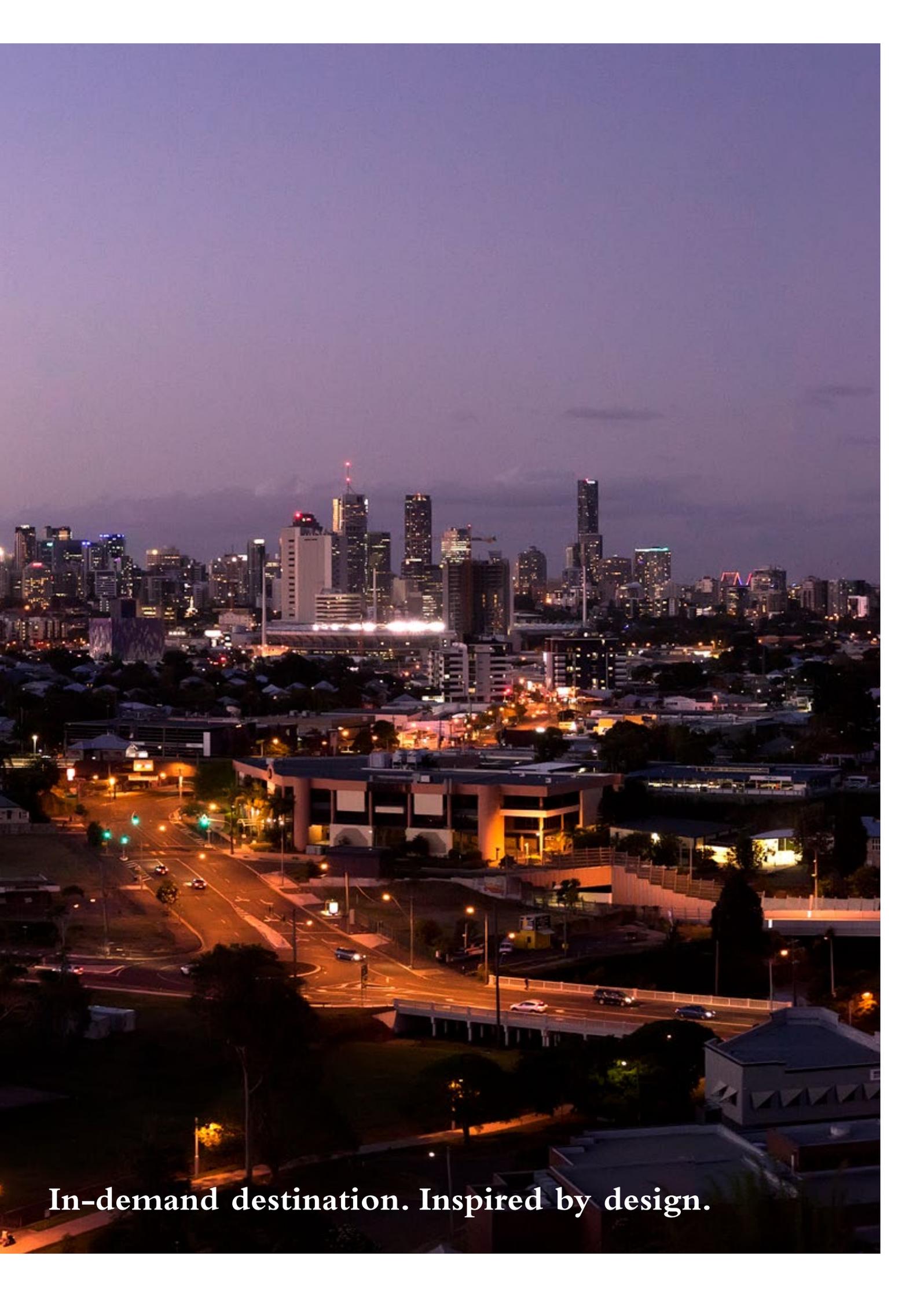




LINCOLN  
— ON THE PARK —

AT A GLANCE



**In-demand destination. Inspired by design.**



# LINCOLN AT A GLANCE

Bold architectural elements like a distinctive internal breezeway, vertical gardens and detailed interior styling brings Lincoln on the Park in tune with nature, inspired by the 5.2 hectares of manicured parklands it overlooks.

