

Final Report



Rural Landscape – Parkes District, Parkes NSW

2015 Base Date

Parkes LGA

Contract No. 1415045-3

Final Report 2015

Under Rating & Taxing Procedure Manual 6.6.2

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1.0 Executive Summary

1.1 LGA Overview

Parkes Local Government Area

The Parkes Shire Council area is located in the central west of New South Wales, the LGA has a total population of 15,200 incorporating the towns of Parkes, located 360 km west of Sydney with a population of 9,000 and the villages Bogan Gate, approximately 400 km west of Sydney with a population of around 310, Trundle (pop. 670), Peak Hill (pop. 755) and Alectown (pop. 201). Rural areas make up the balance of the LGA population. The Local Government Area (LGA) is adjoined by four other LGAs – Narromine Shire Council to the north east, Cabonne Council to the south east, Forbes Shire council to the south and Lachlan Shire Council to the west.

The LGA is home to a range of attractions including the Parkes CSIRO Observatory “The Dish”, The Henry Parkes Centre and the annual Parkes Elvis Festival which see the town of Parkes briefly double in population.

Parkes provides a range of retail, medical, educational, agricultural and tourism facilities, servicing the immediate areas surrounding the Parkes LGA. The larger service centre of Orange is located 100 km to the east.

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

The Parkes Shire Council local government area comprises residential, rural, commercial, industrial, infrastructure, environmental and public recreation zones.

8,102 properties were valued at the base date of 1 July 2015, and valuations are reflective of the property market at that date. Previous Notices of Valuation issued to owners for the base date of 1 July 2014.

Valuation changes in the Local Government Area and percentage changes between the Annual Valuation years of 1 July 2014 of 1 July 2015 are as follows:

Zone	Zone Code	No. of Entries	2015 Total Land Value	Prior Annual Valuation (2014)	% Change
Residential	R1, R5	4,581	328,297,640	328,427,440	-0.04%
Rural	RU1, RU3	1,842	520,575,890	511,286,190	1.82%
Commercial	B2, B4	428	36,798,880	36,804,005	-0.01%
Village	RU5	975	8,479,620	8,391,150	0.05%
Industrial	IN1	147	18,635,840	18,636,491	0.00%
Infrastructure	SP1, SP2	75	5,845,540	5,845,735	0.00%
Environmental	E1	3	116,000	116,000	0.00%
Public Recreation	RE1, RE2	51	4,859,030	4,857,030	0.04%
Total		8,102	923,608,440	914,364,041	1.71%

1.2 State & Local Government Legislation for LGA

Parkes Local Environmental Plan 2012 was gazetted on the 7 December 2012. There have been 4 amendments to the LEP since the previous valuation. These changes are detailed in 4.0 State and Local Government Legislation for LGA.

The Parkes local government area is governed by the Parkes Local Environmental Plan 2012 (LEP). The plan is based on the standardised Local Environmental Plan prescribed by the New South Wales legislation.

1.3 Market Overview and Sales of Particular Interest

Opteon (Western NSW) Pty Ltd Contractors have undertaken significant analysis of the Parkes district property market to provide an accurate and reliable basis of valuation. 240 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 assessment of land values. Opteon undertake this process using the paired sales approach and the replacement cost approach. In analysing sales before or after 1 July 2015 it is necessary to adjust the contract price in terms of market movement. In the Parkes district throughout the year, sales and resales of properties indicated little variance with only a slight decrease in total land values for properties zoned Residential (-0.04%) and Commercial (-0.01%).

Rural zoned properties showed the largest change in value between 1 July 2014 and 1 July 2015 with an increase in total land value of 1.82%, retail and commercial rental analysis demonstrated no movement in values since last year and feasibility studies that were carried out also reflected this.

1.4 Significant Issues and Developments

The Department of Planning and Environment has granted development consent on 9 December 2014 for the Parkes Solar Farm Project. The project has been assessed and recommended for approval by the NSW Department of Planning and Infrastructure, with the final determination granted by the Planning Assessment Commission (PAC).

1.5 Significant Value Changes

Summary of Valuation Changes to Residential Land

Changes since previous valuation year (2014)

The residential market has effectively been flat since the previous valuation year with only a -0.04% change in total value of the residential zoned properties. The residential market which comprises of 4,581 properties experienced 226 sales. 114 sales were analysed in the residential market to determine no substantial variation in the value of land for the 2015 rating period.

