



HOMES BY cma

LUXURY INCLUSIONS



2019

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PRE-CONSTRUCTION

Fixed Price HIA QLD New Home QC1 Contract

Complete Plan drafting (all plans remain copyright of HOMES by CMA) and Engineering (concrete slab designed and inspected by a Structural Engineer)

Standard Council fees, plumbing approval fees (excluding HSTP) & insurance fees (QBCC insurance, Qleave insurance & Public Liability Insurance)

All Building approval fees (except exclusions listed such as acoustic, bushfire, HSTP etc)

Independent Soil Test & Contour Survey

Underground power connection (not including provider connection fee), connection to existing sewer house point, stormwater connection to street outlet and connection to existing water meter to up to 800sqm block and up to 6m house setback

Colour selection at the CMA Design Studio with our talented interior designer

GENERAL & STRUCTURAL

Complete termite protection: Kordon™ to slab penetrations and Camilleri™ reticulation chemical system to perimeter to AS3660.1

Standard Cut & Fill house pad (maximum crossfall 400mm)

Erosion control silt fence as per Council requirements

Driveway crossover during construction to comply with Council regulations

H1 Soil allowance & N2 (W33) Wind Classification (no piercing allowance to slab U.N.O.)

Waffle pod, Steel reinforced concrete slab as per Engineer's specifications

Zero boundary garage wall allowance up to 400mm fall

Timber Treated Frame & Trusses as per Engineers design to Australian Standards

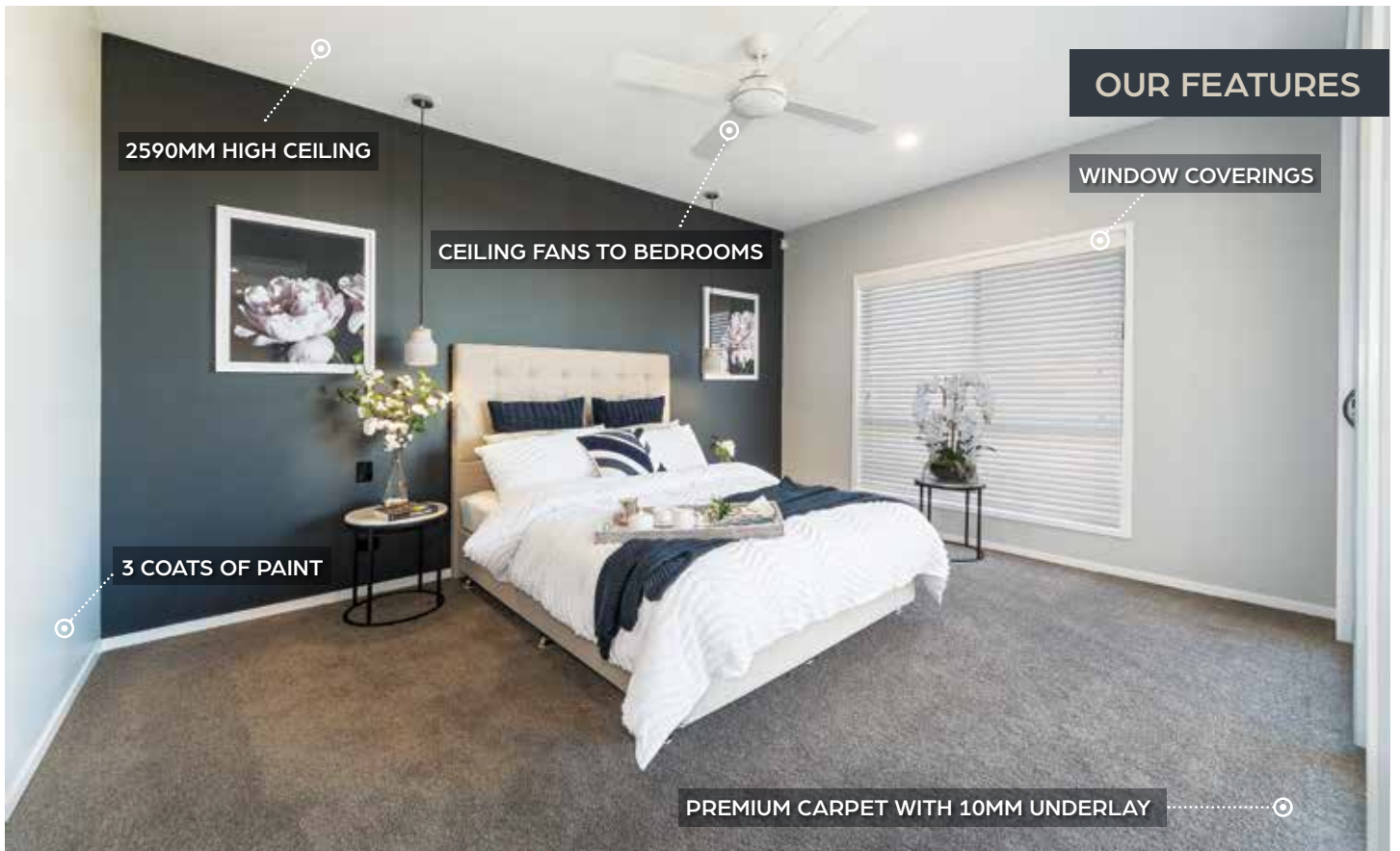
Treated 70mm Frames to Internal & External walls

