

1984

New South Wales Real Estate Market



Foreword

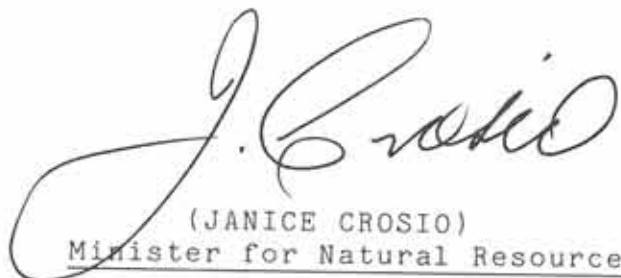
This publication reveals patterns of change in prices and values of real estate in New South Wales. Not only is this a helpful research document, it is also interesting reading.

Most readers will seek out their own suburb or locality to study market trends. While the figures shown are not intended to be the value of any specific property, they do act as a reliable guide to recent and past price movements.

The effects of the 1979 to 1981 boom years for house and land prices in Sydney can be seen, as can the market retreat of 1982 and 1983. Signs of the drought, recession, and subsequent recovery are evident in the value levels of rural properties.

This is the first edition of the "Blue Book" readily available to the community, although this information has been produced annually for the last seven years.

This research has been published as a public service and I commend its usefulness and importance.



(JANICE CROSIO)
Minister for Natural Resources

N.S.W. RESIDENTIAL LAND MARKET AT 30TH JUNE 84

METROPOLITAN AREA

The 1983-84 financial year generally heralded a recovery in the Sydney residential real estate market for standard property. Increases between ten percent and twenty percent were not uncommon. This trend followed two previous years where prices either remained static or declined in relation to 1981 levels. Indicators point to this current trend continuing with modest increases prevailing until demand overtakes available stocks.

A feature of the market has been the greater than normal price rise and demand for lower priced cottages which attract buyers qualified for the Federal Government's grants to first home purchasers. Greater relative increases occurred for the more expensive premises with unique features such as water and panoramic views. These properties with special appeal were sought by buyers unaffected by normal financial considerations.

The market for completed home units, villas, town houses generally increased in value throughout the metropolitan area.

Increased land prices occurred in most suburbs with the highest increases of twenty percent or more in the near city and favoured areas such as Bellevue Hill, Centennial Park, Paddington. Prices of serviced land in newly developed areas away from Sydney, where ample stocks are available, increased by lesser amounts.

Interest in property development has been rekindled during the year. Moderate price increases have occurred in sites suitable for subdivision. The Land Commission and builders of package housing were prominent in the market. Developers of medium density sites suitable for home units, villas and townhouses have re entered the market place. Price increases however have been confined to localities where the demand for completed stocks outstrip supply. Some developers have turned towards the construction of private retirement villages.

Newcastle and Wollongong

Real estate price variations in the coastal cities of Newcastle and Wollongong continued to be influenced by the fortunes of their coal and steel industries. With a downturn in these industries urban prices have not advanced to the same extent as in other parts of the State. Minor increases occurred in the more desirable suburbs of Newcastle and in areas of Wollongong where the market moved as a result of the anticipated benefits of a near future electrification of the Sydney-Wollongong rail line.

Country Market

The end of the drought has had little affect on residential real estate in most inland country centres. The greatest influence on the market in these areas continued to be local demand and supply factors. Where supply outstrips demand such as for sites in Albury values have remained static. In cities such Wagga Wagga and Dubbo demand out weighed supply and prices rose.

In the south eastern sector of the State prices varied and appeared to balance previous uneven price movements. Values fell dramatically in Jindabyne after years of huge price increases. Cottage prices in Goulburn showed an upward movement after years of static growth and a major resurgence was seen in Queanbeyan following years of depressions and oversupply.

Moderate increases occurred for vacant land in some coastal town and cities. Cottage prices have generally moved upward. The exception was a retreating value movement for home unit land in Tweed Heads which is tied to the general downward turn in real estate in Queensland's Gold Coast.

RETAIL AND COMMERCIAL PROPERTY

The slowing down of the rate of inflation and stabilisation of interest rates has boosted business confidence, generally leading to an increase in the number of property transactions and reversing the static or downward trend of recent years. In areas with particular problems such as high unemployment, oversupply of accommodation or poor seasonal conditions recovery did not occur.

In Sydney central, city retail rentals, which increased during the year 1981 to 1983, have steadied during the past twelve months. Additional office space in the city now under construction should help strengthen rents for retail establishments particularly in the Wynyard Station precinct. During the year under review retailers experienced favourable sales during the Christmas period but since then, spending on items other than those for daily needs has remained relatively subdued.

Statewide, there has been an increase in the number of new shopping complexes completed, however, proposals for new developments declined in the Sydney metropolitan area. Further, with the additon of proposed new complexes in country centres particularly in the Lower Hunter, the outlook is one of uncertainty due to an oversupply of retail space.

Retail values in Sydney suburban areas remained relatively steady over the past twelve months with the exception of some key areas such as Bondi Junction, Parramatta, Blacktown, Chatswood and Penrith where strong demand was evident value levels rose.

In the Parramatta central business district the retail outlook appears bright, however, the area is experiencing growing pains with evidence of a higher turnover of lessees than would be expected.

Retail values in country centres, particularly those recovering from the effect of the drought, remained generally stable. Principal exceptions are found in the major centres of the North Coast and in the Far South Coast towns of Bateman's Bay and Ulladulla, which are attracting strong interest; new developments are under way or planned at these locations particularly in the leisure/tourist orientated areas such as Port Macquarie, Coffs Harbour and Tweed Heads. The overall rental market remains relatively static with some increases up to 10% in the past year. Strong demand for the purchase of prime property was evident.

The demand for Sydney city office property has remained firm over the past twelve months with considerable interest still evident for both existing buildings as well as sites for construction of new premises.

It is now very clear that most purchasers of city property are attracted to long term capital growth rather than short term yield. As a consequence yield rates have firmed at lower rates than those of the previous year. After a former lull, institutional investment was again evident during the year.

Commercial office values in Sydney suburban and country centres maintained inconsistent movements in levels with a large incidence of oversupply in some centres causing a downturn in values. On the other hand some key centres such as Bondi Junction and Parramatta experienced strong demand for good property with Property Trusts and Superannuation Funds particularly active at Parramatta.

Centres which experienced a varying degree of oversupply of office space include North Sydney, Newcastle, Wollongong, Chatswood, Bankstown and the situation is not expected to change rapidly.

INDUSTRIAL PROPERTY

There have been some signs of recovery in the northern and western suburbs of Sydney where good quality modern buildings with above average office accommodation are in short supply, otherwise the Sydney metropolitan industrial market remains in a generally depressed state.

Many large old style industrial premises remain vacant and are difficult to sell or lease. These properties are usually expensive to refurbish in order to comply with safety and building standards required under Ordinance 70 of the Local Government Act.

In the areas of South Sydney, Marrickville and Botany the market has shown little indication of recovery from recession with little interest being shown in sites for construction of new general purpose buildings. There is, however, some interest in new property particularly in selected areas for specific users where above average office accommodation is provided.

While institutional investors are active, in the main, the market is oversupplied with properties on offer.

In the outer suburbs, in the Penrith area there are a large number of vacant sites, units and factories of all sizes attracting little demand; in the Liverpool and Campbelltown areas there was some demand for modern warehousing and the market there was steady with marginal increases in values.

In the southern suburbs there was little activity in an area which is not popular with developers and values remained static.

In the northern suburbs the market was erratic with activity in sales of smaller sites indicating increases in the past twelve months. Large sites of specialised industrial land at North Ryde commanded increased prices. In other locations however, large sites showed little increase over levels applicable last year.

In the western suburbs, centred on Parramatta, market levels for sites returned to the 1982 peaks. Rents of new developments were also showing increases in the past year after remaining inert for along period. Investment purchases by institutions continued to occur in this area despite a shortage of good quality properties.

Properties developed for high technology industries continued to be relatively unaffected by the economic downturn. The computer electronics and pharmaceutical industries created a competitive market for those well located first class properties with a high proportion of office accommodation. By containing all their operations on the one site these industries avoided the comparatively high rentals of city office space.

Industrial property rents generally remained static with marginal increases only in some areas. Properties suited for service industries occasionally increased in value. The effects of developments by organisations associated with servicing specific locations brought isolated value changes, but these do not represent a metropolitan wide trend. In some outer areas the supply of sites and units for service industries was greater than demand.

The heavy industry cities of Newcastle and Wollongong continued to be severely affected by the recession and the downturn in the coal and steel industries. Rationalisations caused the closure of some operations and values for heavy industry properties remained static. The improving profitability and stability in the steel industry had injected some confidence into smaller workshops servicing steelworks. In both Newcastle and Wollongong the market was very quiet. Some demand existed for medium sized developments and small vacant sites at Newcastle and Maitland. The overall outlook is bleak and it is anticipated that there will be little activity in the industrial market in the immediate future.

In country centres some signs of recovery from the drought and the economic recession became evident. There was an improved market for property associated with local service industries. Value increases generally have been marginal with the market in each centre acting independently.

RURAL LAND MARKET

Following the breaking of the drought the property market has reacted quite differently throughout various parts of the State. In some areas a market, which because of the drought and general economic conditions, was dormant for the past couple of years, has increased quite steeply both in the number of sales and the prices paid. This is particularly so in the lower priced land e.g. in the sheep and wheat country (Table 39). Condobolin has shown an increase of 50% to \$300 per ha whereas Albury, at \$1,370 per ha, has not moved.

The Western Division grazing land has increased substantially in value due to the influence of Victorian and South Australian buyers and to some extent New South Wales buyers moving to relatively cheaper land.

RURAL HOME SITES AND HOBBY FARMS (2 ha to 40 ha)

The market for well located homesites close to the metropolitan area has increased during the year and demand in these areas is strong. A significant factor is the reduced number of sites available as the rezoning of non urban land to residential reduces the supply. In the outer metropolitan area the increase in value has been smaller, however, the market is still stonger compared to last year.

Demand on the Central Coast has been weak and there has not been any significant market movement during the last year.

In the Hunter Region there is a strong demand for sites within 30km of Newcastle, particularly for the smaller sites (1 ha), however, in the Upper Hunter, demand is weak although prices are holding at last year's levels.

There was a small increase in the value of rural homesites in the Illawarra Region, the hobby farm market has been particularly strong in the Bowral Mittagong area.

On the North Coast the market has increased in general by 10% to 15% however, at Byron Bay, where values were particularly high, the level has dropped around 10%. At Grafton there were large increases which was a 'catch up' type situation, compared to the rest of the Region. Around Coffs Harbour and Taree a scarcity factor is emerging.

Sites close to the major towns in the New England area showed a strong increase in value. A feature which developed in the 40 ha tablelands market was a localised spread of coastal buyers into the cheaper Tenterfield area.

The Central West market remained steady. At Mudgee a new 100 ha minimum is planned which could, in the future, increase the market for 40 ha sites.

There was limited demand in the Murray/Riverina Region and values levels showed only small, if any, increases. The 40 ha market around Wagga was particularly strong with large increases in value. The market for 40 ha sites in the South East Region continued to be influenced by demand from Canberra and Sydney purchasers and was particularly strong in the area bounded by Queanbeyan, Yass and Goulburn. Queanbeyan experienced a strong market for the smaller rural homesites, (1 ha - 2 ha). The market for homesites on the far south coast around Bega increased and was quite strong.

DAIRY FARMS

Over the past year there was a good general demand for viable dairy farms. All Regions report an increase in prices with the Hunter and North Coast showing the biggest increase of up to 20%. Any effect from the intrusion of Victorian milk into the New South Wales market has not yet appeared in farm values.

WHEAT AND SHEEP

Following the breaking of the drought the reaction of the market was patchy. In some areas the number of sales has increased by 75% over the previous year. The Central West/Orana Regions have shown the greatest increase in prices and activity. In New England Region there was an increase in the number of sales, but price increases were small.

Older established areas in the Murray/Riverina Region attracted little price change; new wheat growing areas however showed a strong upward movement in prices. These new areas were previously regarded as grazing lands, suitable for pasture improvement, but in recent years they have been converted to wheat growing. During the drought in 1982, and 1983 there were few properties sold in the Deniliquin area, however, following renewed confidence in 1984, the number of sales and levels of values increased.

In the Upper Hunter and South East regions a low volume of sales were transacted with little movement in prices.

GRAZING

Coastal grazing properties continued to increase in value during the year. The strongest demand was for sound grazing land in the Hunter and North Coast Regions. On the Northern Tablelands an increased volume of sales substantiated previously established values with a strong market in the Tenterfield area supported by Queensland buyers. An active market existed in Queanbeyan, Yass and Goulburn grazing areas which, like the rural homesites and hobby farms, was heavily influenced by Canberra and Sydney buyers.

Despite a low number of sales, Western Division grazing lands showed strong price increases.

NEW SOUTH WALES REAL ESTATE VALUES
30 JUNE, 1984.

EXPLANATORY NOTES TO THE PROPERTY VALUE TABLES.

- (i) The figures contained in the following tables have been determined following a study of prices paid for real estate throughout New South Wales. Details of completed property transactions are notified to the Department by the purchaser by way of a Notice of Sale.
- (ii) Values listed in the tables are not a mathematical average of the property sales in the locality or local government area. They are estimates made by the Department's valuers of the fair market value at the 30th June for a typical property for the nominated locality.
- (iii) In many of the localities listed there is a wide variety of property types both as to age and construction. However, a representative property has been selected which will provide the market trend for that particular suburb or town. It is emphasised that it is the market trends which are identified by the tables, and the values appearing therein should not be taken to be the value of any specific property at the given date.
- (iv) Cottage properties and vacant residential land for the Sydney Metropolitan area have been grouped in three categories, namely Inner Suburbs (0-6 kilometres), Middle Suburbs (6-25 Kilometres) and Outer Suburbs (over 25 Kilometres). Country residential properties have been grouped into Coastal Towns, Inland Major Cities and Inland Towns.
- (iv) The figures given for the single dwelling site and the cottage relate to the same property.
- (v) Some properties listed in the tables (identified by*) are not identical with the benchmark listed in prior editions.
- (vi) Most tables in this publication cover a six-year period. To give some indication of the movement in property prices over a longer time span, the following table depicts values from 1967 for a typical inner suburban cottage.

EXPLANATORY NOTES TO THE PROPERTY VALUE TABLES - CONTD.

<u>Year</u> <u>(30 June)</u>	<u>Land Value</u>		<u>Capital Value</u>		<u>C.P.I.</u>
	<u>Price</u>	<u>\$ % Change</u>	<u>Price</u>	<u>\$ % Change</u>	<u>% Change</u>
1967	8,000		17,000		
1968	9,000	12	18,000	9	3
1969	10,000	11	20,000	8	3
1970	12,000	20	23,000	15	5
1971	14,000	17	26,000	13	6
1972	18,500	32	32,000	23	7
1973	24,000	30	43,000	34	8
1974	26,000	8	48,000	12	14
1975	26,000	0	49,000	2	17
1976	27,500	6	50,000	2	12
1977	30,000	9	55,000	10	12
1978	35,000	17	65,000	18	8
1979	45,000	29	82,000	26	10
1980	62,500	39	110,000	34	11
1981	85,000	36	130,000	18	9
1982	90,000	6	150,000	15	11
1983	90,000	0	140,000	7	11
1984	120,000	33	175,000	25	6

METROPOLITAN PROPERTY MARKET
 TABLE 1
 INNER SYDNEY SUBURBS (0-6 KILOMETRES)
 RESIDENTIAL COTTAGE SITES

Movement in values - Sydney, Newcastle and Wollongong 1978 - 1983
 Value of standard serviced allotments for selected localities.

