

# New South Wales Real Estate Market

The Valuer-General's Department

1987

1987



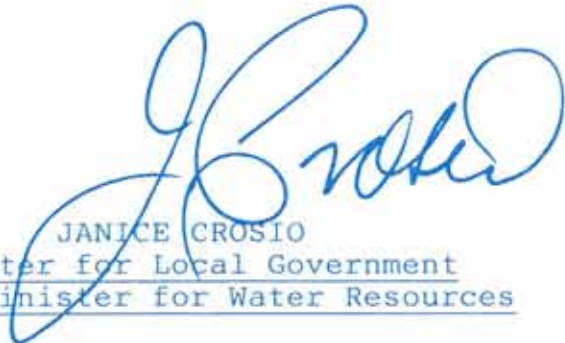
FOREWORD

It is with pleasure that I am again able to be associated with the Valuer-General's "Blue Book".

The recent years' editions of this booklet, which have been readily available to the public, have enjoyed enormous success, reflecting its acceptance as a worthwhile source document.

A study of the figures show that during the financial year 1986/87 there were positive indications of value increases in all classes of urban property.

I have no doubt that once again the publication will prove to be useful, not only to those in the real estate field, but to the public generally.



JANICE CROSIO  
Minister for Local Government  
and Minister for Water Resources

N.S.W. LAND MARKET  
AS AT 30TH JUNE, 1987.

RESIDENTIAL PROPERTY

Metropolitan Area

A review of values of sample residential houses throughout the Sydney metropolis showed an average increase in value of 10% during the year. In suburbs more than 25 kilometres from the city centre, values rose on an average of 5% with a spread of 0% to 13%. Elsewhere value increases were about 11% average with a spread of 3% to 30%. As a generalisation, waterfront and prestigious properties showed the greatest increases.

Prime areas continue to show strong gains in value, being well in excess of the increase in standard property types, with record prices being achieved from the more exclusive property, namely waterfrontages. This market is influenced by a shortage of stock, increases in the number of potential buyers, with shorter selling periods.

Properties in the lower price range are now attracting more interest when they are marketed at realistic prices. However, those properties located on the outskirts of Sydney's West and South West, showed little or no increase in value over the previous year.

The home unit market has shown an increase over the last twelve months. In Sydney's West the majority of development has been undertaken in project packages in conjunction with the Department of Housing. Positive market signs are emerging with the possible re-introduction of negative gearing.

The average market for home units, villas and town houses moved at about the rate of inflation over the year although this pattern was not consistent. Prices at the top end of the market moved ahead at a greater rate than the rest.

Rentals have increased dramatically for all classes of residential real estate and the few available properties are commanding premium rental levels.

Should interest rates for housing fall across the board, this would release a "pent up" demand for housing which would most likely show a dramatic increase in values in the next twelve months and a likely return to boom conditions. Rental levels are expected to show a continuing upward surge.

NEW SOUTH WALES REAL ESTATE MARKET

30 JUNE 1987

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### Newcastle & Wollongong

In the Newcastle area, prices for good sites are increasing due to a diminishing supply. However, poorer land is still being sold at reduced prices. Further up the Hunter Valley, residential sites continue to sell slowly, where both Landcom and the local Councils subdivisions have tended to keep prices down. The only significant increases have been on the Central Coast, whilst the remainder of the region has been stable.

The improving situation in Wollongong can be partly attributed to a gradual strengthening and diversification of the local economy. Value levels have generally increased in Wollongong. The Northern suburbs are particularly strong due to a shortage of sites and an increasing demand. The Thirroul area is strengthening, reflecting the effect of the rail electrification. More people living in the Northern suburbs of Wollongong are now commuting to Sydney and its Southern Suburbs. The only other significant increases have been at Shellharbour and Port Kembla, whilst the remainder of the region has been static with some reduction in values in Coastal cities and towns.

### Country Market

Generally, the residential market in country locations has remained static during 1986/87. Some activity has occurred on the Murray River towns from Barooga to Wentworth, where boom conditions continue to prevail due to the expanding tourist trade.

On the North Coast, there seems to be a renewed interest in unit sites and some tourist related properties. Major sales have occurred in the Coffs Harbour area.

Values for residential cottages in other coastal and country areas generally remained at 1985 and 1986 levels. Overall, the home unit market has been static, but some reductions in value were noted on the Mid North Coast and at Jindabyne.

Minimal movement is expected to occur in most country towns during the next twelve months. The state of the rural economy and the interest rate level will have considerable effect on the real estate market in rural areas.

## RETAIL PROPERTY

### Sydney Metropolitan Area

Major Sydney retail centres continue to achieve increasing prices for land and shops, but there has been little movement in secondary centres. Highest increases were noted in the Sydney Central Retail hub and at Chatswood, on the lower north shore. Lesser increases were evident at Parramatta, Bondi Junction and Burwood. Last year's decline of values in Kings Cross reversed strongly, and some other secondary centres which were previously indicating only modest increases, have performed remarkably over the last twelve months - notably Dee Why and Eastwood. Most other centres showed only small increases in land value, but rental levels increased at least in line with inflation.

Metropolitan shopping patterns and values are expected to continue to change as several major centres either expand or face strong competition from new neighbouring developments. For example the booming Chatswood Centre faces the opening of a new retail development of 23,000 square metres late in 1987, whilst at Hurstville a major retailer intends to occupy a Regional Shopping Centre extension by 1989. Another major project, "Eastgarden" at Pagewood, is also due for completion in 1987.

### Areas Outside the Sydney Metropolitan Area

In the last twelve months Newcastle and Wollongong retail sites have continued to realise increasing prices, whereas some rural centres have shown a marked decline. The strongest influence in individual centres continues to be local supply and demand.

The future looks bleak for centres dependent for prosperity upon the mining industry, as industrial unrest and mine closures affect the local economy. On the other hand, the upsurge in tourism in some coastal centres seems certain to favourably affect the retail land market in these centres.

## COMMERCIAL (OFFICE) PROPERTY

### City of Sydney

Prime office buildings and sites in the Sydney Central Business District continue to attract high demand, with 1986/87 again seeing a steady price rise for prime development sites. The vacancy factor was at year's end (June 1987) running at an exceptionally low 1%, which highlights the then current undersupply of office space. 1987-1989 will see nearly 500,000 square metres of new space completed in the CBD. Of this space, nearly 40% has been pre-committed or taken for owner-occupation. The market is expected to maintain a strong upward trend

in the coming year supported by increased offshore participation.

#### Outer Sydney Metropolitan Area

The rental market for office space remains strong, with increases occurring in most centres during the twelve month period. Hurstville and North Sydney showed substantial rises following a pause last year. Chatswood rentals have caught up to North Sydney levels but the 230,000 square metres of office space due for completion by 1990 could test the central North Shore's take-up capacity. An oversupply of space in Parramatta explains the very modest rental level increase in this major centre, compared with other metropolitan centres.

#### Outside Metropolitan Area

Outside Sydney the most significant developments are taking place in Wollongong. Once again the highest increases occurred in Newcastle and Wollongong with more moderate rises elsewhere.

### INDUSTRIAL PROPERTY

#### Sydney Metropolitan Area

The market for industrial property continues to be quite selective. Near city developments show an increased proportion of total space being allocated to office use and a strong demand for sites. Middle distance and outer areas have recorded mixed results with both high technology and superior quality space in greatest demand.

Of the older established general industrial areas, quite dramatic increases in price and rental levels occurred in areas such as Brookvale and Dee Why. More modest increases over 1985/86 levels were evident in Hornsby, Campbelltown and Botany.

The market for larger sites is more active, particularly in the Campbelltown area, with major developments approved at Ingleburn and Minto.

#### Areas Outside Sydney Metropolitan Area

Trends for 1986/87 for industrial property again varied greatly, depending on local conditions. Light industrial activity has been stimulated in the Wollongong district by the City Council's promotional program and the current Port Kembla harbour related developments. In contrast, the Newcastle market remains at or near last year's level. Improved access following the opening of a further stage of the Sydney to Newcastle expressway has led to increased demand and prices in Gosford.

Elsewhere a dormant market prevails with conditions of ample supply and little demand.

## RURAL PROPERTY

### GENERAL

The main feature of the rural property market in 1986/87 was the continuing decline in prices in grain growing areas. Further substantial price falls for land devoted to specialised crops such as rice and citrus orchards contrast with the movement in cotton growing lands which recovered after experiencing a decline in 1985/86.

### RURAL HOMESITES AND HOBBY FARM PROPERTY

#### SYDNEY METROPOLITAN

Rural homesites and hobby farms on the outskirts of Sydney continued to move marginally in value whilst prestige sites such as Dural and Glenhaven increased appreciably with the best 2 hectare sites realising in excess of \$350,000.

#### HUNTER AND ILLAWARRA

A Solid demand exists for attractive and well located sites in both the above areas with marginal increases evident over 1986 levels. Standard sites are in less demand, no increase in prices being recorded.

In the Gosford area prices have increased quite dramatically as supply dwindles. The opening of the new section of the expressway has undoubtedly led to greater demand particularly in the Somersby Plateau area.

#### COUNTRY AREAS

The volume of sales was down on previous years for hobby farms and rural homesites with prices remaining reasonably static in most areas of the state. In the Tenterfield area there has been a strong demand for rural retreat blocks, and, in common with land between Jindabyne and Thredbo this strong demand has caused increased prices since 1986.

River frontage blocks along the Murray around Moama are also very much in demand.

#### DAIRY FARM

On the far South Coast the industry remains sound despite adverse seasonal conditions. Isolated price increases were evident but in the main the market remained steady.



In the Murray-Riverina good quality properties have been attracting interest, however, price levels have experienced a slight decline; on the North Coast and in the Hunter valley levels remained static.

#### WHEAT AND GRAZING PROPERTY

The decline in prices for grain growing property continues with an average fall of more than 10% since 1986. Whilst some confidence is returning in the North East Victorian and Southern Riverina areas, in Northern areas particularly around Cootamundra, and in more marginal areas such as Carrathool, Swan Hill and Nevertire the market remained depressed. Low commodity prices, some poor seasonal conditions, high costs and high interest rates are significant factors.

Purely grazing lands were holding their prices in regions where seasonal conditions are not adverse. Inferior quality country with good potential for development around the eastern Riverina area has shown a substantial price increase. Improved markets for wool and sheep have given rise to optimism that prices for grazing properties could increase in the immediate future given reasonable seasonal conditions.

The western grazing market was also subdued with value levels stable notwithstanding the evidence of a renewed interest in land suited to sheep and wool. Poor seasonal conditions was a contributing factor here.

#### SPECIALIST RURAL PROPERTIES

Land utilised for rice growing in the Murray-Riverina area has shown a further fall in price with a reduction of up to 23% from 1986 level. Reductions to 19% have occurred in the citrus growing areas. This is primarily because of an oversupply on the world market.

Cotton growing and sugar cane land values stabilised after experiencing significant reductions in the 1985/86 period.

## NEW SOUTH WALES REAL ESTATE VALUES

30 JUNE, 1987

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 in 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
1987	130,000	4	185,000	6	9

METROPOLITAN PROPERTY MARKET

TABLE 1

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

Movement in values - Sydney, Newcastle and Wollongong 1982 - 1987  
Value of standard of serviced allotments for selected localities.

LOCALITY	DIMNS	1982	1983	1984	1985	1986	1987	% CHANGE 1986-1987
		\$	\$	\$	\$	\$	\$	
Balmain	6x33	60,000	48,000	50,000	55,000	60,000	70,000	17
Bellevue Hill	15x43	275,000	250,000	300,000	350,000	350,000	375,000	7
Bondi	12x46	90,000	90,000	110,000	125,000	125,000	125,000	0
Cammeray	12x30	80,000	75,000	85,000	95,000	105,000	130,000	24
Centennial Pk	15x30	175,000	175,000	220,000	250,000	275,000	325,000	18
Erskineville	5x30	24,000	27,500	30,000	30,000	33,000	36,000	8
Glebe	6x33	55,000	48,000	60,000	60,000	65,000	75,000	15
Kensington	12x43	90,000	90,000	120,000	125,000	125,000	130,000	4
Leichhardt	8x43	35,000	35,000	40,000	45,000	45,000	50,000	11
Marrickville	12x37	55,000	45,000	50,000	52,500	60,000	60,000	0
Neutral Bay	15x36	130,000	115,000	130,000	145,000	160,000	195,000	22
Newtown	4x27	28,500	30,000	33,000	33,000	35,000	38,000	9
Paddington	6x30	85,000	85,000	100,000	110,000	110,000	120,000	9
Randwick	15x30	92,500	92,500	100,000	105,000	105,000	115,000	10

TABLE 1 (CONT'D)

LOCALITY	DIMNS	1982	1983	1984	1985	1986	1987	% CHANGE 1986-1987
		\$	\$	\$	\$	\$	\$	
Redfern	5x30	27,500	32,000	35,000	35,000	37,000	40,000	8
Ultimo	4x27	35,000	33,000	35,000	35,000	37,500	41,000	9
Waverton	12x30	85,000	80,000	87,500	97,500	105,000	125,000	19
Average		83,676	79,471	93,265	102,824	107,794	120,588	
% Increase Over Previous Year		9	- 5	17	4	5	12	
Index (1976=100)		368	349	410	452	474	530	

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

LOCALITY	DIMNS	1982	1983	1984	1985	1986	1987	% CHANGE 1986-1987
		\$	\$	\$	\$	\$	\$	
Ashfield	12x37	55,000	55,000	65,000	72,500	82,500	85,000	3
Auburn	12x40	40,000	37,000	40,000	43,000	43,000	45,000	+ 5
Bankstown	15x41	50,000	50,000	52,500	55,000	60,000	67,500	+13
Belrose	19x34	70,000	70,000	80,000	85,000	90,000	95,000	6
Beverly Hills	15x36	60,000	60,000	65,000	67,500	72,500	82,500	+14
Burwood	15x46	65,000	65,000	85,000	100,000	110,000	120,000	9
Campsie	12x36	50,000	47,000	50,000	52,500	55,000	62,500	+14
Carlingford	18x38	60,000	55,000	62,500	65,000	70,000	75,000	+ 7
Chatswood	15x46	80,000	80,000	95,000	105,000	115,000	135,000	17
Chester Hill	15x50	45,000	37,500	40,000	40,000	42,500	49,000	+15
Concord	14x46	60,000	60,000	75,000	78,000	85,000	92,500	9
Cromer Hts.	18x40	65,000	65,000	75,000	80,000	85,000	92,500	9
Dover Hts.	15x43	150,000	150,000	175,000	200,000	210,000	225,000	7
Drummoyne	15x37	78,000	78,000	95,000	100,000	110,000	125,000	14
Earlwood	15x36	70,000	65,000	70,000	77,500	82,500	92,500	+12
Eastwood	15x49	65,000	65,000	75,000	80,000	85,000	100,000	18
Ermington	15x43	45,000	42,000	45,000	47,500	47,500	47,500	0
Five Dock	12x38	55,000	55,000	60,000	65,000	75,000	90,000	20
Gordon	20x61	115,000	115,000	135,000	150,000	160,000	180,000	13

