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Final Report
For The
Valuer-General's Office
The Local Government
Area of
Greater Hume

Base Date: 1st July 2015

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EXECUTIVE SUMMARY

LGA Overview

Local Government Area of Greater Hume

The Greater Hume Local Government Area is located in the Southern Riverina region of New South Wales. Albury LGA borders the district to the south, Tumbarumba LGA to the east, Lockhart and Wagga Wagga LGAs to the north and the LGAs of Corowa and Urana border the Greater Hume LGA to the west. The LGA includes rural properties of varying sizes, low density residential properties and commercial and industrial development within the towns and villages.

Number of properties valued this year and the total land value in dollars

The Greater Hume Local Government Area comprises National Parks and Nature Reserves, Environmental Conservation, Low Density Residential, Large Lot Residential, Private Recreation, Primary Production, Forestry, Primary Production Small Lots, Village, Infrastructure, Tourist, Natural Waterways and Recreational Waterways Zones.

As at the Base Date of 1 July 2015, 6,769 properties were valued with a total land value for the Greater Hume LGA of \$1,634,671,860. The 2014 annual valuation land value was \$1,572,413,360. The current total land value, since the Prior Annual Valuation (2014) indicates a slight increase of 3.96%.

Valuations are reflective of the property market at the time. Land valuation notices were last issued for Local Government rating purposes for the 1st July 2012 valuing year when 6,676 properties were valued for a total land value of \$1,559,698,565.

The current total land value, since the Prior Local Government Valuation (2012) indicates a slight increase of 4.59%

Valuation changes in the Local Government Area and percentage changes between the Council Valuation years of 1 July 2012 and 1 July 2015 and the Land Tax Valuation year of 1 July 2014 are as follows:

Properties Valued and Total Land Value							
Zone	Zone Code	No. of Entries	2015 Total Land Value	Prior Annual Valuation (2014)	% Change	Prior Local Government Valuation (2012)	% Change
National Parks and Nature Reserves	E1	9	\$796,300.00	\$758,400.00	4.99%	\$758,400.00	4.99%
Environmental Conservation	E2	10	\$126,320.00	\$126,320.00	0.00%	\$316,100.00	-60.03%
Low Density Residential	R2	45	\$7,737,000.00	\$7,737,000.00	0.00%	\$7,594,000.00	1.88%
Large Lot Residential	R5	192	\$26,919,710.00	\$26,813,710.00	0.4%	\$26,708,510.00	0.8%
Private Recreation	RE2	3	\$560,800.00	\$560,800.00	0.00%	\$560,800.00	0.00%
Primary Production	RU1	2961	\$1,387,475,920.00	\$1,333,648,850.00	4.04%	\$1,320,466,765.00	5.07%
Forestry	RU3	9	\$4,644,500.00	\$4,644,500.00	0.00%	\$4,644,500.00	0.00%

Properties Valued and Total Land Value							
Zone	Zone Code	No. of Entries	2015 Total Land Value	Prior Annual Valuation (2014)	% Change	Prior Local Government Valuation (2012)	% Change
Rural Small Holdings	RU4	329	\$66,945,740.00	\$66,632,240.00	0.47%	\$66,468,240.00	0.72%
Village	RU5	3189	\$138,796,670.00	\$130,841,640.00	6.08%	\$134,703,990.00	3.04%
Infrastructure	SP2	16	\$262,300.00	\$262,300.00	0%	\$281,100.00	-6.68%
Tourist	SP3	1	\$394,000.00	\$375,000.00	5.06%	\$375,000.00	5.06%
Recreational Waterways	W2	5	\$12,600.00	\$12,600.00	0%	\$8,200.00	53.66%
TOTAL		6769	\$1,634,671,860.00	\$1,572,413,360.00	3.96%	\$1,562,885,605.00	4.59%

State and Local Government Legislation for LGA

Greater Hume Shire Council is the local development consent authority under Greater Hume Local Environmental Plan (LEP) 2012 which was gazetted on the 12th October 2012. This comprehensive plan complies with the NSW Department of Planning Standard Instrument and includes the provision of 13 land zones and specifies the minimum lot size required for the construction of a dwelling house in all areas of the LGA.

The aims of the 2012 LEP are:

- a) to make local environmental planning provisions for land in Greater Hume in accordance with the relevant standard environmental planning instrument under section 33A of the Act.

The particular aims of this Plan are as follows:

- a) to encourage sustainable economic growth and development in Greater Hume,
- b) to protect and retain productive agricultural land,
- c) to protect, conserve and enhance natural assets,
- d) to protect built and cultural heritage assets,
- e) to provide opportunities for the growth of townships.

There have been two amendments to the Greater Hume Local Environmental Plan 2012.

- *Amendment No. 1*, Gazetted 20 December 2013 and comprised a minor amendment to insert 'function centres' in the matter relating Item 3 to Zone RU1 Primary Production and Zone RU4 Primary Production Small Lots.

