



bg buyer's  
guide

ONE HUNDRED

ON LEICHHARDT



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**FLOOR  
PLANS**

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**INVESTMENT  
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# EXECUTIVE SUMMARY

**Project Name**

100 On Leichhardt

**Developer**

Dibcorp

**Builder**

LPS Group

**Project Location**

100 Leichhardt Street,  
Spring Hill QLD 4000

**Architect**

DKO

**Project Description**

A development of 119, 1 2 & 3  
bedroom apartments

**Apartment Breakdown**

1 Bedroom Apartment  
2 Bedroom Apartment  
3 Bedroom Apartment

**Transaction Requirement**

10% deposit (Cash or Bank Guarantee) All deposits must be 10% of  
purchase price. 5% will not be accepted.

**Time to Exchange**

Purchasers are given 14 days to exchange from time of issuance of  
Contract of Sale to their nominated solicitor.

**Development Features**

- Rooftop communal space includes private dining with kitchen facilities
- Outdoor dining with BBQ area and stepped amphitheatre
- Health and wellness retreat including hot and cold plunge pools
- Sauna, Outdoor showers, Garden & Seating
- 3 basement levels for car parking and ample on-site bicycle parking
- Ground floor retail space with preserved heritage frontage

**Location**

- 200m from Brisbane CBD and walking distance to Queen Street Mall
- Adjacent to Roma Street Parkland and Roma Street Station
- 1km to Howard Smith Wharves, Eagle Street and Storey Bridge
- 2km to Suncorp Stadium, Kangaroo Point and Botanical Gardens
- 2.5km to James Street, Gasworks, Teneriffe and New Farm Park



## THE INVESTMENT

- » High capital growth potential and high-yielding
- » Low vacancy rate currently 2.5%
- » Superior finish and build quality
- » Efficient and spacious, well-designed apartment layouts with low maintenance
- » Strong tax depreciation
- » Walking distance to two private hospitals: St Andrews War Memorial Hospital and Brisbane Private Hospital
- » Close to quality Brisbane schools: Brisbane Boys Grammar, Brisbane Girls Grammar, St James College, All Hallows School and Brisbane Central

# DWELLING MAKE UP

UNIT TYPE	INTERNAL SQM	EXTERNAL SQM	PRICE RANGE
1 BRM	62	11	\$760,000
2 BRM	74 - 99	11 - 32	\$980,000 - \$1,500,000
3 BRM	115 - 130	11 - 24	\$2,250,000 - \$2,350,000

Pricing is subject to change without notice.

# OUTGOINGS

UNIT TYPE	STRATA RATES	COUNCIL RATES	WATER RATES
1 BRM	\$1050 / Quarter	\$500 / Quarter	\$250 / Quarter
2 BRM	\$1205 - \$1340 / Quarter		
3 BRM	\$2100 - \$2200 / Quarter		

**Owners Corporation structure**

The Owners Corporation entity will be voted in by owners and will be responsible for all matters associated with the development and the associated common services plant. The costs above are estimates only and final costs will be provided on settlement.

# IMPORTANT DATES

PROJECT	CONSTRUCTION START	COMPLETION
Mixed Use Residential	September 2024	Q3 2026



