



## Coachwood Rise Estate Morayfield Queensland



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 Proud Member of  
**Lifestyle**  
Wealth Creation Group Limited

**OzInvest** 

## Disclaimer

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OzInvest does not provide advice on investments. The investment decision of all interested parties should be based on advice from a qualified Financial Planner or similar professional and on their own research before making any investment decision.

This document contains compiled information from various sources to assist you in conducting your due diligence. Please ensure you corroborate all information contained within this document. All sources for information contained within this Property Summary will be disclosed at your request. OzInvest will not accept responsibility for inaccurate information provided from external sources or third parties.



## Introduction

OzInvest has access to brand new house and land packages in this growing northern suburb of Brisbane. Coachwood Rise Estate, Morayfield is located only 39kms from the Brisbane CBD and 1km to the main arterial roads with access to Brisbane City, Gold Coast and the Sunshine Coast.

## Special Features

Morayfield has easy access to all the following areas:-

**Brisbane CBD (39kms)** Easy access via main arterial roads allows an easy 35min trip to the City Centre.  
**Bruce Hwy (1.1km)** Bruce Hwy provides a link from Morayfield to Brisbane.

### Shopping Centres

**Morayfield Megacentre (1.8kms)**

Local Shopping Centre consisting of stores such as Babies Galore and Fantastic Furniture

**Morayfield Supacentre (2.2kms)**

Local Shopping Centre with stores such as Clark Rubber

**Morayfield Shopping Centre (2.8kms)**

Local Major Shopping Centre

### Schools

**Morayfield East Primary School (760ms)**

Local state primary school.

**Morayfield Primary School (2.9kms)**

Local state primary school.

**Morayfield High School (2.2kms)**

Local state high school.

**St Eugene College (3.7kms)**

Local Catholic College, Prep - Yr 12 by 2012

**Brisbane North Institute of TAFE (5.1kms)**

Local TAFE.

**Queensland University of Technology, Caboolture Campus (5.1kms)**

Local University.

### Public Transport

**Morayfield Train Station (2.3kms)**

Direct route to Brisbane CBD.

**Caboolture Train Station (4kms)**

Direct route to Brisbane CBD.

### Hospitals

**Caboolture Hospital (4kms)**

Large Public Hospital

### Parks & Leisure Centres

**Centenary Lakes (3kms)**

**Caboolture Aquatic Leisure Centre (1.5kms)**

*\*Please note these approximate distances are calculated as the crow flies.*

## Historical Capital Growth for Morayfield

Source:- Residex Market Facts March 2012

**Total rate for the past 3 years was** - -1.9%  
**Average rate over the past 10 years was**- 10.6% pa

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# What a Typical House & Land Package will Cost You:

**Example based on:** Dual Occupancy House and Land Package in the Coachwood Rise Estate, Morayfield

Tax Bracket / Salary	Weekly Cost / (Weekly Income) #	Annual Tax Cuts #
34% - \$37,001 - \$80,000 pa	\$6	\$6,140
38.5% - \$80,001 - \$180,000 pa	(\$10)	\$6,953
46.5% - 180,001 and above pa	(\$38)	\$8,398

# Weekly Income

# Assumptions:

- Interest Only loan
- 90% LVR (10% deposit paid)
- Interest rate @ 6%

Disclaimer:

*These figures should be used as a guide only as they have been generalized on the above Assumptions and will change for individual circumstances. As mortgage insurance is a variable cost, it has been excluded from our example. Figures were provided in good faith, however investors should always seek professional advice from an Accountant or other relevant professionals.*

## Morayfield Shopping Centre

Morayfield Shopping Precinct is an extension strip of shops servicing Morayfield and surrounds, this shopping facility is anchored by major national brands including Woolworths, Big W and Target, as well as housing a cinema complex providing entertainment for residents. Upgrades to roads and shopping facilities continue with the growth in the surrounding areas.



## Caboolture Library Learning Centre & Art Gallery

The Caboolture Council commenced the planning and design of a \$25m civic building which provides for a library, art gallery and learning centre on a site within the existing town square. The design is focussed on delivering a contemporary and modern facility with flexible and efficient spaces and general circulation areas while at the same time, retaining a feeling of space, openness and grandeur. The building will be over three levels with a roof top terrace.

The modern, high quality library and learning facility will cater for all sections of the community with the addition of an art gallery attracting local, regional, state and national exhibitions which will create a vibrant and exciting mix of uses to activate and reinvigorate the Town Square. Construction is planned to commence in June/July 2010 for completion by September 2011.



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# Northeast Business Park

Northeast Business Park Pty Ltd proposes to develop a 326 hectare multiuse precinct on 760 hectares of privately owned land located at Nolan Drive, Morayfield. The development will have a marine industry and business focus and provide new public access to the riverfront. The proposal for this project includes:

- A 160 hectare business and industrial precinct
- marina and associated commercial/retail/service facilities;
- more than 100 hectares of mixed density residential development;
- leisure facilities, including a golf course; and
- 365 hectares of active and passive recreation areas and environmental buffer zones.