Summary of Valuation Changes to Rural Land

Changes since previous valuation year (2014)

The Parkes LGA is a large agricultural district which comprises predominately of mixed farming land (over 100 ha) throughout the Shire and hobby farms (under 100 ha) closer to Parkes and villages such as Bogan Gate, Trundle, Tullamore, Peak Hill and Alectown. The broad acre rural property market has experienced 30 sales in the current base year.

Rural properties south of Peak Hill, which comprises 117 holdings, experienced 4 sales throughout the 2015 base year. Analysis of these sales showed an increase in land values of 15%. Other significant increases to the rural market were experienced in the area around the Forbes boundary properties (to the south of the Shire). This area comprises a total of 180 properties and experienced 8 sales throughout the past 12 months. Analysis of these sales showed an increase in land value of 5.1%. Sales analysis of 22 sales throughout the other regions of the Parkes LGA showed no other variation to rural land values.

In the hobby farm market (under 100 ha) there were 25 market indicator sales which occurred within the Rural Zoned areas of Parkes for the period 1 July 2014 to 30 June 2015 for properties under 100ha. Of the recorded sales 19 sales were analysed and it was found that there was no distinct trend in relation to increases or decreases of value in this market throughout the Parkes Shire.

Summary of Valuation Changes to Commercial Land

Changes since previous valuation year (2014)

The commercial market has experienced no change since the previous valuation year. The commercial market which comprises of 428 properties experienced 22 sales, of these sales 14 market sales were analysed and determined that there has been no significant change to the commercial market. The remaining 8 unanalysed sale were predominately in the B4 zoned market, additionally the Coles/Target shopping centre sold however this was considered to be a part of a national market and not suitable for analysis or application to the local market.

Summary of Valuation Changes to Industrial Land

Changes since previous valuation year (2014)

The industrial market has effectively been flat since the previous valuation year. The industrial market which comprises 147 properties experienced 7 sales. Of these 6 sales were open market transactions. Our analysis of these market sales determined that there has been no significant change to the Parkes industrial land value market.

2.0 Disclaimer – Purpose of this Report

The purpose of this report is to describe the process and considerations for the 1 July 2015 Valuation of Parkes 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 have 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.

3.0 LGA Overview

3.1 Location of the District

The Parkes Shire Council area is located in the central west of New South Wales, approximately 365 kilometres to the West of the Sydney Central Business District in the central west slope and plains of New South Wales. Parkes Shire Council comprises a land area of approximately 591,805 hectares that is predominantly made up of mixed farming land. The Local Government Area (LGA) is adjoined by four other LGAs – Narromine Shire Council to the north east, Cabonne Council to the south east, Forbes Shire council to the south and Lachlan Shire Council to the west.

3.2 Principal Towns and Villages

Parkes

Parkes is situated on the Newell Highway in Central Western New South Wales approximately 365 kilometres west of Sydney and 316 kilometres north of Canberra. The town population is approximately 9,000 whilst the total Shire population is about 15,200.

The town acts as a service centre for the surrounding rural community and supports Regional RTA and State Rail offices, together with a large Grain Corporation wheat receival centre situated just to the south east of the town.

Villages

Bogan Gate is a village with a population of about 300 situated approximately 37 kilometres west of Parkes. The village provides basic services for the surrounding rural community and includes a hotel, primary school, post office and grain silos.

Trundle is a rural town situated approximately 50 kilometres north west of Parkes with a population of around 660. It has a small local shopping centre, Hotel, Fuel Station, Trundle Central School (K-12), Newsagent, Community Health Centre, pool, tennis courts and horse racing track that provides basic services to the town and farming community.

Tullamore is a rural town situated approximately 80 kilometres north west of Parkes with a population of around 210. It has a small local shopping centre, Hotel, Fuel Station, Tullamore Central, School (K-12), Newsagent and a newly constructed Community Health Centre that provides basic services to the town and farming community.

Peak Hill a rural town situated approximately 46 kilometres north of Parkes. It has a population of around 760 making it the second largest community behind the township of Parkes. It has a small local shopping centre, 3 motels, Hotel, Fuel Station, Peak Hill Central School (K-12), Post office, Newsagent, Ex-Services club, Community Health Centre and Rural Trading Store that provides basic services to the town and farming community.

