



*Living that matches your dreams*

AFFINITY  
ESTATE

Morayfield South



# MORAYFIELD, A FAMILY FRIENDLY ENVIRONMENT.

Who could have guessed farming land just 38 kms north of Brisbane, named by cotton farmer George Raff in the 1860s after his former home in Scotland (Morayshire), would develop into one of Queensland's major property hot spots?

With the rapid population growth in greater Brisbane, the region attracted young families and retirees looking for affordable land and a more laid-back lifestyle.

Fast forward to today and the Moreton Bay Council has truly recognised the area's potential by masterplanning what is now the thriving community of Morayfield.

This family friendly suburb now boasts both private and state schools, parks, sports centres, major shopping centres and a direct rail service that connects commuters to Brisbane and the Sunshine Coast.



With its close proximity to the beaches of Bribie Island and the Sunshine Coast, Morayfield has developed into the perfect location for keen fishermen and families seeking four wheel drive and camping adventures.

Through all this growth, the rural heritage has not been left behind as parks, waterways and cycle tracks (all accessible from the Affinity Estate) still provide families with a plethora of recreational opportunities and that laid-back lifestyle many are looking for.





# WELCOME TO TRASK COUNTRY

**The Moreton Bay region is home to the Trask team.  
It's where they have grown up.**

They know the region, the people, the places.

From Redcliffe Pier, to the azure fishing grounds of the Bay and the bike tracks of the hinterland, this region provides a rich and enviable lifestyle.

This is their canvas for developing the Affinity Estate so that future home owners can make the most out of the Queensland lifestyle.

**"Blessed with major shopping, Brisbane CBD rail links and affordable land, the Moreton region is fast becoming Queensland's Number 1 property hot spot."**

**Michael Matusik, Property Analyst.**

## PLANNING PREMIUM DEVELOPMENTS



### **LOCATION, LOCATION, LOCATION**

Easy access to transport, schools and amenities



### **EMBRACE THE QUEENSLAND LIFESTYLE**

Great homes styled for South East Queensland living



### **MASTER PLAN**

Unique character and facilities to add value to the residents' homes and lifestyle



### **SUSTAINABLE**

Sustainable landscaped environment





# AFFINITY - LIVING THAT MATCHES YOUR DREAMS.

Affinity Estate is a Trask Land master planned community making the dream of living in the booming northern Brisbane suburbs a reality.

The Estate has been thoughtfully created to provide a mosaic of lifestyle choices.

With over 800 lots on offer, if you are a first home buyer, custom home builder or down-sizer, there will be a lot size and location to meet your needs.



 **Morayfield Shopping Centre** 9min

 **Westfield North Lakes** 20min

 **Burpengary Aquatic & Leisure Centre** 9min

 **Morayfield Station** 6min

 **Morayfield State High School** 5min

 **Morayfield State School** 6min

 **Nurture Early Education** 3min

 **Caboolture Hospital** 15min







# ROOM TO LIVE AND A PLACE TO PLAY.

Make the most of the Queensland lifestyle, both inside and out.

Here you can enjoy healthy living right on your doorstep.

Stroll along the pedestrian friendly pathways, kick a ball on the rugby fields of Kevin Kaeser Oval or bird watch at the two adjacent lakes.

For that special family and friends outing you will be able to stroll to a unique themed Trask Signature Park being built in Stage 3.

At Affinity Estate you'll enjoy the complete balance between your family home and the convenience to work, play and nature that abounds.





# CHOOSE YOUR HOUSE AND LAND PACKAGE FROM AUSTRALIA'S BEST BUILDERS.

Good land is the foundation for the great Australian dream of home ownership, but that's just the start.

Working with Australia's leading builders, Trask Land provides everything you need in a turn-key package.

From the carpets to the turf, our preferred builders deliver the lot, making building your new home a stress-free experience.

For ideas look no further than our first stage release that includes a builder's display village featuring the latest in design and décor.



