EXPERIENCE A NEW DIMENSION IN SYDNEY HARBOURSIDE LIVING.

YOUR HARBOUR PENINSULA LIFE

Living on our magnificent harbour is to reside in the most desirable and uplifting address in Sydney.

Known as the resort playground of Sydney, Wentworth Point is one of our most visionary new harbour communities and home to our largest and finest leisure precincts.

Surrounded by water, vast urban parklands and Rhodes’ dynamic retail and entertainment hub, it has everything you need to indulge, relax and revitalise.

At the centre of all this stands Marina Square. Special homes with a special sense of place, where the beauty of the water paired with a resort atmosphere and seamless city proximity, ensure truly exceptional harbour living.
At the centre of one of the last unspoilt waterside suburbs, Marina Square offers special homes with a distinctive sense of place, where the beauty and tranquillity of the water creates a resort style atmosphere with seamless city connections.

Project Overview

**PROJECT NAME**

Marina Square at Wentworth Point Marinas.

**ARCHITECT**

Award-winning, multi-disciplinary designer, Scott Carver.

**PROJECT LOCATION**

At the northern end of Wentworth Point, between Burroway Road, Waterways Street and Wentworth Place.

**PROJECT FEATURES**

Marina Square offers its own retail precinct incorporating a supermarket, espresso bars and specialised upmarket shops.

**LOCATION**

Within the finest parks and waterways, Marina Square is ideally located and is well serviced by Rail at Rhodes, the Ferry at Sydney Olympic Park and the new Homebush Bay pedestrian bridge.

**PROJECT DESCRIPTION**

768 residential apartments to be constructed across two striking towers (25 and 27 Stories) and five low rise boutique buildings, offering a mix of 1, 2, 3 and 4 bedroom apartments with various floor layouts.
EXPERIENCE
A NEW DIMENSION
IN SYDNEY
HARBOURSIDE LIVING
From spacious one bedroom apartments to truly spectacular four bedroom residences. Marina Square apartments are a creation of luxury and comfort tailored for every property investor.

Superior Residence

- The residential development is situated above a multi-level retail precinct.
- Floor-to-ceiling glass windows.
- Two luxurious understated colour schemes, WOOD and STONE.
- Extensive water views over the Homebush Bay.
- An abundance of natural amenity, untouched and unspoilt.
- Penthouse apartments for luxury living

Design Excellence

All six buildings are designed by the award-winning architect Scott Carver and are made up of individual architectural facades, which are designed to maximize light, space and pleasant harbour breezes while specialised glazing offers superior acoustic and thermal qualities.

The majority of the apartments feature large open wintergardens, which have been been designed around the best environmental practices thus adding value to the resident’s
comfort regardless of the season; from temperate summer afternoons to crisp winter mornings.

There are a variety of apartments featuring terraces, balconies and wintergardens that optimise light and many include stunning water and park views.

### Location

Located on the shores of the sparkling Homebush Bay and adjacent to untouched spacious parklands, Marina Square offers sweeping water views, an abundance of Olympic style recreational facilities, convenient access to public transport and a village community.

### Marina Square

Marina Square is the sixth stage of Wentworth Point Marinas located in a premium waterfront position at the northern end of Wentworth Point. Marina Square has been designed to take advantage of its north-facing position at the northern end of Hill Road where it opens up onto a spectacular village square just meters away from Homebush Bay.

### Wentworth Point

Wentworth Point is situated on the banks of the Parramatta River, Homebush Bay and adjoining Sydney Olympic Parklands. The idyllic location is far enough from the city to enjoy the tranquillity of harbourside living, yet close enough to enjoy the convenient inner-city lifestyle. Wentworth
Point is one of Sydney’s last hidden jewels; a natural waterfront suburb.

Wentworth Point offers convenient connectivity to both the Sydney central business district and the Parramatta central business district.

There is a high demand for people to live in this area due to the easily accessible ferry and bus transport links, as well as the soon to be completed, Homebush Bay Bridge. Cycling and walking are well catered for by paths in the Millennium Parklands, Bicentennial Park and between Sydney Olympic Park and Parramatta.

