

2021

Luxury Inclusions



THERE IS NO PLACE LIKE A CMA HOME





Luxury inclusions
for your new home

HOMES BY CMA 2021 LUXURY INCLUSIONS

DATE		CLIENT'S NAME	
SALES CONSULTANT		JOB ADDRESS	
HOUSE TYPE & SIZE		BASE PRICE	
UPGRADES			
TOTAL PRICE INCLUDING UPGRADES			

PRE-CONSTRUCTION	INCLUDED
Build time from Concrete slab:	_____weeks
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 Resident 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	✔
TRUECORE™ Steel Frame and Trusses	
50 Year Warranty on TRUECORE™ Steel (T&Cs apply)	✔
Third party Frame Quality Control	✔
Site skip bins & regular site clean ups	✔
25 Years Structural Warranty (T&Cs apply) & 12 Month Maintenance Warranty	✔

INTERNAL FEATURES	
2590mm high ceilings throughout (single storey homes only and ground floor of double storey)	✔
10mm plasterboard to all internal walls & ceilings	✔
Water Resistant Plaster to wet area walls	✔
90mm cove cornice (excluding porch & patios)	✔
66 x 11 splayed skirting (primed FJ pine)	✔
42 x 11 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	✔

WINDOWS & DOORS	
Bradhams 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.	✔
820mm Timber Entrance door with stainless level keyed lock, from the CMA standard range	✔
Hume™ Redicote flush internal doors (2040 high) with chrome hinges & plastic door stops	✔
Gainsborough™ Liana Satin door sets (privacy set to bathrooms & master bedroom)	✔

PAINTING	
3 coats of Acrylic low sheen paint to all internal walls and matt to ceilings (Solver Paints)	✔
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)	✔

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, bath surround to approx. 0.9m high)	✔
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	✔
Plain concrete to garage floor	✔

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	✔
2 x Data points (kitchen & garage due to NBN requirements)	✔
2 x TV Points	✔
2 x Double power point to kitchen & living area	✔
1 x Double power point to all other rooms(Excluding robes, linen & storage)	✔
Quality white switches and power points	✔

KITCHEN APPLIANCES – FOR HOMES UP TO 170SQM (please note appliances codes are subject to regular changes from the Manufacturer)	
Westinghouse 600mm gas cooktop WHG640SC	✔
Westinghouse 600mm electric oven WVE613SC	✔
Westinghouse slide out rangehood WRR614SB	✔
Westinghouse Stainless Steel dishwasher WSF6606XA	✔

KITCHEN APPLIANCES – FOR HOMES ABOVE 170SQM (please note appliances codes are subject to regular changes from the Manufacturer)	
Westinghouse 900mm freestanding cooker (gas cooktop, electric oven) WFE911SB (no kickboard included)	✔
Chef 900mm Box Canopy rangehood CG910CS	✔
Westinghouse Stainless Steel dishwasher WSF6606XA	✔

KITCHEN	
Lithostone™ 20mm stone benchtops (10 colours to choose from)	✔
Polytec™ melamine doors (60 colours to choose from)	✔
Matching kickboard colour	✔
Breakfast bar to island benchtop 900mm Deep (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	✔

HOMES BY CMA 2021 LUXURY INCLUSIONS

WET AREAS	
Freestanding Raymor™ Aruba Designer Bath (Colour: White, Size: 1500L x 750W x 600H)	✔
Lithostone™ 20mm stone benchtops with white Builders Range Basin	✔
Frameless mirrors (matching vanity width, approx. 900mm high)	✔
Raymor™ Classic II Close Coupled ceramic toilets with soft close seat	✔
Raymor™ Projix mixers	✔
Raymor™ Armada Designer shower rail	✔
Bright silver framed shower screen with clear glass and pivot door	✔
Chrome accessories (single towel rails, hand towel and toilet paper)	✔
Lithostone™ 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 as standard)	✔
Waterstop™ streamline shower hobs (Colour: bright silver)	✔
Waterproofing to Australian Standards	✔

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 (Timber Battening)	✔
Colorbond roof, fascia and gutter (up to 25 degree pitch)	✔
Colorbond slimline garage door with motor and 3 remotes (2100Hx2400W/4800W U.N.O. Mediterranean). Includes side weather seals.	✔
2 external garden taps (front and back)	✔
Rheem Instant Hot Water System (wall mounted)	✔
90mm PVC painted downpipes	✔

LANDSCAPING	
Exposed Aggregate Driveway (Colour: Salt and Pepper, Unsealed)	✔
Note: Single garage 25sqm Driveway allowance, Double garage 40sqm Driveway allowance	✔
Round yard gullies as per plan	✔
Slimline Powder coated Clothesline (2.2m x 1m)	✔
Powder coated Post Letterbox	✔