TABLE 2 (CONT'D)

LOCALITY	DIMNS	1982	1983	1984	1985	1986	1987	% CHANGE 1986-1987
		\$	\$	\$	\$	\$	\$	
Hornsby	18x49	50,000	50,000	55,000	60,000	65,000	72,500	12
Hurstville	12x36	65,000	57,500	62,500	65,000	70,000	80,000	+14
Kogarah	12x36	65,000	57,500	62,500	65,000	70,000	80,000	+14
Lane Cove	15x40	80,000	80,000	90,000	95,000	105,000	120,000	14
Lindfield	15x61	110,000	110,000	125,000	140,000	150,000	170,000	13
Manly	14x43	85,000	85,000	90,000	100,000	110,000	117,500	7
Maroubra	15x37	100,000	100,000	115,000	125,000	140,000	150,000	7
Mascot	12x37	50,000	50,000	55,000	57,500	67,000	80,000	19
Matraville	12x43	77,500	70,000	70,000	75,000	75,000	80,000	7
Mosman	12x46	90,000	90,000	95,000	105,000	115,000	145,000	26
Oatley	15x36	70,000	70,000	75,000	80,000	85,000	97,500	+15
Parramatta	12x37	45,000	45,000	45,000	48,000	50,000	50,000	0
Pennant Hills	18x46	50,000	50,000	60,000	65,000	72,500	80,000	10
Penshurst	13x36	65,000	62,500	67,500	70,000	75,000	85,000	+13
Revesby	15x50	50,000	47,000	50,000	52,500	55,000	62,500	+14
Ryde	15x41	60,000	55,000	60,000	62,500	70,000	85,000	21
St. Ives	23x43	120,000	120,000	135,000	150,000	160,000	180,000	13
Strathfield	15x46	130,000	120,000	145,000	160,000	175,000	190,000	9
Wahroonga	23x46	135,000	135,000	150,000	170,000	190,000	210,000	11

TABLE 2 (CONT'D)

LOCALITY	DIMNS	1982	1983	1984	1985	1986	1987	% CHANGE 1986-1987
		\$	\$	\$	\$	\$	\$	
Wiley Park	15x43	55,000	50,000	52,500	55,000	57,500	65,000	+13
Average		72,577	70,667	79,487	86,256	93,269	104,141	
% Increase over Previous Year		0	- 3	12	9	8	12	
Index (1976=100)		313	305	343	372	403	450	

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TABLE 3  
OUTER SYDNEY SUBURBS (OVER 25 KILOMETRES)

LOCALITY	DIMNS	1982	1983	1984	1985	1986	1987	% CHANGE 1986-1987
		\$	\$	\$	\$	\$	\$	
Berowra	18x49	34,000	34,000	40,000	43,000	47,500	52,500	11
Blacktown	15x45	32,000	30,000	30,000	30,000	30,000	32,500	+ 8
Blackett	15x37	18,000	18,000	19,000	19,000	19,000	20,000	+ 5
Blaxland	15x37	26,000	26,000	29,000	29,000	29,000	29,000	0
Campbelltown	15x45	25,000	23,000	25,000	26,000	29,000	29,000	0
Caringbah	15x36	70,000	65,000	70,000	72,500	77,500	87,500	+13
Castle Hill	18x38	55,000	50,000	57,500	60,000	65,000	70,000	+ 8
Cronulla	15x38	90,000	87,500	95,000	105,000	110,000	125,000	+14
Engadine	15x42	45,000	42,000	45,000	47,500	49,000	57,000	+16
Fairfield	15x35	32,500	30,000	35,000	35,000	36,000	36,000	0
Green Valley	17x35	25,000	23,000	23,000	24,000	26,000	26,000	0
Guildford	12x49	35,000	32,000	38,000	38,000	38,000	40,000	+ 5
Ingleburn	20x32	30,000	25,000	30,000	33,000	35,000	35,000	0
Jannali	15x36	50,000	45,000	50,000	50,000	52,000	58,000	+12
Katoomba	15x37	13,000	13,000	15,500	15,500	15,500	15,500	0
Liverpool	15x45	30,000	27,000	30,000	32,000	35,000	35,000	0
Miranda	15x36	60,000	60,000	65,000	67,500	72,500	82,500	+14
Mona Vale	18x58	62,000	62,000	75,000	80,000	85,000	92,500	9

TABLE 3 (CONT'D)

LOCALITY	DIMNS	1982	1983	1984	1985	1986	1987	% CHANGE 1986-1987
		\$	\$	\$	\$	\$	\$	
Pendle Hill	15x40	36,000	33,000	37,000	40,000	40,000	42,000	+ 5
Penrith	15x37	32,500	30,000	36,000	36,000	37,000	37,000	0
Penrith Sth	17x37	24,000	24,000	28,000	30,000	31,000	32,000	+ 3
Riverstone	15x50	23,000	21,000	24,000	25,000	25,000	26,000	+ 4
Richmond	17x37	29,000	29,000	32,000	32,000	32,000	32,000	0
St. Marys	19x33	24,000	24,000	26,000	28,000	28,000	28,000	0
Sutherland	13x44	50,000	45,000	50,000	50,000	52,000	58,000	+12
Tahmoor	18x50	17,000	14,000	15,000	16,000	16,500	16,500	0
Winston Hills	18x37	45,000	45,000	50,000	50,000	50,000	50,000	0
Average		37,519	35,463	39,630	41,259	43,056	46,092	
% Increase over previous year		1	- 5	12	4	4	7	
Index (1976=100)		275	260	291	303	316	338	

TABLE 4  
RESIDENTIAL COTTAGE SITES  
NEWCASTLE URBAN AREA

LOCALITY	DIMNS	1982	1983	1984	1985	1986	1987	% CHANGE 1986-1987
		\$	\$	\$	\$	\$	\$	
Belmont	14x35	24,000	24,000	26,000	27,000	27,000	27,000	0
Beresfield	17x35	19,000	19,000	19,000	19,000	19,000	19,000	0
Cardiff	17x43	20,000	20,000	22,000	22,000	22,000	22,000	0
Charlestown	15x39	28,000	25,000	27,000	27,000	27,000	28,000	4
Lambton	19x28	25,000	25,000	25,000	27,000	27,000	29,000	7
Mayfield	15x31	19,000	19,000	19,000	19,000	19,000	19,000	0
Merewether	19x36	50,000	45,000	45,000	50,000	55,000	55,000	0
Newcastle	12x44	38,000	38,000	38,000	42,000	42,000	42,000	0
Swansea	15x45	25,000	25,000	25,000	25,000	25,000	26,000	4
Toronto	16x36	22,000	22,000	22,000	22,000	21,000	21,000	0
Wallsend	12x41	19,000	19,000	19,000	19,000	19,000	19,000	0
Average		26,273	25,545	26,091	27,182	27,545	27,909	
% Increase over Previous year		60	- 3	2	4	1	1	
Index (1976=100)		317	308	315	328	332	336	

TABLE 5  
RESIDENTIAL COTTAGE SITES  
WOLLONGONG URBAN AREA

LOCALITY	DIMNS	1982	1983	1984	1985	1986	1987	% CHANGE
		\$	\$	\$	\$	\$	\$	1986-1987
Albion Park	15x37	22,000	18,000	18,000	21,000	23,000	23,000	0
Berkeley	15x37	22,000	18,000	18,000	19,000	20,000	22,000	10
Corrimal	21x38	35,000	31,000	33,000	35,000	37,000	40,000	8
Dapto	19x39	26,000	22,000	22,000	22,000	24,000	27,000	13
Farmborough Hts.	15x36	30,000	23,000	23,000	25,000	27,000	28,000	4
Figtree	15x38	32,000	30,000	32,000	35,000	37,000	41,000	11
Helensburgh	17x33	40,000	35,000	36,000	38,000	39,000	45,000	15
Mt. Ousley	22x76	45,000	45,000	47,000	50,000	58,000	62,000	7
Port Kembla	15x45	24,000	18,000	18,000	19,000	21,000	22,000	5
Shellharbour	15x36	28,000	25,000	32,000	35,000	38,000	42,000	11
Thirroul	26x46	36,000	33,000	35,000	38,000	42,000	48,000	14
Warilla	15x39	28,000	25,000	25,000	28,000	29,000	30,000	3
Wollongong	15x50	32,000	30,000	32,000	34,000	38,000	45,000	18
Average		30,769	27,154	28,538	30,692	33,308	36,538	
% Increase over Previous Year		13	- 12	5	8	9	10	
Index (1976=100)		292	258	271	292	317	347	

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TABLE 6  
RESIDENTIAL COTTAGE SITES  
GOSFORD/WYONG URBAN AREAS

LOCALITY	DIMNS	1982	1983	1984	1985	1986	1987	% CHANGE 1986-1987
		\$	\$	\$	\$	\$	\$	
Gosford (East)	15x50	35,000	32,000	32,000	32,000	32,000	36,000	12
Wamberal	26x30	36,000	32,000	32,000	32,000	38,000	43,000	13
Woy Woy	15x47	32,000	30,000	30,000	32,000	34,000	38,000	12
Wyong	19x36	20,000	18,000	18,000	18,000	19,000	22,000	16
Average		30,750	28,000	28,000	28,500	30,750	34,750	
% Increase over Previous Year		0	- 9	0	2	8	13	
Index (1976=100)		328	299	299	304	328	371	

(4)

TABLE 7  
 AVERAGE 3 BEDROOM COTTAGE 1982-1987  
 INNER SYDNEY SUBURBS (0-6 KILOMETRES)

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

LOCALITY	CON/AGE STN	1982 \$	1983 \$	1984 \$	1985 \$	1986 \$	1987 \$	% CHANGE 1986-1987
Balmain	BK 1880	90,000	85,000	90,000	97,500	105,000	120,000	14
Belleveue Hill	BK 1935	350,000	325,000	375,000	425,000	425,000	450,000	6
Bondi	BK 1910	135,000	125,000	150,000	170,000	170,000	180,000	6
Cammeray	BK 1920	125,000	115,000	125,000	135,000	140,000	175,000	25
Centennial Park	BK 1910	325,000	340,000	440,000	500,000	540,000	575,000	6
Erskineville	BK 1900	50,000	57,500	62,000	62,000	67,000	74,000	10
Glebe	BK 1890	100,000	100,000	110,000	120,000	130,000	142,000	9
Kensington	BK 1910	150,000	140,000	175,000	175,000	175,000	185,000	6
Leichhardt	BK 1900	63,000	65,000	75,000	80,000	80,000	85,000	6
Marrickville	BK 1925	70,000	70,000	75,000	80,000	85,000	90,000	6
Neutral Bay	BK 1910	210,000	180,000	200,000	220,000	230,000	290,000	26
Newtown	BK 1900	65,000	67,500	69,000	69,000	72,000	77,000	7
Paddington	BK 1900	135,000	125,000	130,000	160,000	185,000	200,000	8
Randwick	BK 1910	140,000	125,000	130,000	135,000	150,000	160,000	7

TABLE 7 (CONT'D)

LOCALITY	CON/AGE STN	1982 \$	1983 \$	1984 \$	1985 \$	1986 \$	1987 \$	% CHANGE 1986-1987
Redfern	BK 1890	65,000	75,000	75,000	75,000	80,000	85,000	6
Ultimo	BK 1900	70,000	67,500	70,000	75,000	80,000	90,000	13
Waverton	BK 1915	130,000	120,000	125,000	135,000	140,000	170,000	21
Average		133,706	128,382	145,647	159,618	167,882	185,176	
% Increase over Previous Year		5	- 4	13	10	5	10	
Index (1976=100)		272	261	296	325	342	377	

Cottage Construction: BK Brick

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

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

LOCALITY	CON/AGE STN	1982 \$	1983 \$	1984 \$	1985 \$	1986 \$	1987 \$	% CHANGE 1986 - 87
Ashfield	BK 1910	80,000	75,000	90,000	105,000	120,000	125,000	4
Auburn	BK 1920	62,500	60,000	65,000	70,000	75,000	77,500	+ 3
Bankstown	AC 1958	65,000	65,000	70,000	72,500	77,500	87,500	+13
Belrose	BV 1965	105,000	105,000	120,000	130,000	135,000	145,000	7
Beverly Hills	AC 1950	73,000	73,000	80,000	85,000	87,500	98,000	+12
Burwood	BK 1925	85,000	85,000	120,000	135,000	145,000	155,000	7
Campsie	AC 1930	75,000	70,000	75,000	77,500	82,500	92,500	+12
Carlingford	BV 1970	115,000	110,000	125,000	130,000	135,000	140,000	+ 4
Chatswood	BK 1920	120,000	115,000	130,000	150,000	160,000	180,000	13
Chester Hill	AC 1959	62,000	60,000	65,000	67,500	72,500	82,500	+14
Concord	BK 1930	82,500	75,000	92,500	98,000	115,000	125,000	9
Cromer Hts.	BV 1970	102,500	102,500	112,500	120,000	130,000	140,000	8
Dover Heights	BK 1950	220,000	200,000	225,000	275,000	300,000	325,000	8
Drummoyne	BK 1920	100,000	100,000	120,000	130,000	140,000	150,000	7
Earlwood	BK 1925	85,000	85,000	95,000	110,000	115,000	127,500	+11
Eastwood	BK 1930	95,000	95,000	105,000	112,000	125,000	145,000	16
Ermington	BV 1950	70,000	65,000	72,500	78,000	80,000	82,000	+ 3



TABLE 8 (CONT'D)

LOCALITY	CON/AGE STN	1982 \$	1983 \$	1984 \$	1985 \$	1986 \$	1987 \$	% CHANGE 1986 - 87
Five Dock	BK 1925	78,000	75,000	85,000	92,500	105,000	120,000	14
Gordon	BK 1930	170,000	165,000	180,000	190,000	210,000	240,000	14
Hornsby	BV 1965	98,000	94,000	105,000	110,000	120,000	130,000	8
Hurstville	BK 1925	80,000	80,000	85,000	92,500	95,000	107,500	+13
Kogarah	BK 1941	80,000	80,000	85,000	92,500	95,000	107,500	+13
Lane Cove	BK 1930	120,000	115,000	130,000	135,000	145,000	160,000	10
Lindfield	BK 1925	165,000	160,000	170,000	180,000	200,000	230,000	15
Manly	BK 1925	125,000	120,000	130,000	145,000	155,000	165,000	6
Maroubra	BK 1920	150,000	140,000	160,000	175,000	185,000	200,000	8
Mascot	BK 1920	72,000	72,000	77,000	80,000	90,000	110,000	22
Matraville	BK 1930	115,000	100,000	100,000	110,000	110,000	120,000	9
Mosman	BK 1925	160,000	155,000	165,000	175,000	185,000	240,000	30
Oatley	BK 1949	93,000	93,000	100,000	110,000	115,000	130,000	+13
Parramatta	BK 1930	70,000	70,000	75,000	78,000	80,000	85,000	+ 6
Pennant Hills	BV 1965	100,000	97,500	110,000	115,000	125,000	135,000	8
Penshurst	BK 1935	90,000	90,000	95,000	100,000	102,500	115,000	+12
Revesby	AC 1949	65,000	65,000	70,000	72,500	80,000	90,000	+13
Ryde	BK 1930	80,000	75,000	85,000	90,000	95,000	120,000	26
St. Ives	BK 1970	170,000	165,000	185,000	200,000	215,000	235,000	9

