

FINAL REPORT 2015



Rolling hills to the east of Tenterfield

Tenterfield LGA

Contract Area	New England
Contract No	742342
Prepared for	LPI
	Under Rating & Taxing Procedure Manual 6.6.2

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Executive Summary

LGA Overview

Tenterfield Local Government Area

Tenterfield Local Government Area (LGA) is located in northern New South Wales, approximately 700 kilometres to the north of the Sydney in the New England Region of New South Wales. Tenterfield LGA comprises a land area of approximately 7,332 square kilometres that predominantly includes sheep and cattle grazing with some small areas of cropping on the better river flats adjoining the Dumaresq and Clarence Rivers. Some diversification in use of rural land is evident with a number of vineyards around Tenterfield Town. The LGA is adjoined by four other LGAs – Kyogle Council north-east, Clarence Valley Council to the south-east, Glen Innes Severn Council to the south and Inverell Shire Council to the south-west.

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

Tenterfield LGA comprises Village, Rural, and Forestry zones.

5,026 properties were valued at the Base Date of 1 July 2015, and valuations are reflective of the property market at that time. Previous Notices of Valuation issued to owners for the Base Date of 1 July 2013. The Tenterfield property market has remained steady across all sectors.

Valuation changes in the Local Government Area and percentage changes between the prior Base Date 1 July 2014 and the Land Tax Valuation year of 1 July 2015 are as follows:

Properties Valued and Total Land Value						
Zone	Zone Code	Number of Entries	2015 Total Land Value	Prior Annual Valuation (2014)	% change	
Residential	RU5	2,256	\$ 100,709,482	\$ 100,785,262	0%	
Rural	RU1, RU3	2,755	\$ 616,886,756	\$ 604,769,356	2%	
Total		5,011	\$ 717,596,238	\$ 705,554,618	2%	

State & Local Government Legislation for LGA

Tenterfield LGA is governed by the Tenterfield Shire Local Environmental Plan 2013 (LEP) gazetted on 19 April 2013. There have been three amendments to the LEP since the previous Base Date; including implementation of a Saleyards Buffer Zone, additional Heritage items, and reclassification of land to operational.

The current plan is based on the standardised Local Environmental Plan prescribed by the New South Wales Legislation.

Market Overview

Opteon Property Group (OPG) as Contractors has undertaken significant analysis in the Tenterfield district property market to provide an accurate and reliable basis of valuation. 194 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. OPG Contractors undertakes this process using the Paired Sales Approach and the Written Down Replacement Cost Approach, with the Replacement Cost Method used when appropriate.

In analysing sales before or after 1 July it is necessary to adjust the contract price in terms of market movement. In the Tenterfield District this year sales and resales of properties indicated residential values in Tenterfield have remained relatively stable, with the volume of sales slightly increased but generally at the same value levels.

Overall in the last twelve months Tenterfield town residential values have generally remained stable with slightly increased activities with values generally maintained. Commercial values have also been maintained inline with the wider town market. The Tenterfield village markets have experienced continued low sales volumes over this period, but contracted village sales demonstrate no change in value levels. Rural property market has generally remained stable, with a modest volume of sales occurring. Current good seasonal conditions and commodity prices has had a positive impact on buyer interest and confidence correlating to increased sales volumes. However, the only sector of the rural market with marginal value increases was good quality well located fine granite grazing land found east of Tenterfield town

Significant Issues and Developments

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

Minor variations and value changes (generally $\pm 10\%$) in the past 12 months have previously been noted in this Report (see Market Overview). There have been some significant value changes due to verification since the 2014 Base Date, these are summarized below by property type.

Summary of Valuation Changes to Residential Land

Changes since previous Valuation Year (2014)

There were no significant value changes to residential land.

Summary of Valuation Changes to Rural Land

Changes since previous Valuation Year (2014)

- Some increases to well located central grazing values following new sales evidence indicating some increases in this type of rural holding.
- Some variations to small rural holdings throughout the shire with increases related to factors such as appealing lifestyle features, improved access, holdings being under the nominated minimum lot size but having existing dwellings, and in other cases due to being within the Local Environmental Plan rural residential subdivision area with some future potential for further development; and conversely some decreases for factors such as no building entitlements, poor access and other physical features, and restrictions on use.