LOCALITY	DIMNS	1979	1980	1981	1982	1983	1984	% CHANGE
		\$	\$	\$	\$	\$	\$	1983 - 1984
Balmain	6x33	30,000	50,000	65,000	60,000	48,000	50,000	4
Bellevue Hill	15x43	115,000	150,000	200,000	275,000	250,000	300,000	20
Bondi	12x46	38,000	60,000	82,500	90,000	90,000	110,000	22
Cammeray	12x30	40,000	55,000	65,000	80,000	75,000	85,000	13
Centennial Pk	15x30	75,000	120,000	160,000	175,000	175,000	220,000	26
Erskineville	5x30	11,000	16,000	19,000	24,000	27,500	30,000	9
Glebe	6x33	30,000	46,000	60,000	55,000	48,000	60,000	25
Kensington	12x43	45,000	62,500	85,000	90,000	90,000	120,000	33
Leichhardt	8x43	20,000	30,000	40,000	35,000	35,000	40,000	14
Marrickville	12x37 ²¹⁰⁰⁰	28,000	45,000	60,000	55,000	45,000	50,000	11
Neutral Bay	15x36	60,000	100,000	120,000	130,000	115,000	130,000	13
Newtown	4x27	12,500	22,000	27,500	28,500	30,000	33,000	10
Paddington	6x30	35,000	50,000	72,500	85,000	85,000	100,000	18
Randwick	15x30	34,000	55,000	82,500	92,500	92,500	100,000	8

TABLE 1 (CONT'D)

LOCALITY	DIMNS	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 1984
		\$	\$	\$	\$	\$	\$	
Redfern	5x30	15,000	21,000	25,000	27,500	32,000	35,000	9
Ultimo	4x27	16,000	24,000	32,000	35,000	33,000	35,000	6
Waverton	12x30	42,000	60,000	72,500	85,000	80,000	87,500	9
Average		38,029	56,853	74,618	83,677	79,471	93,265	
% Increase over Previous Year		33	49	31	9	- 5	17	
Index (1976=100)		167	250	328	367	349	405	

TABLE 2
MIDDLE-DISTANCE SYDNEY SUBURBS (6-25 KILOMETRES)

LOCALITY	DIMNS	1979	1980	1981	1982	1983	1984	% CHANGE
		\$	\$	\$	\$	\$	\$	1983 - 84
Ashfield	12x37	30,000	47,500	60,000	55,000	55,000	65,000	18
Auburn	12x40 <i>Reop</i>	24,000	32,000	40,000	40,000	37,000	40,000	8
Bankstown	15x41	28,000	37,000	50,000	50,000	50,000	52,500	5
Belrose	19x34	34,000	52,000	74,000	70,000	70,000	80,000	14
Beverly Hills	15x36	35,000	45,000	60,000	60,000	60,000	65,000	8
Burwood	15x46	35,000	55,000	70,000	65,000	65,000	85,000	30
Campsie	12x36	30,000	40,000	50,000	50,000	47,000	50,000	6
Carlingford	18x38	37,500	45,000	60,000	60,000	55,000	62,500	14
Chatswood	15x46	45,000	65,000	85,000	80,000	80,000	95,000	19
Chester Hill	15x50	26,000	33,000	45,000	45,000	37,500	40,000	7
Concord	14x46 <i>Reop</i>	32,500	50,000	65,000	60,000	60,000	75,000	25
Cromer Hts.	18x40	30,000	44,000	65,000	65,000	65,000	75,000	15
Dover Hts.	15x43	55,000	75,000	100,000	150,000	150,000	175,000	17
Drummoyne	15x37	36,000	65,000	85,000	78,000	78,000	95,000	22
Earlwood	15x36	43,000	55,000	70,000	70,000	65,000	70,000	7
Eastwood	15x49	45,000	55,000	65,000	65,000	65,000	75,000	15
Ermington	15x43	25,000	32,500	45,000	45,000	42,000	45,000	7
Five Dock	12x38	30,000	47,500	60,000	55,000	55,000	60,000	9
Gordon	20x61	55,000	95,000	125,000	115,000	115,000	135,000	17
Hornsby	18x49	28,000	40,000	52,000	50,000	50,000	55,000	10
Hurstville	12x36	38,000	50,000	65,000	65,000	57,500	62,500	9

TABLE 2 (CONT'D)

LOCALITY	DIMNS	1979	1980	1981	1982	1983	1984	% CHANGE
		\$	\$	\$	\$	\$	\$	1983 - 84
Kogarah	12x36	35,000	48,000	65,000	65,000	57,500	62,500	9
Lane Cove	15x40	42,500	60,000	80,000	80,000	80,000	90,000	13
Lindfield	15x61	50,000	90,000	120,000	110,000	110,000	125,000	14
Manly	14x43	50,000	70,000	95,000	85,000	85,000	90,000	6
Maroubra	15x37	38,000	60,000	82,500	100,000	100,000	115,000	15
Mascot	12x37	30,000	45,000	55,000	50,000	50,000	55,000	10
Matraville	12x43	33,000	50,000	70,000	77,500	70,000	70,000	0
Mosman	12x46	47,000	75,000	90,000	90,000	90,000	95,000	6
Oatley	15x36	45,000	55,000	70,000	70,000	70,000	75,000	7
Parramatta	12x37	25,000	33,000	45,000	45,000	45,000	45,000	0
Pennant Hills	18x46	30,000	44,000	55,000	50,000	50,000	60,000	20
Penshurst	13x36	36,000	48,000	65,000	65,000	62,500	67,500	8
Revesby	15x50	28,000	38,000	50,000	50,000	47,000	50,000	6
Ryde	15x41	40,000	50,000	60,000	60,000	55,000	60,000	9
St. Ives	23x43	50,000	95,000	120,000	120,000	120,000	135,000	13
Strathfield	15x46	60,000	100,000	120,000	130,000	120,000	145,000	21
Wahroonga	23x46	70,000	120,000	150,000	135,000	135,000	150,000	11
Willey Park	15x43	27,000	35,000	55,000	55,000	50,000	52,500	5
Average		37,910	55,808	69,705	72,577	70,667	79,490	
% Increase over Previous Year		30	47	25	4	-	12	
Index (1976=100)		164	241	301	313	305	346	

TABLE 3
OUTER SYDNEY SUBURBS (OVER 25 KILOMETRES)

Locality	DIMNS	1979	1980	1981	1982	1983	1984	% Change 1983 - 1984
Berowra	18x49	20,000	30,000	40,000	34,000	34,000	40,000	18
Blacktown	15x45	17,500	24,000	27,500	32,000	30,000	30,000	0
Blackett	15x37	9,000	13,000	18,000	18,000	18,000	19,000	6
Blaxland	15x37	10,000	12,000	22,000	26,000	26,000	29,000	12
Campbelltown	15x45	13,500	17,500	25,000	25,000	23,000	25,000	9
Caringbah	15x36	31,000	45,000	65,000	70,000	65,000	70,000	8
Castle Hill	18x38	32,500	44,000	60,000	55,000	50,000	57,500	15
Cronulla	15x38	45,000	65,000	90,000	90,000	87,500	95,000	9
Engadine	15x42	24,000	34,000	47,000	45,000	42,000	45,000	7
Fairfield	15x35 15x36	22,500	28,000	37,500	32,500	30,000	35,000	17
Green Valley	17x35	12,500	17,000	22,000	25,000	23,000	23,000	0
Guildford	12x49	22,000	28,000	35,000	35,000	32,000	38,000	19
Ingleburn	20x32	15,500	20,000	30,000	30,000	25,000	30,000	20
Jannali	15x36	26,000	40,000	50,000	50,000	45,000	50,000	11
Katoomba	15x37	5,000	6,000	11,000	13,000	13,000	15,500	19
Liverpool	15x45	17,000	25,000	30,000	30,000	27,000	30,000	11
Miranda	15x36	30,000	45,000	60,000	60,000	60,000	65,000	8
Mona Vale	18x58	30,000	46,000	67,500	62,000	62,000	75,000	21

TABLE 3 (CONT'D)

LOCALITY	DIMNS	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
		\$	\$	\$	\$	\$	\$	
Pendle Hill	15x40	25,000	32,000	36,000	36,000	33,000	37,000	12
Penrith	15x37	15,000	18,000	26,000	32,500	30,000	36,000	20
Penrith Sth	17x37	11,500	16,000	24,000	24,000	24,000	28,000	17
Riverstone	15x50	10,500	15,000	18,000	23,000	21,000	24,000	14
Richmond	17x37	12,500	15,000	22,000	29,000	29,000	32,000	10
St. Marys	19x33	12,000	16,000	24,000	24,000	24,000	26,000	8
Sutherland	13x44	24,000	35,000	50,000	50,000	45,000	50,000	11
Tahmoor	18x50	7,000	7,500	16,000	17,000	14,000	15,000	7
Winston Hills	18x37	27,500	35,000	45,000	45,000	45,000	50,000	11
Average		19,556	27,000	36,980	37,519	35,463	39,630	
% Increase over previous year		27	38	37	1	- 5	12	
Index (1976=100)		143	198	271	275	260	290	

TABLE 4
RESIDENTIAL COTTAGE SITES
NEWCASTLE URBAN AREA

LOCALITY	DIMNS	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
		\$	\$	\$	\$	\$	\$	
Belmont	14x35	9,500	10,500	15,000	24,000	24,000	26,000	8
Beresfield	17x35	8,000	8,500	11,000	19,000	19,000	19,000	0
Cardiff	17x43	8,000	9,000	11,500	20,000	20,000	22,000	10
Charlestown	15x39	10,000	11,000	15,000	28,000	25,000	27,000	8
Lambton	19x28	10,000	11,500	17,000	25,000	25,000	25,000	0
Mayfield	15x31	8,500	9,500	12,000	19,000	19,000	19,000	0
Merewether	19x36	26,000	31,000	40,000	50,000	45,000	45,000	0
Newcastle	12x44	12,500	15,000	23,000	38,000	38,000	38,000	0
Swansea	15x45	10,000	11,500	12,500	25,000	25,000	25,000	0
Toronto	16x36	7,500	8,000	11,500	22,000	22,000	22,000	0
WallSEND	12x41	7,500	8,250	12,000	19,000	19,000	19,000	0
Average		10,682	12,159	16,409	26,273	25,545	26,091	
% Increase over previous year		10	14	35	60	- 3	2	
Index (1976=100)		129	147	198	317	308	315	

TABLE 5
RESIDENTIAL COTTAGE SITES
WOLLONGONG URBAN AREA

LOCALITY	DIMNS	1979	1980	1981	1982	1983	1984	% CHANGE
		\$	\$	\$	\$	\$	\$	1983 - 84
Albion Park	15x37	11,000	14,000	18,000	22,000	18,000	18,000	0
Berkeley	15x37	10,000	11,500	19,000	22,000	18,000	18,000	0
Corrimal	21x38	19,000	24,000	30,000	35,000	31,000	33,000	6
Dapto	19x39	11,500	15,500	22,000	26,000	22,000	22,000	0
Farmborough Hts.	15x36	13,000	18,000	25,000	30,000	23,000	23,000	0
Figtree	15x38	15,500	18,000	28,000	32,000	30,000	32,000	7
Helensburgh	17x33	17,000	25,000	38,000	40,000	35,000	36,000	3
Mt. Ousley	22x76	30,000	35,000	42,000	45,000	45,000	47,000	4
Port Kembla	15x45	15,000	17,000	23,000	24,000	18,000	18,000	0
Shellharbour	15x36	13,000	15,000	25,000	28,000	25,000	32,000	28
Thirroul	26x46	17,000	23,000	32,000	36,000	33,000	35,000	6
Warilla	15x39	12,000	15,000	25,000	28,000	25,000	25,000	0
Wollongong	15x50	17,000	20,000	27,000	32,000	30,000	32,000	7
Average		15,462	19,308	27,231	30,769	27,154	28,538	
% Increase over Previous Year		20	25	41	13	- 12	5	
Index (1976=100)		147	184	259	293	258	272	

TABLE 6
RESIDENTIAL COTTAGE SITES
GOSFORD/WYONG URBAN AREAS

LOCALITY	DIMNS	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
		\$	\$	\$	\$	\$	\$	
Gosford (East)	15x50	14,000	17,500	35,000	35,000	32,000	32,000	0
Wamberal	26x30	13,000	17,500	36,000	36,000	32,000	32,000	0
Woy Woy	15x47	14,000	17,500	32,000	32,000	30,000	30,000	0
Wyong	19x36	9,500	13,000	20,000	20,000	18,000	18,000	0
Average		12,625	16,375	30,750	30,750	28,000	28,000	
% Increase over Previous Year		15	30	88	0	- 9	0	
Index (1976=100)		135	175	328	328	299	299	

TABLE 7
 AVERAGE 3 BEDROOM COTTAGE 1978-1983
 INNER SYDNEY SUBURBS (0-6 KILOMETRES)

Value for average 3 bedroom cottage of a construction typical of the nominated locality

LOCALITY	CON/AGE STN	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	% CHANGE 1983 - 84
Balmain	BK 1880	58,000	80,000	100,000	90,000	85,000	90,000	6
BelleVue Hill	BK 1935	195,000	225,000	300,000	350,000	325,000	375,000	15
Bondi	BK 1910	70,000	100,000	120,000	135,000	125,000	150,000	20
Cammeray	BK 1920	70,000	95,000	125,000	125,000	115,000	125,000	9
Centennial Park	BK 1910	150,000	220,000	300,000	325,000	340,000	440,000	29
Erskineville	BK 1900	32,000	45,000	55,000	50,000	57,500	62,000	8
Glebe	BK 1890	65,000	90,000	115,000	100,000	100,000	110,000	10
Kensington	BK 1910	75,000	110,000	130,000	150,000	140,000	175,000	25
Leichhardt	BK 1900	38,000	54,000	70,000	63,000	65,000	75,000	15
Marrickville	BK 1925	52,000	63,000	80,000	70,000	70,000	75,000	7
Neutral Bay	BK 1910	20,000	155,000	190,000	210,000	180,000	200,000	11
Newtown	BK 1900	32,000	47,500	65,000	65,000	67,500	69,000	2
Paddington	BK 1900	65,000	90,000	120,000	135,000	125,000	130,000	4
Randwick	BK 1910	65,000	100,000	130,000	140,000	125,000	130,000	4

TABLE 7 (CONT'D)

LOCALITY	CON/AGE STN	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	% CHANGE 1983 - 84
Redfern	BK 1890	50,000	60,000	75,000	65,000	75,000	75,000	0
Ultimo	BK 1900	32,000	50,000	70,000	70,000	67,500	70,000	4
Waverton	BK 1915	70,000	95,000	130,000	130,000	120,000	125,000	4
Average		72,882	98,795	127,941	133,705	128,382	145,647	
% Increase over Previous Year		23	37	29	5	- 4	13	
Index (1976=100)		160	218	282	295	283	296	

Cottage Construction: BK Brick

TABLE 8
MIDDLE-DISTANCE SYDNEY SUBURBS (6-25 KILOMETRES)

Value of average 3 bedroom cottage of a construction typical of the nominated locality

LOCALITY	CON/AGE STN	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	% CHANGE 1983 - 84
Ashfield	BK 1910	56,000	72,500	90,000	80,000	75,000	90,000	20
Auburn	BK 1920	42,500	52,500	62,500	62,500	60,000	65,000	8
Bankstown	AC 1958	43,000	58,000	62,000	65,000	65,000	70,000	8
Belrose	BV 1965	72,500	92,500	115,000	105,000	105,000	120,000	14
Beverly Hills	AC 1950	55,000	65,000	73,000	73,000	73,000	80,000	10
Burwood	BK 1925	60,000	77,500	96,000	85,000	85,000	120,000	41
Campsie	AC 1930	53,000	65,000	75,000	75,000	70,000	75,000	7
Carlingford	BV 1970	80,000	90,000	110,000	115,000	110,000	125,000	14
Chatswood	BK 1920	67,500	100,000	130,000	120,000	115,000	130,000	13
Chester Hill	AC 1959	40,000	52,000	54,000	62,000	60,000	65,000	8
Concord	BK 1930	56,000	75,000	92,500	82,500	75,000	92,500	23
Cromer Hts.	BV 1970	70,000	85,000	107,500	102,500	102,500	112,500	10
Dover Heights	BK 1950	120,000	140,000	160,000	220,000	200,000	225,000	13
Drummoyne	BK 1920	65,000	90,000	115,000	100,000	100,000	120,000	20
Earlwood	BK 1925	63,000	75,000	85,000	85,000	85,000	95,000	12
Eastwood	BK 1930	64,000	75,000	90,000	95,000	95,000	105,000	11
Ermington	BV 1950	50,000	60,000	70,000	70,000	65,000	72,500	12
Five Dock	BK 1925	52,000	70,000	88,000	78,000	75,000	85,000	13

TABLE 8 (CONT'D)

LOCALITY	CON/AGE STN	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	% CHANGE 1983 - 84
Gordon	BK 1930	95,000	150,000	180,000	170,000	165,000	180,000	9
Hornsby	BV 1965	64,000	87,000	105,000	98,000	94,000	105,000	12
Hurstville	BK 1925	58,000	66,000	75,000	80,000	80,000	85,000	6
Kogarah	BK 1941	60,000	67,000	76,000	80,000	80,000	85,000	6
Lane Cove	BK 1930	65,000	95,000	125,000	120,000	115,000	130,000	13
Lindfield	BK 1925	95,000	145,000	170,000	165,000	160,000	170,000	6
Manly	BK 1925	85,000	110,000	140,000	125,000	120,000	130,000	8
Maroubra	BK 1920	72,500	105,000	125,000	150,000	140,000	160,000	14
Mascot	BK 1920	48,500	67,500	85,000	72,000	72,000	77,000	7
Matraville	BK 1930	63,000	85,000	105,000	115,000	100,000	100,000	0
Mosman	BK 1925	85,000	130,000	170,000	160,000	155,000	165,000	6
Oatley	BK 1949	70,000	85,000	93,000	93,000	93,000	100,000	8
Parramatta	BK 1930	44,000	54,000	68,000	70,000	70,000	75,000	7
Pennant Hills	BV 1965	67,000	95,000	112,500	100,000	97,500	110,000	13
Penshurst	BK 1935	66,000	78,000	86,000	90,000	90,000	95,000	6
Revesby	AC 1949	45,000	60,000	64,000	65,000	65,000	70,000	8
Ryde	BK 1930	60,000	70,000	80,000	80,000	75,000	85,000	13
St. Ives	BK 1970	95,000	150,000	170,000	170,000	165,000	185,000	12

TABLE 8 (CONT'D)

LOCALITY	CON/AGE STN	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	% CHANGE 1983 - 84
Strathfield	BK 1937	100,000	125,000	150,000	150,000	135,000	190,000	40
Wahroonga	BK 1930	110,000	175,000	210,000	190,000	180,000	200,000	11
Wiley Park	BK 1940	46,000	62,000	75,000	70,000	70,000	75,000	7
Average		66,756	88,629	106,154	104,808	100,949	113,320	7
% Increase over Previous Year		28	33	20	- 1	- 4	12	
Index (1976=100)		157	208	249	246	237	265	

Cottage BK = Brick AC = Asbestos Cement Sheet

Construction BV = Brick Veneer

TABLE 9
OUTTER SYDNEY SUBURBS (OVER 25 KILOMETRES)

Value of average 3 bedroom cottage of a construction typical of the nominated locality.