TABLE 8 (CONT'D)

LOCALITY	CON/AGE STN	1982 \$	1983 \$	1984 \$	1985 \$	1986 \$	1987 \$	% CHANGE 1986 - 87
Strathfield	BK 1937	150,000	135,000	190,000	215,000	240,000	255,000	6
Wahroonga	BK 1930	190,000	180,000	200,000	215,000	230,000	260,000	13
Wiley Park	BK 1940	70,000	70,000	75,000	80,000	85,000	95,000	+12
Average		104,833	100,949	113,320	123,038	132,244	146,859	
% Increase over Previous Year		- 1	- 4	12	9	7	11	
Index (1976=100)		245	236	265	288	309	344	

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	1982 \$	1983 \$	1984 \$	1985 \$	1986 \$	1987 \$	% CHANGE 1986 - 87
Berowra	BV 1965	75,000	75,000	85,000	87,500	97,500	105,000	8
Blacktown	AC 1955	52,000	52,000	54,000	55,000	55,000	58,000	+ 6
Blackett	BV 1970	45,000	45,000	47,000	48,000	48,000	49,000	+ 2
Blaxland	BV 1975	60,000	60,000	62,500	62,500	65,000	65,000	0
Campbelltown	AC 1957	50,000	45,000	50,000	52,000	55,000	55,000	0
Caringbah	AC 1960	90,000	85,000	92,500	97,500	100,000	110,000	+10
Castle Hill	BV 1970	105,000	100,000	115,000	125,000	130,000	135,000	+ 4
Cronulla	BK 1956	110,000	110,000	125,000	142,500	150,000	167,500	+12
Engadine	AC 1955	65,000	65,000	72,500	77,500	80,000	90,000	+13
Fairfield	AC 1960	50,000	50,000	55,000	57,000	58,000	58,000	0
Green Valley	AC 1965	47,000	47,000	47,000	49,000	52,000	52,000	0
Guildford	AC 1950	52,500	52,500	60,000	62,000	62,000	64,000	+ 3
Ingleburn	BV 1976	67,500	65,000	70,000	70,000	75,000	75,000	0
Jannali	AC 1950	75,000	70,000	80,000	85,000	85,000	92,500	+ 9
Katoomba	BV 1975	50,000	50,000	54,000	54,000	54,000	54,000	0
Liverpool	AC 1955	52,500	50,000	52,500	55,000	58,000	58,000	0
Miranda	AC 1955	80,000	80,000	87,500	92,500	95,000	105,000	+11

TABLE 9 (CONT'D)

LOCALITY	CON/AGE STN	1982 \$	1983 \$	1984 \$	1985 \$	1986 \$	1987 \$	% CHANGE 1986 - 87
Mona Vale	BV 1968	100,000	100,000	110,000	120,000	130,000	140,000	8
Pendle Hill	AC 1960	56,000	56,000	60,000	62,000	64,000	66,000	+ 3
Penrith	AC 1950	51,000	51,000	54,000	56,000	58,000	58,000	0
Penrith South	BV 1975	56,000	56,000	58,000	62,000	63,000	64,000	+ 2
Richmond	BV 1975	55,000	55,000	59,000	59,000	62,000	62,000	0
Riverstone	AC 1950	45,000	42,000	47,500	49,000	49,000	52,000	+ 6
St. Marys	BV 1975	56,000	56,000	58,000	63,000	64,000	64,000	0
Sutherland	BK 1930	75,000	75,000	82,500	87,500	87,500	95,000	+ 9
Tahmoor	BV 1975	50,000	47,000	50,000	50,000	53,000	55,000	+ 4
Winston Hills	BV 1975	75,000	75,000	82,500	90,000	90,000	95,000	+ 6
Average		64,648	63,500	69,296	72,981	75,556	79,407	
% Change over Previous Year		- 1	- 2	9	5	4	5	
Index (1976=100)		197	193	211	222	230	242	
Cottage	BV = Brick Veneer							
Construction	BK = Brick							
	AC = Asbestos Cement Sheet							

TABLE 10  
 AVERAGE 3 BEDROOM COTTAGE 1982 - 1987  
 NEWCASTLE URBAN AREA

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

LOCALITY	CON/AGE STN	1982 \$	1983 \$	1984 \$	1985 \$	1986 \$	1987 \$	% CHANGE 1982 - 87
Belmont	WB 1959	57,000	57,000	57,000	58,000	58,000	58,000	0
Beresfield	WB 1962	52,000	52,000	52,000	50,000	50,000	50,000	0
Cardiff	WB 1960	55,000	55,000	55,000	55,000	55,000	55,000	0
Charlestown	WB 1961	69,000	65,000	67,000	65,000	65,000	67,000	3
Lambton	WB 1915	50,000	45,000	48,000	48,000	48,000	48,000	0
Mayfield	WB 1926	43,000	40,000	40,000	42,000	42,000	42,000	0
Merewether	BV 1967	125,000	105,000	110,000	120,000	120,000	120,000	0
Newcastle	BK 1960	70,000	63,000	67,000	67,000	67,000	67,000	0
Swansea	WB 1930	45,000	45,000	48,000	50,000	50,000	50,000	0
Toronto	WB 1965	52,000	52,000	55,000	53,000	53,000	53,000	0
Wallsend	WB 1957	50,000	50,000	50,000	50,000	50,000	50,000	0
Average		60,727	57,182	59,000	59,818	59,818	60,000	
% Increase over Previous Year		28	- 6	3	1	0	0	
Index (1976=100)		218	205	211	214	214	215	

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

TABLE 11  
 AVERAGE 3 BEDROOM COTTAGE 1982 - 1987  
 WOLLONGONG URBAN AREA

LOCALITY	CON/AGE STN	1982 \$	1983 \$	1984 \$	1985 \$	1986 \$	1987 \$	% CHANGE 1986 - 87
Albion Park	BV 1978	57,000	50,000	50,000	54,000	56,000	56,000	0
Berkeley	AC 1964	48,000	40,000	40,000	42,000	45,000	48,000	7
Corrimal	AC 1950	63,000	56,000	59,000	61,000	65,000	67,000	3
Dapto	BV 1974	66,000	58,000	58,000	58,000	60,000	62,000	3
Farmborough Hts.	BV 1972	68,000	58,000	65,000	68,000	70,000	70,000	0
Figtree	BV 1967	80,000	67,000	70,000	72,000	76,000	78,000	3
Helensburgh	BK 1975	83,000	78,000	80,000	82,000	86,000	90,000	5
Mt. Ousley	BK 1960	128,000	120,000	124,000	130,000	150,000	150,000	0
Port Kembla	WB 1937	52,000	40,000	40,000	40,000	41,000	45,000	10
Shellharbour	WB 1960	62,000	58,000	65,000	68,000	72,000	76,000	6
Thirroul	BV 1976	98,000	85,000	88,000	90,000	98,000	105,000	7
Warilla	BV 1967	55,000	50,000	55,000	58,000	61,000	62,000	2

TABLE 11 (CONT'D)

LOCALITY	CON/AGE STN	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
		\$	\$	\$	\$	\$	\$	
Wollongong	WB 1925	58,000	52,000	55,000	58,000	63,000	67,000	6
Average		70,615	62,462	65,308	67,769	72,538	75,077	
% Increase over Previous Year		9	- 11	5	4	7	3	
Index (1976 = 100)		195	173	181	188	201	208	
Cottage	BK = Brick WB = Weatherboard							
Construction	BV = Brick Veneer AC = Asbestos Cement Sheet							

STATISTICS AUSTRALIAN BUREAU OF CENSUS  
WOLLONGONG DISTRICT CENSUS UNIT

TABLE 12  
 AVERAGE 3 BEDROOM COTTAGE 1982 - 1987  
 GOSFORD/WYONG URBAN AREA

LOCALITY	CON/AGE STN	1982 \$	1983 \$	1984 \$	1985 \$	1986 \$	1987 \$	% CHANGE 1986 - 87
Gosford (East)	WB 1967	68,000	62,500	62,500	62,500	62,500	72,000	15
Wamberal	BV 1976	78,000	70,000	70,000	75,000	85,000	95,000	12
Woy Woy	AC 1965	56,000	52,000	52,000	55,000	58,000	65,000	12
Wyong	WB 1960	50,000	48,000	48,000	50,000	52,000	60,000	15
Average		63,000	58,125	58,125	60,625	64,375	73,000	
% Increase over Previous Year		0	- 8	0	4	6	13	
Index (1976=100)		215	199	199	207	220	250	

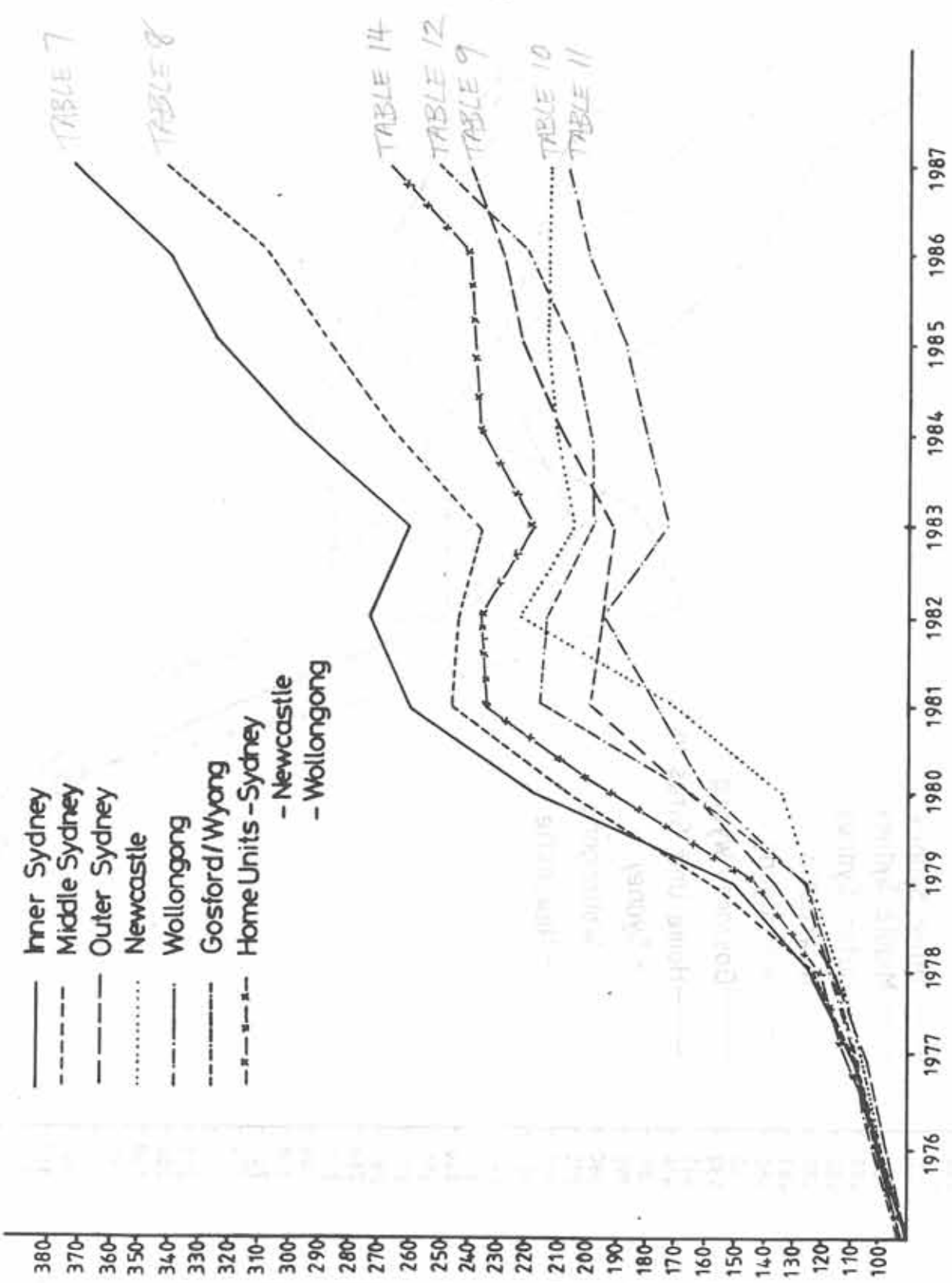
Cottage BK = Brick WB = Weatherboard

Construction BV = Brick Veneer AC = Asbestos Cement Sheet



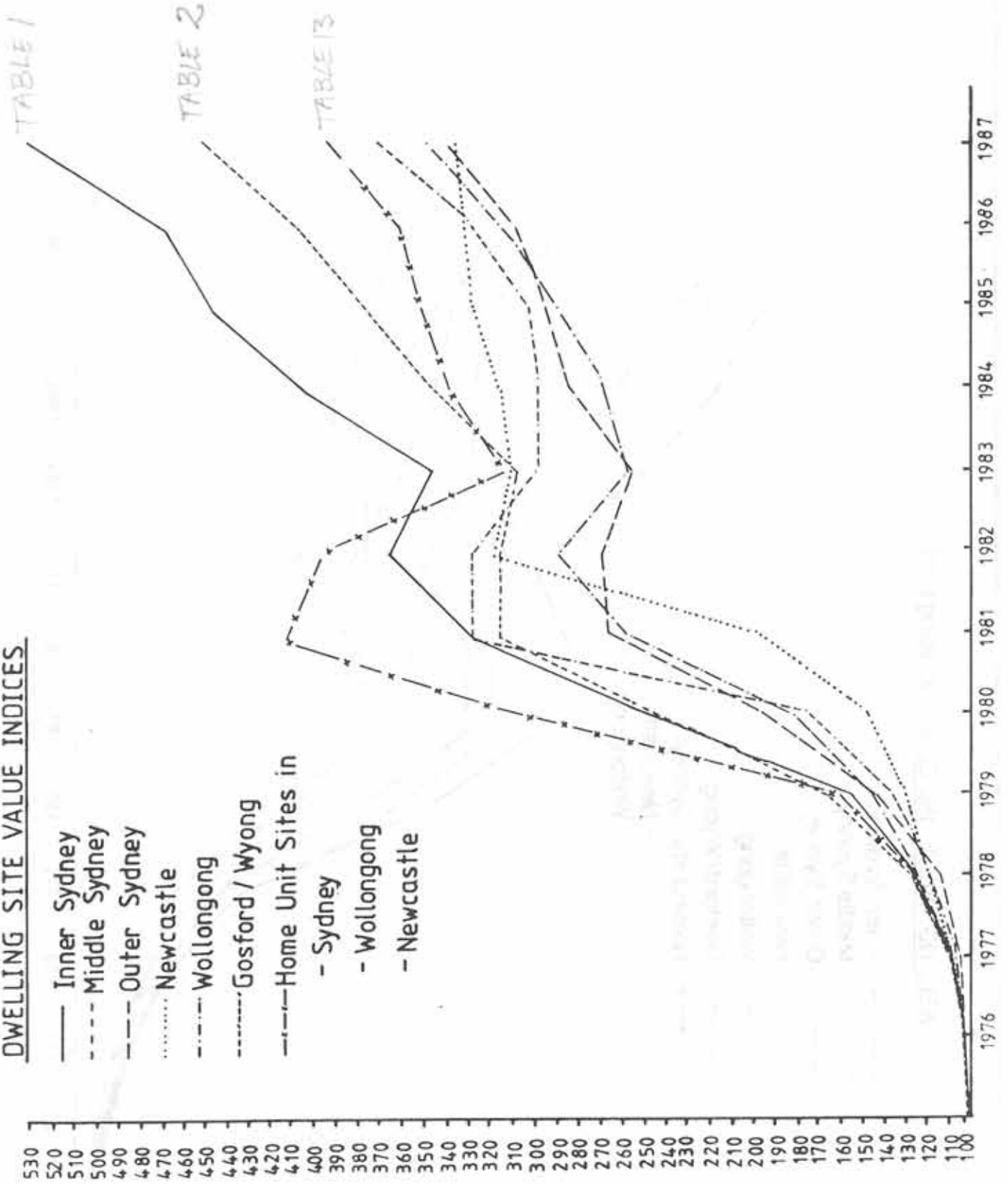
DWELLING VALUE INDICES (including land)