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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 Tenterfield LGA. 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

Tenterfield LGA is located in the New England Region of New South Wales, approximately 850 kilometres north of Sydney and 265 kilometres south of Brisbane. Tenterfield LGA comprises a land area of approximately 7,134 square kilometres that predominantly includes sheep and cattle grazing with some small areas of cropping on the better river flats adjoining the Dumaresq and Clarence Rivers. Some diversification in use of rural land is evident with a number of vineyards around Tenterfield Town. Tenterfield LGA is adjoined by four other LGAs – Kyogle Council north-east, Clarence Valley Council to the south-east, Glen Innes Severn Council to the south and Inverell Shire Council to the south-west.

Principal Towns

Tenterfield

Tenterfield is the principal town in Tenterfield LGA. It is located approximately 850 kilometres north of Sydney and 188 kilometres north of the Armidale CBD. The Central Business District of Tenterfield is confined to a traditional ribbon shopping centre fronting Rouse Street (New England Highway) and a small section of High Street (Bruxner Highway). It has several large national tenants and many locally owned individual shops and offices.

Tenterfield Town CBD is enveloped by residential development, largely single residential dwellings and some small residential flat developments.

Tenterfield has full utility services available including a reticulated town water supply, reticulated sewer and telecommunication services. It also has a Police Station, Court House, Ambulance Station, Fire Station, SES, Council Chambers, Library and Hospital.

There is one State High School, one State Primary School, and one Catholic School located within the developed area of the town.

Additional community based facilities available within the LGA include various denominational churches, child care centres, aged care facilities, sporting clubs, recreational playing fields, parks and reserves, public swimming pool, tennis courts and a golf course.

Types of Residential Development

Tenterfield has a broad mix of residential accommodation types. These range from the older brick residences built in the late 1800's to early 1900's to more modern brick residences. Older residential accommodation includes many heritage homes which are throughout the town. Older public housing development is scattered throughout the town. More recent brick veneer residences built from the 1970's to current are generally found in the east of town with modern brick homes being found within Saddlers Estate.

Approximately 71.1% of properties in the region are owner occupied, 25.2% are owned by investors and 3.7% are government owned dwellings.

Villages

In addition to Tenterfield town, there are several small rural villages located within the Shire, being Torrington, Drake, Legume, Jennings, Liston and Urbenville. The villages are located throughout the LGA. Each of the villages provides basic amenities to the surrounding rural regions.

Torrington is located approximately 60km south-west of Tenterfield. The village has a memorial hall and caravan park supporting an estimated population of 85 people.

Drake is approximately 44km east of Tenterfield. Drake Village has basic amenities including general store/fuel outlet, hotel, rural supplies outlet, school, post office and community hall.

Legume is a village approximately 93km north-east of Tenterfield. The village has a general store, fuel outlet, community hall and bushfire depot.

Jennings village is located approximately 19km north-west of Tenterfield on the New South Wales and Queensland State border. The village provides a hotel and school in NSW.

Liston village is located approximately 23km north-east of Tenterfield. The village provides has a community hall, bushfire depot and holiday accommodation.

Urbenville is a village approximately 134km north-east of Tenterfield, and 73km west north-west of Kyogle. Urbenville Village has a reasonable range of amenities including general store, small supermarket, garage/fuel outlet, hotel, rural supplies outlet, school, post office, small hospital, churches and community hall.

Main Industries

Tenterfield Town has a commercial and industrial sector of supporting businesses for the residential and surrounding rural sector. There are no designated commercial or industrial zones in Tenterfield. As previously outlined the commercial area is generally confined to Rouse Street, between Miles and Molesworth Streets. There are small precinct where industrial type uses have developed located on the northern outskirts of the town in the Riley and Western Boundary Street locality and on the southern urban fringe between Simpson and Clifton Streets. These areas are not governed by any special planning or service restrictions and have developed on a historical use basis. Council has recently subdivided land in Riley Street creating approximately 17 additional industrial allotments.