- 93 apartments over eight levels plus rooftop pool terrace
- 40 one-bedroom, one-bathroom apartments
- 53 two-bedroom, two-bathroom apartments
- Floor plans span 54m<sup>2</sup>–114m<sup>2</sup> with leafy outlooks
- Located just metres from the vibrant Stones Corner café precinct
- Apartments built around a covered breezeway
- Overlooks the green space of Hanlon Park

site spans

# 1700m<sup>2</sup>

across four  
adjoining lots

## DEVELOPMENT OVERVIEW

UNIT TYPE	COUNT	DESCRIPTION	INTERNAL	EXTERNAL	TOTAL
1A	35	1 bed, 1 bath	54m <sup>2</sup>	8m <sup>2</sup>	62m <sup>2</sup>
1A courtyard	5	1 bed, 1 bath	54m <sup>2</sup>	13m <sup>2</sup>	67m <sup>2</sup>
2A	14	2 bed, 2 bath	80m <sup>2</sup>	11m <sup>2</sup>	91m <sup>2</sup>
2A courtyard	1	2 bed, 2 bath	80m <sup>2</sup>	30m <sup>2</sup>	110m <sup>2</sup>
2B	14	2 bed, 2 bath	80m <sup>2</sup>	15m <sup>2</sup>	95m <sup>2</sup>
2C	21	2 bed, 2 bath	86m <sup>2</sup>	13m <sup>2</sup>	99m <sup>2</sup>
2C courtyard	1	2 bed, 2 bath	85m <sup>2</sup>	20m <sup>2</sup>	105m <sup>2</sup>
2D	1	2 bed, 2 bath	65m <sup>2</sup>	17m <sup>2</sup>	82m <sup>2</sup>
2E	1	2 bed, 2 bath	114m <sup>2</sup>	26m <sup>2</sup>	140m <sup>2</sup>



# 93

apartments  
over

# 8

levels



# STONES CORNER

A vibrant retail precinct and favoured café destination with an organic presence and social ambience

An avenue of trees line the Stones Corner shopping precinct comprising an eclectic mix of shops including a vintage-inspired fashion boutique, a quaint tea shop, an espresso hut, a Mexican taqueria, a café with a mezzanine art gallery, a cosy indie bookshop and a gourmet deli.

Lincoln on the Park is conveniently placed within

- 200 metres of the Stones Corner Village shopping precinct including supermarket
- 600 metres from Buranda State School
- 600 metres from Buranda Railway and Busway Station
- 400 metres to Stones Corner Busway Station
- 1km to Pacific Motorway (M1), Princess Alexandra Hospital and Buranda Village Shopping Centre





Henry Opperman originally bought the land in

**1857**

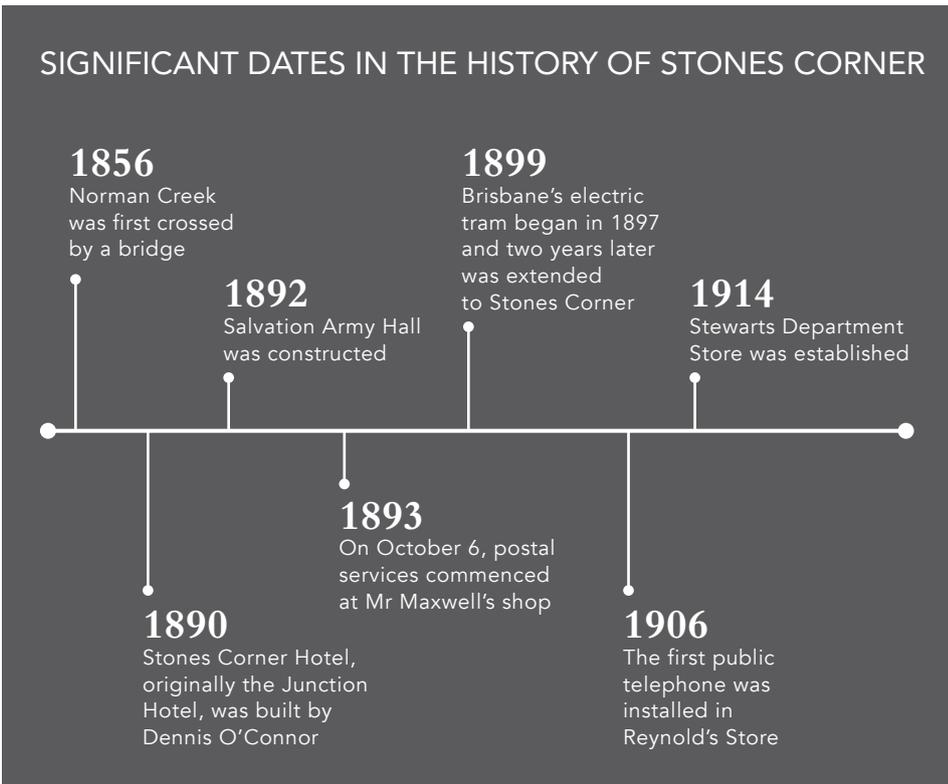
at the 'corner,' paying

**£59**

The Stones Corner lineage was born circa

**1875**

named after entrepreneur James Stone





# TRANSPORT

Brisbane has an extensive transportation network within the city provided by bus, rail and ferry services

Stones Corner has long been overlooked despite it sharing an intimacy with the city and having the established fundamentals of bus and rail transport, proximity to education facilities, links to employment nodes and retail amenity.

