

New South Wales Real Estate Market

The Valuer-General's Department

1986



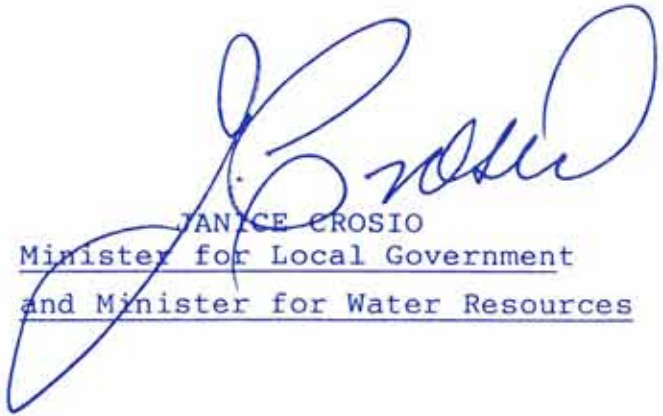
FOREWORD

I am once again pleased to be associated with the production of the Valuer-General's "Blue Book".

The success of the last two editions of the booklet, with over one thousand copies distributed in each year, has shown its acceptance as an extremely important source document of real estate statistics.

The figures reveal a relatively static situation in 1985/86 for nearly all areas of the market.

I am sure the information will again be found useful, and I have no hesitation in commending it to the public.



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Minister for Local Government
and Minister for Water Resources

NEW SOUTH WALES REAL ESTATE MARKET

30 JUNE 1986

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N.S.W. RESIDENTIAL LAND MARKET AT 30TH JUNE 1986METROPOLITAN AREA

Residential real estate trends for the 1985/86 financial year followed similar patterns set during 1984/85. Land and cottage prices generally showed a slow rate of appreciation, and in some situations, not even keeping in line with the Consumer Price Index.

The market during 1985/86 allowed purchasers to be selective as ample stocks were available. Well located quality properties attracted the greatest interest from purchasers. Conversely, the less desirable residential property proved more difficult to sell. In middle distance suburbs interest continued in the purchase of poorer quality homes for demolition to allow new residential development. Property values in the outer western suburbs mostly remained at comparatively depressed levels.

The home unit market reflected little or no increases over the past twelve months. Capital Gains Tax and negative gearing changes caused many to invest their money elsewhere. However, some moderate price increases did occur in more desirable locations where supply was limited, particularly for medium density villas and town houses.

Rentals in 1985/86 increased for all classes of residential real estate. This resulted from a reduced supply of rental accommodation and the withdrawal of interest by investors.

Current trends are expected to continue into 1986/87 for all forms of residential real estate while prevailing economic conditions remain.

NEWCASTLE AND WOLLONGONG

With the exception of the northern suburbs of Wollongong, little or no movement occurred in the residential real estate market in Newcastle and Wollongong during 1985/86.

The railway electrification to Wollongong has had a substantial effect on that city's northern suburbs. Here vacant land was in short supply and prices moved upwards during the review period. Price increases also occurred for most dwelling types, particularly expensive residences.

Country Market

Generally the residential market in country locations remained relatively static during 1985/86, especially for developed property. Price increases for vacant sites occurred in towns near the southern border. These price increases were partly attributed to the upsurge in interest from interstate. In a few country centres substantial price increases were noted for vacant cottage sites, reflecting the paucity of supply.

A further exception was the northern coastal strip where residential prices fell below 1984/85 levels in several tourist oriented centres. Prices remained static in other parts of this region.

In all country centres, with the exception of Wagga Wagga, the market for home units remained static on the prior year, or tended to fall; whilst the market for home unit sites generally retreated in some centres to the extent of 20-30% off the level of the previous year.

Little variation to the market is expected to occur in most country centres during the coming twelve month period. Local demand and supply factors and the state of the rural economy will continue to have the greatest influence on the market.

RETAIL PROPERTY

Sydney Metropolitan Area

During 1985/86 the retail real estate market remained healthy in most centres, with varying degrees of upward movement in price and rental levels. Locations attracting the highest increases were the established larger centres such as Bondi Junction, Burwood and Hurstville. Most other centres, including the Sydney Central retail hub, showed more moderate increases. Only a few centres remained at 1984/85 figures, but a decline in values occurred in Kings Cross.

Economic factors and consumer reaction to the Federal Government's budget should dictate the short-term future of the retail market. Real estate activity in the city's central retail area will be further complicated with new shopping complexes to be opened during 1986/87, including the renovated Queen Victoria Building, which may divert trade away from other established areas.

Areas Outside the Sydney Metropolitan Area

Local demand and supply situations continued to dictate the retail real estate market outside the Sydney Metropolitan area in 1985/86. As an example, prices retreated in the traditional Gosford shopping

centre following an increase in competition from regional shopping centres elsewhere on the central coast.

In most centres values remained on par with 1984/85 figures. Isolated increases did, however, occur in locations where competition for premises remained strong.

COMMERICAL (OFFICE) PROPERTY

City of Sydney

1985/86 again saw steady price increases for prime development sites in the Sydney Central Business District (C.B.D.). Larger percentage price movements occurred in some of the city's secondary locations, resulting in values tending to move closer to C.B.D. levels.

The market for completed office accommodation slowed during the year with fewer transactions evident. Institutions and investment funds, which were extremely active from 1982 to 1984 in purchasing this class of property, have tended to retreat from the market place.

An increase in office rentals has occurred during this year throughout most of the city.

Other Sydney Metropolitan Areas

The rental market for office space in suburban locations moved independently of each other. Increases occurred in most centres during the twelve month period, while only 1984/85 rental levels were maintained in North Sydney and Hurstville due to an over-supply of space.

Outside Metropolitan Area

The highest percentge value increases for office accommodation outside Sydney occurred in the industrial cities of Newcastle and Wollongong. The market in other centres generally increased at a more moderate rate.

INDUSTRIAL PROPERTY

Modern industrial property suitable for "hi-tech" warehousing and assembly dominated the market during 1985/86. The greatest increases in rental and value levels again occurred in the North Ryde Industrial Park. North Rocks and Castle Hill also proved popular with purchasers.

In the more conventional industrial areas significant upward movements in price and rental levels occurred in areas such as Taren Point and Riverwood. More modest increases over 1984/85 levels were apparent in Hornsby, Campbelltown, South Sydney and Botany. Interest has now been shown in well located serviced land and modern accommodation in the inner city locations. Older premises, solely designed for manufacturing, continue to be difficult to sell. Little or no price movements occurred in the more remote industrial area such as Moorebank and Penrith.

Small property suitable for service industries generally continued to increase in value. The higher increases above 1984/86 levels occurred in areas such as Taren Point, Riverwood, Hornsby and Campbelltown.

Areas Outside Sydney Metropolitan Area

The market trend for 1985/86 for industrial property outside Sydney varied greatly, depending on local conditions. Most centres either maintained 1984/85 levels or increased in value. Decreases were apparent in Cooma, Tamworth and Coffs Harbour.

RURAL PROPERTY

General

The main feature of the rural property market in 1985/86 was the fall in value in grain growing areas; this has been the first such fall since this publication was issued in 1976. Prices for lands devoted to specialised crops such as cotton, rice and sugar cane also showed substantial falls during the twelve month period.

Rural Home Sites and Hobby Farm Property

Sydney Metropolitan

Rural home sites and hobby farms on the outskirts of Sydney experienced low increments in value in the last twelve months compared to the trends in the previous two years. Well located properties increased in price by about 10% and Central Coast areas by up to 20%.

Hunter and Illawarra

In both the Hunter and Illawarra areas attractive and well situated sites were in demand during 1985/86 and values rose at a moderate rate. Ordinary and more remote sites attracted little interest and prices remained static.

Country Areas

The market for hobby farms and rural homesites in country locations was patchy in 1985/86. Along the north coast, buyer resistance was evident and some property values fell below 1984/85 prices. Along the southern seaboard, moderate increases were apparent. In inland areas, prices remained relatively static, although increases did occur in isolated areas where demand outstripped supply.

Dairy Farm Property

The overall price movement in 1985/86 for dairy farms slowed down relative to the market performance during the previous two years. Values in the Hunter increased in harmony with those for grazing in that region. Elsewhere, demand for good quality properties with large quotas was steady, but values remained at 1984/85 figures.

Generally, rationalisation of the industry continues and the number of farm units have diminished.

Wheat and Grazing Property

International commodity prices, coupled with the domestic economy and the adverse climatic conditions, caused a fall of 13% on average for wheat and sheep lands in 1985/86 compared to 1984/85.

Purely grazing lands were not affected to the same extent, although some localities have shown a decrease in value of up to 13% compared to last year. The market for Western Division grazing lands has remained at 1984/85 levels, with fewer sales being evident.

Grazing property in the Hunter Valley reacted differently to other sectors of the State; significant increases above 1984/85 levels occurred in this region.

NEW SOUTH WALES REAL ESTATE VALUES
30 JUNE, 1986.

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 | 4 |
| 1985 | 125,000 | 4 | 175,000 | 0 | 7 |
| 1986 | 125,000 | 0 | 175,000 | 0 | 9 |

METROPOLITAN PROPERTY MARKET

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

Movement in values - Sydney, Newcastle and Wollongong 1981 - 1986
Value of standard serviced allotments for selected localities.

| LOCALITY | DIMNS | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE |
|---------------|-------|---------|---------|---------|---------|---------|---------|-------------|
| | | \$ | \$ | \$ | \$ | \$ | \$ | 1985 - 1986 |
| Balmain | 6x33 | 65,000 | 60,000 | 48,000 | 50,000 | 55,000 | 60,000 | 9 |
| BelleVue Hill | 15x43 | 200,000 | 275,000 | 250,000 | 300,000 | 350,000 | 350,000 | 0 |
| Bondi | 12x46 | 82,500 | 90,000 | 90,000 | 110,000 | 125,000 | 125,000 | 0 |
| Cammeray | 12x30 | 65,000 | 80,000 | 75,000 | 85,000 | 95,000 | 105,000 | 11 |
| Centennial Pk | 15x30 | 160,000 | 175,000 | 175,000 | 220,000 | 250,000 | 275,000 | 10 |
| Erskineville | 5x30 | 19,000 | 24,000 | 27,500 | 30,000 | 30,000 | 33,000 | 10 |
| Glebe | 6x33 | 60,000 | 55,000 | 48,000 | 60,000 | 60,000 | 65,000 | 8 |
| Kensington | 12x43 | 85,000 | 90,000 | 90,000 | 120,000 | 125,000 | 125,000 | 0 |
| Leichhardt | 8x43 | 40,000 | 35,000 | 35,000 | 40,000 | 45,000 | 45,000 | 0 |
| Marrickville | 12x37 | 60,000 | 55,000 | 45,000 | 50,000 | 52,500 | 60,000 | 14 |
| Neutral Bay | 15x36 | 120,000 | 130,000 | 115,000 | 130,000 | 145,000 | 160,000 | 10 |
| Newtown | 4x27 | 27,500 | 28,500 | 30,000 | 33,000 | 33,000 | 35,000 | 6 |
| Paddington | 6x30 | 72,500 | 85,000 | 85,000 | 100,000 | 110,000 | 110,000 | 0 |
| Randwick | 15x30 | 82,500 | 92,500 | 92,500 | 100,000 | 105,000 | 105,000 | 0 |

TABLE 1 (CONT'D)

| LOCALITY | DIMNS | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE |
|----------------------------------|-------|--------|--------|--------|--------|---------|---------|-------------|
| | | \$ | \$ | \$ | \$ | \$ | \$ | 1985 - 1986 |
| Redfern | 5x30 | 25,000 | 27,500 | 32,000 | 35,000 | 35,000 | 37,000 | 6 |
| Ultimo | 4x27 | 32,000 | 35,000 | 33,000 | 35,000 | 35,000 | 37,500 | 7 |
| Waverton | 12x30 | 72,500 | 85,000 | 80,000 | 87,500 | 97,500 | 105,000 | 8 |
| Average | | 74,618 | 83,676 | 79,471 | 93,265 | 102,824 | 107,794 | |
| % Increase over Previous Year | | 31 | 9 | - 5 | 17 | 4 | 5 | |
| Index (1976=100) | | 328 | 364 | 346 | 406 | 447 | 469 | |

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

| LOCALITY | DIMNS | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE |
|---------------|-------|---------|---------|---------|---------|---------|---------|-----------|
| | | \$ | \$ | \$ | \$ | \$ | \$ | 1985 - 86 |
| Ashfield | 12x37 | 60,000 | 55,000 | 55,000 | 65,000 | 72,500 | 82,500 | 14 |
| Auburn | 12x40 | 40,000 | 40,000 | 37,000 | 40,000 | 43,000 | 43,000 | 0 |
| Bankstown | 15x41 | 50,000 | 50,000 | 50,000 | 52,500 | 55,000 | 60,000 | 9 |
| Belrose | 19x34 | 74,000 | 70,000 | 70,000 | 80,000 | 85,000 | 90,000 | 6 |
| Beverly Hills | 15x36 | 60,000 | 60,000 | 60,000 | 65,000 | 67,500 | 72,500 | 7 |
| Burwood | 15x46 | 70,000 | 65,000 | 65,000 | 85,000 | 100,000 | 110,000 | 10 |
| Campsie | 12x36 | 50,000 | 50,000 | 47,000 | 50,000 | 52,500 | 55,000 | 5 |
| Carlingford | 18x38 | 60,000 | 60,000 | 55,000 | 62,500 | 65,000 | 70,000 | 8 |
| Chatswood | 15x46 | 85,000 | 80,000 | 80,000 | 95,000 | 105,000 | 115,000 | 10 |
| Chester Hill | 15x50 | 45,000 | 45,000 | 37,500 | 40,000 | 40,000 | 42,500 | 6 |
| Concord | 14x46 | 65,000 | 60,000 | 60,000 | 75,000 | 78,000 | 85,000 | 9 |
| Cromer Hts. | 18x40 | 65,000 | 65,000 | 65,000 | 75,000 | 80,000 | 85,000 | 6 |
| Dover Hts. | 15x43 | 100,000 | 150,000 | 150,000 | 175,000 | 200,000 | 210,000 | 5 |
| Drumoyne | 15x37 | 85,000 | 78,000 | 78,000 | 95,000 | 100,000 | 110,000 | 10 |
| Earlwood | 15x36 | 70,000 | 70,000 | 65,000 | 70,000 | 77,500 | 82,500 | 6 |
| Eastwood | 15x49 | 65,000 | 65,000 | 65,000 | 75,000 | 80,000 | 85,000 | 6 |
| Ermington | 15x43 | 45,000 | 45,000 | 42,000 | 45,000 | 47,500 | 47,500 | 0 |
| Five Dock | 12x38 | 60,000 | 55,000 | 55,000 | 60,000 | 65,000 | 75,000 | 15 |
| Gordon | 20x61 | 125,000 | 115,000 | 115,000 | 135,000 | 150,000 | 160,000 | 7 |
| Hornsby | 18x49 | 52,000 | 50,000 | 50,000 | 55,000 | 60,000 | 65,000 | 8 |
| Hurstville | 12x36 | 65,000 | 65,000 | 57,500 | 62,500 | 65,000 | 70,000 | 8 |

TABLE 2 (CONT'D)

| LOCALITY | DIMNS | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE |
|----------------------------------|-------|---------|---------|---------|---------|---------|---------|-----------|
| | | \$ | \$ | \$ | \$ | \$ | \$ | 1985 - 86 |
| Kogarah | 12x36 | 65,000 | 65,000 | 57,500 | 62,500 | 65,000 | 70,000 | 8 |
| Lane Cove | 15x40 | 80,000 | 80,000 | 80,000 | 90,000 | 95,000 | 105,000 | 11 |
| Lindfield | 15x61 | 120,000 | 110,000 | 110,000 | 125,000 | 140,000 | 150,000 | 7 |
| Manly | 14x43 | 95,000 | 85,000 | 85,000 | 90,000 | 100,000 | 110,000 | 10 |
| Maroubra | 15x37 | 82,500 | 100,000 | 100,000 | 115,000 | 125,000 | 140,000 | 12 |
| Mascot | 12x37 | 55,000 | 50,000 | 50,000 | 55,000 | 57,500 | 67,000 | 17 |
| Matraville | 12x43 | 70,000 | 77,500 | 70,000 | 70,000 | 75,000 | 75,000 | 0 |
| Mosman | 12x46 | 90,000 | 90,000 | 90,000 | 95,000 | 105,000 | 115,000 | 10 |
| Oatley | 15x36 | 70,000 | 70,000 | 70,000 | 75,000 | 80,000 | 85,000 | 6 |
| Parramatta | 12x37 | 45,000 | 45,000 | 45,000 | 45,000 | 48,000 | 50,000 | 4 |
| Pennant Hills | 18x46 | 55,000 | 50,000 | 50,000 | 60,000 | 65,000 | 72,500 | 12 |
| Penshurst | 13x36 | 65,000 | 65,000 | 62,500 | 67,500 | 70,000 | 75,000 | 7 |
| Revesby | 15x50 | 50,000 | 50,000 | 47,000 | 50,000 | 52,500 | 55,000 | 5 |
| Ryde | 15x41 | 60,000 | 60,000 | 55,000 | 60,000 | 62,500 | 70,000 | 12 |
| St. Ives | 23x43 | 120,000 | 120,000 | 120,000 | 135,000 | 150,000 | 160,000 | 7 |
| Strathfield | 15x46 | 120,000 | 130,000 | 120,000 | 145,000 | 160,000 | 175,000 | 9 |
| Wahroonga | 23x46 | 150,000 | 135,000 | 135,000 | 150,000 | 170,000 | 190,000 | 12 |
| Wiley Park | 15x43 | 55,000 | 55,000 | 50,000 | 52,500 | 55,000 | 57,500 | 5 |
| Average | | 72 782 | 72,577 | 70,667 | 79,487 | 86,256 | 93,269 | |
| % Increase over Previous Year | | 30 | 0 | - 3 | 12 | 9 | 8 | |
| Index (1976=100) | | 316 | 316 | 307 | 346 | 375 | 406 | |

TABLE 3
OUTER SYDNEY SUBURBS (OVER 25 KILOMETRES)

| Locality | DIMNS | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % Change 1985 - 1986 |
|--------------|-------|------------|------------|------------|------------|------------|------------|-------------------------|
| Berowra | 18x49 | 40,000 | 34,000 | 34,000 | 40,000 | 43,000 | 47,500 | 10 |
| Blacktown | 15x45 | 27,500 | 32,000 | 30,000 | 30,000 | 30,000 | 30,000 | 0 |
| Blackett | 15x37 | 18,000 | 18,000 | 18,000 | 19,000 | 19,000 | 19,000 | 0 |
| Blaxland | 15x37 | 22,000 | 26,000 | 26,000 | 29,000 | 29,000 | 29,000 | 0 |
| Campbelltown | 15x45 | 25,000 | 25,000 | 23,000 | 25,000 | 26,000 | 29,000 | 12 |
| Caringbah | 15x36 | 65,000 | 70,000 | 65,000 | 70,000 | 72,500 | 77,500 | 7 |
| Castle Hill | 18x38 | 60,000 | 55,000 | 50,000 | 57,500 | 60,000 | 65,000 | 8 |
| Cronulla | 15x38 | 90,000 | 90,000 | 87,500 | 95,000 | 105,000 | 110,000 | 5 |
| Engadine | 15x42 | 47,000 | 45,000 | 42,000 | 45,000 | 47,500 | 49,000 | 3 |
| Fairfield | 15x35 | 37,500 | 32,500 | 30,000 | 35,000 | 35,000 | 36,000 | 3 |
| Green Valley | 17x35 | 22,000 | 25,000 | 23,000 | 23,000 | 24,000 | 26,000 | 8 |
| Guildford | 12x49 | 35,000 | 35,000 | 32,000 | 38,000 | 38,000 | 38,000 | 0 |
| Ingleburn | 20x32 | 30,000 | 30,000 | 25,000 | 30,000 | 33,000 | 35,000 | 6 |
| Jannali | 15x36 | 50,000 | 50,000 | 45,000 | 50,000 | 50,000 | 52,000 | 4 |
| Katoomba | 15x37 | 11,000 | 13,000 | 13,000 | 15,500 | 15,500 | 15,500 | 0 |
| Liverpool | 15x45 | 30,000 | 30,000 | 27,000 | 30,000 | 32,000 | 35,000 | 9 |
| Miranda | 15x36 | 60,000 | 60,000 | 60,000 | 65,000 | 67,500 | 72,500 | 7 |
| Mona Vale | 18x58 | 67,500 | 62,000 | 62,000 | 75,000 | 80,000 | 85,000 | 6 |

TABLE 3 (CONT'D)

| LOCALITY | DIMNS | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE 1985 - 86 |
|----------------------------------|-------|--------|--------|--------|--------|--------|--------|-----------------------|
| | | \$ | \$ | \$ | \$ | \$ | \$ | |
| Pendle Hill | 15x40 | 36,000 | 36,000 | 33,000 | 37,000 | 40,000 | 40,000 | 0 |
| Penrith | 15x37 | 26,000 | 32,500 | 30,000 | 36,000 | 36,000 | 37,000 | 3 |
| Penrith Sth | 17x37 | 24,000 | 24,000 | 24,000 | 28,000 | 30,000 | 31,000 | 3 |
| Riverstone | 15x50 | 18,000 | 23,000 | 21,000 | 24,000 | 25,000 | 25,000 | 0 |
| Richmond | 17x37 | 22,000 | 29,000 | 29,000 | 32,000 | 32,000 | 32,000 | 0 |
| St. Marys | 19x33 | 24,000 | 24,000 | 24,000 | 26,000 | 28,000 | 28,000 | 0 |
| Sutherland | 13x44 | 50,000 | 50,000 | 45,000 | 50,000 | 50,000 | 52,000 | 4 |
| Tahmoor | 18x50 | 16,000 | 17,000 | 14,000 | 15,000 | 16,000 | 16,500 | 3 |
| Winston Hills | 18x37 | 45,000 | 45,000 | 45,000 | 50,000 | 50,000 | 50,000 | 0 |
| Average | | 36,981 | 37,519 | 35,463 | 39,630 | 41,259 | 43,056 | |
| % Increase over previous year | | 37 | 1 | - 5 | 12 | 4 | 4 | |
| Index (1976=100) | | 265 | 269 | 254 | 284 | 296 | 309 | |