Site skip bins & regular site clean ups

25 Years Structural Warranty (T&Cs apply*) & 12 Month Maintenance Warranty

ASK YOUR SALES
CONSULTANT ABOUT OUR
TRUECORE STEEL FRAME
OPTION, BACKED BY
A 50 YEAR WARRANTY*.
100% TERMITES PROOF.





OUR FEATURES

IMAGES ARE FOR ILLUSTRATION PURPOSES ONLY

PAINTING

3 coats of Acrylic low sheen paint to all internal walls and matt to ceilings

Note: 1 light wall colour throughout

Gloss finish to doors, architraves and skirtings (colour matched to walls, water based)

3 coats of Acrylic low sheen paint to eaves & patio ceiling (and render if applicable)

INTERNAL FEATURES

2590mm high ceilings throughout (single storey homes only and ground floor of double storey)

10mm plasterboard to all internal walls & ceilings

6mm villaboard to wet area walls (Water Resistant Plaster to steel frames only)

90mm cove cornice (excluding porch & patios)

66x11 splayed skirting (primed FJ pine)

42x11 splayed architrave (primed FJ pine)

Mirror sliding doors to bedroom robes (2100H approx, white frame)

White sliding doors to linen (2100H approx, white frame)

4 x whiteboard shelves to linen and pantry (450mm deep approx where applicable)

1 x whiteboard shelf to all bedroom robes (450mm deep approx where applicable) with 1 x chrome hanging rail

Roller blinds to all windows (excluding bathrooms, toilets, sliding doors, kitchen window and cornerless windows)

