

COSTA HOMES

LIFESTYLE COLLECTION

ALL INCLUSIVE LIVING



VALUE 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 1/2 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 AS3660.1

CEILING HEIGHTS

All ceiling heights at 2400mm 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 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 translucent 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



Kore Sink Mixer C/P



Clark Polar Overmount Sink

POWDER ROOM



Kore Basin Mixer C/P



Stylus Mini Wall Basin

BATHROOM



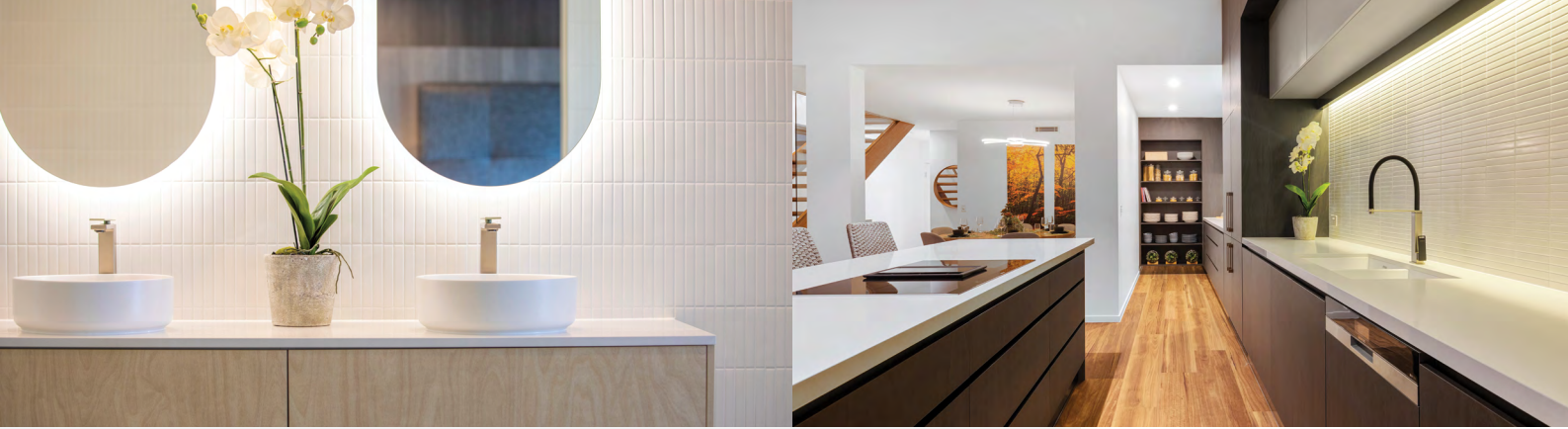
Kore Rail Shower C/P



Kore Basin Mixer C/P



Kore Shower Mixer C/P



INTERNAL PLUMBING

Bathroom and Ensuite Basins: Fienza Dolce Vita 900mm wall hung vanity.

Powder Room Basin (if shown on plan): Stylus Mini wall hung basin.

Basin Mixers: Stylus Verdi basin mixer.

Shower Roses: Adjustable Invigra shower head.

Shower and Bath Mixers: Stylus Verdi shower mixer.

Bath: Maxton 1525 WH.

Bath Spout: Lucia Curved 200 basin spout (for bath).

Kitchen Sink: Clark Polar double bowl over-mount sink.

Kitchen Sink Mixer: Kore Verdi sink mixer.

Laundry Sink: Kore 42 Lt tub and cabinet.

Laundry Sink Mixer: Kore Verdi sink mixer.

Toilet Suites: Kore 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. 1 double powerpoint per bedroom.

5 single powerpoints for all services, 8 additional double powerpoints for all other requirements.

Aluminium 3 Blade 48" ceiling fan with LED Light: One to each bedroom.

Aluminium 3 Blade 48" ceiling fan - one to each living room & alfresco.

1200mm Batten LED to garage

200mm LED flush mount round panel to laundry and bathrooms.

200mm round LED - One to kitchen, dining, living, and alfresco.

10W LED downlights to hallways, external doors, stairwells and WC.

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

Television Points: One allowed.

Digital television antenna

Exhaust fans: N/A (240mm square white exhaust fan will be used if wet area has no operable window on plan).

Data Points - One allowed.

NBN Allowance: Provision for NBN allowed for. Note: NBN enclosure not included.

APPLIANCES

Oven: Bosch 60cm wall oven.

Cooktop: Bosch 60cm ceramic cooktop.

Range hood: Bosch 50cm canopy rangehood.

