

Yass Valley LGA

Final Report 2015

Date: 16/11/2015

EXECUTIVE SUMMARY

LGA OVERVIEW

Yass Valley Local Government Area

Yass Township (population 5,591 2011 Census) is the main centre within the Yass Valley LGA (total population 15,020) and is located approximately 52kms Northeast of Canberra via the Barton Highway. It is located on the Hume Highway between Sydney and Melbourne being 280 km Southwest of Sydney. The total land area comprises 399,837 hectares (3,998 square km). Major rivers include the Yass River which flows through the Town and provides the Town's water, also the Murrumbidgee and Goodradigbee rivers which flow into Lake Burrinjuck and supply irrigation water for the Riverina.

A large portion of the LGA is within commuting distance of the ACT, with 12,500 vehicle movements on the Barton Highway each day. Localities North and West of Yass such as Binalong, Bookham and Wee Jasper are generally outside of Canberra commuting distance. As at the 2011 census, the population of the LGA was 15,020, with a population density of 0.04 persons per hectare. The LGA borders the shires of Boorowa and Upper Lachlan to the north, Palerang to the east, Gundagai and Harden to the west and the Australian Capital Territory to the south. The Yass Valley LGA is a popular rural locality due to its proximity to Canberra, temperate climate, elevation, types of soils, vegetative cover and regular rainfall.

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

The Yass Valley Local Government Area comprises Residential, Rural, Commercial, Industrial, Environmental, Infrastructure and Public Recreation zones.

7352 properties were valued as at the Base Date of 1 July 2015, and valuations are reflective of the property market at that time. Previous Notices of Valuation were issued to property owners for the Base Date of 1 July 2013. The Yass Valley property market has remained reasonably steady over the past 12 months, with some sectors experiencing a slight increase in values.

Valuation changes in the Local Government Area and percentage changes between the Council Valuation years of 1 July 2013 and 1 July 2015 and the Land Tax Valuation year of 1 July 2013 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 (2013)	% Change
Residential	(R1, R2, R3, R5, RU5)	4411	994,593,156	981,730,630	+1.31	951,200,050	+4.56
Rural	(RU1, RU2, RU3, RU4, RU6, W1)	2371	1,404,518,040	1,356,299,610	+3.56	1,278,836,690	+9.83
Commercial	(B1, B2, B5, B6)	282	65,590,730	64,571,330	+1.58	61,396,600	+6.83
Industrial	(IN1, IN2)	8	4,526,000	4,467,000	+1.32	3,351,000	+35.06
Infrastructure	(SP1, SP2)	50	14,310,590	14,297,590	+0.09	14,297,590	+0.09
Environmental	(E1, E2, E3, E4)	168	69,016,690	68,224,790	+1.16	66,140,790	+4.35
Public Recreation	(RE1, RE2)	62	10,297,780	10,297,780	0.00	10,249,780	+0.47
Total		7352	2,562,852,986	2,499,888,730	+2.52	2,385,472,500	+7.44

STATE & LOCAL GOVERNMENT LEGISLATION FOR LGA

The Yass Valley Local Environmental Plan (LEP) was gazetted on 19 July 2013. There have been no amendments to the LEP since the previous revaluation. The LEP is based on the standardised Local Environmental Plan prescribed by New South Wales Legislation.

MARKET OVERVIEW AND SALES OF PARTICULAR INTEREST

QV Australia have undertaken significant analysis of the Yass Valley District property market to provide an accurate and reliable basis of valuation. 221 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. Sales Analysis reports are provided to Land and Property Information on a monthly basis throughout the year. The added value of improvements are also analysed to enable the accurate deduction of land values from improved sales. QV Australia 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. In the Yass Valley District this year, sales and re-sales of properties indicated slight increases in values during the year. There was only slight movement for properties zoned residential in the period 1 July 2014 to 1 July 2015. Rural properties also had a slight increase in values throughout the year.