OUR FEATURES

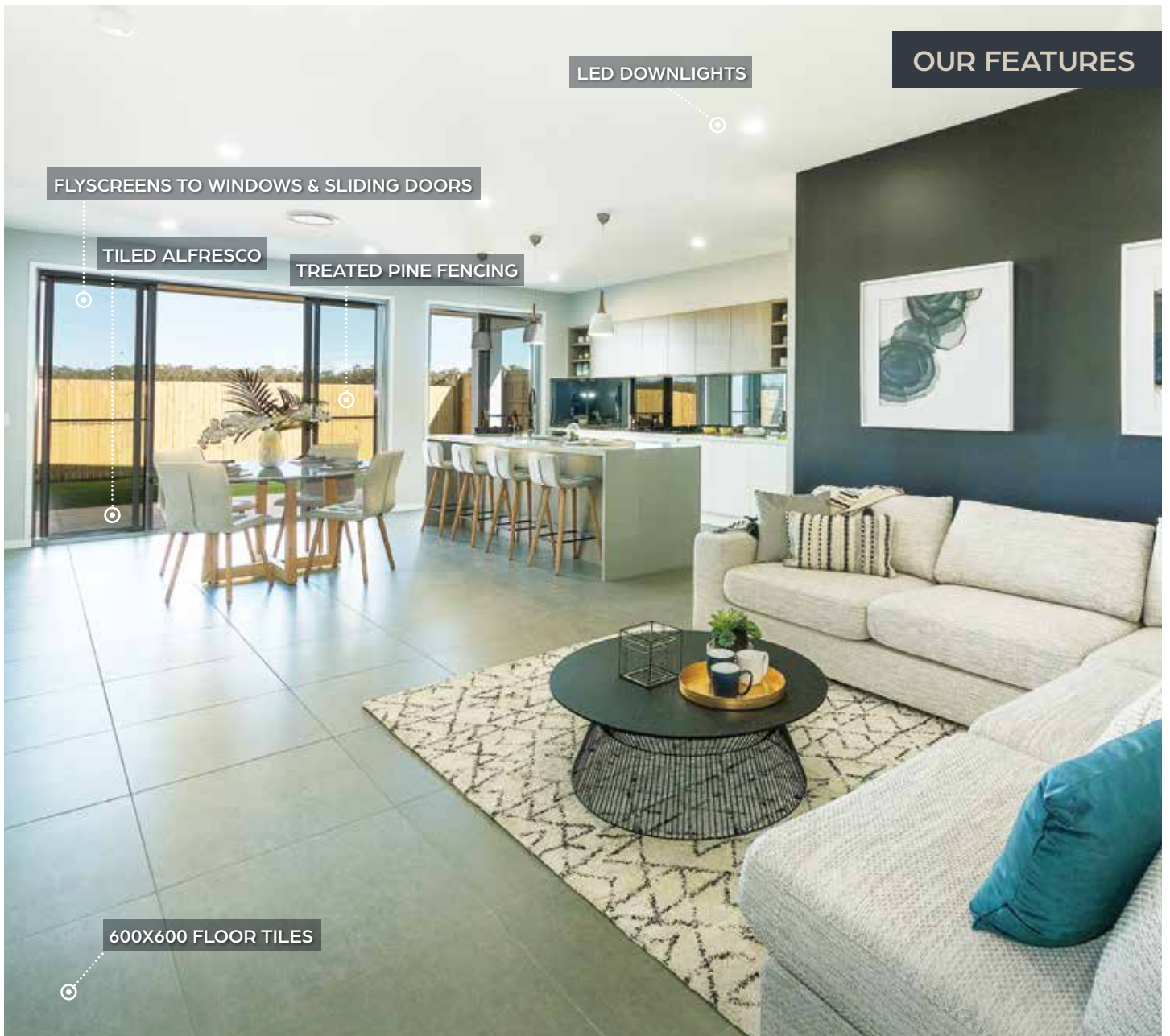
LED DOWNLIGHTS

FLYSCREENS TO WINDOWS & SLIDING DOORS

TILED ALFRESCO

TREATED PINE FENCING

600X600 FLOOR TILES



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ELECTRICAL

Samsung™ 5kW Cooling / 6KW Heating Reverse Cycle split system to one living area (back to back)

LED Downlights (1 light for every 10sqm of home)

White ceiling fans to all bedrooms with integrated light 1300mm with 4 blades

1 x Digital TV Antenna (roof mounted)

Hardwired smoke alarms to comply with New Regulations as of 1st January 2017

2 x Phone points (kitchen & garage due to NBN requirements)

2 x TV Points

2 x Double powerpoint to kitchen & living area

1 x Double powerpoint to all other rooms

Quality white switches and powerpoints

FLOOR COVERINGS

600x600 Tiles to main living area and wet area floors from Builders Range

600x300 Wall tiles from Builders Range (2.1m high approx., shower area only, bath surround to approx. 0.9m high). Layed vertically U.N.O.

450x450 Portifino tiles to porch & alfresco (non-slip)

600x300 Tiles to kitchen splashback (0.6m high approx.)

600x300 Tiles to laundry splashback (0.3m high approx.)

Grout & Silicone colours at Builders discretion U.N.O. Grout lines approx 3mm.

