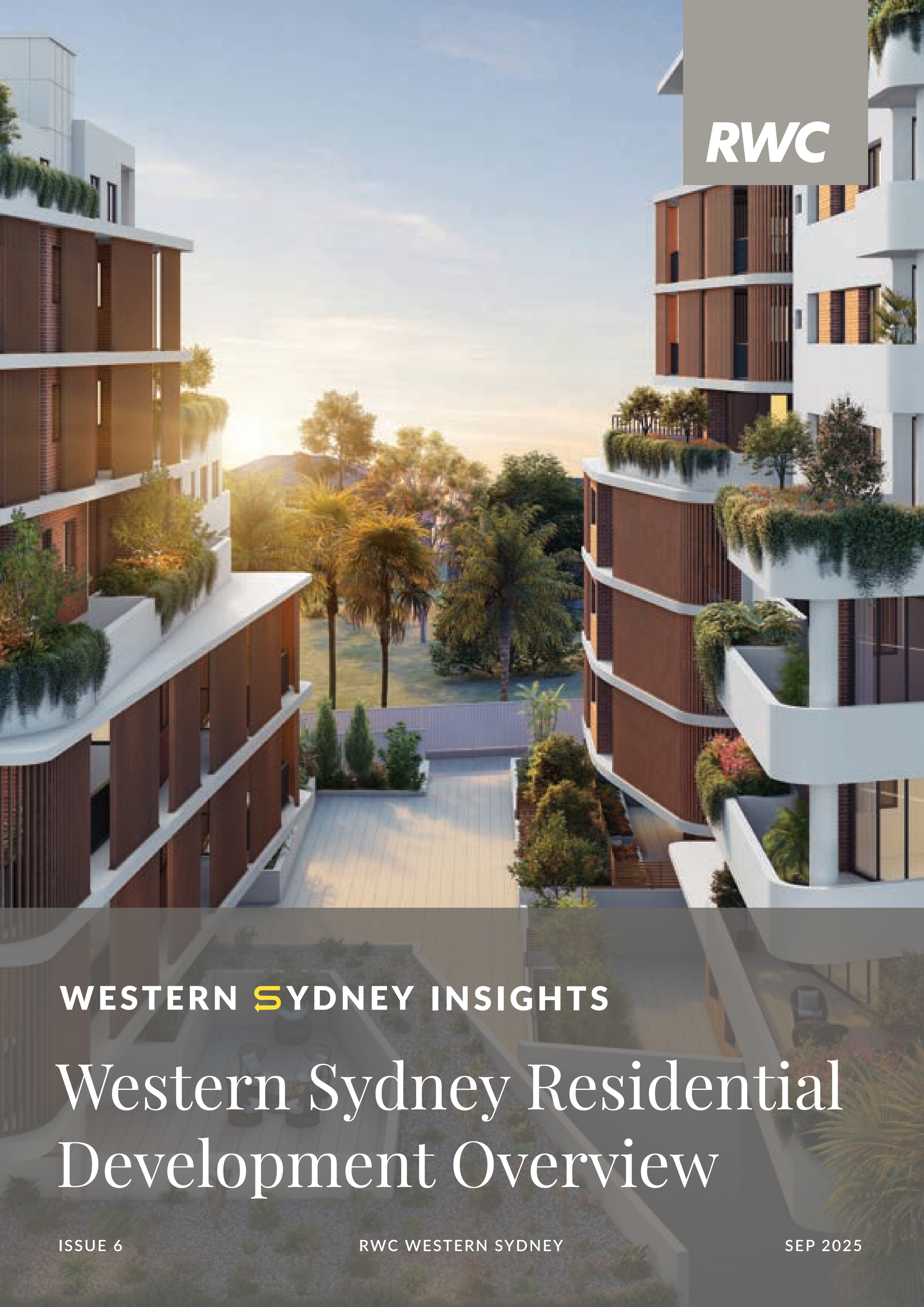

RWC

WESTERN SYDNEY INSIGHTS

Western Sydney Residential Development Overview

ISSUE 6 RWC WESTERN SYDNEY SEP 2025

Contents

Western Sydney Residential Development Overview

Executive Summary

Western Sydney stands at a transformative moment in 2025, shaped by the convergence of unprecedented policy interventions and evolving market dynamics.

The region continues its role as NSW's primary growth engine, accommodating 57.7% of the state's population increase while capturing nearly 60% of dwelling approvals outside of houses.

The demographic landscape reveals a maturing urban region where the South West emerges as the fastest-growing precinct at 1.93% annually, driven by Western Sydney Airport development and infrastructure investment. Meanwhile, the North West transitions toward sustainable growth as land constraints begin to influence development patterns. Population requirements have moderated to 25,636 new dwellings annually, down from 2024's peak of 33,596, reflecting updated demographic modelling rather than reduced growth pressure.

Market conditions show significant improvement with three interest rate cuts this year reducing borrowing costs to 3.6%, creating the most favourable financing environment in years. This has driven investor lending to sustained levels above $12 billion monthly, representing 38% of total residential lending. The upcoming October launch of the expanded 5% deposit scheme represents the most significant first home buyer intervention in decades, reducing typical upfront costs from $160,000 to $40,000 on an $800,000 property.

However, critical supply challenges persist across all precincts. Despite 15,773 dwelling approvals in 2024/25, a substantial improvement, this represents a 38% shortfall against requirements. Current construction levels remain alarmingly low with only 5,369 units under way region-wide, creating severe delivery gaps particularly in the high-growth South West where just 519 units are under construction against 7,335 annual requirements.

The development pipeline shows enormous potential with approximately 80,000 dwellings across various planning stages, yet the persistent gap between planning approvals and construction commencements highlights fundamental

activation challenges. Transport Oriented Development reforms offer promise for medium-density housing around metro stations, though impact remains concentrated in established corridors rather than outer growth areas.

Construction costs show mixed signals with material increases moderating to 1.6% annually, though labour shortages continue constraining delivery capacity across the region's growth corridors.

If you'd like to discuss this report in more detail, we would be delighted to engage in a conversation with you.

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Overseas Migration

Overseas Migration Patterns ***Stabilise***

Australia's international migration landscape has evolved significantly from the extraordinary post-pandemic surge, with NSW's intake now reflecting a more sustainable growth profile.