TABLE 4
RESIDENTIAL, COTTAGE SITES
NEWCASTLE URBAN AREA

| LOCALITY | DIMNS | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE |
|----------------------------------|-------|--------|--------|--------|--------|--------|--------|-----------|
| | | \$ | \$ | \$ | \$ | \$ | \$ | 1985 - 86 |
| Belmont | 14x35 | 15,000 | 24,000 | 24,000 | 26,000 | 27,000 | 27,000 | 0 |
| Beresfield | 17x35 | 11,000 | 19,000 | 19,000 | 19,000 | 19,000 | 19,000 | 0 |
| Cardiff | 17x43 | 11,500 | 20,000 | 20,000 | 22,000 | 22,000 | 22,000 | 0 |
| Charlestown | 15x39 | 15,000 | 28,000 | 25,000 | 27,000 | 27,000 | 27,000 | 0 |
| Lambton | 19x28 | 17,000 | 25,000 | 25,000 | 25,000 | 27,000 | 27,000 | 0 |
| Mayfield | 15x31 | 12,000 | 19,000 | 19,000 | 19,000 | 19,000 | 19,000 | 0 |
| Merewether | 19x36 | 40,000 | 50,000 | 45,000 | 45,000 | 50,000 | 55,000 | 10 |
| Newcastle | 12x44 | 23,000 | 38,000 | 38,000 | 38,000 | 42,000 | 42,000 | 0 |
| Swansea | 15x45 | 12,500 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 0 |
| Toronto | 16x36 | 11,500 | 22,000 | 22,000 | 22,000 | 22,000 | 21,000 | - 5 |
| WallSEND | 12x41 | 12,000 | 19,000 | 19,000 | 19,000 | 19,000 | 19,000 | 0 |
| Average | | 16,409 | 26,273 | 25,545 | 26,091 | 27,182 | 27,545 | |
| % Increase over previous year | | 35 | 60 | - 3 | 2 | 4 | 1 | |
| Index (1976=100) | | 198 | 317 | 308 | 315 | 328 | 332 | |

TABLE 5
RESIDENTIAL COTTAGE SITES
WOLLONGONG URBAN AREA

| LOCALITY | DIMNS | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE 1985 - 86 |
|----------------------------------|-------|--------|--------|--------|--------|--------|--------|-----------------------|
| | | \$ | \$ | \$ | \$ | \$ | \$ | |
| Albion Park | 15x37 | 18,000 | 22,000 | 18,000 | 18,000 | 21,000 | 23,000 | 10 |
| Berkeley | 15x37 | 19,000 | 22,000 | 18,000 | 18,000 | 19,000 | 20,000 | 5 |
| Corrimal | 21x38 | 30,000 | 35,000 | 31,000 | 33,000 | 35,000 | 37,000 | 6 |
| Dapto | 19x39 | 22,000 | 26,000 | 22,000 | 22,000 | 22,000 | 24,000 | 9 |
| Farmborough Hts. | 15x36 | 25,000 | 30,000 | 23,000 | 23,000 | 25,000 | 27,000 | 8 |
| Figtree | 15x38 | 28,000 | 32,000 | 30,000 | 32,000 | 35,000 | 37,000 | 6 |
| Helensburgh | 17x33 | 38,000 | 40,000 | 35,000 | 36,000 | 38,000 | 39,000 | 3 |
| Mt. Ousley | 22x76 | 42,000 | 45,000 | 45,000 | 47,000 | 50,000 | 58,000 | 16 |
| Port Kembla | 15x45 | 23,000 | 24,000 | 18,000 | 18,000 | 19,000 | 21,000 | 11 |
| Shellharbour | 15x36 | 25,000 | 28,000 | 25,000 | 32,000 | 35,000 | 38,000 | 9 |
| Thirroul | 26x46 | 32,000 | 36,000 | 33,000 | 35,000 | 38,000 | 42,000 | 11 |
| Warilla | 15x39 | 25,000 | 28,000 | 25,000 | 25,000 | 28,000 | 29,000 | 4 |
| Wollongong | 15x50 | 27,000 | 32,000 | 30,000 | 32,000 | 34,000 | 38,000 | 12 |
| Average | | 27,231 | 30,769 | 27,154 | 28,538 | 30,692 | 33,308 | |
| % Increase over Previous Year | | 41 | 13 | - 12 | 5 | 8 | 9 | |
| Index (1976=100) | | 257 | 290 | 256 | 269 | 290 | 314 | |

TABLE 6
RESIDENTIAL COTTAGE SITES
GOSFORD/WYONG URBAN AREAS

| LOCALITY | DIMNS | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE 1985 - 86 |
|----------------------------------|-------|--------|--------|--------|--------|--------|--------|-----------------------|
| | | \$ | \$ | \$ | \$ | \$ | \$ | |
| Gosford (East) | 15x50 | 35,000 | 35,000 | 32,000 | 32,000 | 32,000 | 32,000 | 0 |
| Wamberal | 26x30 | 36,000 | 36,000 | 32,000 | 32,000 | 32,000 | 38,000 | 19 |
| Woy Woy | 15x47 | 32,000 | 32,000 | 30,000 | 30,000 | 32,000 | 34,000 | 6 |
| Wyong | 19x36 | 20,000 | 20,000 | 18,000 | 18,000 | 18,000 | 19,000 | 6 |
| Average | | 30,750 | 30,750 | 28,000 | 28,000 | 28,500 | 30,750 | |
| % Increase over Previous Year | | 88 | 0 | - 9 | 0 | 2 | 8 | |
| Index (1976=100) | | 328 | 328 | 299 | 299 | 304 | 328 | |

TABLE 7
 AVERAGE 3 BEDROOM COTTAGE 1981-1986
 INNER SYDNEY SUBURBS (0-6 KILOMETRES)
 Value for average 3 bedroom cottage of a construction typical of the nominated locality

| LOCALITY | CON/AGE STN | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|-----------------|----------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Balmain | BK 1880 | 100,000 | 90,000 | 85,000 | 90,000 | 97,500 | 105,000 | 8 |
| Bellevue Hill | BK 1935 | 300,000 | 350,000 | 325,000 | 375,000 | 425,000 | 425,000 | 0 |
| Bondi | BK 1910 | 120,000 | 135,000 | 125,000 | 150,000 | 170,000 | 170,000 | 0 |
| Cammeray | BK 1920 | 125,000 | 125,000 | 115,000 | 125,000 | 135,000 | 140,000 | 4 |
| Centennial Park | BK 1910 | 300,000 | 325,000 | 340,000 | 440,000 | 500,000 | 540,000 | 8 |
| Erskineville | BK 1900 | 55,000 | 50,000 | 57,500 | 62,000 | 62,000 | 67,000 | 8 |
| Glebe | BK 1890 | 115,000 | 100,000 | 100,000 | 110,000 | 120,000 | 130,000 | 8 |
| Kensington | BK 1910 | 130,000 | 150,000 | 140,000 | 175,000 | 175,000 | 175,000 | 0 |
| Leichhardt | BK 1900 | 70,000 | 63,000 | 65,000 | 75,000 | 80,000 | 80,000 | 0 |
| Marrickville | BK 1925 | 80,000 | 70,000 | 70,000 | 75,000 | 80,000 | 85,000 | 6 |
| Neutral Bay | BK 1910 | 190,000 | 210,000 | 180,000 | 200,000 | 220,000 | 230,000 | 5 |
| Newtown | BK 1900 | 65,000 | 65,000 | 67,500 | 69,000 | 69,000 | 72,000 | 4 |
| Paddington | BK 1900 | 120,000 | 135,000 | 125,000 | 130,000 | 160,000 | 185,000 | 16 |
| Randwick | BK 1910 | 130,000 | 140,000 | 125,000 | 130,000 | 135,000 | 150,000 | 11 |

TABLE 7 (CONT'D)

| LOCALITY | CON/AGE STN | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|----------------------------------|----------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Redfern | BK 1890 | 75,000 | 65,000 | 75,000 | 75,000 | 75,000 | 80,000 | 7 |
| Ultimo | BK 1900 | 70,000 | 70,000 | 67,500 | 70,000 | 75,000 | 80,000 | 7 |
| Waverton | BK 1915 | 130,000 | 130,000 | 120,000 | 125,000 | 135,000 | 140,000 | 4 |
| Average | | 127,941 | 133,706 | 128,382 | 145,647 | 159,618 | 167,882 | |
| % Increase over Previous Year | | 29 | 5 | - 4 | 13 | 10 | 5 | |
| Index (1976=100) | | 282 | 295 | 283 | 321 | 352 | 371 | |

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 STIN | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|---------------|-----------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Ashfield | BK 1910 | 90,000 | 80,000 | 75,000 | 90,000 | 105,000 | 120,000 | 14 |
| Auburn | BK 1920 | 62,500 | 62,500 | 60,000 | 65,000 | 70,000 | 75,000 | 7 |
| Bankstown | AC 1958 | 62,000 | 65,000 | 65,000 | 70,000 | 72,500 | 77,500 | 7 |
| Belrose | BV 1965 | 115,000 | 105,000 | 105,000 | 120,000 | 130,000 | 135,000 | 4 |
| Beverly Hills | AC 1950 | 73,000 | 73,000 | 73,000 | 80,000 | 85,000 | 87,500 | 3 |
| Burwood | BK 1925 | 96,000 | 85,000 | 85,000 | 120,000 | 135,000 | 145,000 | 7 |
| Campsie | AC 1930 | 75,000 | 75,000 | 70,000 | 75,000 | 77,500 | 82,500 | 6 |
| Carlingford | BV 1970 | 110,000 | 115,000 | 110,000 | 125,000 | 130,000 | 135,000 | 4 |
| Chatswood | BK 1920 | 130,000 | 120,000 | 115,000 | 130,000 | 150,000 | 160,000 | 7 |
| Chester Hill | AC 1959 | 54,000 | 62,000 | 60,000 | 65,000 | 67,500 | 72,500 | 7 |
| Concord | BK 1930 | 92,500 | 82,500 | 75,000 | 92,500 | 98,000 | 115,000 | 17 |
| Cromer Hts. | BV 1970 | 107,500 | 102,500 | 102,500 | 112,500 | 120,000 | 130,000 | 8 |
| Dover Heights | BK 1950 | 160,000 | 220,000 | 200,000 | 225,000 | 275,000 | 300,000 | 9 |
| Drummoyne | BK 1920 | 115,000 | 100,000 | 100,000 | 120,000 | 130,000 | 140,000 | 8 |
| Earlwood | BK 1925 | 85,000 | 85,000 | 85,000 | 95,000 | 110,000 | 115,000 | 5 |
| Eastwood | BK 1930 | 90,000 | 95,000 | 95,000 | 105,000 | 112,000 | 125,000 | 12 |
| Ermington | BV 1950 | 70,000 | 70,000 | 65,000 | 72,500 | 78,000 | 80,000 | 3 |
| Five Dock | BK 1925 | 88,000 | 78,000 | 75,000 | 85,000 | 92,500 | 105,000 | 14 |

TABLE 8 (CONT'D)

| LOCALITY | CON/AGE STN | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|---------------|----------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Gordon | BK 1930 | 180,000 | 170,000 | 165,000 | 180,000 | 190,000 | 210,000 | 11 |
| Hornsby | BV 1965 | 105,000 | 98,000 | 94,000 | 105,000 | 110,000 | 120,000 | 9 |
| Hurstville | BK 1925 | 75,000 | 80,000 | 80,000 | 85,000 | 92,500 | 95,000 | 3 |
| Kogarah | BK 1941 | 76,000 | 80,000 | 80,000 | 85,000 | 92,500 | 95,000 | 3 |
| Lane Cove | BK 1930 | 125,000 | 120,000 | 115,000 | 130,000 | 135,000 | 145,000 | 7 |
| Lindfield | BK 1925 | 170,000 | 165,000 | 160,000 | 170,000 | 180,000 | 200,000 | 11 |
| Manly | BK 1925 | 140,000 | 125,000 | 120,000 | 130,000 | 145,000 | 155,000 | 17 |
| Maroubra | BK 1920 | 125,000 | 150,000 | 140,000 | 160,000 | 175,000 | 185,000 | 6 |
| Mascot | BK 1920 | 85,000 | 72,000 | 72,000 | 77,000 | 80,000 | 90,000 | 12 |
| Matraville | BK 1930 | 105,000 | 115,000 | 100,000 | 100,000 | 110,000 | 110,000 | 0 |
| Mosman | BK 1925 | 170,000 | 160,000 | 155,000 | 165,000 | 175,000 | 185,000 | 6 |
| Oatley | BK 1949 | 93,000 | 93,000 | 93,000 | 100,000 | 110,000 | 115,000 | 5 |
| Parramatta | BK 1930 | 68,000 | 70,000 | 70,000 | 75,000 | 78,000 | 80,000 | 3 |
| Pennant Hills | BV 1965 | 112,500 | 100,000 | 97,500 | 110,000 | 115,000 | 125,000 | 9 |
| Penshurst | BK 1935 | 86,000 | 90,000 | 90,000 | 95,000 | 100,000 | 102,500 | 2 |
| Revesby | AC 1949 | 64,000 | 65,000 | 65,000 | 70,000 | 72,500 | 80,000 | 10 |
| Ryde | BK 1930 | 80,000 | 80,000 | 75,000 | 85,000 | 90,000 | 95,000 | 6 |
| St. Ives | BK 1970 | 170,000 | 170,000 | 165,000 | 185,000 | 200,000 | 215,000 | 7 |

TABLE 8 (CONT'D)

| LOCALITY | CON/AGE STN | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|----------------------------------|----------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Strathfield | BK 1937 | 150,000 | 150,000 | 135,000 | 190,000 | 215,000 | 240,000 | 12 |
| Wahroonga | BK 1930 | 210,000 | 190,000 | 180,000 | 200,000 | 215,000 | 230,000 | 7 |
| Wiley Park | BK 1940 | 75,000 | 70,000 | 70,000 | 75,000 | 80,000 | 85,000 | 6 |
| Average | | 106,154 | 104,833 | 100,949 | 113,320 | 123,038 | 132,244 | |
| % Increase over Previous Year | | 20 | - 1 | - 4 | 12 | 9 | 7 | |
| Index (1975=100) | | 248 | 245 | 236 | 265 | 288 | 309 | |

Cottage BK = Brick AC = Asbestos Cement Sheet

Construction BV = Brick Veneer

TABLE 9
OUTER SYDNEY SUBURBS (OVER 25 KILOMETRES)

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

| LOCALITY | CON/AGE STN | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|--------------|----------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Berowra | BV 1965 | 85,000 | 75,000 | 75,000 | 85,000 | 87,500 | 97,500 | 11 |
| Blacktown | AC 1955 | 47,500 | 52,000 | 52,000 | 54,000 | 55,000 | 55,000 | 0 |
| Blackett | BV 1970 | 45,000 | 45,000 | 45,000 | 47,000 | 48,000 | 48,000 | 0 |
| Blaxland | BV 1975 | 56,000 | 60,000 | 60,000 | 62,500 | 62,500 | 65,000 | 4 |
| Campbelltown | AC 1957 | 50,000 | 50,000 | 45,000 | 50,000 | 52,000 | 55,000 | 6 |
| Caringbah | AC 1960 | 90,000 | 90,000 | 85,000 | 92,500 | 97,500 | 100,000 | 3 |
| Castle Hill | BV 1970 | 105,000 | 105,000 | 100,000 | 115,000 | 125,000 | 130,000 | 4 |
| Cronulla | BK 1956 | 110,000 | 110,000 | 110,000 | 125,000 | 142,500 | 150,000 | 5 |
| Engadine | AC 1955 | 70,000 | 65,000 | 65,000 | 72,500 | 77,500 | 80,000 | 3 |
| Fairfield | AC 1960 | 52,000 | 50,000 | 50,000 | 55,000 | 57,000 | 58,000 | 2 |
| Green Valley | AC 1965 | 47,000 | 47,000 | 47,000 | 47,000 | 49,000 | 52,000 | 6 |
| Guildford | AC 1950 | 52,500 | 52,500 | 52,500 | 60,000 | 62,000 | 62,000 | 0 |
| Ingleburn | BV 1976 | 70,000 | 67,500 | 65,000 | 70,000 | 70,000 | 75,000 | 7 |
| Jannali | AC 1950 | 75,000 | 75,000 | 70,000 | 80,000 | 85,000 | 85,000 | 0 |
| Katoomba | BV 1975 | 50,000 | 50,000 | 50,000 | 54,000 | 54,000 | 54,000 | 0 |
| Liverpool | AC 1955 | 52,500 | 52,500 | 50,000 | 52,500 | 55,000 | 58,000 | 5 |
| Miranda | AC 1955 | 80,000 | 80,000 | 80,000 | 87,500 | 92,500 | 95,000 | 3 |
| Mona Vale | BV 1968 | 107,500 | 100,000 | 100,000 | 110,000 | 120,000 | 130,000 | 8 |

TABLE 9 (CONT'D)

| LOCALITY | CON/AGE STN | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|--------------------------------|----------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Pendle Hill | AC 1960 | 56,000 | 56,000 | 56,000 | 60,000 | 62,000 | 64,000 | 3 |
| Penrith | AC 1950 | 51,000 | 51,000 | 51,000 | 54,000 | 56,000 | 58,000 | 4 |
| Pentrih Sth | BV 1975 | 56,000 | 56,000 | 56,000 | 58,000 | 62,000 | 63,000 | 2 |
| Richmond | BV 1975 | 55,000 | 55,000 | 55,000 | 59,000 | 59,000 | 62,000 | 5 |
| Riverstone | ac 1950 | 42,000 | 45,000 | 42,000 | 47,500 | 49,000 | 49,000 | 0 |
| St. Marys | BV 1975 | 56,000 | 56,000 | 56,000 | 58,000 | 63,000 | 64,000 | 2 |
| Sutherland | BK 1930 | 75,000 | 75,000 | 75,000 | 82,500 | 87,500 | 87,500 | 0 |
| Tahmoor | BV 1975 | 50,000 | 50,000 | 47,000 | 50,000 | 50,000 | 53,000 | 6 |
| Winston Hills | BV 1975 | 75,000 | 75,000 | 75,000 | 82,500 | 90,000 | 90,000 | 0 |
| Average | | 65,222 | 64,648 | 63,500 | 69,296 | 72,981 | 75,556 | |
| % Change over Previous Year | | 21 | - 1 | - 2 | 9 | 5 | 4 | |
| Index (1976=100) | | 197 | 197 | 193 | 211 | 222 | 228 | |

Cottage BV = Brick Veneer AC = Asbestos Cement Sheet

Construction BK = Brick

TABLE 10
 AVERAGE 3 BEDROOM COTTAGE 1981-1986
 NEWCASTLE URBAN AREA

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

| LOCALITY | CON/AGE STN | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|----------------------------------|----------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Belmont | WB 1959 | 46,000 | 57,000 | 57,000 | 57,000 | 58,000 | 58,000 | 0 |
| Beresfield | WB 1962 | 38,000 | 52,000 | 52,000 | 52,000 | 50,000 | 50,000 | 0 |
| Cardiff | WB 1960 | 45,000 | 55,000 | 55,000 | 55,000 | 55,000 | 55,000 | 0 |
| Charlestown | WB 1961 | 55,000 | 69,000 | 65,000 | 67,000 | 65,000 | 65,000 | 0 |
| Lambton | WB 1915 | 36,000 | 50,000 | 45,000 | 48,000 | 48,000 | 48,000 | 0 |
| Mayfield | WB 1926 | 33,000 | 43,000 | 40,000 | 40,000 | 42,000 | 42,000 | 0 |
| Merewether | BV 1967 | 95,000 | 125,000 | 105,000 | 110,000 | 120,000 | 120,000 | 0 |
| Newcastle | BK 1960 | 60,000 | 70,000 | 63,000 | 67,000 | 67,000 | 67,000 | 0 |
| Swansea | WB 1930 | 35,000 | 45,000 | 45,000 | 48,000 | 50,000 | 50,000 | 0 |
| Toronto | WB 1965 | 42,000 | 52,000 | 52,000 | 55,000 | 53,000 | 53,000 | 0 |
| WallSEND | WB 1957 | 37,000 | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 | 0 |
| Average | | 47,454 | 60,727 | 57,182 | 59,000 | 59,818 | 59,818 | |
| % Increase over Previous Year | | 28 | 28 | - 6 | 3 | 1 | 0 | |
| Index (1976=100) | | 170 | 218 | 205 | 211 | 214 | 214 | |

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

TABLE 11
 AVERAGE 3 BEDROOM COTTAGE 1981-1986
 WOLLONGONG URBAN AREA

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

| LOCALITY | CON/AGE STN | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|------------------------|----------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Albion Park | BV 1978 | 52,000 | 57,000 | 50,000 | 50,000 | 54,000 | 56,000 | 4 |
| Berkeley | AC 1964 | 44,000 | 48,000 | 40,000 | 40,000 | 42,000 | 45,000 | 7 |
| Corrimal | AC 1950 | 55,000 | 63,000 | 56,000 | 59,000 | 61,000 | 65,000 | 7 |
| Dapto | BV 1974 | 60,000 | 66,000 | 58,000 | 58,000 | 58,000 | 60,000 | 3 |
| Farmborough Heights | BV 1972 | 62,000 | 68,000 | 58,000 | 65,000 | 68,000 | 70,000 | 3 |
| Figtree | BV 1967 | 73,000 | 80,000 | 67,000 | 70,000 | 72,000 | 76,000 | 6 |
| Helensburgh | BK 1975 | 78,000 | 83,000 | 78,000 | 80,000 | 82,000 | 86,000 | 5 |
| Mt. Ousley | BK 1960 | 120,000 | 128,000 | 120,000 | 124,000 | 130,000 | 150,000 | 15 |
| Port Kembla | WB 1937 | 47,000 | 52,000 | 40,000 | 40,000 | 40,000 | 41,000 | 2 |
| Shellharbour | WB 1960 | 58,000 | 62,000 | 58,000 | 65,000 | 68,000 | 72,000 | 6 |
| Thirroul | BV 1976 | 90,000 | 98,000 | 85,000 | 88,000 | 90,000 | 98,000 | 9 |
| Warilla | BV 1967 | 50,000 | 55,000 | 50,000 | 55,000 | 58,000 | 61,000 | 5 |

TABLE 11 (CONT'D)

| LOCALITY | CON/AGE STN | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|----------------------------------|----------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Wollongong | WB 1925 | 50,000 | 58,000 | 52,000 | 55,000 | 58,000 | 63,000 | 9 |
| Average | | 64,539 | 70,615 | 62,462 | 65,308 | 67,769 | 72,538 | |
| % Increase over Previous Year | | 26 | 9 | - 11 | 5 | 4 | 7 | |
| Index (1976=100) | | 198 | 217 | 192 | 201 | 208 | 223 | |
| Cottage | | | | | | | | |
| Construction | | | | | | | | |