The Northeast Business Park site is adjacent to the Bruce Highway and extends northeast to the banks of the Caboolture River. The site has approximately 9 kilometres of direct river frontage and has direct road access to the Buchanan Road interchange on the Bruce Highway. The Northeast Business Park site is approximately 4.5 kilometres east of the Caboolture town centre and is approximately 8 kilometres west of the mouth of the Caboolture River.



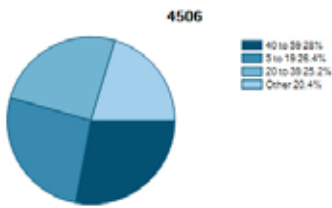
Phase 1 Snapshot Dec 2011



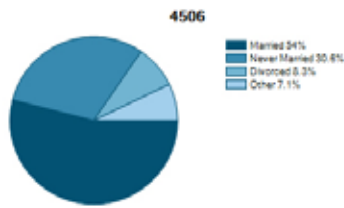
# Postcode Demographics

Source:- Domain – 'Property Snapshot' produced March 2012

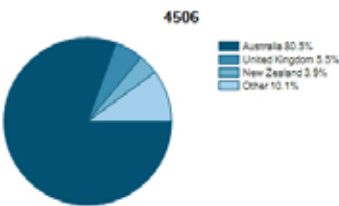
Age Group of Population



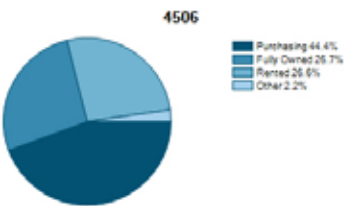
Marital Status



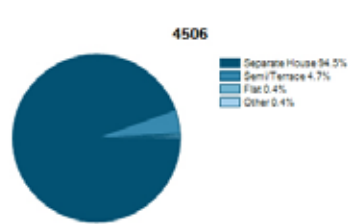
Country of Birth



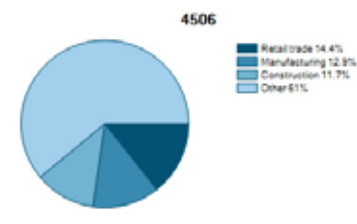
Nature of Occupancy



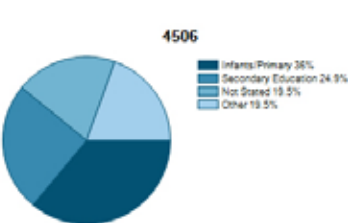
Dwelling Structure



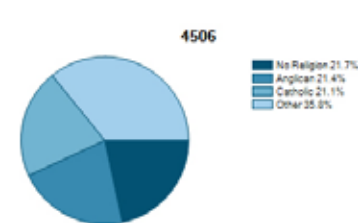
Occupation



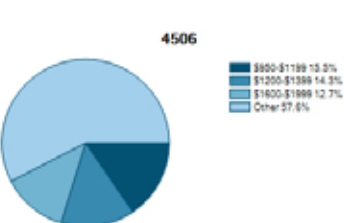
Educational Attendance



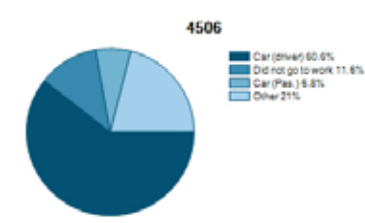
Religion



Housing Loan Repayment



Transport to Work



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# Depreciation Schedule



## Ozinvest Vasse Felix "A"



Washington Brown's estimate is based upon a selling price of \$416,000. This is an estimate of the division 40 & 43 depreciation allowances claimable over a 10 year period, and utilizes both the Diminishing Value and Prime Cost methods. The allowances shown below do not apply to owner occupiers.



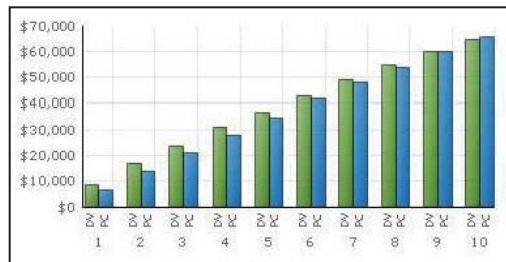
	<b>DIMINISHING VALUE</b>	<b>PRIME COST</b>
<b>YEAR 1*</b>	<b>\$11,000</b>	<b>\$8,000</b>
<b>YEAR 2</b>	<b>\$9,000</b>	<b>\$7,000</b>
<b>YEAR 3</b>	<b>\$7,000</b>	<b>\$7,000</b>
<b>YEAR 4</b>	<b>\$7,000</b>	<b>\$7,000</b>
<b>YEAR 5</b>	<b>\$6,000</b>	<b>\$7,000</b>
<b>YEAR 6</b>	<b>\$6,000</b>	<b>\$7,000</b>
<b>YEAR 7</b>	<b>\$6,000</b>	<b>\$6,000</b>
<b>YEAR 8</b>	<b>\$6,000</b>	<b>\$6,000</b>
<b>YEAR 9</b>	<b>\$5,000</b>	<b>\$6,000</b>
<b>YEAR 10</b>	<b>\$5,000</b>	<b>\$6,000</b>



The figures above are an estimate only and should only be used as a guide.