Significant Retail Centres

There is a Coles supermarket in Henry Parkes Plaza located with access from Rouse and Crown Streets, with a competing supermarket in High Street. Due to the size and geography of Tenterfield Shire parts are serviced by towns outside the Shire boundaries, some of which are located in Queensland. These centres include Casino, Kyogle, Killarney/Warwick and Stanthorpe.

Rural

Tenterfield LGA contains some highly productive basalt soils including land on the Acacia Plateau, but granite and trap rock soils are predominant throughout the Shire. Traditionally the New England District has been a strong, fine wool growing and fat lamb producing area, but in more recent times with the returns from wool production remaining relatively static, or declining in recent years, more producers have opted for cattle grazing.

Beef cattle breeding and fattening and wool production are the most common agricultural pursuits in the Tenterfield Shire. Wool production is generally confined to the lower rainfall predominantly granite and trap soil grazing lands to the west of Tenterfield. The central and eastern higher rainfall country with generally heavier more productive soils is almost exclusively used for cattle grazing. A limited amount of cultivated crop production or intensive horticulture is undertaken within the district, being generally confined to the heavier alluvial soils with good availability of water. An increase in the number of small vineyards is a noticeable trend over recent years.

Rural retreat home sites occupy much of the poorer quality land within the district, particularly in the Drake, Tabulum and Mountain Creek localities, where the relative isolation/privacy and the natural bushland settings attracting the 'lifestyle' sector of the rural market.

Rural Locations within the LGA

Land values vary throughout the LGA according to land form, location, access and soil types. The following are general descriptions of some localities within Tenterfield LGA:

Tenterfield

Tenterfield is a rural township having a population of approximately 3,000, and is located at the intersection of the New England and Bruxner Highways. It is situated close to the Great Dividing Range, elevation 850m and average annual rainfall 852mm pa. Topography of the area immediately surrounding the town varies from undulating to the north and east, whilst immediately west and south is a range of hills including Mt McKenzie 1230m ASL. Further away to the east the landform drops away steeply towards the Timbarra or Rocky River, further to the north is an elevated plateau, and further to the south west the land drops away steeply towards the Mole River. The major streams are the Tenterfield Creek which runs west, the Barney Downs Creek which runs north east and becomes the Cataract River, the Bluff River which runs south of Tenterfield in a westerly direction until it meets the Mole River, and the Timbarra or Rocky River which runs north to meet the Clarence River. Soils include fine granite immediately east of Tenterfield, and coarser granite and stony trap elsewhere. Elevation ranges from approximately 1,230m ASL down to approximately 350m ASL at the Timbarra River to the east and approximately 500m ASL at the Bluff River south of Tenterfield. The better quality granite soils are mostly cleared however there are large areas of timbered hills throughout this area.

Bolivia

Bolivia locality is approximately 35km south of Tenterfield on the New England Highway. There are no amenities at Bolivia, however the Village of Torrington has a community hall and bush fire depot. This locality stretches from Deepwater on the Shire boundary in the south to Sandy Flat in the north, and from Stannum, Torrington and Pyes Creek in the west to the shire boundary in the east. Topography includes the more gentle lower slopes and valleys of the major streams, steeper slopes and ridges, and undulating areas along the shire boundary north west of Deepwater Village. Generally the steeper country is located along the Great Dividing Range to the east. The major streams include the Deepwater River which runs north from Deepwater until it meets the Mole River, the Bluff River and Pyes Creek. Soils range from loamy granite east of Bolivia to coarser granite south and south west of Bolivia towards the shire boundary and Stannum and Torrington, and areas of stony trap throughout, and particularly to the west including Pyes Creek. Elevation varies from approximately 700m ASL to over 1200m ASL and the area south of Bolivia Hill is

generally of higher elevation than Bolivia and its immediate surrounds. The better quality soils are generally open grazing, however there are large areas of steep and rocky timbered country throughout, and particularly to the east.