- Brisbane is Australia's fastest growing city
- The CBD currently facilitates 156,545 jobs
- Brisbane's population sits at 2.099 million as of 2012
- It boasts one of the highest-quality busway systems in the world
- Brisbane's entertainment, shopping and dining options include the South Bank Cultural Precinct, Queen Street Mall, The Powerhouse and The Gabba
- Recreation and parks are aplenty in Brisbane and include the City Botanic Gardens and South Bank Parklands





Brisbane thrives from a

# \$135 billion

economy, with 48% of Queensland's economic output produced in the capital city

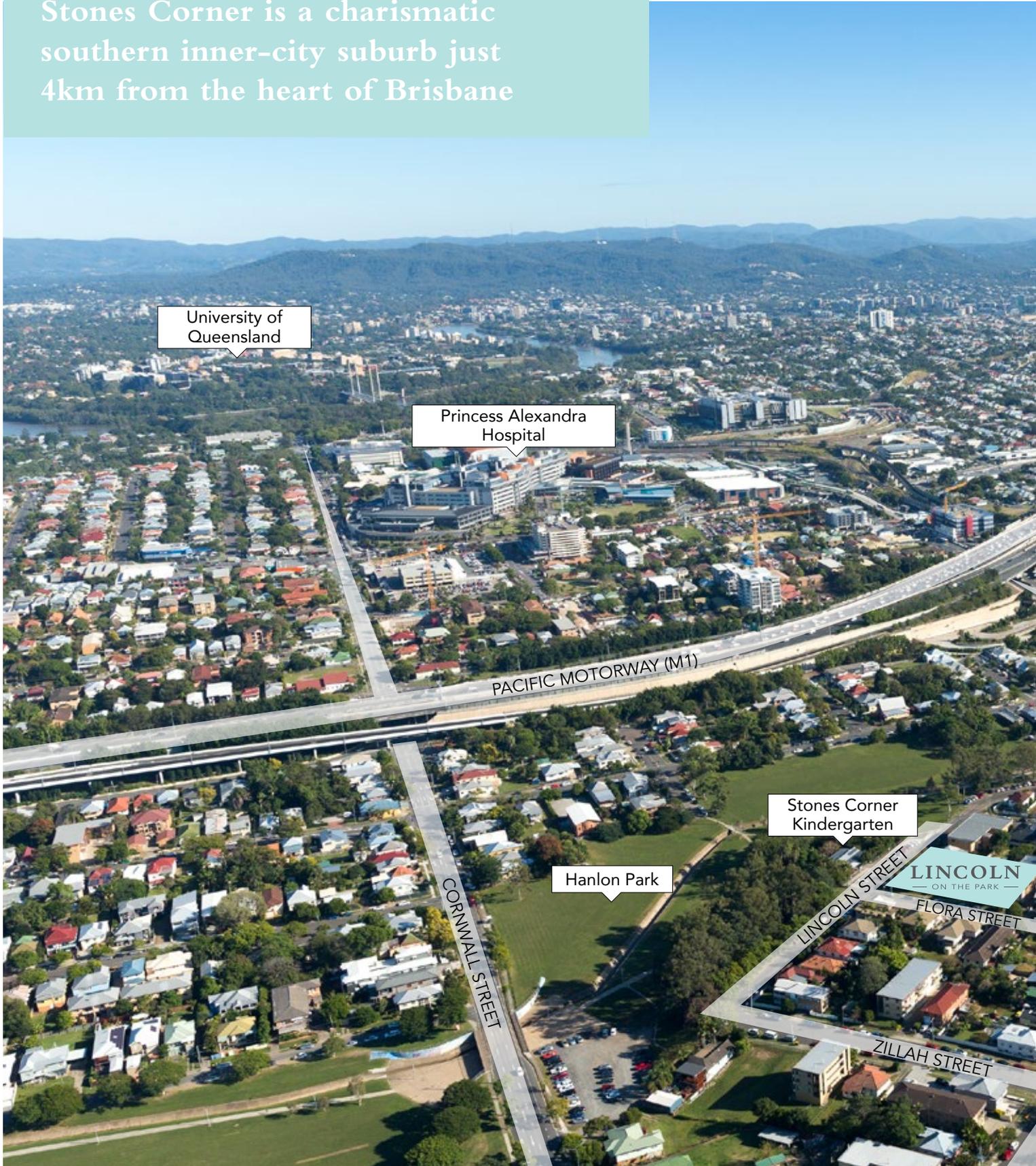


Lincoln on the Park is close to a vital mix of amenity, employment and infrastructure with public transport accessing the CBD only a short walk away.

- Train
- Bus
- Bike

# LOCATION

Stones Corner is a charismatic southern inner-city suburb just 4km from the heart of Brisbane





# EDUCATION



## Investment and ongoing development of major tertiary education providers has had a major influence on Brisbane's residential market

Brisbane is one of the largest education hubs with institutions in proximity to Lincoln on the Park including the University of Queensland, QUT Gardens Point, Griffith University South Bank campus and direct transport to Griffith's Nathan and Mt Gravatt campuses.