LOCALITY	CON/AGE STN	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	% CHANGE 1983 - 84
Berowra	BV 1965	54,000	72,000	85,000	75,000	75,000	85,000	13
Blacktown	AC 1955	35,000	42,000	47,500	52,000	52,000	54,000	4
Blackett	BV 1970	32,500	40,000	45,000	45,000	45,000	47,000	4
Blaxland	BV 1975	39,000	48,000	56,000	60,000	60,000	62,500	4
Campbelltown	AC 1957	32,500	40,000	50,000	50,000	45,000	50,000	11
Caringbah	AC 1960	58,000	70,000	90,000	90,000	85,000	92,500	9
Castle Hill	BV 1970	75,000	82,500	105,000	105,000	100,000	115,000	15
Cronulla	BK 1956	72,000	85,000	110,000	110,000	110,000	125,000	14
Engadine	AC 1955	50,000	60,000	70,000	65,000	65,000	72,500	12
Fairfield	AC 1960	36,000	43,000	52,000	50,000	50,000	55,000	10
Green Valley	AC 1965	32,000	37,500	47,000	47,000	47,000	47,000	0
Guildford	AC 1950	40,000	47,000	52,500	52,500	52,500	60,000	14
Ingleburn	BV 1976	42,500	52,000	70,000	67,500	65,000	70,000	8
Jannali	AC 1950	48,000	61,000	75,000	75,000	70,000	80,000	14
Katoomba	BV 1975	33,000	40,000	50,000	50,000	50,000	54,000	8
Liverpool	AC 1955	33,000	42,000	52,500	52,500	50,000	52,500	5
Miranda	AC 1955	50,000	63,000	80,000	80,000	80,000	87,500	9
Mona Vale	BV 1968	65,000	84,000	107,500	100,000	100,000	110,000	10

TABLE 9 (CONT'D)

LOCALITY	CON/AGE STN	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	% CHANGE 1983 - 84
Pendle Hill	AC 1960	45,000	52,000	56,000	56,000	56,000	60,000	7
Penrith	AC 1950	38,000	46,000	51,000	51,000	51,000	54,000	6
Penrith Sth	BV 1975	40,000	50,000	56,000	56,000	56,000	58,000	4
Richmond	BV 1975	40,000	49,000	55,000	55,000	55,000	59,000	7
Riverstone	ac 1950	27,500	35,000	42,000	45,000	42,000	47,500	13
St. Marys	BV 1975	39,000	48,000	56,000	56,000	56,000	58,000	4
Sutherland	BK 1930	50,000	63,000	75,000	75,000	75,000	82,500	10
Tahmoor	BV 1975	30,000	33,000	50,000	50,000	47,000	50,000	6
Winston Hills	BV 1975	57,500	65,000	75,000	75,000	75,000	82,500	10
Average		44,241	53,703	65,222	64,648	63,500	69,296	
% Change over Previous Year		20	21	21	- 1	- 2	9	
Index (1976=100)		135	164	199	197	193	211	

Cottage BV = Brick Veneer AC = Asbestos Cement Sheet

Construction BK = Brick

TABLE 10
 AVERAGE 3 BEDROOM COTTAGE 1978-1983
 NEWCASTLE URBAN AREA

Value of average 3 bedroom cottage of a construction typical of the nominated locality.

LOCALITY	CON/AGE STN	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	% CHANGE 1983 - 84
Belmont	WB 1959	35,000	38,000	46,000	57,000	57,000	57,000	0
Beresfield	WB 1962	28,000	31,000	38,000	52,000	52,000	52,000	0
Cardiff	WB 1960	31,000	34,000	45,000	55,000	55,000	55,000	0
Charlestown	WB 1961	40,000	42,000	55,000	69,000	65,000	67,000	3
Lambton	WB 1915	25,000	27,000	36,000	50,000	45,000	48,000	7
Mayfield	WB 1926	23,000	26,000	33,000	43,000	40,000	40,000	0
Merewether	BV 1967	74,000	79,000	95,000	125,000	105,000	110,000	5
Newcastle	BK 1960	34,000	40,000	60,000	70,000	63,000	67,000	6
Swansea	WB 1930	24,000	26,000	35,000	45,000	45,000	48,000	7
Toronto	WB 1965	32,000	33,000	42,000	52,000	52,000	55,000	6
WallSEND	WB 1957	28,000	31,000	37,000	50,000	50,000	50,000	0
Average		34,000	37,000	47,454	60,727	57,182	59,000	
% Increase over Previous Year		7	9	28	28	- 6	3	
Index (1976=100)		121	133	170	218	205	211	

Cottage Construction: BK = Brick, BV = Brick Veneer, WB = Weatherboard

TABLE 11
 AVERAGE 3 BEDROOM COTTAGE 1978-1983
 WOLLONGONG URBAN AREA

Value of average 3 bedroom cottage of a construction typical of the nominated locality

LOCALITY	CON/AGE STIN	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	% CHANGE 1983 - 84
Albion Park	BV 1978	39,000	44,000	52,000	57,000	50,000	50,000	0
Berkeley	AC 1964	28,000	32,000	44,000	48,000	40,000	40,000	0
Corrimal	AC 1950	38,500	46,000	55,000	63,000	56,000	59,000	5
Dapto	BV 1974	37,000	46,000	60,000	66,000	58,000	58,000	0
Farmborough Heights	BV 1972	46,000	52,000	62,000	68,000	58,000	65,000	12
Figtree	BV 1967	55,000	60,000	73,000	80,000	67,000	70,000	4
Helensburgh	BK 1975	45,000	58,000	78,000	83,000	78,000	80,000	3
Mt. Ousley	BK 1960	93,000	100,000	120,000	128,000	120,000	124,000	3
Port Kembla	WB 1937	32,500	35,000	47,000	52,000	40,000	40,000	0
Shellharbour	WB 1960	47,000	50,000	58,000	62,000	58,000	65,000	12
Thirroul	BV 1976	56,000	66,000	90,000	98,000	85,000	88,000	4
Warilla	BV 1967	36,000	39,000	50,000	55,000	50,000	55,000	10

TABLE 11 (CONT'D)

LOCALITY	CON/AGE STIN	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	% CHANGE 1983 - 84
Wollongong	WB 1925	34,000	40,000	50,000	58,000	52,000	55,000	6
Average		45,154	51,385	64,539	70,615	62,462	65,308	
% Increase over Previous Year		9	14	26	9	- 11	5	
Index (1976=100)	138	158	198	217	191	200		
Cottage								
Construction								

BK = Brick

WB = Weatherboard

BV = Brick Veneer

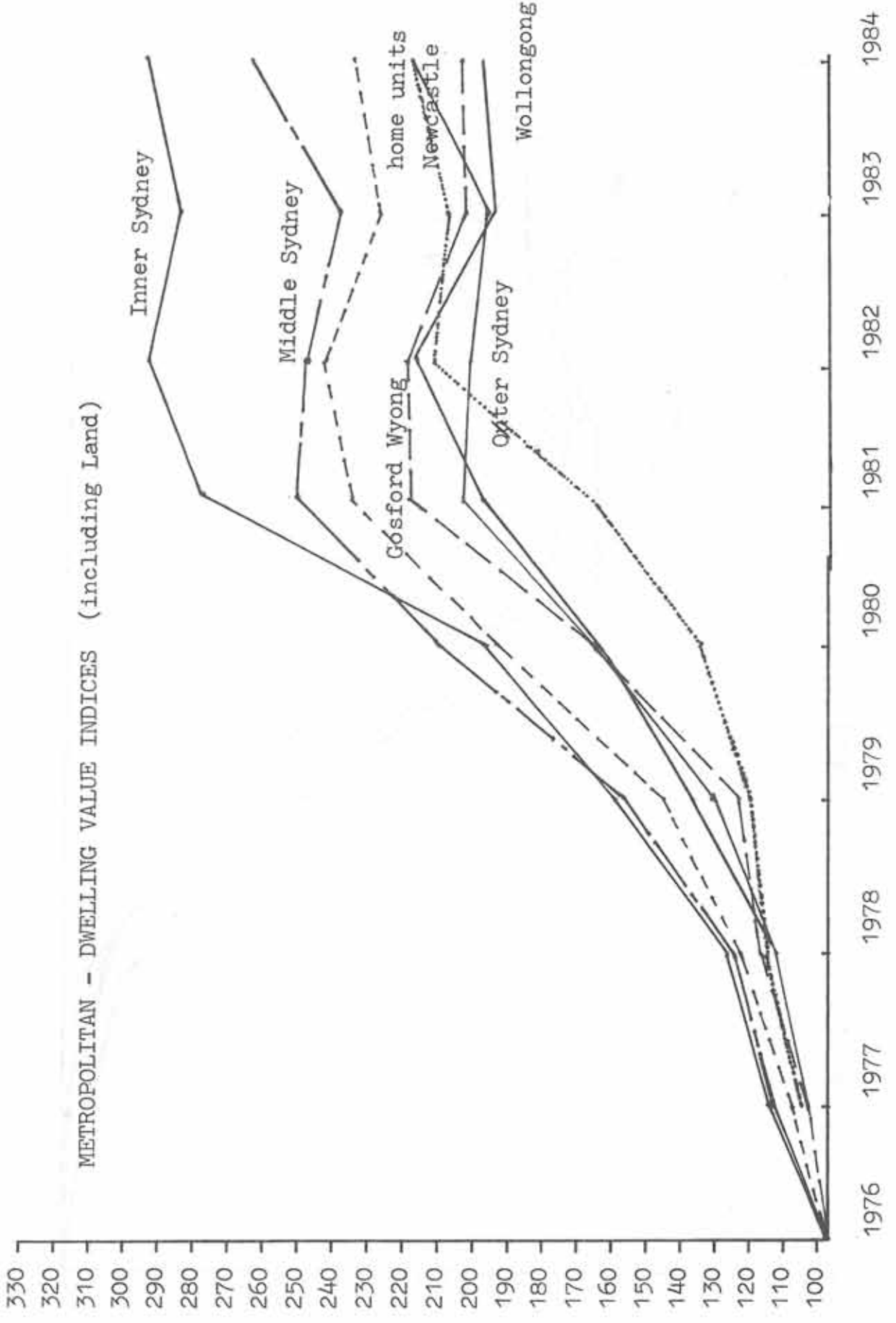
AC = Asbestos Cement Sheet

TABLE 12
 AVERAGE 3 BEDROOM COTTAGE 1978-1983
 GOSFORD/WYONG URBAN AREA

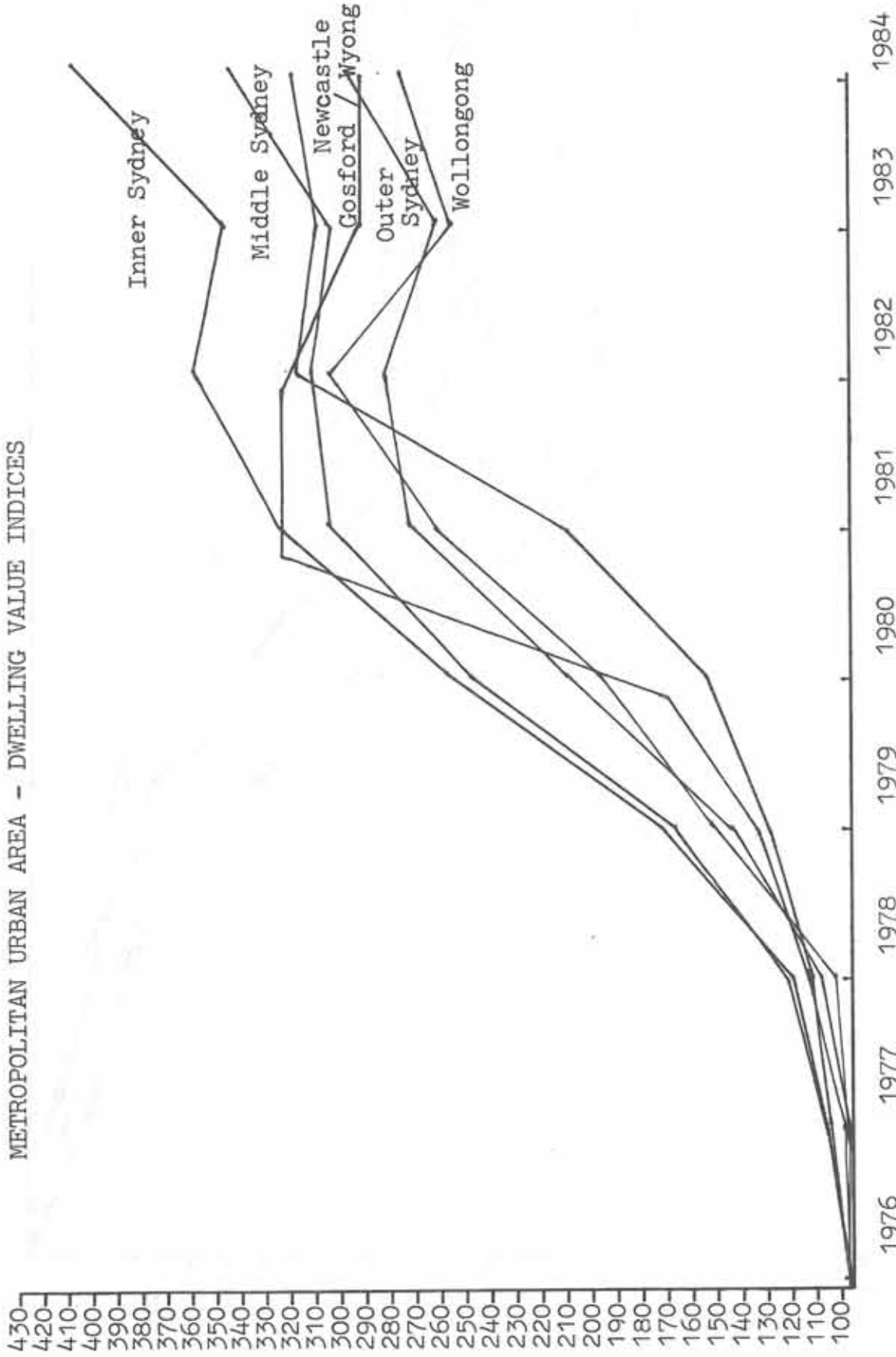
Value of average 3 bedroom cottage of a construction typical of nominated locality

LOCALITY	CON/AGE STN	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	% CHANGE 1983 - 84
Gosford (East)	WB 1967	40,000	50,000	68,000	68,000	62,500	62,500	0
Wamberal	BV 1976	45,000	55,000	78,000	78,000	70,000	70,000	0
Woy Woy	AC 1965	31,000	44,000	56,000	56,000	52,000	52,000	0
Wyong	WB 1960	32,000	41,000	50,000	50,000	48,000	48,000	0
Average		37,000	47,500	63,000	63,000	58,125	58,125	
% Increase over Previous Year		9	28	33	0	- 8	0	
Index (1976=100)		126	162	215	215	199	199	

Cottage Construction BK = Brick WB = Weatherboard
 BV = Brick Veneer AC = Asbestos Cement Sheet



METROPOLITAN URBAN AREA - DWELLING VALUE INDICES



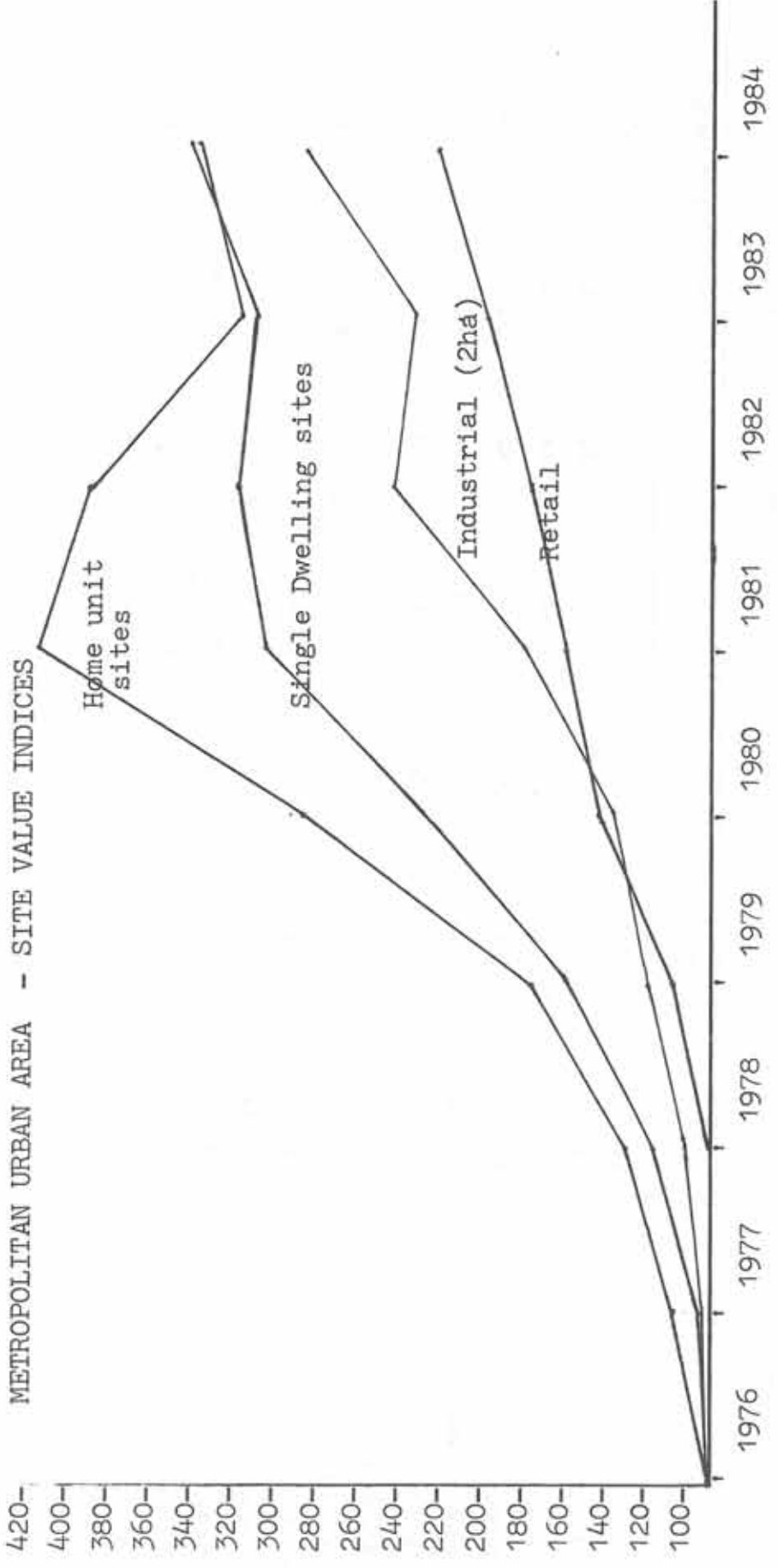


TABLE 13
HOME UNIT SITES
SYDNEY, NEWCASTLE, WOLLONGONG 1978-1983

Value per 2 bedroom unit - site suitable for the erection of an 8/12 unit 2/3 storey building.