- Inner Sydney
- - - Middle Sydney
- - - Outer Sydney
- ..... Newcastle
- - - Wollongong
- - - Gosford/Wyang
- - - Home Units - Sydney
- - - Newcastle
- - - Wollongong



DWELLING SITE VALUE INDICES

- Inner Sydney
- - - Middle Sydney
- - - Outer Sydney
- ..... Newcastle
- - - Wollongong
- - - Gosford / Wyong
- - - Home Unit Sites in
  - Sydney
  - Wollongong
  - Newcastle



SYDNEY - NEWCASTLE AND WOLLONGONG - SITE VALUE INDICES

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

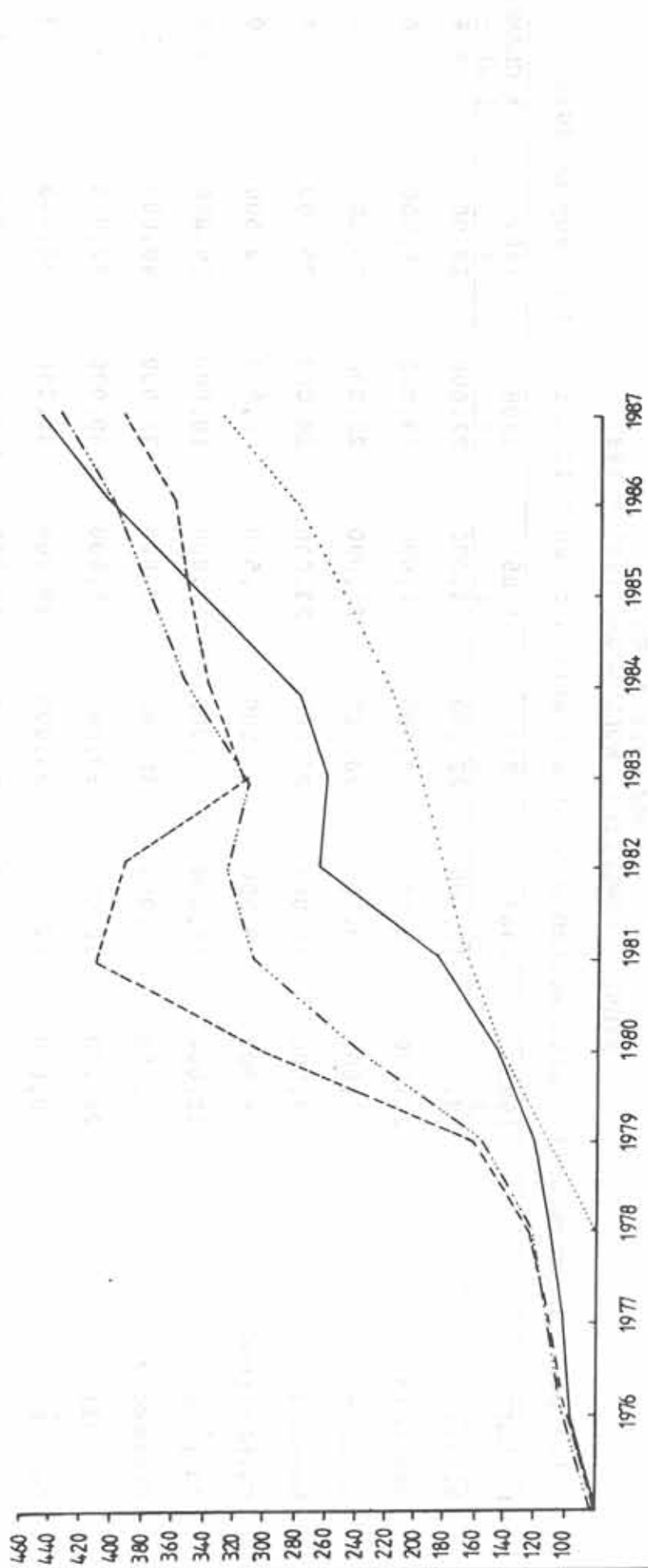


TABLE 13  
HOME UNIT SITES  
SYDNEY, NEWCASTLE, WOLLONGONG 1982 - 1987

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

LOCALITY	1982 \$	1983 \$	1984 \$	1985 \$	1986 \$	1987 \$	% CHANGE 1986 - 87 + 4
Allawah	22,500	17,000	22,000	24,000	27,000	28,000	+ 4
Ashfield	20,000	15,000	17,000	17,000	18,000	19,000	6
Balmain	25,000	20,000	20,000	20,000	20,000	20,000	0
Burwood	24,000	18,000	22,000	22,000	24,000	25,000	4
Campbelltown	8,500	8,500	8,500	8,500	8,500	8,500	0
Campsie	18,000	13,000	17,000	17,000	18,000	19,000	+ 6
Chatswood	40,000	30,000	30,000	33,000	33,000	40,000	21
Cronulla	26,000	20,000	30,000	30,000	30,000	32,000	+ 7
Dee Why	28,000	22,000	25,000	29,000	30,000	34,000	13
Drummoyne	25,000	20,000	20,000	20,000	22,000	25,000	14
Epping	25,000	20,000	25,000	28,000	28,000	30,000	+ 7
Fairfield	10,000	8,000	12,000	12,000	12,000	14,000	+17
Gordon	45,000	35,000	35,000	38,000	38,000	50,000	32

TABLE 13 (CONT'D)

LOCALITY	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
	\$	\$	\$	\$	\$	\$	
Gosford	18,000	14,000	14,000	14,000	12,000	12,000	0
Hornsby	22,500	19,000	21,000	24,000	25,000	28,000	12
Liverpool	9,000	9,000	9,500	9,500	10,000	11,500	+15
Manly	33,000	26,000	26,000	30,000	32,000	36,000	13
Marrickville	16,000	14,000	14,000	14,000	14,000	15,000	7
Mosman	40,000	30,000	30,000	32,000	35,000	38,000	9
North Sydney	40,000	30,000	30,000	33,000	35,000	38,000	9
Parramatta	18,000	15,000	19,000	19,000	19,000	22,000	+16
Penrith	7,000	7,000	7,000	7,000	7,000	7,000	0
Randwick	42,500	30,000	30,000	27,500	27,500	30,000	9
Top Ryde	20,000	17,500	17,500	17,500	19,000	21,000	11
Waverley	45,000	35,000	35,000	30,000	30,000	32,500	8
Wollongong	13,000	9,000	9,000	11,000	11,000	15,000	36
Belmont	10,000	10,000	10,000	9,000	9,000	9,000	0
Merewether	16,000	15,000	14,000	12,500	12,500	12,500	0
Average	23,821	18,821	20,339	21,018	21,661	24,000	
% Change over Previous Year	- 4	- 21	8	3	3	11	
Index (1976=100)	392	310	335	346	356	395	

TABLE 14  
HOME UNITS  
SYDNEY, NEWCASTLE, WOLLONGONG 1982 - 1987

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

LOCALITY	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
	\$	\$	\$	\$	\$	\$	+ 6
Allawah	65,000	60,000	67,500	70,000	70,000	74,000	
Ashfield	65,000	60,000	65,000	65,000	65,000	65,000	0
Balmain	75,000	70,000	72,500	77,500	77,500	88,000	13
Burwood	70,000	65,000	70,000	70,000	72,500	75,000	3
Campbelltown	43,000	40,000	35,000	35,000	40,000	41,000	+ 3
Campsie	55,000	50,000	55,000	55,000	55,000	57,500	+ 5
Chatswood	100,000	90,000	105,000	110,000	110,000	125,000	14
Cronulla	72,500	70,000	75,000	77,500	77,500	82,500	+ 6
Dee Why	68,000	64,000	70,000	75,000	72,500	77,500	7
Drummoyne	74,000	70,000	75,000	75,000	80,000	85,000	6
Epping	80,000	73,000	80,000	80,000	80,000	82,000	+ 3
Fairfield	42,000	40,000	42,500	42,500	42,500	45,000	+ 6
Gordon	100,000	95,000	100,000	105,000	105,000	125,000	19
Gosford	62,000	55,000	55,000	55,000	53,000	60,000	13

TABLE 14 (CONT'D)

LOCALITY	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
	\$	\$	\$	\$	\$	\$	
Hornsby	65,000	65,000	75,000	80,000	80,000	85,000	6
Liverpool	43,000	43,000	43,000	43,000	43,000	44,000	+ 2
Manly	80,000	75,000	80,000	85,000	85,000	92,500	9
Marrickville	48,000	48,000	52,000	52,000	50,000	52,000	4
Mosman	90,000	85,000	95,000	100,000	100,000	130,000	30
North Sydney	95,000	90,000	100,000	110,000	110,000	140,000	27
Parramatta	60,000	55,000	62,500	65,000	65,000	65,000	0
Penrith	46,000	45,000	46,000	46,000	46,000	46,000	0
Randwick	85,000	70,000	70,000	70,000	70,000	75,000	7
Top Ryde	65,000	60,000	62,500	62,500	62,500	70,000	12
Waverley	90,000	80,000	80,000	80,000	80,000	85,000	6
Wollongong	63,000	52,000	52,000	55,000	57,000	60,000	5
Belmont	68,000	63,000	60,000	60,000	58,000	58,000	0
Merewether	65,000	60,000	58,000	58,000	58,000	58,000	0
Average	69,089	64,036	67,982	69,964	70,179	76,358	
% Change Over Previous Year	2	- 7	6	3	0	9	
Index (1976=100)	240	222	236	243	243	265	

TABLE 15  
 RETAIL SHOP SITE  
 SYDNEY, NEWCASTLE, WOLLONGONG 1982 - 1987

LOCALITY	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
	\$	\$	\$	\$	\$	\$	
Bankstown	25,000	25,000	25,000	34,000	36,000	36,000	0
Blacktown	38,000	41,000	50,000	60,000	60,000	60,000	0
Bondi Junction	60,000	82,500	115,000	125,000	150,000	200,000	33
Burwood	45,000	54,000	60,000	66,000	90,000	110,000	22
Campbelltown	40,000	40,000	40,000	47,500	55,000	57,500	5
Campsie	30,000	30,000	35,000	40,000	40,000	40,000	0
Caringbah	23,500	23,500	25,000	27,500	30,000	30,000	0
Chatswood	95,000	125,000	135,000	160,000	180,000	200,000	11
Crows Nest	30,000	30,000	33,000	40,000	45,000	50,000	11
Dee Why	22,000	22,000	27,000	30,000	35,000	45,000	29
Eastwood	35,000	37,000	40,000	44,000	50,000	58,000	16
Gosford	38,000	38,000	38,000	38,000	35,000	35,000	0
Hornsby	21,000	21,000	25,000	28,000	35,000	37,500	7
Hurstville	40,000	40,000	40,000	58,000	75,000	75,000	0



TABLE 15 (CONT'D)

LOCALITY	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
	\$	\$	\$	\$	\$	\$	
Katoomba	7,500	8,500	12,500	12,500	12,500	12,500	0
Kogarah	15,000	15,000	15,000	18,000	22,000	24,000	9
Liverpool	45,000	45,000	45,000	47,500	52,000	57,000	10
Marrickville	22,000	25,000	30,000	33,000	35,000	40,000	14
Newtown	16,000	18,000	20,000	25,000	30,000	35,000	17
Parramatta	63,000	65,000	72,500	80,000	100,000	120,000	20
Penrith	29,000	38,000	60,000	72,000	72,000	72,000	0
Sydney	220,000	240,000	240,000	250,000	280,000	400,000	43
Sydney/Kings Cross	60,000	67,500	80,000	80,000	70,000	90,000	29
Wollongong	52,000	50,000	50,000	80,000	105,000	125,000	19
Warrawong	16,000	14,500	14,500	16,500	16,500	16,500	0
Newcastle	35,000	35,000	37,500	37,500	40,000	48,000	20
Belmont	12,500	12,500	10,000	10,000	11,000	11,000	0
Charlestown	16,000	16,000	16,000	16,000	18,000	18,000	0
Average	41,125	44,964	49,680	56,054	63,571	75,107	
% Change Over Previous Year	10	9	14	13	13	18	
Index (Base 1978)	182	199	220	248	281	332	

TABLE 16  
 RETAIL SHOP RENTAL VALUE  
 SYDNEY, NEWCASTLE, WOLLONGONG 1982 -1987

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

LOCALITY	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
	\$	\$	\$	\$	\$	\$	
Bankstown	550	550	550	700	750	750	0
Blacktown	700	750	850	1,000	1,000	1,000	0
Bondi Junction	1,000	1,000	1,500	1,500	1,750	2,000	14
Burwood	700	750	850	925	1,100	1,250	14
Campbelltown	650	680	680	850	875	900	3
Campsie	600	600	700	825	825	825	0
Caringbah	500	500	550	575	625	625	0
Chatswood	1,750	2,000	2,250	2,500	3,000	4,250	42
Crows Nest	550	575	625	700	750	750	0
Dee Why	400	425	450	475	550	700	27
Eastwood	600	650	700	750	850	975	15
Gosford	675	675	725	725	700	700	0
Hornsby	450	500	550	600	700	750	7
Hurstville	750	750	750	1,200	1,525	1,525	0

TABLE 16 (CONT'D)