- Insert after Clause 4.2 – 4.2AA Exceptions to minimum lot sizes for certain rural subdivisions, This clause defines the enabling subdivision of land in rural area to create lots of an appropriate size to meet the needs of current permissible use other than for the purpose of dwelling houses or dual occupancies applicable to land in Zone 1 RU1 Primary Production.

- Insert after clause 6.1 – 6.1A Flood Planning. This clause has the following objectives: To minimise the flood risk to life and property associated with the use of the land. To allow development that is compatible with the lands flood hazard, taking into account projected changes as a result of climate change and to avoid significant adverse impacts on flood behaviour and the environment.

- *Amendment No. 2*, Gazetted 28 March 2014 and comprised an amendment to minimum lot size requirements affecting Lot 12/DP 1074222 and update of both land Zoning Map and Lot Size Map.

Market Overview and Sales of Particular Interest

Cosgraves Property Advisers have undertaken significant analysis of the Greater Hume Local Government Area property market to provide an accurate and reliable basis of valuation. A total of 176 sales have been analysed to enable the establishment and verification of land values as at 1 July 2015. These analysed sales also support the grading across components. Analysed sales reports are provided to Land and Property Information on a consistent basis throughout the year. The added value of improvements are also analysed to enable the accurate deduction of land values. Cosgraves Property Advisers undertakes this process using the Paired Sales Approach and the Replacement Cost Approach.

In analysing sales before or after 1 July it may be necessary to adjust the contract price in terms of market movement.

As at the 1st July 2012 the total land value within the Greater Hume LGA was \$1,562,885,605 with the LGA experiencing an overall slight increase in the property market trend of 4.59% to a current total land value as at the 1st July 2015 of \$1,634,671,860.

In the Greater Hume LGA sales of residential properties within the Village Zone (RU5) incorporating the larger townships of Culcairn, Henty, Holbrook, Jindera and Walla Walla in addition to the villages of Brocklesby, Burrumbuttock, Gerogery, Morven, Walbundrie and Woomargama have overall shown a slight increase in overall total land value of 3.04% since the Prior Local Government Valuation in 2012.

Low Density Residential Zone (R2), Large Lot Residential Zone (R5) and Rural Small Holdings Zone (RU4) property values have remained generally steady since the Prior Local Government Valuation in 2012.

The Primary Production Zone (RU1) properties have shown a slight increase in overall total land value of 5.07% in addition to the National Parks and Nature Reserves (E1) zoned properties showing a slight increase of 4.99% since 2012.

In line with the Primary Production Zoned properties a 140.9 ha parcel Zoned Tourist (SP3) had a slight increase in value of 5.06%.

Following the rezoning of a small number of former industrial properties on the northern fringe of Holbrook township from RU5 Village to E2 Environmental Conservation Zone land values were amended to appropriate levels where required as indicated in the strong decrease of 60.03% from the Prior Local Government Valuation (2012) to the current total land value as at the 1st July 2015.

Infrastructure Zone (SP2) overall shows a decrease of 6.68% since the Prior Local Government Valuation in 2012 and was primarily the result of the amendment in value of one parcel of State Rail Authority land to bring into line with surrounding properties.

Recreational Waterways Zone (W2) overall shows a strong increase of 53.66% since the Prior Local Government Valuation in 2012 resulting from an amendment in value of a number of properties that primarily were subject to flooding and inundation.

Following the Prior Annual Valuation (2014) the total land value within the Greater Hume LGA was \$1,572,413,360 with the LGA experiencing an overall slight increase in the property market trend of 3.96% to a current total land value as at the 1st July 2015 of \$1,634,671,860.

Since the Prior Annual Valuation (2014) Base Date residential properties within the townships of Culcairn, Holbrook and Jindera have experienced a slight increase in values whilst the remaining township of Henty and the smaller villages within the LGA have remained steady with the exception of Burrumbuttock that has experienced a slight decrease in property values.

In general terms Primary Production Zoned (RU1) properties have experienced an increase of 4.04% since the Prior Annual Valuation (2014) with continued strong demand particularly for those properties to the central, southern and eastern sectors of the LGA in addition to river front properties and those within 30 kilometres of the regional City of Albury.

Significant Issues and Developments

Following the opening of the 9.5 kilometre Holbrook bypass on the 7th August 2013 the residential property market within the township of Holbrook reflected a softening in values as at the 1st July 2014 Base Date. It's questionable as to whether the bypass brought a level of uncertainty into the market or other factors were at play but a sound volume of sales evidence analysed as at the 1st July 2015 Base date clearly indicate a firming of values. The removal of heavy volumes of highway traffic in particular prime movers from the CBD has clearly introduced a safer, quieter and improved residential amenity within the township.