3.3 Main Industries

Located just to the north of Parkes is the large 'North Parkes' gold/copper mine which continues to be a major employer in the town.

SCT Logistics (train and logistics operators) have recently established an intermodal freight facility just to the west of Parkes adjacent to the former 'Austop' wool scouring and topmaking plant. Further significant expansion of this development and also other intermodal transport facilities situated within the 'Parkes Hub' precinct is anticipated in the short to medium term.

3.4 Significant Retail Centres

The main retail area in Parkes is located along Clarinda Street, bounded by Victoria Street and Short Street. It comprises mostly strip retail development. The main shopping centre is known as Parkes Metro plaza. Coles Supermarket and Target Department Store are also located in Parkes.

Significant retail expansion has occurred in Parkes in recent years with development of 'Big W' and 'K-Mart' stores together with a current proposal to develop an 'Aldi Supermarket' on the former Bowling Club site.

3.5 Type of Residential Development

The Parkes Shire Council LGA contains a number of rural settlements within the villages, with the majority of residential development located in and around Parkes.

The Parkes Shire Council region encompasses several types of residential developments. The majority of residential properties in the region are single residential dwellings located in Parkes. Parkes has a number of small residential land developments located on the north eastern, western and south western outskirts of town.

4.0 State and Local Government Legislation for LGA

Parkes local environmental plan 2012 gazetted on the 7 December 2012. There have been four amendments to the LEP since the previous valuation.

The four amendments to the Parkes LEP are as follows:

- **Amendment No. 1** – gazetted 4 July 2014; relates to the re zoning of RU1 land, Comprising Lot 12, DP 1131006, to R1.
- **Amendment No. 2** – gazetted 31 October 2014; relates to changes to the land use table specifically in the RU1, R1, R5, SP2 and RE1 zones.
- **Amendment No. 3** – gazetted 27 February 2015; relates to the rezoning of RU1 land, comprising Lots 549, DP 657444, Lot 632, DP 750179, Lot 7023 and part of Lot 7022, DP 1054934, part of Lot 101, DP 1169531 and Lot 19, DP 1047309 to IN1
- **Amendment No. 4** – gazetted 14 August 2015; relates to the re zoning of R5 land, Comprising lots 707–718 and 936, DP 750152, Lot 1, DP 418212, Lots 1 and 2, DP 1070980, Lot 10, DP 1107231 and Lot 7, DP 113810 to R1

The Parkes local government area is governed by the Parkes Local Environmental Plan 2012(LEP). 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 Parkes Shire Council Local Government Area in accordance with the relevant standard environmental planning instrument under Section 33A of the Act.

Parkes Shire Council also has several Development Controls including the Parkes Development Control Plan 2013 that affects the subdivision and erection of dwellings which impacts on land values. These include:

Zone	Minimum allotment size
Residential	R1 min lot size requirements are 600m R5 min lot size requirements are 4 ha
Rural	RU1 min lot size requirements are 400ha
Commercial	B2 min lot size requirements are 450m B4 min lot size requirements are 450m
Village	RU5 min lot size requirements are 1ha
Industrial	IN1 min lot size requirements are 1500 m
Infrastructure	SP1 No minimum lot size set SP2 No minimum lot size
Environmental	E1 No minimum lot size
Public Recreation	RE1 No minimum lot size RE2 No minimum lot size

5.0 Market Overview and Sales of Particular Interest

5.1 Residential

The Parkes LGA contains a number of rural settlements, with the majority of development located in and around the Parkes town area. The Parkes Shire Council region encompasses several types of residential developments. The majority of residential properties in the region are single residential dwellings located in Parkes. Parkes has a number of small residential land developments located on the north eastern, western and south western outskirts of town.

Parkes, Tullamore, Trundle, Peak Hill all have full utility service availability including a reticulated town water supply, reticulated sewerage and telecommunication services. Parkes Shire also has a range of Government services emergency services including Police, NSW Fire Brigade, Rural Fire Service, SES and ambulance, hospitals (Parkes Base Hospital), Council chambers and administrative offices for various government agencies. Additional community based facilities available within the LGA include various denominational churches, a public schools, child care centres, various aged care facilities, sporting clubs, recreational playing fields, parks and reserves, public swimming pools and tennis courts.