LOCALITY	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
	\$	\$	\$	\$	\$	\$	
Katoomba	200	240	275	275	275	275	0
Kogarah	350	350	350	375	450	500	11
Liverpool	800	800	800	900	900	975	8
Marrickville	425	450	500	550	575	625	9
Newtown	350	400	450	500	550	650	18
Parramatta	1,000	1,100	1,250	1,300	1,500	1,800	20
Penrith	650	750	800	800	1,000	1,000	0
Sydney	3,000	3,500	3,500	3,700	3,900	5,250	35
Sydney/Kings Cross	1,100	1,250	1,250	1,250	1,050	1,300	24
Wollongong	950	950	975	1,200	1,600	1,700	6
Warrawong	280	265	265	300	300	300	0
Newcastle	650	650	700	700	800	1,100	37
Belmont	300	300	250	250	275	325	18
Charlestown	400	400	400	400	450	525	17
Average	726	778	839	922	1,022	1,190	
% Change over Previous Year	7	5	13	10	11	16	
Index (1978=100)	176	180	204	224	249	290	

TABLE 17  
OFFICE RENTAL VALUES  
SYDNEY, NEWCASTLE, WOLLONGONG 1982 - 1987

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

LOCALITY	1982 \$	1983 \$	1984 \$	1985 \$	1986 \$	1987 \$	% CHANGE 1986 - 87
Bankstown	110	110	100	110	115	135	17
Bondi Junction	130	160	215	215	226	250	11
Burwood	97	105	130	140	160	180	13
Campbelltown	80	80	80	100	130	140	8
Chatswood	140	150	150	165	180	215	19
Hurstville	110	120	130	170	170	190	12
Liverpool	95	100	100	120	125	140	12
Newcastle	100	100	100	100	118	140	18
North Sydney	160	170	170	180	185	215	16
Parramatta	115	134	160	172	183	188	3
Penrith	70	70	85	85	95	95	0
Sydney-Prime(Low Rise)	250	235	250	270	290	330	14
Sydney-Secondary	150	140	150	200	215	225	5
Wollongong	92	90	85	100	120	135	13
Average	121	126	136	152	165	184	
% Increase over Previous Year	30	4	8	12	8	12	
Index (1978=100)	198	207	223	249	270	301	

TABLE 17A  
OFFICE BUILDING SITE VALUE  
SYDNEY

LOCALITY	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
	\$	\$	\$	\$	\$	\$	
Land value per square metre related to gross floor space							
Sydney Central Financial District	850	1,000	1,100	1,200	1,300	1,500	15
Central Secondary Location	250	250	350	450	550	625	14
North Sydney	700	785	785	865	865	1,000	16
Average	600	678	745	838	905	1,041	
% Increase over Previous Year	49	13	10	12	8	15	
Index (1979=100)	706	798	877	986	1,065	1,225	

TABLE 18  
INDUSTRIAL SITE OF 2000 M2  
SYDNEY, NEWCASTLE, WOLLONGONG 1982 - 1987

Value for standard serviced allotments.

LOCALITY	1982 \$	1983 \$	1984 \$	1985 \$	1986 \$	1987 \$	% CHANGE 1986 - 87
Artarmon	500,000	550,000	650,000	800,000	850,000	1,150,000	35
Blacktown	115,000	100,000	120,000	120,000	130,000	130,000	0
Botany	260,000	260,000	215,000	215,000	235,000	275,000	17
Brookvale	310,000	310,000	365,000	385,000	425,000	575,000	35
Camellia	260,000	240,000	270,000	300,000	315,000	330,000	5
Campbelltown	50,000	50,000	55,000	55,000	65,000	75,000	15
Dee Why	300,000	280,000	325,000	350,000	375,000	525,000	40
Hornsby	215,000	200,000	270,000	300,000	350,000	385,000	10
Marrickville	260,000	260,000	260,000	350,000	375,000	400,000	7
Moorebank	85,000	85,000	95,000	100,000	100,000	100,000	0
Penrith	60,000	50,000	50,000	65,000	70,000	70,000	0
Riverwood	180,000	165,000	170,000	215,000	260,000	260,000	0
Silverwater	310,000	270,000	300,000	330,000	345,000	375,000	9
Smithfield	95,000	90,000	95,000	125,000	135,000	140,000	4
Sth Sydney (Alexandria)	300,000	300,000	300,000	375,000	400,000	500,000	25
Taren Point	200,000	200,000	200,000	250,000	300,000	300,000	0

TABLE 18 (CONT'D)

LOCALITY	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
	\$	\$	\$	\$	\$	\$	
Port Kembla	60,000	55,000	52,500	52,500	55,000	58,000	5
Wollongong	64,000	57,500	55,000	75,000	80,000	90,000	13
Wyong	20,000	20,000	20,000	25,000	25,000	32,000	28
Newcastle	60,000	60,000	65,000	65,000	70,000	74,000	5
Gosford West	50,000	50,000	50,000	50,000	52,000	62,000	19
Average	178,762	174,476	212,143	219,167	238,667	281,238	
% Increase over Previous Year	24	- 2	22	3	9	18	
Index (1976=100)	256	250	304	314	342	403	

TABLE 19  
INDUSTRIAL SITE OF 2 HECTARES  
SYDNEY, NEWCASTLE, WOLLONGONG 1982 - 1987

LOCALITY	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
	\$	\$	\$	\$	\$		
Blacktown	450,000	375,000	450,000	450,000	475,000	475,000	0
Botany	900,000	900,000	725,000	725,000	800,000	900,000	13
Chipping Norton	250,000	250,000	275,000	300,000	300,000	345,000	15
Marrickville	900,000	900,000	900,000	1,100,000	1,300,000	1,400,000	8
Minto	150,000	150,000	175,000	175,000	190,000	220,000	16
North Ryde	1,500,000	1,600,000	2,000,000	3,000,000	4,000,000	4,000,000	0
Penrith	125,000	100,000	100,000	100,000	100,000	100,000	0
Riverwood	490,000	450,000	450,000	540,000	700,000	850,000	21
Silverwater	1,100,000	1,000,000	1,100,000	1,200,000	1,250,000	1,350,000	8
Sth Sydney (Alex)	1,000,000	1,000,000	1,000,000	1,400,000	1,600,000	2,000,000	25
Taren Point	440,000	490,000	490,000	575,000	750,000	900,000	20
Port Kembla	150,000	125,000	120,000	120,000	130,000	150,000	15
Newcastle	150,000	150,000	150,000	150,000	150,000	150,000	0
Average	586,923	576,154	610,384	756,538	903,461	987,692	
% Change over Previous Year	34	- 2	6	24	19	9	
Index (1976=100)	265	260	276	342	408	446	



TABLE 20  
INDUSTRIAL SITE OF 10 HECTARES  
SYDNEY, NEWCASTLE, WOLLONGONG 1982 -1987

LOCALITY	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
	\$	\$	\$	\$	\$	\$	
Botany (Banksmeadow)	760,000	760,000	550,000	650,000	760,000	760,000	0
Camellia	650,000	600,000	625,000	675,000	700,000	725,000	4
Newcastle	80,000	70,000	70,000	70,000	70,000	70,000	0
Port Kembla	80,000	65,000	65,000	65,000	68,000	75,000	10
Average	392,500	373,750	327,500	365,000	399,500	407,500	
% Increase over Previous Year	25	- 5	- 12	11	9	2	
Index (1976=100)	194	186	162	180	197	201	

TABLE 21  
 FACTORY/WAREHOUSE RENTAL VALUES  
 SYDNEY, NEWCASTLE, WOLLONGONG 1982 - 1987

Gross annual rent per square metre for modern high wall factory with a floor area of approximately 1,000m<sup>2</sup>

LOCALITY	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
	\$	\$	\$	\$	\$	\$	
Artarmon	75	80	80	90	90	95	6
Botany	53	53	53	56.50	61.50	61.50	0
Brookvale	65	65	70	75	75	95	27
Camellia	55	50	55	60	65	67.50	4
Campbelltown	32.50	37.50	37.50	42.5	42.50	47.50	12
Marrickville	53	53	58	60	70	75	7
Milperra	41	41	41	45	50.00	60.00	20
Moorebank	35	40	42.50	47.5	47.50	52.50	11
North Ryde	70	80	90	100	140	140	0
Silverwater	60	54	60	65	70	75	7
Smithfield	37.50	35	40	50	55	57.50	4
Sth Sydney (Rosebery)	60	60	60	70	75	75	0
Taren Point	45	41	41	45	50	60.00	20
Newcastle	35	35	35	45	45	47.50	5
Wollongong	34	28	28	34	40	45	13

TABLE 21 (CONT'D)

LOCALITY	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
	\$	\$	\$	\$	\$	\$	
Average	50.07	50.17	52.73	59.03	65.10	70.27	
% Increase over Previous Years	15	0	5	12	10	8	
Index (1976=100)	234	234	246	276	304	328	

TABLE 22  
2 HECTARE RURAL HOMESITES  
SYDNEY AREA 1982 - 1987

LOCALITY	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
	\$	\$	\$	\$	\$	\$	
Cecil Park	110,000	100,000	110,000	115,000	115,000	125,000	9
Denham Court	140,000	125,000	140,000	150,000	160,000	165,000	3
Dural	125,000	110,000	180,000	190,000	195,000	220,000	13
Galston	120,000	120,000	140,000	160,000	170,000	185,000	9
Glenorie	120,000	95,000	125,000	130,000	135,000	150,000	11
Gosford (Lisarow)	50,000	50,000	50,000	50,000	60,000	75,000	25
Kenthurst	130,000	110,000	140,000	160,000	165,000	180,000	9
Minto	85,000	80,000	85,000	90,000	95,000	100,000	5
Oakville	85,000	80,000	90,000	90,000	95,000	115,000	21
Oxford Falls	155,000	170,000	195,000	220,000	235,000	250,000	6
Riverstone	85,000	75,000	95,000	100,000	105,000	105,000	0
Rossmore	80,000	75,000	75,000	90,000	90,000	95,000	6
Terry Hills	200,000	190,000	215,000	250,000	275,000	300,000	9
Average	114,230	106,154	126,154	138,077	145,769	158,846	
% Increase over Previous Year	18	- 7	19	9	6	9	
Index (1976=100)	339	314	373	408	432	470	

TABLE 23  
 10 HECTARE RURAL HOMESITES  
 SYDNEY/GOSFORD 1982 - 1987

LOCALITY	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
	\$	\$	\$	\$	\$	\$	+13
Box Hill	150,000	135,000	180,000	195,000	200,000	225,000	
Cobbitty	110,000	90,000	100,000	125,000	130,000	135,000	+ 4
Somersby	75,000	75,000	75,000	75,000	80,000	105,000	31
Luddenham	110,000	100,000	110,000	125,000	130,000	140,000	8
Average	111,250	100,000	116,250	130,000	135,000	151,250	
% Increase over Previous Year	27	- 10	16	12	4	12	
Index (1976=100)	286	257	299	334	347	389	

COUNTRY LAND MARKET  
TABLE 24  
COASTAL CITIES AND TOWNS  
SINGLE DWELLING SITE - 1982 - 1987

Value for Standard Serviced Allotment

LOCALITY	DIMNS	1982 \$	1983 \$	1984 \$	1985 \$	1986 \$	1987 \$	% CHANGE 1986 - 87
Batemans Bay	15x46	20,000	25,000	27,000	28,000	29,000	28,000	- 3
Bega	17x41	10,000	12,000	14,000	15,000	16,000	16,000	0
Casino	18x45	10,500	10,500	12,500	12,500	12,500	12,500	0
Cessnock	20x40	17,000	15,000	17,000	17,000	17,000	17,000	0
Coffs Harbour	18x39	30,000	30,000	30,000	32,000	32,000	30,000	- 6
Eden	20x40	18,000	20,000	20,000	30,000	33,000	31,000	- 6
Forster	18x30	38,000	35,000	42,500	45,000	40,000	43,000	7
Grafton - Central	20x40	12,000	13,500	16,000	20,000	20,000	20,000	0
- West	18x45	12,000	13,500	16,000	21,000	21,000	20,000	- 5
Kempsey	18x31	14,000	14,000	18,000	18,000	18,000	18,000	0
Kiama	20x45	26,000	23,000	36,000	36,000	40,000	40,000	0
Lismore								
- Lismore Heights	20x44	20,000	17,000	20,000	20,000	20,000	20,000	0
- Goonellabah	34x37	25,000	22,500	25,000	27,500	26,500	26,500	0
Maitland	17x37	25,000	21,000	21,000	21,000	22,000	22,000	0

TABLE 24 (CONT'D)

LOCALITY	DIMNS	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
		\$	\$	\$	\$	\$	\$	
Merimubula	18x40	32,000	28,000	30,000	32,000	34,000	34,000	0
Murwillumbah								
- Hill	18x43	30,000	28,000	28,000	28,000	26,000	26,000	0
- Bray Park	21x42	30,000	28,000	28,000	28,000	26,000	24,000	- 8
Nelson Bay	17x3	48,000	45,000	45,000	45,000	45,000	45,000	0
Nowra								
- Central	20x45	24,000	22,000	24,000	26,000	26,000	25,000	- 4
- East	18x36	22,000	19,000	22,000	23,000	23,000	21,000	- 9
Port Macquarie	20x32	30,000	30,000	30,000	32,000	30,000	25,000	-17
St. George's Basin	15x46	15,000	15,000	15,000	15,000	15,000	12,000	-20
Taree	18x34	22,000	22,000	22,000	25,000	24,000	22,000	- 8
Ulladulla	15x41	24,000	24,000	26,000	28,000	28,000	28,000	0
Average		23,104	22,208	24,375	26,041	26,000	25,250	
% Increase over Previous Year		37	- 4	9	7	0	- 3	
Index (1976=100)		308	297	325	348	347	337	

TABLE 25  
SINGLE DWELLING SITES  
MAJOR INLAND CITIES 1982 - 1987

Value for Standard Serviced Allotment

LOCALITY	DIMNS	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
		\$	\$	\$	\$	\$	\$	
Albury								
- Central	18x46	13,000	15,500	15,500	17,000	22,000	23,000	+ 5
- East	18x44	13,000	13,000	13,000	15,000	22,000	24,000	+ 9
- Forrest Hill	18x44	17,000	17,000	18,000	20,000	30,000	32,000	+ 7
- Lavington	23x39	12,000	13,000	13,000	14,000	20,000	22,000	+10
Armidale								
- South Hill	20x40	10,250	10,250	16,000	19,000	20,000	22,000	+10
- Central Sth	20x35	8,250	8,250	10,000	12,000	15,000	15,000	0
Bathurst								
- Esrom	16x50	18,000	18,000	18,000	20,000	23,000	24,000	4
- Sth. Bathurst	15x80	12,500	12,500	12,500	14,000	15,000	16,500	10
- Eloura	21x47	18,000	18,000	18,000	20,000	23,000	24,000	4
Broken Hill								
- North	20x40	6,000	6,000	6,500	6,500	5,500	5,500	0
- South	15x35	3,500	3,500	4,000	4,000	3,500	3,000	-14



TABLE 25 (CONT'D)