Across rural NSW the impact of declining population trends within some rural communities in particular the smaller villages continues to be a major concern as Councils endeavour to maintain infrastructure and services. On current trends the population within the Greater Hume LGA currently (2011) assessed at 10,050 is considered to positively trend to a potential 11,348 by 2031 (ref. IPART 10/2015 report)

The recently released Independent Pricing and Regulatory Tribunal report on the 'Assessment of Council Fit for the Future Proposal' (October 2015) addresses the current and future viability of councils within NSW and provides for key recommendations.

Greater Hume LGA was deemed 'Fit' as it satisfactorily met the criteria in terms of scale, capacity and financial including sustainability, infrastructure, service management and efficiency.

Within the Greater Hume LGA there have not been any significant developments or applications for developments outside of those that are permissible under the current zoning and therefore no special consideration is required.

Significant Value Changes

Summary of Valuation Changes to Residential Land

Changes since previous General Valuation (2012)

Residential land within the Greater Hume LGA primarily falls within three zone categories incorporated within the Village (RU5) Zone in addition to Low Density Residential (R2) and Large Lot Residential (R5) Zones.

As at the Prior Local Government Valuation (2012) the Village (RU5) Zone currently comprising 3,189 properties had an overall total land value of \$134,703,990 with the property market experiencing a slight increase of 3.04% to a current land value in 2015 of \$138,796,670.

The Low Density Zone (R2) currently comprising 45 properties had an overall total land value at the Prior Local Government Valuation (2012) of \$7,594,000 with the property market experiencing a generally steady trend of 1.88% to a current land value of \$7,737,000.

The Large Lot Residential Zone (R5) currently comprising 192 properties had an overall total land value at the Prior Local Government Valuation (2012) of \$26,708,510 with the property market experiencing a generally steady trend of 0.8% to a current land value of \$29,919,710.

Since the Prior Local Government Valuation (2012) land values within the villages of Brocklesby, Morven, Walbundrie and Woomargama have generally remained steady whilst a slight decrease in values has occurred in Gerogery and a moderate decrease in land values has been experienced in Burrumbuttock. Overall the larger townships of Henty, Holbrook and Walla Walla have experienced a steady trend in land values whilst the townships of Culcairn and Jindera have experienced a slight increase in land values.

The growth in residential land values within the townships of Jindera and Culcairn since 2012 and to a degree the correction and positive trend in residential land values in Holbrook since 2014 can be partly attributed to the proximity and availability of employment and broad range of services available in the regional centre of Albury-Wodonga. Each of these townships benefit from sound local infrastructure, country style living and relatively acceptable commuting distance to Albury-Wodonga.

Changes since previous Valuation Year (2014)

Since the Prior Annual Valuation (2014) with a total land value within the Village (RU5) Zone of \$130,841,640 there has been a slight increase in land values of 6.08% to the current total land value of \$138,796,670 as at the 1st July 2015.

The Low Density Residential Zone (R2) and Large Lot Residential Zone (R5) land values have maintained a steady trend with current land values as at the 1st July 2015 of \$7,737,000 (R2) and \$26,919,710 (R5) respectively.

There has been a slight increase in land values of 5% in the township of Jindera since the Prior Annual Valuation (2014) for residential lots of over 2,000sqm.

There has been a slight increase in land values of 10% since the Prior Annual Valuation (2014) in the townships of Culcairn (residential lots up to and over 2000sqm), Jindera (residential lots up to 2,000sqm) and Walla Walla with Holbrook experiencing a moderate increase of 15% in land values for residential lots of up to 2,000sqm.

The village of Burrumbuttock has experienced a moderate decrease in land value for residential lots of 10% since the Prior Annual Valuation (2014).

Since the Prior Annual Valuation (2014) land values with the township of Henty and villages of Brocklesby, Gerogery, Morven, Walbundrie and Woomargama have generally remained steady.

Summary of Valuation Changes to Rural Land

Changes since previous General Valuation (2012)

Rural land within the Greater Hume LGA primarily falls within three zone categories incorporated within the Primary Production (RU1) Zone in addition to Rural Small Holdings (RU4) and Forestry (RU3) Zones.

As at the Prior Local Government Valuation (2012) the Primary Production Zone (RU1) currently comprising 2,961 properties had an overall total land value of \$1,320,466,765 with the property market experiencing a slight increase of 5.07% to a current land value in 2015 of \$1,387,475,920.

The Rural Small Holdings Zone (RU4) currently comprising 329 properties had an overall total land value at the Prior Local Government Valuation (2012) of \$66,468,240 with the property market experiencing a steady trend of 0.72% to a current land value of \$66,945,740.

The Forestry Zone (RU3) currently comprising 9 properties had an overall total land value at the Prior Local Government Valuation (2012) of \$4,644,500 with the property market experiencing a generally steady trend of 0.0% to a current land value of \$4,644,500.