Dishwasher: Not Applicable

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 BTW Suite



Kore Double Towel Rail



Kore Toilet Roll Holder



Kore Towel Ring



Maxton 1525 White 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 airline hinges.

Hinged Door Handles: Delf 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: 2100mm high mirror -framed sliding doors.

Linen Sliding Doors: 2100mm 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: Framed clear screens with pivot door.

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

VANITY

Fienza Dolce Vita 2 pac white vanities with soft-closed drawers and doors.

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 PVC edge strips.

Drawer Inclusions: Standard blum sliding drawer runners.

Benchtop: Laminex in Classic colour range.

Door Handles: From the Costa range.

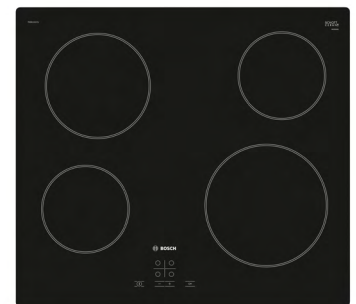
Kickplates: Brushed aluminium laminate.

Overhead Cupboards: - NA.

Bulkhead: - NA.



BOSCH 60cm Oven



BOSCH 60cm Ceramic Cooktop



BOSCH 50cm Canopy Rangehood



BOSCH Dishwasher

VALUE SPECIFICATIONS

LAUNDRY CABINETS

Laundry Cabinet: Kore 42 Lt 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: 600mm above bench.

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

Tile Supply: 450mm x 450mm from the Costa Value Range.

FLOOR COVERINGS

Wet Areas: 450 x 450 tiles from the Costa Value Range.

Ground Floor Living Area: 3mm timber look Vinyl Planks. Tiles available as an option.

Upper Floor Living Areas: Carpet from Costa Value Range.

Outdoor Living and Entry: Contemporary exposed aggregate.

Bedrooms and MPR Floors: Carpet from Costa Value Range.

STAIRS & BALUSTRADES

Internal Stairs: Closed Housed carpet tread staircase.

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.



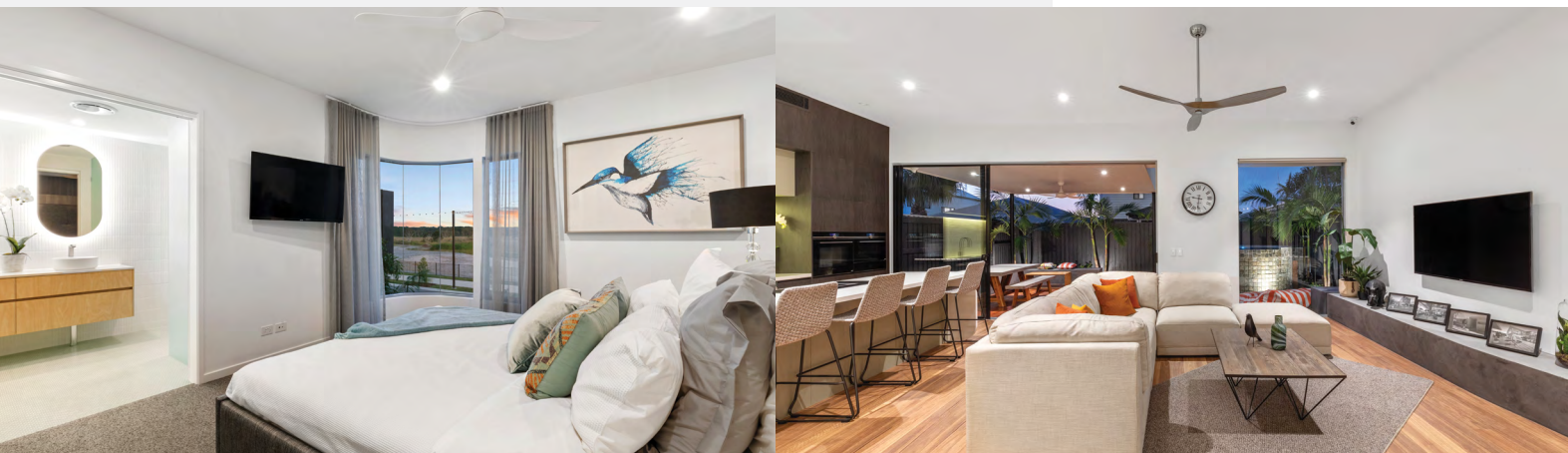
Kore Laundry Tub & Cabinet



Wall Hung Vanity



Kore Laundry Sink Mixer C/P





COSTA HOMES
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