Brighton Homes photography



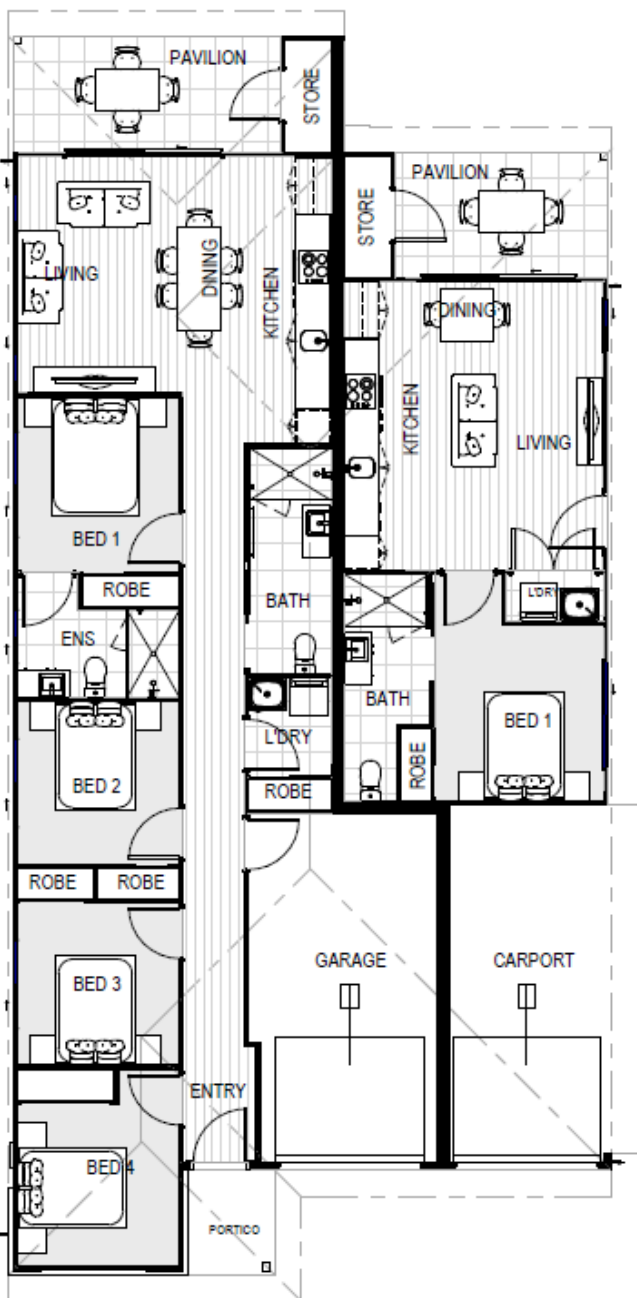


# AFFINITY ESTATE

Morayfield South









# Inclusions

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## PRE-CONSTRUCTION

### Preliminary Inclusions

- HIA fixed price contract
- Plans and home building specifications
- QLeave and QBCC Insurance & home warranty
- Certification and Council building application fees
- Twelve (12) month maintenance warranty
- Engineering and slab design
- Soil test and contour survey
- Statutory structural guarantee period
- Independent quality inspections throughout building process

### Site Works, Foundations & Connections

- 400mm site scrape and/or balanced cut and fill excavation
- Slab design suitable for block, as per engineer's design, based on site investigations
- Termite treatment to slab penetrations and perimeter
- Sewer and storm water connections to existing serviceable connection points
- Connection to electrical mains per attached building plans
- Water connection from pre-tapped water main up to 6m set back
- House constructed to meet wind rating conditions determined by Engineer -N2 included
- Retaining walls as per attached building plans (design specific)
- Provide 3m council cross over (design specific)
- Provide driveway cut and excavation including gutter cut (design specific)

### Energy Efficiency

- 6-7 Star as per Requirements
- 6kw solar system (up to 16 panels), and 5kw inverter in two storey designs only