There has been a sound volume of rural land sales within the Greater Hume LGA since 2012 with purchasers comprising adjoining owners expanding their existing holdings to those from outside the Greater Hume LGA desiring to acquire quality agricultural farming and grazing properties in what is generally considered a reliable rainfall area.

Changes since previous Valuation Year (2014)

Since the Prior Annual Valuation (2014) with a total land value within the Primary Production Zone (RU1) of \$1,333,648,850 there has been a slight increase in land values of 4.04% to the current total land value of \$1,387,475,920 as at the 1st July 2015.

The Rural Small Holdings Zone (RU4) and Forestry Zone (RU3) land values have maintained a steady trend with current land values as at the 1st July 2015 of \$66,945,740 (RU4) and \$4,644,500 (RU3) respectively.

In general terms since the Prior Annual Valuation (2014) there has been a 5% increase within the Primary Production Zone (RU1) on rural properties of less than 80 hectares located to the south and south east of the LGA and larger scale rural enterprise located to the south and south east in addition to the north and north west of the LGA. River frontage properties east of Albury less than

100 hectares in addition to larger scale river front properties to the south west of the LGA also experienced a 5% increase in land values.

Rural properties of less than 80 hectares and located less than 30 kilometres east of Albury also experienced a 5% increase in land values.

A number of locations within the Greater Hume LGA experienced a 10% increase in rural land values including properties of less than 80 hectares located less than 30 kilometres west of Albury and larger scale rural enterprise to the north east portion of the Greater Hume LGA.

Summary of Valuation Changes to Commercial Land

Changes since previous General Valuation (2012)

Commercial land within the Greater Hume LGA is included within the Village Zone (RU5) and is distinguished by 4 components (CCC, CHE, CHO, CJA) effectively representing the major townships of Culcairn, Henty, Holbrook and Jindera.

The change in commercial land values since the Prior Local Government Valuation (2012) comprises:

Township	2012 Total Land Value	2015 Total Land Value	Percentage Change	Trend
Culcairn	\$720,800	\$720,800	0.00%	Steady
Henty	\$430,360	\$430,360	0.00%	Steady
Holbrook	\$4,767,980	\$4,452,820	-6.61%	Slight Decrease
Jindera	\$4,843,900	5,323,200	9.89%	Slight Increase
TOTAL	10,763,040	10,927,180	1.53%	Steady

Whilst Culcairn and Henty commercial land values have remained stable since the Prior Local Government Valuation (2012) there has been a slight decrease in the total commercial land value in Holbrook and conversely a 9.89% increase in the total commercial land value within the township of Jindera.

The township of Holbrook generally experienced a decline in commercial land values following the opening of the Hume Freeway Bypass (7th August 2013). The reduction in significant through traffic has negatively impacted some businesses particularly motels/hotels, service centre/fuel outlets etc. who generally thrived during the construction phase as demand rose but has since declined upon completion.

As the township adjusts to the change in traffic flow the general amenity of the area has improved providing for a quieter safer and more easily accessible CBD. As the township is within relatively easy commuting distance to the regional City of Albury for broad employment opportunities it is seen as an alternative to reside and enjoy the benefits of living in a rural township. The potential to increase

population within the township and a need for increased goods and services over time may see a strengthening of the CBD.

Changes since previous Valuation Year (2014)

The changes in commercial land values since the Prior Annual Valuation (2014) are as follows:

Township	2014 Total Land Value	2015 Total Land Value	Percentage Change	Trend
Culcairn	\$720,800	\$720,800	0.00%	Steady
Henty	\$430,360	\$430,360	0.00%	Steady
Holbrook	\$4,452,820	\$4,452,820	0.00%	Steady
Jindera	\$4,843,900	5,323,200	9.89%	Slight Increase
TOTAL	10,447,880	10,927,180	4.59%	Slight Increase

Whilst the commercial land values have remained steady for the townships of Culcairn, Henty and Holbrook there has been a strengthening of the Jindera commercial property market. Given the townships close proximity to the regional city of Albury for easy commuting to work it has become a popular township in which to reside particularly for young families as there are quality educational opportunities and choice for primary school age children.

Summary of Valuation Changes to Industrial Land

Changes since previous General Valuation (2012)

Industrial land within the Greater Hume LGA is included within the Village Zone (RU5) and is distinguished by 2 components (INH and INJ) effectively representing the major townships of Holbrook and Jindera.

The change in industrial land values since the Prior Local Government Valuation (2012) comprises:

Township	2012 Total Land Value	2015 Total Land Value	Percentage Change	Trend
Holbrook	\$1,361,220	\$1,361,220	0.00%	Steady
Jindera	\$4,714,800	\$4,714,800	0.00%	Steady

Industrial Land within both Holbrook and Jindera has maintained a steady trend with sales evidence indicating no change to values from the Prior Local Government Valuation (2012) to the current base date as at the 1st July 2015.

The industrial property market generally remains soft within our region and it is particularly evidenced in the rural townships.