LOCALITY	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
	\$	\$	\$	\$	\$	\$	
Allawah	12,000	17,000	24,000	22,500	17,000	22,000	29
Ashfield	12,000	17,000	23,000	20,000	15,000	17,000	13
Balmain	12,000	25,000	30,000	25,000	20,000	20,000	0
Burwood	15,000	22,000	28,000	24,000	18,000	22,000	22
Campbelltown	3,250	8,000	10,000	8,500	8,500	8,500	0
Campsie	7,000	13,000	20,000	18,000	13,000	17,000	31
Chatswood	16,000	30,000	42,000	40,000	30,000	30,000	0
Cronulla	12,000	17,000	28,000	26,000	20,000	30,000	50
Dee Why	8,000	17,500	24,000	28,000	22,000	25,000	14
Drummoyne	17,000	25,000	30,000	25,000	20,000	20,000	0
Epping	14,000	22,000	25,000	25,000	20,000	25,000	25
Fairfield	5,000	8,000	12,000	10,000	8,000	12,000	50
Gordon	21,000	35,000	45,000	45,000	35,000	35,000	0

TABLE 13 (CONT'D)

LOCALITY	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
	\$	\$	\$	\$	\$	\$	
Gosford	6,500	9,500	18,000	18,000	14,000	14,000	0
Hornsby	10,000	18,000	22,500	22,500	19,000	21,000	11
Liverpool	3,750	8,500	10,000	9,000	9,000	9,500	6
Manly	12,500	25,000	33,000	33,000	26,000	26,000	0
Marrickville	6,000	14,000	18,000	16,000	14,000	14,000	0
Mosman	17,500	32,500	45,000	40,000	30,000	30,000	0
North Sydney	18,000	32,500	50,000	40,000	30,000	30,000	0
Parramatta	10,000	16,000	18,000	18,000	15,000	19,000	27
Penrith	3,500	5,500	7,000	7,000	7,000	7,000	0
Randwick	12,500	25,000	35,000	42,500	30,000	30,000	0
Top Ryde	11,000	18,000	24,000	20,000	17,500	17,500	0
Waverley	27,500	27,500	37,500	45,000	35,000	35,000	0
Wollongong	4,600	10,000	15,000	13,000	9,000	9,000	0
Belmont	2,500	3,500	8,000	10,000	10,000	10,000	0
Merewether	4,000	5,000	12,000	16,000	15,000	14,000	7
Average	10,325	18,107	24,785	23,821	18,821	20,339	
% Change over Previous Year	32	75	37	- 4	- 21	8	
Index (1976=100)	170	298	408	392	310	338	

TABLE 14
HOME UNITS
SYDNEY, NEWCASTLE, WOLLONGONG 1978-1983

Value per 2 bedroom unit in 2/3 storey block of 8/12 home units typical for the locality nominated.

LOCALITY	1979	1980	1981	1982	1983	1984	% CHANGE
	\$	\$	\$	\$	\$	\$	1983 - 84
Allawah	42,000	55,000	61,000	65,000	60,000	67,500	13
Ashfield	38,000	48,000	65,000	65,000	60,000	65,000	8
Balmain	40,000	65,000	80,000	75,000	70,000	72,500	4
Burwood	45,000	58,000	75,000	70,000	65,000	70,000	8
Campbelltown	26,000	38,000	43,000	43,000	40,000	35,000	-13
Campsie	34,000	50,000	55,000	55,000	50,000	55,000	10
Chatswood	55,000	70,000	90,000	100,000	90,000	105,000	17
Cronulla	44,000	58,000	67,000	72,500	70,000	75,000	7
Dee Why	40,000	55,000	64,000	68,000	64,000	70,000	9
Drummoyne	50,000	62,000	80,000	74,000	70,000	75,000	7
Epping	55,000	70,000	77,500	80,000	73,000	80,000	10
Fairfield	28,500	40,000	45,000	42,000	40,000	42,500	6
Gordon	67,500	87,500	100,000	100,000	95,000	100,000	5
Gosford	37,500	50,000	62,000	62,000	55,000	55,000	0

TABLE 14 (CONT'D)

LOCALITY	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
	\$	\$	\$	\$	\$	\$	
Hornsby	44,000	60,000	70,000	65,000	65,000	75,000	15
Liverpool	27,500	38,000	43,000	43,000	43,000	43,000	0
Manly	50,000	65,000	75,000	80,000	75,000	80,000	7
Marrickville	34,000	45,000	52,000	48,000	48,000	52,000	8
Mosman	57,500	75,000	95,000	90,000	85,000	95,000	12
North Sydney	57,500	90,000	105,000	95,000	90,000	100,000	11
Parramatta	36,000	50,000	55,000	60,000	55,000	62,500	14
Penrith	25,000	36,000	49,000	46,000	45,000	46,000	2
Randwick	42,000	67,500	75,000	85,000	70,000	70,000	0
Top Ryde	43,000	55,000	60,000	65,000	60,000	62,500	4
Waverley	42,000	70,000	82,500	90,000	80,000	80,000	0
Wollongong	33,000	40,000	60,000	63,000	52,000	52,000	0
Belmont	39,500	42,000	58,000	68,000	63,000	60,000	- 5
Merewether	32,000	38,000	55,000	65,000	60,000	58,000	- 3
Average	41,625	56,357	67,821	69,071	64,036	67,982	
% Change Over Previous Year	20	35	20	2	- 7	6	
Index (1976=100)	144	196	235	240	222	232	

TABLE 15
RETAIL SHOP SITE
SYDNEY, NEWCASTLE, WOLLONGONG 1978-1983

Value per metre frontage for a 6 metre site in prime location in nominated locality

LOCALITY	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84	% CHG
	\$	\$	\$	\$	\$	\$		
Bankstown	16,500	18,000	25,000	25,000	25,000	25,000	0	14 1/2%
Blacktown	23,000	36,000	38,000	38,000	41,000	50,000	22	14 1/2%
Bondi Junction	44,000	50,000	60,000	60,000	82,500	115,000	39	23%
Burwood	28,000	34,000	39,000	45,000	54,000	60,000	11	17 1/2%
Campbelltown	16,500	25,000	27,500	40,000	40,000	40,000	0	16%
Campsie	23,500	23,500	30,000	30,000	30,000	35,000	17	15%
Caringbah	19,000	21,000	23,500	23,500	23,500	25,000	6	12%
Chatswood	55,000	85,000	95,000	95,000	125,000	135,000	8	16%
Crows Nest	22,000	26,000	28,000	30,000	30,000	33,000	10	13%
Dee Why	13,333	16,600	20,000	22,000	22,000	27,000	23	16%
Eastwood	25,000	33,000	35,000	35,000	37,000	40,000	8	12%
Gosford	25,000	32,500	35,000	38,000	38,000	38,000	0	-
Hornsby	15,500	17,000	21,000	21,000	21,000	25,000	19	15%
Hurstville	28,000	30,000	40,000	40,000	40,000	40,000	0	13 1/2%

TABLE 15 (CONT'D)

LOCALITY	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
	\$	\$	\$	\$	\$	\$	
Katoomba	6,500	7,500	7,500	7,500	8,500	12,500	47
Kogarah	10,500	11,000	15,000	15,000	15,000	15,000	0
Liverpool	23,000	32,000	35,000	45,000	45,000	45,000	0
Marrickville	17,250	20,000	22,000	22,000	25,000	30,000	20
Newtown	12,500	14,000	14,500	16,000	18,000	20,000	11
Parramatta	40,000	50,000	60,000	63,000	65,000	72,500	12
Penrith	22,500	25,000	29,000	29,000	38,000	60,000	58
Sydney	110,000	160,000	180,000	220,000	240,000	240,000	0
Sydney/Kings Cross	25,000	40,000	50,000	60,000	67,500	80,000	19
Wollongong	38,000	41,000	45,000	52,000	50,000	50,000	0
Warrawang	11,000	12,000	15,000	16,000	14,500	14,500	0
Newcastle	15,000	20,000	30,000	35,000	35,000	37,500	7
Belmont	6,000	7,000	9,500	12,500	12,500	10,000	- 20
Charlestown	10,500	10,500	12,750	16,000	16,000	16,000	0
Average	25,074	32,057	37,223	41,125	44,964	49,680	
% Change Over Previous Year	11	28	16	10	9	14	
Index	111	142	164	180	199	220	

145
140
150
200

16400
100000

TABLE 16
 RETAIL SHOP RENTAL VALUE
 SYDNEY, NEWCASTLE, WOLLONGONG 1978-1983

Rent per week of a modern 6 metre frontage shop in prime location in nominated centre.

LOCALITY	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	% CHANGE 1983 - 84
Bankstown	335	380	425	550	550	550	0
Blacktown	500	600	650	700	750	850	13
Bondi Junction	750	850	1,000	1,000	1,000	1,500	50
Burwood	500	600	650	700	750	850	13
Campbelltown	325	400	650	650	680	680	0
Campsie	450	450	500	600	600	700	17
Caringbah	350	425	475	500	500	550	10
Chatswood	900	1,450	1,750	1,750	2,000	2,250	13
Crows Nest	450	500	550	550	575	625	9
Dee Why	270	330	350	400	425	450	6
Eastwood	500	525	600	600	650	700	8
Gosford	450	600	650	675	675	725	7
Hornsby	350	400	450	450	500	550	10
Hurstville	600	650	650	750	750	750	0

TABLE 16 (CONT'D)

LOCALITY	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	% CHANGE 1983 - 84
Katoomba	150	175	200	200	240	275	15
Kogarah	240	250	300	350	350	350	0
Liverpool	450	550	750	800	800	800	0
Marrickville	350	400	425	425	450	500	11
Newtown	275	300	350	350	400	450	13
Parramatta	650	800	900	1,000	1,100	1,250	14
Penrith	400	450	550	650	750	800	7
Sydney	2,000	2,250	2,500	3,000	3,500	3,500	0
Sydney/Kings Cross	550	800	900	1,100	1,250	1,250	0
Wollongong	725	775	850	950	950	975	3
Warrawong	185	210	265	280	265	265	0
Newcastle	400	500	600	650	650	700	8
Belmont	160	180	220	300	300	250	-17
Charlestown	250	275	325	400	400	400	0
Average	483	571	660	726	778	839	
% Change over Previous Year	18	18	15	7	5	13	
Index	118	139	161	172	180	204	

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TABLE 17
OFFICE RENTAL VALUES
SYDNEY, NEWCASTLE, WOLLONGONG 1978-1983

Gross annual rental per square metre for modern air-conditioned space on a whole floor basis

LOCALITY	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	% CHANGE 1983 - 84
Bankstown	70	70	85	110	110	100	- 9
Bondi Junction	60	65	70	130	160	215	34
Burwood	59	75	75	97	105	130	24
Campbelltown	65	70	75	80	80	80	0
Chatswood	70	80	100	140	150	150	0
Hurstville	75	80	85	110	120	130	8
Liverpool	70	78	81	95	100	100	0
Newcastle	70	75	90	100	100	100	0
North Sydney	70	80	100	160	170	170	0
Parramatta	67	86	105	115	134	160	19
Penrith	54	65	70	70	70	85	21
Sydney-Prime	90	100	170	250	235	250	6
Sydney-Secondary	50	60	120	150	140	150	7
Wollongong	59	61	74	92	90	85	- 6
Average	66	75	93	121	126	136	
% Increase over Previous Year	8	14	24	30	4	8	
Index (1978=100)	108	123	152	198	207	223	
		100				180	

TABLE 17A
OFFICE BUILDING SITE VALUE
SYDNEY

Land value per square metre of net lettable area

LOCALITY	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	% CHANGE 1983 - 84
Central Financial District	120	250	550	850	1,000	1,000	0
Central Secondary Location	50	80	175	250	250	250	0
Average	85	165	363	550	625	625	
% Increase over Previous Year	-	94	120	52	14	0	
Index (1979=100)	100	195	427	647	735	735	

TABLE 18
INDUSTRIAL SITE OF 2000 M2
SYDNEY, NEWCASTLE, WOLLONGONG 1978-1983

Value for standard serviced allotments.

LOCALITY	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
	\$	\$	\$	\$	\$	\$	
Artarmon	150,000	300,000	400,000	500,000	550,000	650,000	18
Blacktown	60,000	70,000	85,000	115,000	100,000	120,000	20
Botany	120,000	160,000	225,000	260,000	260,000	215,000	-17
Brookvale	110,000	200,000	260,000	310,000	310,000	365,000	18
Camellia	115,000	130,000	180,000	260,000	240,000	270,000	13
Campbelltown	42,500	45,000	55,000	50,000	50,000	55,000	10
Dee Why	85,000	160,000	230,000	300,000	280,000	325,000	16
Hornsby	95,000	125,000	180,000	215,000	200,000	270,000	35
Marrickville	120,000	160,000	225,000	260,000	260,000	260,000	0
Moorebank	60,000	65,000	75,000	85,000	85,000	95,000	12
Penrith	30,000	34,000	48,000	60,000	50,000	50,000	0
Riverwood	80,000	90,000	120,000	180,000	165,000	170,000	3
Silverwater	132,500	150,000	200,000	310,000	270,000	300,000	11
Smithfield	56,000	65,000	75,000	95,000	90,000	95,000	6
South Sydney	145,000	175,000	250,000	300,000	300,000	300,000	0
Taren Point	85,000	150,000	170,000	200,000	200,000	200,000	0
Port Kembla	47,500	50,000	55,000	60,000	55,000	52,500	- 5
Wollongong	50,000	50,000	57,500	64,000	57,500	55,000	- 4
Wyong	12,000	15,000	18,000	20,000	20,000	20,000	0

TABLE 18 (CONT'D)

LOCALITY	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
	\$	\$	\$	\$	\$	\$	
Newcastle	35,000	40,000	50,000	60,000	60,000	65,000	8
Gosford West	22,500	34,000	45,000	50,000	50,000	50,000	0
Average	78,714	108,000	143,024	178,762	174,476	212143	
% Increase over Previous Year	7	37	32	24	- 2	12	
Index (1978=100)	107	147	195	243	237	289	

100 — 135 — 165 — 180 — 220

TABLE 19
INDUSTRIAL SITE OF 2 HECTARES
SYDNEY, NEWCASTLE, WOLLONGONG 1978-83

Value per hectare for standard services block

LOCALITY	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
	\$	\$	\$	\$	\$	\$	
Blacktown	270,000	295,000	350,000	450,000	375,000	450,000	20
Botany	450,000	540,000	780,000	900,000	900,000	725,000	-19
Chipping Norton	160,000	180,000	220,000	250,000	250,000	275,000	10
Marrickville	450,000	540,000	780,000	900,000	900,000	900,000	0
Minto	100,000	110,000	150,000	150,000	150,000	175,000	17
North Ryde	425,000	670,000	780,000	1,500,000	1,600,000	2,000,000	25
Penrith	62,500	70,000	90,000	125,000	100,000	100,000	0
Riverwood	300,000	325,000	380,000	490,000	450,000	450,000	0
Silverwater	450,000	500,000	670,000	1,100,000	1,000,000	1,100,000	10
South Sydney	550,000	650,000	850,000	1,000,000	1,000,000	1,000,000	0
Taren Point	300,000	300,000	360,000	440,000	490,000	490,000	0
Port Kembla	125,000	130,000	140,000	150,000	125,000	120,000	-4
Newcastle	97,500	105,000	125,000	150,000	150,000	150,000	0
Average	311,462	339,615	436,538	586,923	576,154	610,384	
% Change over Previous Year	24	9	29	34	- 2	6	
Index (1976=100)	129	140	181	243	238	258	

TABLE 20
INDUSTRIAL SITE OF 10 HECTARES
SYDNEY, NEWCASTLE, WOLONGONG 1978-1983

Value per hectare for General Industrial or Manufacturing purposes

LOCALITY	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
	\$	\$	\$	\$	\$	\$	
Botany	370,000	460,000	650,000	760,000	760,000	550,000	-28
Camellia	325,000	375,000	445,000	650,000	600,000	625,000	4
Newcastle	70,000	70,000	80,000	80,000	70,000	70,000	0
Port Kembla	75,000	80,000	80,000	80,000	65,000	65,000	0
Average	210,000	246,250	313,750	392,500	373,750	327,500	
% Increase over Previous Year	3	17	27	25	- 5	12	
Index (1976=100)	104	122	155	194	186	171	