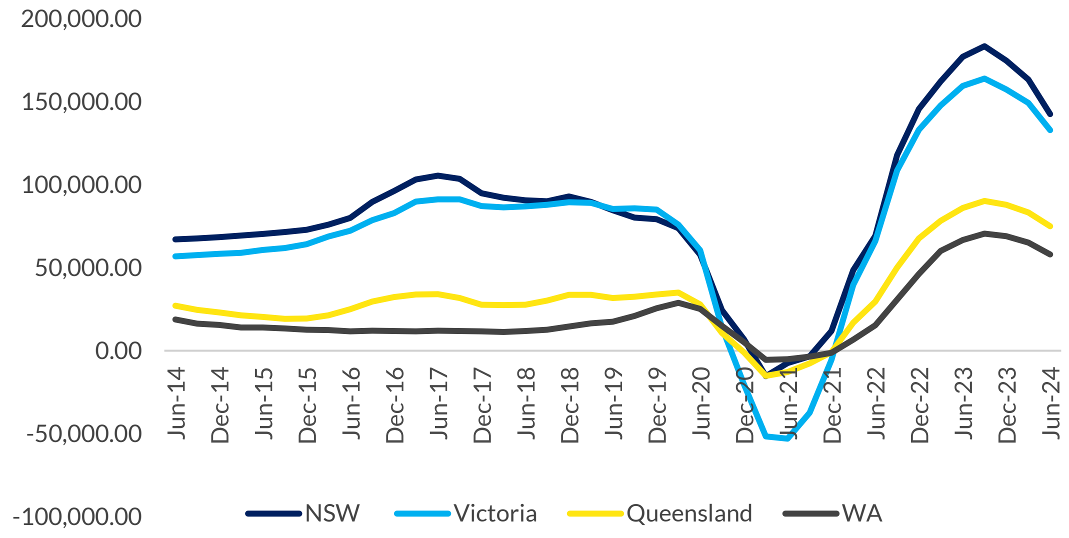
The latest data shows NSW welcomed 142,470 international arrivals in 2023/24, marking an 18.2% decline from the previous year's elevated levels.

Migration source diversification: National arrival patterns reveal India maintaining its position as the primary source country, followed by China and Nepal, a demographic trend that particularly benefit Western Sydney's established multicultural communities. The Philippines and the UK round out the top five source countries, reinforcing the region's diverse community composition.

Policy continuity post-election: Labor's decisive re-election victory in May 2025 ensures continuity in migration policy, with the December 2024 migration strategy remaining in place. This includes maintaining the humanitarian program

NET OVERSEAS MIGRATION NSW

NO. PEOPLE, FINANCIAL YEAR



SOURCE: ABS CAT.3407

at 20,000 places and preserving core employer-sponsored visa pathways like the "Skills in Demand" visa, while implementing tighter student visa requirements with rising fees.

REGIONAL IMPACT

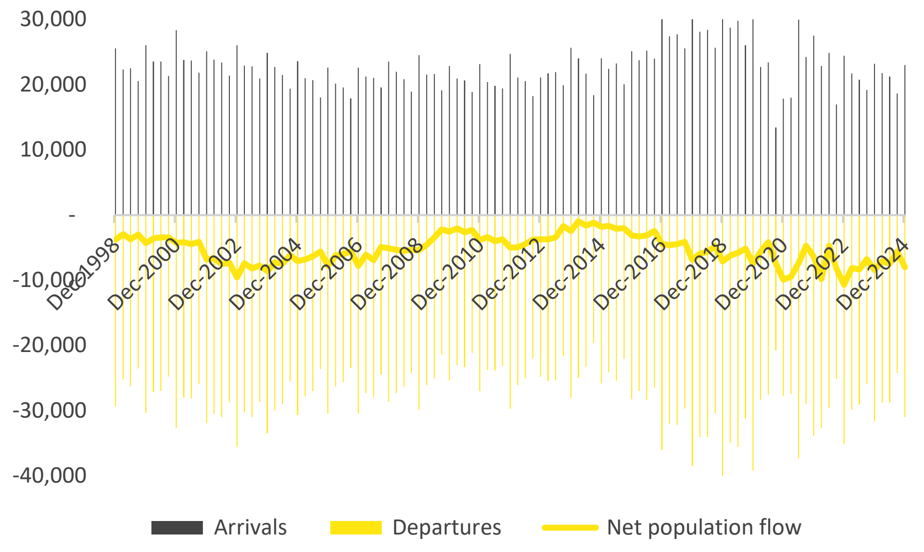
- NSW retains its dominant position as Australia's primary migration destination
- Western Sydney's established communities continue attracting new arrivals
- Housing market pressures persist despite reduced intake volumes
- Infrastructure demands remain elevated in growth corridors

"While migration levels have moderated to more sustainable volumes, NSW's continued dominance as Australia's primary destination ensures ongoing pressure on Western Sydney's housing markets and infrastructure networks."

Interstate Migration Shows ***Challenges***

NSW INTERSTATE MIGRATION

NO. PEOPLE, QUARTERLY



SOURCE: ABS CAT.3407

NSW's interstate migration patterns reveal ongoing demographic pressures despite some quarterly fluctuations. The December 2024 quarter recorded a net outflow of 30,985 residents, reflecting the persistent challenge of population retention amid housing affordability pressures.

Annual context and national perspective: The broader picture shows NSW experienced significant population leakage in 2024, with over 112,000 residents departing for other states, primarily Queensland and Western Australia. This occurred despite NSW continuing to attract the highest intake nationally of overseas migrants. Western Australia has emerged as the standout performer, achieving Australia's fastest population growth at 2.4%, officially surpassing 3 million residents.

Quarterly trends and seasonal patterns: Recent quarterly data shows the characteristic seasonal pattern, with December quarters typically recording higher outflows than September periods. The December 2024 figure of 30,985 represents a return to elevated levels after the September 2024 improvement to 24,205.

"While migration levels have moderated to more sustainable volumes, NSW's continued dominance as Australia's primary destination ensures ongoing pressure on Western Sydney's housing markets and infrastructure networks."

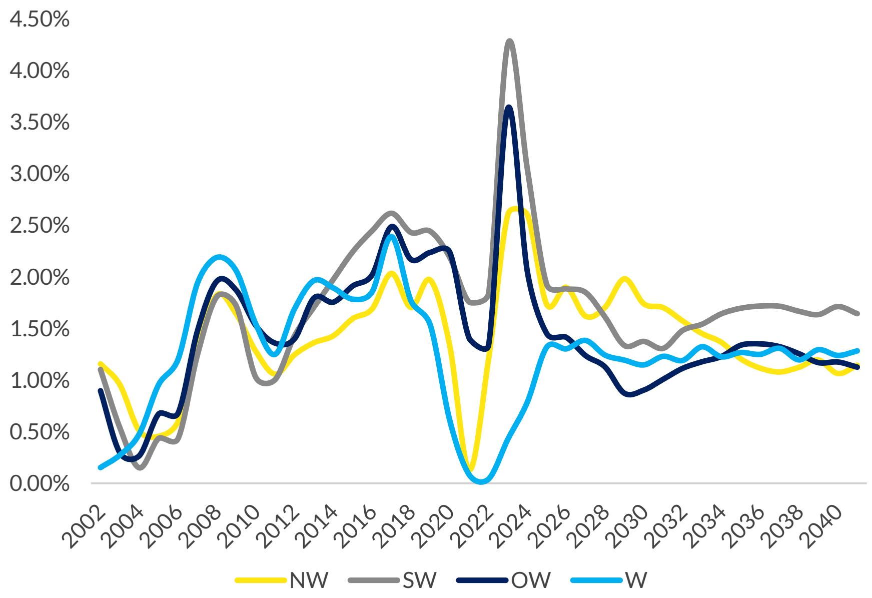
ECONOMIC DRIVERS

- Queensland and Western Australia continue benefiting from NSW's outflows
- Housing affordability remains the primary departure driver
- Employment opportunities in mining and infrastructure attract migrants west
- Regional lifestyle factors increasingly influence relocation decisions

Population Growth Patterns *Reshape* Western Sydney

WESTERN SYDNEY POPULATION INCREASES

POPULATION GROWTH RATE, BY PRECINCTS



SOURCE: DEPARTMENT OF PLANNING & ENVIRONMENT, RWCWS

The latest NSW planning projections reveal a dynamic shift in Western Sydney's demographic landscape, with growth patterns reflecting infrastructure maturity and emerging development opportunities. Total regional growth remains substantial; however, the distribution has evolved.