SIGNIFICANT ISSUES AND DEVELOPMENTS

- Rural Zone Land

The value per hectare of Rural Land within the Yass District varies widely, with values per hectare being the highest a short distance from Canberra and declining toward the Northern and Western limits of the District.

- Canberra Market

The Government sector in Canberra is a very large employer within the region, with many Yass District residents commuting to Canberra for work. Approximately 50% of ACT workers are employed by the Australian Government. The general trend toward downsizing of the public sector workforce over the period 2013-2014 resulted in approximately 8,500 public service jobs being lost in the ACT. Govt Departments are now no longer subject to a hiring freeze, and the economy is starting to enter a growth phase again.

Relatively large numbers of new low-rise residential housing subdivisions have come on-stream in the ACT in the recent past. Additionally, new apartment developments both

completed and under-way are located within central Canberra at Braddon, at Kingston and at Belconnen.

New residential subdivisions are also underway within Queanbeyan City at Googong and Tralee.

The average Canberra house price increased by 7.8% over the 12 month period to September 2015, which is lower than Melbourne at 15.6% and Sydney at 21.7%. (Domain). The Canberra population increased by 10 % over the 5 year period to 2011 (2011 Census), the equivalent of 33,575 people. The ACT Govt controls the release of land for new housing within the ACT, which can potentially lead to shortages or surpluses of vacant residential sites depending on the amount of land being developed each year. New subdivisions at Casey and Crace in the North and Wright to the West as well as previous subdivisions at Ford and Bonner have dramatically increased the housing stock within Canberra. Googong Township just south of Queanbeyan in NSW is being developed and hundreds of homes have been built over the past 12 months. Over 5000 new homes are expected to be constructed in Googong over the next 10-15 years.

New high-rise apartment developments in Belconnen (ACT) and Civic (ACT) have also provided a large increase in the amount of rental accommodation in addition to that provided in the new suburbs. Whilst house prices in the ACT have increased over the past 12 months, unit and apartment prices have generally declined because of an over-supply in the marketplace.

- Murrumbateman Residential Subdivision: Fairley Estate

A new 116 lot residential subdivision at Murrumbateman was approved in 2014. Located on 19 hectares adjoining the village, the development will comprise a mix of residential and commercial development. Access is directly off the Barton Highway. Roading has been completed for the first stage, with construction of houses to commence shortly. Murrumbateman does not have a Primary School and despite lobbying by local residents, construction of a Primary School is not set to commence until at least 2027. School age children currently travel to Yass or Canberra. Murrumbateman currently has one pre-school for children aged 3 to 5.

- The Australian economy continues to perform relatively well, with the unemployment rate at 6.2% as at Sept 2015 (ABS statistics). There has been no change from that of 12 months ago. The Cash Rate is 2.0% as at Nov 2015, down from 2.5% as at November 2014. Variable mortgage interest rates are currently around 4 to 5% or 2.0 to 3.0% above the Target Cash Rate.

SIGNIFICANT VALUE CHANGES

Summary of Valuation Changes to Residential Land

Changes since previous General Valuation (2013)

Growth has been slight over this period to 2015, with an increase of 6.37% in R1 zoned properties (2159 PIDs), whilst RU5 (742 PIDs) zoned properties recorded an increase of 5.87%. Demand is reasonably strong for vacant land within the new subdivisions in Yass Township, in particular those sites which are elevated and adjoin the Golf Course to the west.

Changes since previous Valuation Year (2014)

Sales volumes have increased slightly in the last twelve months with R1 zoned residential values increasing by just 1.36% over the past year. RU5 zoned properties increased by 1.89% over this period. Demand for residential property is steady. Generally, the slight increase in activity within Yass township occurred in the newly developed subdivisions of Hatton Park Estate to the west and Morton Ave Estate to the east.

Summary of Valuation Changes to Rural Land

Changes since previous General Valuation (2013)

The Yass Valley LGA is a highly regarded rural locality due to its temperate climate, elevation, soil quality, location close to the coast and its reliable rainfall.