Data from this report cannot be used for taxation purposes, a more detailed report is required by the Tax Commissioner.

Washington Brown Depreciation Pty Ltd does not accept any contractual, tortious or any other form of liability for any loss or damage which may occur as a result of a purchaser using this preliminary information.



Washington Brown are able to provide discounts to investors for preparing final tax depreciation schedules in this development. Please email [craig@washingtonbrown.com.au](mailto:craig@washingtonbrown.com.au) for more information.

**YEAR 1\* --- IS BASED UPON FULL YEAR CLAIM (365 DAYS)**

ABN 11 101 242 497

ACN 101 242 497





## Deposit Details & Land Registration

Deposit            \$1,500 Initial OzInvest Realty Holding Deposit  
                         \$1,000 Initial Land Holding Deposit

Registration      Already Registered

## The Construction

Brick veneer dwelling with tiled roof

## House Description

- ✓ 5 Bedrooms
- ✓ Built-in robes to all bedrooms
- ✓ Ensuite to main bedroom
- ✓ Open plan living areas
- ✓ Single/Double garage

## 10 Year Wealth Accumulation Solution

When you choose an investment property through OzInvest which includes the 10 Year Wealth Accumulation Solution, we will;

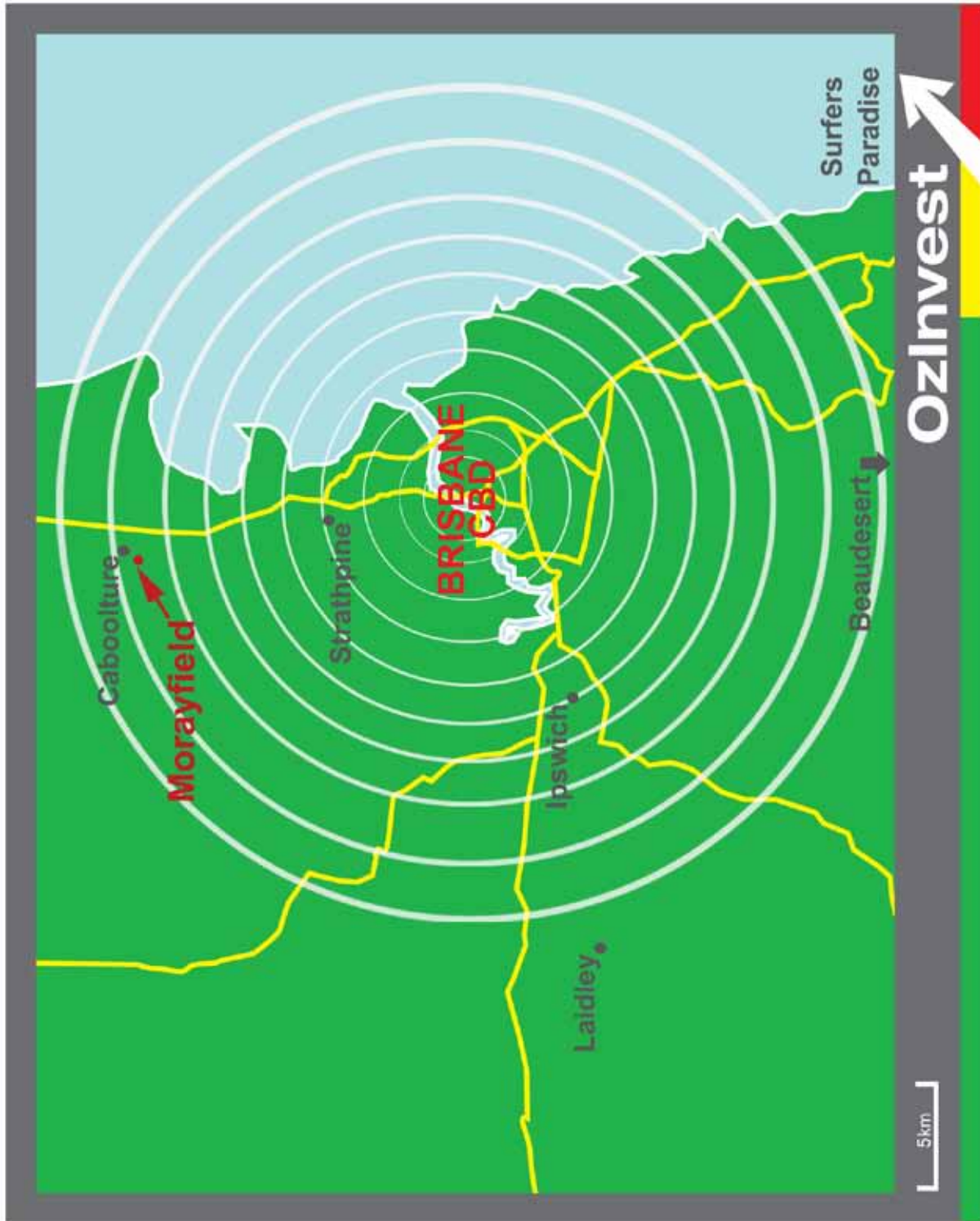
- ✓ PAY THE INTEREST ON YOUR INVESTMENT LOAN during the construction of your investment property
- ✓ We also GUARANTEE that you will not miss a single day's rent for 10 years!
- ✓ PLUS we will maintain the property for the first 5 years \*\*excludes fair wear and tear
- ✓ MANY other benefits also included \*please see your Agent for further details