South West leads growth momentum: The South West continues as Western Sydney's fastest-growing region, with projected 1.93% annual growth adding 13,057 residents. Growth concentrates in Camden and Liverpool LGAs, driven by Western Sydney Airport proximity and expanding employment opportunities.

Wollondilly emerges as a notable contributor, leveraging strategic positioning and land availability.

Precinct performance variations: The North West demonstrates resilience with 1.73% growth, adding 17,233 residents

annually, though moderating from extraordinary 2024 levels, signalling transition toward sustainable development.

The West precinct grows at 1.32%, adding 17,976 residents, with Parramatta maintaining its central hub role. The Outer West shows steady recovery at 1.45% growth, with 10,846 residents reflecting renewed airport-adjacent development confidence.

KEY INDICATORS

- Combined 59,000 annual residents across Western Sydney
- Infrastructure-driven growth patterns increasingly evident
- Land availability constraints influencing trajectories
- Employment corridors reshaping settlement patterns

"Western Sydney's demographic evolution reflects a maturing urban region, where the South West's sustained high growth contrasts with the North West's moderation, while infrastructure investments continue reshaping population distribution across all precincts."

Implied Housing

Implied Housing Demand *Moderates*

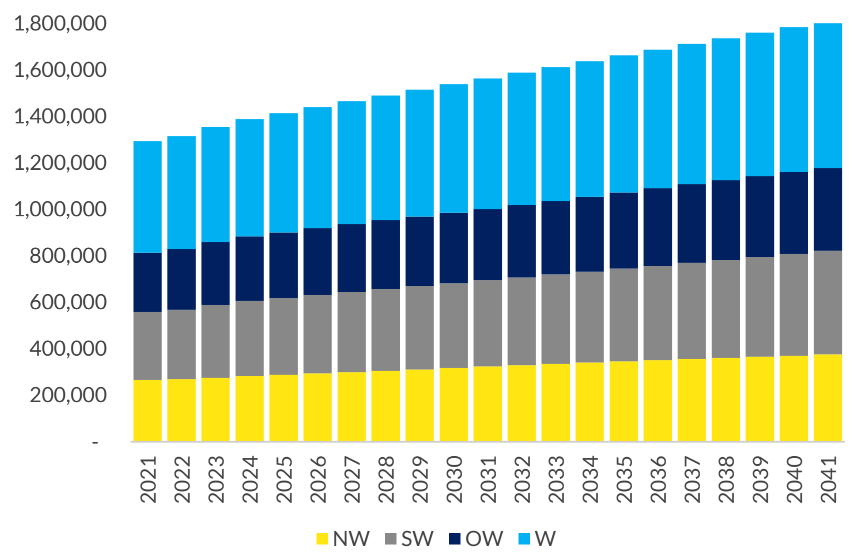
Western Sydney's housing requirements reflect recent population projection revisions, with 25,636 new dwellings needed in 2025, down from 2024's 33,596. This moderation stems from updated demographic modelling rather than reduced growth pressure, yet the supply-demand gap remains substantial.

Demand shifts: The West leads with 7,906 dwellings required, while the South West needs 7,335. The North West drops to 5,296 and Outer West to 5,099, reflecting revised trajectories rather than weakened fundamentals.

Persistent pressures: Parramatta maintains high demand, Camden continues airport-aligned growth, and Blacktown remains a major centre. The Hills shows development maturity as land availability diminishes.

TOD policy response: NSW's Transport Oriented Development program targets 185,000 dwellings across transit corridors state-wide, with relevance to Western Sydney's metro and rail nodes, enabling medium-density housing within 400 metres of stations. This addresses the "missing middle" between apartments and houses while reducing car dependency around Western Sydney's.

PROJECTED OF NO. HOUSEHOLDS
ACCUMULATIVE REQUIRMENT, BY PRECINCTS



SOURCE: DEPARTMENT OF PLANNING & ENVIRONMENT, RWCWS

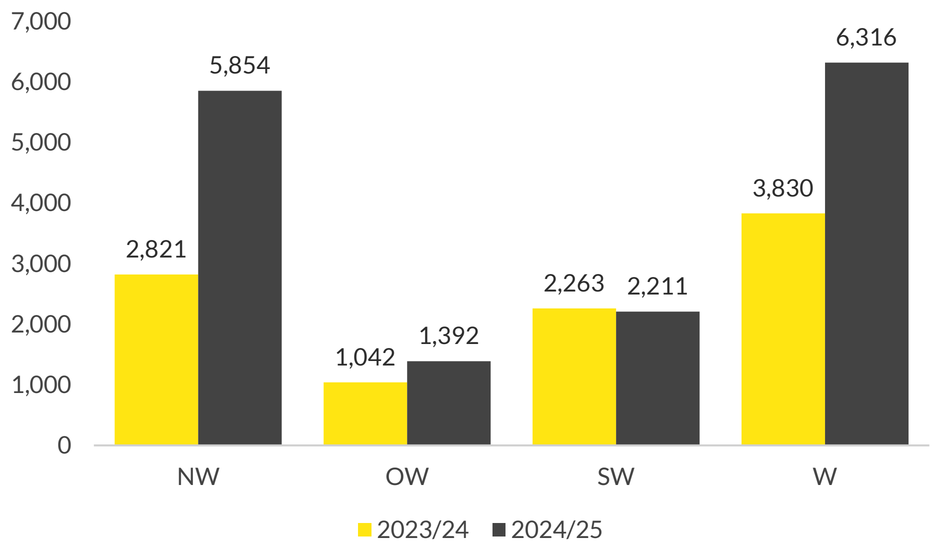
ONGOING CHALLENGES

- Annual 24,000-25,000 dwelling requirement through 2041
- Construction delivery gaps persist across precincts
- TOD reforms offer transit-oriented supply solutions

"Revised projections provide realistic planning targets, but Western Sydney's 25,636 annual dwelling requirement underscores persistent supply challenges that TOD reforms aim to address through transit-corridor development."

Western Sydney ***Dominates*** Approval Activity Despite Ongoing Shortfall

WESTERN SYDNEY DWELLING APPROVALS (EXCLUDING HOUSES)
FINANCIAL YEAR, PROJECTIONS, BY PRECINCT



SOURCE: ABS CAT. 8731

The complete 2024/25 approval data reveal Western Sydney's crucial role in NSW's housing pipeline, capturing 59.8% of the state's total dwelling approvals (excluding houses). Despite this concentration, the region's 15,773 approvals fall substantially short of the 25,636 dwellings required to meet population growth demands.