TABLE 21
FACTORY/WAREHOUSE RENTAL VALUES
SYDNEY, NEWCASTLE, WOLLONGONG 1978-1983

Annual rent per square metre for modern high wall factory with a floor area of approximately 1,000m²

LOCALITY	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	% CHANGE 1983 - 84
Artarmon	45	55	60	75	80	80	0
Botany	33	35	46	53	53	53	0
Brookvale	35	43	48	65	65	70	8
Camellia	35.50	40	50.50	55	50	55	10
Campbelltown	20	28	32.50	32.50	37.50	37.50	0
Marrickville	31	38	47	53	53	58	9
Milperra	26	28.50	37	41	41	41	0
Moorebank	42.50	30	35	35	40	42.50	6
North Ryde	40.90	48	55	70	80	90	13
Silverwater	37.50	43	57	60	54	60	11
Smithfield	25	28	30	37.50	35	40	14
South Sydney	40	45	50	60	60	60	0
Taren Point	27	32.50	41	45	41	41	0
Newcastle	24	28	35	35	35	35	0
Wollongong	20.45	22	26	34	28	28	0
Average	30.85	36.26	43.60	50.07	50.17	52.73	
% Increase over Previous Years	11	18	22	15	0	5	
Index (1976=100)	143	168	202	237	233	245	

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TABLE 22
2 HECTARE RURAL HOMESITES
SYDNEY AREA 1978-1983

Value for Standard Allotment

LOCALITY	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
	\$	\$	\$	\$	\$	\$	
Cecil Park	45,000	52,500	80,000	110,000	100,000	110,000	10
Denham Court	50,000	75,000	110,000	140,000	125,000	140,000	12
Dural	62,500	85,000	105,000	125,000	110,000	180,000	63
Gallston	67,500	90,000	110,000	120,000	120,000	140,000	17
Glenorie	50,000	65,000	90,000	120,000	95,000	125,000	32
Gosford (Lisarow)	19,000	30,000	50,000	50,000	50,000	50,000	0
Kenthurst	50,000	65,000	100,000	130,000	110,000	140,000	27
Minto	35,000	55,000	75,000	85,000	80,000	85,000	6
Oakville	38,000	45,000	80,000	85,000	80,000	90,000	13
Oxford Falls	55,000	95,000	140,000	155,000	170,000	195,000	15
Riverstone	30,000	45,000	70,000	85,000	75,000	95,000	27
Rossmore	32,500	50,000	75,000	80,000	75,000	75,000	0
Terry Hills	75,000	115,000	170,000	200,000	190,000	215,000	13
Average	46,885	66,731	96,538	114,230	106,154	126,154	
% Increase over Previous Year	15	43	45	18	- 7	19	
Index (1976=100)	139	198	286	339	314	373	

TABLE 23
 10 HECTARE RURAL HOMESITES
 SYDNEY/GOSFORD 1978-1983

Value for standard allotment

LOCALITY	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
	\$	\$	\$	\$	\$	\$	
Box Hill	60,000	70,000	100,000	150,000	135,000	180,000	33
Cobbitty	45,000	55,000	85,000	110,000	90,000	100,000	11
Somersby	37,000	55,000	75,000	75,000	75,000	75,000	0
Luddenham	50,000	55,000	90,000	110,000	100,000	110,000	10
Average	48,000	58,750	87,500	111,250	100,000	116,250	
% Increase over Previous Year	11	22	49	27	- 10	16	
Index (1976=100)	123	151	225	286	257	299	

COUNTRY LAND MARKET
TABLE 24
COASTAL CITIES AND TOWNS
SINGLE DWELLING SITE - 1978-1983

Value for Standard Serviced Allotment.

LOCALITY	DIMNS	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	% CHANGE 1983 - 84
Batemans Bay	15x46	10,000	9,500	16,000	20,000	25,000	27,000	8
Bega	17x41	6,500	6,500	7,500	10,000	12,000	14,000	17
Casino	18x45	6,500	7,000	8,500	10,500	10,500	12,500	19
Cessnock	20x40	5,750	6,500	10,000	17,000	15,000	17,000	13
Coffs Harbour	18x39	11,000	12,000	22,000	30,000	30,000	30,000	0
Eden	20x40	12,500	13,500	14,000	18,000	20,000	20,000	0
Forster	18x30	16,000	18,000	30,000	38,000	35,000	42,500	21
Grafton - Central	20x40	7,250	7,250	9,500	12,000	13,500	16,000	19
- West	18x45	7,000	7,000	9,750	12,000	13,500	16,000	19
Kempsey	18x31	6,000	6,500	8,500	14,000	14,000	18,000	29
Kiama	20x45	12,000	13,000	24,000	26,000	23,000	36,000	56
Lismore								
- Lismore Heights	20x44	9,000	12,500	16,500	20,000	17,000	20,000	18
- Goonellabah	34x37	10,000	12,500	21,000	25,000	22,500	25,000	11
Maitland	17x37	8,000	9,000	17,000	25,000	21,000	21,000	0

TABLE 24 (CONT'D)

LOCALITY	DIMNS	1979	1980	1981	1982	1983	1984	% CHANGE
		\$	\$	\$	\$	\$	\$	1983 - 84
Merimbula	18x40	18,000	19,000	22,000	32,000	28,000	30,000	7
Murwillumbah								
- Hill	18x43	11,000	13,000	15,000	30,000	28,000	28,000	0
- Bray Park	21x42	11,000	14,000	15,000	30,000	28,000	28,000	0
Nelsons Bay	17x33	12,000	17,000	45,000	48,000	45,000	45,000	0
Nowra								
- Central	20x45	10,500	12,000	17,000	24,000	22,000	24,000	9
- East	18x36	8,000	9,000	15,000	22,000	19,000	22,000	16
Port Macquarie	20x32	9,500	13,500	20,000	30,000	30,000	30,000	0
St. George's Basin	15x46	4,000	4,000	11,000	15,000	15,000	15,000	0
Taree	18x34	8,000	9,000	16,000	22,000	22,000	22,000	0
Ulladulla	15x41	8,000	10,000	15,000	24,000	24,000	26,000	8
Average		9,479	10,886	16,886	23,104	22,292	24,375	
% Increase over Previous Year		11	15	55	37	- 4	9	
Index (1976=100)		127	145	225	308	298	325	

TABLE 25
SINGLE DWELLING SITES
MAJOR INLAND CITIES 1978-1983

Value for Standard Serviced Allotment.

LOCALITY	DIMNS	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	% CHANGE 1983 - 84
Albury								
- Central	18x46	11,000	11,000	12,000	13,000	15,500	15,500	0
- East	18x44	12,000	12,000	12,000	13,000	13,000	13,000	0
- Forrest Hill	18x44	16,000	16,000	16,000	17,000	17,000	18,000	6
- Lavington	23x39	8,000	8,000	10,000	12,000	13,000	13,000	0
Armidale								
- South Hill	20x40	7,500	8,500	9,000	10,250	10,250	16,000	56
- Central Sth	20x35	6,500	7,500	8,000	8,250	8,250	10,000	21
Bathurst								
- Esrom	16x50	11,000	12,500	16,000	18,000	18,000	18,000	0
- Sth. Bathurst	15x80	7,000	8,000	10,500	12,500	12,500	12,500	0
- Eloura	21x47	9,000	10,000	16,000	18,000	18,000	18,000	0
Broken Hill								
- North	20x40	4,000	5,000	6,000	6,000	6,000	6,500	8
- South	15x35	1,800	2,000	3,500	3,500	3,500	4,000	14

TABLE 25 (CONT'D)

LOCALITY	DIMNS	1979	1980	1981	1982	1983	1984	% CHANGE
		\$	\$	\$	\$	\$	\$	1983 - 84
Dubbo								
- Central	20x40	8,500	10,000	13,500	15,500	14,000	17,000	21
- Nth. West	16x40	5,000	5,800	7,500	9,000	8,000	9,000	13
- South	18x40	10,000	12,000	16,500	19,000	17,000	20,000	18
- East	18x40	7,500	8,500	12,000	14,500	13,000	15,000	15
- West	18x40	7,500	9,000	12,000	14,500	13,000	15,000	15
Goulburn								
- Ifield	20x50	11,000	11,000	12,500	12,500	14,000	17,000	21
- Eastgrove	20x50	7,000	7,000	9,500	9,500	10,000	14,000	40
- Bradfordville	20x60	10,000	10,000	11,500	11,500	13,000	16,000	23
- Nth. Goulburn	13x40	7,500	7,500	9,000	9,000	10,000	11,500	15
- West Goulburn	27x30	11,000	11,000	12,500	12,500	15,500	18,000	16
Orange								
- East	20x50	7,500	8,000	10,500	14,000	14,000	17,000	21
- Central	15x40	8,000	8,500	11,500	15,000	15,000	18,000	20
- South	18x40	9,000	10,000	12,000	18,000	17,000	20,000	18
Queanbeyan								
- Riverview	20x35	10,000	10,000	11,000	14,000	15,500	29,000	87
- Central Sth.	15x45	8,500	8,500	9,000	12,500	13,500	25,000	85
- Central Nth.	15x45	9,500	9,500	10,000	13,000	14,000	26,000	86

TABLE 25 (CONT'D)

LOCALITY	DIMNS	1979	1980	1981	1982	1983	1984	% CHANGE
		\$	\$	\$	\$	\$	\$	1983 - 84
Tamworth								
- South	18x40	8,500	9,500	12,000	17,000	15,000	16,500	10
- East	20x45	14,000	15,000	20,000	25,000	22,500	25,000	11
- South (New Area)	18x36	10,000	11,000	13,500	18,000	16,000	18,000	13
- East (New Area)	19x33	17,500	19,000	22,500	27,500	25,000	28,000	12
Wagga Wagga								
- South	18x44	10,000	10,500	13,000	14,000	14,000	16,500	18
- Central	18x50	9,750	10,500	13,000	14,000	14,000	16,500	18
- Ashmont	18x38	9,500	9,750	10,500	11,500	11,500	13,500	17
Average		9,134	9,767	11,882	13,897	13,809	16,647	
% Increase over		15	7	22	17	- 1	21	
Previous Year		124	133	162	189	188	227	
Index (1976=100)								

TABLE 26
SINGLE DWELLING SITES
INLAND TOWNS OTHER THAN MAJOR CENTRES 1978-1983

Value for Standard Serviced Allotments

LOCALITY	DIMNS	1979	1980	1981	1982	1983	1984	% CHANGE
		\$	\$	\$	\$	\$	\$	1983 - 84
Balranald	20x40	1,000	1,000	1,250	1,250	1,500	1,500	0
Barham	20x50	4,000	6,000	7,000	8,000	8,000	8,000	0
Bourke	20x50	1,000	1,500	3,000	3,500	3,500	4,000	14
Bowral	30x60	16,000	17,000	23,000	35,000	32,000	40,000	25
Braidwood	20x45	2,500	2,700	3,800	4,000	5,000	10,000	100
Cobar	20x40	1,100	2,200	4,500	7,000	7,000	7,000	0
Condobolin	18x46	2,800	2,800	2,800	2,800	2,800	2,800	0
Cooma								
- North	15x45	6,000	7,000	9,000	10,500	12,000	13,000	8
- South	20x40	9,000	10,000	11,000	15,000	16,500	17,500	6
Coonabarabran	20x50	3,500	4,500	5,000	6,200	6,200	6,200	0
Coonamble	20x50	2,700	3,500	3,800	5,000	5,500	6,000	9
Cootamundra	18x50	3,150	3,150	3,500	4,500	4,750	6,500	37
Corowa	15x20	6,500	6,500	7,000	7,000	8,000	9,000	13
Cowra								
- Central	16x40	5,500	6,000	7,000	8,000	7,500	7,500	0

TABLE 26 (CONT'D)

LOCALITY	DIMNS	1979	1980	1981	1982	1983	1984	% CHANGE
		\$	\$	\$	\$	\$	\$	1983 - 84
- North	20x40	5,000	5,500	6,000	7,500	7,000	7,000	0
Crookwell	20x50	4,000	4,000	4,500	5,000	5,000	5,500	10
Deniliquin	20x30	5,500	6,500	7,000	8,000	8,000	9,000	13
Dungog	20x40	4,500	6,500	8,000	9,000	10,000	13,000	30
Finley	20x50	4,500	5,500	7,500	10,000	11,000	11,000	0
Forbes								
- Central	15x36	2,750	2,750	2,750	4,000	4,000	5,000	25
- North	20x36	2,500	2,500	2,500	3,750	3,750	4,500	20
Glen Innes	19x60	3,250	3,750	4,250	4,250	4,250	5,000	18
Gol Gol	20x50	8,500	8,500	9,000	10,000	10,000	10,000	0
Grenfell-West	18x32	3,000	3,500	3,500	4,000	4,500	4,500	0
Griffith	18x46	12,000	12,500	15,000	15,000	18,000	18,000	0
Gunnedah	25x32	12,000	16,000	20,000	25,000	20,000	20,000	0
Inverell	19x43	8,000	9,000	9,000	9,000	8,000	10,000	25
Jindabyne								
- The Nook	20x40	20,000	30,000	60,000	60,000	60,000	40,000	-33
- South	20x35	27,500	40,000	80,000	80,000	80,000	53,000	-34
Leeton	20x69	10,000	11,000	12,500	12,500	12,500	14,000	12

TABLE 26 (CONT'D)

LOCALITY	DIMNS	1979	1980	1981	1982	1983	1984	% CHANGE
		\$	\$	\$	\$	\$	\$	1983 - 84
Lithgow								
- Coerwill	15x46	12,000	15,000	18,000	18,500	18,500	18,500	0
- Extension East	8x42	6,000	7,500	10,000	10,500	10,500	10,500	0
- High School East	25x38	12,000	15,000	20,000	20,000	20,000	20,000	0
Mittagong	20x50	8,500	9,000	15,000	20,000	18,000	18,000	0
Moama	20x37	8,500	9,000	9,500	10,500	10,500	11,000	5
Moree	19x50	6,000	9,000	12,000	12,000	10,000	11,000	10
Moss Vale	16x30	7,500	7,500	11,000	18,000	15,000	16,000	7
Mudgee	15x43	2,750	7,000	10,000	12,000	12,000	12,000	0
Muswellbrook	25x35	12,000	14,000	20,000	27,000	25,000	25,000	0
Narrabri	20x38	4,000	5,250	10,000	18,000	15,000	15,000	0
Narrandera	20x39	6,000	6,000	6,750	7,500	8,000	8,000	0
Nyngan	20x50	2,000	3,000	3,500	4,500	4,500	5,500	22
Parkes								
- East	16x38	5,000	5,000	7,000	10,000	10,000	10,500	5
- West	17x40	4,500	5,000	7,000	10,000	10,000	10,500	5
Singleton	21x40	13,500	14,000	20,000	27,000	23,000	23,000	0
Temora	18x40	2,700	2,700	3,500	4,000	5,000	6,500	30
Tenterfield	33x30	3,750	4,000	4,250	4,250	4,250	4,250	0

TABLE 26 (CONT'D)

LOCALITY	DIMNS	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
		\$	\$	\$	\$	\$	\$	
Tocumwal	20x50	5,000	5,500	7,250	7,250	7,250	7,250	0
Tumbarumba	20x50	2,000	2,500	4,000	6,000	6,000	8,000	33
Tumut	18x40	8,500	9,000	10,000	12,500	13,500	15,000	11
Walgett	20x50	2,300	3,300	3,500	3,500	2,600	3,000	15
Warren	20x40	5,000	5,000	7,500	8,000	8,000	9,000	13
Wellington	20x40	5,000	6,000	7,000	8,000	8,000	8,000	0
Wentworth	20x50	4,750	7,500	8,500	9,500	9,500	9,500	0
West Wyalong	20x80	5,500	6,500	6,500	6,500	6,500	6,500	0
Yass								
- Central	17x50	5,600	5,000	5,500	5,500	5,750	10,000	74
- Walker Pk.	20x38	7,250	4,250	5,250	5,250	5,500	14,000	155
Young	20x40	4,700	5,500	6,500	6,500	7,000	9,000	29
Average		6,488	7,598	10,555	12,018	11,812	11,948	
% Increase over Previous Year		20	17	39	15	- 2	1	
Index (1976=(100))		163	191	266	304	298	302	

TABLE 27
RESIDENTIAL COTTAGES
COASTAL CITIES & TOWNS 1978-1983

Value for Average Three Bedroom Cottage of a Construction Typical of the Nominated Locality.