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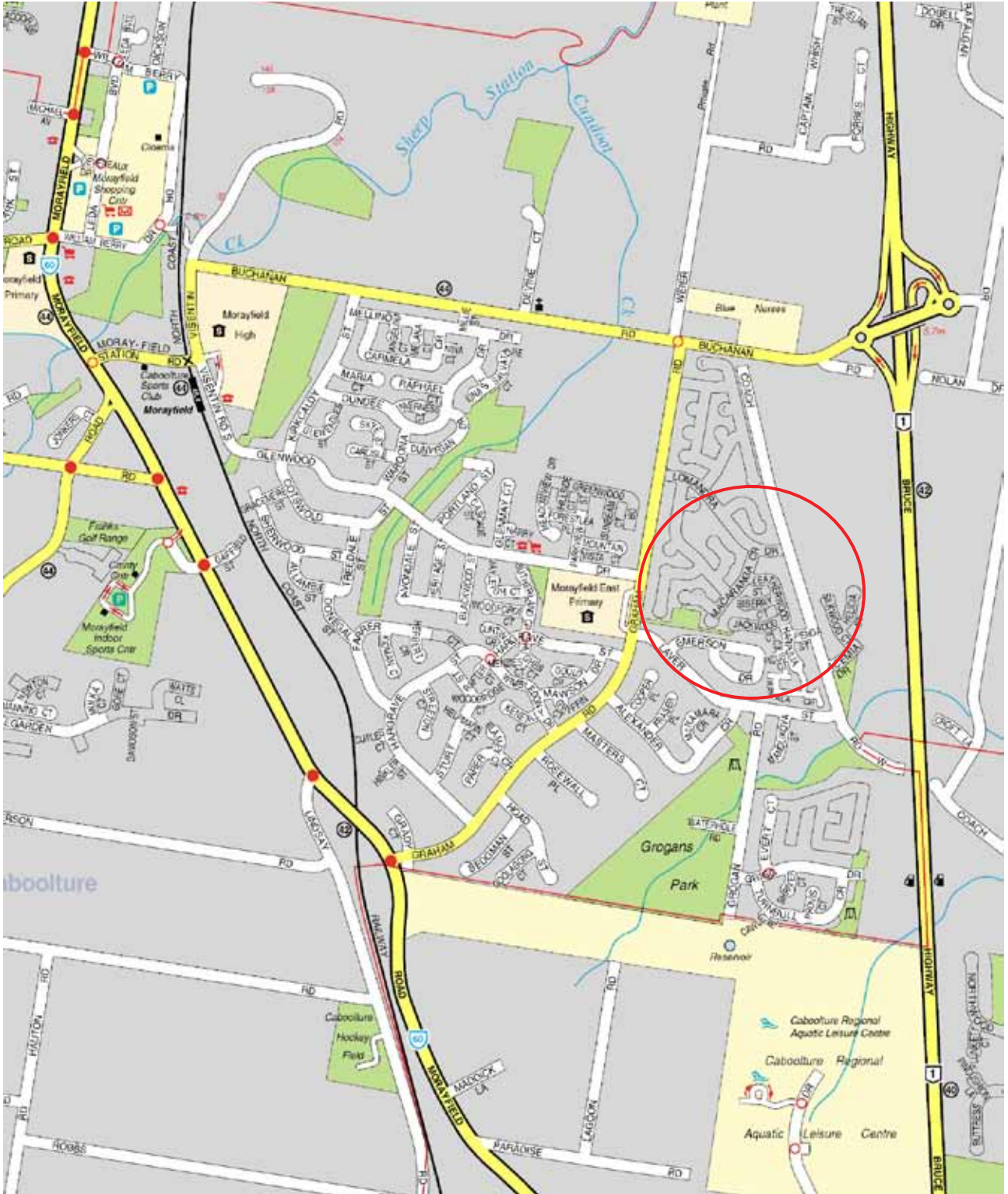
## Suburb Location Map