Homebush Bay also looks forward to the prospective marina, which will be a perfect spot for sailing, kayaking, rowing, dragon boating and simply enjoying nature, leisure and family activities.

The combination of Road, Bus, Rail and Ferry infrastructure is considered an excellent locational feature and demand driver for the suburb, which attracts investors and home owners alike.

### Sydney Ferries

The F3 Ferry line services the area via the Olympic Park Wharf which is located at the northern end of Hill Road, Wentworth Point. This service provides access west to Parramatta and east to Circular Quay and Darling Harbour.

A future upgrade to Sydney Olympic Park’s ferry wharf has already been introduced, with extra Parramatta River ferry services, including express services that cut up to ten minutes off the journey to the city.

### Transport Infrastructure

Wentworth point enjoys excellent access to Greater Sydney’s major hubs and centres via a range of different transport options.

Investment in infrastructure has become a key focus for the NSW government, with significant funds being dedicated to the light rail along Sydney’s Olympic Corridor, which will connect Wentworth Point to Strathfield, Rhodes Macquarie, Parramatta, Westmead Hospital and the University of Western Sydney. The light rail will have the ability to carry 5,000 passengers per hour in both directions through the Corridor, halving travel time between Sydney Olympic Park and Parramatta, and significantly improving road congestion.

### Rail services

Train stations in the area connect to both Sydney CBD and Parramatta via the T7, T2 and T1 lines. Railway stations are located in the surrounding areas of Rhodes, Sydney Olympic Park and Concord West.
Sydney Buses

Wentworth Point benefits from a number of bus stops that provide services to the surrounding suburbs, including Rhodes, Sydney Olympic Park and Strathfield railway stations. These services underpin Wentworth Point’s connectivity to Sydney’s employment hubs.

Bus service improvements will be delivered as development progresses and may include a direct service to Parramatta, faster services to Burwood and Strathfield, and extended hours of operation to the ferry wharf.

Road Access

Wentworth Point is linked by the M3, M4 and M5 motorways, providing efficient access to the surrounding suburbs and major hubs. The M4 motorway and Parramatta Road provide access east to the Sydney CBD and west to Parramatta and Penrith.

NSW Transport has announced a new eastbound ramp from Sydney Olympic Park to the M4 Motorway at Hill Road, as part of WestConnex. Other road improvements include new traffic lights at the intersection of Hill and Bennelong Roads and upgrades to other intersections along Hill Road.

Wentworth Point: Long Term vision

The long term vision of Wentworth Point is to create a vibrant maritime hub as a focus for the Parramatta River. The north facing waterfront area provides a unique opportunity for a recreational destination and boating centre for Western Sydney. The Homebush Bay - Wentworth Point Master plan will see the development of a vibrant mixed use precinct incorporating retail, commercial, leisure activities and improvements to the residential community.

Auburn Council Homebush Bay - Wentworth Point Master Plan

Future Infrastructure

Construction has begun on Wentworth Point’s community centre and library, which will inhabit 3,200sqm of space on the northern side of Wentworth Point. Other infrastructure additions include the Wentworth Point Public Primary School, with 18 classrooms, planned to open in 2017, and the new 3.9 hectare Peninsula Park.
Marina Square: On Your Doorstep

Local residents can look forward to 14,000m² of retail, dining and leisure options, including Wentworth Point’s first-ever major supermarket. You’ll also be pleasantly surprised by the abundance of produce stores, bakeries, baristas, and chic small bars, which will provide you with the convenient lifestyle you’ve been yearning. What’s more, a new school, library and community centre will bring people together in an active learning and social environment.

providing a range of recreational spaces, while protecting native vegetation and existing mature fig and palm trees, expected to open December 2016.

Wentworth Point has a plethora of retail and commercial offices soon to come, as well as the highly anticipated maritime plaza and the soon to be complete, pedestrian-cycling bridge, connecting Wentworth Point to Rhodes. Other impending infrastructure includes boat storage and repair, a marina, and rowing and kayak launching facilities.