- 29.6% of people in the Stones Corner catchment area were attending an educational institution at the time of the 2011 Census
- 40.3% of these students were attending a tertiary or technical institution
- More than 140,000 university students are within proximity to Stones Corner
- Queensland University of Technology includes 7000 international students from 100 countries
- Griffith's South Bank Campus encompasses the Queensland College of Art, Griffith Film School and the Queensland Conservatorium
- \$325 million was spent on the redevelopment of the South Brisbane Institute of Technology education and training precinct



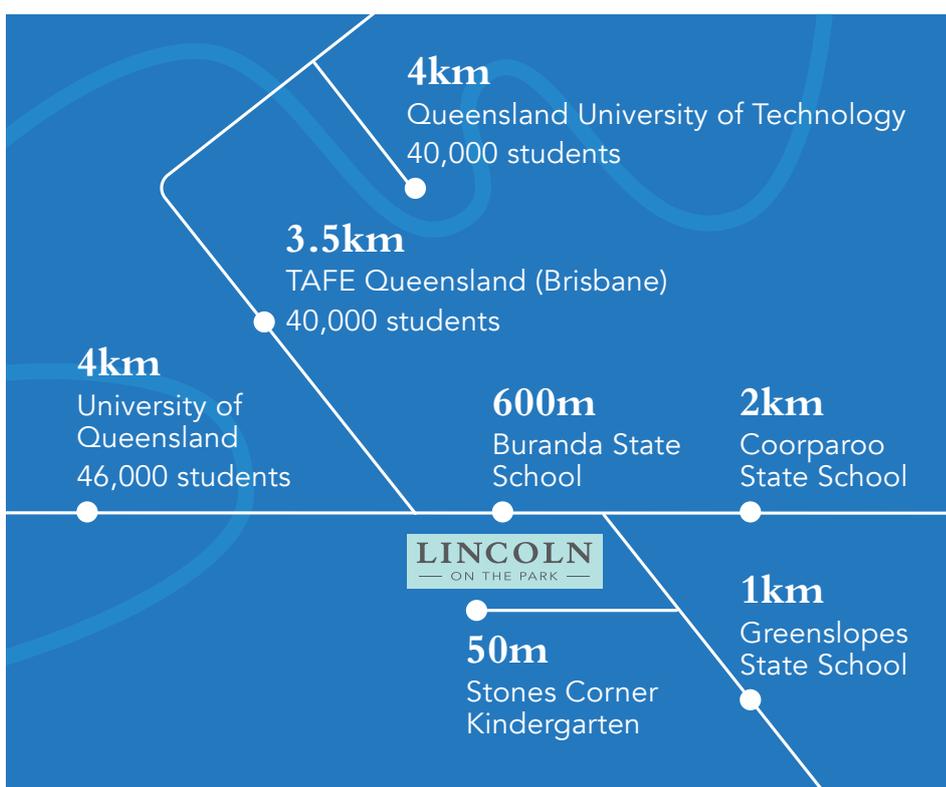
## In 2015

Buranda State School topped Queensland in combined Year 5 average scores for NAPLAN

Before it became Greenslopes State School in

# 1923

it was originally named Mt. Pleasant School and then Dunellen Provisional School





# EMPLOYMENT

Current projections note an additional 1149 new employees annually

The Stones Corner catchment is experiencing ongoing employment growth and is central to a vital mix of employment, infrastructure and education facilities which offer the ability for sustained growth into the future.

- Annual average employment growth for the catchment area is forecast at 3%
- Employment growth is predicted to swell to 22,985 new jobs by 2031
- Of the 5,287 people who reported being in the labour force during the 2011 Census, 64.3% were employed full time
- Employment growth opportunities in the region are forecast to outstrip population growth
- New firms are moving into the area, creating a significant catalyst for the region and their workforces