LOCALITY	CON/AGE STN	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
		\$	\$	\$	\$	\$	\$	
Bateman's Bay	BV 1977	42,000	47,000	52,000	65,000	70,000	75,000	7
Bega	BV 1977	39,000	45,000	55,000	63,000	65,000	70,000	8
Casino	WB 1955	28,000	32,000	36,000	37,500	37,500	42,500	13
Cessnock	WB 1952	26,000	29,000	40,000	55,000	50,000	55,000	10
Coffs Harbour	BV 1974	46,000	48,500	65,000	82,000	80,000	80,000	0
Eden	BV 1977	57,000	60,000	64,000	72,000	72,000	74,000	3
Forster	BV 1970	50,000	60,000	90,000	90,000	80,000	90,000	13
Grafton								
- Central	WB 1936	27,000	29,000	39,000	50,000	54,000	55,000	2
- West	BV 1970	42,000	45,000	50,000	60,000	65,000	66,500	2
Kempsey	AC 1970	38,000	39,000	42,000	55,000	55,000	56,000	2
Kiama	WB 1955	37,500	40,000	50,000	53,000	53,000	57,000	8
Lismore								
- Lismore Heights	WB 1957	34,000	40,000	47,500	50,000	48,000	55,000	15
- Goonellabah	BK 1975	50,000	58,000	70,000	78,000	75,000	80,000	7

TABLE 27 (CONT'D)

LOCALITY	CON/AGE STN	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
		\$	\$	\$	\$	\$	\$	
Maitland	BV 1954	36,000	40,000	58,000	70,000	63,000	67,000	6
Merimbula	BV 1977	56,000	62,000	75,000	90,000	85,000	87,000	2
Murwillumbah								
- Hill	WB 1935	33,000	38,000	42,000	55,000	50,000	55,000	10
- Bray Park	BV 1973	46,000	50,000	55,000	75,000	72,000	75,000	4
Nelsons Bay	BV 1970	46,000	60,000	100,000	100,000	90,000	95,000	6
Nowra								
- Central	WB 1923	35,000	40,000	45,000	60,000	52,000	58,000	12
- East	BV 1976	42,000	46,000	57,000	70,000	60,000	64,000	7
Pt. Macquarie	BV 1976	45,000	52,500	65,000	80,000	80,000	80,000	0
St. George's Basin	AC 1976	25,000	28,500	32,000	41,000	35,000	37,000	6
Taree	BK 1975	38,000	45,000	55,000	70,000	70,000	90,000	29
Ulladulla	AC 1970	32,000	34,000	40,000	60,000	51,000	58,000	14
Average		39,604	44,521	55,187	65,896	63,021	67583	
% Increase over Previous Year		8	12	24	19	- 4	7	
Index (1976=100)		122	137	170	203	194	208	

Cottage BK = Brick, BV = Brick Veneer, WB = Weatherboard
 Construction AC = Asbestos Cement Sheet, CN = Concrete.

TABLE 28
RESIDENTIAL COTTAGES
MAJOR INLAND CITIES 1978-1983

Value for Average Three Bedroom Cottage of a Construction Typical of the Nominated Locality.

LOCALITY	CON/AGE STN.	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
		\$	\$	\$	\$	\$	\$	
Albury								
- Central	BK 1942	35,000	35,000	38,000	45,000	48,000	58,000	21
- East	BV 1966	42,000	42,000	50,000	50,000	52,000	58,000	12
- Forrest Hill	BK 1938	45,000	45,000	52,000	55,000	55,000	63,000	15
- Lavington	BV 1970	38,000	38,000	44,000	46,000	46,000	52,000	13
Armidale								
- South Hill	BV 1975	36,500	41,000	47,000	53,000	55,000	60,000	9
Central Sth.	WB 1948	24,000	26,000	30,000	32,000	34,500	42,000	22
Bathurst								
- Esrom	BK 1930	38,000	42,000	48,000	52,500	55,000	55,000	0
- Sth. Bathurst	WB 1962	31,000	34,000	40,000	44,000	47,500	47,500	0
- Eloura	BV 1972	44,000	48,000	58,000	62,000	62,000	62,000	0
Broken Hill								
- North	WB 1970	40,000	45,000	50,000	50,000	50,000	52,500	5
- South	ST 1950	30,000	30,000	37,500	37,500	37,500	40,000	7

TABLE 28 (CONT'D)

LOCALITY	CON/AGE STN.	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
		\$	\$	\$	\$	\$	\$	
Dubbo								
- Central	BK 1931	22,000	24,000	28,000	30,000	30,000	40,000	33
- North West	AC 1968	27,000	29,000	35,000	37,000	37,000	40,000	8
- South	BV 1975	50,000	55,000	67,000	70,000	70,000	80,000	14
- East	BV 1976	41,000	45,000	55,000	58,000	58,000	66,000	14
- West	BV 1978	41,000	45,000	55,000	58,000	58,000	66,000	14
Goulburn								
- Ifield	BK 1928	40,000	40,000	43,000	44,000	46,000	55,000	20
- Eastgrove	BV 1976	46,000	46,000	50,000	50,000	52,000	66,000	27
- Bradfordville	AC 1969	45,000	45,000	48,000	48,000	50,000	59,000	18
- Nth. Goulburn	WB 1928	23,000	23,000	28,000	31,000	33,000	45,000	36
- West Goulburn	BV 1976	60,000	60,000	62,000	62,000	66,000	75,000	14
Orange								
- East	AC 1967	28,000	30,000	37,500	47,500	43,000	46,000	7
- Central	BK 1930	33,000	35,000	48,000	57,500	55,000	58,000	5
- South	BV 1972	40,000	42,000	50,000	60,000	56,000	60,000	7
Queanbeyan								
- Riverview	BV 1974	37,000	38,000	46,000	52,500	57,000	74,000	30
- Central Sth.	WB 1927	18,000	20,000	22,500	30,000	36,000	50,000	39
- Central Nth.	AC 1967	25,000	26,000	29,000	36,000	42,000	56,000	33

TABLE 28 (CONT'D)

LOCALITY	CON/AGE STN.	1979	1980	1981	1982	1983	1984	% CHANGE
Tamworth								
- South	WB 1964	32,500	35,000	38,500	46,000	44,000	48,000	9
- East	BK 1915	37,000	40,000	50,000	60,000	55,000	60,000	9
- South (New Area)	BV 1975	40,000	44,000	52,000	62,000	57,500	62,500	9
- East (New Area)	BV 1971	70,000	80,000	97,500	112,500	105,000	115,000	10
Wagga Wagga								
- South	BV 1970	40,000	45,000	46,500	48,000	50,000	60,000	20
- Central	BK 1928	41,000	42,000	44,000	48,000	50,000	57,000	14
- Ashmont	BV 1967	37,500	40,000	44,000	46,000	47,500	55,000	16
Average		37,576	39,848	46,273	50,758	51,191	58,338	
% Increase over Previous Year		4	6	16	9	1	14	
Index (1976=100)		116	123	143	157	158	177	

Cottage BK = Brick, BV - Brick Veneer, WB = Weatherboard

AC = Asbestos Cement Sheet, CN = Concrete, ST = Stone

TABLE 29
RESIDENTIAL, COTTAGES
INLAND TOWNS OTHER THAN MAJOR CENTRES 1978-1983

Value of Average Three Bedroom Cottage of a Construction Typical of the Nominated Locality.

LOCALITY	CON/AGE STN.	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
		\$	\$	\$	\$	\$	\$	
Balranald	WB 1960	23,000	23,000	25,000	25,000	25,000	25,000	0
Barham	BV 1962	40,000	45,000	50,000	50,000	50,000	50,000	0
Bourke	WB 1970	30,000	35,000	35,000	35,000	40,000	45,000	13
Bowral	BK 1935	54,000	60,000	80,000	100,000	95,000	95,000	0
Braidwood	WB 1971	26,000	30,000	34,000	37,000	39,000	45,000	15
Cobar	WB 1968	32,000	38,000	45,000	48,500	50,000	57,500	15
Condobolin	AC 1964	28,000	29,000	28,000	32,000	32,000	35,000	9
Cooma								
- North	AC 1950	25,000	26,000	32,500	33,500	38,000	42,000	11
- South	BV 1968	47,500	47,500	55,000	65,000	70,000	75,000	7
Coonabarabran	WB 1965	30,000	37,000	38,000	42,000	42,000	42,000	0
Coonamble	WB 1965	30,000	35,000	37,000	40,000	40,000	45,000	13
Cootamundra	WB 1939	31,000	31,000	32,000	34,000	37,500	42,000	12
Corowa	BV 1976	36,000	36,000	38,000	45,000	48,000	48,000	0
Cowra								
- Central	BK 1930	36,500	38,000	42,000	50,000	50,000	50,000	0
- North	BV 1976	37,000	40,000	47,500	57,500	59,000	59,000	0

TABLE 29 (CONT'D)

LOCALITY	CON/AGE STN.	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
		\$	\$	\$	\$	\$	\$	
Crookwell	BK 1924	30,000	30,000	33,000	36,000	36,000	40,000	11
Deniliquin	BV 1968	35,000	40,000	42,500	42,500	42,500	45,000	6
Finley	BV 1965	35,000	40,000	45,000	50,000	50,000	52,500	5
Forbes								
- Central	BK 1930	28,000	28,000	28,000	28,000	28,000	32,000	14
- North	AC 1960	24,000	24,000	24,000	24,000	24,000	28,000	17
Glen Innes	WB 1950	31,000	34,000	35,000	35,000	33,000	35,000	6
Gol Gol	BV 1975	40,000	45,000	50,000	50,000	50,000	50,000	0
Grenfel	WB 1930	16,000	18,000	20,000	22,000	24,000	27,000	13
Griffith	BV 1968	48,000	53,000	60,000	63,000	68,000	80,000	18
Gunnedah	BV 1977	50,000	60,000	70,000	72,000	65,000	70,000	8
Inverell	WB 1960	32,000	35,000	37,500	37,500	33,000	38,000	15
Jindabyne								
- The Nook	AC 1966	40,000	55,000	70,000	90,000	90,000	75,000	-17
- South	BV 1970	65,000	80,000	110,000	130,000	130,000	110,000	-15
Leeton	WB 1960	36,000	38,000	45,000	47,500	47,500	55,000	16
Lithgow								
- Coerwull	BK 1930	38,000	44,000	50,000	50,000	50,000	50,000	0
- Extension Est.	BK 1915	28,000	33,000	40,000	42,000	40,000	40,000	0
- High School Est.	BV 1970	45,000	50,000	60,000	60,000	60,000	60,000	0

TABLE 29 (CONT'D)

LOCALITY	CON/AGE STN.	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
		\$	\$	\$	\$	\$	\$	
Mittagong	AC 1949	25,000	28,000	35,000	40,000	38,000	38,000	0
Moama	BV 1968	42,500	42,500	48,500	48,500	48,500	50,000	3
Moree	BV 1976	45,000	55,000	65,000	65,000	60,000	70,000	17
Moss Vale	BV 1976	52,000	55,000	65,000	80,000	75,000	80,000	7
Mudgee	AC 1960	28,000	36,000	41,000	42,500	45,000	45,000	0
Muswellbrook	WB 1960	44,000	48,000	60,000	72,500	72,500	67,500	- 7
Narrabri	BV 1977	45,000	55,000	65,000	67,000	60,000	70,000	17
Narranderra	AC 1948	27,000	27,000	28,000	37,500	40,000	45,000	13
Nyngan	WB 1965	35,000	35,000	37,500	42,500	42,500	50,000	18
Parkes								
- East	AC 1976	37,500	38,000	41,000	44,000	47,000	50,000	6
- West	BK 1922	25,500	26,000	28,000	32,000	32,000	36,000	13
Singleton	AC 1965	42,000	44,000	58,000	70,000	65,000	65,000	0
Temora	AC 1938	26,000	26,000	27,000	34,000	37,500	42,000	12
Tenterfield	WB 1967	29,000	30,000	34,000	34,000	34,000	34,000	0
Tocumwal	BV 1966	35,000	40,000	45,000	45,000	45,000	45,000	0
Tumbarumba	WB 1961	27,500	27,500	30,000	32,000	34,000	35,000	3
Tumut	WB 1938	39,000	40,000	42,000	44,500	48,000	52,000	8
Walgett	WB 1965	30,000	36,000	36,000	36,000	34,000	40,000	18
Warren	WB 1968	30,000	36,000	45,000	47,500	47,500	55,000	16

TABLE 29 (CONT'D)

LOCALITY	CON/AGE STN.	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
		\$	\$	\$	\$	\$	\$	
Wellington	AC 1953	30,000	34,000	36,000	38,000	38,000	38,000	0
Wentworth	CN 1965	37,500	45,000	48,500	48,500	48,500	48,500	0
West Wyalong	WB 1935	22,500	25,000	27,500	30,000	30,000	35,000	17
Yass								
- Central	AC 1960	32,000	32,000	33,000	33,000	37,000	45,000	22
- Walker Pk	BV 1970	42,000	45,000	47,500	50,000	55,000	62,500	14
Young	BV 1976	40,000	45,000	47,000	47,000	49,000	54,000	10
Average		35,018	38,746	44,026	47,982	48,237	50,798	
% Increase over Previous Year		10	10	14	9	1	-5	
Index (1976=100)		132	145	165	180	181	191	

Cottage BK = Brick, BV = Brick Veneer, WB = Weatherboard
AC = Asbestos Cement Sheet, CN = Concrete

TABLE 30
COUNTRY HOME UNIT SITES 1978-1983

Value Rate per 2 Bedroom Unit

LOCALITY	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	% CHANGE 1983 - 84
Armidale	2,500	2,500	3,000	3,250	3,250	3,750	15
Bateman's Bay	-	-	-	7,500	7,500	7,500	0
Bathurst	3,500	3,500	4,000	5,500	6,000	8,000	33
Coffs Harbour	3,500	4,500	8,500	12,000	12,000	12,000	0
Dubbo	5,000	5,500	6,500	7,500	7,500	8,500	13
Goulburn	1,880	1,880	2,000	2,000	2,000	2,250	13
Grafton	3,500	3,500	4,000	5,000	5,250	5,250	0
Jindabyne	4,000	7,000	25,000	30,000	30,000	20,000	-33
Lismore	3,000	3,750	5,000	7,500	7,000	7,500	7
Merimbula	6,500	9,000	13,300	24,000	15,000	16,000	7
Mollymook	3,000	3,500	8,000	12,000	10,000	12,000	20
Murwillumbah	3,000	3,000	4,000	8,000	8,000	8,000	0
Nelsons Bay	4,000	5,000	15,000	15,000	13,000	12,000	8
Nowra	2,500	2,750	6,000	8,000	7,000	7,500	7
Orange	3,250	3,250	4,000	4,500	6,000	6,000	0

TABLE 30 (CONT'D)

LOCALITY	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
	\$	\$	\$	\$	\$	\$	
Pt. Macquarie	3,500	5,500	9,500	11,000	10,000	10,000	0
Queanbeyan	1,500	1,250	3,000	4,000	4,000	8,500	113
Tamworth	2,500	3,250	3,500	5,000	4,500	5,000	11
Taree	2,000	3,000	6,000	8,000	8,000	8,000	0
Tweed Heads	5,500	6,500	15,000	20,000	18,000	18,000	0
Wagga Wagga	3,750	7,500	7,500	7,500	7,000	10,000	43
Average	3,387	4,270	7,614	9,693	8,955	9,321	
% Increase over Previous Year	11	26	78	28	- 8	4	
Index (1976=100)	131	165	294	375	346	360	

TABLE 31
COUNTRY HOME UNITS

Value for Average Two Bedroom Unit

LOCALITY	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
	\$	\$	\$	\$	\$	\$	
Armidale	30,000	34,000	39,000	40,000	40,000	42,000	5
Bateman's Bay	-	-	-	67,000	60,000	65,000	8
Bathurst	33,000	33,000	38,000	45,000	47,500	49,000	3
Coffs Harbour	32,000	34,500	47,500	55,000	55,000	56,000	2
Dubbo	30,000	38,000	44,000	46,000	46,000	50,000	9
Goulburn	33,000	33,000	38,000	38,000	38,000	42,000	11
Grafton	29,000	32,000	40,000	50,000	50,000	54,000	8
Jindabyne	40,000	65,000	90,000	100,000	90,000	70,000	-22
Lismore	40,000	42,000	48,000	55,000	52,500	52,500	0
Merimbula	37,000	40,000	52,000	65,000	53,000	57,000	8
Mollymook	34,000	40,000	57,000	65,000	60,000	70,000	17
Nelsons Bay	40,000	48,000	75,000	85,000	77,500	72,500	6
Nowra	28,000	31,000	48,000	51,000	48,000	52,000	8
Orange	28,500	28,500	37,000	40,000	42,500	42,500	0
Pt. Macquarie	33,000	40,000	55,000	60,000	60,000	60,000	0
Queanbeyan	19,000	18,000	22,000	27,500	32,000	42,000	31

TABLE 31 (CONT'D)

LOCALITY	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
	\$	\$	\$	\$	\$	\$	
Taree	30,000	33,000	45,000	55,000	55,000	55,000	0
Tweed Heads	40,000	50,000	56,000	80,000	75,000	70,000	- 7
Wagga Wagga	32,500	40,000	45,000	47,500	45,000	50,000	11
Average	32,724	37,764	48,650	56,475	54,225	55,342	
% Increase over Previous Year	6	15	28	16	- 4	2	
Index (1976=100)	127	146	188	218	210	214	

TABLE 32
 RETAIL SHOP SITE
 COUNTRY TOWNS & CITIES 1978-1983
 Value Per Metre Frontage for a 6 Metre Retail Site in Prime Location in Nominated Centre.