LOCALITY	DIMNS	1982	1983	1984	1985	1986	1987	% CHANGE
		\$	\$	\$	\$	\$	\$	1986 - 87
Dubbo								
- Central	20x40	15,500	14,000	17,000	18,000	16,500	16,500	0
- Nth. West	16x40	9,000	8,000	9,000	9,500	8,500	8,500	0
- South	18x40	19,000	17,000	20,000	22,000	19,500	18,500	- 5
- East	18x40	14,500	13,000	15,000	17,000	15,000	15,000	0
- West	18x40	14,500	13,000	15,000	15,000	13,500	14,500	7
Goulburn								
- Ifield	20x50	12,500	14,000	17,000	19,000	24,000	24,000	0
- Eastgrove	20x50	9,500	10,000	14,000	15,000	20,000	20,000	0
- Bradfordville	20x60	11,500	13,000	16,000	18,000	22,000	22,000	0
- Nth. Goulburn	13x40	9,000	10,000	11,500	12,000	16,000	16,000	0
- West Goulburn	27x30	12,500	15,500	18,000	20,000	26,000	26,000	0
Orange								
- East	20x50	14,000	14,000	17,000	19,000	19,000	17,000	-10
- Central	15x40	15,000	15,000	18,000	20,000	20,000	18,000	-10
- South	18x40	18,000	17,000	20,000	20,000	20,000	18,000	-10
Queanbeyan								
- Riverview	20x35	14,000	15,500	29,000	33,000	33,000	33,000	0
- Central Sth.	15x45	12,500	13,500	25,000	27,500	27,500	27,500	0
- Central Nth.	15x45	13,000	14,000	26,000	28,000	28,000	28,000	0

TABLE 25 (CONT'D)

LOCALITY	DIMNS	1982	1983	1984	1985	1986	1987	% CHANGE
		\$	\$	\$	\$	\$	\$	1986 - 87
Tamworth								
- South	18x40	17,000	15,000	16,500	17,500	18,000	18,000	0
- East	20x45	25,000	22,500	25,000	26,000	26,000	26,000	0
- South (New Area)	18x36	18,000	16,000	18,000	20,000	21,000	21,000	0
- East (New Area)	19x33	27,500	25,000	28,000	30,000	30,000	30,000	0
Wagga Wagga								
- South	18x44	14,000	14,000	16,500	18,000	20,000	20,000	0
- Central	18x50	14,000	14,000	16,500	20,000	25,000	25,000	0
- Ashmont	18x38	11,500	11,500	13,500	14,500	17,000	17,000	0
Average		13,897	13,809	16,647	18,250	20,132	20,309	
% Increase over Previous Year		17	- 1	21	10	10	1	
Index (1976=100)		190	189	227	249	275	276	

TABLE 26  
SINGLE DWELLING SITES  
INLAND TOWNS OTHER THAN MAJOR CENTRES 1982 - 1987

Value for Standard Serviced Allotments

LOCALITY	DIMNS	1982	1983	1984	1985	1986	1987	% CHANGE
		\$	\$	\$	\$	\$	\$	1986 - 87
Balranald	20x40	1,250	1,500	1,500	2,000	2,500	3,000	+20
Barham	20x50	8,000	8,000	8,000	9,000	13,500	17,000	+26
Bourke	20x50	3,500	3,500	4,000	4,000	4,000	4,000	0
Bowral	30x60	35,000	32,000	40,000	45,000	45,000	45,000	0
Braidwood	20x45	4,000	5,000	10,000	10,000	10,000	10,000	0
Cobar	20x40	7,000	7,000	7,000	5,500	5,500	6,500	18
Condobolin	18x46	2,800	2,800	2,800	3,000	3,000	2,800	- 6
Cooma								
- North	15x45	10,500	12,000	13,000	13,000	13,000	13,000	0
- South	20x40	15,000	16,500	17,500	17,500	17,500	17,500	0
Coonabarabran	20x50	6,200	6,200	6,200	7,500	7,500	7,500	0
Coonamble	20x50	5,000	5,500	6,000	6,000	6,000	7,000	17
Cootamundra	18x50	4,500	4,750	6,500	7,500	9,500	9,500	0
Corowa	15x20	7,000	8,000	9,000	11,000	15,000	15,000	0
Cowra								
- Central	16x40	8,000	7,500	7,500	10,000	11,000	12,000	9

TABLE 26 (CONT'D)

LOCALITY	DIMNS	1982	1983	1984	1985	1986	1987	% CHANGE
		\$	\$	\$	\$	\$	\$	1986 - 87
- North	20x40	7,500	7,000	7,000	10,000	11,000	12,000	9
Crookwell	20x50	5,000	5,000	5,500	5,500	7,500	9,000	+20
Deniliquin	20x30	8,000	8,000	9,000	10,500	12,500	12,500	0
Dungog	20x40	9,000	10,000	13,000	14,000	16,000	16,000	0
Finley	20x50	10,000	11,000	11,000	12,000	12,500	15,000	+20
Forbes	30x40	4,000	4,500	6,500	8,000	7,500	7,500	0
Glen Innes	19x60	4,250	4,250	5,000	5,500	5,500	5,500	0
Gol Gol	20x50	10,000	10,000	10,000	12,000	15,000	17,500	+17
Grenfell-West	18x32	4,000	4,500	4,500	4,500	4,500	4,000	-10
Griffith	18x46	15,000	18,000	18,000	20,000	22,000	22,000	0
Gunnedah	25x32	25,000	20,000	20,000	21,000	23,000	23,000	0
Inverell	19x43	9,000	8,000	10,000	10,000	10,000	10,000	0
Jindabyne								
- The Nook	20x40	60,000	60,000	40,000	40,000	35,000	35,000	0
- South	20x35	80,000	80,000	53,000	53,000	45,000	45,000	0
Leeton	20x69	12,500	12,500	14,000	18,500	21,000	21,000	0

TABLE 26 (CONT'D)

LOCALITY	DIMNS	1982	1983	1984	1985	1986	1987	% CHANGE
		\$	\$	\$	\$	\$	\$	1986 - 87
Lithgow								
- Coerwull	15x46	18,500	18,500	18,500	18,500	20,000	20,000	0
- Extension Estate	8x42	10,500	10,500	10,500	10,500	12,000	11,000	- 9
- High Sch. Estate	25x38	20,000	20,000	20,000	20,000	22,000	22,000	0
Mittagong	20x50	20,000	18,000	18,000	19,000	19,000	18,000	- 5
Moama	20x37	10,500	10,500	11,000	11,000	12,000	16,000	+33
Moree	19x50	12,000	10,000	11,000	12,000	12,500	12,500	0
Moss Vale	16x30	18,000	15,000	16,000	16,000	16,000	14,000	-13
Mudgee	15x43	12,000	12,000	12,000	15,000	16,000	16,000	0
Muswellbrook	25x35	27,000	25,000	25,000	25,000	23,000	23,000	0
Narrabri	20x38	18,000	15,000	15,000	15,000	16,000	15,000	- 6
Narrandera	20x39	7,500	8,000	8,000	7,500	8,000	9,000	+13
Nyngan	20x50	4,500	4,500	5,500	5,500	5,500	5,000	-10
Parkes								
- East	16x38	10,000	10,000	10,500	10,500	10,000	9,000	-10
- West	17x40	10,000	10,000	10,500	10,500	10,000	9,500	- 5
Singleton	21x40	27,000	23,000	23,000	23,000	23,000	23,000	0
Temora	18x40	4,000	5,000	6,500	6,500	7,500	8,000	+ 7
Tenterfield	33x30	4,250	4,250	4,250	4,250	5,000	5,000	0

TABLE 26 (CONT'D)

LOCALITY	DIMNS	1982	1983	1984	1985	1986	1987	% CHANGE
		\$	\$	\$	\$	\$	\$	1986 - 87
Tocumwal	20x50	7,250	7,250	7,250	8,500	12,500	16,500	+32
Tumbarumba	20x50	6,000	6,000	8,000	8,000	7,000	7,000	0
Tumut	18x40	12,500	13,500	15,000	15,000	15,000	15,000	0
Walgett	20x50	3,500	2,600	3,000	3,000	3,000	2,600	-13
Warren	20x40	8,000	8,000	9,000	9,000	9,000	9,000	0
Wellington	20x40	8,000	8,000	8,000	9,000	9,000	8,000	-11
Wentworth	20x50	9,500	9,500	9,500	10,500	12,000	15,000	+25
West Wyalong	20x80	6,500	6,500	6,500	6,500	6,500	6,500	0
Yass								
- Central	17x50	5,500	5,750	10,000	15,000	14,000	14,000	0
- Walker Park	20x38	5,250	5,500	14,000	18,000	16,000	16,000	0
Young	20x40	6,500	7,000	9,000	9,500	9,500	9,500	0
Average		12,162	11,962	12,105	12,934	13,175	13,682	
% Increase over Previous Year		17	- 2	1	7	2	4	
Index (1976=100)		310	305	308	330	336	349	

TABLE 27  
RESIDENTIAL COTTAGES  
COASTAL CITIES & TOWNS 1982 - 1987

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

LOCALITY	CON/AGE STN	1982 \$	1983 \$	1984 \$	1985 \$	1986 \$	1987 \$	% CHANGE 1986 - 87
Batemans Bay	BV 1977	65,000	70,000	75,000	80,000	80,000	78,000	- 2
Bega	BV 1977	63,000	65,000	70,000	78,000	80,000	78,000	- 2
Casino	WB 1955	37,500	37,500	42,500	45,000	45,000	45,000	0
Cessnock	WB 1952	55,000	50,000	55,000	57,000	60,000	65,000	8
Coffs Harbour	BV 1974	82,000	80,000	80,000	82,000	82,000	82,000	0
Eden	BV 1977	72,000	72,000	74,000	85,000	90,000	93,000	+ 3
Forster	BV 1970	90,000	80,000	90,000	100,000	95,000	95,000	0
Grafton								
- Central	WB 1936	50,000	54,000	55,000	57,000	57,000	55,000	- 4
- West	BV 1970	60,000	65,000	66,500	68,000	65,000	65,000	0
Kempsey	AC 1970	55,000	55,000	56,000	58,000	56,000	56,000	0
Kiama	WB 1955	53,000	53,000	57,000	60,000	67,000	67,000	0
Lismore								
- Lismore Heights	WB 1957	50,000	48,000	55,000	60,000	60,000	60,000	0
- Goonellabah	BK 1975	78,000	75,000	80,000	87,500	85,000	85,000	0

TABLE 27 (CONT'D)

LOCALITY	CON/AGE STN	1982 \$	1983 \$	1984 \$	1985 \$	1986 \$	1987 \$	% CHANGE 1986 - 87
Maitland	BV 1954	70,000	63,000	67,000	69,000	69,000	69,000	0
Merimbula	BV 1977	90,000	85,000	87,000	90,000	90,000	90,000	0
Murwillumbah								
- Hill	WB 1935	55,000	50,000	55,000	55,000	55,000	55,000	0
- Bray Park	BV 1973	75,000	72,000	75,000	75,000	72,000	72,000	0
Nelson Bay	BV 1970	100,000	90,000	95,000	95,000	95,000	95,000	0
Nowra								
- Central	WB 1923	60,000	52,000	58,000	62,000	62,000	62,000	0
- East	BV 1976	70,000	60,000	64,000	68,000	70,000	68,000	- 3
Pt. Macquarie	BV 1976	80,000	80,000	80,000	85,000	85,000	85,000	0
St. George's Basin	AC 1976	41,000	35,000	37,000	37,000	37,000	35,000	- 5
Taree	BK 1975	70,000	70,000	70,000	75,000	72,000	70,000	- 3
Ulladulla	AC 1970	60,000	51,000	58,000	62,000	62,000	62,000	0
Average		65,896	63,021	66,750	70,438	70,458	70,292	
% Increase over Previous Year		19	- 4	6	6	0	0	
Index (1976=100)		203	194	205	217	217	217	
Cottage								
Construction								

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

AC = Asbestos Cement Sheet, Cn = Concrete



TABLE 28  
RESIDENTIAL COTTAGES  
MAJOR INLAND CITIES 1982 - 1987

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

LOCALITY	CON/AGE STN	1982 \$	1983 \$	1984 \$	1985 \$	1986 \$	1987 \$	% CHANGE 1986 - 87
Albury								
- Central	BK 1942	45,000	48,000	58,000	60,000	65,000	68,000	+ 5
- East	BV 1966	50,000	52,000	58,000	65,000	72,000	72,000	0
- Forrest Hill	BK 1938	55,000	55,000	63,000	68,000	75,000	75,000	0
- Lavington	BV 1970	46,000	46,000	52,000	60,000	65,000	68,000	+ 5
Armidale								
- South Hill	BV 1975	53,000	55,000	60,000	67,000	70,000	73,500	+ 5
Central South	WB 1948	32,000	34,500	42,000	48,000	50,000	52,000	+ 4
Bathurst								
- Esrom	BK 1930	52,500	55,000	55,000	62,000	65,000	70,000	8
- St. Bathurst	WB 1962	44,000	47,500	47,500	52,500	55,000	57,000	4
- Eloura	BV 1972	62,000	62,000	62,000	67,000	71,000	72,500	4
Broken Hill								
- North	WB 1970	50,000	50,000	52,500	55,000	47,000	45,000	- 5
- South	ST 1950	37,500	37,500	40,000	42,500	38,000	35,000	- 8

TABLE 28 (CONT'D)

LOCALITY	CON/AGE STN	1982 \$	1983 \$	1984 \$	1985 \$	1986 \$	1987 \$	% CHANGE 1986 - 87
Dubbo								
- Central	BK 1931	30,000	30,000	40,000	48,000	48,000	48,000	0
- North West	AC 1968	37,000	37,000	40,000	42,000	42,000	40,000	- 5
- South	BV 1975	70,000	70,000	80,000	88,000	82,000	78,000	- 5
- East	BV 1976	58,000	58,000	66,000	72,000	68,000	65,000	- 5
- West	BV 1978	58,000	58,000	66,000	70,000	66,000	63,000	- 5
Goulburn								
- Ifield	BK 1928	44,000	46,000	55,000	56,000	60,000	60,000	0
- Eastgrove	BV 1976	50,000	52,000	66,000	68,000	75,000	75,000	0
- Bradfordville	AC 1969	48,000	50,000	59,000	64,000	66,000	66,000	0
- Nth. Goulburn	WB 1928	31,000	33,000	45,000	46,000	50,000	50,000	0
- West Goulburn	BV 1976	62,000	66,000	75,000	82,000	85,000	85,000	0
Orange								
- East	AC 1967	47,500	43,000	46,000	50,000	50,000	50,000	0
- Central	BK 1930	57,500	55,000	58,000	58,000	58,000	58,000	0
- South	BV 1972	60,000	56,000	60,000	60,000	60,000	60,000	0
Queanbeyan								
- Riverview	BV 1974	52,500	57,000	74,000	80,000	80,000	80,000	0
- Central Sth.	WB 1927	30,000	36,000	50,000	56,000	56,000	56,000	0
- Central Nth.	AC 1967	36,000	42,000	56,000	62,000	62,000	62,000	0

TABLE 28 (CONT'D)