**OzInvest**



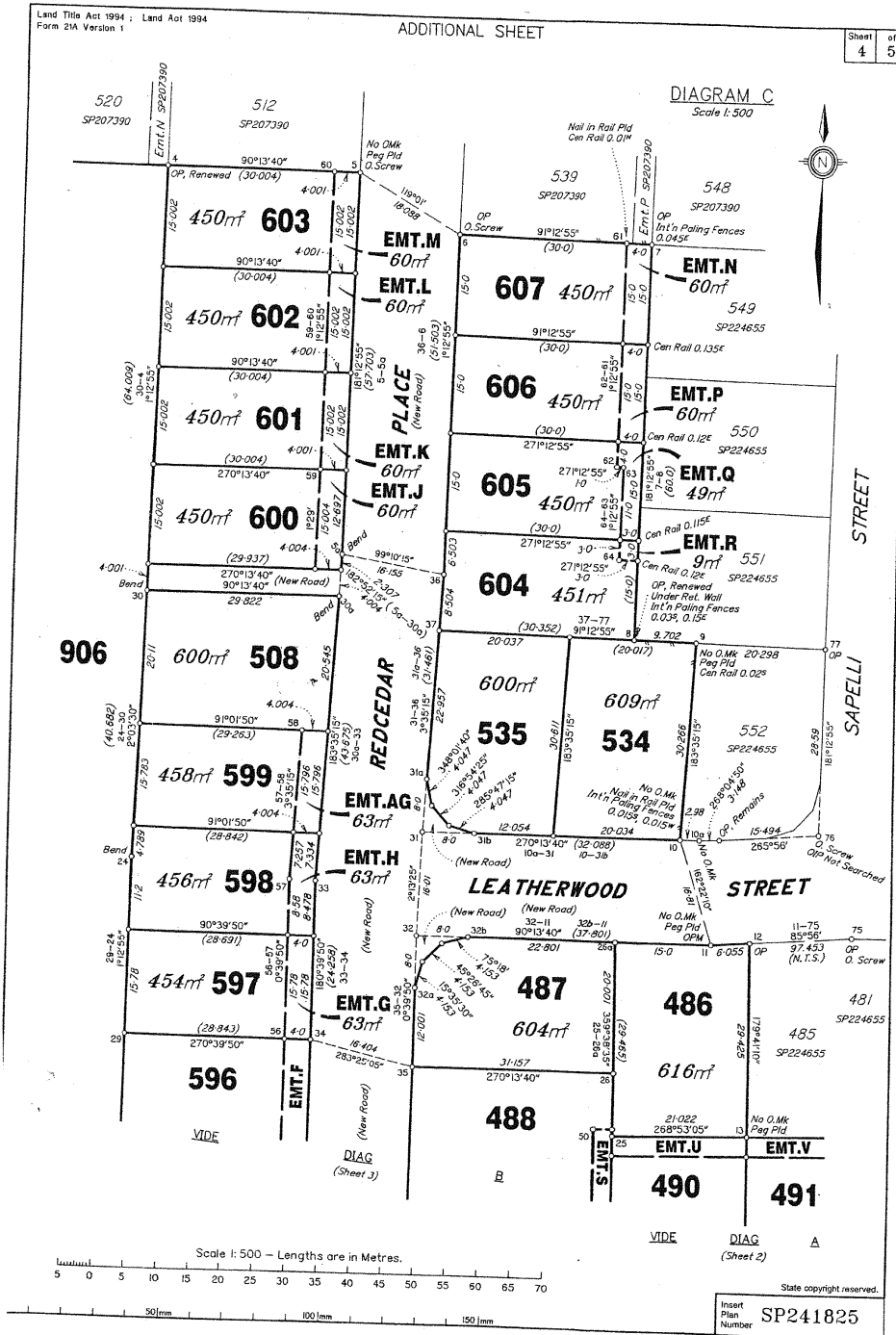
# Suburb Location Map



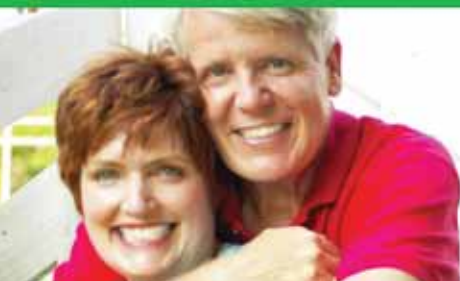
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# Land Plan