## ELECTRICAL

- Earth leakage safety switch and circuit breakers
- Single phase underground power connections from existing supply point
- Meter box will be installed on the side nearest mains connection point
- Power points as per the electrical plan
- LED ceiling lights and fans as per electrical plan
- TV/Data points to main living, master & media as per electrical plan to comply with building regulations
- Smoke detectors (hard wired with battery back-up) as per electrical plan to comply with building regulations
- One (1) phone point as per plan
- Exhaust fans as per electrical plan to comply with building regulations
- Electric hot water storage system (250 litres)
- TV antenna to roof – location TBD on site
- Two (2) x pendant lights to kitchen island (or breakfast bar) from builders standard range (design specific)
- One (1) split system air conditioner to main living area
- One (1) split system air conditioner to master bedroom



# Inclusions

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## INTERIOR GENERAL

### General

- 2400mm nominal ceiling height
- Ceiling paint to manufacturers standard specifications
- Three (3) coat internal paint system to paint manufacturers specifications
- 90mm paint grade coved cornice, 42mm paint grade architraves and 66mm paint grade skirting
- AAA rated water saving shower heads/tapware
- Vinyl plank flooring to main living areas & carpet to remainder excluding wet areas from the builder's standard range
- Internal and external builders house clean
- Walk In Robe including one (1) continuous shelf & hanging rail under (design specific)
- Enclosed timber stairs with matching timber handrail (design specific)
- Insulation under roof R3.0
- Wall sarking externally
- Wall insulation as required to meet energy rating

### Kitchen & Laundry

- Laminate finish cupboards (soft close) and kicks from the builder's standard range
- 20mm stone bench tops to kitchen from the builder's standard range
- 600mm electric appliances including oven, cooktop rangehood & dishwasher
- Stainless steel overmount kitchen sink from the builder's standard range
- Chrome sink mixer
- Metal laundry cabinet with mixer tap
- Tiled splashback
- Linen cupboard with fixed shelves
- Microwave opening
- Melamine shelves to all kitchen cupboards and pantry

### Internal Doors & Windows

- Paint grade flush panel internal doors from builder's standard range – 2040mm high
- Paint grade entry door with transparent glass inserts
- Internal lever door handles from the builder's standard range
- Block out roller blinds to applicable windows, excluding bathroom, ensuite, WC, powder room
- White vinyl, chrome framed sliding doors to bedroom robes. One (1) continuous shelf with hanging rail under
- White vinyl, chrome framed sliding doors to storage cupboards. Four (4) equally spaced shelves internally
- Privacy set to bathrooms and master bedroom
- Flush mount cavity slider handles (privacy or passage as per plan)

### Internal Tiling

- 450mm x 450mm ceramic tiles to wet areas from builder's standard range
- Bathroom and ensuite: 2000mm high to showers with 220mm skirting tile
- 220mm high skirting tiles from the builder's standard range to WC and laundry
- Tile splash to kitchen (back wall only) from the builder's standard range

### Bathroom, Ensuite & Toilets

- Laminate finish vanities from the builder's standard range with 20mm stone top
- 300mm tiled splashback and polished edge mirror above vanity
- Chrome mixers, towel rails and toilet roll holders
- Builders range toilet suite
- Semi-framed shower screens with clear safety glass
- Chrome finish shower mixer with shower rail



# Inclusions

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## EXTERIOR GENERAL

### External Floor, Wall & Roof Finishes

- Exposed aggregate entry portico from builder's standard range
- Tiles to undercover pavilion and balcony from builder's standard range (design specific)
- Face brick walls to the exterior of the home (design specific)
- Feature painted render, wall cladding, aerated concrete panels or tiled columns to façade (design specific)
- Colorbond roof from the builder's standard range of colour profiles
- Colorbond fascia and gutters from the builder's standard range of colours with painted downpipes
- Semi frameless glass balustrade to first floor external balconies (design specific)
- 70mm pine wall frames with stabilized pine trusses

### External Doors & Windows

- Paint grade solid core front door with glazed panels and lever set handle from builder's standard range – 2040mm high
- External doors 2100mm high and windows at 2100mm head height
- Powder-coated aluminum windows from the builder's standard range of colours with transparent glass to all windows & doors
- Translucent Laminate (opaque) glass to bathroom, ensuite, WC, powder room
- Keyed locks to all opening windows and sliding doors
- Insect screens to opening windows & sliding doors (excluding front door)
- Remote control panel lift garage door from the builder's standard range