BK = Brick

WB = Weatherboard

BV = Brick Veneer

AC = Asbestos Cement Sheet

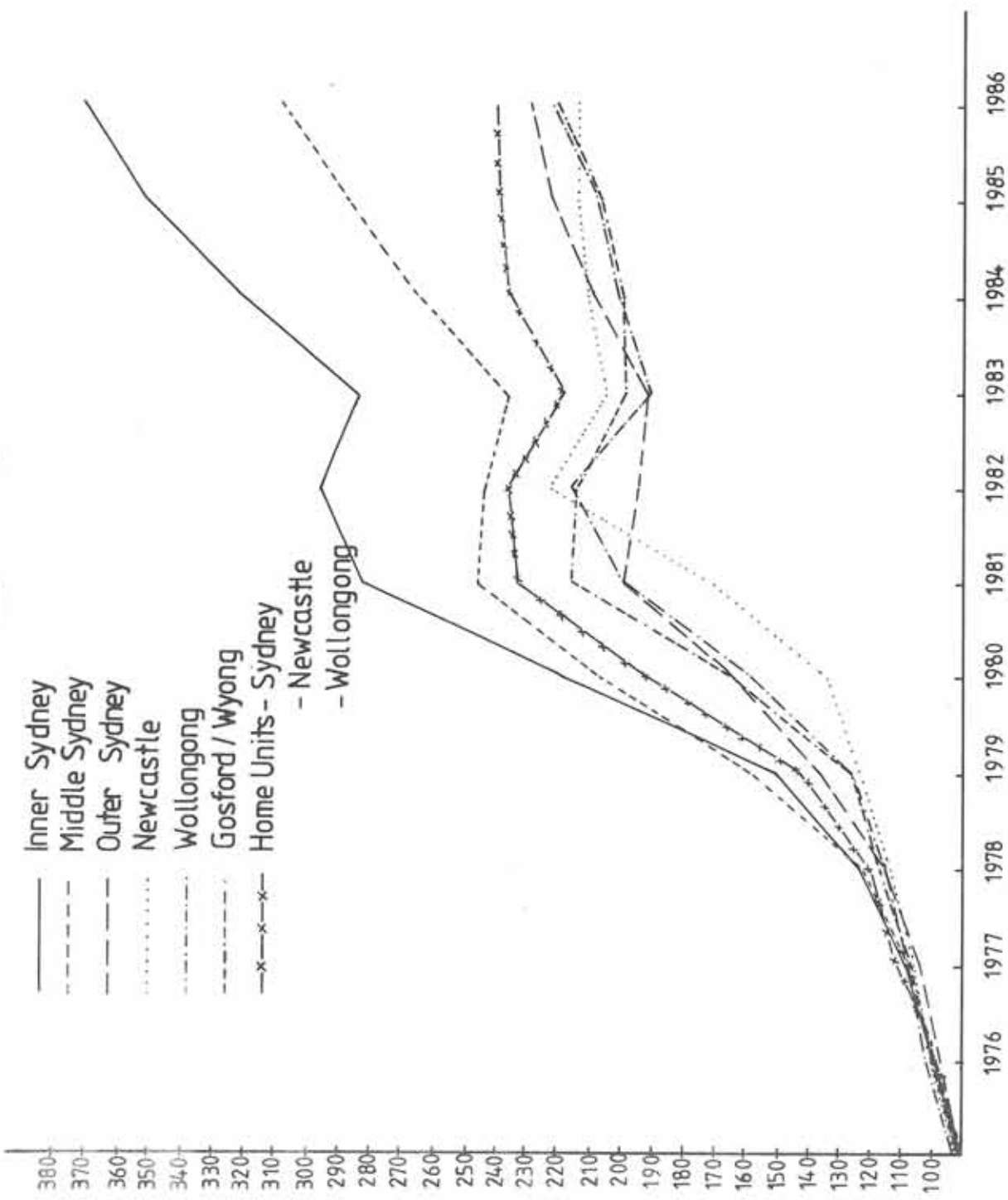
TABLE 12
 AVERAGE 3 BEDROOM COTTAGE 1981-1986
 GOSFORD/WYONG URBAN AREA

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

| LOCALITY | CON/AGE STN | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|----------------------------------|----------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Gosford (East) | WB 1967 | 68,000 | 68,000 | 62,500 | 62,500 | 62,500 | 62,500 | 0 |
| Wamberal | BV 1976 | 78,000 | 78,000 | 70,000 | 70,000 | 75,000 | 85,000 | 13 |
| Woy Woy | AC 1965 | 56,000 | 56,000 | 52,000 | 52,000 | 55,000 | 58,000 | 5 |
| Wyong | WB 1960 | 50,000 | 50,000 | 48,000 | 48,000 | 50,000 | 52,000 | 4 |
| Average | | 63,000 | 63,000 | 58,125 | 58,125 | 60,625 | 64,375 | |
| % Increase over Previous Year | | 33 | 0 | - 8 | 0 | 4 | 6 | |
| Index (1976=100) | | 215 | 215 | 199 | 199 | 207 | 220 | |

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

DWELLING VALUE INDICES (including land)



SYDNEY - NEWCASTLE AND WOLLONGONG - SITE VALUE INDICES

- Home Unit Sites
- Industrial (2ha)
- Retail
- - - Single Dwelling Sites

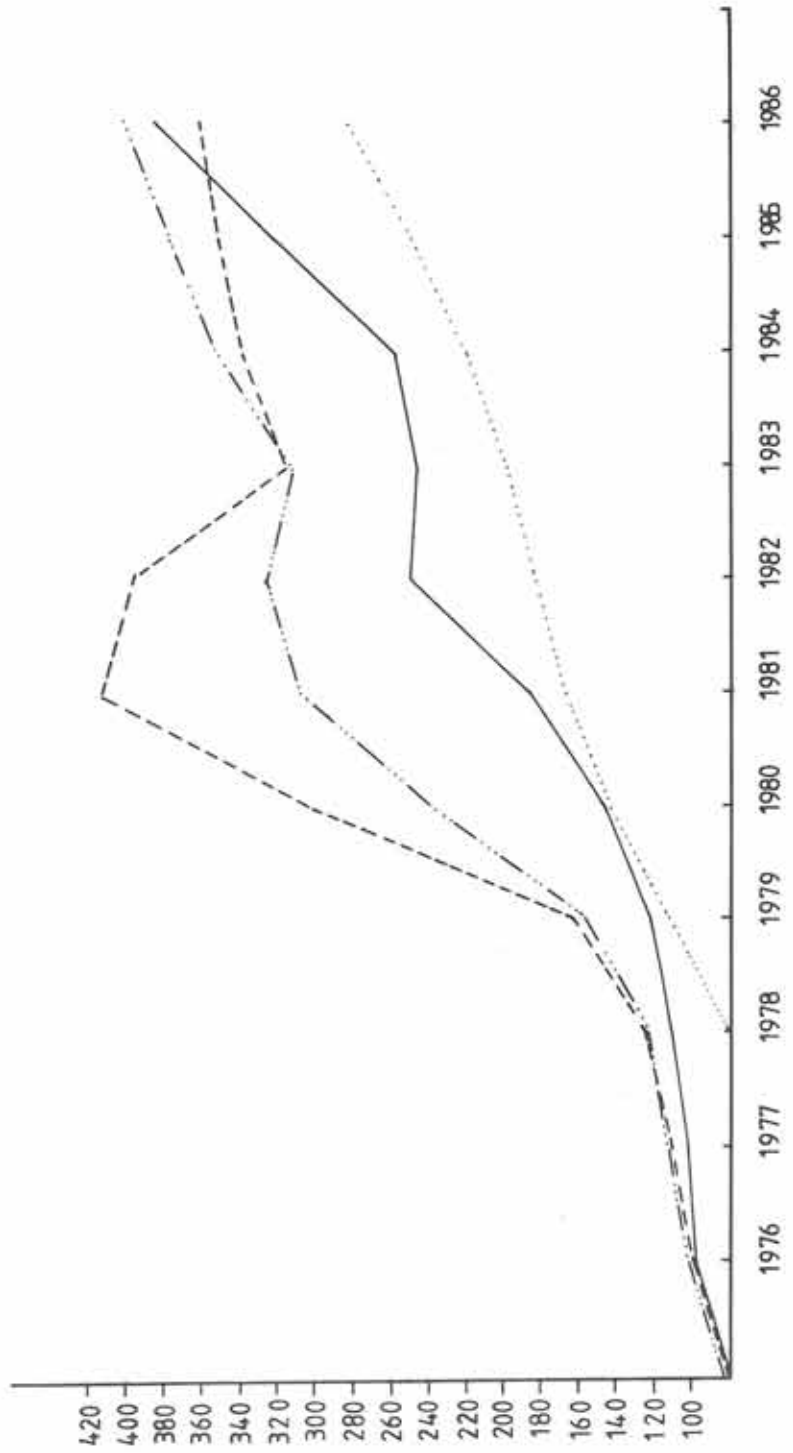


TABLE 13
HOME UNIT SITES
SYDNEY, NEWCASTLE, WOLLONGONG 1981-1986

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

| LOCALITY | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|--------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Allawah | 24,000 | 22,500 | 17,000 | 22,000 | 24,000 | 27,000 | 12 |
| Ashfield | 23,000 | 20,000 | 15,000 | 17,000 | 17,000 | 18,000 | 6 |
| Balmain | 30,000 | 25,000 | 20,000 | 20,000 | 20,000 | 20,000 | 0 |
| Burwood | 28,000 | 24,000 | 18,000 | 22,000 | 22,000 | 24,000 | 9 |
| Campbelltown | 10,000 | 8,500 | 8,500 | 8,500 | 8,500 | 8,500 | 0 |
| Campsie | 20,000 | 18,000 | 13,000 | 17,000 | 17,000 | 18,000 | 6 |
| Chatswood | 42,000 | 40,000 | 30,000 | 30,000 | 33,000 | 33,000 | 0 |
| Cronulla | 28,000 | 26,000 | 20,000 | 30,000 | 30,000 | 30,000 | 0 |
| Dee Why | 24,000 | 28,000 | 22,000 | 25,000 | 29,000 | 30,000 | 3 |
| Drumoyne | 30,000 | 25,000 | 20,000 | 20,000 | 20,000 | 22,000 | 10 |
| Epping | 25,000 | 25,000 | 20,000 | 25,000 | 28,000 | 28,000 | 0 |
| Fairfield | 12,000 | 10,000 | 8,000 | 12,000 | 12,000 | 12,000 | 0 |
| Gordon | 45,000 | 45,000 | 35,000 | 35,000 | 38,000 | 38,000 | 0 |

TABLE 13 (CONT'D)

| LOCALITY | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE |
|--------------------------------|--------|--------|--------|--------|--------|--------|-----------|
| | \$ | \$ | \$ | \$ | \$ | \$ | 1985 - 86 |
| Gosford | 18,000 | 18,000 | 14,000 | 14,000 | 14,000 | 12,000 | - 14 |
| Hornsby | 22,500 | 22,500 | 19,000 | 21,000 | 24,000 | 25,000 | 4 |
| Liverpool | 10,000 | 9,000 | 9,000 | 9,500 | 9,500 | 10,000 | 5 |
| Manly | 33,000 | 33,000 | 26,000 | 26,000 | 30,000 | 32,000 | 7 |
| Marrickville | 18,000 | 16,000 | 14,000 | 14,000 | 14,000 | 14,000 | 0 |
| Mosman | 45,000 | 40,000 | 30,000 | 30,000 | 32,000 | 35,000 | 9 |
| North Sydney | 50,000 | 40,000 | 30,000 | 30,000 | 33,000 | 35,000 | 6 |
| Parramatta | 18,000 | 18,000 | 15,000 | 19,000 | 19,000 | 19,000 | 0 |
| Penrith | 7,000 | 7,000 | 7,000 | 7,000 | 7,000 | 7,000 | 0 |
| Randwick | 35,000 | 42,500 | 30,000 | 30,000 | 27,500 | 27,500 | 0 |
| Top Ryde | 24,000 | 20,000 | 17,500 | 17,500 | 17,500 | 19,000 | 9 |
| Waverley | 37,500 | 45,000 | 35,000 | 35,000 | 30,000 | 30,000 | 0 |
| Wollongong | 15,000 | 13,000 | 9,000 | 9,000 | 11,000 | 11,000 | 0 |
| Belmont | 8,000 | 10,000 | 10,000 | 10,000 | 9,000 | 9,000 | 0 |
| Merewether | 12,000 | 16,000 | 15,000 | 14,000 | 12,500 | 12,500 | 0 |
| Average | 24,785 | 23,821 | 18,821 | 20,339 | 21,018 | 21,661 | |
| % Change over Previous Year | 37 | - 4 | - 21 | 8 | 3 | 3 | |
| Index (1976=100) | 412 | 396 | 313 | 338 | 350 | 360 | |

TABLE 14
HOME UNITS
SYDNEY, NEWCASTLE, WOLLONGONG 1981-1986

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

| LOCALITY | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|--------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Allawah | 61,000 | 65,000 | 60,000 | 67,500 | 70,000 | 70,000 | 0 |
| Ashfield | 65,000 | 65,000 | 60,000 | 65,000 | 65,000 | 65,000 | 0 |
| Balmain | 80,000 | 75,000 | 70,000 | 72,500 | 77,500 | 77,500 | 0 |
| Burwood | 75,000 | 70,000 | 65,000 | 70,000 | 70,000 | 72,500 | 4 |
| Campbelltown | 43,000 | 43,000 | 40,000 | 35,000 | 35,000 | 40,000 | 14 |
| Campsie | 55,000 | 55,000 | 50,000 | 55,000 | 55,000 | 55,000 | 0 |
| Chatswood | 90,000 | 100,000 | 90,000 | 105,000 | 110,000 | 110,000 | 0 |
| Cronulla | 67,000 | 72,500 | 70,000 | 75,000 | 77,500 | 77,500 | 0 |
| Dee Why | 64,000 | 68,000 | 64,000 | 70,000 | 75,000 | 72,500 | - 3 |
| Drumoyne | 80,000 | 74,000 | 70,000 | 75,000 | 75,000 | 80,000 | 7 |
| Epping | 77,500 | 80,000 | 73,000 | 80,000 | 80,000 | 80,000 | 0 |
| Fairfield | 45,000 | 42,000 | 40,000 | 42,500 | 42,500 | 42,500 | 0 |
| Gordon | 100,000 | 100,000 | 95,000 | 100,000 | 105,000 | 105,000 | 0 |
| Gosford | 62,000 | 62,000 | 55,000 | 55,000 | 55,000 | 53,000 | - 4 |

TABLE 14 (CONT'D)

| LOCALITY | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|--------------------------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Hornsby | 70,000 | 65,000 | 65,000 | 75,000 | 80,000 | 80,000 | 0 |
| Liverpool | 43,000 | 43,000 | 43,000 | 43,000 | 43,000 | 43,000 | 0 |
| Manly | 75,000 | 80,000 | 75,000 | 80,000 | 85,000 | 85,000 | 0 |
| Marrickville | 52,000 | 48,000 | 48,000 | 52,000 | 52,000 | 50,000 | - 4 |
| Mosman | 95,000 | 90,000 | 85,000 | 95,000 | 100,000 | 100,000 | 0 |
| North Sydney | 105,000 | 95,000 | 90,000 | 100,000 | 110,000 | 110,000 | 0 |
| Parramatta | 55,000 | 60,000 | 55,000 | 62,500 | 65,000 | 65,000 | 0 |
| Penrith | 49,000 | 46,000 | 45,000 | 46,000 | 46,000 | 46,000 | 0 |
| Randwick | 75,000 | 85,000 | 70,000 | 70,000 | 70,000 | 70,000 | 0 |
| Top Ryde | 60,000 | 65,000 | 60,000 | 62,500 | 62,500 | 62,500 | 0 |
| Waverley | 82,500 | 90,000 | 80,000 | 80,000 | 80,000 | 80,000 | 0 |
| Wollongong | 60,000 | 63,000 | 52,000 | 52,000 | 55,000 | 57,000 | 4 |
| Belmont | 58,000 | 68,000 | 63,000 | 60,000 | 60,000 | 58,000 | - 3 |
| Merewether | 55,000 | 65,000 | 60,000 | 58,000 | 58,000 | 58,000 | 0 |
| Average | 67,821 | 69,089 | 64,036 | 67,982 | 69,964 | 70,179 | |
| % Change Over Previous Year | 20 | 2 | -7 | 6 | 3 | 0 | |
| Index (1976=100) | 231 | 235 | 218 | 232 | 238 | 238 | |

TABLE 15
RETAIL SHOP SITE
SYDNEY, NEWCASTLE, WOLLONGONG 1981-1986

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

| LOCALITY | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|----------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Bankstown | 25,000 | 25,000 | 25,000 | 25,000 | 34,000 | 36,000 | 6 |
| Blacktown | 38,000 | 38,000 | 41,000 | 50,000 | 60,000 | 60,000 | 0 |
| Bondi Junction | 60,000 | 60,000 | 82,500 | 115,000 | 125,000 | 150,000 | 20 |
| Burwood | 39,000 | 45,000 | 54,000 | 60,000 | 66,000 | 90,000 | 36 |
| Campbelltown | 27,500 | 40,000 | 40,000 | 40,000 | 47,500 | 55,000 | 16 |
| Campsie | 30,000 | 30,000 | 30,000 | 35,000 | 40,000 | 40,000 | 0 |
| Caringbah | 23,500 | 23,500 | 23,500 | 25,000 | 27,500 | 30,000 | 9 |
| Chatswood | 95,000 | 95,000 | 125,000 | 135,000 | 160,000 | 180,000 | 12 |
| Crows Nest | 28,000 | 30,000 | 30,000 | 33,000 | 40,000 | 45,000 | 12 |
| Dee Why | 20,000 | 22,000 | 22,000 | 27,000 | 30,000 | 35,000 | 17 |
| Eastwood | 35,000 | 35,000 | 37,000 | 40,000 | 44,000 | 50,000 | 14 |
| Gosford | 35,000 | 38,000 | 38,000 | 38,000 | 38,000 | 35,000 | - 8 |
| Hornsby | 21,000 | 21,000 | 21,000 | 25,000 | 28,000 | 35,000 | 25 |
| Hurstville | 40,000 | 40,000 | 40,000 | 40,000 | 58,000 | 75,000 | 29 |

TABLE 15 (CONT'D)

| LOCALITY | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE |
|--------------------------------|---------|---------|---------|---------|---------|---------|-----------|
| | \$ | \$ | \$ | \$ | \$ | \$ | 1985 - 86 |
| Katoomba | 7,500 | 7,500 | 8,500 | 12,500 | 12,500 | 12,500 | 0 |
| Kogarah | 15,000 | 15,000 | 15,000 | 15,000 | 18,000 | 22,000 | 22 |
| Liverpool | 35,000 | 45,000 | 45,000 | 45,000 | 47,500 | 52,000 | 9 |
| Marrickville | 22,000 | 22,000 | 25,000 | 30,000 | 33,000 | 35,000 | 6 |
| Newtown | 14,500 | 16,000 | 18,000 | 20,000 | 25,000 | 30,000 | 20 |
| Parramatta | 60,000 | 63,000 | 65,000 | 72,500 | 80,000 | 100,000 | 25 |
| Penrith | 29,000 | 29,000 | 38,000 | 60,000 | 72,000 | 72,000 | 0 |
| Sydney | 180,000 | 220,000 | 240,000 | 240,000 | 250,000 | 280,000 | 12 |
| Sydney/Kings Cross | 50,000 | 60,000 | 67,500 | 80,000 | 80,000 | 70,000 | - 12 |
| Wollongong | 45,000 | 52,000 | 50,000 | 50,000 | 80,000 | 105,000 | 31 |
| Warrawang | 15,000 | 16,000 | 14,500 | 14,500 | 16,500 | 16,500 | 0 |
| Newcastle | 30,000 | 35,000 | 35,000 | 37,500 | 37,500 | 40,000 | 7 |
| Belmont | 9,500 | 12,500 | 12,500 | 10,000 | 10,000 | 11,000 | 10 |
| Charlestown | 12,750 | 16,000 | 16,000 | 16,000 | 16,000 | 18,000 | 12 |
| Average | 37,223 | 41,125 | 44,964 | 49,680 | 56,054 | 63,571 | |
| % Change Over Previous Year | 16 | 10 | 9 | 14 | 13 | 13 | |
| Index (Base 1978) | 165 | 182 | 199 | 220 | 248 | 281 | |

TABLE 16
RETAIL SHOP RENTAL VALUE
SYDNEY, NEWCASTLE, WOLLONGONG 1981-1986

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

| LOCALITY | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE 1985 - 86 |
|----------------|-------|-------|-------|-------|-------|-------|-----------------------|
| | \$ | \$ | \$ | \$ | \$ | \$ | |
| Bankstown | 425 | 550 | 550 | 550 | 700 | 750 | 7 |
| Blacktown | 650 | 700 | 750 | 850 | 1,000 | 1,000 | 0 |
| Bondi Junction | 1,000 | 1,000 | 1,000 | 1,500 | 1,500 | 1,750 | 17 |
| Burwood | 650 | 700 | 750 | 850 | 925 | 1,100 | 19 |
| Campbelltown | 650 | 650 | 680 | 680 | 850 | 875 | 3 |
| Campsie | 500 | 600 | 600 | 700 | 825 | 825 | 0 |
| Caringbah | 475 | 500 | 500 | 550 | 575 | 625 | 9 |
| Chatswood | 1,750 | 1,750 | 2,000 | 2,250 | 2,500 | 3,000 | 20 |
| Crows Nest | 550 | 550 | 575 | 625 | 700 | 750 | 7 |
| Dee Why | 350 | 400 | 425 | 450 | 475 | 550 | 16 |
| Eastwood | 600 | 600 | 650 | 700 | 750 | 850 | 13 |
| Gosford | 650 | 675 | 675 | 725 | 725 | 700 | - 3 |
| Hornsby | 450 | 450 | 500 | 550 | 600 | 700 | 17 |
| Hurstville | 650 | 750 | 750 | 750 | 1,200 | 1,525 | 27 |