The most common rural land use in terms of land area is rural grazing with rural home sites and hobby farms predominating in terms of the number of properties.

The broad acre rural property market has experienced increases of approximately 10% since the last general valuation. This trend has been consistent across lifestyle grazing/hobby farms, rural-residential and rural retreat holdings throughout the LGA.

Improved wool and lamb prices has seen a steady increase in demand for broad acre rural property in the area. House price increases in Canberra and associated flow-on effects together with steady demand for rural-lifestyle properties has resulted in slight price growth for rural-residential and hobby farm properties. The preceding twelve month period has seen a steady number of recorded, reliable sales for all property classes. Rural values have steadily increased over this time. There was a slight slow-

down in the rural-residential market during 2014 as a result of a reduction in Government spending and job insecurity within the Public Sector in Canberra, however, the market recovered in 2015.

Changes since previous Valuation Year (2013)

The broad acre rural property market has experienced increases of approximately 10% over the past 12 months. This trend has been consistent across lifestyle grazing/hobby farms, rural-residential and rural retreat holdings throughout the LGA.

Summary of Valuation Changes to Commercial Land

Changes since previous General Valuation (2013)

Yass Valley has 282 commercial zoned properties. B2 zoned properties (173 PIDs) which feature those premises in the CBD of Yass township, make up the majority of all commercial properties in this LGA. Over this period B2 zoned values increased by 3.3%.

Changes since previous Valuation Year (2014)

The Yass Valley LGA commercial market had very few sales over the past 12 months, indicating a relatively stable market with a lack of variance in land values. The majority of the sales occurred in Yass town centre. A small number of residential use properties located in commercial zones also occurred. A 0.61% increase occurred in the B2 zoned component comprising 173 properties. Market interest in Yass commercial property is fairly subdued.

Summary of Valuation Changes to Industrial Land

Changes since previous General Valuation (2013)

Yass Valley LGA has very little industrial zoned property. At present only 8 properties are zoned either IN1 or IN2. IN1 values increased by 45%, whilst IN2 values increased by 6.7%.

Changes since previous Valuation Year (2014)

There were no actual industrial sales over this period in this LGA, and there is currently limited demand for such property. There was no change to IN1 zoned values, whilst IN2 zoned values increased by 6.7% over the past 12 months.

CONTENTS

Executive Summary.....	2
Contents.....	8
Disclaimer – Purpose of this Report.....	9
LGA Overview.....	10
State & Local Government Legislation for LGA.....	15
Market Overview & Sales of Particular Interest.....	17
Significant Issues and Developments.....	21
Significant Value Changes	22
Overview of the Quality Assurance Process.....	23
Author	23

DISCLAIMER – PURPOSE OF THIS REPORT

The purpose of this report is to describe the process and considerations for the 1 July 2015 Valuation of Yass Valley 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