LOCALITY	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	% CHANGE 1983 - 84
Albury	28,000	28,000	35,000	35,000	35,000	40,000	14
Armidale	13,500	17,500	17,500	17,500	17,500	17,500	0
Batemans Bay	7,000	7,000	8,000	10,000	14,000	16,000	14
Bathurst	16,000	19,000	25,000	25,000	25,000	25,000	0
Bega	3,660	8,000	8,250	9,000	12,000	13,500	13
Broken Hill	3,600	3,800	3,800	3,800	3,500	4,000	14
Coffs Harbour	19,000	20,000	28,000	28,000	28,000	40,000	43
Condobolin	1,000	1,500	1,500	1,800	1,800	1,800	0
Cooma	3,500	4,000	7,500	11,000	11,000	13,000	18
Cowra	5,500	5,500	7,000	7,000	7,000	7,000	0
Deniliquin	5,000	6,500	7,000	7,500	7,500	8,000	7
Dubbo	14,500	15,500	18,000	22,000	22,000	24,000	9
Forbes	1,420	1,420	1,420	1,420	1,420	2,750	94
Glen Innes	1,500	1,750	2,500	3,000	3,000	3,500	17
Goulburn	12,000	13,500	14,000	14,000	14,000	14,000	0

TABLE 32 (CONT'D)

LOCALITY	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
	\$	\$	\$	\$	\$	\$	
Grafton	10,000	11,500	12,000	13,500	15,000	15,000	0
Griffith	9,500	9,500	11,000	13,000	16,000	20,000	25
Gunnedah	4,500	5,000	8,000	8,000	7,000	7,500	7
Inverell	4,500	5,500	7,500	8,500	8,500	9,000	6
Jindabyne	8,000	9,250	16,000	16,500	17,000	17,000	0
Lismore	17,500	20,000	27,500	30,000	30,000	40,000	33
Lithgow	5,000	9,000	12,000	12,000 ^f	12,000	12,000	0
Maitland	8,300	10,000	15,500	15,500	15,500	19,000	23
Merimbula	6,000	7,500	9,000	11,000	14,000	16,000	14
Moree	5,000	5,500	8,000	8,500	8,500	8,500	0
Mudgee	3,400	4,400	8,000	8,000	8,500	8,500	0
Murwillumbah	5,500	6,000	7,000	10,000	10,000	11,000	10
Muswellbrook	7,200	8,350	10,000	15,000	15,000	15,000	0
Narrabri	3,000	3,500	7,000	8,000	8,000	8,000	0
Nowra	20,500	20,500	22,000	22,000	22,000	22,000	0
Orange	16,000	20,000	25,000	25,000	27,500	27,500	0
Parkes	3,250	3,250	3,900	4,000	4,500	6,250	39
Pt. Macquarie	20,000	24,000	26,000	28,000	28,000	35,000	25

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TABLE 32 (CONT'D)

LOCALITY	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	% CHANGE 1983 - 84
Queanbeyan	10,000	8,250	9,000	11,000	11,000	11,000	0
Tamworth	15,000	19,000	20,000	20,000	20,000	22,000	10
Taree	14,000	14,500	14,500	17,500	17,500	25,000	43
Tweed Heads	10,000	12,000	16,500	25,000	25,000	25,000	0
Ulladulla	5,650	6,100	7,500	7,500	9,500	11,000	16
Wagga Wagga	15,000	17,000	23,000	23,000	23,000	22,500	- 2
West Wyalong	1,920	1,920	1,920	2,000	2,000	2,000	0
Yass	1,100	1,100	1,100	1,100	1,100	1,500	36
Young	3,100	5,850	7,000	7,650	8,750	8,750	0
Average	8,417	9,659	11,943	12,988	13,990	14,715	
% Increase over Previous Year	16	15	24	9	0	5	
Index	116	133	165	179	180	203	

TABLE 33
RETAIL SHOP RENTAL VALUES
COUNTRY TOWNS AND CITIES 1978-1983

Rent per week for a modern 6 metre frontage shop in prime location in Nominated Centre.

LOCALITY	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	% CHANGE 1983 - 84
Albury	420	420	450	450	450	500	11
Armidale	250	350	350	370	400	425	6
Batemans Bay	125	180	180	225	250	275	10
Bathurst	350	375	400	400	450	500	11
Bega	120	170	185	200	250	275	10
Broken Hill	180	190	200	200	180	200	11
Coffs Harbour	350	400	600	600	650	750	15
Condobolin	90	90	100	100	100	100	0
Cooma	120	140	160	225	250	275	10
Cowra	150	150	175	200	225	240	7
Deniliquin	100	140	160	175	175	225	29
Dubbo	500	500	600	675	675	730	8
Forbes	60	70	70	80	80	130	63
Glen Innes	60	65	70	85	85	100	18
Goulburn	300	320	330	350	350	350	0
Grafton	300	350	400	450	470	490	4

TABLE 33 (CONT'D)

LOCALITY	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	% CHANGE 1983 - 84
Griffith	225	265	300	350	375	400	7
Gunnedah	130	140	160	180	180	200	11
Inverell	120	120	150	175	175	185	6
Jindabyne	200	300	400	450	500	500	0
Lismore	500	525	650	700	700	700	0
Lithgow	120	150	200	220	240	240	0
Maitland	200	250	300	300	300	400	33
Merimbula	160	175	180	240	240	290	21
Moree	150	200	250	250	250	275	10
Mudgee	120	150	200	200	275	275	0
Murwillumbah	140	160	180	220	220	230	5
Muswellbrook	180	200	225	280	280	300	7
Narrabri	120	130	150	200	200	250	25
Nowra	350	350	375	400	400	400	0
Orange	400	450	475	475	600	700	17
Parkes	100	120	130	165	200	230	15
Pt. Macquarie	300	400	460	500	650	700	8
Queanbeyan	200	240	240	260	260	275	6
Tamworth	350	450	500	500	500	550	10

TABLE 33 (CONT'D)

LOCALITY	1979	1980	1981	1982	1983	1984	% CHANGE
	\$	\$	\$	\$	\$	\$	1983 - 84
Taree	270	320	320	400	450	500	11
Tweed Heads	200	260	360	450	400	400	0
Ulladulla	130	145	165	165	165	175	6
Wagga Wagga	250	260	325	350	340	400	18
West Wyalong	50	60	60	80	80	80	0
Yass	75	85	85	85	85	120	41
Young	110	150	180	200	220	220	0
Average	1991	229	263	289	317	347	
% Increase over Previous Year	17	15	15	10	10	9	
Index (1978=100)	117	135	155	170	188	205	

TABLE 34
INDUSTRIAL SITE OF 200 m2
COUNTRY TOWNS AND CITIES 1978-1983

Value for Standard Service Allotments.

LOCALITY	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	% CHANGE 1983 - 84
Albury	33,000	33,000	33,000	33,000	33,000	33,000	0
Armidale	14,000	14,000	15,000	16,000	16,000	16,000	0
Batemans' s Bay	27,000	30,000	38,000	50,000	55,000	60,000	9
Bathurst	11,000	11,500	12,500	12,500	12,500	15,000	20
Bega	16,000	16,000	18,500	18,500	20,000	30,000	50
Bomaderry	23,000	24,000	25,000	40,000	40,000	48,000	20
Coffs Harbour	27,000	28,000	38,000	80,000	80,000	90,000	13
Cooma	10,000	10,000	12,000	20,000	22,000	24,000	9
Deniliquin	6,500	8,500	10,000	13,000	13,000	13,000	0
Dubbo	12,000	14,000	16,000	20,000	20,000	22,000	10
Goulburn	14,000	25,000	25,000	25,000	25,000	38,000	52
Grafton (Sth)	6,000	8,000	8,000	8,000	8,000	8,500	6
Griffith	16,000	16,000	24,000	28,000	28,000	30,000	7
Gunnedah	3,500	5,000	8,500	15,000	10,000	10,000	0
Inverell	10,000	12,500	12,500	12,500	12,500	12,500	0
Lismore	17,500	17,500	30,000	32,000	32,000	35,000	9
Maitland	5,500	6,000	12,000	22,000	22,000	30,000	36

TABLE 34 (CONT'D)

LOCALITY	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
	\$	\$	\$	\$	\$	\$	
Moree	6,500	12,000	15,000	20,000	20,000	22,000	10
Muswellbrook	10,000	15,000	20,000	25,000	20,000	20,000	0
Narrabri	2,500	3,000	4,500	15,000	15,000	16,500	10
Nowra (Sth)	16,500	17,500	20,000	30,000	30,000	35,000	16
Orange	20,000	20,000	25,000	30,000	27,500	27,500	0
Parkes	9,000	9,000	11,000	16,000	16,000	17,000	6
Pt. Macquarie	19,000	20,000	25,000	40,000	40,000	40,000	0
Queanbeyan	20,000	16,000	16,000	16,000	16,000	27,000	69
Tamworth	30,000	32,000	40,000	40,000	35,000	40,000	14
Taree	15,000	15,000	30,000	40,000	40,000	40,000	0
Tweed Heads	25,000	35,000	50,000	120,000	100,000	80,000	-20
Wagga Wagga	32,000	40,000	45,000	45,000	40,000	40,000	0
Young	9,000	9,000	15,000	15,000	15,000	20,000	33
Average	15,550	17,416	21,816	28,916	28,216	31,333	
% Increase over Previous Year	12	12	25	33	- 2	11	
Index (1976=100)	127	142	179	237	232	257	

TABLE 35
2 HECTARE RURAL HOMESITES
COUNTRY AREAS 1978-1983

Value for Standard Allotment

LOCALITY	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	% CHANGE 1983 - 84
Albury	16,500	16,500	20,000	22,000	24,000	24,000	0
Armidale	6,000	6,000	7,500	8,250	9,000	11,000	22
Batemans Bay	15,000	15,000	22,000	35,000	38,000	42,000	11
Bathurst	18,000	20,000	22,000	27,500	32,000	32,000	0
Bega	14,500	16,000	18,000	28,000	33,000	40,000	21
Byron Bay	14,000	18,000	25,000	55,000	55,000	50,000	- 9
Coffs Harbour	22,000	25,000	37,500	55,000	55,000	60,000	9
Cooma	14,000	17,500	18,000	22,500	25,000	28,500	14
Dapto	29,000	38,000	55,000	70,000	70,000	72,000	3
Deniliquin	9,500	10,500	16,000	16,000	17,500	19,000	9
Dungog	6,000	7,500	15,000	15,000	20,000	28,000	40
Exeter	14,000	17,000	22,000	40,000	38,000	40,000	5
Goulburn	25,000	26,000	27,000	27,000	32,000	40,000	25
Grafton	10,000	10,500	14,500	22,500	26,000	30,000	15
Griffith	30,000	30,000	33,000	35,000	39,000	42,000	8
Inverell	14,000	16,000	18,000	20,000	20,000	25,000	25

TABLE 35 (CONT'D)

LOCALITY	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
	\$	\$	\$	\$	\$	\$	
Kiama	27,000	30,000	50,000	60,000	60,000	62,500	4
Leeton	18,500	20,000	22,000	27,500	30,000	32,500	8
Lismore	18,000	25,000	32,000	35,000	32,500	35,000	8
Maitland	17,000	20,000	30,000	40,000	40,000	43,000	8
Moruya	13,500	13,500	16,000	25,000	33,000	33,000	0
Muswellbrook	17,500	20,000	30,000	45,000	45,000	45,000	0
Nowra	23,000	26,000	45,000	55,000	55,000	60,000	9
Orange	16,000	20,000	20,000	27,500	32,000	32,000	0
Pt. Stephens	15,000	17,000	23,000	31,000	34,000	43,000	26
Queanbeyan	16,000	15,000	15,000	18,000	23,000	35,000	52
Scone	12,500	14,000	15,000	35,000	30,000	30,000	0
Singleton	17,500	20,000	30,000	40,000	40,000	40,000	0
Tamworth	12,500	14,000	16,000	22,000	22,000	25,000	14
Taree	12,500	14,500	20,000	33,000	38,000	40,000	5
Wagga Wagga	20,000	20,000	24,000	30,000	30,000	30,000	0
Average	16,581	18,661	24,467	32,992	34,775	37,726	
% Increase over Previous Year	12	13	31	34	5	8	
Index (1976=100)	138	155	203	274	289	314	

TABLE 36
10-20 HECTARE HOBBY FARM SITES
COUNTRY AREAS 1078-1983

Value for Standard Block

LOCALITY	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	% CHANGE 1983 - 84
Albury	22,500	22,500	35,000	35,000	35,000	35,000	0
Armisdale	13,500	13,500	16,000	20,000	25,000	27,000	8
Batemans Bay	22,000	22,000	30,000	45,000	50,000	55,000	10
Bathurst	29,000	35,000	38,000	40,000	45,000	45,000	0
Bega	18,000	19,000	25,000	35,000	38,000	42,000	11
Berry	33,000	37,000	50,000	60,000	60,000	70,000	17
Byron Bay (Federal)	20,000	28,000	35,000	70,000	70,000	70,000	0
Coffs Harbour	27,000	30,000	47,500	85,000	90,000	100,000	11
Cooma	22,500	25,000	30,000	37,500	40,000	44,000	10
Dapto	52,000	58,000	80,000	100,000	100,000	105,000	5
Dubbo	14,500	16,000	20,000	26,000	26,000	30,000	15
Dungog	10,000	12,000	25,000	25,000	30,000	40,000	33
Goulburn	25,000	26,000	30,000	31,000	40,000	45,000	13
Grafton	9,000	10,000	15,000	25,000	30,000	36,000	20
Inverell	15,000	18,000	25,000	25,000	25,000	30,000	20
Jindabyne	35,000	50,000	90,000	90,000	95,000	95,000	0
Kiama	45,000	50,000	70,000	95,000	95,000	100,000	5

TABLE 36 (CONT'D)

LOCALITY	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
	\$	\$	\$	\$	\$	\$	
Lithgow	17,500	22,000	25,000	37,500	37,500	37,500	0
Lismore	22,000	30,000	45,000	50,000	55,000	57,500	5
Maitland	27,000	30,000	40,000	55,000	55,000	65,000	18
Moama	26,500	28,000	30,000	32,500	32,500	35,000	8
Moree	13,000	15,000	17,000	17,000	20,000	25,000	25
Moruya	24,000	25,000	25,000	36,000	42,000	45,000	7
Mudgee	7,500	10,000	11,000	15,000	17,000	17,000	0
Muswellbrook	22,500	30,000	40,000	50,000	50,000	50,000	0
Orange	27,500	30,000	40,000	50,000	50,000	50,000	0
Parkes	14,500	17,500	20,000	35,000	35,000	40,000	14
Pt. Stephens	20,000	24,000	30,000	43,000	45,000	60,000	33
Queanbeyan	24,000	24,000	30,000	35,000	45,000	65,000	44
Robertson	27,000	33,000	50,000	65,000	65,000	75,000	15
Tamworth	18,000	20,000	22,000	32,500	32,500	35,000	8
Taree	27,000	32,000	45,000	55,000	70,000	80,000	14
Wagga Wagga	28,000	28,000	36,000	45,000	45,000	50,000	11
Yass	30,000	35,000	35,000	40,000	45,000	65,000	44
Average	23,206	26,632	35,368	45,235	48,103	53,558	
% Increase over Previous Year	7	15	33	28	6	11	
Index (1976=100)	129	148	195	251	267	297	

TABLE 37
40 HECTARE HOBBY FARM SITES
COUNTRY AREAS 1978-1983

Value for Standard Block

LOCALITY	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	% CHANGE 1983 - 84
Armidale	31,000	31,000	33,000	45,000	55,000	57,000	4
Bathurst	47,500	55,000	65,000	75,000	75,000	75,000	0
Coffs Harbour	36,000	40,000	80,000	150,000	150,000	160,000	7
Dubbo	27,500	30,000	40,000	50,000	50,000	60,000	20
Goulburn	36,000	40,000	45,000	47,000	60,000	65,000	8
Grafton	15,000	16,000	20,000	35,000	40,000	50,000	25
Jamberoo	60,000	80,000	130,000	130,000	130,000	145,000	12
Lismore	40,000	48,000	60,000	95,000	95,000	110,000	16
Merco Meadow	50,000	70,000	120,000	120,000	120,000	125,000	4
Mudgee	12,500	12,500	17,000	19,000	22,000	22,000	0
Murwillumbah (UKi)	30,000	32,500	42,000	85,000	80,000	85,000	6
Orange	40,000	45,000	55,000	80,000	100,000	100,000	0
Tamworth	25,000	27,500	30,000	42,500	50,000	55,000	10
Taree	35,000	45,000	65,000	90,000	100,000	110,000	10

TABLE 37 (CONT'D)

LOCALITY	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
	\$	\$	\$	\$	\$	\$	
Wagga Wagga	40,000	45,000	45,000	47,500	47,500	60,000	26
Wingecarribee	65,000	80,000	150,000	150,000	140,000	160,000	14
Average	36,906	41,906	62,313	78,813	82,156	89,938	
% Increase over Previous Year	15	14	48	26	4	9	
Index (1976=100)	135	153	229	288	301	330	

TABLE 38
DAIRY FARMS
COUNTRY AREAS 1978-1983

LOCALITY	AREA (HA)	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
		\$	\$	\$	\$	\$	\$	
Cobargo	100	85,000	95,000	135,000	175,000	200,000	245,000	23
Denman	75	160,000	170,000	225,000	275,000	275,000	275,000	0
Dorrigo	141	100,000	100,000	150,000	220,000	250,000	300,000	20
Dungog	72	100,000	115,000	130,000	136,000	145,000	175,000	21
Finley	92	90,000	110,000	130,000	148,000	148,000	184,000	24
Lismore	90	70,000	105,000	147,500	210,000	210,000	230,000	10
Moruya	135	155,000	185,000	190,000	245,000	280,000	300,000	7
Moss Vale	80	160,000	200,000	330,000	330,000	310,000	330,000	6
Nowra	89	142,000	180,000	320,000	320,000	320,000	360,000	13
Singleton	40	95,000	125,000	165,000	180,000	180,000	180,000	0
Taree	112	80,000	100,000	140,000	205,000	238,000	330,000	39
Average		112,636	135,000	187,500	222,181	232,364	264,455	
% Increase over Previous Year		8	20	39	18	5	14	
Index (1976=100)		116	139	193	229	239	272	

TABLE 39
WHEAT AND SHEEP PROPERTIES 1978-1983

Sheep/Cattle with Cereals - Irrigation not a Major Factor - Average Improvements Accessible to nominated Towns.
Capital Value for Typical Property

