced Bath



Note: External walls and soffits are painted using a (2) two coat system. Limit of (2) two colours to walls and (1) one colour to ceilings and soffits included.

Soffit Eaves - 4.5mm fibre cement sheeting with PVC joint strips.

Insulation - External living ceiling to have glass wool insulation with rating of R2.5.

### INTERNAL WALLS & CEILINGS

10mm plasterboard ceiling affixed to metal ceiling battens.

10mm plasterboard affixed to walls.

6mm fibre cement sheeting affixed to ALL walls of bathrooms and ensuite.

Paper square-set cornice to all wall and ceiling joints for a timeless, elegant look.

Insulation: Internal ceiling including garage to have glass wool insulation with rating of R2.5.

Paint: Premium washable paints with 2 coat system to ceilings and 3 coat system to walls.

### INTERNAL FIXTURES

**Architraves:** 42mm x 12mm splayed edge pine to all internal doors.

**Skirtings:** 68mm x 12mm paint grade splayed edge pine to wall and floor joints

### INTERNAL DOORS & DOOR FURNITURE

**All internal joinery to be 2400 high and consists of:**

**Doors:** 2340mm high HUME Redicote flush panel doors with three (3) 100mm zinc hirline hinges.

**Hinged Door Handles:** Costa selection of hardware.

**Privacy Locks:** To WC, bathrooms and master bedroom.

**Passage Locks:** To all other internal doors.

**Door Catches:** Stainless magnetic catches to all passageway swing doors.

### WARDROBE & LINEN DOORS

**Robe Sliding Doors:** 2400mm high mirror -frameless sliding doors.

**Linen Sliding Doors:** 2400mm high superwhite glass -frameless sliding doors.

### SHELVING

**Robe Shelving:** Melamine topshelf and hanging rail and (1) bank of shelves to each.

**Linen Shelving:** Four (4) melamine shelves.

### SHOWER SCREENS & MIRRORS

**Shower Screens:** semi-frameless screen with pivot door

**Mirrors:** Frameless edge mirrors 850mm above splashback tile and full width of vanities.

### VANITY CUPBOARDS

Custom made 900/1500mm wide vanities in your choice of laminate colour to suit individual colour schemes with Costa Range 20mm reconstituted stone. Full width drawers x2 to each basin.

### KITCHEN CABINETS

**Kitchen Cabinets (custom made to individual home plan).**

**Cupboard Layout:** 900mm high with doors and (1) standard banks drawers (2) banks pot drawers.

**Cupboard Material:** Laminex in classic colour range with 1mm PVC edge strips (refer colour schemes).

**Drawer Inclusions:** Blum sliding drawer runners. Soft close bin drawer to island bench.

**Benchtop:** 20mm Costa Range reconstituted stone

**Door Handles:** From the Costa range.

**Kickplates:** Brushed aluminium laminate.

**Overhead Cupboards:** 600mm high doors in laminate and finished to ceiling. LED strip under overheads.

### APPLIANCES



Siemens Studioline 60cm Oven



Siemens 90cm Induction Cooktop



Siemens Undermount Rangehood



Siemens Semi intergrated Dishwasher



## LUXE SPECIFICATIONS

### LAUNDRY CABINETS

*Laundry Cabinet:* Custom made sink cabinet and benchtop in wide range of laminate colours to suit your colour scheme, and with 45lt stainless tub.

### STAIRS & BALUSTRADES

*Internal Stairs:* Double stringer open tread (or closed tread) Plantation hardwood timber staircase (plan specific).

*Internal Stairwell:* Timber handrail to internal wall with closed staircase. Frameless glass on stainless spiggots, mounted on treads with powdercoated crash rail mounted on top of glass.

*External Balustrade:* Powder coat aluminium post and rail with stainless steel wire.

### EXTERNAL WORKS

#### EXTERNAL FLOOR FINISHES

*Driveway:* 100mm thick 25mpa concrete, 10mm line pump mix, lightly exposed for the contemporary look. As per plan.

#### EXTERNAL ACCESSORIES

*Clothesline:* Supply and install 2400 x 1500-fold-a-line.

*Letterbox:* Bahama rendered letterbox.

### FLOOR & WALL COVERINGS

#### WALL TILING

*All bathrooms tiled floor to ceiling.*

*Separate toilets:* 150mm skirting tile and 200mm high tile to splashbacks of vanities.

*WC's:* 150mm skirting tile and 200mm high tile to splashbacks of vanities.

*Kitchen Splashback:* Tiles to wall under overhead.

*Laundry Splashback:* One (1) tile high splashback to the laundry cabinet or tiling between bench and overheads (if applicable).

*Tile Supply:* To be from the Costa 600mm x 600mm porcelain range.

#### FLOOR COVERINGS

*Wet Areas:* 600 x 600 tiles from the Costa Porcelain Range.

*Ground Floor Living Area:* 600 x 600mm porcelain tiles from Costa Luxe Range. Custom flooring options also available.

*Upper Floor Living Areas:* Carpet from Luxe Costa range. Upgrade to different floor types also available.

*Outdoor Living and Entry:* Tiled in 600 x 600 from the Costa Porcelain Luxe Range.

*Bedrooms and MPR Floors:* Carpet from the Costa Luxe Range.



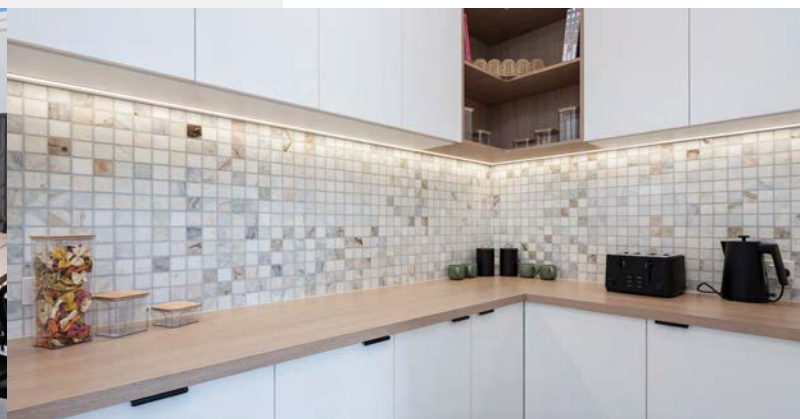
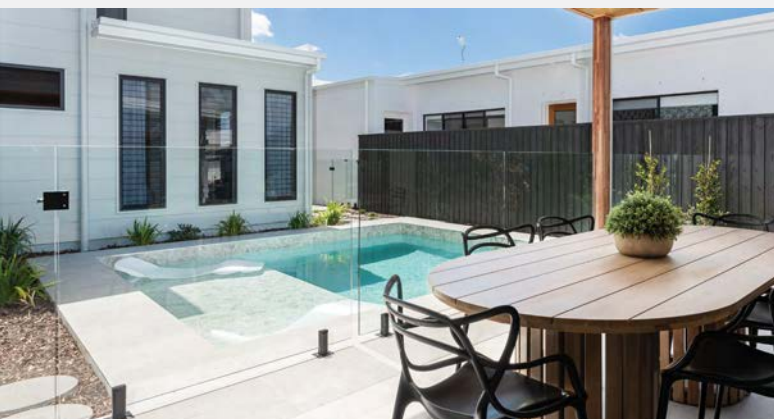
Pina Gooseneck Sink Mixer/Laundry



45 Lt stainless Steel Tub/Laundry



Bahama Rendered Letter Box





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