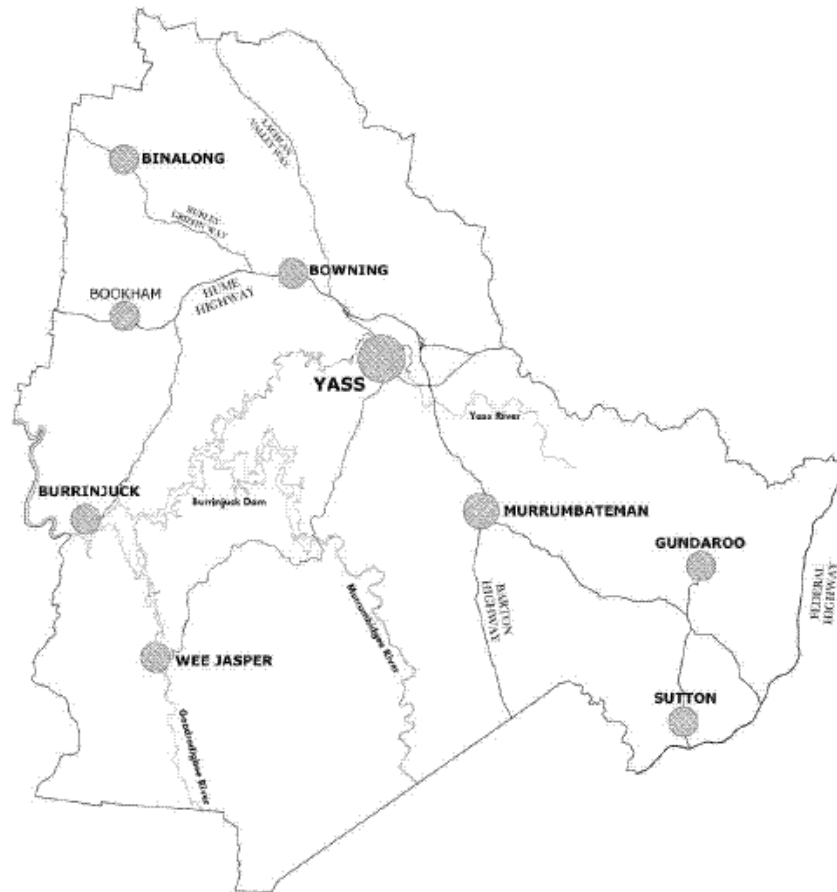
LOCATION OF THE DISTRICT

Yass Township is located approximately 52kms northeast of Canberra via the Barton Highway, and 280 km southwest of Sydney via the Hume Highway and is the main centre in the LGA. Total land area comprises 399,837 hectares (3,998 square km). The Yass River flows through the Town. The majority of the LGA is within commuting distance of the ACT, with a large number of people commuting to work in the ACT. Locales at the west of Yass such as Binalong, Bookham and Wee Jasper are generally outside of commuting distance to Canberra. The LGA borders the shires of Boorowa and Upper Lachlan to the north, Palerang to the east, Gundagai and Harden to the west and the Australian Capital Territory to the south.

Predominant types of Land Use in the Yass District in terms of area, include Grazing 49%, Bushland Forest 16%, Mixed Farming 10%, Woodland Pastures 9%, Cropping 4%, National Parks 4%, Nature Reserves 2%. National Parks, nature reserves and bushland forest comprise 25% of the area and are located mainly in the SW and toward the east.

The topography of the district features gently undulating valleys alternating with stony and often bush covered eroded mountain ridges with steeper hills closer to the Brindabella Ranges.

Figure 3.1 Yass Valley Local Government Area



PRINCIPAL TOWNS

Yass

Yass with population of 5,591 as at the 2011 census is located approximately 52kms northeast of Canberra via the Barton Highway and 280 km southwest of Sydney via the Hume Highway. The Yass River flows through the Town. Yass has an historic main street, with well-preserved 19th century verandah-post buildings, many with Heritage Classifications. Yass Valley is a popular destination for tourists, being 2.5 hours drive from Sydney and being on the edge of Canberra. Local attractions include vineyards, rivers, Lake Burrinjuck and Wee Jasper. Much of the LGA is within commuting distance of the ACT, with a large number of people commuting there to work. Locales at the West of Yass such as Binalong, Bookham and Wee Jasper are generally outside of commuting distance to Canberra.

Yass Valley also has many rural and adventure activities for visitors, including horse riding, paragliding, limestone caves at Wee Jasper, abseiling, boating and water skiing. Burrinjuck Dam (52km SW of the township) was built in the early 1900's, as a water storage system for the Murrumbidgee Irrigation Area. The dam is a popular attraction in the area and offers cruises, water-sports, fishing, camping, and bushwalking.

Population growth has generally been centred around Yass and Murrumbateman and to a lesser extent the other villages. Populations in the west and northwest are generally static. The population growth in the central and southern portions can be attributed to easy access to employment and recreational activities in Canberra. The Yass Valley LEP provides for growth around existing centres via the zoning of land and lot sizes.