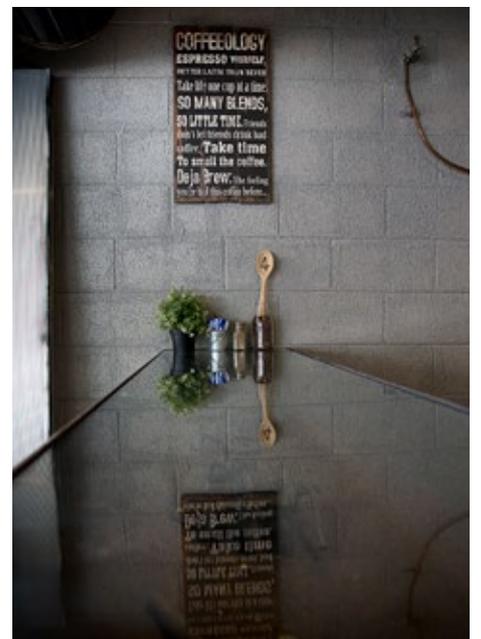
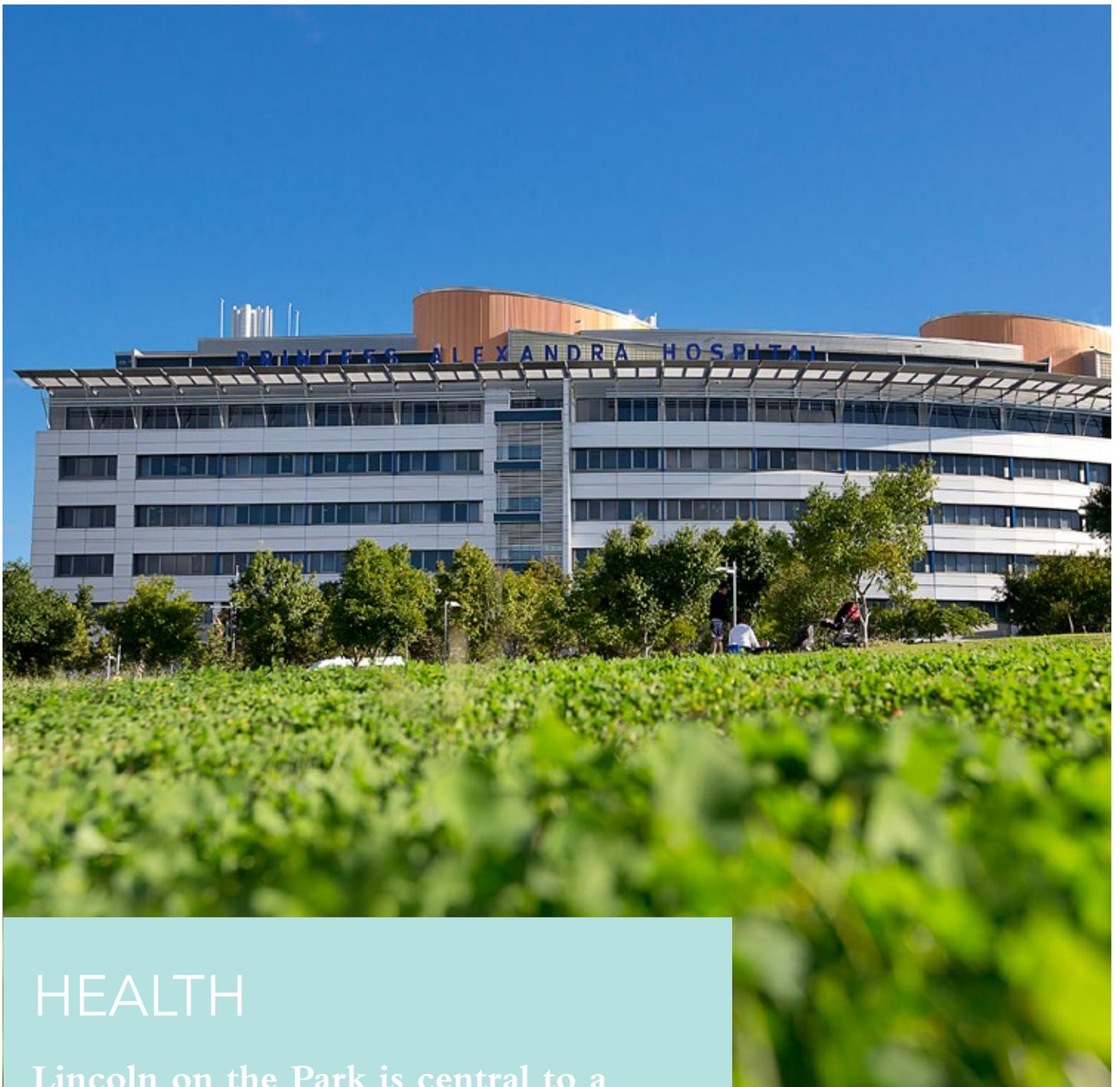




TABLE SERVICE		TEA & COFFEE	
SHORT BLACK	3.00	EARL GREY	3.50
MILKSHAKE	3.50	CHOCOLATE	3.50
LONG BLACK	3.00	ESPRESSO	3.50
FLAT WHITE	3.00	ESPRESSO GREEN	3.50
CAPPUCINO	3.00	ESPRESSO	3.50
LATTE	3.00	ESPRESSO	3.50
MOCHA	3.00	ESPRESSO	3.50
OHIO LATTE	3.00	ESPRESSO	3.50
FRAPPE	4.00	ESPRESSO	3.50
ICED COFFEE	4.50	ESPRESSO	3.50
ICED CHOCOLATE	4.50	ESPRESSO	3.50
FRAPPE	4.50	ESPRESSO	3.50
SHIRT SMOKE	3.50	ESPRESSO	3.50
EXTRA SMOKE	3.50	ESPRESSO	3.50
DECAF	3.50	ESPRESSO	3.50
SOY MILK	3.50	ESPRESSO	3.50
FLAVORED	3.50	ESPRESSO	3.50
FRAPPE	3.50	ESPRESSO	3.50

Welcome to  
Stones Corner  
Hotel  
please wait to  
be seated.