There is also substantial growth planned for neighbouring Olympic Park over the next 15 years. This includes adjoining Carter Street Priority Precinct, which will provide a mix of housing, employment, retail services, public transport, cycling paths, international sporting facilities, entertainment and leisure areas.
INVESTMENT
SECURE YOUR FUTURE
Accessibility is at the core of Wentworth Point, a suburb designed for walking, cycling and taking in the natural surroundings.

Marina Square: Walkability and Accessibility

Throughout New South Wales, Wentworth Point is known as the Darling Harbour of the West, a burgeoning suburb with vast green parklands and unsurpassed water views. A destination for escapism; where tranquillity and convenience come together as one. Encircling your sensational peninsula home, beautiful foreshore paths connect Wentworth Point to Rhodes and Sydney Olympic Park’s plethora of retail, sporting, music and cultural activities. This nautical suburb will entice you to get out on the water for a fitness fix, visit waterfront cafes and maximise your enjoyment of this beautiful harbour lifestyle.
10 REASONS TO INVEST IN MARINA SQUARE
01/ LOCATION

Deemed the Darling Harbour of the west, this waterfront oasis is strategically located on Homebush Bay, just 16km from Sydney’s CBD, 10kms from Parramatta and a leisurely stroll from Rhodes.

02/ UNSURPASSED LIVING

From spacious studios to a truly spectacular selection of 1, 2, 3 and 4 bedroom residences, Marina Square offers harbour-side living in one of Sydney’s most desirable locations.

03/ ICONIC ARCHITECTURE

Offering the very best in innovative architecture and exquisite design by award winning Scott Carver. A Marina Square apartment is a luxury asset for any property portfolio.

04/ CONVENIENCE

The thoughtful design of Wentworth Point emphasises cultural and civic amenity with socialising anchors in the form of a retail precinct, espresso bars, boutique shops, fine dining and a mix of specialty retailers.

05/ TRANQUILITY BY THE WATER

Encircling your sensational peninsula home, beautiful foreshore walking and cycling paths flow to a new maritime plaza enlivened by shops and waterfront cafés with an enticing nautical feel.

06/ SUSTAINABLE HOMES

Luxurious, comfortable, climate controlled homes with floor-to-ceiling double glazed windows, insulation, split-system air-conditioning and grey water systems. Marina Square offers the ultimate in luxury and sustainability.

07/ SECURITY

Marina Square apartments come with security videos, touchscreen intercoms, swipe panel entry systems and high quality sturdy doors. Your assets will be protected with this state-of-the-art security system.

08/ BRINGING THE WORLD CLOSER

Billbergia is a principal force in creating the stunning new Homebush Bay Bridge linking your new home to the neighbouring Rhodes community, with its station and retail hub within a few minutes’ walk.

09/ NAUTICAL LIVING

The proposed luxury marina will provide launch spots for rowers and kayakers, making it easy to get out on the water for a fitness fix, maximising your enjoyment of this beautiful harbour city.

10/ SUPERIOR FINISHES

Attention to detail makes difference. Elegant island kitchens are fitted with a full suite of premium Ilve appliances and bathrooms feature dual rose and handheld showerheads, frameless showers and optional stone-surround baths.
Wentworth Point is a vibrant urban community that forms part of the broader Sydney Olympic Park. It plays an important role in the greater macro-economic outlook of the local government area by contributing high quality housing for Sydney’s diverse and growing population.

**Inner West Economic Profile**

The Inner West has approximately 160,000 wage and salary earners who have a combined annual income of $9.52 million.

*(Source: ABS 2011)*

<table>
<thead>
<tr>
<th>Total income per year</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>$9.52 million</strong></td>
<td><strong>278,974</strong></td>
</tr>
</tbody>
</table>

*Source: Nieir 2014*

<table>
<thead>
<tr>
<th>Local Jobs</th>
<th>Local Business</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>142,439</strong></td>
<td><strong>30,706</strong></td>
</tr>
</tbody>
</table>

*Source: ABS 2011*
Wentworth Point Population Growth

Between 2016 and 2036, the population of Wentworth Point is forecast to grow from 7,907 in 2016 to 20,630 in 2036.