Yass township was developed in the late 1800s with housing style dating back to historic weatherboard bay villas, through to modern brick dwellings in the new subdivisions. Development generally comprises single dwellings, together with a limited number of townhouses and units.

Yass Township features three supermarkets, primary and secondary schooling, a small hospital, banks, a variety of retail stores and general service industries catering for the local rural community.

Villages and Hamlets

The LGA includes the villages and hamlets of Murrumbateman, Gundaroo, Sutton, Bowning, Binalong, Bookham and Wee Jasper. Hall Village is located within the ACT.

Murrumbateman

Located 30km north of Canberra via the Barton Highway. As at 2011, the popn was 2,846. The main village area includes single residential dwellings on 1000m² to 2000m² blocks, with dwellings ranging in era from the 1970s through to the 1990s. Adjacent to the main residential area is Merryville rural-residential estate, with block sizes ranging from 6000m² to 1ha. This estate was developed from the late 1990s onwards and features good quality reasonably large dwellings. The village itself includes a pub, grocery store and service station, takeaway shop, two medical clinics, a dentist, chemist and a pre-school. Surrounding the village residential zone, are hobby farms ranging from 2 ha to approx 16ha in size.

Sutton

Located 18km north of Canberra via the Federal Highway and 17km south of Gundaroo.

Popn 229. A popular village for those wanting to live in the countryside but still commute to Canberra. The village includes a primary school, general store, estate agent and rural supply store. Property values in the village are slightly higher than those in Murrumbateman and Gundaroo due to proximity to Canberra. A sought-after village where property is generally tightly held.

Gundaroo

Located 37km NE of Canberra via the Federal Highway & Sutton Road, popn. 402. The village includes a primary school, general store, restaurants, pub and post office. Block sizes are generally between 800m² to 2000m², with property selling for between \$500,000 and \$800,000 on average.

Bowning

Located 13km NW of Yass township via Yass Valley Way and the Hume Highway, popn. 713. One of the earliest settlements in the District. Bowning Hill is a prominent feature and is 796 metres above sea level. The village has a pub, café, antiques store and garden centre. Property prices tend to get cheaper the further north of Yass the village or hamlet is. Residential prices in Bowning tend to fall within the range of \$250,000-\$350,000.

Binalong

Located 37km NW of Yass township via the Hume Highway and Burley Griffin Way. Popn 465, originally settled in the early 1800s. The village has a general store, post office, pub, motel, art gallery, primary school and golf course. Limited demand for property in this village due to the distance from Canberra.

Bookham

A small hamlet located 29km west of Yass Township on the Hume Highway. Popn 156 (as at 2011), and this statistic includes the hamlet itself and the surrounding rural lands. There are only about 10 houses in Bookham itself. There are two churches and a café.

Wee Jasper

A hamlet located approx 53km SW of Yass. Popn 275 (hamlet itself and the surrounding rural area). The area is best known for Careys Cave, a system of seven caverns just north of the town itself. There are also camping grounds and recreational reserves in the area.

MAIN INDUSTRIES

Many Yass Valley residents work in Canberra with the balance employed within agriculture and local town and village retail and service sectors. Other employment exists within viticulture, specialist recreational and tourist accommodation, transport-related industries, rural/residential land development, agribusiness focusing on niche markets and craft and cottage type industries. Yass township has two small light industrial precincts of minor significance, located to the north and south of the township. The Yass Valley Council depot and headquarters is located within Yass township.

SIGNIFICANT RETAIL CENTRES

Yass Central Business District provides the largest retail area within the Yass Valley Council area although retailing and service industries are also available in Canberra. The Yass shopping district features a variety of retail outlets including a Target Store, Aldi, Woolworths & Supa IGA supermarkets, rural supplies store, hardware store, cafes, banks, RSL Club, pubs and an assortment of small retail stores. There is also a Service Centre next to the Hume Highway 6km NW of Yass containing a service station, McDonalds, KFC and Truck Stop

TYPE OF RESIDENTIAL DEVELOPMENT

The Yass Valley LGA contains a number of residential and rural settlements, with the majority of development located in and around Yass Township and Murrumbateman. The majority of residential properties in the region are single residential dwellings located in towns or villages followed by a large number of such dwellings located in rural locations on both hobby and larger farms. Yass township has a small number of modern townhouse style properties located close to the CBD.