## HEALTH

Lincoln on the Park is central to a number of Brisbane's largest hospitals which together employ 18,500 staff

Urbis predict the continued growth of health facilities will assist in employment growth in the Stones Corner catchment.

- Residents have excellent access to healthcare in both public and private sectors, covering hospitals, GPs, dentists and other allied healthcare professionals
- In the period 1 July 2012 to 30 September 2012, the Queensland Ambulance Service (QAS) responded to 76,441 incidents across the Brisbane region including codes 1–4 and casualty room attendances
- Brisbane has the second quickest average ambulance response times of all Australian capital cities for life-threatening emergencies
- Princess Alexandra Hospital reports Metro South Health catchment has 84 aged care facilities comprising 7228 beds



Top industry of employment within the Stones Corner catchment is hospitals, which makes up

**8.9%**

of the area's workforce



Princess Alexandra Hospital achieved one of the best pass rates for the physicians exam in Australia with

**82%**

well above the national average of 69%

**QUEENSLAND LADY CILENTO CHILDREN'S HOSPITAL**

359 beds                      2500 staff                      3km

The new \$1.2 billion Queensland Children's Hospital, adjoining the Mater Hospital, opened 359 beds across 12 levels in late 2014. It will provide specialist paediatric care.

**PRINCESS ALEXANDRA HOSPITAL**

780 beds                      6500 staff                      1.2km

The Princess Alexandra Hospital is one of just three tertiary level facilities in Queensland. Recognised as one of Australia's leading academic and research health care centres, it provides care in all major adult specialties, with the exception of obstetrics.

**MATER PRIVATE AND PUBLIC HOSPITALS**

950 beds                      7500 staff                      3km

The Mater Private Hospital is the leading acute medical and surgical private hospital, offering 320 beds, 24 hour emergency care and a raft of general and specialised services. The Mater Public Hospital offers more than 250 beds.

**GREENSLOPES PRIVATE HOSPITAL**

678 beds                      2000 staff                      2km

The award-winning Greenslopes Private Hospital is owned by Ramsay Health and offers private hospital care in all major adult specialties including obstetrics, which was introduced with the completion of the \$47 million upgrade in 2013.



# INFRASTRUCTURE

## The Queensland Infrastructure Plan is the nation's first statewide infrastructure plan

Significant flow-on is expected from the \$30.9 billion in infrastructure planned within the region, of which \$12.2 billion has already been completed.

- The infrastructure plan provides a blueprint for the state's infrastructure delivery over the next 20 years
- Over \$134.2 billion in infrastructure spending has been planned for southeast Queensland by 2031
- It equates to over \$37,000 in infrastructure spending per capita across southeast Queensland
- Completed infrastructure includes \$1.335 billion spent on Brisbane's busways, with \$3.95 billion of extensions proposed
- The Brisbane BaT Project will result in a positive flow-on impact to the Stones Corner catchment once completed



### CURRENT/COMPLETED INFRASTRUCTURE INVESTMENT – Inner South catchment and inner Brisbane

PROJECT	AREA	VALUE	COMPLETION
QLD Cultural Precinct and South Bank	Inner South	\$850 million	1988-2004
GOMA	Inner South	\$300 million	2006
Clem 7 Motorway	Inner Brisbane	\$3 billion	2010
Airport Link Motorway	Inner Brisbane	\$4.8 billion	2012
Northern Busway (Stage 1-2)	Inner Brisbane	\$444 million	2004-2012
Eastern Busway (Stage 1-2)	Inner South	\$465 million	2009-2011
South East Busway	Inner South	\$426 million	2001
Eleanor Schonell Bridge	Inner South	\$56 million	2006
Brisbane Convention and Exhibition Centre expansion	Inner South	\$140 million	2012
Brisbane Riverwalk	Inner Brisbane	\$70 million	2014
Goodwill Bridge	Inner South	\$23 million	2001
Kurilpa Bridge	Inner South	\$63 million	2009
South Bank TAFE	Inner South	\$325 million	2010
Lady Cilento Children's Hospital	Inner South	\$1.2 billion	2014
<b>Total current/completed</b>		<b>\$12.2 billion</b>	

# RESIDENTIAL MARKET



**A limited supply of rental apartments in Stones Corner creates a prime opportunity to be a first mover to supply first home owners and investors**

Improvement in Brisbane's housing market has set new benchmarks for median house pricing and promoted a return in confidence.