# LIVING





# KITCHEN





# BEDROOM





# BATHROOM





# ROOFTOP POOL



# 1 BEDROOM

## TYPE 1A

1  1  0 

INTERNAL	62 M <sup>2</sup>
EXTERNAL	11 M <sup>2</sup>
TOTAL	73 M <sup>2</sup>



**Disclaimer:**

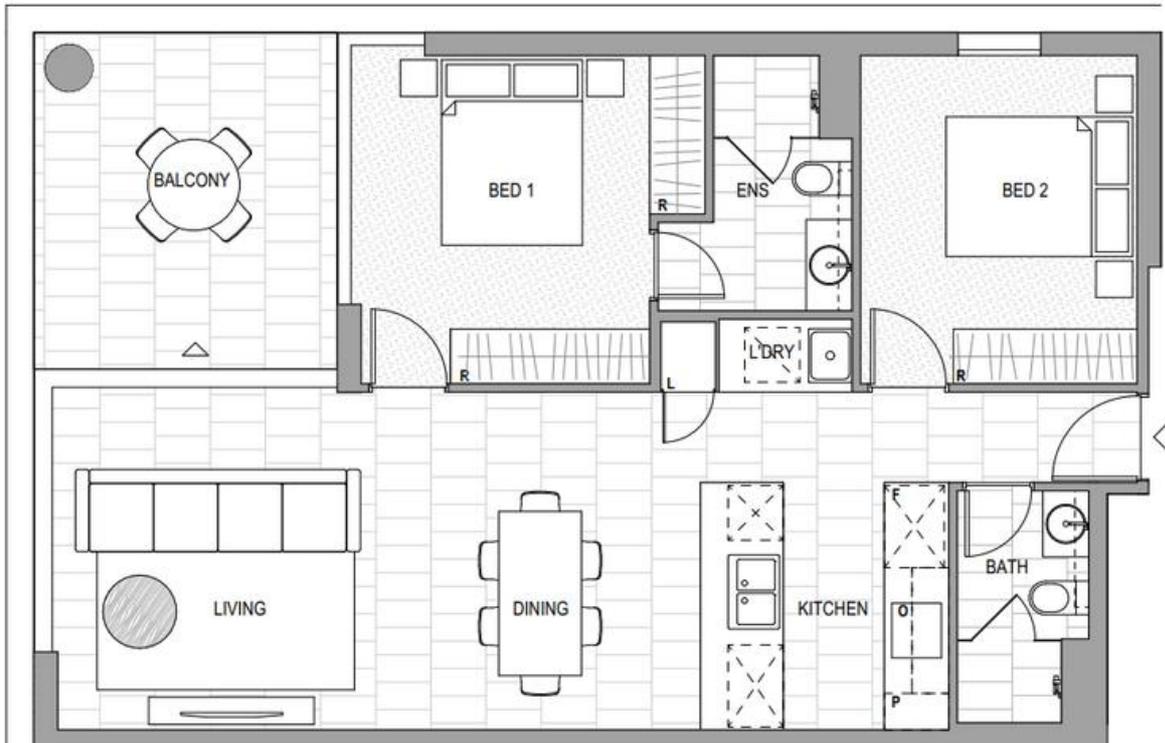
Please note that this floor plan is a guide only and was prepared prior to completion. The information contained herein is believed to be correct but it is not guaranteed. Dimensions are approximate. Changes may be made during the development. All dimensions, areas, fittings and applications may be subject to change without notice in accordance with the provisions of contract of sale. Prospective purchasers may rely on their own enquiries.