Investment Highlights

Wentworth Point is an emerging suburb, currently in a transitional phase with strong future potential growth. The development of Wentworth Point under the major urban renewal program demonstrates that Wentworth Point is still largely undervalued. The next 5 -10 years will see an abundance of landmark lifestyle amenities, which will add immense value and increase capital growth.

### Wentworth Point Investment Highlights

$761,000

Median Unit Sale Prices  
*Source: Core Logic RP Data September 2015*

5.5%

Annual Capital Growth  
*Source: Realestate.com.au*

7.95%

Increase in the Median Unit Price  
*Source: Your Investment Property October 2015*

$540

Apartment Median Weekly Rent  
*Source: realestate.com.au October 2015*

4.97%

Yearly Growth Rental Yield  
*Source: Home Track Australia December 2015*

$2,035p/w

Median Household Income  
*Source: ID Pop 2011*
A Long Term Strategic Investment

When making an investment decision, investors need to recognise the fundamental factors that can inherently impact that investment. This should include an analysis of the current and future economic climate to ensure consistent investment bearing returns. Purchasing a property in Marina Square will be a long term investment, with high capital growth, strong rental yield, strong tax depreciation and low outgoings. These factors when combined equate to a sound long term investment return.

LONG TERM MEDIAN PROPERTY PRICE COMPARISON

Sydney has exhibited strong growth over the past three years and is placed at the highest price point of the four key Australian Capital cities. This incessant robust residential housing market has been underpinned by historically low interest rates, positive net migration and strong offshore demand resulting in a desirable investment platform appealing to both the investor and owner occupier.
Over the 12 months to April 2015, home values across the combined capital cities have increased by 7.9%, triggered by lower interest rates and strong housing market conditions. Sydney has stood out as recording the strongest growth over the year with values rising by 14.5% indicating Sydney as a location worth investing into.

Wentworth Point apartments have historically low median prices, enabling investors to enter into the sought after capital city but at a lower price point. Wentworth Point’s lower median unit sale price bodes well for future price growth, especially with the future infrastructure plans for this alluring waterside suburb.
The June quarter of 2015 showed an improvement in housing affordability nationally with the proportion of income required to meet loan repayments decreasing by 0.5 percentage points to 30.3%. Compared to the corresponding quarter of 2014, the figure decreased by 0.6 percentage points.

Rental Highlights

Units in Wentworth Point grew 7.95% over the past year and will continue to prosper under the government’s urban renewal plan. Wentworth Point will benefit from the State Government infrastructure spending and in turn this will stimulate key market drivers such as population growth, economic growth and investment yields. The proposed new infrastructure, retail amenity and new education facilities will have a direct fiscal effect on the local rental market.
Wentworth Point has the strongest gross rental yield in comparison to neighbouring suburbs at 4.28%. This key market indicator demonstrates the strength of the investor market in Wentworth Point enabling investors to reap increased profitable returns compared to close proximity suburbs.

Demographics

Wentworth Point has become widely popular with young professionals and young families, the majority being between the ages 25 and 49, with slightly more women than men calling the suburb home. The combined income of Wentworth Point home owners is in one of the top income brackets of between $130,000 and $180,000 pa.
Household incomes is a key determinant of housing demand in the economy and the rental market is directly impacted by household financial stability. Wentworth Point’s two largest income bands are the $78,000-$130,000 and $130,000-$180,000 indicating there is a large percentage of wealthy occupants who have higher disposable income and can enjoy the luxury of a new waterside apartment.
Investors looking for an investment property in Wentworth Point and the surrounding suburbs have a number of different developments to choose from. Billbergia’s Marina Square sits very impressively amongst its competitors and will certainly entice investors and owner occupiers alike.
### Education

The inner-west is well known for having some of the most prestigious schools in Sydney. Wentworth Point’s own Primary School, set to open in 2017, has 18 classrooms and is located adjacent to Marina Square. Some of the other neighbouring primary and high schools are listed below.