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	✔

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.	✔

DOUBLE STOREY HOMES ONLY	
2440mm high ceiling to upper level	✔
R1.5 insulation batts to all external walls	✔
TIMBER Melunak staircase with closed risers and stringers, stain grade (plaster balustrade as standard)	✔
Axon Fibre cement cladding to upper level (where applicable timber battening)	✔
Termicide Treated Red Tongue Particle Board Flooring to Upper Floor	✔

EXCLUSIONS (unless noted otherwise in upgrades)	
Water meter (installation of water meter to be organised by Owner prior to CMA starting)	✗
Organisation of any fencing credits from neighbouring lots	✗
Any demolition, including any removal of existing fences and tree removal	✗
Privacy screens (if required to comply with council requirement)	✗
Retaining walls & lapped and capped fence (U.N.O.). Please note that in some instances, retaining walls will be required to be built in order for CMA to finish the house as per Contract. If that is the case, retaining walls will have to be organised and paid by the Owners. In the event that retaining walls are not constructed, the part of works that cannot be built (eg: Landscaping, fencing etc) will be credited to the Owners.	✗
Building relaxations and town planning	✗
Acoustic, Bushfire, Coastal fallout requirements, traffic control, flood height requirements, slope stability reports, erosion reports or any other non-standard requirements	✗
Water Tank	✗
3 Phase Power, overhead power (including extra cost of Pole hire), generator hire if there are delays with power	✗
Rock excavation/removal (for example for footings, fencing, retaining walls etc)	✗
Feature walls, Feature tiles, Shower niches	✗
Pendant lights, and pendant lights assembly	✗
Stepdown to garage	✗
HSTP Systems & plumbing application associated with HSTP (if no sewer available)	✗
Identification Survey (usually required in older existing areas). If an identification Survey is required, the construction cannot proceed until the survey is completed so that the house can be accurately positioned.	✗
No Landscaping, Fencing, Driveway kerb Cutout (Or footpath cutout)	✗

IMPORTANT NOTES

- If the client wishes to proceed, a non-refundable deposit of \$4,000 is required
- The client has up to 3 concept plans before Contract Stage. Further plans will incur a drafting fee charged at \$80/hour so please make sure you consider changes carefully
- Once the HIA Building Contract is signed, All Variations will incur an Admin Fee
- If a product is discontinued and/or unavailable, the Builder reserves the right to provide a replacement product of similar quality & functionality without prior written notification
- When multiple colours are available from the Builders Range, only 1 colour and 1 type can be selected throughout the house
- Before Construction commences, the owner must provide HOMES by CMA with the following: 5% Deposit, Proof of land Ownership, letter of Unconditional Finance Approval, signed colour selection. Failure to provide those items will incur delays.
- If not specified, all items are to be selected from the Builders standard range
- Due to workplace Health & Safety Regulations, we request that the Owners only access the site under the guidance of our HOMES by CMA building supervisor
- **Termite Control:** Annual inspection is mandatory to maintain warranty and is to be carried out by a licensed contractor at the owners expense. The owner acknowledges that they have received a copy of the "QBCC Termite
- Management Systems" The Chemical system also needs to be re-filled every 2-3 years by Owner
- Natural Gas service or connection fees are the responsibility of the owner
- The owners are responsible to provide a clear house site before construction commences (e.g.: leftovers from Builder next door must be removed)
- **It is the owners responsibility to water the lawn on a daily basis once the house has reached practical completion. HOMES by CMA will not be held liable for any dried turf.**
- The owners acknowledges that any complaint or associated issues in relation to the noise of Air-Conditioning units does not fall under the responsibility of the Builder
- Dimensions shown on a floor plan are frame to frame and do not include plasterboard or other wall/floor coverings.
- Heights dimensions are concrete floor to timber trusses
- No refund is given for soil classification less than "H"
- Tiles are not to be laid in a "brick pattern" or any other specific patterns. The tile setout is at the Builder's discretion.
- If Landscaping is done by owner, the reticulation system will need to be re-filled at the owners expense once landscaping is complete
- **Electricity consumption during construction is to be paid by HOMES by CMA. Water is to be paid by the owner during construction**

Display Homes

AURA

24 Leslie Crescent,
Baringa Q

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

Paul Johnson
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NORTH LAKES

41 Flinders Parade
Northlakes Q

BY APPOINTMENT
ONLY

Amanda Lovewell
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NEWPORT

11 & 13 Rani Street
Newport Q

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

Simon Schott
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NORTH HARBOUR

5 & 7 Newton Street
Burpengary East Q

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PROVIDENCE - SOUTH RIPLEY

22 & 24 Unity Lane
South Ripley Q

SATURDAY - WEDNESDAY
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We also have a mobile sales team

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VISIT TODAY TO *experience* THE CMA DIFFERENCE.

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