TABLE 16 (CONT'D)

| LOCALITY | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|--------------------------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Katoomba | 200 | 200 | 240 | 275 | 275 | 275 | 0 |
| Kogarah | 300 | 350 | 350 | 350 | 375 | 450 | 20 |
| Liverpool | 750 | 800 | 800 | 800 | 900 | 900 | 0 |
| Marrickville | 425 | 425 | 450 | 500 | 550 | 575 | 4 |
| Newtown | 350 | 350 | 400 | 450 | 500 | 550 | 10 |
| Parramatta | 900 | 1,000 | 1,100 | 1,250 | 1,300 | 1,500 | 15 |
| Penrith | 550 | 650 | 750 | 800 | 800 | 1,000 | 25 |
| Sydney | 2,500 | 3,000 | 3,500 | 3,500 | 3,700 | 3,900 | 5 |
| Sydney/Kings Cross | 900 | 1,100 | 1,250 | 1,250 | 1,250 | 1,050 | - 16 |
| Wollongong | 850 | 950 | 950 | 975 | 1,200 | 1,600 | 33 |
| Warrawang | 265 | 280 | 265 | 265 | 300 | 300 | 0 |
| Newcastle | 600 | 650 | 650 | 700 | 700 | 800 | 14 |
| Belmont | 220 | 300 | 300 | 250 | 250 | 275 | 10 |
| Charlestown | 325 | 400 | 400 | 400 | 400 | 450 | 12 |
| Average | 660 | 726 | 778 | 839 | 922 | 1,022 | |
| % Change over Previous Year | 15 | 7 | 5 | 13 | 10 | 11 | |
| Index | 161 | 172 | 180 | 204 | 224 | 249 | |

TABLE 17
OFFICE RENTAL VALUES
SYDNEY, NEWCASTLE, WOLLONGONG 1981-1986

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

| LOCALITY | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|----------------------------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Bankstown | 85 | 110 | 110 | 100 | 110 | 115 | 4 |
| Bondi Junction | 70 | 130 | 160 | 215 | 215 | 226 | 5 |
| Burwood | 75 | 97 | 105 | 130 | 140 | 160 | 14 |
| Campbelltown | 75 | 80 | 80 | 80 | 100 | 130 | 30 |
| Chatswood | 100 | 140 | 150 | 150 | 165 | 180 | 9 |
| Hurstville | 85 | 110 | 120 | 130 | 170 | 170 | 0 |
| Liverpool | 81 | 95 | 100 | 100 | 120 | 125 | 4 |
| Newcastle | 90 | 100 | 100 | 100 | 100 | 118 | 18 |
| North Sydney | 100 | 160 | 170 | 170 | 180 | 185 | 3 |
| Parramatta | 105 | 115 | 134 | 160 | 172 | 183 | 6 |
| Penrith | 70 | 70 | 70 | 85 | 85 | 95 | 12 |
| Sydney-Prime (Low Rise) | 170 | 250 | 235 | 250 | 270 | 290 | 7 |
| Sydney-Secondary | 120 | 150 | 140 | 150 | 200 | 215 | 7 |
| Wollongong | 74 | 92 | 90 | 85 | 100 | 120 | 20 |
| Average | 93 | 121 | 126 | 136 | 152 | 165 | |
| % Increase over Previous Year | 24 | 30 | 4 | 8 | 12 | 8 | |
| Index (1978=100) | 152 | 198 | 207 | 223 | 249 | 270 | |

TABLE 17A
OFFICE BUILDING SITE VALUE
SYDNEY

Land value per square metre related to gross floor space

| LOCALITY | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|--------------------------------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Sydney Central Financial District | 550 | 850 | 1,000 | 1,100 | 1,200 | 1,300 | 8 |
| Central Secondary Location | 175 | 250 | 250 | 350 | 450 | 550 | 22 |
| North Sydney | 480 | 700 | 785 | 785 | 865 | 865 | 0 |
| Average | 402 | 600 | 678 | 745 | 838 | 905 | |
| % Increase over Previous Year | 136 | 49 | 13 | 10 | 12 | 8 | |
| Index (1979=100) | 473 | 706 | 798 | 877 | 986 | 1,065 | |

TABLE 18
INDUSTRIAL SITE OF 2000 M2
SYDNEY, NEWCASTLE, WOLLONGONG 1981-1986

Value for standard serviced allotments.

| LOCALITY | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|---------------------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Artarmon | 400,000 | 500,000 | 550,000 | 650,000 | 800,000 | 850,000 | 6 |
| Blacktown | 85,000 | 115,000 | 100,000 | 120,000 | 120,000 | 130,000 | 8 |
| Botany | 225,000 | 260,000 | 260,000 | 215,000 | 215,000 | 235,000 | 9 |
| Brookvale | 260,000 | 310,000 | 310,000 | 365,000 | 385,000 | 425,000 | 10 |
| Camellia | 180,000 | 260,000 | 240,000 | 270,000 | 300,000 | 315,000 | 5 |
| Campbelltown | 55,000 | 50,000 | 50,000 | 55,000 | 55,000 | 65,000 | 18 |
| Dee Why | 230,000 | 300,000 | 280,000 | 325,000 | 350,000 | 375,000 | 7 |
| Hornsby | 180,000 | 215,000 | 200,000 | 270,000 | 300,000 | 350,000 | 17 |
| Marrickville | 225,000 | 260,000 | 260,000 | 260,000 | 350,000 | 375,000 | 7 |
| Moorebank | 75,000 | 85,000 | 85,000 | 95,000 | 100,000 | 100,000 | 0 |
| Penrith | 48,000 | 60,000 | 50,000 | 50,000 | 65,000 | 70,000 | 8 |
| Riverwood | 120,000 | 180,000 | 165,000 | 170,000 | 215,000 | 260,000 | 21 |
| Silverwater | 200,000 | 310,000 | 270,000 | 300,000 | 330,000 | 345,000 | 4 |
| Smithfield | 75,000 | 95,000 | 90,000 | 95,000 | 125,000 | 135,000 | 8 |
| South Sydney (Alexandria) | 250,000 | 300,000 | 300,000 | 300,000 | 375,000 | 400,000 | 7 |
| Taren Point | 170,000 | 200,000 | 200,000 | 200,000 | 250,000 | 300,000 | 20 |
| Port Kembla | 55,000 | 60,000 | 55,000 | 52,500 | 52,500 | 55,000 | 5 |
| Wollongong | 57,500 | 64,000 | 57,500 | 55,000 | 75,000 | 80,000 | 7 |
| Wyong | 18,000 | 20,000 | 20,000 | 20,000 | 25,000 | 25,000 | 0 |

TABLE 18 (CONT'D)

| LOCALITY | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE 1985 - 86 |
|----------------------------------|---------|---------|---------|---------|---------|---------|-----------------------|
| | \$ | \$ | \$ | \$ | \$ | \$ | |
| Newcastle | 50,000 | 60,000 | 60,000 | 65,000 | 65,000 | 70,000 | 8 |
| Gosford West | 45,000 | 50,000 | 50,000 | 50,000 | 50,000 | 52,000 | 4 |
| Average | 143,024 | 178,762 | 174,476 | 212,143 | 219,167 | 238,667 | |
| % Increase over Previous Year | 32 | 24 | - 2 | 22 | 3 | 9 | |
| Index (1976=100) | 195 | 243 | 237 | 289 | 299 | 325 | |

TABLE 19
INDUSTRIAL SITE OF 2 HECTARES
SYDNEY, NEWCASTLE, WOLLONGONG 1981-86

Value per hectare for standard services block

| LOCALITY | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE 1985 - 86 |
|--------------------------------|---------|-----------|-----------|-----------|-----------|-----------|-----------------------|
| | \$ | \$ | \$ | \$ | \$ | \$ | |
| Blacktown | 350,000 | 450,000 | 375,000 | 450,000 | 450,000 | 475,000 | 6 |
| Botany | 780,000 | 900,000 | 900,000 | 725,000 | 725,000 | 800,000 | 10 |
| Chipping Norton | 220,000 | 250,000 | 250,000 | 275,000 | 300,000 | 300,000 | 0 |
| Marrickville | 780,000 | 900,000 | 900,000 | 900,000 | 1,100,000 | 1,300,000 | 18 |
| Minto | 150,000 | 150,000 | 150,000 | 175,000 | 175,000 | 190,000 | 9 |
| North Ryde | 780,000 | 1,500,000 | 1,600,000 | 2,000,000 | 3,000,000 | 4,000,000 | 33 |
| Penrith | 90,000 | 125,000 | 100,000 | 100,000 | 100,000 | 100,000 | 0 |
| Riverwood | 380,000 | 490,000 | 450,000 | 450,000 | 540,000 | 700,000 | 30 |
| Silverwater | 670,000 | 1,100,000 | 1,000,000 | 1,100,000 | 1,200,000 | 1,250,000 | 4 |
| South Sydney (Alexandria) | 850,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,400,000 | 1,600,000 | 14 |
| Taren Point | 360,000 | 440,000 | 490,000 | 490,000 | 575,000 | 750,000 | 30 |
| Port Kembla | 140,000 | 150,000 | 125,000 | 120,000 | 120,000 | 130,000 | 8 |
| Newcastle | 125,000 | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 | 0 |
| Average | 436,538 | 586,923 | 576,154 | 610,384 | 756,538 | 903,461 | |
| % Change over Previous Year | 29 | 34 | - 2 | 6 | 24 | 19 | |
| Index (1976=100) | 185 | 249 | 244 | 258 | 321 | 383 | |

TABLE 20
INDUSTRIAL SITE OF 10 HECTARES
SYDNEY, NEWCASTLE, WOLONGONG 1981-1986

Value per hectare for General Industrial or Manufacturing purposes

| LOCALITY | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|----------------------------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Botany (Banksmeadow) | 650,000 | 760,000 | 760,000 | 550,000 | 650,000 | 760,000 | 17 |
| Camellia | 445,000 | 650,000 | 600,000 | 625,000 | 675,000 | 700,000 | 4 |
| Newcastle | 80,000 | 80,000 | 70,000 | 70,000 | 70,000 | 70,000 | 0 |
| Port Kembla | 80,000 | 80,000 | 65,000 | 65,000 | 65,000 | 68,000 | 5 |
| Average | 313,750 | 392,500 | 373,750 | 327,500 | 365,000 | 399,500 | |
| % Increase over Previous Year | 27 | 25 | - 5 | - 12 | 11 | 9 | |
| Index (1976=100) | 155 | 194 | 186 | 171 | 190 | 208 | |

TABLE 21
FACTORY/WAREHOUSE RENTAL VALUES
SYDNEY, NEWCASTLE, WOLLONGONG 1981-1986

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

| LOCALITY | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|-----------------------------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Artarmon | 60 | 75 | 80 | 80 | 90 | 90 | 0 |
| Botany | 46 | 53 | 53 | 53 | 56.50 | 61.50 | 9 |
| Brookvale | 48 | 65 | 65 | 70 | 75 | 75 | 0 |
| Camellia | 50.50 | 55 | 50 | 55 | 60 | 65 | 8 |
| Campbelltown | 32.50 | 32.50 | 37.50 | 37.50 | 42.5 | 42.50 | 0 |
| Marrickville | 47 | 53 | 53 | 58 | 60 | 70 | 17 |
| Milperra | 37 | 41 | 41 | 41 | 45 | 50.00 | 11 |
| Moorebank | 35 | 35 | 40 | 42.50 | 47.5 | 47.50 | 0 |
| North Ryde | 55 | 70 | 80 | 90 | 100 | 140 | 40 |
| Silverwater | 57 | 60 | 54 | 60 | 65 | 70 | 8 |
| Smithfield | 30 | 37.50 | 35 | 40 | 50 | 55 | 10 |
| South Sydney (Rosebery) | 50 | 60 | 60 | 60 | 70 | 75 | 7 |
| Taren Point | 41 | 45 | 41 | 41 | 45 | 50 | 11 |
| Newcastle | 35 | 35 | 35 | 35 | 45 | 45 | 0 |
| Wollongong | 26 | 34 | 28 | 28 | 34 | 40 | 18 |
| Average | 43.60 | 50.07 | 50.17 | 52.73 | 59.03 | 65.10 | |
| % Increase over Previous Years | 22 | 15 | 0 | 5 | 12 | 10 | |
| Index (1976=100) | 202 | 237 | 233 | 245 | 274 | 302 | |

TABLE 22
2 HECTARE RURAL HOMESITES
SYDNEY AREA 1981-1986

Value for Standard Allotment

| LOCALITY | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE |
|----------------------------------|---------|---------|---------|---------|---------|---------|-----------|
| | \$ | \$ | \$ | \$ | \$ | \$ | 1985 - 86 |
| Cecil Park | 80,000 | 110,000 | 100,000 | 110,000 | 115,000 | 115,000 | 0 |
| Denham Court | 110,000 | 140,000 | 125,000 | 140,000 | 150,000 | 160,000 | 7 |
| Dural | 105,000 | 125,000 | 110,000 | 180,000 | 190,000 | 195,000 | 3 |
| Galston | 110,000 | 120,000 | 120,000 | 140,000 | 160,000 | 170,000 | 6 |
| Glenorie | 90,000 | 120,000 | 95,000 | 125,000 | 130,000 | 135,000 | 4 |
| Gosford (Lisarow) | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 | 60,000 | 20 |
| Kenthurst | 100,000 | 130,000 | 110,000 | 140,000 | 160,000 | 165,000 | 3 |
| Minto | 75,000 | 85,000 | 80,000 | 85,000 | 90,000 | 95,000 | 6 |
| Oakville | 80,000 | 85,000 | 80,000 | 90,000 | 90,000 | 95,000 | 6 |
| Oxford Falls | 140,000 | 155,000 | 170,000 | 195,000 | 220,000 | 235,000 | 7 |
| Riverstone | 70,000 | 85,000 | 75,000 | 95,000 | 100,000 | 105,000 | 5 |
| Rossmore | 75,000 | 80,000 | 75,000 | 75,000 | 90,000 | 90,000 | 0 |
| Terry Hills | 170,000 | 200,000 | 190,000 | 215,000 | 250,000 | 275,000 | 10 |
| Average | 96,538 | 114,230 | 106,154 | 126,154 | 138,077 | 145,769 | |
| % Increase over Previous Year | 45 | 18 | - 7 | 19 | 9 | 6 | |
| Index (1976=100) | 286 | 339 | 314 | 373 | 408 | 432 | |

TABLE 23
 10 HECTARE RURAL HOMESITES
 SYDNEY/GOSFORD 1981-1986

Value for standard allotment

| LOCALITY | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|----------------------------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Box Hill | 100,000 | 150,000 | 135,000 | 180,000 | 195,000 | 200,000 | 3 |
| Cobbitty | 85,000 | 110,000 | 90,000 | 100,000 | 125,000 | 130,000 | 4 |
| Somersby | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 80,000 | 7 |
| Luddenham | 90,000 | 110,000 | 100,000 | 110,000 | 125,000 | 130,000 | 4 |
| Average | 87,500 | 111,250 | 100,000 | 116,250 | 130,000 | 135,000 | |
| % Increase over Previous Year | 49 | 27 | - 10 | 16 | 12 | 4 | |
| Index (1976=100) | 225 | 286 | 257 | 299 | 334 | 347 | |

COUNTRY LAND MARKET
TABLE 24
COASTAL CITIES AND TOWNS
SINGLE DWELLING SITE - 1981-1986

Value for Standard Serviced Allotment.

| LOCALITY | DIMNS | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|-------------------|-------|------------|------------|------------|------------|------------|------------|-----------------------|
| Batemans Bay | 15x46 | 16,000 | 20,000 | 25,000 | 27,000 | 28,000 | 29,000 | 4 |
| Bega | 17x41 | 7,500 | 10,000 | 12,000 | 14,000 | 15,000 | 16,000 | 7 |
| Casino | 18x45 | 8,500 | 10,500 | 10,500 | 12,500 | 12,500 | 12,500 | 0 |
| Cessnock | 20x40 | 10,000 | 17,000 | 15,000 | 17,000 | 17,000 | 17,000 | 0 |
| Coffs Harbour | 18x39 | 22,000 | 30,000 | 30,000 | 30,000 | 32,000 | 32,000 | 0 |
| Eden | 20x40 | 14,000 | 18,000 | 20,000 | 20,000 | 30,000 | 33,000 | 10 |
| Forster | 18x30 | 30,000 | 38,000 | 35,000 | 42,500 | 45,000 | 40,000 | - 11 |
| Grafton - Central | 20x40 | 9,500 | 12,000 | 13,500 | 16,000 | 20,000 | 20,000 | 0 |
| - West | 18x45 | 9,750 | 12,000 | 13,500 | 16,000 | 21,000 | 21,000 | 0 |
| Kempsey | 18x31 | 8,500 | 14,000 | 14,000 | 18,000 | 18,000 | 18,000 | 0 |
| Kiama | 20x45 | 24,000 | 26,000 | 23,000 | 36,000 | 36,000 | 40,000 | 11 |
| Lismore | | | | | | | | |
| - Lismore Heights | 20x44 | 16,500 | 20,000 | 17,000 | 20,000 | 20,000 | 20,000 | 0 |
| - Goonellabah | 34x37 | 21,000 | 25,000 | 22,500 | 25,000 | 27,500 | 26,500 | - 4 |
| Maitland | 17x37 | 17,000 | 25,000 | 21,000 | 21,000 | 21,000 | 22,000 | 5 |

TABLE 24 (CONT'D)

| LOCALITY | DIMNS | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE |
|----------------------------------|-------|--------|--------|--------|--------|--------|--------|-----------|
| | | \$ | \$ | \$ | \$ | \$ | \$ | 1985 - 86 |
| Merimbula | 18x40 | 22,000 | 32,000 | 28,000 | 30,000 | 32,000 | 34,000 | 6 |
| Murwillumbah | | | | | | | | |
| - Hill | 18x43 | 15,000 | 30,000 | 28,000 | 28,000 | 28,000 | 26,000 | - 7 |
| - Bray Park | 21x42 | 15,000 | 30,000 | 28,000 | 28,000 | 28,000 | 26,000 | - 7 |
| Nelson Bay | 17x33 | 45,000 | 48,000 | 45,000 | 45,000 | 45,000 | 45,000 | 0 |
| Nowra | | | | | | | | |
| - Central | 20x45 | 17,000 | 24,000 | 22,000 | 24,000 | 26,000 | 26,000 | 0 |
| - East | 18x36 | 15,000 | 22,000 | 19,000 | 22,000 | 23,000 | 23,000 | 0 |
| Port Macquarie | 20x32 | 20,000 | 30,000 | 30,000 | 30,000 | 32,000 | 30,000 | - 6 |
| St. George's Basin | 15x46 | 11,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 0 |
| Taree | 18x34 | 16,000 | 22,000 | 22,000 | 22,000 | 25,000 | 24,000 | - 4 |
| Ulladulla | 15x41 | 15,000 | 24,000 | 24,000 | 26,000 | 28,000 | 28,000 | 0 |
| Average | | 16,886 | 23,104 | 22,208 | 24,375 | 26,041 | 26,000 | |
| % Increase over Previous Year | | 55 | 37 | - 4 | 9 | 7 | 0 | |
| Index (1976=100) | | 225 | 308 | 297 | 325 | 348 | 347 | |

TABLE 25
SINGLE DWELLING SITES
MAJOR INLAND CITIES 1981-1986

Value for Standard Serviced Allotment.

| LOCALITY | DIMNS | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|-----------------|-------|------------|------------|------------|------------|------------|------------|-----------------------|
| Albury | | | | | | | | |
| - Central | 18x46 | 12,000 | 13,000 | 15,500 | 15,500 | 17,000 | 22,000 | 29 |
| - East | 18x44 | 12,000 | 13,000 | 13,000 | 13,000 | 15,000 | 22,000 | 47 |
| - Forrest Hill | 18x44 | 16,000 | 17,000 | 17,000 | 18,000 | 20,000 | 30,000 | 50 |
| - Lavington | 23x39 | 10,000 | 12,000 | 13,000 | 13,000 | 14,000 | 20,000 | 43 |
| Armidale | | | | | | | | |
| - South Hill | 20x40 | 9,000 | 10,250 | 10,250 | 16,000 | 19,000 | 20,000 | 5 |
| - Central Sth | 20x35 | 8,000 | 8,250 | 8,250 | 10,000 | 12,000 | 15,000 | 25 |
| Bathurst | | | | | | | | |
| - Esrom | 16x50 | 16,000 | 18,000 | 18,000 | 18,000 | 20,000 | 23,000 | 15 |
| - Sth. Bathurst | 15x80 | 10,000 | 12,500 | 12,500 | 12,500 | 14,000 | 15,000 | 7 |
| - Eloura | 21x47 | 16,000 | 18,000 | 18,000 | 18,000 | 20,000 | 23,000 | 15 |
| Broken Hill | | | | | | | | |
| - North | 20x40 | 6,000 | 6,000 | 6,000 | 6,500 | 6,500 | 5,500 | - 15 |
| - South | 15x35 | 3,500 | 3,500 | 3,500 | 4,000 | 4,000 | 3,500 | - 12 |

TABLE 25 (CONT'D)

| LOCALITY | DIMNS | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE |
|-----------------|-------|--------|--------|--------|--------|--------|--------|-----------|
| | | \$ | \$ | \$ | \$ | \$ | \$ | 1985 - 86 |
| Dubbo | | | | | | | | |
| - Central | 20x40 | 13,500 | 15,500 | 14,000 | 17,000 | 18,000 | 16,500 | - 8 |
| - Nth. West | 16x40 | 7,500 | 9,000 | 8,000 | 9,000 | 9,500 | 8,500 | - 11 |
| - South | 18x40 | 16,500 | 19,000 | 17,000 | 20,000 | 22,000 | 19,500 | - 11 |
| - East | 18x40 | 12,000 | 14,500 | 13,000 | 15,000 | 17,000 | 15,000 | - 12 |
| - West | 18x40 | 12,000 | 14,500 | 13,000 | 15,000 | 15,000 | 13,500 | - 10 |
| Goulburn | | | | | | | | |
| - Ifield | 20x50 | 12,500 | 12,500 | 14,000 | 17,000 | 19,000 | 24,000 | 26 |
| - Eastgrove | 20x50 | 9,500 | 9,500 | 10,000 | 14,000 | 15,000 | 20,000 | 33 |
| - Bradfordville | 20x60 | 11,500 | 11,500 | 13,000 | 16,000 | 18,000 | 22,000 | 22 |
| - Nth. Goulburn | 13x40 | 9,000 | 9,000 | 10,000 | 11,500 | 12,000 | 16,000 | 33 |
| - West Goulburn | 27x30 | 12,500 | 12,500 | 15,500 | 18,000 | 20,000 | 26,000 | 30 |
| Orange | | | | | | | | |
| - East | 20x50 | 10,500 | 14,000 | 14,000 | 17,000 | 19,000 | 19,000 | 0 |
| - Central | 15x40 | 11,500 | 15,000 | 15,000 | 18,000 | 20,000 | 20,000 | 0 |
| - South | 18x40 | 12,000 | 18,000 | 17,000 | 20,000 | 20,000 | 20,000 | 0 |
| Queanbeyan | | | | | | | | |
| - Riverview | 20x35 | 11,000 | 14,000 | 15,500 | 29,000 | 33,000 | 33,000 | 0 |
| - Central Sth. | 15x45 | 9,000 | 12,500 | 13,500 | 25,000 | 27,500 | 27,500 | 0 |
| - Central Nth. | 15x45 | 10,000 | 13,000 | 14,000 | 26,000 | 28,000 | 28,000 | 0 |