LOCALITY	AREA (HA)	1979	1980	1981	1982	1983	1984	% CHANGE
		\$	\$	\$	\$	\$	\$	1983 - 84
Albury	546	375,000	400,000	640,000	750,000	750,000	750,000	0
Berrigan	207	130,000	130,000	180,000	207,000	207,000	259,000	25
Carrathool	2330	220,000	310,000	510,000	690,000	754,000	850,000	13
Condobolin	1568	225,000	243,000	275,000	314,000	314,000	470,000	50
Coolamon	630	352,000	378,000	566,000	693,000	693,000	856,800	24
Coonabarabran	750	188,000	225,000	300,000	350,000	350,000	380,000	9
Coonamble	900	180,000	234,000	315,000	380,000	380,000	414,000	9
Cootamundra	285	270,750	285,000	427,500	570,000	627,000	703,950	12
Cowra	248	175,000	190,000	238,000	346,000	310,000	346,500	12
Culcairn *	328	162,000	175,000	315,000	385,000	385,000	385,000	0
Deniliquin	456	140,000	140,000	208,000	255,000	255,000	352,000	38
Dubbo	600	173,000	183,000	220,000	282,000	282,000	340,000	21
Gilgandra	750	168,000	176,000	198,000	253,000	253,000	340,000	34
Grenfell	505	137,250	144,000	156,500	252,000	252,000	303,000	20
Gunnedah	500	107,500	135,000	162,500	225,000	225,000	250,000	11
Harden	490	300,000	490,000	588,000	600,000	630,000	630,000	0
Inverell	600	150,000	160,000	225,000	275,000	275,000	325,000	18
Junee	453	281,000	294,500	521,000	613,000	680,000	693,100	2

TABLE 39 (CONT'D)

LOCALITY	AREA (HA)	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
		\$	\$	\$	\$	\$	\$	
Lockhart	410	132,000	168,000	297,250	410,000	410,000	410,000	0
Merriwa	535	135,000	170,000	250,000	400,000	400,000	400,000	0
Moama	298	105,000	118,000	165,000	183,500	183,500	224,000	22
Molong	475	180,000	250,000	345,000	470,000	470,000	470,000	0
Moree	960	385,000	385,000	408,000	552,000	600,000	687,500	15
Mudgee	545	166,000	228,000	260,000	310,000	310,000	310,000	0
Narrabri	500	135,000	160,000	200,000	275,000	275,000	287,500	5
Narrandera	815	240,300	296,400	407,500	504,000	531,000	550,125	4
Narramine	1,000	185,000	203,000	223,000	316,000	316,000	380,000	20
Nevertire	1,200	176,400	270,000	297,000	540,000	540,000	720,000	33
Parkes	465	177,000	200,000	255,000	325,000	325,000	348,000	7
Tamworth	300	150,000	190,000	230,000	330,000	330,000	350,000	6
Walgett	2,000	205,000	245,000	320,000	470,000	470,000	525,000	12
-(West Div)	4,000	130,000	150,000	180,000	227,000	227,000	250,000	10
Wellington	524	240,000	321,000	356,000	445,000	445,000	445,000	0
West Wyalong	821	150,000	164,500	197,000	218,000	218,000	250,000	15
Average		194,859	229,747	306,919	415,721	442,040	448,690	
% Increase over Previous Year		0	18	34	35	6	2	
Index (1976=100)		142	167	224	303	322	327	

TABLE 40
GRAZING PROPERTIES 1978-1983

Representative Grazing - could include some farming.
Capital Value for Typical Property

LOCALITY	AREA (HA)	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
		\$	\$	\$	\$	\$	\$	
Adaminaby	580	115,000	129,000	150,000	175,000	192,000	230,000	20
Armidale	800	222,000	275,000	357,000	435,000	416,000	472,000	13
Ashford	1,200	80,000	85,000	90,000	120,000	120,000	160,000	33
Bathurst	308	275,000	300,000	360,000	465,000	465,000	465,000	0
Bega	200	120,000	135,000	135,000	180,000	200,000	250,000	25
Berrima	170	280,000	340,000	450,000	450,000	425,000	450,000	6
Blayne	199	145,000	175,000	200,000	220,000	210,000	250,000	19
Booroowa	457	120,000	120,000	150,000	180,000	180,000	200,000	11
Braidwood	425	210,000	290,000	310,000	400,000	400,000	455,000	14
Bungendore	880	240,000	260,000	290,000	350,000	385,000	440,000	14
Casino	289	170,000	190,000	225,000	250,000	250,000	350,000	40
Coolah	508	120,000	150,000	182,000	203,000	203,000	210,000	3
Cooma	840	170,000	186,000	235,000	280,000	300,000	360,000	20
Copmanhurst	526	115,000	115,000	136,000	165,000	175,000	200,000	14
Crookwell	325	200,000	200,000	280,000	340,000	290,000	360,000	24
Deniliquin	2,370	125,000	145,000	220,000	250,000	250,000	352,000	41
Dungog	528	130,000	165,000	280,000	290,000	340,000	430,000	26

TABLE 40 (CONT'D)

LOCALITY	AREA (HA)	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
		\$	\$	\$	\$	\$	\$	
Glen Innes	500	200,000	220,000	350,000	475,000	475,000	475,000	0
Goulburn	300	180,000	180,000	240,000	315,000	285,000	330,000	16
Gundagai	1,357	236,000	340,000	425,000	550,000	595,000	595,000	0
Gunnedah	1,000	150,000	160,000	185,000	250,000	250,000	250,000	0
Guyra	500	140,000	175,000	175,000	255,000	245,000	265,000	8
Kempsey	546	80,000	90,000	145,000	220,000	290,000	350,000	21
Kyogle	362	78,000	100,000	145,000	180,000	215,000	235,000	9
Lithgow	310	195,000	215,000	350,000	465,000	465,000	465,000	0
Mudgee	696	108,000	131,000	151,000	170,000	170,000	180,000	6
Nowra	100	143,000	150,000	280,000	280,000	280,000	300,000	7
Nundle	600	210,000	300,000	360,000	435,000	435,000	465,000	7
Oberon	414	290,000	320,000	465,000	625,000	625,000	625,000	0
Orange	413	160,000	190,000	250,000	310,000	310,000	330,000	6
Rylstone	500	128,000	160,000	170,000	190,000	190,000	190,000	0
Scone	1,000	225,000	250,000	350,000	475,000	475,000	475,000	0
Singleton	760	160,000	200,000	300,000	300,000	300,000	350,000	17
Tenterfield	1,200	137,000	160,000	300,000	450,000	600,000	700,000	17
Taree	742	145,000	160,000	200,000	260,000	325,000	435,000	34
Tumbarumba	290	140,000	190,000	250,000	286,000	286,000	330,000	15
Tumut	606	200,000	236,000	420,000	510,000	606,000	606,000	0

TABLE 40 (CONT'D)

LOCALITY	AREA (HA)	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
		\$	\$	\$	\$	\$	\$	
Walcha	800	248,000	400,000	400,000	612,000	568,000	640,000	13
Yass	706	220,000	317,000	334,000	375,000	400,000	465,000	16
Average		169,488	202,667	260,866	327,333	338,231	376,666	
% Increase over Previous Year		11	20	28	25	3	11	
Index (1976=100)		125	149	192	242	250	277	

TABLE 41
WESTERN GRAZING PROPERTIES 1978-1983

Large Areas Mainly Under Western Lands Commission
Capital Value for Typical Property

LOCALITY	AREA (HA)	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
		\$	\$	\$	\$	\$	\$	
Balranald	12,430	180,380	200,000	270,000	310,000	310,000	460,000	48
Balranald	45,315	55,000	68,000	100,000	136,000	136,000	202,000	49
Bourke	20,250	115,000	132,750	150,000	225,000	250,000	300,000	20
Brewarrina	9,200	144,000	172,800	215,000	290,000	320,000	400,000	25
Central Darling	23,000	130,500	143,500	160,000	187,500	227,000	275,000	21
Cobar	23,000	138,500	180,000	195,000	224,000	255,000	308,000	21
Hay	9,138	220,000	255,000	405,000	452,000	519,000	750,000	45
Walgett	6,061	105,000	127,000	145,000	187,000	187,000	220,000	18
Wentworth	13,183	130,000	155,000	200,000	225,000	225,000	280,000	24
Average		135,375	159,339	204,444	248,500	269,880	355,000	
% Increase over Previous Year		13	18	28	22	9	32	
Index (1976=100)		127	149	192	233	254	333	

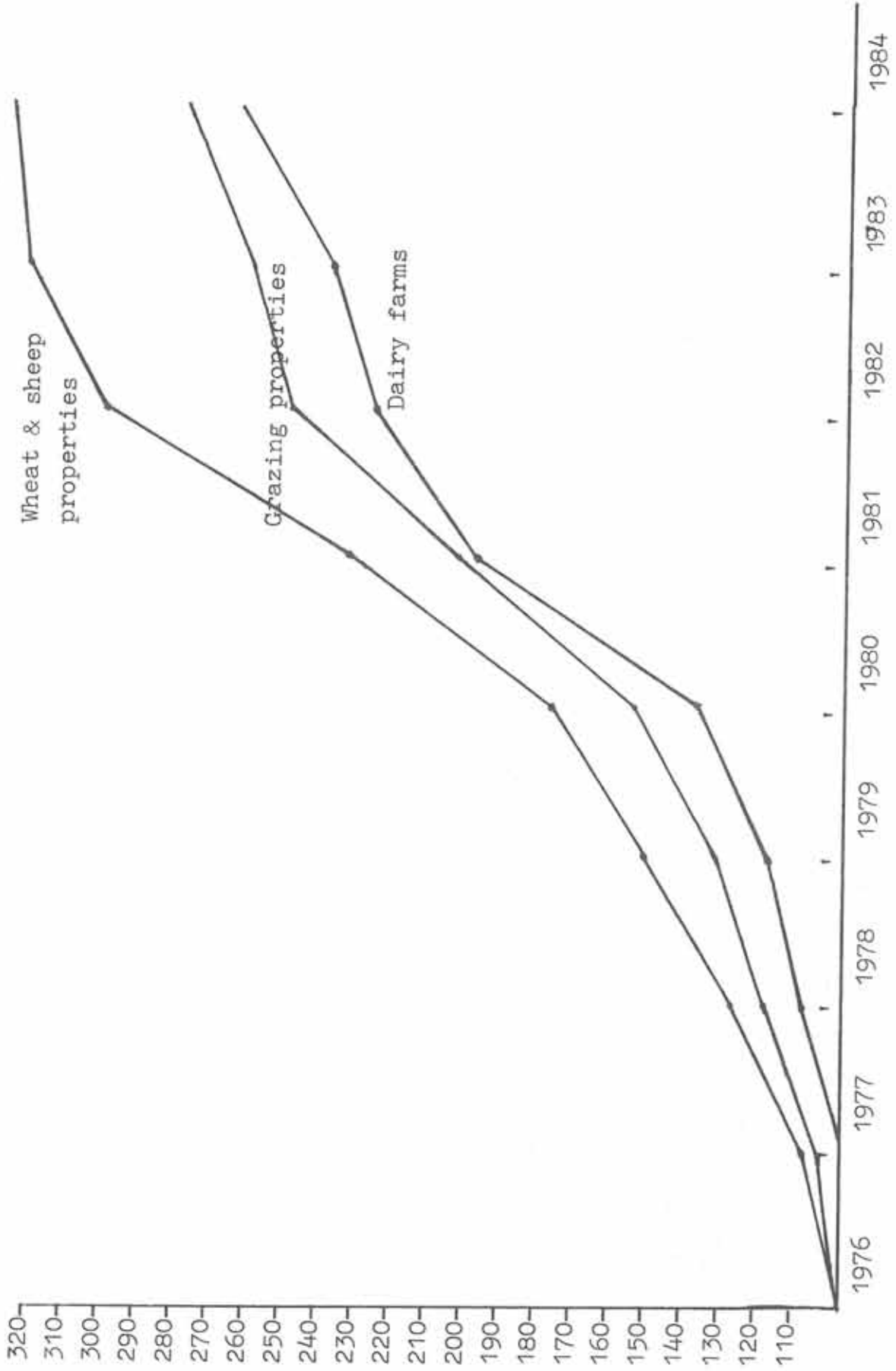
TABLE 42
SPECIALISED RURAL PROPERTIES

LOCALITY	AREA (HA)	1979	1980	1981	1982	1983	1984	% CHANGE 1983 - 84
		\$	\$	\$	\$	\$	\$	
<u>Irrigation-Cotton</u>								
<u>Namoi-Gwydir</u>								
Moree	852	550,000	850,000	970,000	1,192,000	1,192,000	1,350,000	13
Wee Waa	600	408,000	510,000	810,000	1,200,000	1,200,000	1,200,000	0
<u>Irrigation-Prime Cereal Growing</u>								
Breeza Plain	500	325,000	375,000	425,000	600,000	750,000	1,250,000	67
<u>Citrus Farms</u>								
Buronga	11.6	88,500	119,000	143,000	153,750	153,750	153,750	0
Griffith	19	148,000	180,000	230,000	280,000	280,000	340,000	21
Leeton	25	174,000	174,000	230,000	300,000	300,000	380,000	27
<u>Rice Farms</u>								
Deniliquin	290	100,000	140,000	210,000	240,000	240,000	300,000	25
Griffith	177	156,000	185,000	285,000	350,000	350,000	385,000	10
Leeton	230	178,000	208,000	305,000	360,000	360,000	400,000	11

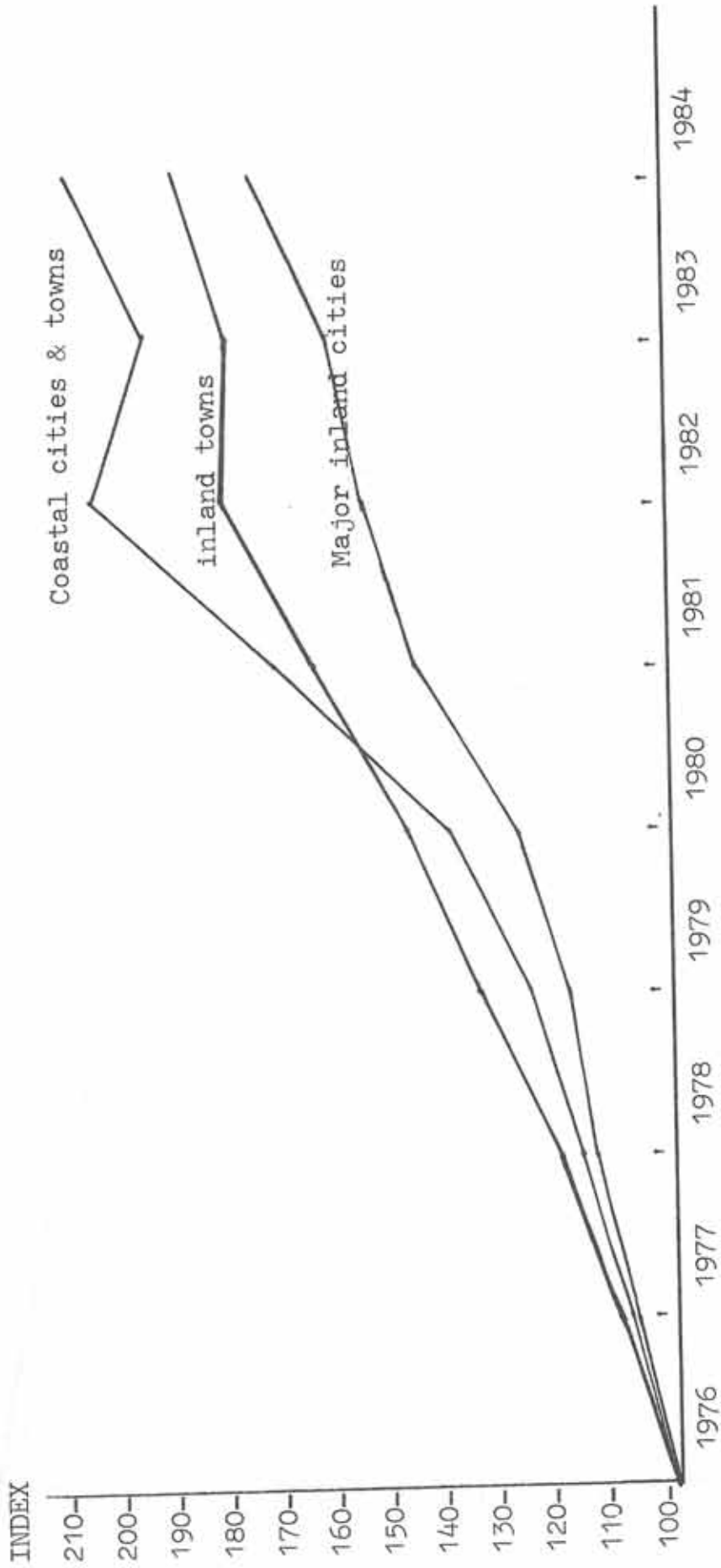
TABLE 42 (CONT'D)

LOCALITY	AREA (HA)	1979 \$	1980 \$	1981 \$	1982 \$	1983 \$	1984 \$	% CHANGE 1983 - 84
<u>Banana Plantations</u>								
Coffs Harbour	7	65,000	82,500	110,000	180,000	190,000	200,000	5
<u>Sugar Cane Farms</u>								
Harwood Is.	50	98,000	110,000	160,000	180,000	180,000	187,500	4
Sth. Ballina	40	97,500	115,000	160,000	175,000	167,500	167,500	0
Condong	47	122,000	150,000	212,000	235,000	255,000	255,000	0

INDICES OF FARM VALUES



COUNTRY - COTTAGE VALUE INDICES (Including Land)



COUNTRY - DWELLING SITE VALUE INDICES