Quality carpet from Builders Range with premium 10mm underlay to bedrooms & media/living room (where applicable)

Plain concrete to garage floor

WINDOWS & DOORS

Bradnams Essential Aluminium powdercoat sliding windows and sliding doors with key locks (bathrooms to have obscure glass for privacy). All windows to be standard sizing

Flyscreens to all windows and sliding doors (excluding cornerless doors & hinged doors). Please note double storey upper windows must be either restricted or have security screens.

HUME Timber Entrance door with stainless level keyed lock

Note: Timber door selection include HUME™ 820x2040 XS24, XS26, XS28, XS45, all stain grade

Hume™ Redicote flush internal doors (2040 high) with chrome hinges & plastic door stops

Gainsborough™ Liana Satin door sets (privacy set to bathrooms & master bedroom)

KITCHEN APPLIANCES - FOR HOMES UP TO 170SQM

Kitchen Appliances - For homes up to 170sqm

Westinghouse 600mm gas cooktop WHG640SA

Westinghouse 600mm electric oven WVE613S

Chef slideout rangehood RRE635S

Westinghouse Stainless Steel dishwasher WSF6606XR

KITCHEN APPLIANCES - FOR HOMES ABOVE 170SQM

Westinghouse 900mm freestanding cooker (gas cooktop, electric oven) WFE914SA

Chef 900mm glass rangehood CG920FGS

Westinghouse Stainless Steel dishwasher WSF6606XR

OUR FEATURES



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KITCHEN

Smartstone™ 20mm stone benchtops (10 colours to choose from)

Polytec™ melamine doors (60 colours to choose from)

Matching kickboard colour

Breakfast bar to island benchtop (0.9m wide x 2.5m long, unless noted otherwise)

1 set of drawers with cutlery tray to top drawer (450mm wide, unless noted otherwise)

Overhead cabinets included (except fridge space)

Slimline satin kitchen handles (165mm)

Kitchen plaster bulkhead included above overhead cabinets

Soft close doors & drawers

Raymor™ Essential 1&3/4 Sink with Raymor™ Projix gooseneck side lever mixer

WET AREAS

Freestanding Raymor™ Aruba Designer Bath (Colour: White, Size: 1500L x 750W x 600H)

Smartstone™ 20mm stone benchtops with white Builders Range Basin

Frameless mirrors (matching vanity width, 900mm high)