TABLE 25 (CONT'D)

| LOCALITY | DIMNS | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE |
|--------------------|-------|--------|--------|--------|--------|--------|--------|-----------|
| | | \$ | \$ | \$ | \$ | \$ | \$ | 1985 - 86 |
| Fairworth | | | | | | | | |
| - South | 18x40 | 12,000 | 17,000 | 15,000 | 16,500 | 17,500 | 18,000 | 3 |
| - East | 20x45 | 20,000 | 25,000 | 22,500 | 25,000 | 26,000 | 26,000 | 0 |
| - South (New Area) | 18x36 | 13,500 | 18,000 | 16,000 | 18,000 | 20,000 | 21,000 | 5 |
| - East (New Area) | 19x33 | 22,500 | 27,500 | 25,000 | 28,000 | 30,000 | 30,000 | 0 |
| Wagga Wagga | | | | | | | | |
| - South | 18x44 | 13,000 | 14,000 | 14,000 | 16,500 | 18,000 | 20,000 | 11 |
| - Central | 18x50 | 13,000 | 14,000 | 14,000 | 16,500 | 20,000 | 25,000 | 25 |
| - Ashmont | 18x38 | 10,500 | 11,500 | 11,500 | 13,500 | 14,500 | 17,000 | 17 |
| Average | | 11,882 | 13,897 | 13,809 | 16,647 | 18,250 | 20,132 | |
| % Increase over | | | | | | | | |
| Previous Year | | 22 | 17 | - 1 | 21 | 10 | 10 | |
| Index (1976=100) | | 162 | 190 | 189 | 227 | 249 | 275 | |

TABLE 26
SINGLE DWELLING SITES
INLAND TOWNS OTHER THAN MAJOR CENTRES 1981-1986

Value for Standard Serviced Allotments

| LOCALITY | DIMNS | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 198666 \$ | % CHANGE 1985 - 86 |
|---------------|-------|------------|------------|------------|------------|------------|--------------|-----------------------|
| Balranald | 20x40 | 1,250 | 1,250 | 1,500 | 1,500 | 2,000 | 2,500 | 25 |
| Batham | 20x50 | 7,000 | 8,000 | 8,000 | 8,000 | 9,000 | 13,500 | 50 |
| Bourke | 20x50 | 3,000 | 3,500 | 3,500 | 4,000 | 4,000 | 4,000 | 0 |
| Bowral | 30x60 | 23,000 | 35,000 | 32,000 | 40,000 | 45,000 | 45,000 | 0 |
| Braidwood | 20x45 | 3,800 | 4,000 | 5,000 | 10,000 | 10,000 | 10,000 | 0 |
| Cobar | 20x40 | 4,500 | 7,000 | 7,000 | 7,000 | 5,500 | 5,500 | 0 |
| Condobolin | 18x46 | 2,800 | 2,800 | 2,800 | 2,800 | 3,000 | 3,000 | 0 |
| Cooma | | | | | | | | |
| - North | 15x45 | 9,000 | 10,500 | 12,000 | 13,000 | 13,000 | 13,000 | 0 |
| - South | 20x40 | 11,000 | 15,000 | 16,500 | 17,500 | 17,500 | 17,500 | 0 |
| Coonabarabran | 20x50 | 5,000 | 6,200 | 6,200 | 6,200 | 7,500 | 7,500 | 0 |
| Coonamble | 20x50 | 3,800 | 5,000 | 5,500 | 6,000 | 6,000 | 6,000 | 0 |
| Cootamundra | 18x50 | 3,500 | 4,500 | 4,750 | 6,500 | 7,500 | 9,500 | 27 |
| Corowa | 15x20 | 7,000 | 7,000 | 8,000 | 9,000 | 11,000 | 15,000 | 36 |
| Cowra | | | | | | | | |
| - Central | 16x40 | 7,000 | 8,000 | 7,500 | 7,500 | 10,000 | 11,000 | 10 |

TABLE 26 (CONT'D)

| LOCALITY | DIMNS | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE |
|---------------|-------|--------|--------|--------|--------|--------|--------|-----------|
| | | \$ | \$ | \$ | \$ | \$ | \$ | 1985 - 86 |
| - North | 20x40 | 6,000 | 7,500 | 7,000 | 7,000 | 10,000 | 11,000 | 10 |
| Crookwell | 20x50 | 4,500 | 5,000 | 5,000 | 5,500 | 5,500 | 7,500 | 36 |
| Deniliquin | 20x30 | 7,000 | 8,000 | 8,000 | 9,000 | 10,500 | 12,500 | 19 |
| Dungog | 20x40 | 8,000 | 9,000 | 10,000 | 13,000 | 14,000 | 16,000 | 14 |
| Finley | 20x50 | 7,500 | 10,000 | 11,000 | 11,000 | 12,000 | 12,500 | 4 |
| Forbes | | | | | | | | |
| - Central | 15x36 | 2,750 | 4,000 | 4,000 | 5,000 | 7,250 | 6,750 | - 7 |
| - North | 20x36 | 2,500 | 3,750 | 3,750 | 4,500 | 6,000 | 5,500 | - 8 |
| Glen Innes | 19x60 | 4,250 | 4,250 | 4,250 | 5,000 | 5,500 | 5,000 | 0 |
| Gol Gol | 20x50 | 9,000 | 10,000 | 10,000 | 10,000 | 12,000 | 15,000 | 25 |
| Grenfell-West | 18x32 | 3,500 | 4,000 | 4,500 | 4,500 | 4,500 | 4,500 | 0 |
| Griffith | 18x46 | 15,000 | 15,000 | 18,000 | 18,000 | 20,000 | 22,000 | 10 |
| Gunnedah | 25x32 | 20,000 | 25,000 | 20,000 | 20,000 | 21,000 | 23,000 | 10 |
| Inverell | 19x43 | 9,000 | 9,000 | 8,000 | 10,000 | 10,000 | 10,000 | 0 |
| Jindabyne | | | | | | | | |
| - The Nook | 20x40 | 60,000 | 0,000 | 60,000 | 40,000 | 40,000 | 35,000 | - 12 |
| - South | 20x35 | 80,000 | 80,000 | 80,000 | 53,000 | 53,000 | 45,000 | - 15 |
| Leeton | 20x69 | 12,500 | 12,500 | 12,500 | 14,000 | 18,500 | 21,000 | 14 |

TABLE 26 (CONT'D)

| LOCALITY | DIMNS | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE |
|--------------------|-------|--------|--------|--------|--------|--------|--------|-----------|
| | | \$ | \$ | \$ | \$ | \$ | \$ | 1985 - 86 |
| Lithgow | | | | | | | | |
| Coerwall | 15x46 | 18,000 | 18,500 | 18,500 | 18,500 | 18,500 | 20,000 | 8 |
| - Extension Estate | 8x42 | 10,000 | 10,500 | 10,500 | 10,500 | 10,500 | 12,000 | 14 |
| - High Sch. Estate | 25x38 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 22,000 | 10 |
| Mittagong | 20x50 | 15,000 | 20,000 | 18,000 | 18,000 | 19,000 | 19,000 | 0 |
| Moama | 20x37 | 9,500 | 10,500 | 10,500 | 11,000 | 11,000 | 12,000 | 9 |
| Moree | 19x50 | 12,000 | 12,000 | 10,000 | 11,000 | 12,000 | 12,500 | 4 |
| Moss Vale | 16x30 | 11,000 | 18,000 | 15,000 | 16,000 | 16,000 | 16,000 | 0 |
| Mudgee | 15x43 | 10,000 | 12,000 | 12,000 | 12,000 | 15,000 | 16,000 | 7 |
| Muswellbrook | 25x35 | 20,000 | 27,000 | 25,000 | 25,000 | 25,000 | 23,000 | - 8 |
| Narrabri | 20x38 | 10,000 | 18,000 | 15,000 | 15,000 | 15,000 | 16,000 | 7 |
| Narrandera | 20x39 | 6,750 | 7,500 | 8,000 | 8,000 | 7,500 | 8,000 | 7 |
| Nyngan | 20x50 | 3,500 | 4,500 | 4,500 | 5,500 | 5,500 | 5,500 | 0 |
| Parkes | | | | | | | | |
| - East | 16x38 | 7,000 | 10,000 | 10,000 | 10,500 | 10,500 | 10,000 | - 5 |
| - West | 17x40 | 7,000 | 10,000 | 10,000 | 10,500 | 10,500 | 10,000 | - 5 |
| Singleton | 21x40 | 20,000 | 27,000 | 23,000 | 23,000 | 23,000 | 23,000 | 0 |
| Temora | 18x40 | 3,500 | 4,000 | 5,000 | 6,500 | 6,500 | 7,500 | 15 |
| Tenterfield | 33x30 | 4,250 | 4,250 | 4,250 | 4,250 | 4,250 | 5,000 | 18 |

TABLE 26 (CONT'D)

| LOCALITY | DIMNS | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE |
|----------------------------------|-------|--------|--------|--------|--------|--------|--------|-----------|
| | | \$ | \$ | \$ | \$ | \$ | \$ | 1985 - 86 |
| Tocumwal | 20x50 | 7,250 | 7,250 | 7,250 | 7,250 | 8,500 | 9,500 | 12 |
| Tumbarumba | 20x50 | 4,000 | 6,000 | 6,000 | 8,000 | 8,000 | 7,000 | - 12 |
| Tumut | 18x40 | 10,000 | 12,500 | 13,500 | 15,000 | 15,000 | 15,000 | 0 |
| Walgett | 20x50 | 3,500 | 3,500 | 2,600 | 3,000 | 3,000 | 3,000 | 0 |
| Warren | 20x40 | 7,500 | 8,000 | 8,000 | 9,000 | 9,000 | 9,000 | 0 |
| Wellington | 20x40 | 7,000 | 8,000 | 8,000 | 8,000 | 9,000 | 9,000 | 0 |
| Wentworth | 20x50 | 8,500 | 9,500 | 9,500 | 9,500 | 10,500 | 12,000 | 14 |
| West Wyalong | 20x80 | 6,500 | 6,500 | 6,500 | 6,500 | 6,500 | 6,500 | 0 |
| Yass | | | | | | | | |
| - Central | 17x50 | 5,500 | 5,500 | 5,750 | 10,000 | 15,000 | 14,000 | - 7 |
| - Walker Pk. | 20x38 | 5,250 | 5,250 | 5,500 | 14,000 | 18,000 | 16,000 | -11 |
| Young | 20x40 | 6,500 | 6,500 | 7,000 | 9,000 | 9,500 | 4,500 | 0 |
| Average | | 10,382 | 12,018 | 11,812 | 11,948 | 12,793 | 13,168 | |
| % Increase over Previous Year | | 37 | 16 | - 2 | 1 | 7 | 3 | |
| Index (1976=(100)) | | 253 | 293 | 288 | 291 | 312 | 321 | |

TABLE 27
RESIDENTIAL COTTAGES
COASTAL CITIES & TOWNS 1981-1986

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

| LOCALITY | CON/AGE STIN | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE 1985 - 86 |
|----------------------|-----------------|--------|--------|--------|--------|---------|--------|-----------------------|
| | | \$ | \$ | \$ | \$ | \$ | \$ | |
| Batemans Bay | BV 1977 | 52,000 | 65,000 | 70,000 | 75,000 | 80,000 | 80,000 | 0 |
| Bega | BV 1977 | 55,000 | 63,000 | 65,000 | 70,000 | 78,000 | 80,000 | 3 |
| Casino | WB 1955 | 36,000 | 37,500 | 37,500 | 42,500 | 45,000 | 45,000 | 0 |
| Cessnock | WB 1952 | 40,000 | 55,000 | 50,000 | 55,000 | 57,000 | 60,000 | 5 |
| Coffs Harbour | BV 1974 | 65,000 | 82,000 | 80,000 | 80,000 | 82,000 | 82,000 | 0 |
| Eden | BV 1977 | 64,000 | 72,000 | 72,000 | 74,000 | 85,000 | 90,000 | 6 |
| Forster | BV 1970 | 90,000 | 90,000 | 80,000 | 90,000 | 100,000 | 95,000 | - 5 |
| Grafton | | | | | | | | |
| - Central | WB 1936 | 39,000 | 50,000 | 54,000 | 55,000 | 57,000 | 57,000 | 0 |
| - West | BV 1970 | 50,000 | 60,000 | 65,000 | 66,500 | 68,000 | 65,000 | - 4 |
| Kempsey | AC 1970 | 42,000 | 55,000 | 55,000 | 56,000 | 58,000 | 56,000 | - 3 |
| Kiama | WB 1955 | 50,000 | 53,000 | 53,000 | 57,000 | 60,000 | 67,000 | 12 |
| Lismore | | | | | | | | |
| - Lismore Heights | WB 1957 | 47,500 | 50,000 | 48,000 | 55,000 | 60,000 | 60,000 | 0 |
| - Goonellabah | BK 1975 | 70,000 | 78,000 | 75,000 | 80,000 | 87,500 | 85,000 | - 3 |

TABLE 27 (CONT'D)

| LOCALITY | CON/AGE STN | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE 1985 - 86 |
|-----------------------|----------------|---------|---------|--------|--------|--------|--------|-----------------------|
| | | \$ | \$ | \$ | \$ | \$ | \$ | |
| Maitland | BV 1954 | 58,000 | 70,000 | 63,000 | 67,000 | 69,000 | 69,000 | 0 |
| Merimbula | BV 1977 | 75,000 | 90,000 | 85,000 | 87,000 | 90,000 | 90,000 | 0 |
| Murwillumbah | | | | | | | | |
| - Hill | WB 1935 | 42,000 | 55,000 | 50,000 | 55,000 | 55,000 | 55,000 | 0 |
| - Bray Park | BV 1973 | 55,000 | 75,000 | 72,000 | 75,000 | 75,000 | 72,000 | - 4 |
| Nelson Bay | BV 1970 | 100,000 | 100,000 | 90,000 | 95,000 | 95,000 | 95,000 | 0 |
| Nowra | | | | | | | | |
| - Central | WB 1923 | 45,000 | 60,000 | 52,000 | 58,000 | 62,000 | 62,000 | 0 |
| - East | BV 1976 | 57,000 | 70,000 | 60,000 | 64,000 | 68,000 | 70,000 | 3 |
| Pt. Macquarie | BV 1976 | 65,000 | 80,000 | 80,000 | 80,000 | 85,000 | 85,000 | 0 |
| St. George's Basin | AC 1976 | 32,000 | 41,000 | 35,000 | 37,000 | 37,000 | 37,000 | 0 |
| Taree | BK 1975 | 55,000 | 70,000 | 70,000 | 70,000 | 75,000 | 72,000 | - 4 |
| Ulladulla | AC 1970 | 40,000 | 60,000 | 51,000 | 58,000 | 62,000 | 62,000 | 0 |
| Average | | 55,187 | 65,896 | 63,021 | 66,750 | 70,438 | 70,458 | |
| % Increase over | | | | | | | | |
| Previous Year | | 24 | 19 | - 4 | 6 | 6 | 0 | |
| Index (1976=100) | | 175 | 209 | 200 | 212 | 224 | 224 | |
| Cottage | | | | | | | | |
| Construction | | | | | | | | |

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

TABLE 28
RESIDENTIAL COTTAGES
MAJOR INLAND CITIES 1981-1986

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

| LOCALITY | CON/AGE STN. | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE 1985 - 86 |
|-----------------|-----------------|--------|--------|--------|--------|--------|--------|-----------------------|
| | | \$ | \$ | \$ | \$ | \$ | \$ | |
| Albury | | | | | | | | |
| - Central | BK 1942 | 38,000 | 45,000 | 48,000 | 58,000 | 60,000 | 65,000 | 8 |
| - East | BV 1966 | 50,000 | 50,000 | 52,000 | 58,000 | 65,000 | 72,000 | 11 |
| - Forrest Hill | BK 1938 | 52,000 | 55,000 | 55,000 | 63,000 | 68,000 | 75,000 | 10 |
| - Lavington | BV 1970 | 44,000 | 46,000 | 46,000 | 52,000 | 60,000 | 65,000 | 8 |
| Armidale | | | | | | | | |
| - South Hill | BV 1975 | 47,000 | 53,000 | 55,000 | 60,000 | 67,000 | 70,000 | 4 |
| Central Sth. | WB 1948 | 30,000 | 32,000 | 34,500 | 42,000 | 48,000 | 50,000 | 4 |
| Bathurst | | | | | | | | |
| - Esrom | BK 1930 | 48,000 | 52,500 | 55,000 | 55,000 | 62,000 | 65,000 | 5 |
| - Sth. Bathurst | WB 1962 | 40,000 | 44,000 | 47,500 | 47,500 | 52,500 | 55,000 | 5 |
| - Eloura | BV 1972 | 58,000 | 62,000 | 62,000 | 62,000 | 67,000 | 71,000 | 6 |
| Broken Hill | | | | | | | | |
| - North | WB 1970 | 50,000 | 50,000 | 50,000 | 52,500 | 55,000 | 47,000 | - 15 |
| - South | ST 1950 | 37,500 | 37,500 | 37,500 | 40,000 | 42,500 | 38,000 | - 11 |

TABLE 28 (CONT'D)

| LOCALITY | CON/AGE STN. | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE 1985 - 86 |
|-----------------|-----------------|--------|--------|--------|--------|--------|--------|-----------------------|
| | | \$ | \$ | \$ | \$ | \$ | \$ | |
| Dubbo | | | | | | | | |
| - Central | BK 1931 | 28,000 | 30,000 | 30,000 | 40,000 | 48,000 | 48,000 | 0 |
| - North West | AC 1968 | 35,000 | 37,000 | 37,000 | 40,000 | 42,000 | 42,000 | 0 |
| - South | BV 1975 | 67,000 | 70,000 | 70,000 | 80,000 | 88,000 | 82,000 | - 7 |
| - East | BV 1976 | 55,000 | 58,000 | 58,000 | 66,000 | 72,000 | 68,000 | - 6 |
| - West | BV 1978 | 55,000 | 58,000 | 58,000 | 66,000 | 70,000 | 66,000 | - 6 |
| Goulburn | | | | | | | | |
| - Ifield | BK 1928 | 43,000 | 44,000 | 46,000 | 55,000 | 56,000 | 60,000 | 7 |
| - Eastgrove | BV 1976 | 50,000 | 50,000 | 52,000 | 66,000 | 68,000 | 75,000 | 10 |
| - Bradfordville | AC 1969 | 48,000 | 48,000 | 50,000 | 59,000 | 64,000 | 66,000 | 3 |
| - Nth. Goulburn | WB 1928 | 28,000 | 31,000 | 33,000 | 45,000 | 46,000 | 50,000 | 9 |
| - West Goulburn | BV 1976 | 62,000 | 62,000 | 66,000 | 75,000 | 82,000 | 85,000 | 4 |
| Orange | | | | | | | | |
| - East | AC 1967 | 37,500 | 47,500 | 43,000 | 46,000 | 50,000 | 50,000 | 0 |
| - Central | BK 1930 | 48,000 | 57,500 | 55,000 | 58,000 | 58,000 | 58,000 | 0 |
| - South | BV 1972 | 50,000 | 60,000 | 56,000 | 60,000 | 60,000 | 60,000 | 0 |
| Queanbeyan | | | | | | | | |
| - Riverview | BV 1974 | 46,000 | 52,500 | 57,000 | 74,000 | 80,000 | 80,000 | 0 |
| - Central Sth. | WB 1927 | 22,500 | 30,000 | 36,000 | 50,000 | 56,000 | 56,000 | 0 |
| - Central Nth. | AC 1967 | 29,000 | 36,000 | 42,000 | 56,000 | 62,000 | 62,000 | 0 |

TABLE 28 (CONT'D)

| LOCALITY | CON/AGE STN. | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE 1985 - 86 |
|-------------------------------|-----------------|--------|---------|---------|---------|---------|---------|-----------------------|
| | | \$ | \$ | \$ | \$ | \$ | \$ | |
| Tamworth | | | | | | | | |
| - South | WB 1964 | 38,500 | 46,000 | 44,000 | 48,000 | 53,000 | 55,000 | 4 |
| - East | BK 1915 | 50,000 | 60,000 | 55,000 | 60,000 | 66,000 | 68,000 | 3 |
| - South (New Area) | BV 1975 | 52,000 | 62,000 | 57,500 | 62,500 | 68,000 | 70,000 | 3 |
| - East (New Area) | BV 1971 | 97,500 | 112,500 | 105,000 | 115,000 | 125,000 | 130,000 | 4 |
| Wagga Wagga | | | | | | | | |
| - South | BV 1970 | 46,500 | 48,000 | 50,000 | 60,000 | 65,000 | 65,000 | 0 |
| - Central | BK 1928 | 44,000 | 48,000 | 50,000 | 57,000 | 65,000 | 65,000 | 0 |
| - Ashmont | BV 1967 | 44,000 | 46,000 | 47,500 | 55,000 | 60,000 | 63,000 | 5 |
| Average | | 46,206 | 50,758 | 51,191 | 58,338 | 63,265 | 64,618 | |
| % Increase over Previous Year | | 16 | 9 | 1 | 14 | 8 | 2 | |
| Index (1976=100) | | 140 | 154 | 155 | 177 | 192 | 196 | |