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# Land Plan

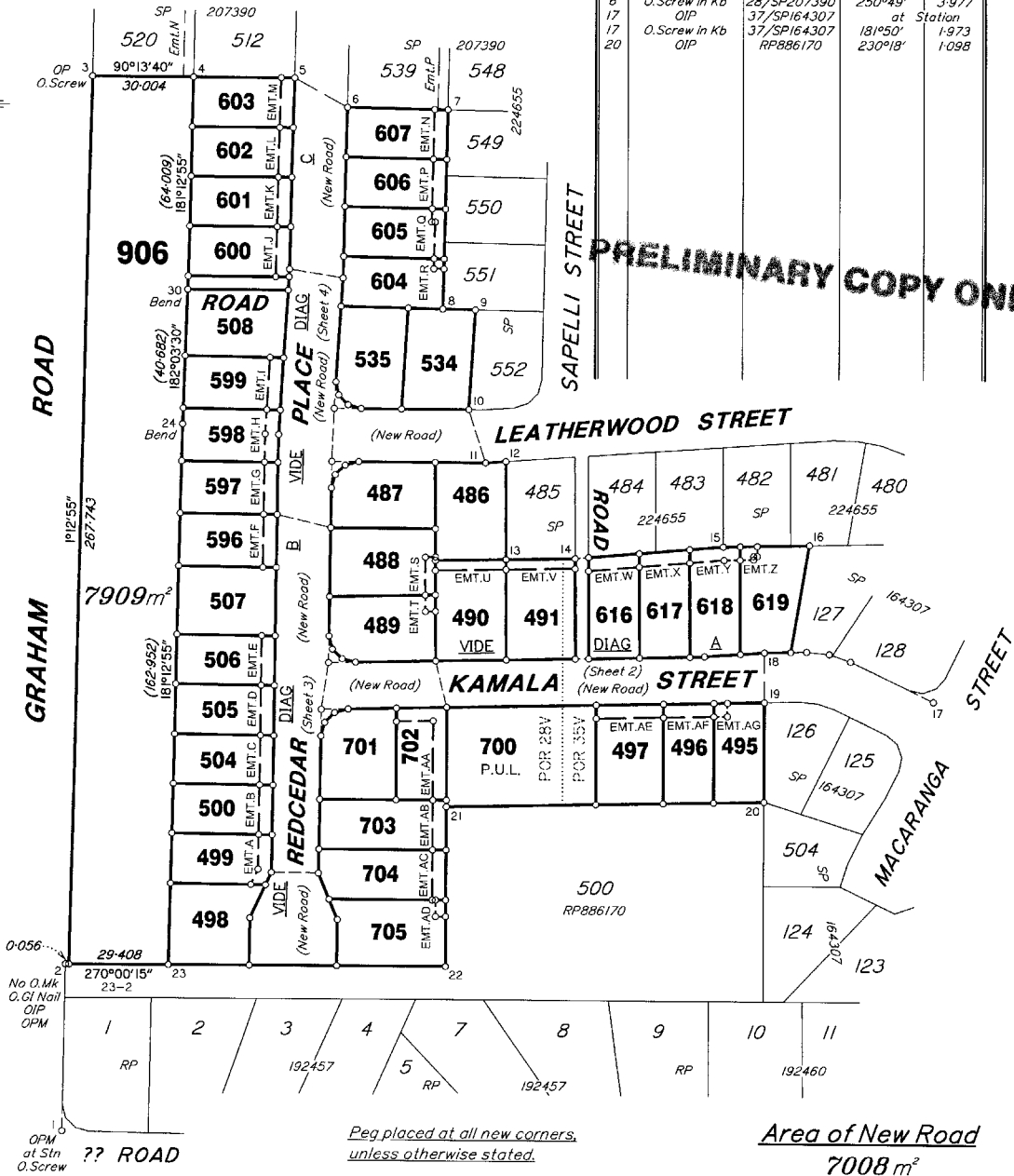
Land Title Act 1994 ; Land Act 1994  
Form 21 Version 2

## SURVEY PLAN

Sheet 1 of 4

PERMANENT MARKS					
PM	ORIGIN	BEARING	DIST	NO	TYPE
1-OPM		at Station		79901	Standard

REFERENCE MARKS				
STN	TO	ORIGIN	BEARING	DIST
1	O. Screw in Kb			
2	O. GI Nail		220°51'	13.14
2	OIP		228°05'55"	14.554
3	O. Screw in Kb	22/SP207390	248°12'	4.082
5	O. Screw in Kb	23/SP207390	160°01'	10.384
6	O. Screw in Kb	28/SP207390	250°49'	3.977
17	OIP	37/SP164307	at Station	
17	O. Screw in Kb	37/SP164307	181°50'	1.973
20	OIP	RP886170	230°18'	1.098



**PRELIMINARY COPY ONLY**

Peg placed at all new corners, unless otherwise stated.