Raymor™ Classic II Close Coupled ceramic toilets with soft close seat

Raymor™ Projix mixers

Raymor™ Armada Designer shower rail

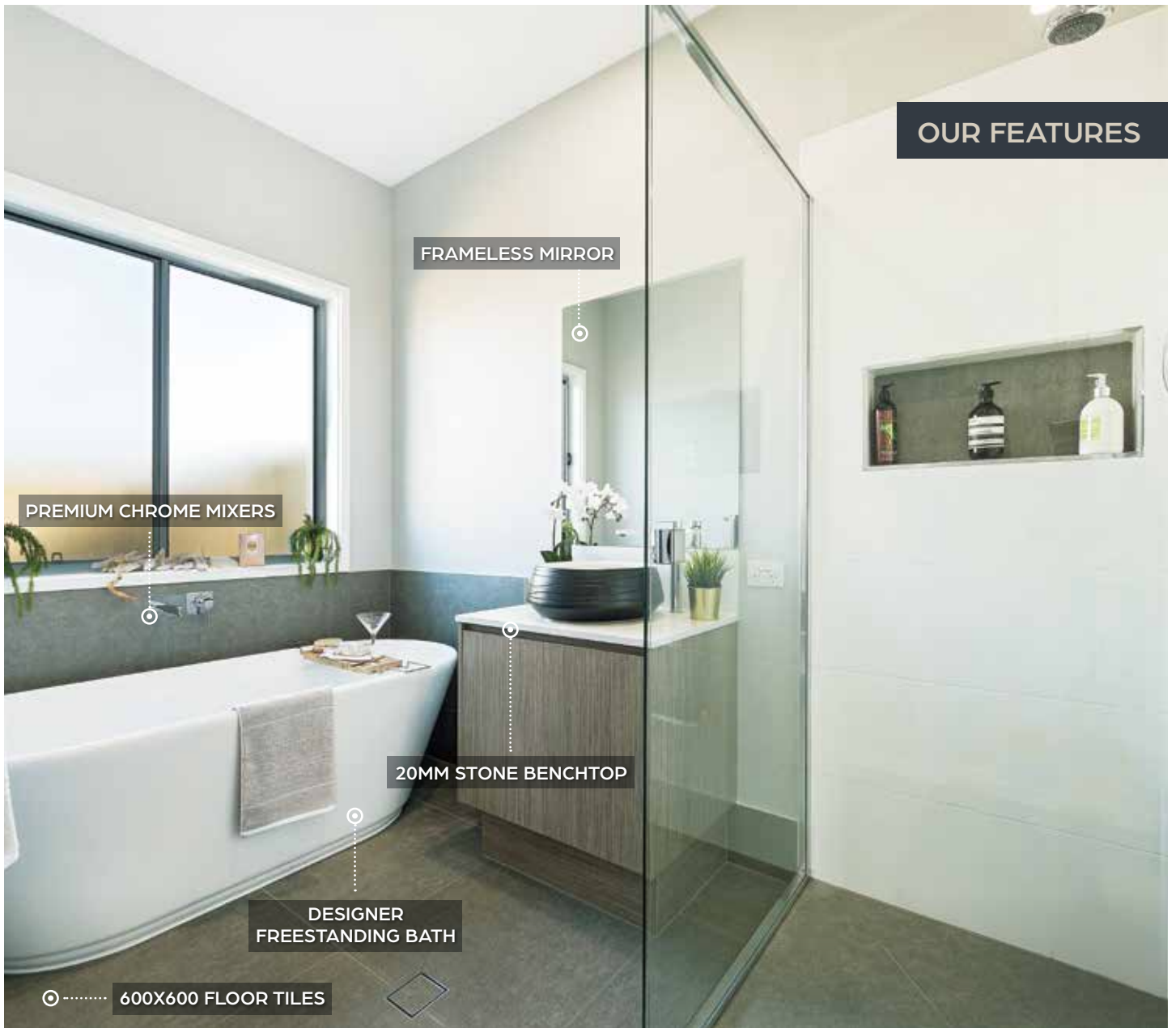
Bright silver framed showerscreen with clear glass and pivot door

Chrome accessories (single towel rails, hand towel and toilet paper)

Smartstone™ 20mm stone to laundry with 45L Stainless Steel laundry tub & Verdi mixer

All floor waste to be Round Brass Chrome (excluding laundry, no waste provided U.N.O)

Waterstop™ streamline shower hobs (Colour: bright silver)



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EXTERNAL FEATURES

Brick veneer construction to external walls (unless noted otherwise). PGH Twin Heights.

Render to front façade (except cladded areas)

Coloured textured acrylic bagging to sides and rear of home (1 coat of pre-tinted bagging, colour must be white based tint)

Painted fibre cement above windows and doors & fibre cement eave lining

Colorbond roof, fascia and gutter (up to 25 degree pitch)

Colorbond slimline garage door with motor and 3 remotes (2100Hx2400W/4800W U.N.O. mediteranean). Includes side weather seals.

2 external garden taps (front and back)

Rheem Instant Hot Water System (wall mounted)

90mm PVC painted downpipes



ENERGY EFFICIENCY

R3.0 ceiling batts insulation (excluding garage & patios ceilings)

Wall sarking to all external walls

Minimum 6 stars Energy Efficiency Rating must be achieved to comply with Council requirements, any extra insulation required to achieve 6 stars will have to be priced by HOMES by CMA and at client's additional cost

LANDSCAPING (ALLOWANCE UP TO 400SQM BLOCK)

Landscaping (allowance up to 400sqm block)

Exposed aggregate driveway (colour: Salt & Pepper, unsealed)