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 1981-1986

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

| LOCALITY | CON/AGE STN. | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE 1985 - 86 |
|---------------|-----------------|--------|---------|--------|--------|---------|---------|-----------------------|
| | | \$ | \$ | \$ | \$ | \$ | \$ | |
| Balranald | WB 1960 | 25,000 | 25,000 | 25,000 | 25,000 | 27,000 | 27,000 | 0 |
| Barham | BV 1962 | 50,000 | 50,000 | 50,000 | 50,000 | 55,000 | 60,000 | 9 |
| Bourke | WB 1970 | 35,000 | 35,000 | 40,000 | 45,000 | 45,000 | 45,000 | 0 |
| Bowral | BK 1935 | 80,000 | 100,000 | 95,000 | 95,000 | 100,000 | 105,000 | 5 |
| Braidwood | WB 1971 | 34,000 | 37,000 | 39,000 | 45,000 | 47,000 | 47,000 | 0 |
| Cobar | WB 1968 | 45,000 | 48,500 | 50,000 | 57,500 | 57,500 | 57,500 | 0 |
| Condobolin | AC 1964 | 28,000 | 32,000 | 32,000 | 35,000 | 35,000 | 33,000 | - 6 |
| Cooma | | | | | | | | |
| - North | AC 1950 | 32,500 | 33,500 | 38,000 | 42,000 | 42,000 | 42,000 | 0 |
| - South | BV 1968 | 55,000 | 65,000 | 70,000 | 75,000 | 75,000 | 75,000 | 0 |
| Coonabarabran | WB 1965 | 38,000 | 42,000 | 42,000 | 42,000 | 44,000 | 44,000 | 0 |
| Coonamble | WB 1965 | 37,000 | 40,000 | 40,000 | 45,000 | 45,000 | 45,000 | 0 |
| Cootamundra | WB 1939 | 32,000 | 34,000 | 37,500 | 42,000 | 45,000 | 47,000 | 4 |
| Corowa | BV 1976 | 38,000 | 45,000 | 48,000 | 48,000 | 56,000 | 67,000 | 20 |
| Cowra | | | | | | | | |
| - Central | BK 1930 | 42,000 | 50,000 | 50,000 | 50,000 | 52,000 | 52,000 | 0 |
| - North | BV 1976 | 47,500 | 57,500 | 59,000 | 59,000 | 62,500 | 62,500 | 0 |

TABLE 29 (CONT'D)

| LOCALITY | CON/AGE STN. | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE 1985 - 86 |
|--------------------|-----------------|---------|---------|---------|---------|---------|---------|-----------------------|
| | | \$ | \$ | \$ | \$ | \$ | \$ | |
| Crookwell | BK 1924 | 33,000 | 36,000 | 36,000 | 40,000 | 42,000 | 48,000 | 14 |
| Deniliquin | BV 1968 | 42,500 | 42,500 | 42,500 | 45,000 | 52,000 | 55,000 | 6 |
| Finley | BV 1965 | 45,000 | 50,000 | 50,000 | 52,500 | 60,000 | 65,000 | 8 |
| Forbes | | | | | | | | |
| - Central | BK 1930 | 28,000 | 28,000 | 28,000 | 32,000 | 34,000 | 30,000 | - 12 |
| - North | AC 1960 | 24,000 | 24,000 | 24,000 | 28,000 | 30,000 | 26,000 | - 13 |
| Glen Innes | WB 1950 | 35,000 | 35,000 | 33,000 | 35,000 | 35,000 | 40,000 | 14 |
| Gol Gol | BV 1975 | 50,000 | 50,000 | 50,000 | 50,000 | 62,500 | 67,500 | 8 |
| Grenfell | WB 1930 | 20,000 | 22,000 | 24,000 | 27,000 | 27,000 | 27,000 | 0 |
| Griffith | BV 1968 | 60,000 | 63,000 | 68,000 | 80,000 | 87,500 | 85,000 | - 3 |
| Gunnedah | BV 1977 | 70,000 | 72,000 | 65,000 | 70,000 | 75,000 | 80,000 | 7 |
| Inverell | WB 1960 | 37,500 | 37,500 | 33,000 | 38,000 | 38,000 | 40,000 | 5 |
| Jindabyne | | | | | | | | |
| - The Nook | AC 1966 | 70,000 | 90,000 | 90,000 | 75,000 | 75,000 | 75,000 | 0 |
| - South | BV 1970 | 110,000 | 130,000 | 130,000 | 110,000 | 110,000 | 110,000 | 0 |
| Leeton | WB 1960 | 45,000 | 47,500 | 47,500 | 55,000 | 60,000 | 60,000 | 0 |
| Lithgow | | | | | | | | |
| - Coerwull | BK 1930 | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 | 0 |
| - Extension Est. | BK 1915 | 40,000 | 42,000 | 40,000 | 40,000 | 40,000 | 40,000 | 0 |
| - High School Est. | BV 1970 | 60,000 | 60,000 | 60,000 | 60,000 | 60,000 | 60,000 | 0 |

TABLE 29 (CONT'D)

| LOCALITY | CON/AGE STN. | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE 1985 - 86 |
|--------------|-----------------|--------|--------|--------|--------|--------|--------|-----------------------|
| | | \$ | \$ | \$ | \$ | \$ | \$ | |
| Mittagong | AC 1949 | 35,000 | 40,000 | 38,000 | 38,000 | 40,000 | 50,000 | 25 |
| Moama | BV 1968 | 48,500 | 48,500 | 48,500 | 50,000 | 50,000 | 55,000 | 10 |
| Moree | BV 1976 | 65,000 | 65,000 | 60,000 | 70,000 | 75,000 | 75,000 | 0 |
| Moss Vale | BV 1976 | 65,000 | 80,000 | 75,000 | 80,000 | 80,000 | 80,000 | 0 |
| Mudgee | AC 1960 | 41,000 | 42,500 | 45,000 | 45,000 | 52,000 | 52,000 | 0 |
| Muswellbrook | WB 1960 | 60,000 | 72,500 | 72,500 | 67,500 | 67,500 | 70,000 | 4 |
| Narrabri | BV 1977 | 65,000 | 67,000 | 60,000 | 70,000 | 75,000 | 80,000 | 7 |
| Narranderra | AC 1948 | 28,000 | 37,500 | 40,000 | 45,000 | 45,000 | 47,000 | 4 |
| Nyngan | WB 1965 | 37,500 | 42,500 | 42,500 | 50,000 | 50,000 | 50,000 | 0 |
| Parkes | | | | | | | | |
| - East | AC 1976 | 41,000 | 44,000 | 47,000 | 50,000 | 50,000 | 50,000 | 0 |
| - West | BK 1922 | 28,000 | 32,000 | 32,000 | 36,000 | 40,000 | 40,000 | 0 |
| Singleton | AC 1965 | 58,000 | 70,000 | 65,000 | 65,000 | 65,000 | 70,000 | 8 |
| Temora | AC 1938 | 27,000 | 34,000 | 37,500 | 42,000 | 42,000 | 44,000 | 5 |
| Tenterfield | WB 1967 | 34,000 | 34,000 | 34,000 | 34,000 | 34,000 | 38,000 | 12 |
| Tocumwal | BV 1966 | 45,000 | 45,000 | 45,000 | 45,000 | 60,000 | 69,000 | 15 |
| Tumbarumba | WB 1961 | 30,000 | 32,000 | 34,000 | 35,000 | 36,000 | 38,000 | 6 |
| Tumut | WB 1938 | 42,000 | 44,500 | 48,000 | 52,000 | 55,000 | 55,000 | 0 |
| Walgett | WB 1965 | 36,000 | 36,000 | 34,000 | 40,000 | 40,000 | 40,000 | 0 |
| Warren | WB 1968 | 45,000 | 47,500 | 47,500 | 55,000 | 55,000 | 55,000 | 0 |

TABLE 29 (CONT'D)

| LOCALITY | CON/AGE STN. | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE 1985 - 86 |
|----------------------------------|-----------------|--------|--------|--------|--------|--------|--------|-----------------------|
| | | \$ | \$ | \$ | \$ | \$ | \$ | |
| Wellington | AC 1953 | 36,000 | 38,000 | 38,000 | 38,000 | 40,000 | 42,000 | 5 |
| Wentworth | CN 1965 | 48,500 | 48,500 | 48,500 | 48,500 | 52,500 | 55,000 | 5 |
| West Wyalong | WB 1935 | 27,500 | 30,000 | 30,000 | 35,000 | 38,000 | 36,000 | - 5 |
| Yass | | | | | | | | |
| - Central | AC 1960 | 33,000 | 33,000 | 37,000 | 45,000 | 55,000 | 57,000 | 4 |
| - Walker Pk | BV 1970 | 47,500 | 50,000 | 55,000 | 62,500 | 72,000 | 72,000 | 0 |
| Young | BV 1976 | 47,000 | 47,000 | 49,000 | 54,000 | 59,000 | 59,000 | 0 |
| Average | | 44,171 | 47,895 | 48,237 | 50,798 | 53,579 | 55,202 | |
| % Increase over Previous Year | | 13 | 8 | 1 | 5 | 5 | 3 | |
| Index (1976=100) | | 172 | 187 | 188 | 198 | 209 | 216 | |

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

TABLE 30
COUNTRY HOME UNIT SITES 1980-1985

Value Rate per 2 Bedroom Unit

| LOCALITY | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|---------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Armidale | 3,000 | 3,250 | 3,250 | 3,750 | 4,000 | 4,500 | 12 |
| Batemans Bay | - | 7,500 | 7,500 | 7,500 | 13,000 | 13,000 | 0 |
| Bathurst | 4,000 | 5,500 | 6,000 | 8,000 | 8,000 | 9,000 | 12 |
| Coffs Harbour | 8,500 | 12,000 | 12,000 | 12,000 | 12,000 | 10,500 | - 12 |
| Dubbo | 6,500 | 7,500 | 7,500 | 8,500 | 9,500 | 8,000 | - 16 |
| Goulburn | 2,000 | 2,000 | 2,000 | 2,250 | 2,375 | 2,875 | 21 |
| Grafton | 4,000 | 5,000 | 5,250 | 5,250 | 7,000 | 5,500 | - 21 |
| Jindabyne | 25,000 | 30,000 | 30,000 | 20,000 | 18,000 | 13,000 | - 28 |
| Lismore | 5,000 | 7,500 | 7,000 | 7,500 | 7,500 | 7,000 | - 7 |
| Merimbula | 13,300 | 24,000 | 15,000 | 16,000 | 17,500 | 16,000 | - 9 |
| Mollymook | 8,000 | 12,000 | 10,000 | 12,000 | 15,000 | 15,000 | 0 |
| Murwillumbah | 4,000 | 8,000 | 8,000 | 8,000 | 8,000 | 6,000 | - 25 |
| Nelson Bay | 15,000 | 15,000 | 13,000 | 12,000 | 12,000 | 12,000 | 0 |
| Nowra | 6,000 | 8,000 | 7,000 | 7,500 | 8,000 | 8,500 | 6 |
| Orange | 4,000 | 4,500 | 6,000 | 6,000 | 7,000 | 7,000 | 0 |

TABLE 30 (CONT'D)

| LOCALITY | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|----------------------------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Pt. Macquarie | 9,500 | 11,000 | 10,000 | 10,000 | 10,000 | 7,000 | - 30 |
| Queanbeyan | 3,000 | 4,000 | 4,000 | 8,500 | 10,000 | 8,000 | - 20 |
| Tamworth | 3,500 | 5,000 | 4,500 | 5,000 | 5,000 | 5,000 | 0 |
| Taree | 6,000 | 8,000 | 8,000 | 8,000 | 8,000 | 8,000 | 0 |
| Tweed Heads | 15,000 | 20,000 | 18,000 | 18,000 | 18,000 | 16,000 | - 11 |
| Wagga Wagga | 7,500 | 7,500 | 7,000 | 10,000 | 10,000 | 12,000 | 20 |
| Average | 7,640 | 9,869 | 9,095 | 9,321 | 9,994 | 9,232 | |
| % Increase over Previous Year | 78 | 29 | - 8 | 4 | 7 | - 8 | |
| Index (1976=100) | 280 | 361 | 333 | 341 | 366 | 338 | |

TABLE 31
COUNTRY HOME UNITS

Value for Average Two Bedroom Unit

| LOCALITY | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|---------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Armidale | 39,000 | 40,000 | 40,000 | 42,000 | 45,000 | 47,000 | 4 |
| Batemans Bay | - | 67,000 | 60,000 | 65,000 | 68,000 | 68,000 | 0 |
| Bathurst | 38,000 | 45,000 | 47,500 | 49,000 | 55,000 | 55,000 | 0 |
| Coffs Harbour | 47,500 | 55,000 | 55,000 | 56,000 | 56,000 | 56,000 | 0 |
| Dubbo | 44,000 | 46,000 | 46,000 | 50,000 | 52,000 | 50,000 | - 4 |
| Goulburn | 38,000 | 38,000 | 38,000 | 42,000 | 50,000 | 50,000 | 0 |
| Grafton | 40,000 | 50,000 | 50,000 | 54,000 | 55,000 | 55,000 | 0 |
| Jindabyne | 90,000 | 100,000 | 90,000 | 70,000 | 70,000 | 70,000 | 0 |
| Lismore | 48,000 | 55,000 | 52,500 | 52,500 | 52,500 | 50,000 | - 5 |
| Merimbula | 52,000 | 65,000 | 53,000 | 57,000 | 65,000 | 65,000 | 0 |
| Mollymook | 57,000 | 65,000 | 60,000 | 70,000 | 80,000 | 82,000 | 2 |
| Nelson Bay | 75,000 | 85,000 | 77,500 | 72,500 | 72,500 | 70,000 | - 3 |
| Nowra | 48,000 | 51,000 | 48,000 | 52,000 | 55,000 | 58,000 | 5 |
| Orange | 37,000 | 40,000 | 42,500 | 42,500 | 47,500 | 47,500 | 0 |
| Pt. Macquarie | 55,000 | 60,000 | 60,000 | 60,000 | 55,000 | 47,500 | -14 |
| Queanbeyan | 22,000 | 27,500 | 32,000 | 42,000 | 48,000 | 48,000 | 0 |

TABLE 31 (CONT'D)

| LOCALITY | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE 1985 - 86 |
|----------------------------------|--------|--------|--------|--------|--------|--------|-----------------------|
| | \$ | \$ | \$ | \$ | \$ | \$ | |
| Taree | 45,000 | 55,000 | 55,000 | 55,000 | 52,500 | 50,000 | - 5 |
| Tweed Heads | 56,000 | 80,000 | 75,000 | 70,000 | 70,000 | 70,000 | 0 |
| Wagga Wagga | 45,000 | 47,500 | 45,000 | 50,000 | 50,000 | 65,000 | 30 |
| Average | 48,694 | 56,421 | 54,053 | 55,342 | 57,842 | 58,105 | |
| % Increase over Previous Year | 28 | 16 | - 4 | 2 | 5 | 0 | |
| Index (1976=100) | 181 | 210 | 201 | 206 | 215 | 216 | |

TABLE 32
RETAIL SHOP SITE
COUNTRY TOWNS & CITIES 1981-1986

Value Per Metre Frontage for a 6 Metre Retail Site in Prime Location in Nominated Centre.

| LOCALITY | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|---------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Albury | 35,000 | 35,000 | 35,000 | 40,000 | 40,000 | 40,000 | 0 |
| Armidale | 17,500 | 17,500 | 17,500 | 17,500 | 18,500 | 25,000 | 35 |
| Batemans Bay | 8,000 | 10,000 | 14,000 | 16,000 | 17,000 | 18,500 | 9 |
| Bathurst | 25,000 | 25,000 | 25,000 | 25,000 | 30,000 | 31,000 | 3 |
| Bega | 8,250 | 9,000 | 12,000 | 13,500 | 15,000 | 15,000 | 0 |
| Broken Hill | 3,800 | 3,800 | 3,500 | 4,000 | 4,000 | 4,000 | 0 |
| Coffs Harbour | 28,000 | 28,000 | 28,000 | 40,000 | 42,000 | 42,000 | 0 |
| Condoblin | 1,500 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 0 |
| Cooma | 7,500 | 11,000 | 11,000 | 13,000 | 13,000 | 13,000 | 0 |
| Cowra | 7,000 | 7,000 | 7,000 | 7,000 | 7,000 | 7,000 | 0 |
| Deniliquin | 7,000 | 7,500 | 7,500 | 8,000 | 9,000 | 10,500 | 17 |
| Dubbo | 18,000 | 22,000 | 22,000 | 24,000 | 24,000 | 24,000 | 0 |
| Forbes | 1,420 | 1,420 | 1,420 | 2,750 | 2,750 | 2,750 | 0 |
| Glen Innes | 2,500 | 3,000 | 3,000 | 3,500 | 3,500 | 3,500 | 0 |
| Goulburn | 14,000 | 14,000 | 14,000 | 14,000 | 15,000 | 15,000 | 0 |

TABLE 32 (CONT'D)

| LOCALITY | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE 1985 - 86 |
|---------------|--------|--------|--------|--------|--------|--------|-----------------------|
| | \$ | \$ | \$ | \$ | \$ | \$ | |
| Grafton | 12,000 | 13,500 | 15,000 | 15,000 | 20,000 | 20,000 | 0 |
| Griffith | 11,000 | 13,000 | 16,000 | 20,000 | 22,500 | 22,500 | 0 |
| Gunnedah | 8,000 | 8,000 | 7,000 | 7,500 | 10,000 | 10,000 | 0 |
| Inverell | 7,500 | 8,500 | 8,500 | 9,000 | 9,500 | 9,500 | 0 |
| Jindabyne | 16,000 | 16,500 | 17,000 | 17,000 | 17,000 | 17,000 | 0 |
| Lismore | 27,500 | 30,000 | 30,000 | 40,000 | 45,000 | 45,000 | 0 |
| Lithgow | 12,000 | 12,000 | 12,000 | 12,000 | 15,000 | 15,000 | 0 |
| Maitland | 15,500 | 15,500 | 15,500 | 19,000 | 21,000 | 21,000 | 0 |
| Merimbula | 9,000 | 11,000 | 14,000 | 16,000 | 18,000 | 18,000 | 0 |
| Moree | 8,000 | 8,500 | 8,500 | 8,500 | 12,000 | 11,000 | - 8 |
| Mudgee | 8,000 | 8,000 | 8,500 | 8,500 | 9,500 | 10,000 | 5 |
| Murwillumbah | 7,000 | 10,000 | 10,000 | 11,000 | 11,000 | 11,000 | 0 |
| Muswellbrook | 10,000 | 15,000 | 15,000 | 15,000 | 15,000 | 16,500 | 10 |
| Narrabri | 7,000 | 8,000 | 8,000 | 8,000 | 12,000 | 10,000 | - 17 |
| Nowra | 22,000 | 22,000 | 22,000 | 22,000 | 24,000 | 26,000 | 8 |
| Orange | 25,000 | 25,000 | 27,500 | 27,500 | 27,500 | 30,000 | 9 |
| Parkes | 3,900 | 4,000 | 4,500 | 6,250 | 7,000 | 7,250 | 4 |
| Pt. Macquarie | 26,000 | 28,000 | 28,000 | 35,000 | 41,000 | 41,000 | 0 |

TABLE 32 (CONT'D)

| LOCALITY | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE |
|----------------------------------|--------|--------|--------|--------|--------|--------|-----------|
| | \$ | \$ | \$ | \$ | \$ | \$ | 1985 - 86 |
| Queanbeyan | 9,000 | 11,000 | 11,000 | 11,000 | 14,000 | 14,000 | 0 |
| Tamworth | 20,000 | 20,000 | 20,000 | 22,000 | 27,500 | 27,500 | 0 |
| Taree | 14,500 | 17,500 | 17,500 | 25,000 | 28,000 | 28,000 | 0 |
| Tweed Heads | 16,500 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 0 |
| ULLADULLA | 7,500 | 7,500 | 9,500 | 11,000 | 12,000 | 12,500 | 4 |
| Wagga Wagga | 23,000 | 23,000 | 23,000 | 22,500 | 22,500 | 22,500 | 0 |
| West Wyalong | 1,920 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 0 |
| Yass | 1,100 | 1,100 | 1,100 | 1,500 | 4,500 | 4,300 | - 4 |
| Young | 7,000 | 7,650 | 8,750 | 8,750 | 10,500 | 10,500 | 0 |
| Average | 11,943 | 12,988 | 13,990 | 14,715 | 17,275 | 17,621 | |
| % Increase over Previous Year | 24 | 9 | 0 | 5 | 17 | 2 | |
| Index (Base 1978) | 165 | 179 | 180 | 203 | 238 | 243 | |

TABLE 33
RETAIL SHOP RENTAL VALUES
COUNTRY TOWNS AND CITIES 1981-1986

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

| LOCALITY | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|---------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Albury | 450 | 450 | 450 | 500 | 500 | 550 | 10 |
| Armidale | 350 | 370 | 400 | 425 | 440 | 475 | 8 |
| Batemans Bay | 180 | 225 | 250 | 275 | 290 | 350 | 21 |
| Bathurst | 400 | 400 | 450 | 500 | 600 | 650 | 8 |
| Bega | 185 | 200 | 250 | 275 | 330 | 330 | 0 |
| Broken Hill | 200 | 200 | 180 | 200 | 200 | 200 | 0 |
| Coffs Harbour | 600 | 600 | 650 | 750 | 800 | 800 | 0 |
| Condobolin | 100 | 100 | 100 | 100 | 100 | 100 | 0 |
| Cooma | 160 | 225 | 250 | 275 | 300 | 300 | 0 |
| Cowra | 175 | 200 | 225 | 240 | 240 | 300 | 25 |
| Deniliquin | 160 | 175 | 175 | 225 | 225 | 275 | 22 |
| Dubbo | 600 | 675 | 675 | 730 | 730 | 780 | 7 |
| Forbes | 70 | 80 | 80 | 130 | 130 | 130 | 0 |
| Glen Innes | 70 | 85 | 85 | 100 | 100 | 100 | 0 |
| Goulburn | 330 | 350 | 350 | 350 | 400 | 400 | 0 |
| Grafton | 400 | 450 | 470 | 490 | 600 | 600 | 0 |

TABLE 33 (CONT'D)

| LOCALITY | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1984 - 85 |
|---------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Griffith | 300 | 350 | 375 | 400 | 425 | 425 | 0 |
| Gunnedah | 160 | 180 | 180 | 200 | 250 | 275 | 10 |
| Inverell | 150 | 175 | 175 | 185 | 200 | 250 | 25 |
| Jindabyne | 400 | 450 | 500 | 500 | 500 | 500 | 0 |
| Lismore | 650 | 700 | 700 | 700 | 850 | 850 | 0 |
| Lithgow | 200 | 220 | 240 | 240 | 300 | 300 | 0 |
| Maitland | 300 | 300 | 300 | 400 | 450 | 450 | 0 |
| Merimbula | 180 | 240 | 240 | 290 | 310 | 350 | 13 |
| Moree | 250 | 250 | 250 | 275 | 300 | 300 | 0 |
| Mudgee | 200 | 200 | 275 | 275 | 300 | 300 | 0 |
| Murwillumbah | 180 | 220 | 220 | 230 | 250 | 250 | 0 |
| Muswellbrook | 225 | 280 | 280 | 300 | 325 | 400 | 23 |
| Narrabri | 150 | 200 | 200 | 250 | 300 | 280 | - 7 |
| Nowra | 375 | 400 | 400 | 400 | 425 | 525 | 23 |
| Orange | 475 | 475 | 600 | 700 | 750 | 800 | 6 |
| Parkes | 130 | 165 | 200 | 230 | 240 | 240 | 0 |
| Pt. Macquarie | 460 | 500 | 650 | 700 | 820 | 820 | 0 |
| Queanbeyan | 240 | 260 | 260 | 275 | 320 | 340 | 6 |
| Tamworth | 500 | 500 | 500 | 550 | 625 | 650 | 4 |