Precinct performance: The West leads with 6,316 approvals, more than doubling from 2023/24's 3,830, driven by continued activity in Parramatta where planning reforms enable higher densities. The North West achieved 5,854 approvals, up from 2,821, reflecting strong performance in The Hills Shire and Ryde corridors.

However, growth precincts show concerning patterns. The South West managed only 2,211 approvals despite being the fastest-growing region, while the Outer West recorded 1,392 approvals, both well below population-driven requirements.

TOD impact and market response: The approval concentration in established transit corridors suggests Transport Oriented Development reforms are gaining traction in areas with existing infrastructure. However, the policy's impact on outer growth areas remains limited, where development feasibility challenges persist despite strong population projections.

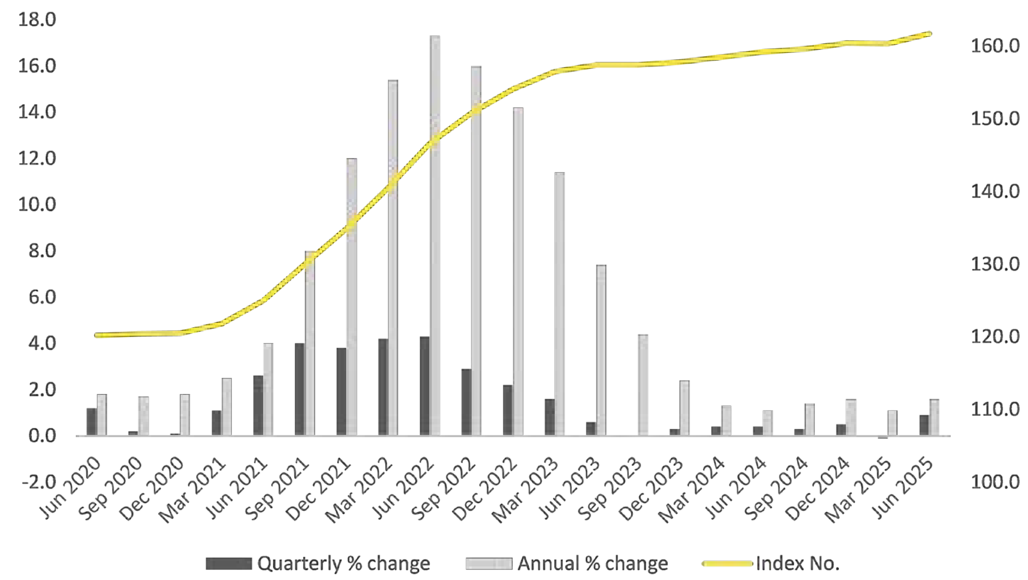
SUPPLY GAP REALITY

- 15,773 approvals represent significant improvement but 38% shortfall against demand
- Western Sydney's dominant share highlights regional importance to state housing supply
- Growth corridor underperformance threatens long-term development balance

"Western Sydney's capture of nearly 60% of NSW's dwelling approvals underscores the region's pivotal role in addressing the state's housing crisis, though the vast dwelling gap between approvals and requirements demonstrates persistent supply challenges."

Construction Costs Show Mixed Signals Amid Labour Pressures

NSW HOUSING CONSTRUCTION COSTS
INDEX GROWTH, % CHANGE



SOURCE: ABS CAT. 6427

The June 2025 construction cost data shows rising pressures in NSW's building sector, with input prices up 0.9% quarterly—the highest in seven quarters. Material costs are steady at 1.6% annually, but the acceleration indicates emerging supply chain challenges.

Material cost dynamics: Timber products drove quarterly increases (+0.7%), with supply chain uncertainties and low domestic timber supply affecting window manufacturing. Metal products rose 1.1%, reflecting sustained aluminium price pressures, while plaster products surged 3.9% due to scheduled annual increases. However, ceramic products declined 1.0%, with clay bricks falling 2.4% as markets adjusted from December 2024's demand surge.

Regional variations: Sydney experienced the highest input cost increases at 1.4%, driven by materials pricing, while Perth recorded the only decline (-0.7%) due to ceramic product corrections.

Labour market pressures persist: Labour shortages remain the primary driver, compounded by scheduled wage increases under enterprise agreements and ongoing competition between residential and infrastructure sectors.

POLICY CONTEXT

- Material cost moderation provides some developer relief
- Labour constraints continue limiting project viability
- Regional variations reflect local supply-demand dynamics
- Multi-residential developments face persistent cost pressures

"Input material costs grow modestly 1.6% annually, but quarterly increases of 0.9% and ongoing labour shortages still challenge development in Western Sydney's growth corridors."

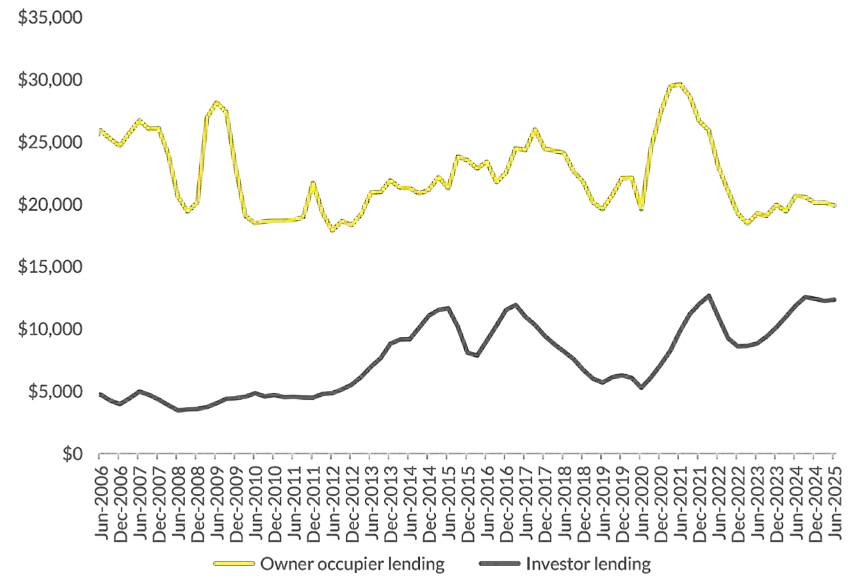
Market Finance

Total Lending Values Show ***Investor Resurgence***

NSW's residential lending values show a strong surge in investor activity, with monthly investor lending exceeding $12 billion through 2024-2025. This is a sharp rebound from the 2018-2019 lows of $5-6 billion.

The investor resurgence reflects improved market conditions, with the current 3.60% rate environment making investment economics more attractive. At $12+ billion monthly, investor lending now represents approximately 38% of total residential lending - a substantial increase from the subdued levels seen during the previous tightening cycle.

NSW NEW LOAN COMMITMENTS (EXCL. REFINANCING)
$MILLION, QUARTERLY



SOURCE: ABS CAT. 5601

Owner-occupier lending has maintained relatively stable levels around $20 billion monthly, showing less volatility than the investor segment. This stability reflects the core housing demand from owner-occupiers, while investor activity demonstrates greater sensitivity to interest rate cycles and market conditions. Western Sydney benefits from both lending streams, with investors attracted to yield opportunities while owner-occupiers, supported by the upcoming 5% deposit scheme, access homeownership in the region's affordable growth corridors.