Changes since previous Valuation Year (2014)

Industrial Land within both Holbrook and Jindera has maintained a steady trend with sales evidence indicating no change to values from the Prior Annual Valuation (2014) to the current base date as at the 1st July 2015.

DISCLAIMER – PURPOSE OF THIS REPORT

The purpose of this report is to describe the process and considerations for the 1 July 2015 Valuation of the Greater Hume Local Government area. The report has been produced on behalf of the Valuer General.

The land values have been specifically made for rating and taxing purposes. Land values produced as part of this process should not be used for any other purpose without the specific agreement of the Valuer General.

Land values must have regard to specific requirements and assumptions in rating and taxing legislation. Consequently these valuations may vary from market levels.

The land values have been determined using a methodology prescribed by the Rating and Taxing Valuation Procedures Manual. The Manual allows mass valuation methodologies that involve assessing large numbers of properties as a group to be utilised where appropriate. Mass valuation methodologies are by their nature likely to be less accurate than individually assessed valuations, however are utilised worldwide for rating and taxing purposes to deliver valuations within an acceptable market range.

Town planning, land use and other market information contained in this report has been compiled based on enquiries undertaken during the valuation process. Third parties should make their own inquiries into these details and should not rely on the contents of this report.

The Valuer General disclaims any liability to any person who acts or omits to act on the basis of the information contained in this report.

More information on the valuation process is available from the Land and Property Information website at www.lpi.nsw.gov.au/valuation.

LGA OVERVIEW

Location of the District



(Map sourced from Greater Hume Council website, www.greaterhume.nsw.gov.au)

Greater Hume Shire Council was constituted by proclamation on 26th May 2004. The LGA comprises all of the former Culcairn Shire and almost all of the former Holbrook and Hume Shires. The LGA now has an area of 5,929 square kilometres and a population of 10,258 (source: ABS 31 March 2015). The major settlements are Jindera, Culcairn, Holbrook, Henty and Walla Walla with smaller settlements including Burrumbuttock, Woomargama, Gerogery, Walbundrie, Morven and Brocklesby.

Greater Hume Local Government Area has a renowned agricultural base and is strategically placed on the Hume Highway and at the centre of the Albury-Wodonga/Wagga Wagga growth corridor.

By population, Holbrook is the largest township closely followed by Culcairn and Jindera.

Principal Towns

Holbrook

The township of Holbrook is the largest within the Greater Hume Local Government Area having a population of 1,335 (source: ABS 31 March 2011). The township is strategically located adjacent to the Hume Highway corridor some 275 kilometres from Canberra, 372 kilometres from Melbourne and 497 kilometres from Sydney.

Holbrook is regarded as a service centre for the immediate region and visiting highway traffic. Agriculturally Holbrook is renowned for its diversity featuring high quality grazing, numerous renowned cattle studs in addition to fine wool production, sheep and goat meat, cropping, fodder, pasture seed production and timber plantations.

The township features a number of historic buildings and along with its static display of the HMAS Otway provides a drawcard for tourists.

Holbrook features an IGA supermarket, a number of retail shops, restaurant, bakery, cafes and accommodation in addition to a state and private primary school, hospital and UPA aged care facility.

Jindera

The township of Jindera has a population of 1,048 (source: ABS 31 March 2011) and well located just 15 kilometres north-west of the regional centre of Albury-Wodonga. The availability of fully serviced residential allotments and larger lifestyle properties makes it an attractive alternative to living in the larger nearby city centre of Albury.

Jindera is well serviced with an IGA supermarket and a number of retail outlets in addition to three schools providing choice and quality education. Sporting and recreational facilities are well maintained and geared to the needs of a growing population.

The Jindera Pioneer Museum is a tourist attraction and excellent resource for local schools to explore the regions proud pioneering past.

Culcairn

The township of Culcairn has a population of 1,121 (source: ABS 31 March 2011) and is well located on the Olympic Way within the growth corridor between Albury-Wodonga and Wagga Wagga. Established in 1880 Culcairn was the hub for rail lines through to Wagga Wagga, Albury, Corowa and Holbrook which positioned the town as a service centre for the surrounding region. Although the secondary lines are now closed the main Southern Rail Line passes through the township.

Culcairn has two primary schools and a regional high school that services a large area within the Greater Hume LGA.

The township features a FoodWorks supermarket, bakery, café, hotel, motel, rural supplies, and established Ford dealership in addition to well-maintained sporting facilities servicing not only the immediate township but surrounding reliable mixed farming area.

Henty

The township of Henty has a population of 1,078 (source: ABS 31 March 2011) and located midway between the major centres of Wagga Wagga and Albury-Wodonga on the Olympic Way and main Southern Railway Line between Sydney and Melbourne.

Proclaimed a township in 1888 Henty is positioned in a renowned mixed farming area. The township has an active community spirit hosting the highly successful annual Henty Field Days that over three

days sees some 50,000 visitors, establishing NSW's first Bendigo Community Bank branch and a relatively recently constructed community club, hospital and aged care facility.