TABLE 33 (CONT'D)

| LOCALITY | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|----------------------------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Taree | 320 | 400 | 450 | 500 | 550 | 550 | 0 |
| Tweed Heads | 360 | 450 | 400 | 400 | 400 | 425 | 6 |
| Ulladulla | 165 | 165 | 165 | 175 | 200 | 200 | 0 |
| Wagga Wagga | 325 | 350 | 340 | 400 | 450 | 450 | 0 |
| West Wyalong | 60 | 80 | 80 | 80 | 80 | 80 | 0 |
| Yass | 85 | 85 | 85 | 120 | 140 | 140 | 0 |
| Young | 180 | 200 | 220 | 220 | 275 | 275 | 0 |
| Average | 263 | 289 | 317 | 347 | 381 | 399 | |
| % Increase over Previous Year | 15 | 10 | 10 | 9 | 10 | 5 | |
| Index (1978=100) | 155 | 170 | 188 | 205 | 225 | 236 | |

TABLE 34
INDUSTRIAL, SITE OF 2000 m2
COUNTRY TOWNS AND CITIES 1981-1986

Value for Standard Service Allotments.

| LOCALITY | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|-----------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Albury | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 0 |
| Armidale | 15,000 | 16,000 | 16,000 | 16,000 | 24,000 | 25,000 | 4 |
| Batemans' s Bay | 38,000 | 50,000 | 55,000 | 60,000 | 60,000 | 70,000 | 17 |
| Bathurst | 12,500 | 12,500 | 12,500 | 15,000 | 18,000 | 22,000 | 22 |
| Bega | 18,500 | 18,500 | 20,000 | 30,000 | 34,000 | 34,000 | 0 |
| Bomaderry | 25,000 | 40,000 | 40,000 | 48,000 | 50,000 | 50,000 | 0 |
| Coffs Harbour | 38,000 | 80,000 | 80,000 | 90,000 | 100,000 | 95,000 | - 5 |
| Cooma | 12,000 | 20,000 | 22,000 | 24,000 | 24,000 | 18,000 | - 25 |
| Deniliquin | 10,000 | 13,000 | 13,000 | 13,000 | 13,000 | 13,000 | 0 |
| Dubbo | 16,000 | 20,000 | 20,000 | 22,000 | 22,000 | 22,000 | 0 |
| Goulburn | 25,000 | 25,000 | 25,000 | 38,000 | 38,000 | 38,000 | 0 |
| Grafton (Sth) | 8,000 | 8,000 | 8,000 | 8,500 | 12,000 | 12,000 | 0 |
| Griffith | 24,000 | 28,000 | 28,000 | 30,000 | 40,000 | 40,000 | 0 |
| Gunnedah | 8,500 | 15,000 | 10,000 | 10,000 | 10,000 | 20,000 | 100 |
| Inverell | 12,500 | 12,500 | 12,500 | 12,500 | 12,500 | 15,000 | 20 |
| Lismore | 30,000 | 32,000 | 32,000 | 35,000 | 35,000 | 35,000 | 0 |
| Maitland | 12,000 | 22,000 | 22,000 | 30,000 | 38,000 | 38,000 | 0 |

TABLE 34 (CONT'D)

| LOCALITY | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE |
|----------------------------------|--------|---------|---------|--------|--------|--------|-----------|
| | \$ | \$ | \$ | \$ | \$ | \$ | 1985 - 86 |
| Moree | 15,000 | 20,000 | 20,000 | 22,000 | 22,000 | 25,000 | 14 |
| Muswellbrook | 20,000 | 25,000 | 20,000 | 20,000 | 18,000 | 18,000 | 0 |
| Narrabri | 4,500 | 15,000 | 15,000 | 16,500 | 16,500 | 18,000 | 9 |
| Nowra (Sth) | 20,000 | 30,000 | 30,000 | 35,000 | 40,000 | 40,000 | 0 |
| Orange | 25,000 | 30,000 | 27,500 | 27,500 | 27,500 | 30,000 | 9 |
| Parkes | 11,000 | 16,000 | 16,000 | 17,000 | 20,000 | 22,000 | 10 |
| Pt. Macquarie | 25,000 | 40,000 | 40,000 | 40,000 | 50,000 | 55,000 | 10 |
| Queanbeyan | 16,000 | 16,000 | 16,000 | 27,000 | 32,000 | 38,000 | 19 |
| Tamworth | 40,000 | 40,000 | 35,000 | 40,000 | 40,000 | 36,000 | - 10 |
| Taree | 30,000 | 40,000 | 40,000 | 40,000 | 50,000 | 55,000 | 10 |
| Tweed Heads | 50,000 | 120,000 | 100,000 | 80,000 | 80,000 | 80,000 | 0 |
| Wagga Wagga | 45,000 | 45,000 | 40,000 | 40,000 | 40,000 | 40,000 | 0 |
| Young | 15,000 | 15,000 | 15,000 | 20,000 | 20,000 | 20,000 | 0 |
| Average | 21,816 | 28,916 | 28,216 | 31,333 | 33,983 | 35,233 | |
| % Increase over Previous Year | 25 | 33 | - 2 | 11 | 8 | 4 | |
| Index (1976=100) | 179 | 237 | 232 | 257 | 279 | 289 | |

TABLE 35
2 HECTARE RURAL HOMESITES
COUNTRY AREAS 1981-1986

Value for Standard Allotment

| LOCALITY | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|---------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Albury | 20,000 | 22,000 | 24,000 | 24,000 | 32,000 | 34,000 | 6 |
| Armidale | 7,500 | 8,250 | 9,000 | 11,000 | 13,500 | 14,000 | 4 |
| Batemans Bay | 22,000 | 35,000 | 38,000 | 42,000 | 48,000 | 53,000 | 10 |
| Bathurst | 22,000 | 27,500 | 32,000 | 32,000 | 37,500 | 42,000 | 12 |
| Bega | 18,000 | 28,000 | 33,000 | 40,000 | 40,000 | 45,000 | 12 |
| Byron Bay | 25,000 | 55,000 | 55,000 | 50,000 | 50,000 | 50,000 | 0 |
| Coffs Harbour | 37,500 | 55,000 | 55,000 | 60,000 | 65,000 | 65,000 | 0 |
| Cooma | 18,000 | 22,500 | 25,000 | 28,500 | 28,500 | 28,500 | 0 |
| Dapto | 55,000 | 70,000 | 70,000 | 72,000 | 82,000 | 85,000 | 4 |
| Deniliquin | 16,000 | 16,000 | 17,500 | 19,000 | 21,000 | 25,000 | 19 |
| Dungog | 15,000 | 15,000 | 20,000 | 28,000 | 37,000 | 37,000 | 0 |
| Exeter | 22,000 | 40,000 | 38,000 | 40,000 | 48,000 | 48,000 | 0 |
| Goulburn | 27,000 | 27,000 | 32,000 | 40,000 | 45,000 | 45,000 | 0 |
| Grafton | 14,500 | 22,500 | 26,000 | 30,000 | 35,000 | 30,000 | - 14 |
| Griffith | 33,000 | 35,000 | 39,000 | 42,000 | 45,000 | 45,000 | 0 |
| Inverell | 18,000 | 20,000 | 20,000 | 25,000 | 25,000 | 27,500 | 10 |

TABLE 35 (CONT'D)

| LOCALITY | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE |
|--|--------|--------|--------|--------|--------|--------|-----------|
| | \$ | \$ | \$ | \$ | \$ | \$ | 1985 - 86 |
| Kiama | 50,000 | 60,000 | 60,000 | 62,500 | 70,000 | 75,000 | 7 |
| Leeton | 22,000 | 27,500 | 30,000 | 32,500 | 35,000 | 35,000 | 0 |
| Lismore | 32,000 | 35,000 | 32,500 | 35,000 | 35,000 | 40,000 | 14 |
| Maitland | 30,000 | 40,000 | 40,000 | 43,000 | 43,000 | 45,000 | 5 |
| Moruya | 16,000 | 25,000 | 33,000 | 33,000 | 35,000 | 40,000 | 14 |
| Muswellbrook | 30,000 | 45,000 | 45,000 | 45,000 | 50,000 | 50,000 | 0 |
| Nowra | 45,000 | 55,000 | 55,000 | 60,000 | 68,000 | 71,000 | 4 |
| Orange | 20,000 | 27,500 | 32,000 | 32,000 | 35,000 | 37,500 | 7 |
| Pt. Stephens | 23,000 | 31,000 | 34,000 | 43,000 | 48,000 | 48,000 | 0 |
| Queanbeyan | 15,000 | 18,000 | 23,000 | 35,000 | 42,000 | 42,000 | 0 |
| Scone | 15,000 | 35,000 | 30,000 | 30,000 | 30,000 | 30,000 | 0 |
| Singleton | 30,000 | 40,000 | 40,000 | 40,000 | 40,000 | 40,000 | 0 |
| Tamworth | 16,000 | 22,000 | 22,000 | 25,000 | 30,000 | 32,500 | 8 |
| Taree | 20,000 | 33,000 | 38,000 | 40,000 | 42,000 | 42,000 | 0 |
| Wagga Wagga | 24,000 | 30,000 | 30,000 | 30,000 | 37,500 | 45,000 | 20 |
| Average | 24,467 | 32,992 | 34,775 | 37,726 | 41,710 | 43,452 | |
| % Increase over Previous Year Index (1976=100) | 31 | 34 | 5 | 8 | 11 | 4 | |
| | 203 | 274 | 289 | 314 | 347 | 361 | |

TABLE 36
10-20 HECTARE HOBBY FARM SITES
COUNTRY AREAS 1981-1986

Value for Standard Block

| LOCALITY | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|---------------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Albury | 35,000 | 35,000 | 35,000 | 35,000 | 38,000 | 42,000 | 11 |
| Armidale | 16,000 | 20,000 | 25,000 | 27,000 | 34,000 | 38,000 | 12 |
| Batemans Bay | 30,000 | 45,000 | 50,000 | 55,000 | 60,000 | 68,000 | 13 |
| Bathurst | 38,000 | 40,000 | 45,000 | 45,000 | 50,000 | 55,000 | 10 |
| Bega | 25,000 | 35,000 | 38,000 | 42,000 | 47,000 | 47,000 | 0 |
| Berry | 50,000 | 60,000 | 60,000 | 70,000 | 90,000 | 95,000 | 6 |
| Byron Bay (Federal) | 35,000 | 70,000 | 70,000 | 70,000 | 70,000 | 70,000 | 0 |
| Coffs Harbour | 47,500 | 85,000 | 90,000 | 100,000 | 120,000 | 120,000 | 0 |
| Cooma | 30,000 | 37,500 | 40,000 | 44,000 | 44,000 | 44,000 | 0 |
| Dapto | 80,000 | 100,000 | 100,000 | 105,000 | 125,000 | 140,000 | 12 |
| Dubbo | 20,000 | 26,000 | 26,000 | 30,000 | 32,000 | 30,000 | - 6 |
| Dungog | 25,000 | 25,000 | 30,000 | 40,000 | 50,000 | 55,000 | 10 |
| Goulburn | 30,000 | 31,000 | 40,000 | 45,000 | 55,000 | 55,000 | 0 |
| Grafton | 15,000 | 25,000 | 30,000 | 36,000 | 40,000 | 35,000 | - 12 |
| Inverell | 25,000 | 25,000 | 25,000 | 30,000 | 30,000 | 30,000 | 0 |
| Jindabyne | 90,000 | 90,000 | 95,000 | 95,000 | 95,000 | 95,000 | 0 |
| Kiama | 70,000 | 95,000 | 95,000 | 100,000 | 120,000 | 135,000 | 13 |

TABLE 36 (CONT'D)

| LOCALITY | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE |
|----------------------------------|--------|--------|--------|--------|--------|--------|-----------|
| | \$ | \$ | \$ | \$ | \$ | \$ | 1985 - 86 |
| Lithgow | 25,000 | 37,500 | 37,500 | 37,500 | 41,000 | 43,000 | 5 |
| Lismore | 45,000 | 50,000 | 55,000 | 57,500 | 65,000 | 60,000 | - 8 |
| Maitland | 40,000 | 55,000 | 55,000 | 65,000 | 75,000 | 75,000 | 0 |
| Moama | 30,000 | 32,500 | 32,500 | 35,000 | 45,000 | 50,000 | 11 |
| Moree | 17,000 | 17,000 | 20,000 | 25,000 | 30,000 | 32,000 | 7 |
| Moruya | 25,000 | 36,000 | 42,000 | 45,000 | 47,000 | 55,000 | 17 |
| Mudgee | 11,000 | 15,000 | 17,000 | 17,000 | 20,000 | 20,000 | 0 |
| Muswellbrook | 40,000 | 50,000 | 50,000 | 50,000 | 55,000 | 55,000 | 0 |
| Orange | 40,000 | 50,000 | 50,000 | 50,000 | 70,000 | 70,000 | 0 |
| Parkes | 20,000 | 35,000 | 35,000 | 40,000 | 40,000 | 40,000 | 0 |
| Pt. Stephens | 30,000 | 43,000 | 45,000 | 60,000 | 75,000 | 75,000 | 0 |
| Queanbeyan | 30,000 | 35,000 | 45,000 | 65,000 | 70,000 | 70,000 | 0 |
| Robertson | 50,000 | 65,000 | 65,000 | 75,000 | 90,000 | 90,000 | 0 |
| Tamworth | 22,000 | 32,500 | 32,500 | 35,000 | 40,000 | 40,000 | 0 |
| Taree | 45,000 | 55,000 | 70,000 | 80,000 | 85,000 | 80,000 | - 6 |
| Wagga Wagga | 36,000 | 45,000 | 45,000 | 50,000 | 55,000 | 58,000 | 5 |
| Yass | 35,000 | 40,000 | 45,000 | 65,000 | 70,000 | 70,000 | 0 |
| Average | 35,368 | 45,235 | 48,103 | 53,558 | 60,970 | 62,853 | |
| % Increase over Previous Year | 33 | 28 | 6 | 11 | 14 | 3 | |
| Index (1976=100) | 195 | 251 | 267 | 297 | 338 | 348 | |

TABLE 37
40 HECTARE HOBBY FARM SITES
COUNTRY AREAS 1981-1986

Value for Standard Block

| LOCALITY | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE |
|--------------------|---------|---------|---------|---------|---------|---------|-----------|
| | \$ | \$ | \$ | \$ | \$ | \$ | 1985 - 86 |
| Armidale | 33,000 | 45,000 | 55,000 | 57,000 | 70,000 | 80,000 | 14 |
| Bathurst | 65,000 | 75,000 | 75,000 | 75,000 | 82,500 | 90,000 | 9 |
| Coffs Harbour | 80,000 | 150,000 | 150,000 | 160,000 | 170,000 | 170,000 | 0 |
| Dubbo | 40,000 | 50,000 | 50,000 | 60,000 | 66,000 | 60,000 | - 9 |
| Goulburn | 45,000 | 47,000 | 60,000 | 65,000 | 70,000 | 70,000 | 0 |
| Grafton | 20,000 | 35,000 | 40,000 | 50,000 | 55,000 | 50,000 | - 9 |
| Jamberoo | 130,000 | 130,000 | 130,000 | 145,000 | 180,000 | 200,000 | 11 |
| Lismore | 60,000 | 95,000 | 95,000 | 110,000 | 135,000 | 120,000 | - 11 |
| Meroo Meadow | 120,000 | 120,000 | 120,000 | 125,000 | 175,000 | 185,000 | 6 |
| Mudgee | 17,000 | 19,000 | 22,000 | 22,000 | 30,000 | 35,000 | 17 |
| Murwillumbah (Uki) | 42,000 | 85,000 | 80,000 | 85,000 | 85,000 | 85,000 | 0 |
| Orange | 55,000 | 80,000 | 100,000 | 100,000 | 100,000 | 100,000 | 0 |
| Tamworth | 30,000 | 42,500 | 50,000 | 55,000 | 60,000 | 60,000 | 0 |
| Taree | 65,000 | 90,000 | 100,000 | 110,000 | 120,000 | 110,000 | - 8 |

TABLE 37 (CONT'D)

| LOCALITY | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE 1985 - 86 |
|----------------------------------|---------|---------|---------|---------|---------|---------|-----------------------|
| | \$ | \$ | \$ | \$ | \$ | \$ | |
| Wagga Wagga | 45,000 | 47,500 | 47,500 | 60,000 | 60,000 | 80,000 | 33 |
| Wingecarribee | 150,000 | 150,000 | 140,000 | 160,000 | 250,000 | 250,000 | 0 |
| Average | 62,313 | 78,813 | 82,156 | 89,938 | 106,750 | 109,062 | |
| % Increase over Previous Year | 48 | 26 | 4 | 9 | 19 | 2 | |
| Index (1976=100) | 229 | 288 | 301 | 330 | 392 | 400 | |

TABLE 38
DAIRY FARMS
COUNTRY AREAS 1981-1986

Capital Value of Typical Farms for Locality

| LOCALITY | AREA (HA) | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE |
|----------------------------------|--------------|---------|---------|---------|---------|---------|---------|-----------|
| | | \$ | \$ | \$ | \$ | \$ | \$ | 1985 - 86 |
| Cobargo | 100 | 135,000 | 175,000 | 200,000 | 245,000 | 250,000 | 250,000 | 0 |
| Denman | 75 | 225,000 | 275,000 | 275,000 | 275,000 | 300,000 | 350,000 | 17 |
| Dorrigo | 141 | 150,000 | 220,000 | 250,000 | 300,000 | 320,000 | 320,000 | 0 |
| Dungog | 72 | 130,000 | 136,000 | 145,000 | 175,000 | 244,000 | 280,000 | 15 |
| Finley | 92 | 130,000 | 148,000 | 148,000 | 184,000 | 184,000 | 184,000 | 0 |
| Lismore | 90 | 147,500 | 210,000 | 210,000 | 230,000 | 230,000 | 230,000 | 0 |
| Moruya | 135 | 190,000 | 245,000 | 280,000 | 300,000 | 300,000 | 300,000 | 0 |
| Moss Vale | 80 | 330,000 | 330,000 | 310,000 | 330,000 | 400,000 | 400,000 | 0 |
| Nowra | 89 | 320,000 | 320,000 | 320,000 | 360,000 | 400,000 | 400,000 | 0 |
| Singleton | 40 | 165,000 | 180,000 | 180,000 | 180,000 | 225,000 | 275,000 | 22 |
| Taree | 112 | 140,000 | 205,000 | 238,000 | 330,000 | 350,000 | 350,000 | 0 |
| Average | | 187,500 | 222,181 | 232,364 | 264,455 | 291,181 | 303,545 | |
| % Increase over Previous Year | | 39 | 18 | 5 | 14 | 10 | 4 | |
| Index (1976=100) | | 193 | 229 | 239 | 272 | 300 | 312 | |

TABLE 39
WHEAT AND SHEEP PROPERTIES 1981-1986

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

| LOCALITY | AREA (HA) | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE |
|---------------|--------------|---------|---------|---------|---------|---------|---------|-----------|
| | | \$ | \$ | \$ | \$ | \$ | \$ | 1985 - 86 |
| Albury | 546 | 640,000 | 750,000 | 750,000 | 750,000 | 876,000 | 750,000 | - 14 |
| Carrathool | 2330 | 510,000 | 690,000 | 754,000 | 850,000 | 850,000 | 700,000 | - 18 |
| Condoblin | 1568 | 275,000 | 314,000 | 314,000 | 470,000 | 470,000 | 376,000 | - 20 |
| Coolamon | 630 | 566,000 | 693,000 | 693,000 | 856,800 | 900,000 | 778,000 | - 14 |
| Coonabarabran | 750 | 300,000 | 350,000 | 350,000 | 380,000 | 380,000 | 350,000 | - 8 |
| Coonamble | 900 | 315,000 | 380,000 | 380,000 | 414,000 | 540,000 | 450,000 | - 17 |
| Cootamundra | 285 | 427,500 | 570,000 | 627,000 | 703,950 | 700,000 | 612,000 | - 13 |
| Cowra | 248 | 238,000 | 346,000 | 310,000 | 346,500 | 346,500 | 300,000 | - 13 |
| Culcairn | 328 | 315,000 | 385,000 | 385,000 | 385,000 | 385,000 | 345,000 | - 10 |
| Deniliquin | 456 | 208,000 | 255,000 | 255,000 | 352,000 | 352,000 | 250,000 | - 29 |
| Dubbo | 600 | 220,000 | 282,000 | 282,000 | 340,000 | 400,000 | 340,000 | - 15 |
| Gilgandra | 750 | 198,000 | 253,000 | 253,000 | 340,000 | 410,000 | 350,000 | - 15 |
| Grenfell | 505 | 156,500 | 252,000 | 252,000 | 303,000 | 303,000 | 258,000 | - 15 |
| Gunnedah | 500 | 162,500 | 225,000 | 225,000 | 250,000 | 250,000 | 210,000 | - 16 |
| Harden | 490 | 588,000 | 600,000 | 630,000 | 630,000 | 660,000 | 594,000 | - 10 |
| Inverell | 600 | 225,000 | 275,000 | 275,000 | 325,000 | 350,000 | 300,000 | - 14 |
| Junee | 453 | 521,000 | 613,000 | 680,000 | 693,100 | 700,000 | 624,000 | - 11 |

