

# COSTA HOMES

## LIFESTYLE COLLECTION

ALL INCLUSIVE LIVING



ESSENTIALS SPECIFICATIONS

## ESSENTIALS SPECIFICATIONS

### 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. M Classification for all other home type constructions. Only additional costs required if your soil type requires piling.

**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 2550mm 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:** 2100mm high x 900 wide 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



Vivid Slimline Pull-Out Mixer



Princess Over Mount Double Bowl Sink

#### POWDER ROOM



Fienza Linea Wall Basin

#### BATHROOM



Arlo Basin Mixer C/P



Fienza Sarah Inset Basin



Opus Shower & Rail



Arlo Wall Mixer C/P



Vivid Slimline Bath Outlet 230mm Curved



## INTERNAL PLUMBING

Water tap supplied to fridge recess.

**Bathroom and Ensuite Vanities:** Custom 900mm single bowl or 1500mm double bowl vanity with 20mm Costa Range stone benchtop with Fienza Sarah inset basin.

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

**Basin Mixers:** Arlo basin mixer.

**Shower Roses:** Opus shower & rail

**Shower and Bath Mixers:** Arlo wall mixer.

**Bath:** VIVA 1525 WH.

**Bath Spout:** Vivid bath spout.

**Kitchen Sink:** Double bowl over-mount sink.

**Kitchen Sink Mixer:** VIVID Slimline pull-out mixer.

**Laundry Sink:** Kore MKII laundry tub and cabinet.

**Laundry Sink Mixer:** CHR Ivy sink mixer.

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

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

**Towel Rails:** One (1) Kore 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 C2000 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 powderroom.

**Data Points:** x2.

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

## APPLIANCES

**Oven:** Bosch 60cm wall oven.

**Cooktop:** Bosch 60cm ceramic cooktop. Gas cooktop option available.

**Range hood:** Bosch 60cm undermount rangehood.

**Dishwasher:** Bosch 60cm stainless steel dishwasher.

**Option:** Customise all appliances

## 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 building prior to any maintenance required.

## BATHROOM / ENSUITE



Kore Plus BTW Suite



Kore Double Towel Rail



Kore Toilet Roll Holder



Kore Towel Ring



Viva 1525 Island Mount 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 2100 high and consists of:**

*Doors:* 2040mm high HUME Redicote flush panel doors with two (2) 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 -framed sliding doors.

*Linen Sliding Doors:* 2400mm high vinyl-framed sliding doors.

### SHELVING

*Robe Shelving:* One (1) single melamine shelf with hanging.

*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 900mm single bowl and 1500mm double bowl vanities in your choice of laminate colour to suit individual colour schemes. Full width drawers x 2 for each basin.

### KITCHEN CABINETS

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

*Cupboard Layout:* 900mm high with doors and (1) bank of drawers with cutlery tray.

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

*Drawer Inclusions:* Blum sliding drawer runners.

*Benchtop:* 20mm stone benchtop from Costa selection

*Door Handles:* From the Costa range.

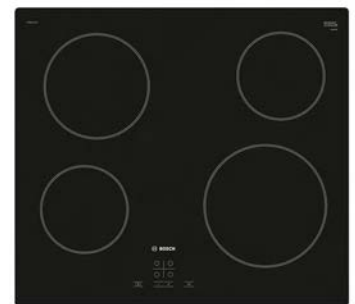
*Kickplates:* Brushed aluminium laminate.

*Overhead Cupboards:* 600mm high doors in laminate and finished to ceiling.

### APPLIANCES



BOSCH 60cm Oven



BOSCH 60cm Ceramic Cooktop



BOSCH 60cm Undermount Rangehood



BOSCH Dishwasher

## ESSENTIALS SPECIFICATIONS

### LAUNDRY CABINETS

*Laundry Cabinet:* Kore MKII laundry tub and cabinet.

### FLOOR & WALL COVERINGS

#### WALL TILING

*Shower Recess:* Tiled to 2100mm high.

*Vanity Splashback:* 200mm high tile.