In relation to Yass Township, the centrally located part of the residential area to the East and West of Comur Street features predominately older style bungalows, cottages and turn of the century villas, some of which have been renovated and restored to a good standard and in keeping with the era the dwelling was built. There is a recently developed subdivision (Hatton Park Estate) to the Western periphery near the Golf

Course, with the majority of blocks now sold within the final stage of this subdivision (some blocks back onto the golf course). Recently developed subdivisions also feature to the Southeast (Barber Place and more recently Colls Close) and to the South (Haddon Circuit, Nicholls Drive, Lumsden Ave). The standard of development in these latter subdivisions is generally of average/good quality.

To the north of Yass Township, located to the east of Laidlaw Street, features older style dwellings of average to fair quality. Many of these are Housing Commission properties which tend to have lower values. Some of these properties have been sold off in recent times and the properties since upgraded. Located to the north of this area is an elevated recently developed subdivision (Yellow Creek Estate), with access off Cooks Hill Road.

Yass Township - dwelling structure

Dwelling Type	Yass	%
Occupied private dwellings	2,047	91.3
Unoccupied private dwellings	196	8.7

Dwelling Structure (occupied private dwellings)	Yass	%
Separate dwelling	1824	89
Semi-detached, townhouse, terrace house	154	7.5
Flat, unit, apartment	49	2.4
Other dwelling	22	1.1

Of occupied private dwellings in Yass (Urban Centres and Localities), 33.6% were owned outright, 36.9% were owned with a mortgage and 25.3% were rented. The median weekly rent is \$245 (compared to NSW average \$300).

STATE & LOCAL GOVERNMENT LEGISLATION FOR LGA

The Yass Valley Local Government Area is governed by the Yass Valley Local Environmental Plan (LEP) 2013 published 19 July 2013. The plan is based on the standardised Local Environmental Plan prescribed by the Standard Instrument (Local Environmental Plans) Order 2006. There have been no amendments to the LEP since the previous valuation.

The Environmental Plan provides for local environmental planning provisions for land in the Yass Valley Local Government Area in accordance with the relevant standard environmental planning instrument under section 33A of the Environmental Planning and Assessment Act 1979.

Yass Valley Council has development controls that affect the subdivision and erection of dwellings which impacts on land values. These include:

Zone	Typical Minimum Allotment Size
Residential R1	1000m ²
Residential R2	6500m ²
Residential R3	700m ²
Residential R5	2ha
Village RU5	1500m ²
Environmental Management E3	10ha
Environmental Living E4	20ha
Business B1, B2, B3, Industrial IN1, IN2, IN3	By Council Consent
Rural RU1	80ha

MARKET OVERVIEW & SALES OF PARTICULAR INTEREST

RESIDENTIAL

There has been steady demand for Yass residential town sites throughout the review period (2014-2015). Blocks have been selling relatively well within the latest subdivisions, being Hatton Park (final stage) and Colls Close (stages 1 & 2), both having nearly sold out. The relatively expensive Canberra market has been a factor leading to the increased demand for housing in the Yass locality, where housing is relatively more affordable, and still within commuting distance to Canberra. Although having said this, the Canberra market has seen volatility in prices over the past 12 months, due to ongoing uncertainty over the public sector job cuts and the current oversupply of new houses and apartments for sale across Canberra. But housing affordability in Yass still remains cheaper than in Canberra.

Overall, there were a moderate number of residential land sales within Yass. The majority of sales occurred to the North within Yellow Creek Estate, to the West within Hatton Park Estate, to the south within Lumsden Ave & Colls Close, and a small number of sales occurred within the older established areas. The sales generally indicated an increase of approx 2% over and above 2014 levels, apart from a small pocket of properties within Yellow Creek Estate where values remained static. Englobo land (61 properties) increased by 1.1% as a result of individual verification of certain properties.