Note: Single garage 25sqm allowance, Double garage 40sqm allowance

Wintergreen turf to front and rear (possibly sides depending on side width)

20mm Salt & pepper stones to sides with weedmat under (or turf depending on width)

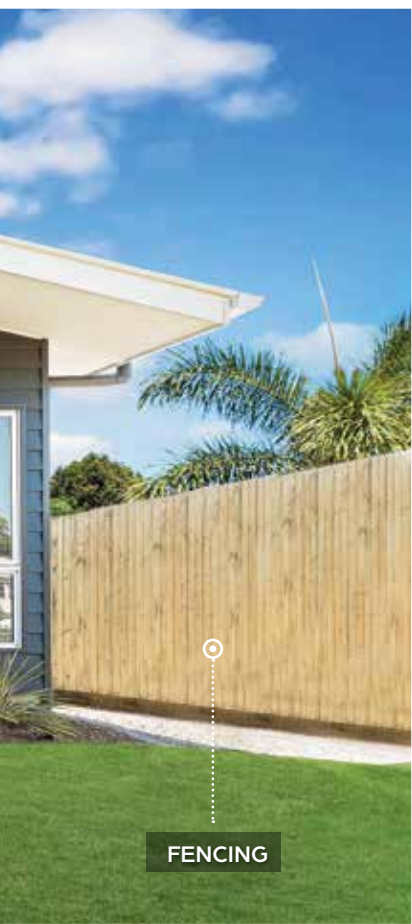
Round yard gullies as per plan

Garden bed to front with brick edging and Plants. Plant selection at Builders discretion (U.N.O)

Complete approx. 1.8m treated pine timber fence with one 1m side gate (approx)

Slimline Powdercoated Clothesline (2.2m x 1m)

Powdercoated Post Letterbox



FENCING



WINDOW COVERINGS

TIMBER STAIRCASE

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PLUS

Professionally cleaned

Approx. 70mm stepdown to porch and alfresco

NBN Provision conduit (where applicable), any connection fees are to be paid by the Owners.

TWO STOREY HOMES ONLY

2440mm high ceiling to upper level

R1.5 insulation batts to all external walls

90mm Treated Pine structural frame to all external walls

TIMBER Melunak staircase with closed risers and stringers, stain grade, plaster balustrade

Axon Fibre cement cladding to upper level (where applicable)

cma DESIGN studio

Any builder can offer luxury...

We believe we are the only home builder that can offer true affordable luxury.

If you think "luxury" means "exclusive", think again.

Let us help you create your dream home.

*“ a house is made of walls and beams,
a home is made of love and dreams ”*



Come and visit our amazing showroom located at 41 Flinders Parade, North Lakes.



NO PRESSURE
SALES

DESIGN
INSPIRATION



OPEN
MONDAY - FRIDAY
8.30am - 5pm

SATURDAY
9am - 4pm



COMPLIMENTARY
CONSULTATION

WITH OUR IN-HOUSE
INTERIOR DESIGNER



DISPLAY HOMES

AURA

26 Berry Terrace
Bells Creek Q

SATURDAY - WEDNESDAY
10:00am to 5:00pm

Paul Johnson
E paul@homesbycma.com.au
M 0400 707 535

BROOKHAVEN - BAHRS SCRUB

18 Bronzewing Cct
Bahrs Scrub Q

SATURDAY - WEDNESDAY
10:00am to 5:00pm

Patrick Gaffney
E patrick.g@homesbycma.com.au
M 0434 821 923

NEWPORT

3 Comanche Street
Newport Q

SATURDAY - WEDNESDAY
10:00am to 5:00pm

Simon Schott
E simon@homesbycma.com.au
M 0412 144 887

NORTH HARBOUR

5 & 7 Newton Street
Burpengary East Q

SATURDAY - WEDNESDAY
10:00am to 5:00pm

Clare & Vince Nastri
E clare@homesbycma.com.au
M 0433 388 311

PROVIDENCE - SOUTH RIPLEY

22 & 24 Unity Lane
South Ripley Q

SATURDAY - WEDNESDAY
10:00am to 5:00pm

Dante DeLuca
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