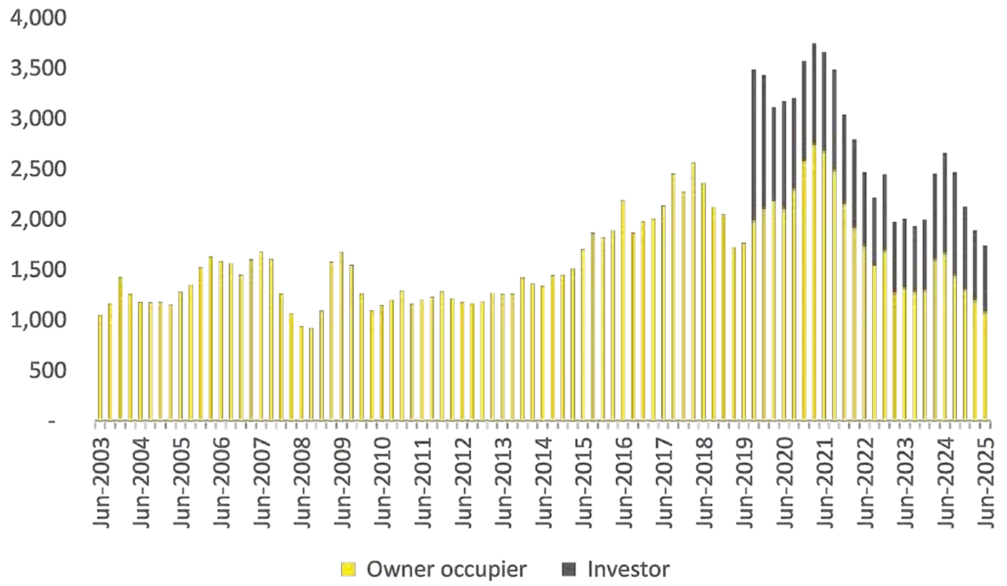
MARKET DYNAMICS SHOW

- Investor lending recovery to $12+ billion monthly from 2019 lows
- 38% investor share representing significant market participation
- Owner-occupier stability around $20 billion monthly levels
- Rate environment driving investor market re-engagement

"Investor lending's recovery to over $12 billion monthly marks a dramatic rebound from 2019 lows, with the 3.60% rate environment boosting market participation to 38% of residential activity."

New Dwelling Finance
Reveals Market Composition

NSW NEW LOANS FOR NEWLY CONSTRUCTED PROPERTY
NUMBER BY BUYER, QUARTERLY



SOURCE: ABS CAT. 5601

Recent data availability for new dwelling finance provides valuable insights into market composition, showing both owner-occupier and investor participation in newly built properties.

The data reveals investor activity consistently contributing 1,500-2,500 monthly loan commitments for new dwellings, representing substantial participation alongside owner-occupier numbers.

Owner-occupier commitments for new dwellings peaked during the 2020-2021 period at around 3,500+ monthly levels before moderating to more sustainable ranges of 2,000-2,500. This normalization reflects the end of pandemic-era stimulus measures and return to typical market conditions.

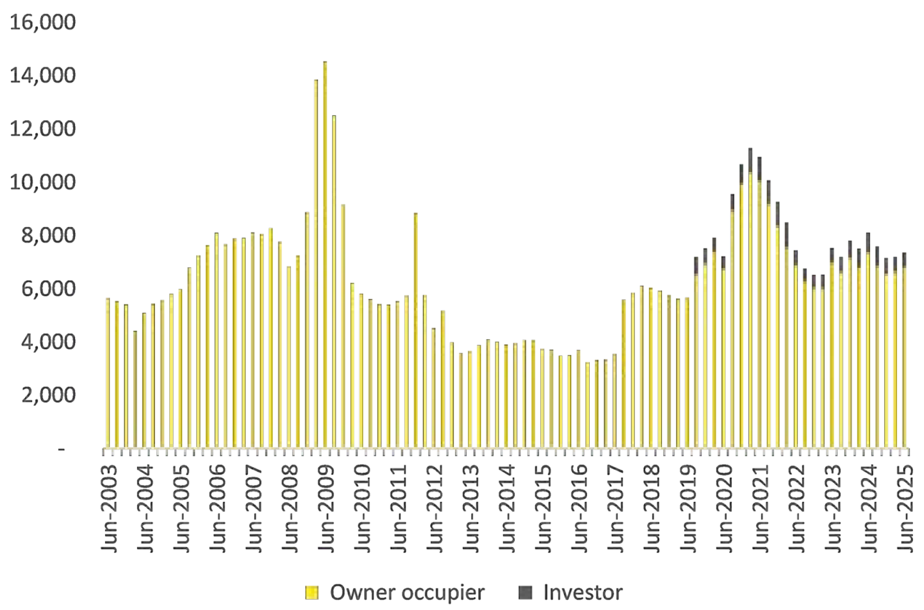
Western Sydney's new dwelling market benefits from both segments, with investors attracted to growth corridor opportunities while owner-occupiers seek newly constructed homes in developing areas. The 3.60% interest rate environment supports both investment economics and owner-occupier affordability.

MARKET INSIGHTS INCLUDE

- Investor participation consistently around 2,000+ monthly commitments
- Owner-occupier numbers stabilized post-pandemic peaks
- Dual demand supporting new dwelling developments
- Rate environment benefiting both buyer types

First Home Buyer Activity
Awaits 5% Deposit Revolution

NSW FIRST HOME BUYER LENDING COMMITMENT
NUMBER BY BUYER TYPE, QUARTERLY



SOURCE: ABS CAT. 5601

NSW's first home buyer commitments remain steady at 6,500-7,000 monthly through 2024 but fall slightly in 2025 as buyers await policy changes. Numbers are below the pandemic peak of 10,457 in March 2021, with recent drops likely due to strategic positioning before October's scheme launch.

The convergence of favourable conditions creates unprecedented opportunity: three rate cuts to 3.60% combined with the October 2025 expanded 5% deposit scheme. A $800,000 Western Sydney property now requires just $40,000 rather than $160,000 upfront, while reduced borrowing costs improve serviceability.

Rent-vesting allows buying investment properties while renting but can't access the 5% scheme that requires owner-occupancy. This makes genuine first home buyers more appealing in Western Sydney, where properties often hit the $1.5 million mark.

REVOLUTIONARY CHANGES

- 5% deposit reducing barrier by $120,000+
- Reduced interest rates improving serviceability
- Removal of income caps
- Clear advantage over rent-vesting requiring traditional deposits

"Reducing interest rates and the October 2025 5% deposit scheme make Western Sydney more affordable by lowering upfront costs from $160,000 to $40,000, benefiting the region."