- Brisbane's adjoining suburbs have experienced the highest number of apartment sales, with 395 unconditional contracts for the second quarter of this year with a weighted average sale price of \$517,975
- One-bedroom sales represented 44% of total sales
- The Stones Corner catchment apartment market is predominately made up of existing resale stock
- The development and settlement of new apartment projects within the Stones Corner catchment is likely to drive an increase in sales volume, velocity and median price

# RENTAL ANALYSIS



**The Stones Corner dwelling tenure is dictated by a high proportion of renters of higher than average income professionals**

The Stones Corner population growth is dictated by a young professional Gen Y – specifically those transitioning from study to employment and wanting to retain the same networks. They are tenants who want the convenience, amenity and lifestyle of the position but do not necessarily have the equity to get into the market.

- The investor market has evolved over the past four years to become a formidable power for apartment purchasing, specifically the inner Brisbane off-the-plan market
- Lincoln on the Park is location-sensitive to critical and supportive apartment development elements such as transport, education, employment, health and amenity
- Research suggests Stones Corner needs an investor-led product mix seeking a low price point, low maintenance design and primarily a one-bedroom, one-bathroom configuration
- Precinct students are a major target in the rental market as student accommodation in the city is at a low and not considered to be of sufficient quality

Within the Stones  
Corner catchment,

**82.3%**

of rent payments  
are less than 30%  
of household  
income



**54.8%**

of properties  
are rented

	STONES CORNER CATCHMENT	BRISBANE CITY
Renting	54.8 per cent	54.5 per cent
Purchaser	25.6 per cent	23.4 per cent
Own outright	17.4 per cent	17.1 per cent

Of all households,

**53.8%**

were family  
households

**35%**

were single person  
households

**11.3%**

were group  
households



# PROJECT SUMMARY



## NAME

Lincoln on the Park

## ADDRESS

54 Lincoln Street, Greenslopes

## LOCATION

3km from the Brisbane CBD

## DESCRIPTION

93 one and two-bedroom apartments over eight levels

## BODY CORPORATE

Low body corporate fees

## CONSTRUCTION START

Anticipated early 2016

## CONSTRUCTION COMPLETION

Mid to late 2017

APARTMENT SUMMARY	INTERNAL	EXTERNAL
One-bedroom	54m <sup>2</sup>	8–13m <sup>2</sup>
Two-bedroom	65–114m <sup>2</sup>	11–30m <sup>2</sup>