TABLE 39 (CONT'D)

| LOCALITY | AREA (HA) | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE 1985 - 86 |
|----------------------------------|--------------|---------|---------|---------|---------|---------|---------|-----------------------|
| | | \$ | \$ | \$ | \$ | \$ | \$ | |
| Lockhart | 410 | 297,250 | 410,000 | 410,000 | 410,000 | 410,000 | 370,000 | - 10 |
| Merriwa | 535 | 250,000 | 400,000 | 400,000 | 400,000 | 450,000 | 450,000 | 0 |
| Moama | 298 | 165,000 | 183,500 | 183,500 | 224,000 | 224,000 | 210,000 | - 6 |
| Molong | 475 | 345,000 | 470,000 | 470,000 | 470,000 | 470,000 | 400,000 | - 15 |
| Moree | 960 | 408,000 | 552,000 | 600,000 | 687,500 | 865,000 | 720,000 | - 17 |
| Mudgee | 545 | 260,000 | 310,000 | 310,000 | 310,000 | 350,000 | 350,000 | 0 |
| Narrabri | 500 | 200,000 | 275,000 | 275,000 | 287,500 | 300,000 | 260,000 | - 13 |
| Narrandera | 815 | 407,500 | 504,000 | 531,000 | 550,125 | 600,000 | 500,000 | - 17 |
| Narramine | 1,000 | 223,000 | 316,000 | 316,000 | 380,000 | 480,000 | 410,000 | - 15 |
| Nevertire | 1,200 | 297,000 | 540,000 | 540,000 | 720,000 | 720,000 | 645,000 | - 10 |
| Parkes | 465 | 255,000 | 325,000 | 325,000 | 348,000 | 348,000 | 295,000 | - 15 |
| Tamworth | 300 | 230,000 | 330,000 | 330,000 | 350,000 | 350,000 | 300,000 | - 14 |
| Walgett | 2,000 | 320,000 | 470,000 | 470,000 | 525,000 | 525,000 | 525,000 | 0 |
| -(West Div) | 4,000 | 180,000 | 227,000 | 227,000 | 250,000 | 250,000 | 250,000 | 0 |
| Wellington | 524 | 356,000 | 445,000 | 445,000 | 445,000 | 500,000 | 450,000 | - 10 |
| West Wyalong | 821 | 197,000 | 218,000 | 218,000 | 250,000 | 260,000 | 221,000 | - 15 |
| Average | | 306,919 | 415,721 | 442,040 | 448,690 | 484,075 | 422,515 | |
| % Increase over Previous Year | | 34 | 35 | 6 | 2 | 8 | - 13 | |
| Index (1976=100) | | 224 | 305 | 324 | 329 | 355 | 310 | |

TABLE 40
GRAZING PROPERTIES 1981-1986

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

| LOCALITY | AREA (HA) | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|-------------|--------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Adaminaby | 580 | 150,000 | 175,000 | 192,000 | 230,000 | 230,000 | 207,000 | -10 |
| Armisdale | 800 | 357,000 | 435,000 | 416,000 | 472,000 | 592,000 | 610,000 | 3 |
| Ashford | 1,200 | 90,000 | 120,000 | 120,000 | 160,000 | 160,000 | 160,000 | 0 |
| Bathurst | 308 | 360,000 | 465,000 | 465,000 | 465,000 | 465,000 | 440,000 | - 5 |
| Bega | 200 | 135,000 | 180,000 | 200,000 | 250,000 | 260,000 | 285,000 | 10 |
| Berrima | 170 | 450,000 | 450,000 | 425,000 | 450,000 | 500,000 | 500,000 | 0 |
| Blayney | 199 | 200,000 | 220,000 | 210,000 | 250,000 | 270,000 | 250,000 | - 7 |
| Boorowa | 457 | 150,000 | 180,000 | 180,000 | 200,000 | 200,000 | 200,000 | 0 |
| Braidwood | 425 | 310,000 | 400,000 | 400,000 | 455,000 | 455,000 | 455,000 | 0 |
| Bungendore | 880 | 290,000 | 350,000 | 385,000 | 440,000 | 480,000 | 480,000 | 0 |
| Casino | 289 | 225,000 | 250,000 | 250,000 | 350,000 | 400,000 | 350,000 | -13 |
| Coolah | 508 | 182,000 | 203,000 | 203,000 | 210,000 | 300,000 | 285,000 | - 5 |
| Coona | 840 | 235,000 | 280,000 | 300,000 | 360,000 | 360,000 | 360,000 | 0 |
| Copmanhurst | 526 | 136,000 | 165,000 | 175,000 | 200,000 | 223,500 | 223,500 | 0 |
| Crookwell | 325 | 280,000 | 340,000 | 290,000 | 360,000 | 390,000 | 390,000 | 0 |
| Deniliquin | 2,370 | 220,000 | 250,000 | 250,000 | 352,000 | 415,000 | 440,000 | 6 |
| Dungog | 528 | 280,000 | 290,000 | 340,000 | 430,000 | 570,000 | 630,000 | 11 |

TABLE 40 (CONT'D)

| LOCALITY | AREA (HA) | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|-------------|--------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Glen Innes | 500 | 350,000 | 475,000 | 475,000 | 475,000 | 500,000 | 500,000 | 0 |
| Goulburn | 300 | 240,000 | 315,000 | 285,000 | 330,000 | 360,000 | 360,000 | 0 |
| Gundagai | 1,357 | 425,000 | 550,000 | 595,000 | 595,000 | 595,000 | 595,000 | 0 |
| Gunnedah | 1,000 | 185,000 | 250,000 | 250,000 | 250,000 | 250,000 | 250,000 | 0 |
| Guyra | 500 | 175,000 | 255,000 | 245,000 | 265,000 | 325,000 | 325,000 | 0 |
| Kempsey | 546 | 145,000 | 220,000 | 290,000 | 350,000 | 370,000 | 350,000 | - 5 |
| Kyogle | 362 | 145,000 | 180,000 | 215,000 | 235,000 | 350,000 | 350,000 | 0 |
| Lithgow | 310 | 350,000 | 465,000 | 465,000 | 465,000 | 465,000 | 440,000 | - 5 |
| Mudgee | 696 | 151,000 | 170,000 | 170,000 | 180,000 | 225,000 | 215,000 | - 5 |
| Nowra | 100 | 280,000 | 280,000 | 280,000 | 300,000 | 325,000 | 325,000 | 0 |
| Nundle | 600 | 360,000 | 435,000 | 435,000 | 465,000 | 500,000 | 500,000 | 0 |
| Oberon | 414 | 465,000 | 625,000 | 625,000 | 625,000 | 625,000 | 600,000 | - 4 |
| Orange | 413 | 250,000 | 310,000 | 310,000 | 330,000 | 380,000 | 340,000 | -11 |
| Rylstone | 500 | 170,000 | 190,000 | 190,000 | 190,000 | 250,000 | 240,000 | - 4 |
| Scone | 1,000 | 350,000 | 475,000 | 475,000 | 475,000 | 525,000 | 600,000 | 14 |
| Singleton | 760 | 300,000 | 300,000 | 300,000 | 350,000 | 400,000 | 425,000 | 6 |
| Tenterfield | 1,200 | 300,000 | 450,000 | 600,000 | 700,000 | 850,000 | 850,000 | 0 |
| Taree | 742 | 200,000 | 260,000 | 325,000 | 435,000 | 450,000 | 480,000 | 7 |
| Tumbarumba | 290 | 250,000 | 286,000 | 286,000 | 330,000 | 330,000 | 330,000 | 0 |
| Tumut | 606 | 420,000 | 510,000 | 606,000 | 606,000 | 606,000 | 606,000 | 0 |

TABLE 40 (CONT'D)

| LOCALITY | AREA (HA) | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|----------------------------------|--------------|------------|------------|------------|------------|------------|------------|-----------------------|
| Walcha | 800 | 400,000 | 612,000 | 568,000 | 640,000 | 800,000 | 860,000 | 8 |
| Yass | 706 | 334,000 | 375,000 | 400,000 | 465,000 | 465,000 | 465,000 | 0 |
| Average | | 260,866 | 327,333 | 338,231 | 376,666 | 415,808 | 417,218 | |
| % Increase over Previous Year | | 28 | 25 | 3 | 11 | 10 | 3 | |
| Index (1976=100) | | 192 | 242 | 250 | 278 | 307 | 308 | |

TABLE 41
WESTERN GRAZING PROPERTIES 1981-1982

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

| LOCALITY | AREA (HA) | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE 1985 - 86 |
|----------------------------------|--------------|---------|---------|---------|---------|---------|---------|-----------------------|
| | | \$ | \$ | \$ | \$ | \$ | \$ | |
| Balranald | 12,430 | 270,000 | 310,000 | 310,000 | 460,000 | 620,000 | 620,000 | 0 |
| Balranald | 45,315 | 100,000 | 136,000 | 136,000 | 202,000 | 272,000 | 272,000 | 0 |
| Bourke | 20,250 | 150,000 | 225,000 | 250,000 | 300,000 | 325,000 | 325,000 | 0 |
| Brewarrina | 9,200 | 215,000 | 290,000 | 320,000 | 400,000 | 480,000 | 480,000 | 0 |
| Central Darling | 23,000 | 160,000 | 187,500 | 227,000 | 275,000 | 275,000 | 275,000 | 0 |
| Cobar | 23,000 | 195,000 | 224,000 | 255,000 | 308,000 | 308,000 | 308,000 | 0 |
| Hay | 9,138 | 405,000 | 452,000 | 519,000 | 750,000 | 900,000 | 900,000 | 0 |
| Walgett | 6,061 | 145,000 | 187,000 | 187,000 | 220,000 | 250,000 | 250,000 | 0 |
| Wentworth | 13,183 | 200,000 | 225,000 | 225,000 | 280,000 | 330,000 | 330,000 | 0 |
| Average | | 204,444 | 248,500 | 269,880 | 355,000 | 417,778 | 417,778 | |
| % Increase over Previous Year | | 28 | 22 | 9 | 32 | 18 | 0 | |
| Index (1976=100) | | 192 | 233 | 254 | 333 | 392 | 392 | |

TABLE 42
SPECIALISED RURAL PROPERTIES

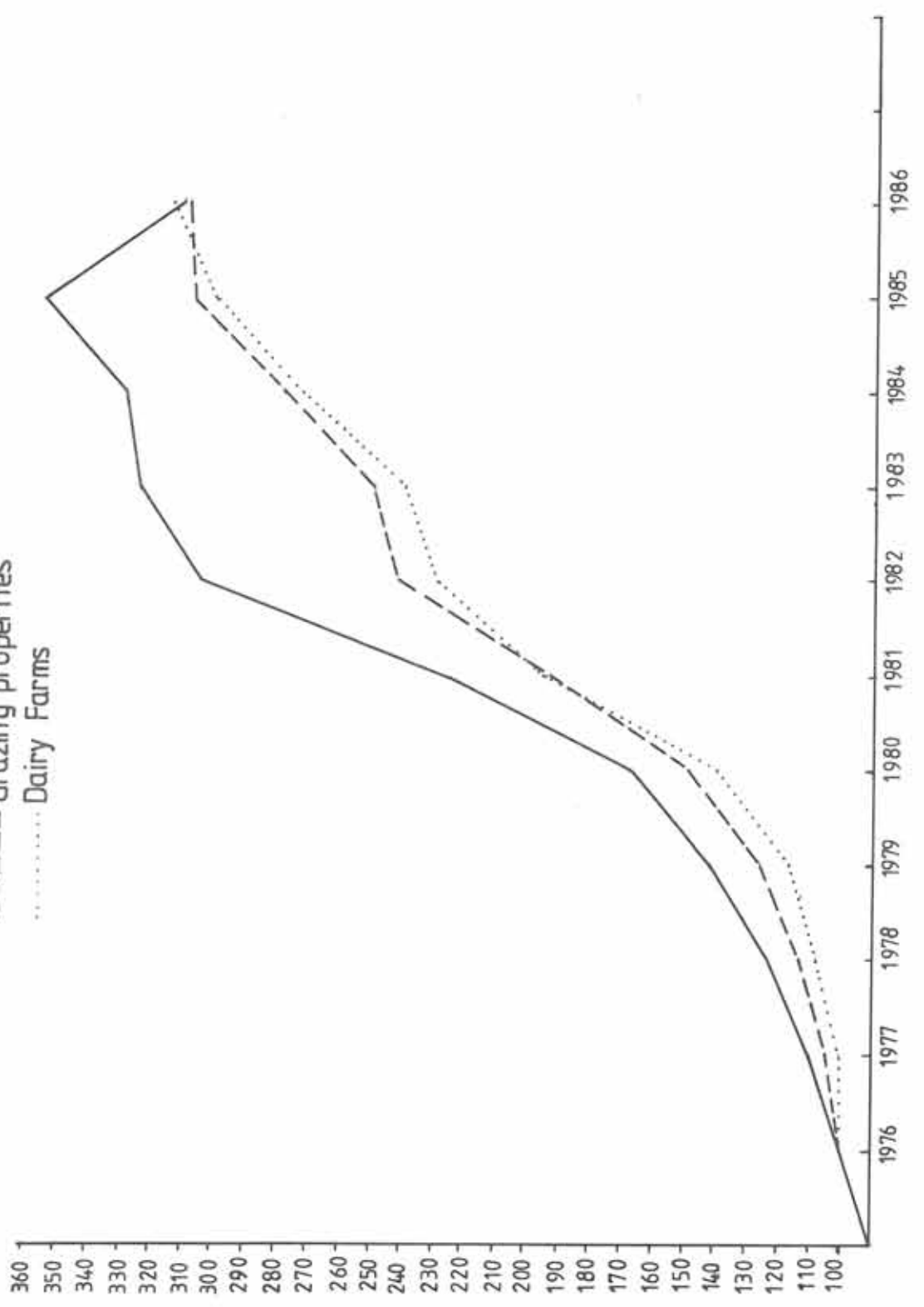
| LOCALITY | AREA (HA) | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | % CHANGE 1985 - 86 |
|--|--------------|---------|-----------|-----------|-----------|-----------|-----------|-----------------------|
| | | \$ | \$ | \$ | \$ | \$ | \$ | |
| <u>Irrigation-Cotton</u> | | | | | | | | |
| Namoi-Gwydir | 852 | 970,000 | 1,192,000 | 1,192,000 | 1,350,000 | 1,645,000 | 1,385,000 | - 16 |
| Namoi-Gwydir | 600 | 810,000 | 1,200,000 | 1,200,000 | 1,200,000 | 1,316,000 | 1,030,000 | - 22 |
| Wee Waa | | | | | | | | |
| <u>Irrigation-Prime Cereal Growing</u> | | | | | | | | |
| Breeza Plain | 500 | 425,000 | 600,000 | 750,000 | 1,250,000 | 1,250,000 | 1,000,000 | - 20 |
| <u>Citrus Farms</u> | | | | | | | | |
| Buronga | 11.6 | 143,000 | 153,750 | 153,750 | 153,750 | 174,000 | 160,000 | - 8 |
| Griffith | 19 | 230,000 | 280,000 | 280,000 | 340,000 | 340,000 | 280,000 | - 18 |
| Leeton | 25 | 230,000 | 300,000 | 300,000 | 380,000 | 400,000 | 300,000 | - 25 |
| <u>Rice Farms</u> | | | | | | | | |
| Deniliquin | 290 | 210,000 | 240,000 | 240,000 | 300,000 | 300,000 | 230,000 | - 23 |
| Griffith | 177 | 285,000 | 350,000 | 350,000 | 385,000 | 385,000 | 327,000 | - 15 |
| Leeton | 230 | 305,000 | 360,000 | 360,000 | 400,000 | 400,000 | 340,000 | - 15 |

TABLE 42 (CONT'D)

| LOCALITY | AREA (HA) | 1981 \$ | 1982 \$ | 1983 \$ | 1984 \$ | 1985 \$ | 1986 \$ | % CHANGE 1985 - 86 |
|---------------------------|--------------|------------|------------|------------|------------|------------|------------|-----------------------|
| <u>Banana Plantations</u> | | | | | | | | |
| Coffs Harbour | 7 | 110,000 | 180,000 | 190,000 | 200,000 | 220,000 | 230,000 | 4 |
| <u>Sugar Cane Farms</u> | | | | | | | | |
| Harwood Is. | 50 | 160,000 | 180,000 | 180,000 | 187,500 | 187,500 | 176,000 | - 6 |
| Sth. Ballina | 40 | 160,000 | 175,000 | 167,500 | 167,500 | 157,500 | 140,000 | - 11 |
| Condong | 47 | 212,000 | 235,000 | 255,000 | 255,000 | 238,000 | 210,000 | - 12 |

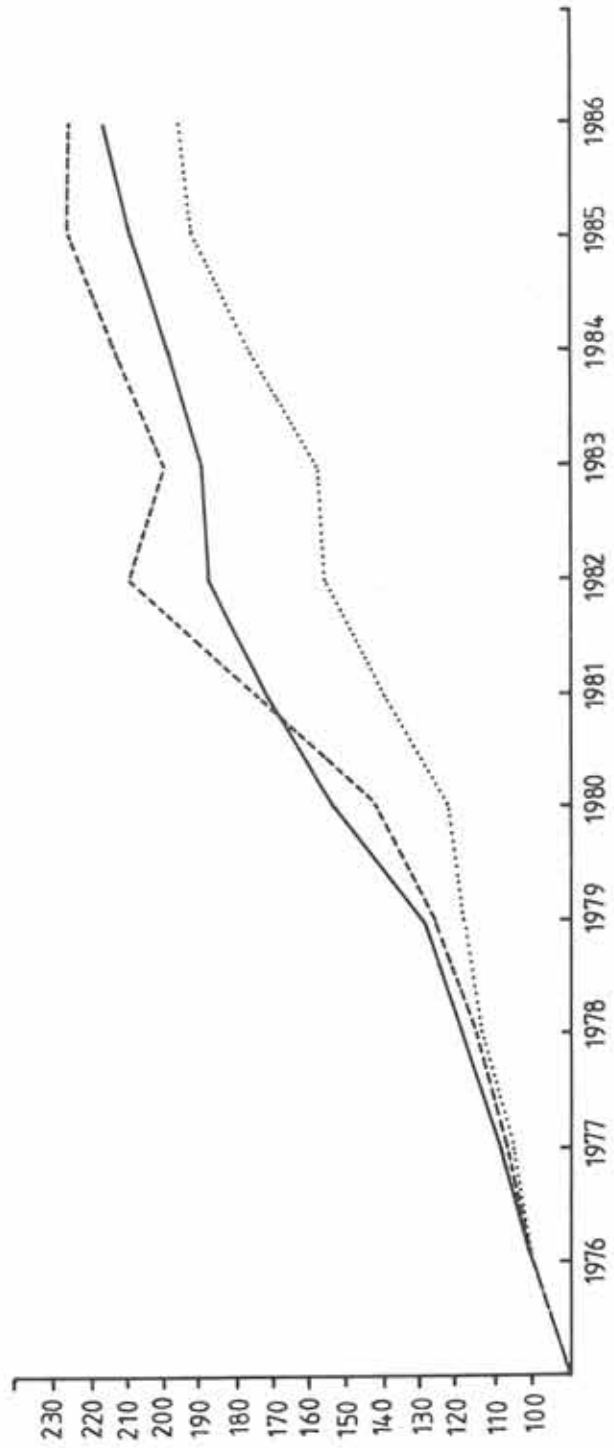
INDICES OF FARM VALUES

- Wheat & Sheep
- - - Grazing properties
- Dairy Farms



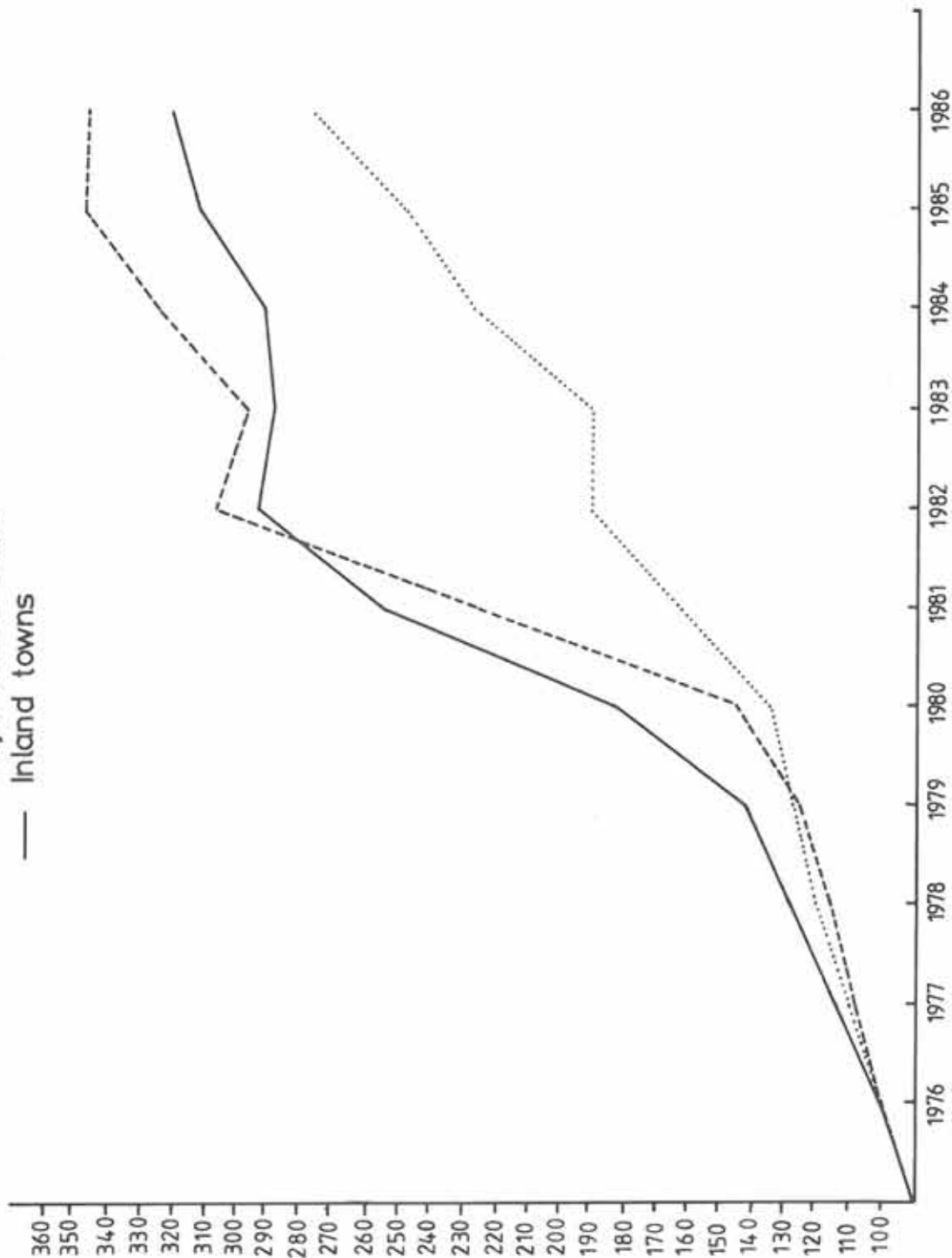
COUNTRY - COTTAGE VALUE INDICES (Including Land)

- Coastal cities and towns
- Major inland cities
- Inland towns



COUNTRY - DWELLING SITE VALUE INDICES

- Coastal cities and towns
- Major inland cities
- Inland towns



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