#### Local Public School

<table>
<thead>
<tr>
<th>School Name</th>
<th>Address</th>
<th>Website</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wentworth Point Public School</td>
<td>Over 400 places from K to 6</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Estimated first semester: 2017</td>
<td></td>
</tr>
<tr>
<td>Newington Public School</td>
<td>Public primary school (K to 6)</td>
<td><a href="http://www.newington-p.schools.nsw.edu.au">www.newington-p.schools.nsw.edu.au</a></td>
</tr>
<tr>
<td></td>
<td>Newington Boulevarde, Newington NSW 2127</td>
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</table>

#### Local Private School

<table>
<thead>
<tr>
<th>School Name</th>
<th>Address</th>
<th>Website</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trinity Grammar School</td>
<td>Anglican Private School for Boys (Prep to 12)</td>
<td><a href="http://www.trinity.nsw.edu.au">www.trinity.nsw.edu.au</a></td>
</tr>
<tr>
<td></td>
<td>Junior: 115-125 The Boulevarde Strathfield 2135</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Senior: 119 Prospect Road Summer Hill 2130</td>
<td></td>
</tr>
<tr>
<td></td>
<td>612 9581 6000</td>
<td></td>
</tr>
<tr>
<td>Santa Sabina College</td>
<td>Catholic Private School, Boys (K to 4)</td>
<td><a href="http://www.ssc.nsw.edu.au">www.ssc.nsw.edu.au</a></td>
</tr>
<tr>
<td></td>
<td>Girls (K to 12)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>90 The Boulevarde Strathfield 2135</td>
<td></td>
</tr>
<tr>
<td></td>
<td>612 9745 7000</td>
<td></td>
</tr>
<tr>
<td>Meriden</td>
<td>Anglican Private School for Girls (Prep to 12)</td>
<td><a href="http://www.meriden.nsw.edu.au">www.meriden.nsw.edu.au</a></td>
</tr>
<tr>
<td></td>
<td>10-12 Redmyre Road Strathfield NSW 2135</td>
<td></td>
</tr>
<tr>
<td></td>
<td>612 9752 9444</td>
<td></td>
</tr>
<tr>
<td>St Patrick’s College</td>
<td>Catholic Private School for Boys (5 to 12)</td>
<td><a href="http://www.spc.nsw.edu.au">www.spc.nsw.edu.au</a></td>
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<tr>
<td></td>
<td>Francis Street Strathfield NSW 2135</td>
<td></td>
</tr>
<tr>
<td></td>
<td>612 9763 1000</td>
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</tr>
</tbody>
</table>

#### Universities

<table>
<thead>
<tr>
<th>University</th>
<th>Address</th>
<th>Website</th>
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</thead>
<tbody>
<tr>
<td>Macquarie University</td>
<td>Balaclava Road North Ryde 2109</td>
<td><a href="http://www.mq.edu.au">www.mq.edu.au</a></td>
</tr>
<tr>
<td>University of Western Sydney</td>
<td>James Ruse Drive Parramatta 2150</td>
<td><a href="http://www.uws.edu.au">www.uws.edu.au</a></td>
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<tr>
<td>Australian Catholic University</td>
<td>25a Barker Road Strathfield 2135</td>
<td><a href="http://www.acu.edu.au">www.acu.edu.au</a></td>
</tr>
<tr>
<td>The University of Sydney</td>
<td>City Road, Darlington 2008</td>
<td><a href="http://www.sydney.edu.au">www.sydney.edu.au</a></td>
</tr>
<tr>
<td>University of Technology</td>
<td>15 Broadway, Ultimo 2007</td>
<td><a href="http://www.uts.edu.au">www.uts.edu.au</a></td>
</tr>
<tr>
<td>University of New South Wales</td>
<td>High St Kensington NSW 2052</td>
<td><a href="http://www.unsw.edu.au">www.unsw.edu.au</a></td>
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</table>


Depreciation

The Australian Tax Office may allow taxpayers who purchase a property for income-producing purposes an entitlement in the form of a depreciation deduction for both the items within the building (depreciating assets) and the cost of the building itself (capital works).