The Yass market has also been attracting investors, with many dwellings being renovated and on-sold for a reasonably good profit. There has been a noticeable increase in demand for house and land packages in the township, particularly within Hatton Park Estate near the golf course. The rural type lifestyle that Yass offers has also influenced purchasers, and the fact that block sizes are on average larger than what is available in Canberra is also an attraction.

In summary, values in the five components within the R1 zone increased on average by 1.36.0% over 2014 levels in the township, but within this, the rate of change varied from +0.37% to +1.98%.

Over the period 2013 to 2015, values increased by 6.37%, but within this, the rate of change varied from +4.03% to 17.5%. The 17.5% increase related to the Englobo component which comprises 61 properties spread across Yass township.

There is one R3 zoned 'medium density' component with 18 properties. Values

YASS VALLEY LGA FINAL REPORT 2015

increased by 2.2% over the 12 month period. From 2013 to 2015 values increased by 3.5%.

Values within the R5 zone generally remained static apart from Jiparu Estate, south of Murrumbateman which had a 10% increase in values over the 12 month period and Binalong where values fell by 3%. A 5.4ha block of vacant R5 zoned land on the northern edge of Sutton next to the river sold for 1.5M which was well above market value for the land.

VILLAGES

There are a total of 742 residential dwellings located in the various villages within the LGA.

The Yass Valley LGA village (RU5 zone) markets have generally remained stable in the last twelve months, apart from Sutton which recorded a slight/moderate increase, mainly as a result of verification in this village due to re-zoning/change to development regulations under the 2013 LEP.

Since the last General Valuation in 2013, village values have increased slightly by an overall increase of 5.9%. Within the various village components, the rate of change ranged between -0.10 and 10.21%. Murrumbateman Village recorded the highest increase (10.21%) followed by Sutton Village (7.25%), Binalong Village (4.10%) and Gundaroo Village (3.87%).

The past 12 months has seen an average number of village sales over the region, including both vacant and improved sales in the Village components, with the majority of sales occurring in Gundaroo Village. Purchase prices were generally reflective of the age, style and condition of the dwelling and any ancillary improvements.

As alluded to earlier in the report, the greatest demand for properties in the RU5 zones occurs in those villages within easy commuting distance to Canberra, ie: Murrumbateman, Sutton and Gundaroo.

COMMERCIAL

Most of the commercial (and industrial) zoned property in Yass Township remains owner-occupied. There are four commercial components and two very small industrial components, with a combined total of 290 properties. There is relatively limited buyer interest for commercial property. Very few confirmed market sales in this sector over the past 12 months, and they indicate a stable market overall. 0.61% increase in values over the period 2014 to 2015 for commercial properties within the B2 zone. Within the B5 zone which comprises 60 properties, there was a 5.05% increase in values over this 12 month period. B6 zoned properties increased by 0.13% over this period.

The largest commercial zoned component is located in the CBD of Yass, with 173 properties mainly extending along the central Comur Street. Over the period 2013 to 2015, values increased by 3.3%, whilst a B5 zoned component of 60 properties split between the north and south of the CBD increased by 8.7%. A B6 zoned component of 43 properties located along Laidlaw Street to the north of the CBD increased by 25.6% over this period. This large increase came off relatively low base levels and comprises mainly residential use dwellings.

INDUSTRIAL

There are only eight industrial zoned properties under the new 2013 LEP. Properties which were previously located in what was known as the Industrial Precinct located to south Yass, are now zoned B5- Business Development. There was no change to properties in the IN1 zone (5 properties), whilst a 6.5% increase occurred to values in the IN2 zone (3 properties), over the past 12 months.

Over the period 2013 to 2015 IN1 zoned properties increased by 45.3%, and IN2 zoned properties increased by 6.65%.