Often referred to as 'The Home of The Header' the town features a static display of the Headlie Taylor Header that was designed in 1914 by a local farmer, Headlie Taylor, which revolutionised the harvesting of grain not only in Australia but around the world.

Henty has an IGA supermarket, cafes, retail shops and hotel in addition to a public and Lutheran primary school plus well maintained sporting facilities that services the township and surrounding renowned mixed farming area.

Walla Walla

The township of Walla Walla has a population of 583 (source: ABS 31 March 2011) and located approximately 35 radial kilometres north of the regional centre of Albury-Wodonga.

Walla Walla was settled in 1868 with the arrival of 56 German settlers from the Barossa Valley in South Australia. The strong Lutheran foundation saw the construction in 1924 of the largest Lutheran Church in NSW seating some 600 people.

The township features a public primary school and a large Lutheran co-educational primary and secondary school for day and boarding students. The township has well maintained sporting facilities.

Kotzur Silos is a major employer in Walla Walla and are nationally renowned for their engineering excellence and innovation in silo construction.

Walla Walla is located within an established reliable mixed farming area with modest retail services available but in close proximity to Jindera and the nearby regional cities of Albury and Wodonga.

Main Industries

Agriculture is the Greater Hume LGA's main industry, in particular grazing and forestry in the north-east section of the district with mixed farming contributing to the remainder of the district.

Supporting the agricultural community are machinery sales and service businesses in addition to a number of long established motor dealerships. Other industries of particular note include Boral Bricks, Jindera and Kotzur Silos, Walla Walla

Type of Residential Development

Housing development within the residential areas of the Greater Hume LGA consists mainly of low density single residential dwellings.

STATE AND LOCAL GOVERNMENT LEGISLATION FOR LGA

Greater Hume Shire Council is the local development consent authority under Greater Hume Local Environmental Plan (LEP) 2012 which was gazetted on the 12th October 2012. This comprehensive plan complies with the NSW Department of Planning Standard Instrument and includes the provision of 13 land zones and specifies the minimum lot size required for the construction of a dwelling house in all areas of the LGA.

Greater Hume Shire has development controls that affects the subdivision and erection of dwellings which impacts on land values. These include:

Zone	Minimum Allotment Size
Environmental Protection	
E1 – National Parks and Nature Reserves	N/A
E2 – Environmental Conservation	100 ha
Residential	
R2 – Low Density Residential	4000m ²
R5 – Large Lot Residential	10,000m ² and 20,000m ²
RU5 – Village	600m ²
Recreation	
RE2 – Private Recreation	100 ha
Rural	
RU1 – Primary Production	100 ha
RU3 – Forestry	N/A
RU4 – Primary Production Small Lots	80,000m ²
Special Purpose	
SP2 – Infrastructure	N/A
SP3 – Tourist	4,000m ²
W1 – Natural Waterways	N/A
W2 – Recreational Waterways	N/A

MARKET OVERVIEW AND SALES OF PARTICULAR INTEREST

Residential

As at the Prior Local Government Valuation (2012) the Village (RU5) Zone currently comprising 3,189 properties had an overall total land value of \$134,703,990 with the property market experiencing a slight increase of 3.04% to a current land value in 2015 of \$138,796,670.

The Village Zone (RU5) comprises a number of townships and smaller villages with the key townships comprising the centres of Culcairn, Henty, Holbrook and Jindera.

The residential property market in Culcairn has experienced a positive trend in the market with a slight increase of 10% for residential allotments up to 2,000sqm and over 2,000sqm. Culcairn is well placed with a good range of services available to the community including a regional high school (Billabong High) servicing a greater part of the educational needs within the LGA.

The residential property market within the township of Henty has remained relatively stable whilst a number of sales have occurred, since the Prior Local Government Valuation (2012) a number of these to purchasers are from outside the district there has also been some attrition as former resident's seeking the broader range of services including retirement living relocate to the larger areas such as Albury-Wodonga and Wagga Wagga.

The residential property market within the township of Holbrook has been variable since the Prior Local Government Valuation (2012) with residential values; particularly for allotments up to 2,000sqm initially declining in 2014 then lifting again to former levels as at the 1st July 2015. The impact of the Hume Highway bypass may well be reflected in these figures and it is pleasing to note a firming of the market again particularly over the last twelve months. Whilst the Hume Highway bypass had resulted initially in some uncertainty in respect to the residential property market the positive trend provides a level of confidence to the future given the improved amenity by way of a reduction in traffic, noise and improved safety within the township.

The residential property market within the township of Jindera remains buoyant with residential allotments up to 2,000sqm having a slight increase of 10% whilst allotments of over 2,000sqm increased by 5% since the Prior Local Government Valuation (2012). There has been a sound volume of sales as Jindera is seen as an attractive rural township providing for alternate rural lifestyle living to the nearby large regional City of Albury.