The residential market has effectively been flat since the previous valuation year, with only a -0.04% change in total value of the residential zoned properties. Market volume has not substantially changed from the previous valuation year with 236 sales during 2015 and 228 sales for the 2014 base year. There were some components that had small variations these include residential miscellaneous properties which comprises of 14 Properties located in various location across Parkes which experienced a decrease in land value by 2% and residential properties in central Parkes, which comprises 471 properties, experienced a decrease in land value by 1%.

Typical vacant land sales within Parkes include a sale of 1,258m² allotment in Warragrah Place that sold in October 2014 for \$84,500 and a vacant 1,017m² allotment in Cedar Crescent that sold in January 2015 for \$73,000.

In the current base year there were 13 house and land packages sold. These sales were all priced in between \$99,000 to \$100,000 for the underlying land. Having regard to our sales analysis of 32 vacant land sales, we do not consider these sale prices to be indicative of the land values in Parkes with the average sale price for vacant land during 2015 comprising \$92,486 for a typical 856m² allotment. The house and land package sales tended to distort the underlying land value as a quantum of the overall cost of the package.

The past 12 months has seen widespread residential sales over the region, including both vacant and improved property. The predominant sale type was improved residential properties with purchase prices reflective of the age, style and condition of the dwelling and any ancillary ground improvements. The average sale price for residential properties during 2015 was \$220,300 for a typical 863m² allotment.

Typical improved land sales within Parkes included a 773.5m² allotment in Medlyn Street improved with a 2 bedroom 1 bathroom 1950's hardiplank and corrugated metal clad single level dwelling that sold in October 2014 for \$137,000, a 666m² allotment in Noonan Street improved with a 4 bedroom 2 bathroom 2000's brick veneer and colorbond clad single level dwelling that sold in October 2014 for \$355,000, a 1,021m² allotment in Lawson Street improved with a 3 bedroom 1 bathroom 1960's brick veneer and tile single level dwelling that sold in July 2014 for \$185,000 and a 1,239m² allotment in Coleman Street improved with a 3 bedroom 1 bathroom 1960's weatherboard and colorbond tile single level dwelling that sold in April 2015 for \$257,000.

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

5.2 Villages

There are 975 Properties located in various villages within the Parkes LGA.

The Village market has effectively been flat since the previous valuation year with only a 0.05% change in total value of the village zoned properties. The village market which comprises of 975 properties experienced 48 market sales. 35 sales were analysed in the village market to determine no substantial variation in the value of land, with the exception of Tullamore which experienced a 20% increase in land value. This increase was reflected in several vacant land sales that were analysed in Kitchener Street.

Typical sales that occurred through the various villages in the Parkes LGA include a 1,012m² allotment improved with a 2 bedroom 1 bathroom 1910 weatherboard and colorbond single level dwelling in Peak Hill that sold in January 2015 for \$85,000, a 1,985m² allotment improved with a 3 bedroom 1 bathroom 1950's weatherboard and corrugated metal single level dwelling in Trundle that sold in August 2014 for \$110,000, a 1,012m² vacant allotment in Tullamore that sold in December 2014 for \$5,500 and a 1,012m² allotment improved with improved with a 3 bedroom 1 bathroom 1970's vinyl and colorbond single level dwelling in Bogan Gate that sold in September 2014 for \$65,000.

Peak Hill experienced 8 residential sales recorded from 01/07/2014 with prices for improved residential properties ranging from \$75,000 for a 3 bedroom 1 bathroom circa 1920's detached single storey brick and corrugated metal dwelling to \$250,000 for a 4 bedroom 2 bathrooms circa 1980 detached single storey brick veneer and corrugated metal dwelling.

Trundle had 9 residential sales recorded from 01/07/2014. Sale of improved residential properties ranged from \$30,000 for a 3 bedroom 1 bathroom circa 1910 detached single storey asbestos cement and corrugated metal dwelling to \$153,500 for a 3 bedroom 1 bathroom circa 1920's detached single storey brick and corrugated metal dwelling.

Tullamore had 5 residential sales recorded from 01/07/2014. The single improved residential property sale sold for \$39,000 and comprises a 2,080m² allotment improved with a 2 bedroom 1 bathroom circa 1910 detached single storey weatherboard and corrugated metal dwelling.