## 2 BEDROOM

### TYPE 2A

2  2  1 

INTERNAL	78 M <sup>2</sup>
EXTERNAL	13 M <sup>2</sup>
TOTAL	91 M <sup>2</sup>



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## 2 BEDROOM

### TYPE 2B

2  2  1 

INTERNAL	72 M <sup>2</sup>
EXTERNAL	12 M <sup>2</sup>
TOTAL	89 M <sup>2</sup>



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## 2 BEDROOM

### TYPE 2C

2  2  1 

INTERNAL 85 M<sup>2</sup>

EXTERNAL 13 M<sup>2</sup>

TOTAL 140 M<sup>2</sup>



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## 2 BEDROOM

### TYPE 2H

2  2  1 

INTERNAL	76 M <sup>2</sup>
EXTERNAL	11 M <sup>2</sup>
TOTAL	87 M <sup>2</sup>



**Disclaimer:**

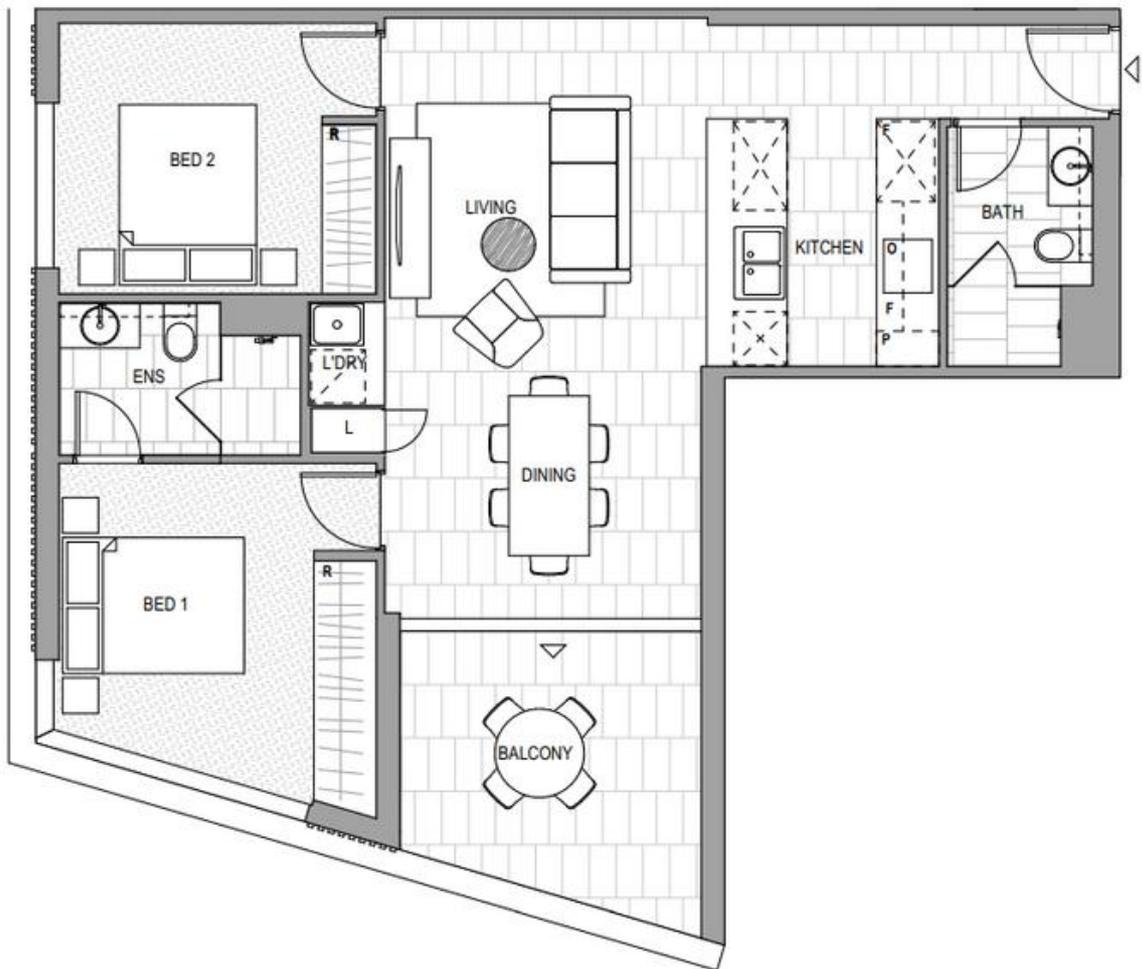
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## 2 BEDROOM

### TYPE 21

2  2  1 

INTERNAL	77 M <sup>2</sup>
EXTERNAL	11 M <sup>2</sup>
TOTAL	88 M <sup>2</sup>



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PROJECT  
TEAM



## **DEVELOPER**

With a legacy of excellence, Dibcorp is a Brisbane-based boutique property development company founded in 1996. Known for creating innovative and sustainable living spaces, Dibcorp focuses on enhancing urban lifestyles through thoughtful design and superior quality. Dibcorp takes pride in its human-centred approach, ensuring that relationships are the foundation of their success. The team is involved in every aspect of the development process, from ideation to delivery, ensuring a seamless and personalised experience for every client

**dibcorp**

## **BUILDER**

LPS Group is committed to delivering exceptional construction quality. Their expertise spans across residential and commercial projects, ensuring that each development is built to the highest standards with a focus on durability and sustainability.