Villages

Since the Prior Local Government Valuation (2012) residential land values within the villages of Brocklesby, Morven, Walbundrie and Woomargama have generally remained steady whilst a slight decrease in values has occurred in Gerogery and a moderate decrease in land values has been experienced in Burrumbuttock.

Whilst the villages themselves provide for an attractive living alternate there size limits their capacity to provide for a range of local goods and services. The scope for growth remains a challenge for the smaller villages within the Greater Hume LGA.

Commercial

Commercial land within the Greater Hume LGA is included within the Village Zone (RU5) and is distinguished by 4 components (CCC, CHE, CHO, CJA) effectively representing the major townships of Culcairn, Henty, Holbrook and Jindera.

Since the Prior Local Government Valuation (2012) commercial land values have generally remained steady within the townships of Henty and Culcairn. During this period the townships have not experienced any particular market drivers to impact values. Whilst Culcairn has experienced some firming of the residential market this may provide an impetus for growth in the commercial sector into the future in the event this growth continues.

Holbrook commercial land values have experienced a slight decrease since the Prior Local Government Valuation (2012). The removal of a significant volume of highway traffic since the opening of the Holbrook bypass has impacted specific businesses particularly those reliant on highway traffic but alternatively the new quieter and safer shopping environment in the CBD may in time draw in new businesses particularly if residential growth occurs. As the general amenity of the area has improved this may underpin Holbrook as a rural living alternative to the larger Cities of Albury and Wagga Wagga.

Commercial land within the township of Jindera has experienced a slight increase in value of 10% since the Prior Local Government Valuation (2012). As the demand in housing increases in the township there is a corresponding demand for goods and services which has stimulated commercial activity. The recently proposed service station site on the corner of Urana and Adams Street reflects the confidence investors have in the township going forward.

Industrial

Since the Prior Local Government Valuation (2012) the property market within the two key industrial areas of the Greater Hume LGA incorporating Holbrook and Jindera has remained relatively stable. There has been limited activity particularly since the Prior Annual Valuation (2014) with a reduction in sales volumes noted. The softening in market activity is generally linked to economic activity with businesses reluctant to relocate or expand whilst there is a level of prevailing uncertainty in the economy.

Rural Locations within the LGA

Since the Prior Local Government Valuation (2012) there has been a sound volume of rural sales within the Greater Hume LGA. The significant activity has been driven by a range of purchaser motivation including adjoining owners seeking to expand existing holdings, non-local buyers seeking to capitalise on the purchase of quality historically reliable agricultural land and interest from the corporate sector.

Lawson Grains Pty Ltd have made substantial purchases of farming properties in the Urana, Corowa, Greater Hume and Jerilderie districts over the past 3 years. So far we have identified this entity has purchased a total area of approximately 21,686 hectares (34 PIDs) at a total price of \$64.56 million, which equates to a gross purchase price of \$2,977 per hectare. Of these purchases 1 PID has been located in the Greater Hume district. The sale comprising some 1,981 hectares in total was across

the Greater Hume LGA and Corowa LGA with approximately 877.74 hectares within Greater Hume. Whilst as yet there have not been a substantial purchase of holdings in the Greater Hume LGA the long term sustainable effect of the Lawson Grains purchases on rural property values is yet to be ascertained.

Since the Prior Annual Valuation (2014) there has been a number of large prime grazing properties transact in the range of \$3,000,000 - \$6,000,000 located in the corridor from Little Billabong to the north east, Jingellic in the east and Bowna to the south east of the Greater Hume LGA.

Although since the Prior Local Government Valuation (2012) to the current Base date as at the 1st July 2015 there has been some seasonal variation in general terms the Greater Hume LGA is generally regarded as reliable agricultural country particularly to the eastern sector of the LGA.

SIGNIFICANT ISSUES AND DEVELOPMENTS

Significant Developments – From Prior to Current Annual Valuation

The proposed service station development in Jindera initially proposed by the developer to be operated 24/7 has had the operating hours trimmed following council recommendation and community input and is to now operate between the hours of 6am to 10pm daily.

The new development is to include a shop, three fuel bowsers with six pumps and eight car parking spaces and is to be located on the corner of Urana and Adams Streets.

Significant Developments – From Prior to Current Local Government Council Rating Valuation

The opening of the 9.5 kilometre Hume Highway bypass of Holbrook on the 7th August 2013 has raised some challenges and opportunities for the township of Holbrook. The residential property market within the township of Holbrook reflected a softening in values as at the 1st July 2014 Base Date. It's questionable as to whether the bypass brought a level of uncertainty into the market or other factors were at play but a sound volume of sales evidence analysed as at the 1st July 2015 Base date clearly indicate a firming of values. The opportunities presented following the bypass works is that the removal of heavy volumes of highway traffic in particular prime movers from the CBD has clearly introduced a safer, quieter and improved residential amenity within the township which now can be capitalised upon.