LOCALITY	CON/AGE STN	1982 \$	1983 \$	1984 \$	1985 \$	1986 \$	1987 \$	% CHANGE 1987 - 87
Tamworth								
-	South	46,000	44,000	48,000	53,000	55,000	55,000	0
-	East	60,000	55,000	60,000	66,000	68,000	68,000	0
-	South (New Area)	62,000	57,500	62,500	68,000	70,000	70,000	0
-	East (New Area)	112,500	105,000	115,000	125,000	130,000	120,000	- 8
Wagga Wagga								
-	South	48,000	50,000	60,000	65,000	65,000	67,500	+ 4
-	Central	48,000	50,000	57,000	65,000	65,000	67,500	+ 4
-	Ashmont	46,000	47,500	55,000	60,000	63,000	65,000	+ 3
Average		50,758	51,191	58,338	63,265	64,618	64,618	
% Increase over Previous Year			9	14	8	2	0	
Index (1976=100)		157	158	180	196	200	200	

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 1982 - 1987

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

LOCALITY	CON/AGE STN	1982 \$	1983 \$	1984 \$	1985 \$	1986 \$	1987 \$	% CHANGE 1986 - 87
Balranald	WB 1960	25,000	25,000	25,000	27,000	27,000	27,000	0
Barham	BV 1962	50,000	50,000	50,000	55,000	60,000	65,000	+ 8
Bourke	WB 1970	35,000	40,000	45,000	45,000	45,000	45,000	0
Bowral	BK 1935	100,000	95,000	95,000	100,000	105,000	105,000	0
Braidwood	WB 1971	37,000	39,000	45,000	47,000	47,000	47,000	0
Cobar	WB 1968	48,500	50,000	57,500	57,500	57,500	57,500	0
Condobolin	AC 1964	32,000	32,000	35,000	35,000	33,000	33,000	0
Cooma								
- North	AC 1950	33,500	38,000	42,000	42,000	42,000	42,000	0
- South	BV 1968	65,000	70,000	75,000	75,000	75,000	75,000	0
Coonabarabran	WB 1965	42,000	42,000	42,000	44,000	44,000	44,000	0
Coonamble	WB 1965	40,000	40,000	45,000	45,000	45,000	45,000	0
Cootaumundra	WB 1939	34,000	37,500	42,000	45,000	47,000	45,000	- 4
Corowa	BV 1976	45,000	48,000	48,000	56,000	67,000	67,000	0
Cowra								
- Central	BK 1930	50,000	50,000	50,000	52,000	52,000	52,000	0
- North	BV 1976	57,500	59,000	59,000	62,500	62,500	65,000	4

TABLE 29 (CONT'D)

LOCALITY	CON/AGE STN	1982 \$	1983 \$	1984 \$	1985 \$	1986 \$	1987 \$	% CHANGE 1986 - 87
Crookwell	BK 1924	36,000	36,000	40,000	42,000	48,000	55,000	+15
Denilinguin	BV 1968	42,500	42,500	45,000	52,000	55,000	55,000	0
Finley	BV 1965	50,000	50,000	52,500	60,000	65,000	70,000	+ 8
Forbes	AC 1968	58,000	60,000	62,000	66,000	61,000	61,000	0
Glen Innes	WB 1950	35,000	33,000	35,000	35,000	40,000	40,000	0
Gol Gol	BV 1975	50,000	50,000	50,000	62,500	67,500	75,000	+11
Grenfell	WB 1930	22,000	24,000	27,000	27,000	27,000	27,000	0
Griffith	BV 1968	63,000	68,000	80,000	87,500	85,000	80,000	- 6
Gunnedah	BV 1977	72,000	65,000	70,000	75,000	80,000	75,000	- 6
Inverell	WB 1960	37,500	33,000	38,000	38,000	40,000	40,000	0
Jindabyne								
- The Nook	AC 1966	90,000	90,000	75,000	75,000	75,000	75,000	0
- South	BV 1970	130,000	130,000	110,000	110,000	110,000	110,000	0
Leeton	WB 1960	47,500	47,500	55,000	60,000	60,000	60,000	0
Lithgow								
- Coerwull	BK 1930	50,000	50,000	50,000	50,000	50,000	57,500	15
- Extension Est.	BK 1915	42,000	40,000	40,000	40,000	40,000	43,500	9
- High School Est.	BV 1970	60,000	60,000	60,000	60,000	60,000	65,000	8

TABLE 29 (CONT'D)

LOCALITY	CON/AGE STN	1982 \$	1983 \$	1984 \$	1985 \$	1986 \$	1987 \$	% CHANGE 1986 - 87
Mittagong	AC 1949	40,000	38,000	38,000	40,000	50,000	50,000	0
Moama	BV 1968	48,500	48,500	50,000	50,000	55,000	62,500	+14
Moree	BV 1976	65,000	60,000	70,000	75,000	75,000	72,000	- 4
Moss Vale	BV 1976	80,000	75,000	80,000	80,000	80,000	78,000	3
Mudgee	AC 1960	42,500	45,000	45,000	52,000	52,000	52,000	0
Muswellbrook	WB 1960	72,500	72,500	67,500	67,500	70,000	65,000	- 7
Narrabari	BV 1977	67,000	60,000	70,000	75,000	80,000	70,000	-13
Narranderra	AC 1948	37,500	40,000	45,000	45,000	47,000	47,000	0
Nyngan	WB 1965	42,500	42,500	50,000	50,000	50,000	50,000	0
Parkes								
- East	AC 1976	44,000	47,000	50,000	50,000	50,000	50,000	0
- West	BK 1922	32,000	32,000	36,000	40,000	40,000	40,000	0
Singleton	AC 1965	70,000	65,000	65,000	65,000	70,000	65,000	- 7
Temora	AC 1938	34,000	37,500	42,000	42,000	44,000	46,000	+ 5
Tenterfield	WB 1967	34,000	34,000	34,000	34,000	38,000	40,000	+ 5
Tocumwal	BV 1966	45,000	45,000	45,000	60,000	69,000	80,000	+16
Tumbarumba	WB 1961	32,000	34,000	35,000	36,000	38,000	38,000	0
Tumut	WB 1938	44,500	48,000	52,000	55,000	55,000	50,000	- 9
Walgett	WB 1965	36,000	34,000	40,000	40,000	40,000	36,000	-10

TABLE 29 (CONT'D)

LOCALITY	CON/AGE STN	1982 \$	1983 \$	1984 \$	1985 \$	1986 \$	1987 \$	% CHANGE 1986 - 87
Warren	WB 1968	47,500	47,500	55,000	55,000	55,000	55,000	0
Wellington	AC 1953	38,000	38,000	38,000	40,000	42,000	38,000	- 10
Wentworth	CN 1965	48,500	48,500	48,500	52,500	55,000	60,000	+ 9
West Wyalong	WB 1935	30,000	30,000	35,000	38,000	36,000	34,000	- 5
Yass								
- Central	AC 1960	33,000	37,000	45,000	55,000	57,000	57,000	0
- Walker Park	BV 1970	50,000	55,000	62,500	72,000	72,000	72,000	0
Young	BV 1976	47,000	49,000	54,000	59,000	59,000	65,000	+10
Average		48,946	49,241	51,741	54,571	56,277	56,714	
% Increase over Previous Year		10	0	5	5	3	1	
Index (1976=100)		181	182	192	202	208	210	

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

AC = Asbestos Cement Sheet, CN = Concrete

TABLE 30  
COUNTRY HOME UNIT SITES 1982 - 1987

LOCALITY	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
	\$	\$	\$	\$	\$	\$	
Value Rate per 2 bedroom Unit							
Armidale	3,250	3,250	3,750	4,000	4,500	4,500	0
Batemans Bay	7,500	7,500	7,500	13,000	13,000	14,000	+ 8
Bathurst	5,500	6,000	8,000	8,000	9,000	9,500	6
Coffs Harbour	12,000	12,000	12,000	12,000	10,500	9,500	-10
Dubbo	7,500	7,500	8,500	9,500	8,000	8,000	0
Goulburn	2,000	2,000	2,250	2,375	2,875	2,875	0
Grafton	5,000	5,250	5,250	7,000	5,500	5,500	0
Jindabyne	30,000	30,000	20,000	18,000	13,000	10,000	-23
Lismore	7,500	7,000	7,500	7,500	7,000	7,000	0
Merimbula	24,000	15,000	16,000	17,500	16,000	17,500	+10
Mollymook	12,000	10,000	12,000	15,000	15,000	15,000	0
Murwillumbah	8,000	8,000	8,000	8,000	6,000	6,000	0
Nelson Bay	15,000	13,000	12,000	12,000	12,000	12,000	0
Nowra	8,000	7,000	7,500	8,000	8,500	8,500	0
Orange	4,500	6,000	6,000	7,000	7,000	7,000	0



TABLE 30 (CONT'D)

LOCALITY	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
	\$	\$	\$	\$	\$	\$	
Pt. Macquarie	11,000	10,000	10,000	10,000	7,000	5,000	-29
Queanbeyan	4,000	4,000	8,500	10,000	8,000	8,000	0
Tamworth	5,000	4,500	5,000	5,000	5,000	5,000	0
Taree	8,000	8,000	8,000	8,000	8,000	6,000	-25
Tweed heads	20,000	18,000	18,000	18,000	16,000	16,000	0
Wagga Wagga	7,500	7,000	10,000	10,000	12,000	12,000	0
Average	9,869	9,095	9,321	9,994	9,232	8,994	
% Increase over Previous Year	29	- 8	4	7	- 8	- 3	
Index (1976=100)	381	351	360	386	356	347	

TABLE 31  
COUNTRY HOME UNITS 1982 - 1987

Value for Average Two Bedroom Unit

LOCALITY	1982 \$	1983 \$	1984 \$	1985 \$	1986 \$	1987 \$	% CHANGE 1986 - 87
Armidale	40,000	40,000	42,000	45,000	47,000	47,000	0
Batemans Bay	67,000	60,000	65,000	68,000	68,000	68,000	0
Bathurst	45,000	47,500	49,000	55,000	55,000	57,000	4
Coffs Harbour	55,000	55,000	56,000	56,000	56,000	56,000	0
Dubbo	46,000	46,000	50,000	52,000	50,000	48,000	- 4
Goulburn	38,000	38,000	42,000	50,000	50,000	50,000	0
Grafton	50,000	50,000	54,000	55,000	55,000	55,000	0
Jindabyne	100,000	90,000	70,000	70,000	70,000	70,000	0
Lismore	55,000	52,500	52,500	52,500	50,000	55,000	+10
Merimbula	65,000	53,000	57,000	65,000	65,000	70,000	+ 8
Mollymook	65,000	60,000	70,000	80,000	82,000	82,000	0
Nelson Bay	85,000	77,500	72,500	72,500	70,000	70,000	0
Nowra	51,000	48,000	52,000	55,000	58,000	58,000	0
Orange	40,000	42,500	42,500	47,500	47,500	47,500	0
Pt. Macquarie	60,000	60,000	60,000	55,000	47,500	45,000	- 5
Queanbeyan	27,500	32,000	42,000	48,000	48,000	48,000	0

TABLE 31 (CONT'D)

LOCALITY	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
	\$	\$	\$	\$	\$	\$	
Taree	55,000	55,000	55,000	52,500	50,000	50,000	0
Tweed Heads	80,000	75,000	70,000	70,000	70,000	75,000	+ 7
Wagga Wagga	47,500	45,000	50,000	50,000	65,000	70,000	+ 8
Average	56,421	54,053	55,342	57,842	58,105	59,026	
% Increase over Previous Year	16	- 4	2	5	0	2	
Index (1976=100)	218	209	214	224	225	228	

TABLE 32  
RETAIL SHOP SITE  
COUNTRY TOWNS & CITIES 1982 - 1987

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

LOCALITY	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
	\$	\$	\$	\$	\$	\$	
Albury	35,000	35,000	40,000	40,000	40,000	40,000	0
Armidale	17,500	17,500	17,500	18,500	25,000	25,000	0
Batemans Bay	10,000	14,000	16,000	17,000	18,500	18,500	0
Bathurst	25,000	25,000	25,000	30,000	31,000	31,000	0
Bega	9,000	12,000	13,500	15,000	15,000	15,000	0
Broken Hill	3,800	3,500	4,000	4,000	4,000	3,200	-25
Coffs Harbour	28,000	28,000	40,000	42,000	42,000	42,000	0
Condobolin	1,800	1,800	1,800	1,800	1,800	1,600	-11
Cooma	11,000	11,000	13,000	13,000	13,000	13,000	0
Cowra	7,000	7,000	7,000	7,000	7,000	8,000	14
Deniliquin	7,500	7,500	8,000	9,000	10,500	11,000	5
Dubbo	22,000	22,000	24,000	24,000	24,000	24,000	0
Forbes	1,420	1,420	2,750	2,750	2,750	2,750	0
Glen Innes	3,000	3,000	3,500	3,500	3,500	3,500	0
Goulburn	14,000	14,000	14,000	15,000	15,000	15,000	0

TABLE 32 (CONT'D)

LOCALITY	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
	\$	\$	\$	\$	\$	\$	
Grafton	13,500	15,000	15,000	20,000	20,000	20,000	0
Griffith	13,000	16,000	20,000	22,500	22,500	22,500	0
Gunnedah	8,000	7,000	7,500	10,000	10,000	10,000	0
Inverell	8,500	8,500	9,000	9,500	9,500	8,500	-10
Jindabyne	16,500	17,000	17,000	17,000	17,000	13,600	-20
Lismore	30,000	30,000	40,000	45,000	45,000	45,000	0
Lithgow	12,000	12,000	12,000	15,000	15,000	15,000	0
Maitland	15,500	15,500	19,000	21,000	21,000	22,500	7
Merimbula	11,000	14,000	16,000	18,000	18,000	20,000	11
Moree	8,500	8,500	8,500	12,000	11,000	11,000	0
Mudgee	8,000	8,500	8,500	9,500	10,000	10,000	0
Murwillumbah	10,000	10,000	11,000	11,000	11,000	12,000	9
Muswellbrook	15,000	15,000	15,000	15,000	16,500	16,500	0
Narrabri	8,000	8,000	8,000	12,000	10,000	10,000	0
Nowra	22,000	22,000	22,000	24,000	26,000	26,000	0
Orange	25,000	27,500	27,500	27,500	30,000	32,500	8
Parkes	4,000	4,500	6,250	7,000	7,250	7,500	4
Pt. Macquarie	28,000	28,000	35,000	41,000	45,000	54,000	20

TABLE 32 (CONT'D)

LOCALITY	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
	\$	\$	\$	\$	\$	\$	
Queanbeyan	11,000	11,000	11,000	14,000	14,000	14,000	0
Tamworth	20,000	20,000	22,000	27,500	27,500	27,500	0
Taree	17,500	17,500	25,000	28,000	28,000	28,000	0
Tweed Heads	25,000	25,000	25,000	25,000	25,000	25,000	0
Ulladulla	7,500	9,500	11,000	12,000	12,500	12,500	0
Wagga Wagga	23,000	23,000	22,500	22,500	22,500	22,500	0
West Wyalong	2,000	2,000	2,000	2,000	2,000	2,000	0
Yass	1,100	1,100	1,500	4,500	4,300	4,300	0
Young	7,650	8,750	8,750	10,500	10,500	10,500	0
Average	12,988	13,990	14,715	17,275	17,621	18,010	
% Increase over Previous Year	9	0	5	17	2	2	
Index (Base 1978)	173	186	196	230	235	240	