**KEY TERMS**

<table>
<thead>
<tr>
<th>Term</th>
<th>Description</th>
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<tbody>
<tr>
<td>depreciation</td>
<td>The estimated decrease in an asset’s value of time.</td>
</tr>
<tr>
<td>Capital works deduction</td>
<td>A deduction allowing you to write off construction costs over 40 years.</td>
</tr>
<tr>
<td>Depreciating assets</td>
<td>Assets of a limited life that wear and tear over time.</td>
</tr>
</tbody>
</table>

Billbergia has partnered with the Altus Page Kirkland who has provided indicative decline in value schedules for our apartments in Marina Square.

These deductions are divided into two forms of depreciation ‘fixture and fittings’ where a deduction is allowed based on the effective life of the asset and ‘building’ which is the capital works component.

In addition, a further deduction is allowable for any borrowing costs that are incurred to set up the property, over the first five years.

This is a specialised area of tax and it is beneficial to engage a tax agent who specialises in property tax to get the most out of your tax benefits.

[Click here to see a sample depreciation schedule](#)

**NSW Home Buyers Grants & Stamp Duty Concessions**

Avail of the government’s First Home Buyers Grant (New Home) Scheme of $10,000 (As of January 1, 2016) for eligible applicants purchasing a new home. Additionally, there are stamp duty exemptions for the purchase of a new home valued up to $750,000.

[Click here for more information](#)
01/ MEDIAN HOUSE PRICES

Median unit prices grew 7.95% this year and are at an all-time high, of $761,000.

Source: Core Logic RP Data & Your Investment Property October 15

02/ WENTWORTH POINT GROWTH

Wentworth Point has been a focus for redevelopment and plays an important role in housing the growing population, which will reach 20,630 by 2036.

Source: ID Population experts

03/ PROPERTY PRICE INDEX

During the past year residential property prices in Sydney rose 14.5%, the strongest growth in the country.

Source: Core Logic RP Dat

04/ HIGH RENTAL YIELD

Wentworth Point offers high unit rental yields for investors at 4.97%.

Source: Home Track Australia October 2015

05/ RAPID DEVELOPMENT

NSW has established a sound platform to continue on its economic growth trajectory and it continues to attract strong investment to major industry sectors from all over the world.

06/ INFRASTRUCTURE

As part of rebuilding NSW, the government will spend $20 billion on new infrastructure projects, including public transport, roads, water, education, health, culture and sport.

07/ SYDNEY ECONOMY

Sydney has a well-deserved reputation as a global leader in finance, banking, legal and accounting services, and for providing world-leading infrastructure and a skilled multilingual workforce.

08/ NSW PRO-BUSINESS ECONOMY

New South Wales is Australia’s largest economy and the epicentre of manufacturing. Boasting a strong research and innovation culture; richness in natural resources, and one of the most highly educated workforces in the world.

09/ EDUCATED RESIDENTS

Wentworth Point has 41.8% of its residents with a university qualification, 73% working full time and the weekly household income being more than $2,000

Source: ID The Population

10/ MARINA SQUARE QUALITY

Designed by Scott Carver, with the finest parks, waterways, leisure activities and its own retail precinct, all located close to public transport and competitively priced.
Billbergia specialises in waterfront developments, breathing new life into old waterside Sydney suburbs. Billbergia utilises the natural beauty of the water with artistic inspiration and ingenuity, reinventing and restoring the old into the new.

About Billbergia

Billbergia is a private, integrated Australian property group and one of the largest developers of waterfront apartments in Sydney.

Billbergia conducts business across all stages of the property life cycle, including acquisition, development, design, construction, project marketing and sales.

The group has an enviable history of working cooperatively with corporate and commercial partners, loyal consultants and subcontractors as well as supporting underprivileged communities.

The Development team at Billbergia draws on best practice design principles in creativity and modern design philosophy to create quality inspired communities comprising of residential, commercial and retail precincts.