*Skirtings:* Tile 150mm high.

*Bath Recess:* Bath hob and walls to be tiled 1200mm high above finished floor level.

*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 450mm x 450mm Essentials Range.

#### FLOOR COVERINGS

*Wet Areas:* 450 x 450 tiles from the Costa Ceramic Range.

*Ground Floor Living Area:* 3mm timber look vinyl planks or 450 x 450 ceramics from the Costa Range. Upgrade options to different floor types also available.

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

*Outdoor Living and Entry:* Contemporary exposed aggregate.

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

### STAIRS & BALUSTRADES

*Internal Stairs:* Closed housed carpet tread staircase. Upgrade options for different staircase types & balustrades also available.

*Internal Stairwell and Void Balustrade:* Paint grade timber handrail to internal wall. 1m high plasterboard wall to stair void on 1st floor. (plan specific)

*External Balustrade:* Powdercote aluminium posts, top rail and vertical bars.

### EXTERNAL WORKS

#### EXTERNAL FLOOR FINISHES

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

*Outdoor Living:* 100mm thick 25mpa concrete, 10mm line pump mix, lightly exposed.

*Entry:* 100mm thick 25mpa concrete, 10mm line pump mix, lightly exposed.

#### EXTERNAL ACCESSORIES

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

*Letterbox:* Bahama rendered letterbox.



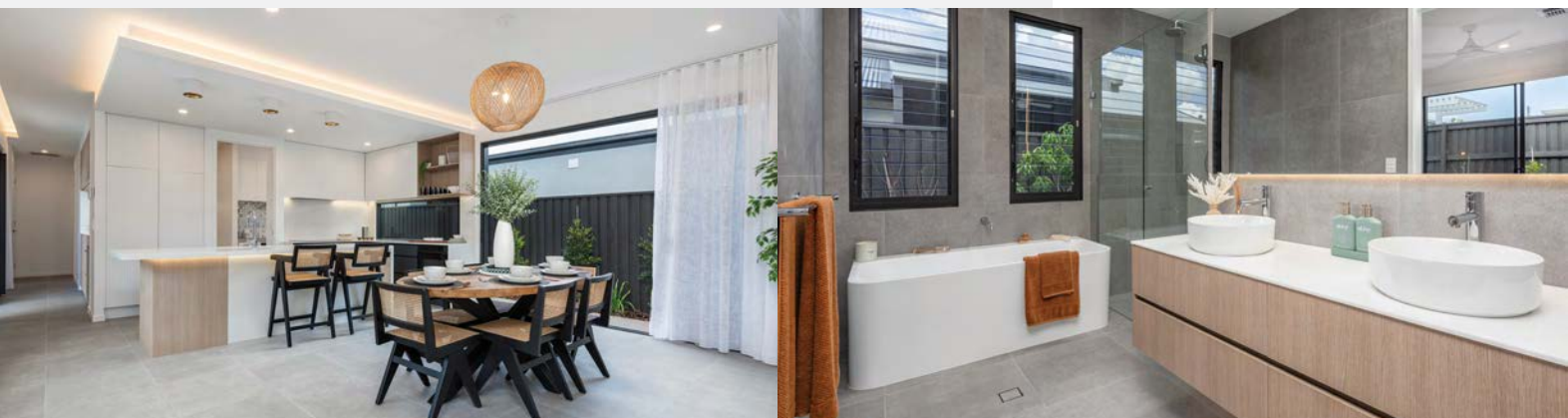
CHR Ivy Sink Mixer



Kore Laundry Tub & Cabinet



Bahama Rendered Letter Box





**COSTA HOMES**  
LIFESTYLE COLLECTION

T 1300-0-COSTA Lot 5/33 Premier Circuit, Kawana Q 4575  
E [enquiries@costahomes.com.au](mailto:enquiries@costahomes.com.au) W [costahomes.com.au](http://costahomes.com.au)

Disclaimer Some images displayed throughout this brochure are for illustrative purposes only. Photography is of the Multigenerational Home, Harmony Display Village.