



ESSENTIALS INCLUSIONS 2018

Move in ready!



CREATIVE • MODERN • AFFORDABLE

PRE-CONSTRUCTION

Ready to move in - no hidden extras

Fixed Price HIA QLD New Home QC1 Contract

Plan drafting (all plans remain copyright of Homes by CMA) and Engineering

All Council, plumbing (exc. HSTP) & insurance fees (QBCC, Qleave & Public Liability Insurances)

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

Soil Test & Contour Survey

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

Colour selection at the CMA Design Studio

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 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

INTERNAL FEATURES

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

10mm plasterboard to all internal walls & ceilings

6mm villaboard to wet area walls

90mm cove cornice (excluding porch & patios)

66x11 splayed skirting (primed FJ pine)

42x11 splayed architrave (primed FJ pine)

White 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

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

Choice of Premium Aluminium Entrance door with 6.38mm laminated glass and black lever keyed lock OR Timber Entrance door with 6.38mm laminated security glass fitted in an aluminium frame, 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)

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)

FLOOR COVERINGS

600x600 Majestic Ivory Polished Porcelain 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.

Broom finish to alfresco & porch

600x300 Stratos polished tiles to kitchen splashback (0.6m high approx.)

600x300 Stratos polished 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

ELECTRICAL

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

Exhaust fans to bathrooms (and toilets if a window is not provided)

Quality white switches and powerpoints

KITCHEN APPLIANCES

Westinghouse 600mm gas cooktop
WHG640SA

Westinghouse 600mm electric oven
WVE613S

Chef slideout rangehood
RRE635S

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 (Phoenix™ Gen-X, 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)

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

Colorbond slimline garage door with 3 remotes
(2100Hx2400W/4800W U.N.O. mediteranean)

2 external garden taps
(front and back)

Rheem Instant Hot Water System
(wall mounted)

90mm PVC painted downpipes

DRIVEWAY

Exposed aggregate driveway with kerb cut
out (colour: Salt & Pepper, unsealed)

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

Round yard gullies as per plan

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

ADDITIONAL

Professionally cleaned

Approx. 70mm stepdown to
porch and patio

NBN Ready: conduit and draw line
(where applicable)

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

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

Axon Fibre cement cladding to
upper level (where applicable)

RENDERED FAÇADE

CMA STANDARD

H1 SLAB

CMA STANDARD



FREESTANDING BATH
CMA STANDARD



20MM STONE BENCHTOPS
THROUGHOUT
CMA STANDARD

CONCRETE ALFRESCO & PORCH

CMA STANDARD

cma
DESIGN
studio

**SUPERIOR
INCLUSIONS AT
NO EXTRA COST**



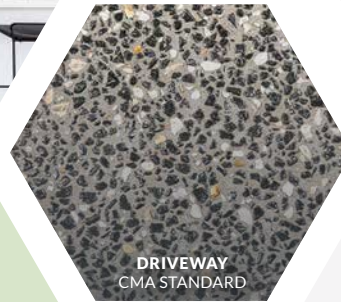
600X600
MAJESTIC IVORY TILES
CMA STANDARD



600MM APPLIANCES
CMA STANDARD

LED DOWNLIGHTS

CMA STANDARD



DRIVEWAY
CMA STANDARD

2590^{MM} CEILING HEIGHT

CMA STANDARD

KITCHEN OVERHEADS & SOFT CLOSE CABINETRY

CMA STANDARD

TREATED TIMBER FRAME

CMA STANDARD

FIXED PRICE

CMA STANDARD

CUSTOM DESIGN AT NO EXTRA COST

CMA STANDARD



At Homes by CMA, we're passionate about matching great design with unrivalled value for money. We work with trusted suppliers to provide inclusions and options that are second to none. Our Essentials Inclusions collection is a showcase of quality finishes and fittings that are incredibly stylish – yet cleverly cost-effective. At no extra cost we include:

- Custom design
- Treated timber frame
- 2590mm ceilings
- 600mm Westinghouse appliances
- LED downlights
- 20mm stone benchtops
- Freestanding bath
- 600 x 600 polished porcelain tiles
- Rendered façade
- Driveway
- Concrete alfresco & porch

Visit the CMA Design Studio at
41 Flinders Parade, North Lakes