# PANORAMIC VIEWS

NORTH



EAST



SOUTH



WEST



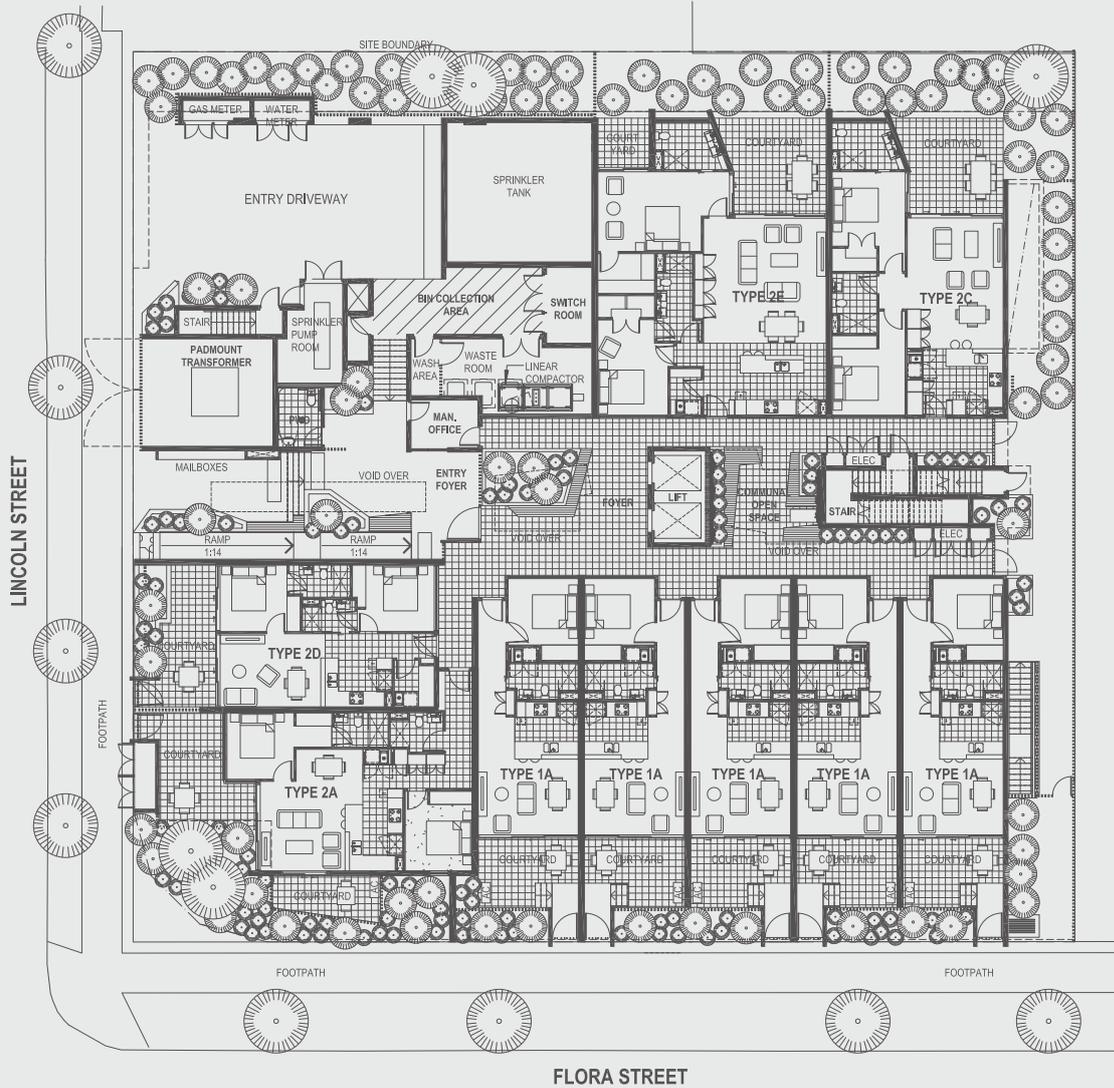
NORTHWEST







# FLOOR PLATES



TYPICAL LEVEL 1



# TYPICAL LEVEL 2-8

For individual plans, please contact us.

# ROOFTOP POOL TERRACE





Please note that furniture, BBQ and any plant pots shown are there for illustrative purposes only and are not included in the contract of sale.

# THE DEVELOPER



## **Delivering landmark projects through decades of experience**

Brisbane-based developer DevCorp is renowned for executing specialist subdivisions and quality multi-storey developments across Australia's eastern seaboard.

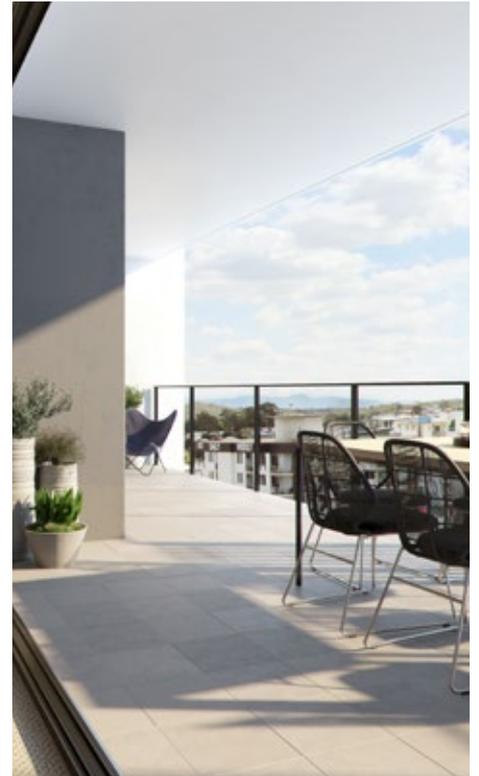
Since the company launched in 2001, it has created superior, beautiful, life-enhancing boutique residential developments.

Each DevCorp project is purposefully designed to enhance the lives, happiness and comfort of its residents by creating unique, superior and livable spaces.

The company appreciates the gravity and privilege of creating people's homes and applies strict quality guidelines to all projects ensuring the execution of unique and quality developments that are immediately and proudly recognisable as DevCorp projects.

Creating superior,  
life-enhancing  
boutique residential  
developments since

**2001**



The DevCorp team ensures every development showcases integrity and pride in quality workmanship so that authentic, exciting landmark developments and buildings are delivered.

Every development comes with a design ethos based on livability and the beauty and skill of inspired carpentry.

Designed for life by  
**DEVCORP**

DevCorp specialises in  
subdivisions and multi-  
storey development  
projects, valued from

**\$5M TO  
\$100M**

54 Lincoln Street  
Greenslopes QLD 4120  
[sales@lincolnonthepark.com.au](mailto:sales@lincolnonthepark.com.au)

*Figures quoted in this brochure are collated from:  
Urbis Report, February 2015  
2011 Census, Australian Bureau of Statistics*

This publication is intended as a general introduction to Lincoln on the Park only and does not form an offer, guarantee or contract. Interested parties are directed to rely on their own enquiries and information provided in the contract for sale and disclosure document(s). The contents of this publication have been produced prior to the completion of the development. Information, images and artist impressions of exterior and interiors are intended as a guide only. The information, dimensions, specifications, inclusions, landscaping and materials may be changed without notice.