Drake/Tabulam

Drake/Tabulam locality is approximately 40-55km east of Tenterfield on the Bruxner Highway. Drake Village has basic amenities including general store/fuel outlet, hotel, rural supplies outlet, school, post office and community hall. This locality stretches from about Sandy Hills located in the ranges east of Tenterfield to the shire boundary at Tabulam in the east, and from Pretty Gully locality in the north, to Rocky River in the south. Topography is generally sloping to steep hills and valleys, with only small areas of undulating land adjacent to the major streams. The major streams include the Clarence River which forms the shire boundary in the east, the Timbarra or Rocky River which meets the Clarence south of Tabulam, and the Plumbago and Tea Tree Creeks close to Drake Village. Soils are predominantly coarse granite or stony trap, apart from some alluvial soils along the Clarence River. Elevation varies from approximately 120m ASL at the Clarence River to over 1000m ASL in the ranges west of Drake Village. The area is predominantly timbered with small areas of cleared grazing land throughout, and cleared arable flats along the Clarence River. Average rainfall is approximately 1200mm pa.

Urbenville

Urbenville locality is approximately 90km north east of Tenterfield via sealed and gravel roads. Urbenville Village has a reasonable range of amenities including general store, small supermarket, garage/fuel outlet, hotel, rural supplies outlet, school, post office, small hospital, churches and community hall. This locality stretches from about Upper Tooloom in the south to the shire and state border in the north, and from about Old Koreela in the west to the shire boundary in the east. Topography is generally undulating to moderately sloping land in the valleys and steeper more elevated slopes and ridges and hills elsewhere. Generally the most undulating and therefore most usable land is located along the Tooloom Creek which forms the shire boundary, the Beaury Creek and the Woodenbong Creek and their tributaries. Soils range from black flats along Tooloom Creek, chocolate basalt west of Woodenbong and Urbenville, with areas of light stony trap soils particularly south west of Urbenville. The locality also includes a significant area of rich basalt soil rainforest located west of Urbenville. Elevation varies from approximately 300m – 800m ASL. The area surrounding Urbenville and along the major streams are cleared for grazing and fodder cropping, whilst the steeper slopes and hills are generally timbered. Average rainfall is approximately 1100mm pa.

Legume/Acacia

Legume/Acacia Plateau locality is approximately 70-85km north of Tenterfield via sealed and gravel roads. Legume village has a general store, fuel outlet, community hall and bushfire depot, whilst Acacia Plateau has no amenities. This locality stretches from about Wylie Creek in the south to the shire and state boundary in the north, and from Old Koreelah in the east to the shire and state border in the west. Topography is generally undulating to moderately sloping land in the valleys and steeper more elevated slopes and ridges and hills elsewhere. The Acacia Plateau is an elevated area north east of Legume, which is bordered on 3 sides by a steep escarpment. Generally the most undulating and therefore most usable land is located on the plateau and along the Koreela and Acacia Creeks, which together with the Maryland River to the south comprise the major streams in this locality. Soils range from deep red fertile basalt on Acacia Plateau, to chocolate basalt along the northern most slopes of the Koreelah and Acacia Creeks, and lighter sandy granite loams are found in the more southerly areas of those valleys, and adjacent to the Maryland River. Elevation varies from approximately 400m–900m ASL. The more gentle slopes along the major streams, and the Acacia Plateau are cleared for grazing and fodder cropping, whilst the steeper slopes and hills are generally timbered. Average rainfall is approximately 1000mm pa.

Liston/Maryland

Liston/Maryland locality is approximately 46km north of Tenterfield via sealed and gravel roads. Liston village has a community hall and bushfire depot, whilst Maryland has no amenities. This locality stretches from about Wylie Creek in the north to about Boonoo Boonoo in the south, and from the shire and state border in the west to Rivertree in the east. Topography is generally undulating to moderately sloping land throughout much of this locality, particularly along the shire/state border to the west, however the land falls away steeply east of Liston and Wilsons Downfall towards the Boonoo Boonoo River and the Maryland River, both of which are the major streams and which have deep valleys with steep slopes. Soils range from good quality fine red and grey granite close to and east of Liston, to coarser granite elsewhere, with only small areas of trap and basalt soils evident. Elevation varies from approximately 250m at the Boonoo Boonoo River to over 900m ASL close to Liston. The majority of the undulating land to the west and in the central parts of the locality and the valley floors of the Boonoo Boonoo and Maryland Rivers are cleared for grazing, whilst the steeper slopes and hills are generally timbered. Average rainfall is approximately 900mm pa.