Development Pipeline Analysis

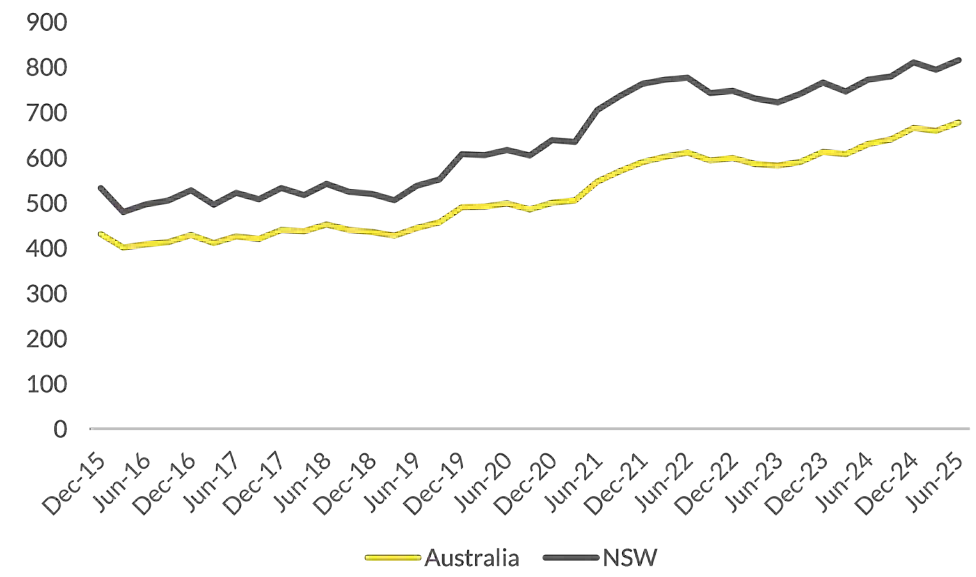
Average Loan Size Trends ***Show*** NSW Premium

NSW's average loan size is expected to reach $816,000 by June 2025, a $138,000 premium over the national average of $678,000. This gap reflects Sydney's high property values and borrower behaviour around government incentives.

Strategic clustering remains evident around the $800,000 first home buyer stamp duty exemption threshold. While this threshold applies only to first home buyers, its influence on broader market pricing patterns is observable across segments.

Three interest rate cuts this year to 3.60% have improved borrowing capacity across all buyer segments, enabling consideration of higher-value properties while maintaining serviceability requirements. The rate easing cycle has created favourable borrowing conditions, while Western Sydney benefits from offering value relative to other Sydney locations.

AVERAGE OWNER OCCUPIER LOAN SIZE
NSW V AUSTRALIA ($'000)



SOURCE: ABS CAT. 5601

KEY MARKET DYNAMICS

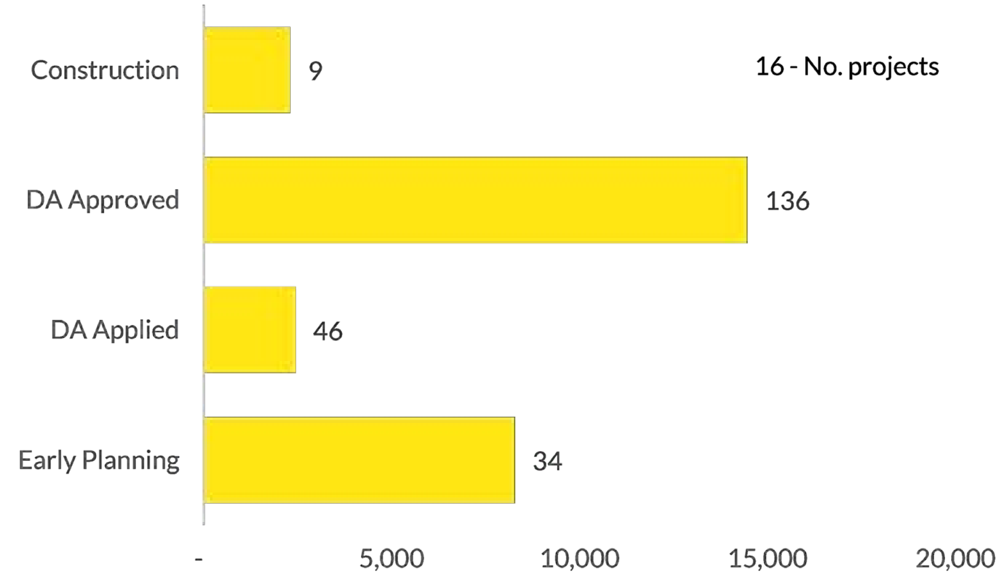
- NSW loans exceeding national average by 20.4%
- Sustained growth despite rate environment changes
- Policy thresholds influencing borrower behaviour
- Improved serviceability supporting larger loans

"NSW's $138,000 loan size premium over the national average reflects Sydney's property values and market dynamics influenced by policy structures, now enhanced by the reduced interest rate environment enabling greater borrowing capacity across all buyer segments."

Sydney's ***West*** Precinct

The precinct's 14,471 DA-approved dwellings represent substantial latent capacity, yet the gap to active construction highlights persistent activation challenges despite strong market fundamentals.

RESIDENTIAL MULTI-DWELLING PIPELINE
SYDNEY WEST



SOURCE: CORDELL CONNECT, RWCWS

CRITICAL SUPPLY GAPS

- 2,314 units under construction vs 7,906 annual requirement
- 14,471 DA-approved dwellings awaiting commencement
- Parramatta accounting for 46% of total regional pipeline
- Strong planning momentum struggling to convert to delivery

The West precinct demonstrates Western Sydney's most substantial development pipeline, with 27,531 dwellings across 225 projects, yet faces significant delivery challenges that threaten its ability to meet immediate housing demands.

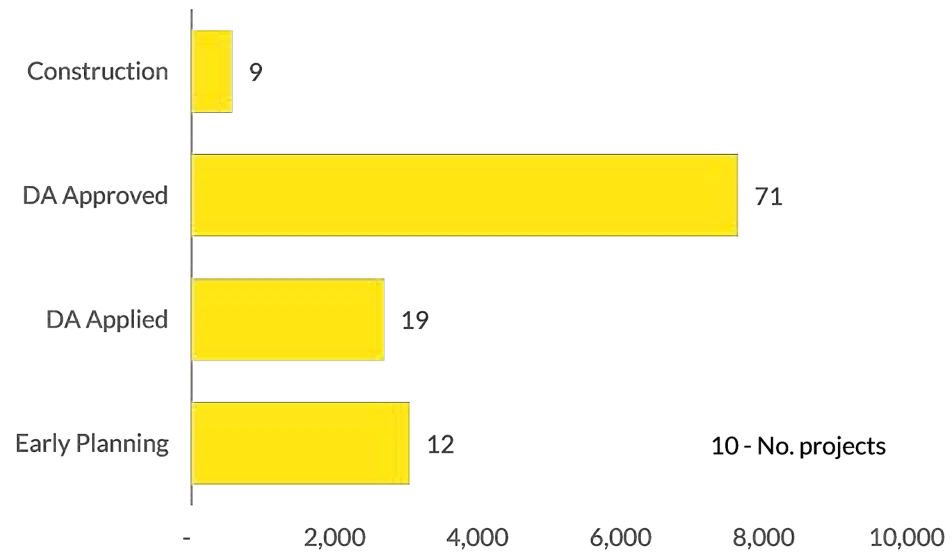
Despite this enormous potential, only 2,314 dwellings are currently under construction, less than 30% of the annual 7,906 dwellings required.