**LPS Group™**

## **ARCHITECT**

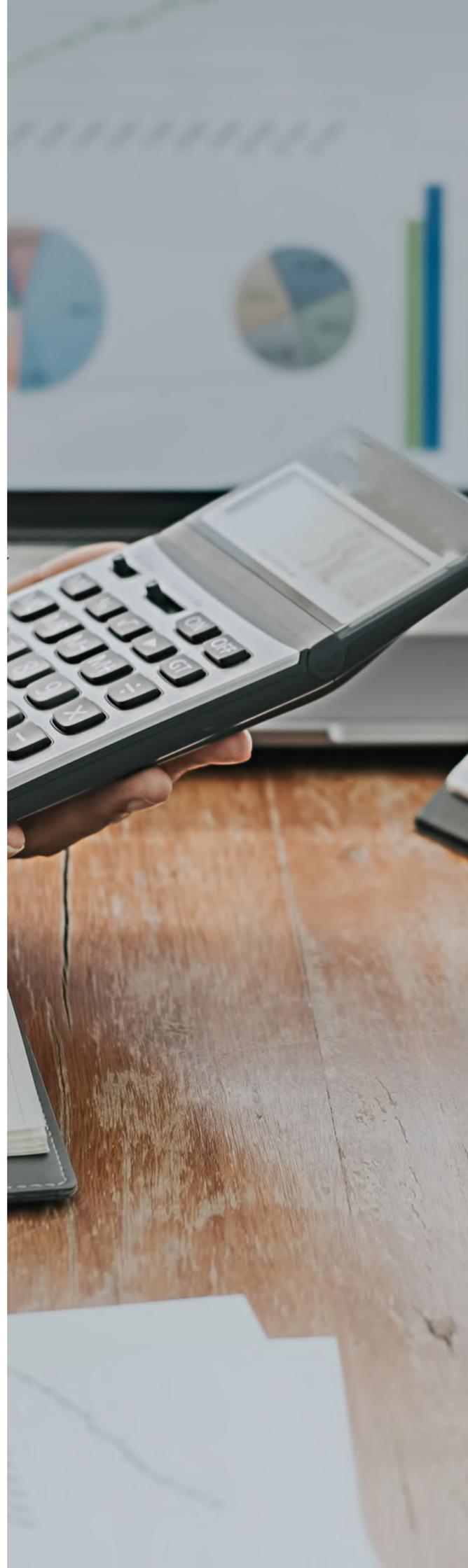
DKO was founded in 2000. Its founding partners Koos de Keijzer and Zvonko Orsanic were keen to independently implement their own vision: the creation of ingenious spaces that are appreciated by the eyes, mind and soul alike. Within a decade the practice – with Koos de Keijzer as Principal – has grown from its humble beginnings to a design powerhouse in the Asia-Pacific region. DKO is a multidisciplinary team of more than 200 professionals working across six offices in Australia, New Zealand and South East Asia.

**DKO**

# INVESTMENT RISKS

There are a myriad of influences that affect the value of capital growth and rental yields in property investments. There is no guarantee that targeted returns will be met. A prudent investor would consider the following non-exhaustive list of factors that could affect the financial performance of the investment property. The non-exhaustive list of factors that may affect the value of the investment property includes:

- » Changes in legislation or government policy such as stamp duty, grants, and general taxes, with respect to property may result in the investor incurring unforeseen expenses, which in turn may affect rental returns and capital growth prospects;
- » Natural disasters, events causing global unrest such as war or terrorism, other hostilities, civil unrest and other major catastrophic events can adversely affect Australian and International markets and economies;
- » New developments in the vicinity providing competition/ alterations in demand- a sharp increase in the number of sites under construction within close proximity of the subject site may have an adverse effect, resulting in an oversupply from comparable properties, which in turn could have a negative impact on the ability of Investors to divest or sell their investment property at an acceptable price;





- » Interest rate movement investors should be aware that the performance of any investment property can be affected by the conditions of the economy (or economies) in which it operates. Factors such as interest rates, inflation, inflationary expectations, changes in demand and supply and other economic and political conditions may affect the investment property's capital growth, value and/or rental yield;
- » Potential investors should be aware that general economic conditions including inflation and unemployment can impact the value of the investment property and the ability of Investors to divest or sell their investment property at an acceptable price;
- » Tenant risk, there is the risk of tenants defaulting on their obligations and costs to be incurred in enforcement proceedings and often costs in releasing the tenancy;
- » Insurance Risk where feasible, damage from fire, storm, malicious damage etc. can be covered by insurance. However, the full extent of coverage is subject to the specific terms and conditions of the insurance policy entered into by the body corporate manager on behalf of the investor;
- » Vacancy risk, there is no guarantee a tenant will be readily found at settlement or that a tenant will renew their tenancy;
- » Timing Risk, market conditions change, if at the time of selling the investment, the market is depressed, and the investor may realise a loss. Professional advice should be sought from your accountant, financial adviser, lawyer or other professional adviser before deciding whether to invest. Kandeal (and its associated entities, employees and representatives) do not provide financial advice.



ALLEE 100 LEICHHARD