Mole River/Mingoola/Woodside

Mole River/Mingoola/Woodside locality is approximately 15-50km west of Tenterfield via the sealed Bruxner Highway and gravel roads. Mingoola locality has a school, and rural merchandise outlet, whilst there are no amenities at Mole River and Woodside. This locality stretches from the shire/state border in the north to about Silent Grove in the south, and from the Dumaresq River in the west to Woodside in the east. Topography is generally undulating to steep hills throughout, and the dominant features are the Mole River valley which runs in a westerly direction until it meets the Dumaresq River Valley, further north and running parallel is the valley of the Tenterfield Creek, and adjacent to that valley is a range of steep hills to the north which form the shire/state border. Soils are predominantly stony trap throughout, apart from alluvial river and creek flats, and a small area of granite soils in the Silent Grove area at the southern extremity of this locality. Elevation varies from approximately 350m ASL at the Dumaresq River to over 1300m ASL in the hills along the QLD border. There are large areas of cleared sloping to hilly trapsoil grazing throughout, however there are also significant areas of steep inferior quality timbered ridges. Average rainfall is approximately 700mm pa.

State & Local Government Legislation for LGA

Tenterfield LGA is governed by the Tenterfield Shire Local Environmental Plan 2013 (LEP) gazetted on 19 April 2013. There has been one amendment to the LEP since the previous valuation.

There have been three amendments to the LEP since the previous Base Date; including implementation of a Saleyards Buffer Zone, additional Heritage items, and reclassification of land to operational.

The plan is based on the standardised Local Environmental Plan prescribed by the New South Wales Legislation.

The Plan aims to make local environmental planning provisions for land in the Tenterfield Council Local Government Area in accordance with the relevant standard environmental planning instrument under section 33A of the Act. Tenterfield Council has development controls including the Tenterfield Council Development Control Plan 2014 that affects the subdivision and erection of dwellings which impacts on land values. These include:

Zone	Minimum Allotment Size
Residential/Village	Council Consent required (RU5)
Rural	100ha (RU1)
Forestry	Council Consent required (RU3)

Market Overview & Sales of Particular Interest

Opteon Property Group (OPG) as Contractors has undertaken significant analysis of the Tenterfield Shire district property market to provide an accurate and reliable basis of valuation. 194 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. OPG Contractors undertakes this process using the Paired Sales Approach and the Written Down Replacement Cost Approach, with the Replacement Cost Method used when appropriate.

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

Sales which do not have market circumstances including sales between related parties and company transfers, have not been utilised when assessing market changes and determining land values.

General economic factors (including international exchange rates, economic growth and interest rates) commodity prices and climatic conditions strongly influence the Tenterfield property market.

Town

Tenterfield LGA comprises approximately 1,812 village zoned properties located in Tenterfield Town.

The Tenterfield LGA residential market had approximately 97 sales throughout Base Date 2015 with all of them being analysed.

Overall in the last twelve months Tenterfield town residential values have generally remained stable with slightly increased activities but generally no change in value levels.

There is no land specifically zoned for commercial and industrial use, but there are developed commercial and industrial precincts. Commercial component values have also been maintained inline with the wider town market, however discussions with local agents and observations indicate an increase in vacant shops and extended letting periods being experienced, indicating values may be starting to show signs of weakening.

The values adopted are supported by both vacant and improved sales analysis.

Typical land value at 1 July 2015 for typical residential properties include:

Description	Address	Area	BD14	BD15	CHG 14-15
Large Residential Blocks	Drummond Street	1.007 ha	\$90,000	\$90,000	0.00%
Saddlers Estate	Parkes Drive	1,511 m2	\$45,500	\$45,500	0.00%
Commercial including hotels and motels	Rouse Street	407.2 m2	\$34,000	\$34,000	0.00%
Standard Residential sites	Bulwer Street	1,116 m2	\$40,500	\$40,500	0.00%

There was one sale above \$700,000 contracted since the prior Base Date in Tenterfield Town which was the sale of a motel as a going concern.