RURAL

The Yass Valley LGA is a diverse rural locality due to its proximity to Canberra and its location within the Southeastern Highlands. It has a temperate climate, moderate elevation, varied soils and regular rainfall with no dry season.

The predominant rural land use in the Yass Valley LGA is sheep grazing, followed by a significant number of rural home sites and hobby farms, as well as Cool Climate

vineyards and recreational blocks. The broadacre rural property market has experienced increases of approximately 10% since the last general valuation and approximately 3% over the past 12 months. This trend has also been consistent across lifestyle/hobby farms, rural-residential and rural retreat holdings throughout the LGA.

Continuing demand for grazing properties and lifestyle properties has seen prices steadily increase. There have been improvements in wool and lamb prices as well as Canberra house price increases with associated flow-on effects.

Sales of particular interest include a large Grazing property on Lagoons Rd, north of Binalong which sold for 3.5M. 823ha of flat to rolling grazing with Adjusted LV of 2.6M or 3,160/ha. Additionally, a number of Farmlets in the southern portion of the District sold as a result of Hewatt Earthmoving going into receivership.

Farmlets generally increased by 5% while Farmlets in the Sutton – Gundaroo area increased by 10%.

Values in Micalong Close which is a small group of weekender type properties on small sites south of Wee Jasper increased by 35% for .

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 the Yass Valley LGA:

Wallaroo, Spring Range, Murrumbateman, Sutton, Gundaroo and Mullion

These locales are all within 20 minutes drive of Canberra with generally easy access via the Federal and Barton Highways. Given the proximity to Canberra, these locations are sought-after for Rural-Residential and Hobby Farm uses.

Binalong, Bookham, Bowning and Wee Jasper

These areas are more distant from Canberra and generally comprise farming enterprises.

Yass, Yass River, Good Hope

Rural properties in proximity to Yass Township vary in soil types and contour but are generally sought-after for being within easy reach of the main centre.

SIGNIFICANT ISSUES AND DEVELOPMENTS

SIGNIFICANT DEVELOPMENTS – FROM PRIOR TO CURRENT ANNUAL VALUATION

Below is a summary of significant Development Applications. Most of these Development Applications are for developments permissible within the current zoning therefore no special consideration is required.

New residential developments in discussion or underway include:

- Approval for a 116 lot residential subdivision in Murrumbateman with lot sizes between 800m² to 1500m². The development, known as Fairleigh Estate, includes mains water, underground electricity and a sewerage system to treat waste water. The first stage of this subdivision has been slow to sell with asking prices of \$280,000 to \$310,000.

SIGNIFICANT DEVELOPMENTS – FROM PRIOR TO CURRENT LOCAL GOVERNMENT COUNCIL RATING VALUATION

New residential developments in discussion or underway include:

- Approval for a 116 lot residential subdivision in Murrumbateman with lot sizes between 800m² to 1500m². The development, known as Fairleigh Estate, includes mains water, underground electricity and a sewerage system to treat waste water for reuse. The first stage of this subdivision has been slow to sell.

SIGNIFICANT VALUE CHANGES

SIGNIFICANT VALUE CHANGES – FROM PRIOR TO CURRENT ANNUAL VALUATION

There have not been any significant value changes from the prior to current Annual Valuation.

SIGNIFICANT VALUE CHANGES – FROM PRIOR TO CURRENT LOCAL GOVERNMENT ANNUAL VALUATION

Approximately 200 properties with Local Heritage classifications were revalued with average reductions in Land Values of 5 to 10%.

OVERVIEW OF THE QUALITY ASSURANCE PROCESS

LPI has been provided with a detailed Valuation Analysis Report, which details the Quality Assurance Process of QV Australia and outlines the Verification process and certifies that Land Values meet all Statistical Measures and Component Data Analysis. In addition, a Quality Statement summarizing all checks made as well as a list of high value and high risk properties is 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.

AUTHOR

Report Prepared by:

A handwritten signature in blue ink, appearing to read 'K Williams'.

Keith Williams
AAPI CPV
Contract Services Manager