Bogan Gate had 3 residential sales recorded in the 2015 rating period. Sale prices ranged from \$65,000 for a 3 bedroom 1 bathroom circa 1970 detached single storey vinyl and colorbond dwelling to \$122,000 for a 4 bedroom 2 bathrooms circa 1980 detached single storey hardiplank and colorbond dwelling.

5.3 Commercial

The main retail area in Parkes is located along Clarinda Street, bounded by Victoria Street and Short Street. It comprises mostly strip retail development. Significant retail expansion has occurred in Parkes in recent years with development of 'Big W' and 'K-Mart' stores together with a current proposal to develop an 'Aldi Supermarket' on the former Bowling Club site.

The Parkes LGA comprises approximately 428 commercial zoned properties being located in Parkes. The Parkes LGA commercial market had approximately 22 sales throughout the 2015 year, this compares to only 11 sales for the 2014 year. Although sales doubled in the 2015 base year, the analysis of the sales indicated there was no change in land values in the Parkes commercial market. All of the 14 local centre sales occurred on Clarinda Street, Welcome Street, Bogan Street, Church Street and Currajong Street. The remaining 8 unanalysed sale were predominately in the B4 zoned market, additionally The Coles/Target shopping centre sold however was considered to be a part of a national market and not suitable for analysis and application to the local market.

Sales of commercial properties within Parkes included a 208m² allotment in Clarinda Street improved with a 1920's attached single storey brick and corrugated metal clad shop that sold in September 2014 for \$190,000. The sale of a 208.7m² allotment in Clarinda Street improved with a 1930's attached single storey brick and corrugated metal clad shop that sold in September 2014 for \$210,000. The sale of a 511m² allotment in Currajong Street improved with a 1910 semi-attached single storey brick and corrugated metal clad office that sold in July 2014 for \$142,000. The sale of a 632m² allotment in Church Street improved with a 1900's detached single storey brick and corrugated metal clad office that sold in April 2015 for \$230,000.

Value levels adopted are supported by analysis of improved sales.

5.4 Industrial

The Parkes Council LGA comprises approximately 147 industrial zoned properties located in Parkes. Parkes is a prominent regional centre which comprises, agriculture and related value added Industrial. A broad range of uses from light industrial to heavy industrial are carried out in the area which service the Northparkes Mine and the surrounding agriculture industry.

4 market indicator sales occurred within the IN1 Zone for the period 1 July 2014 to 30 June 2015. This compares to the 2 sales which occurred within the same period in the preceding year.

Sales of industrial properties within Parkes include a sale of 2,371m² allotment in Frogley Street improved with a modern Colorbond clad warehouse and office that sold in September 2014 for \$570,000. The sale of a 1,543m² allotment in Alluvial Street improved with 2 corrugated metal clad sheds in fair condition that sold in January 2015 for \$150,000, a 8,031m² allotment in Saleyards Road improved with a brick veneer and colourbond clad department store that sold in April 2015 for \$1,300,000. The sale of a 2,005m² allotment in Boyd Crescent improved with a Colorbond steel-framed building with offices that sold in October 2014 for \$401,500.

Analysis of these sales indicates value levels have remained stable. Value levels adopted are supported by both vacant and improved sales analysis.

5.5 Rural locations within the LGA

The Parkes Council LGA comprises approximately 1,842 RU1 zoned properties. 26 market indicator sales in excess of 100ha occurred within the RU1 Zone for the period 1 July 2014 to 30 June 2015. The Parkes Council LGA is a highly regarded rural locality due to its climate, elevation, and range of soil quality. The most common rural land use in the Parkes Council LGA is large scale grazing and farming enterprises in addition to a significant number of smaller rural home sites and hobby farms. The broad acre rural property market has experienced steady demand with value levels remaining relatively flat. Typical Rural land sales throughout the Parkes Council include:

Peak Hill "ALLWOOD", 395 Boundary Road 757.6ha C/D 3/12/2014 \$897,870 **\$775 P/H**
 Regular shaped mixed farming property situated on the north-western corner of Allwood Lane and Boundary Road. The parcel comprises mostly Red Vertosol, Red Clay soils. Analysis of the sale indices a rate of \$1,275/ha for the cleared cultivation land (1ha), \$900/ha for cleared grazing land (84ha) and \$200/ha for the green timber country (40ha).