Village

The Tenterfield LGA comprises approximately 444 village zoned properties located throughout the Shire, and outside Tenterfield Town.

The Tenterfield LGA village market had 9 sales throughout Base Date 2015, all of which were analysed.

The Tenterfield Village markets have continued to experience low sales volumes in the last twelve months but have maintained values, with some inconsistencies evident, which are not unusual in village markets where the volume of sales transacted privately/without agent intervention is generally higher than in larger town markets.

The limited evidence available throughout the village markets generally shows no notable movement in village values throughout the shire, with the exception of Urbenville village where sales analysis supports a minor reduction to values.

The values adopted are supported by both vacant and improved sales analysis.

Typical land value at 1 July 2015 for typical village properties include:

Description	Address	Area	BD14	BD15	CHG 14-15
Torrington & Stannum Village	Silent Grove Rd, Torrington	4,047 m ²	\$18,500	\$18,500	0.00%
Drake Village	Bruxner Hwy	1,530 m ²	\$20,000	\$20,000	0.00%
Legume Village	Mt Lindesay Rd	2,023 m ²	\$35,000	\$35,000	0.00%
Jennings Village	Robinson St	2,023 m ²	\$28,500	\$28,500	0.00%
Liston Village	Stanthorpe St	2,023 m ²	\$25,000	\$25,000	0.00%
Urbenville Village	Tooloom St	1,164 m ²	\$23,000	\$22,300	-3.04%

There have been no sales of significance in the Villages since the prior Base Date.

Rural

The Tenterfield LGA comprises approximately 2,770 rural and forestry zoned properties.

There were approximately 88 rural zoned sales considered to be reliable market indicators recorded and analysed during the 12 month period ending 1 July 2015, and this comprised 15 larger broadacre grazing properties, and 73 generally smaller properties being lifestyle, rural retreat, farmlet and rural residential type properties.

The general market trends of increasing values for the better quality grazing land and largely unchanged values for the poorer quality and lifestyle grazing and hobby farms seen throughout the Northern Tablelands over the 12 month period ending 1 Jul 2015 have not been as pronounced in Tenterfield Shire. The increased values have been generally restricted to the good quality well located fine granite grazing land found east of Tenterfield town. Of the 15 larger broadacre grazing market sales analysed, 3 were of good quality well located properties close to Tenterfield and these

all showed a significant upward movement in the market for this type of property. The increase in values is seen as being the result of improved commodity prices, particularly beef cattle over recent months, a significant improvement in seasonal conditions since November 2014, historically low interest rates, and the flow on effect of increased property sales activity throughout rural NSW generally.

However the other 12 sales, including a small number of better quality grazing in the north east of the shire, and poorer quality grazing west of Tenterfield showed no significant market movement. The market for the poorer quality and inferior located grazing land, and the smaller lifestyle, rural retreat, farmlet and rural residential properties has not shown any significant change over the period. The largely unchanged market in this sector of rural market is seen to be due to generally subdued economic activity in regional areas, notwithstanding the improved rural outlook, with a well-balanced supply/demand situation, and the fact that many of these properties do not have significant livestock or cropping potential, therefore values are not influenced so much by commodity prices and seasonal conditions.

There were a number of sales recorded of timber plantation properties located in the Urbenville/Woodenbong area, and these were either forced receivership sales of failed Management Investment Schemes, or sold as part of a national timber plantation portfolio, hence these sales were not considered reliable market indicators.