Parramatta dominates the regional landscape with 12,553 total dwellings, including 1,980 under construction and 5,750 with DA approval. This concentration reflects the LGA's role as Sydney's second CBD, with higher-density development around established transport infrastructure and employment centres.

Canterbury-Bankstown contributes 4,580 dwellings across all stages, while Fairfield adds 1,392 units focused on infill development opportunities. Georges River provides 1,904 dwellings through smaller-scale projects, and Strathfield contributes 806 units, typically in townhouse developments.

Sydney's ***Outer West*** Precinct

RESIDENTIAL MULTI-DWELLING PIPELINE
SYDNEY OUTER WEST



SOURCE: CORDELL CONNECT, RWCWS

The Outer West shows a gap between planning and delivery, with 12,670 dwellings across 111 projects indicating future potential amid current supply limits. Its weakness is minimal construction, with just 1,254 dwellings under construction against an annual need of 5,099.

Blacktown LGA dominates the regional pipeline with 10,523 total dwellings, including 954 under construction and 5,793 with DA approval. This concentration reflects the area's established growth corridors around Marsden Park and Schofields, where transport infrastructure supports higher-density development.

Penrith is the growth frontier with 2,135 dwellings planned but only 300 under construction. The LGA's 982 dwellings in early planning highlight strategic positioning near Western Sydney Airport, where employment growth will boost future housing demand.

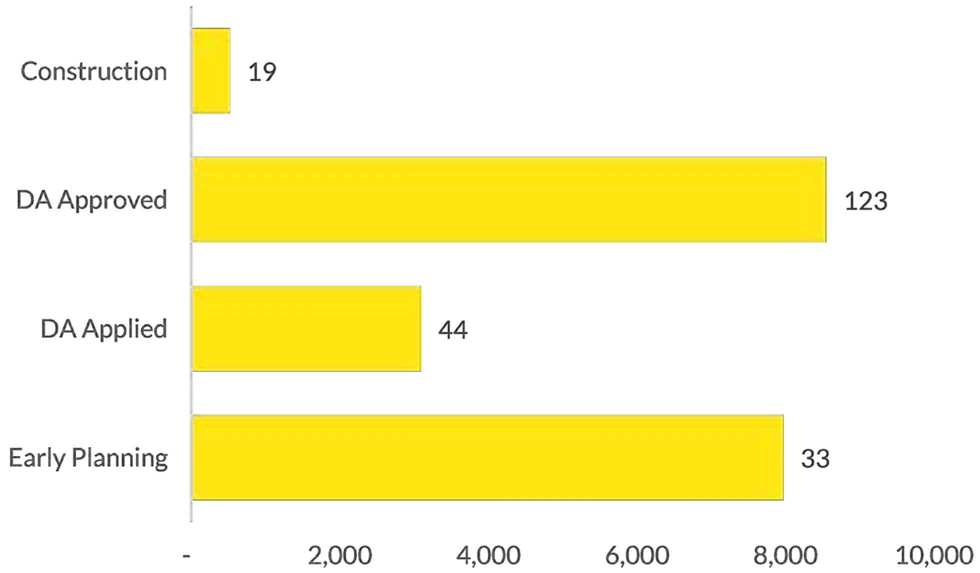
SUPPLY-DEMAND DISCONNECT

- 1,254 units under construction vs 5,099 annual requirement
- 7,645 DA-approved dwellings awaiting commencement
- Blacktown maintaining pipeline dominance with 83% of regional total
- Airport corridor development concentrated in Penrith's planning

"The Outer West's 12,670-dwelling pipeline shows strong development potential. However, the gap between 1,254 units under construction and 5,099 annual requirements highlights ongoing activation challenges, despite Blacktown's infrastructure advantages."

Sydney's ***South West*** Precinct

RESIDENTIAL MULTI-DWELLING PIPELINE
SYDNEY SOUTH WEST



SOURCE: CORDELL CONNECT, RWCWS

The South West's development pipeline shows Western Sydney's rapid growth, with 20,136 dwellings across 219 projects indicating strong planning momentum. However, the precinct struggles with delivery, with only 519 dwellings under construction against an annual need of 7,335.

Liverpool leads the regional pipeline with 9,028 dwellings, including 3,012 with DA approval and 3,480 in early planning. This reflects the LGA's focus on employment corridors and transport infrastructure. Campbelltown adds 6,354 dwellings, especially active in DA phases.

Camden shows robust pipeline activity with 3,354 dwellings, while Sutherland adds 1,777 units and Wollondilly contributes 99 dwellings, reflecting emerging roles in the growth corridor.

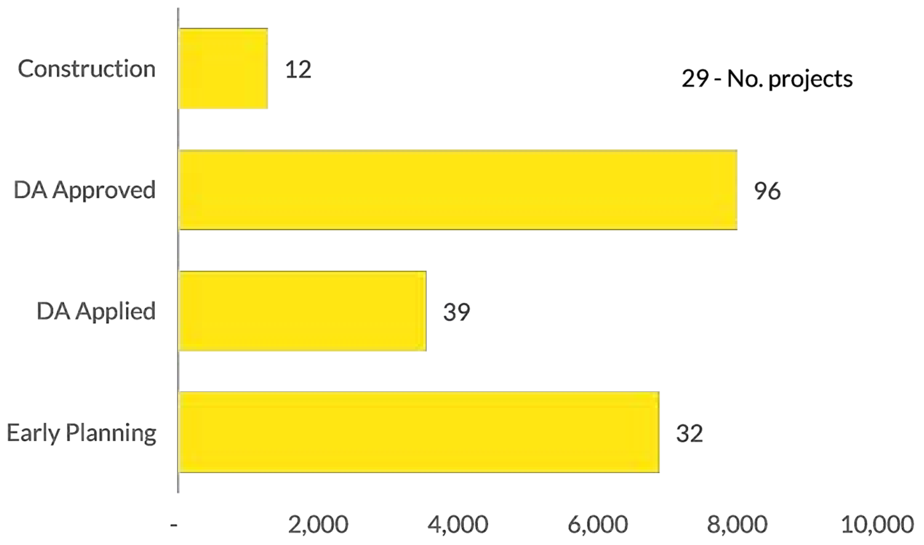
The severe deficit between planning ambition and delivery reality undermines the South West's capacity to meet its growth projections, despite substantial policy reforms addressing development contributions.

SUPPLY-DELIVERY DISCONNECT

- 519 units under construction vs 7,335 annual requirement
- 8,551 DA-approved dwellings awaiting commencement
- Liverpool leading pipeline with 45% of regional total
- Airport corridor development concentrated in planning phases

Sydney's ***North West*** Precinct

RESIDENTIAL MULTI-DWELLING PIPELINE
SYDNEY NORTH WEST



SOURCE: CORDELL CONNECT, RWCWS

The North West shows Western Sydney's strongest growth, with 19,717 dwellings across 179 projects driven by metro infrastructure. It leads current projects with 1,282 dwellings underway, but this is still below the annual target of 5,296 dwellings.