Trundle "Aviemoor", 118 Botfield Road 486.4ha C/D 16/1/2015 \$516,430 **\$773 P/H**
 Comprises an improved irregular shaped rural allotment. Situated predominately on the northern side of Botfield Road, approximately 10.3 km south east of Trundle. The property is dissected by a seasonal creek. The land is mostly level and cleared to remnant timber with thicker clumps on the south eastern corner of the allotment. The property has seasonal creek access. Analysis of the sale indices a rate of \$915/ha for the cleared cultivation land (352ha), \$850/ha for cleared grazing land (54ha) and \$100/ha for the green timber country (80ha).

Tullamore "Rosewood", 5322 Back Peak Hill Road 1,036ha C/D 18/02/2015 \$1,150,00 **\$823 P/H**

An irregular shaped mixed farming property intersected by Porters Lane, located approximately 13 km west of Tullamore town centre. The property comprises mostly moderate grazing land. Analysis of the sale indicates a rate of \$835/ha for the cleared cultivation land (910ha) and a rate of \$750/ha for the cleared grazing land (126ha).

Rural sales have been transacted across the whole LGA in all rural components. Rural values for all property class have remand steady over this time. An increased price for cattle over the 12 month period is only starting to see an increase in demand of broad acre rural property.

There are 117 rural properties to the south of Peak Hill and throughout the 2015 rating period experienced 4 sales. Analysis of these sales shows an increase in land value within the area of 15%. Other significant increases were experienced in the area along the Forbes boundary to the south of the Shire. This area comprises 180 properties and experienced 8 sales throughout the 2015 rating period. Analysis shows an increase in land value of 5.1%. There were 22 sales of rural land throughout other regions of the Parkes LGA. Analysis of these sales showed to change to values for the 2015 rating period. Accordingly, we have adjusted the values in Components RPH by +15% and RRF by +5.1% for the 2015 year.

Hobby Farm/Lifestyle/Rural Residential

20 market indicator sales occurred within the Rural Zoned areas of Parkes for the period 1 July 2014 to 30 June 2015 for properties under 100ha. 19 sales were analysed and it was found that there was no distinct trends in relation to increases or decreases of land values throughout the Shire. The value levels adopted are supported by both vacant and improved sales analysis.

Sales of hobby farm/lifestyle properties within Parkes included the sale of a 17.38ha vacant allotment in Parkes that sold in March 2014 for \$140,000. As well as a sale of a 1.81ha holding in Cookamidgera improved with a circa 1930 detached renovated single storey asbestos cement and weatherboard walls and a colorbond dwelling that sold in May 2015 for \$385,000. The sale of a 40.47ha allotment improved with a 5 bedroom and 1 bathroom, 1996 detached single storey hardiplank walls and a colorbond dwelling in Trundle that sold in August 2014 for \$290,000. The sale of a 10.38ha vacant allotment in Alectown that sold in August 2014 for \$50,000 and also a sale of 7.027ha vacant allotment in Peak Hill that sold in March 2015 for \$75,000.

6.0 Significant Issues and Developments

6.1 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 an 18 lot residential subdivision on the north western side of Renshaw McGirr way, to the north east of Parkes. All of the lots involved in this subdivision are all 700m².
- Approval for 10 lot residential subdivision on Rosewood Avenue, located in the south west of Parkes with lot sizes from 746 m² to 785m².

7.0 Significant value changes

7.1 Significant value changes – from prior to current annual valuation

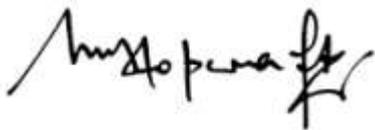
Since the Prior Annual Valuation (July 2014), values have, in general, remained steady with the exception of areas as noted below:

- Rural properties south of Peak Hill and North of Parkes increased by 15%. All analysed sales in this component were larger than 100ha.
- Rural properties on the Forbes boundary component increased by 5%. The majority of these sales were in excess of 100ha.
- Properties in the village of Tullamore experienced an increase of 20% overall, based on the analysed sales of vacant land sales in Kitchener Street.

8.0 Overview of the Quality Assurance Process

LPI has been provided with a detailed valuation analysis report, which details the quality assurance process of Opteon 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 bases have been correctly determined and all concessions and allowances have been supplied. Additionally, properties that had land values amended through the objection or re ascertainment 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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