Typical land value at 1 July 2015 for typical rural properties include:

Description	Address	Area	BD14	BD15	CHG 14-15
Near level vacant timbered site having river frontage, no dwelling entitlement, approx 20 km north of Tenterfield	Mount Lindesay Rd, Boonoo Boonoo	2.438 ha	\$10,000	\$10,000	0.00%
Near level rural residential site with creek frontage located in village of Lower Acacia Creek, 82 km north of Tenterfield in Legume/Acacia Plateau locality.	Lower Acacia Creek Rd, Lower Acacia Creek	5,134 m2	\$40,500	\$40,500	0.00%
Cleared sloping acreage with creek frontage located approx 8.5 km east of Tenterfield	Bruxner Highway, Tenterfield	4.046 ha	\$88,800	\$88,800	0.00%
Gently sloping cleared acreage comprising 2 titles, located approx 3 km north west of Tenterfield.	Smiths Lane, Tenterfield	14.05 ha	\$172,000	\$172,000	0.00%
Steep timbered retreat block having frontage to sealed road approx 13 km north east of Drake village in Drake/Tabulam locality.	Sugarbag Rd, Tabulam	45.07 ha	\$75,600	\$75,600	0.00%
Sloping partly cleared retreat with Bluff River frontage, located approx 33 km south of Tenterfield in Bolivia locality.	Bluff River Rd, Sandy Flat	33.76 ha	\$117,000	\$117,000	0.00%

Undulating to sloping mostly cleared granite soil grazing watered by permanent creeks, located approx 21 km north east of Tenterfield.	Snake Creek Rd, Sandy Hill	157ha	\$354,000 (\$2,257/ha)	\$397,000 (\$2,526/ha)	12.15%
Undulating to steep partly timbered coarse granite lifestyle grazing with fair only access, located approx. 18 km east of Liston village in Liston/ Maryland locality.	Rivertree Rd, Rivertree	164.03 ha	\$175,000	\$175,000	0.00%
Undulating to hilly mostly open granite and trap grazing held in multiple titles, having significant areas of surface stone, creek frontage, located approx 18 km SW Tenterfield.	Gunyah Rd Woodside	409.64 ha	\$301,000 (\$735/ha)	\$301,000 (\$735/ha)	0.00%
Undulating elevated timbered granite plateau forming part of Girard State Forest held under Crown Lease, located approx. 25 km east of Tenterfield	Timbarra Rd, Timbarra	1,689 ha	\$228,000 (\$135/ha)	\$228,000 (\$135/ha)	0.00%

There were two rural broadacre market sales over \$1,000,000 within the Tenterfield rural market since the prior Base Date, one of these being a 267 ha grazing holding at Koreelah, with permanent creek frontage, including arable areas suitable for both irrigated and dryland fodder cropping, showing an analysed land value of \$2,710/ha, and a large 1,504 ha irrigation and grazing property at Mole River, having Dumaresq River frontage, irrigable river flats, and including a large area of steep timbered hills, showing an overall analysed land value of \$333/ha.

In the lifestyle/small holding market there were three sales contracted above \$500,000, including a well located 137 ha lifestyle grazing holding located 1 km east of Tenterfield having good subdivision potential, showing an average analysed land value of \$4,665/ha and a block value of \$639,000; a 129 ha good quality small scale grazing holding located 8 km south east of Tenterfield showing an average analysed land value of \$2,927/ha and a block value of \$379,000; and a good quality 40 ha hobby farm located 13 km south east of Tenterfield showing a block value of \$238,000.

Significant Issues and Developments

Significant Developments – From Prior to Current Annual Valuation

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

Significant Values Changes – From Prior to Current Annual Valuation

Minor variations and value changes (generally $\pm 10\%$) in the past 12 months have previously been noted in this Report (see Market Overview). There have been some significant value changes due to verification since Base Date 2014, these are summarized below:

- Some increases to well located central grazing values following new sales evidence indicating some increases in this type of rural holding.
- Some variations to small rural holdings throughout the shire with increases related factors such as appealing lifestyle features, improved access, holdings being under the nominated minimum lot size but having existing dwellings, and in other cases due to being within the Local Environmental Plan rural residential subdivision area with some future potential for further development; and conversely some decreases for factors such as no building entitlements, poor access and other physical features, and restrictions on use.

Overview of the Quality Assurance Process

LPI has been provided with a detailed Valuation Analysis Report, which details the Quality Assurance Process of OPG Contractor 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 6.6.1. 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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