Area of New Road  
7008 m<sup>2</sup>



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PRELIMINARY COPY 1/12/2010

DRAFTSPERSON - JIM

fields

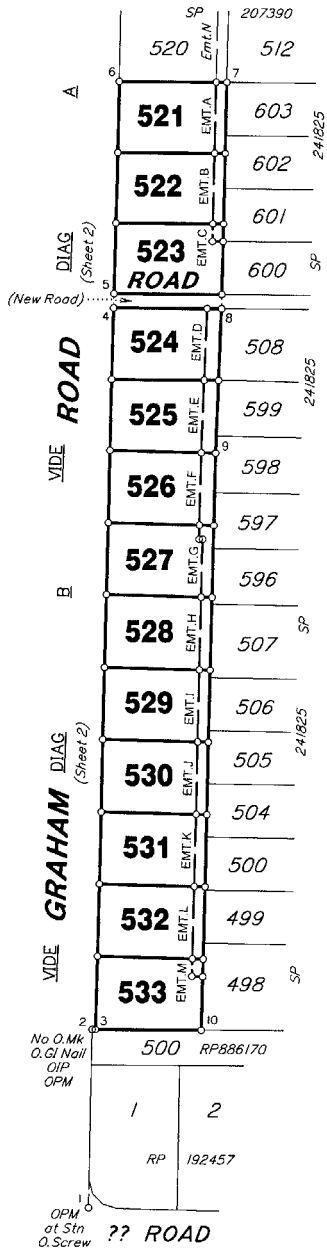


# Land Plan

Land Title Act 1994; Land Act 1994  
Form 21 Version 2

## SURVEY PLAN

Sheet 1 of 2



**REFERENCE MARKS**

STN	TO	ORIGIN	BEARING	DIST
1	O.Screw in Kb			
2	O.Gl Nail	See 2/SP241825	220°51'	13.14
3	OIP	See 2/SP241825	228°05'55"	14.554
6	O.Screw in Kb	22/SP207390	248°12'	4.082

**PRELIMINARY COPY ONLY**

*Peg placed at all new corners,  
unless otherwise stated.*

Area of New Road  
120m<sup>2</sup>

**PERMANENT MARKS**

PM	ORIGIN	BEARING	DIST	NO	TYPE
1-OPM			at Station	79901	Standard

PRELIMINARY COPY - 1/12/2010

DRAFTSPERSON - JIM

anfield's



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## Estate Photos



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# Rent Appraisal



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**Website:** [www.ozinvestrealty.com.au](http://www.ozinvestrealty.com.au)

**Correspondence to:**  
PO Box 451 Morningside QLD 4170



25 July 2012

To whom it may concern,

## **Re: Rental Appraisal Coachwood Rise Estate, Morayfield**

This letter is to confirm that dual occupancy properties in the above-mentioned estate are estimated to achieve a rental income of \$550 - \$570 per week.

This rental appraisal is based on our extensive research within the local area and from comparable properties that are currently renting in the same vicinity.

Should you have any queries, please feel free to contact the under signed on (07) 3395 5249 or via email at [admin@ozinvestrealty.com.au](mailto:admin@ozinvestrealty.com.au)

Yours sincerely,

A handwritten signature in black ink, appearing to read "Peter Dunn".

Peter Dunn  
OzInvest Realty Pty Ltd



# OzInvest



# Premium Inclusions - Brisbane (DUAL OCCUPANCY)

## General

- ✓ Fixed price Building Contract (including Rock excavation if required)
- ✓ All Council building application fees, including preparation of plans and specifications
- ✓ Home Owners Warranty and contractors all-risk insurance
- ✓ Soil test including contour survey and engineering
- ✓ 6 year Structural guarantee.
- ✓ Professional house clean and Site clean on completion.
- ✓ Six months maintenance period.

## Site Preparation

- ✓ Site works to suit house pad area as per site plans.
- ✓ Sewer connected to house.
- ✓ Single phase power connection to house
- ✓ Telephone line connected to home.
- ✓ Storm water connected to water tank and kerb as per council requirements
- ✓ Retaining Walls – BCA/Engineer designed (located as and where required by site conditions)

## Slab

- ✓ Engineer Designed Foundations to suit soil classification with exposed edge for visual termite inspection.
- ✓ Termite protection to perimeter and collars to all slab penetrations to Australian standards
- ✓ Concrete pump included for slab placement

## Framing

- ✓ Engineer Designed timber wall framing and trusses to suit required wind rating
- ✓ Roof pitch as indicated on plans

## External

- ✓ Tiled roof with Colorbond fascia, quad gutter and PVC downpipes from Builders range of colours
- ✓ Eaves as per plans
- ✓ Mix of Render and Face brickwork finish to front elevation as per plans.
- ✓ Brick veneer exterior finish from Builders range of colours.
- ✓ Insulation to roof and all external walls as per required energy efficiency rating

## Internal Linings

- ✓ Plasterboard to walls and ceilings with Villaboard to wet areas
- ✓ Plaster cornice throughout.