### Landscape

- Exposed aggregate concrete driveway
- Fencing to external boundaries as per attached plans with one (1) treated pine gate
- Turf to front & rear yard with gravel to sides behind return fences (site specific)
- Up to 10m<sup>2</sup> of garden with a variety of up to twelve (12) plants 140mm or 200mm pot sizes and mulch to garden bed
- Letterbox with house number
- Clothesline – fold down
- Two (2) external garden taps
- Painted side returns to front fence, colour to suit scheme



# Warranties

Each home comes with a 6 1/2 year Warranty dated from Handover Date. This warranty covers structural items and faults of original workmanship. Some items may fall under homeowner maintenance. We encourage buyers to monitor their personal maintenance items to avoid damage to your property.

## EXTERIOR

### Concrete Foundations

- 6 1/2 Year Structural  
(Dependant on warranty as per contract).

### Structural Frame

- 6 1/2 Year Structural Warranty if frame deviates from vertical greater than 4mm within any 2m height.
- 25 Year termite resistant guarantee on timber frame.

### Fencing

- 12 Months on installation. Garage Doors  
\*Damage to fence posts and panels are not covered unless noted on PCI report.

### Downpipes

- 2 Months installation.

### Aluminium Windows & Sliding Doors

- 1 Year moving parts.
- 1 Year Glass.

### External Doors & Internal Doors

- 5 Years Manufacturer Warranty  
(Refer to manufacturer).

### Garage Doors

- 5 Years on Garage Door.
- 12 Months on installation.

### Roof - Colorbond

- Up to 30 Years on materials (Dependant on distance from marine environment). Refer to manufacturers warranty.
- 7 Years on Installation.

### Fascia & Gutter - Colorbond

- Up to 20 Years (Dependant on distance from marine environment). Refer to manufacturers warranty.

## INTERIOR

### Structural Brickwork

- 6 1/2 Year Structural (Dependant on warranty as per contract).
- Wall cracking must be greater than 5mm in width to be considered a structural defect.

### Door Hardware

- Locks and Handles:  
2 Years Tarnish.  
7 Years Mechanical.

### Ceilings

- 12 Months cornice cracking (Paint touch ups will be completed to Industry Standards).

### Painting

- 12 Months (6 Months varnish or Stain Finishes).
- Varnish/dark colours require ongoing client maintenance.



# Warranties

## INTERIOR

### Air-Conditioning

- 5 Year Manufacturer warranty on Materials and Workmanship.

### Plastering

- 12 Months maintenance period for Cracking in plasterboard surfaces.
- 6 1/2 Year warranty on cracking greater than 5mm after the initial 12 month period.
- 6 1/2 Year warranty on nail popping in plasterboard if it has the potential to collapse.

## KITCHEN & APPLIANCES

### Kitchen

- Kitchen Cabinets, Benchtop & Vanity 12 Months installation.
- 6 1/2 Years workmanship.  
10 Years on Smartstone Marble surfaces (Refer to manufacturer).  
15 Years on Smartstone Quartz surfaces (Refer to manufacturer).

### Appliances

- 5 Year warranty on Cooking Appliances.  
2 Years on Rangehood.  
3 Years on dishwasher.

## ELECTRICAL

### Electrical Fittings

- 12 Months on installation.
- 3 Years on Ceiling Fans.
- 5 Years for light switches and powerpoints.
- 3 Years on downlights.
- 5 Years on smoke alarms.

## PLUMBING

### Plumbing Pipes & Labour

- 3 Months Blockages.
- 6 1/2 Years workmanship.

### Sewer

- 6 1/2 Years Workmanship.

### Plumbing Fixtures

- 3 Months on Washers.  
7 Years on Mixers, Tapware and Accessories.
- 1 Year on Wastes and Traps.
- 1 Year on Installation.

## ELECTRIC HOT WATER HEATERS

### Rinnai Electric Storage Water Heaters

### HOTFLO Series (EHFA or EHFD)

#### Domestic Use

#### Cylinder

#### Components

Parts

10 years

1 year

Labour

3 years

1 year