The Hills Shire dominates with 7,160 total dwellings, including 417 under construction and 3,344 with DA approval. This concentration reflects the LGA's maturation around established centres like Castle Hill and Kellyville, with ongoing infill development around transport nodes.

Ryde emerges as the second major contributor with 8,640 dwellings. The LGA's pipeline includes significant build-to-rent activity in Macquarie Park, capitalising on the metro connection and employment density.

> ***"The North West's 19,717 dwelling pipeline, led by The Hills Shire and Ryde's 15,800 units, shows how metro infrastructure influences development, though construction still lags the 5,296 annual dwelling needs."***

Ku-ring-gai adds 2,207 dwellings while Lane Cove contributes 1,083 units, both focusing on medium-density infill opportunities around transport corridors. Hornsby provides 609 dwellings, reflecting its established character and infrastructure constraints.

DEVELOPMENT PROGRESSION SHOWS

- 1,282 units under construction across 179 projects
- 7,999 DA-approved dwellings demonstrating strong pipeline depth
- Metro infrastructure driving transit-oriented development patterns
- Evolution from greenfield expansion to infill densification

Outlook

Western Sydney enters 2026 with unprecedented policy support, combining 3.60% interest rates with the revolutionary 5% deposit scheme to create dramatic market opportunities for first-home buyers. This dual stimulus occurs alongside a development pipeline containing approximately 80,000 dwellings, though activation challenges remain the critical constraint across all precincts.

The South West's emergence as the primary growth corridor, supported by airport infrastructure and employment growth, positions it for continued expansion despite severe delivery shortfalls. Transport Oriented Development reforms around metro stations offer medium-term solutions for established areas, while policy reforms addressing development contributions improve project viability.

Construction dynamics show encouraging signs, with material cost increases moderating significantly from pandemic peaks. However, persistent labour constraints require innovative solutions. Emerging trends in modular construction, prefabricated housing, and green building incentives present pathways to address both workforce shortages and project economics. Institutional investors increasingly prioritize ESG criteria in build-to-rent developments, while sustainability co-benefits inherent in TOD planning suggest evolving approaches to Western Sydney's supply challenges.

The next 12 months prove crucial in determining whether substantial planning approvals translate into actual construction. Success depends on continued policy support, construction sector innovation, and sustained infrastructure investment to support the region's evolution as Sydney's primary growth corridor.

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Hawkesbury (C)	NW	Blacktown (C)	OW
Hornsby (A)	NW	Blue Mountains (C)	OW
Ku-ring-gai (A)	NW	Penrith (C)	OW
Lane Cove (A)	NW	Burwood(C)	W
Ryde (C)	NW	Canterbury-Bankstown (A)	W
The Hills Shire (A)	NW	Cumberland (A)	W
Camden (A)	SW	Fairfield (C)	W
Campbelltown (C) (NSW)	SW	Georges River (A)	W
Liverpool (C)	SW	Parramatta (C)	W
Sutherland Shire (A)	SW	Strathfield (A)	W
Wollondilly (A)	SW		

Our Projects Team

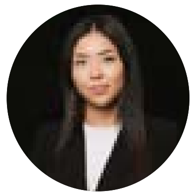
Our selling methodology is based on blending the best aspects of both traditional and technology-centric approaches. We believe that using cutting-edge technology helps us gather more context, information, and data, which in turn enables us to understand our prospects better. This information-driven approach leads to more meaningful and personalised face-to-face interactions with clients, enhancing the overall engagement.

Our approach is more bespoke, as we tailor our communication and sales strategies to each client's specific needs. This reduces the need for us to "chase" prospects and shifts the focus towards understanding them deeply, allowing us to lead the conversation in a way that is relevant and valuable to them.

Ultimately, this blend of traditional and tech-driven sales allows us to create a more meaningful, customer-centric journey, ensuring that our interactions feel less like a pursuit and more like a thoughtful, informed engagement that fosters trust and strong relationships.

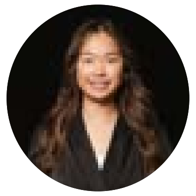
The outcome - more sales!

MARK BERNBERG
Managing Director



NATASHA SANDERS
Sales Executive

SHANI FERDMAN
Sales Associate



BETTY NGUYEN
Marketing Coordinator

"Any sufficiently advanced technology is equivalent to magic"

– Sir Arthur C. Clarke

OUR OFFICE

With a strong foundation of experience and expertise, we bring a winning combination of dynamism and operational rigour to the commercial agency space.

Our People are *Your Advantage.*

SALES


PETER VINES
Managing Director


JOSEPH ASSAF
Director


VICTOR SHEU
Director


TROY WANG
Sales Executive

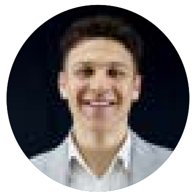

OWEN WHITE
Sales Executive


ANDREW SACCO
Sales Executive

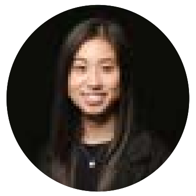

MARCUS AUDDINO
Sales Executive


ALEX EL HAZOURI
Sales Associate


MARCUS TOLE
Property Analyst


CHRISTIAN FINIANOS
Property Researcher


CHANTEL BRILLANTES
Marketing & Design

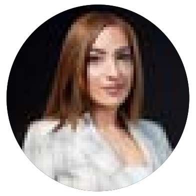

MONH LY
Campaign Manager

LEASING

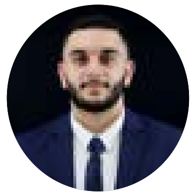

ROBERT NAPOLI
Senior Leasing Executive


SAMUEL GONG
Senior Leasing Executive

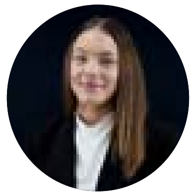
ASSET MANAGEMENT


JOYCE ELKOUBERCI
Director


CALLUM MCKAY
Asset Manager


ADRIAN HARB
Assistant


AALIYAH CHAMI
Assistant


ANNIKA WARD
Assistant


MARCUS FUNG
Assistant


HARRY LAHOOD
Junior Asset Manager


ZEINA TAJIK
Accounts

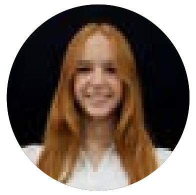
OPERATIONS


RUBY ROZENTAL
Director of Strategy


HANNAH CARNEY
Director of Operations

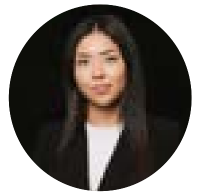

PAULINE WATERFORD
Finance Manager


CHRISTIAN BRILLANTES
Office Manager

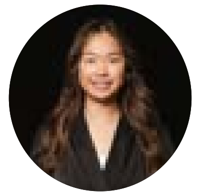

MICHAELA HEYS
Administrative Assistant

PROJECTS


MARK BERNBERG
Managing Director


NATASHA SANDERS
Sales Executive


SHANI FERDMAN
Sales Associate


BETTY NGUYEN
Marketing Coordinator

Who we are,
what we do,
why we do it

RWC WESTERN SYDNEY

Level 1, 15-17 Argyle Street
Parramatta NSW 2150

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