## Sliding Windows and Doors

- ✓ Powder coated aluminium sliding window and door frames.
- ✓ Obscure glass to bathrooms and WC's. Windows glazing to suit wind classification.
- ✓ Keyed locks to all windows and doors.
- ✓ Security screens to all sliding windows and external doors. (exc Garage car entry)
- ✓ Vertical or venetian blinds to all windows and external sliding doors. (exc Garage doors)

## Doors

- ✓ Solid core feature entrance doors with weather seals and deadlocks
- ✓ Weather seals to all external doors
- ✓ Feature panel internal doors and door furniture from Builders standard range
- ✓ Auto panel-lift door to double garage with 2 x handsets

## Electrical

- ✓ Circuit breaker and safety switch to 2 x switchboards, Earth leakage protection
- ✓ Hard wired in smoke detectors as required
- ✓ Energy efficient downlights to Kitchens/Lounges/Family rooms
- ✓ Energy efficient light fittings to all bedrooms/hallways/wet areas/outdoor areas from the Builders standard range (fittings to be oyster light fittings or similar)
- ✓ Light points as per electrical drawing.
- ✓ Double GPO's to each bedroom, bathroom and garage with 2 double GPO's to main bedrooms/kitchens/family/lounge rooms. Single GPO to hallway (depending on length)
- ✓ Two telephone points to each occupancy
- ✓ Two TV points and roof antenna fully connected to each occupancy

## Air-conditioning and Ventilation

- ✓ 2 x 2.5 hp reverse cycle split system to Family/Living areas.
- ✓ Ceiling fans to all bedrooms/living/family/meals areas.

## Appliances

- ✓ Stainless Steel Ovens, Hotplates, Rangehoods and Dishwashers from Builders standard range
- ✓ Dishwasher provisions included as standard
- ✓ 2 x Hotwater systems as per Builders standard inclusion to suit council and energy efficiency regulations

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# Premium Inclusions - Brisbane (DUAL OCCUPANCY)

## Cupboards

- ✓ Kitchens - 600mm wide designer bench tops and laminated cupboard doors with colour selection from Builders standard range
- ✓ Kitchens – designer splashback behind bench tops.
- ✓ Melamine carcass to cupboards and draws
- ✓ Over head cupboards to kitchens as shown on plans
- ✓ Pantries with 4 melamine shelves
- ✓ Vinyl sliding doors to all robes and linen cupboards
- ✓ Single painted shelf and chrome hanging rail to each robe.
- ✓ Linen cupboards with 4 painted shelves

## Sanitary Items and Tapware

- ✓ Kitchen Sinks – stainless steel 1  $\frac{3}{4}$  bowl sink with chrome flick mixer
- ✓ Laundries – 45 Litre acrylic sinks with cupboard underneath
- ✓ Chrome taps to laundries from Builders standard range.
- ✓ Baths from Builders standard range
- ✓ Vanities from the Builders standard range or as indicated on plans
- ✓ Dual Flush Toiletpans and cisterns (white china with acrylic seats) to ensuites and bathrooms

## Tiling

- ✓ Ceramic wall and floor tiles to wet areas and kitchen splashbacks from the Builders standard range
- ✓ Bathrooms – Fully tiled floor, 1900mm high to shower, 300mm high behind bath, single row of skirting to rest of walls.
- ✓ Laundries – Fully tiled floor, 300mm over sink, single row of skirting to rest of walls.
- ✓ WC – Fully tiled floor, single row of skirting to rest of walls

## Skirting and Architraves

- ✓ 68mm skirtings and 42mm internal architraves throughout.

## Bathroom Fittings

- ✓ Clear laminated shower screens with powder coated aluminium frame and pivot door
- ✓ Towel rails, toilet roll holders and soap holders from the Builders standard range
- ✓ Aluminium framed mirror above vanities
- ✓ Exhaust fans to all bathrooms and WC's

## Painting

- ✓ Two coat paint system to walls (single colour) and ceiling and cornice (single colour) with colours selected from the Builders standard range.
- ✓ Two coat gloss paint system to timber architraves, skirtings and internal doors (single colour) with colours selected from the Builders standard range

## Floor Coverings

- ✓ Builders range carpets to all bedrooms and lounge rooms
- ✓ Builders range ceramic floor tiles to entries/hallways/ family/living/meals/kitchen areas

## Landscaping

- ✓ Exposed Aggregate/Coloured/Stencilled concrete driveway to kerb and external front paths
- ✓ Plain Concrete to all rear external foot paths, including paths to clothes lines
- ✓ Broom finished concrete under all outdoor roofed areas
- ✓ Clotheslines and letter box (including street number) from the Builders standard range
- ✓ Turf to front and rear yards, stones or similar to sides or as specified on site plan
- ✓ 2 x garden beds, including plants/bark/edging, to front as indicated on site plan
- ✓ 1.8m high timber paling fence to both rear and side boundaries including side returns to front of house as per estate guidelines (as per working drawings)
- ✓ 1.8m high by 900mm wide Single gate to each side of house
- ✓ Water tanks to suit council regulations
- ✓ Two external hose taps for each occupancy

*'Whilst every care has been taken when outlining the above inclusions supplied with these packages, the contracts should always be referred to for the exact inclusions at the time of purchase'.*



**OzInvest**



# Contact Details

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25/07/2012

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