The staged expansion of a residential estate within the township of Jindera is proving increasingly popular and considered a lifestyle option in which to enjoy the benefits of a smaller rural community but also within easy commuting distance to employment and goods and services available in the larger centre of Albury Wodonga.

SIGNIFICANT VALUE CHANGES

Significant Value Changes – From Prior to Current Annual Valuation

The Village Zone (RU5) overall experienced an increase in values since the Prior Annual Valuation (2014) of 6.08%. As the Village Zone encompasses a number of principal townships and smaller villages within the Greater Hume LGA the specific value changes of note include:

- Burrumbuttock residential lots decreased by 10%
- Culcairn residential lots up to 2,000sqm increased by 10%
- Culcairn residential lots over 2,000sqm increased by 10%
- Holbrook residential lots up to 2,000sqm increased by 15%
- Jindera residential lots up to 2,000sqm increased by 10%
- Jindera residential lots over 2,000sqm increased by 5%
- Walla Walla residential lots increased by 10%

The Primary Production Zone (RU1) overall experienced an increase in values since the Prior Annual Valuation (2014) of 4.04%. The Primary Production Zone encompasses a number of specific locations and specified property size (hectares) components within the Greater Hume LGA and the specific value changes of note include:

A 5% increase within the Primary Production Zone (RU1) on rural properties of less than 80 hectares located to the south and south east of the LGA and larger scale rural enterprise located to the south and south east in addition to the north and north west of the LGA. River frontage properties east of Albury less than 100 hectares in addition to larger scale river front properties to the south west of the LGA also experienced a 5% increase in land values.

Rural properties of less than 80 hectares and located less than 30 kilometres east of Albury also experienced a 5% increase in land values.

A number of locations within the Greater Hume LGA experienced a 10% increase in rural land values including properties of less than 80 hectares located less than 30 kilometres west of Albury and larger scale rural enterprise to the north east portion of the Greater Hume LGA.

SIGNIFICANT VALUE CHANGES – FROM PRIOR TO CURRENT LOCAL GOVERNMENT COUNCIL RATING VALUATION

The Village Zone (RU5) overall experienced an increase in values since the Prior Local Government Valuation (2012) of 3.04%. As the Village Zone encompasses a number of principal townships and smaller villages within the Greater Hume LGA the specific value changes of note include:

- Holbrook commercial lots decreased by 5%
- Jindera commercial lots increased by 10%

- Burrumbuttock residential lots decreased by 25%
- Culcairn residential lots up to 2,000sqm increased by 10%
- Culcairn residential lots over 2,000sqm increased by 10%
- Gerogery residential lots decreased by 13%
- Jindera residential lots up to 2,000sqm increased by 10%
- Jindera residential lots over 2,000sqm increased by 5%

The Primary Production Zone (RU1) overall experienced an increase in values since the Prior Local Government Valuation (2012) of 5.07%. The Primary Production Zone encompasses a number of specific locations and specified property size (hectares) components within the Greater Hume LGA the specific value changes of note include:

A 5% increase within the Primary Production Zone (RU1) on rural properties of less than 80 hectares located to the south and a 15% increase to the south east of the LGA. A 5% increase to larger scale rural enterprise located to the south and south east in addition to the north, north-west and west of the LGA. River frontage properties east of Albury less than 100 hectares in addition to larger scale river front properties to the south west of the LGA also experienced a 5% increase in land values.

Rural properties of less than 80 hectares and located less than 30 kilometres east of Albury also experienced a 5% increase in land values.

A number of locations within the Greater Hume LGA experienced a 10% increase in rural land values including properties of less than 80 hectares located less than 30 kilometres west of Albury and larger scale rural enterprise to the north east portion of the Greater Hume LGA.

OVERVIEW OF THE QUALITY ASSURANCE PROCESS

LPI has been provided with a detailed Valuation Analysis Report, which details the Quality Assurance Process of Cosgraves Property Advisers and outlines that the Verification process and certifies that Land Values meet all Statistical Measures and Component Data Analysis. In addition, a Quality Statement and lists of high value and high risk properties is also provided in the Valuation Analysis Report. Checks have been undertaken to ensure that all properties have been valued, land values are consistent with each other, land value basis' have been correctly determined and all concessions and allowances have been supplied. Additionally, properties that had land values amended through the objection or reascertainment process were individually examined to reconcile surrounding land values and ensure accuracy of the grading of surrounding land values. Benchmarks and Reference Benchmarks are core elements of the quality assurance processes and are identified and individually valued in accordance with the Rating and Taxing Procedures Manual Version 6.6.2. Worksheets have been maintained on all properties where calculations are required. We have also ensured that adjustments and assumptions within the market analysis have been based on market evidence and have been fully documented and rationalised.

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