TABLE 33  
RETAIL SHOP RENTAL VALUES  
COUNTRY TOWNS AND CITIES 1982 - 1987

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

LOCALITY	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
	\$	\$	\$	\$	\$	\$	
Albury	450	450	500	500	550	550	0
Armidale	370	400	425	440	475	500	5
Batemans Bay	225	250	275	290	350	365	4
Bathurst	400	450	500	600	650	725	11
Bega	200	250	275	330	330	360	9
Broken Hill	200	180	200	200	200	200	0
Coffs Harbour	600	650	750	800	800	800	0
Condobolin	100	100	100	100	100	100	0
Cooma	225	250	275	300	300	300	0
Cowra	200	225	240	240	300	300	0
Deniliquin	175	175	225	225	275	350	28
Dubbo	675	675	730	730	780	780	0
Forbes	80	80	130	130	130	130	0
Glen Innes	85	85	100	100	100	100	0
Goulburn	350	350	350	400	400	400	0
Grafton	450	470	490	600	600	700	16

TABLE 33 (CONT'D)

LOCALITY	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
	\$	\$	\$	\$	\$	\$	
Griffith	350	375	400	425	425	425	0
Gunnedah	180	180	200	250	275	275	0
Inverell	175	175	185	200	250	225	-10
Jindabyne	450	500	500	500	500	400	-20
Lismore	700	700	700	850	850	850	0
Lithgow	220	240	240	300	300	315	5
Maitland	300	300	400	450	450	475	5
Merimbula	240	240	290	310	350	440	26
Moree	250	250	275	300	300	300	0
Mudgee	200	275	275	300	300	325	8
Murwillumbah	220	220	230	250	250	300	20
Muswellbrook	280	280	300	325	400	400	0
Narrabri	200	200	250	300	280	280	0
Nowra	400	400	400	425	525	535	2
Orange	475	600	700	750	800	900	12
Parkes	165	200	230	240	240	280	17
Pt. Macquarie	500	650	700	820	820	935	14
Queanbeyan	260	260	275	320	340	340	0
Tamworth	500	500	550	625	650	650	0



TABLE 33 (CONT'D)

LOCALITY	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
	\$	\$	\$	\$	\$	\$	
Taree	400	450	500	550	550	550	0
Tweed Heads	450	400	400	400	425	425	0
Ulladulla	165	165	175	200	200	225	13
Wagga Wagga	350	340	400	450	450	450	0
West Wyalong	80	80	80	80	80	80	0
Yass	85	85	120	140	140	150	7
Young	200	220	220	275	275	275	0
Average	289	317	347	381	399	416	
% Increase over Previous Year	10	10	9	10	5	4	
Index (1978=100)	166	182	199	219	229	239	

TABLE 34  
INDUSTRIAL SITE OF 2000 m2  
COUNTRY TOWNS AND CITIES 1982 - 1987

LOCALITY	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
	\$	\$	\$	\$	\$	\$	
Albury	33,000	33,000	33,000	33,000	33,000	33,000	0
Armidale	16,000	16,000	16,000	24,000	25,000	32,500	30
Bateman's Bay	50,000	55,000	60,000	60,000	70,000	74,000	6
Bathurst	12,500	12,500	15,000	18,000	22,000	24,000	9
Bega	18,500	20,000	30,000	34,000	34,000	34,000	0
Bomaderry	40,000	40,000	48,000	50,000	50,000	50,000	0
Coffs Harbour	80,000	80,000	90,000	100,000	95,000	95,000	0
Cooma	20,000	22,000	24,000	24,000	18,000	18,000	0
Deniliquin	13,000	13,000	13,000	13,000	13,000	13,000	0
Dubbo	20,000	20,000	22,000	22,000	22,000	22,000	0
Goulburn	25,000	25,000	38,000	38,000	38,000	48,000	26
Grafton (Sth)	8,000	8,000	8,500	12,000	12,000	12,000	0
Griffith	28,000	28,000	30,000	40,000	40,000	40,000	0
Gunnedah	15,000	10,000	10,000	10,000	20,000	20,000	0
Inverell	12,500	12,500	12,500	12,500	15,000	15,000	0
Lismore	32,000	32,000	35,000	35,000	35,000	35,000	0
Maitland	22,000	22,000	30,000	38,000	38,000	42,000	10

TABLE 34 (CONT'D)

LOCALITY	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
	\$	\$	\$	\$	\$	\$	
Moree	20,000	20,000	22,000	22,000	25,000	25,000	0
Muswellbrook	25,000	20,000	20,000	18,000	18,000	17,000	- 6
Narrabri	15,000	15,000	16,500	16,500	18,000	18,000	0
Nowra (Sth)	30,000	30,000	35,000	40,000	40,000	40,000	0
Orange	30,000	27,500	27,500	27,500	30,000	30,000	0
Parkes	16,000	16,000	17,000	20,000	22,000	22,000	0
Pt. Macquarie	40,000	40,000	40,000	50,000	55,000	55,000	0
Queanbeyan	16,000	16,000	27,000	32,000	38,000	42,000	+10
Tamworth	40,000	35,000	40,000	40,000	36,000	32,000	-11
Taree	40,000	40,000	40,000	50,000	55,000	55,000	0
Tweed Heads	120,000	100,000	80,000	80,000	80,000	80,000	0
Wagga Wagga	45,000	40,000	40,000	40,000	40,000	35,000	-13
Young	15,000	15,000	20,000	20,000	20,000	25,000	25
Average	28,916	28,216	31,333	33,983	35,233	36,117	
% Increase over Previous Year	33	- 2	11	8	4	2	
Index (1976=100)	234	228	253	275	285	292	

TABLE 35  
2 HECTARE RURAL HOMESITES  
COUNTRY AREAS 1982 - 1987

LOCALITY	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
	\$	\$	\$	\$	\$	\$	
Albury	22,000	24,000	24,000	32,000	34,000	38,000	+12
Armidale	8,250	9,000	11,000	13,500	14,000	14,000	0
Batemans Bay	35,000	38,000	42,000	48,000	53,000	55,000	+ 4
Bathurst	27,500	32,000	32,000	37,500	42,000	50,000	19
Bega	28,000	33,000	40,000	40,000	45,000	45,000	0
Byron Bay	55,000	55,000	50,000	50,000	50,000	50,000	0
Coffs Harbour	55,000	55,000	60,000	65,000	65,000	65,000	0
Cooma	22,500	25,000	28,500	28,500	28,500	28,500	0
Dapto	70,000	70,000	72,000	82,000	85,000	90,000	6
Deniliquin	16,000	17,500	19,000	21,000	25,000	25,000	0
Dungog	15,000	20,000	28,000	37,000	37,000	37,000	0
Exeter	40,000	38,000	40,000	48,000	48,000	48,000	0
Goulburn	27,000	32,000	40,000	45,000	45,000	50,000	+11
Grafton	22,500	26,000	30,000	35,000	30,000	26,000	-13
Griffith	35,000	39,000	42,000	45,000	45,000	45,000	0
Inverell	20,000	20,000	25,000	25,000	27,500	25,000	- 9

TABLE 35 (CONT'D)

LOCALITY	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
	\$	\$	\$	\$	\$	\$	
Kiama	60,000	60,000	62,500	70,000	75,000	80,000	7
Leeton	27,500	30,000	32,500	35,000	35,000	35,000	0
Lismore	35,000	32,500	35,000	35,000	40,000	40,000	0
Maitland	40,000	40,000	43,000	43,000	45,000	48,000	6
Moruya	25,000	33,000	33,000	35,000	40,000	40,000	0
Muswellbrook	45,000	45,000	45,000	50,000	50,000	50,000	0
Nowra	55,000	55,000	60,000	68,000	71,000	73,000	3
Orange	27,500	32,000	32,000	35,000	37,500	40,000	7
Pt. Stephens	31,000	34,000	43,000	48,000	48,000	48,000	0
Queanbeyan	18,000	23,000	35,000	42,000	42,000	42,000	0
Scone	35,000	30,000	30,000	30,000	30,000	30,000	0
Singleton	40,000	40,000	40,000	40,000	40,000	40,000	0
Tamworth	22,000	22,000	25,000	30,000	32,500	32,500	0
Taree	33,000	38,000	40,000	42,000	42,000	40,000	- 5
Wagga Wagga	30,000	30,000	30,000	37,500	45,000	45,000	0
Average	32,992	34,775	37,726	41,710	43,452	44,355	
% Increase over Previous Year	34	5	8	11	4	2	
Index (1976=100)	274	289	314	347	361	369	

TABLE 36  
10-20 HECTARE HOBBY FARM SITES  
COUNTRY AREAS 1982 - 1987

Value for Standard Block

LOCALITY	1982 \$	1983 \$	1984 \$	1985 \$	1986 \$	1987 \$	% CHANGE 1986 - 87
Albury	35,000	35,000	35,000	38,000	42,000	48,000	+14
Armidaale	20,000	25,000	27,000	34,000	38,000	38,000	0
Batemans Bay	45,000	50,000	55,000	60,000	68,000	72,000	+ 6
Bathurst	40,000	45,000	45,000	50,000	55,000	65,000	18
Bega	35,000	38,000	42,000	47,000	47,000	47,000	0
Berry	60,000	60,000	70,000	90,000	95,000	98,000	3
Byron Bay (Federal)	70,000	70,000	70,000	70,000	70,000	65,000	- 7
Coffs Harbour	85,000	90,000	100,000	120,000	120,000	120,000	0
Cooma	37,500	40,000	44,000	44,000	44,000	44,000	0
Dapto	100,000	100,000	105,000	125,000	140,000	150,000	7
Dubbo	26,000	26,000	30,000	32,000	30,000	30,000	0
Dungog	25,000	30,000	40,000	50,000	55,000	55,000	0
Goulburn	31,000	40,000	45,000	55,000	55,000	55,000	0
Grafton	25,000	30,000	36,000	40,000	35,000	30,000	-14
Inverell	25,000	25,000	30,000	30,000	30,000	27,000	-10
Jindabyne	90,000	95,000	95,000	95,000	95,000	95,000	0

TABLE 36 (CONT'D)

LOCALITY	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
	\$	\$	\$	\$	\$	\$	
Kiama	95,000	95,000	100,000	120,000	135,000	140,000	4
Lithgow	37,500	37,500	37,500	41,000	43,000	47,500	10
Lismore	50,000	55,000	57,500	65,000	60,000	60,000	0
Maitland	55,000	55,000	65,000	75,000	75,000	75,000	0
Moama	32,500	32,500	35,000	45,000	50,000	60,000	+20
Moree	17,000	20,000	25,000	30,000	32,000	32,000	0
Moruya	36,000	42,000	45,000	47,000	55,000	58,000	+ 5
Mudgee	15,000	17,000	17,000	20,000	20,000	20,000	0
Muswellbrook	50,000	50,000	50,000	55,000	55,000	55,000	0
Orange	50,000	50,000	50,000	70,000	70,000	70,000	0
Parkes	35,000	35,000	40,000	40,000	40,000	40,000	0
Pt. Stephens	43,000	45,000	60,000	75,000	75,000	75,000	0
Queanbeyan	35,000	45,000	65,000	70,000	70,000	70,000	0
Robertson	65,000	65,000	75,000	90,000	90,000	90,000	0
Tamworth	32,500	32,500	35,000	40,000	40,000	40,000	0
Taree	55,000	70,000	80,000	85,000	80,000	70,000	-13
Wagga Wagga	45,000	45,000	50,000	55,000	58,000	58,000	0
Yass	40,000	45,000	65,000	70,000	70,000	70,000	0

TABLE 36 (CONT'D)

LOCALITY	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
	\$	\$	\$	\$	\$	\$	
Average	45,235	48,103	53,558	60,970	62,853	63,809	
% Increase over Previous Year	28	6	11	14	3	1	
Index (1976=100)	251	267	297	338	348	354	



TABLE 37  
40 HECTARE HOBBY FARM SITES  
COUNTRY AREAS 1982 - 1987

Value for Standard Block

LOCALITY	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
	\$	\$	\$	\$	\$	\$	
Armidale	45,000	55,000	57,000	70,000	80,000	80,000	0
Bathurst	75,000	75,000	75,000	82,500	90,000	92,500	3
Coffs Harbour	150,000	150,000	160,000	170,000	170,000	170,000	0
Dubbo	50,000	50,000	60,000	66,000	60,000	60,000	0
Goulburn	47,000	60,000	65,000	70,000	70,000	70,000	0
Grafton	35,000	40,000	50,000	55,000	50,000	50,000	0
Jamberoo	130,000	130,000	145,000	180,000	200,000	200,000	0
Lismore	95,000	95,000	110,000	135,000	120,000	120,000	0
Meroo Meadow	120,000	120,000	125,000	175,000	185,000	185,000	0
Mudgee	19,000	22,000	22,000	30,000	35,000	35,000	0
Murwillumbah (Uki)	85,000	80,000	85,000	85,000	85,000	80,000	- 6
Orange	80,000	100,000	100,000	100,000	100,000	100,000	0
Tamworth	42,500	50,000	55,000	60,000	60,000	60,000	0
Taree	90,000	100,000	110,000	120,000	110,000	95,000	-14

TABLE 37 (CONT'D)

LOCALITY	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
	\$	\$	\$	\$	\$	\$	
Wagga Wagga	47,500	47,500	60,000	60,000	80,000	80,000	0
Wingecarribee	150,000	140,000	160,000	250,000	250,000	250,000	0
Average	78,813	82,156	89,938	106,750	109,062	107,969	
% Increase over Previous Year	26	4	9	19	2	- 1	
Index (1976=100)	288	301	330	392	400	396	

TABLE 38  
DAIRY FARMS  
COUNTRY AREAS 1982 - 1987

Capital Value of Typical Farms for Locality

LOCALITY	AREA (HA)	1982 \$	1983 \$	1984 \$	1985 \$	1986 \$	1987 \$	% CHANGE 1986 - 87
Cobargo	100	175,000	200,000	245,000	250,000	250,000	250,000	0
Denman	75	275,000	275,000	275,000	300,000	350,000	350,000	0
Dorrigo	141	220,000	250,000	300,000	320,000	320,000	320,000	0
Dungog	72	136,000	145,000	175,000	244,000	280,000	280,000	0
Finley	92	148,000	148,000	184,000	184,000	184,000	165,000	-10
Lismore	90	210,000	210,000	230,000	230,000	230,000	230,000	0
Moruya	135	245,000	280,000	300,000	300,000	300,000	330,000	+10
Moss Vale	80	330,000	310,000	330,000	400,000	400,000	400,000	0
Nowra	89	320,000	320,000	360,000	400,000	400,000	400,000	0
Singleton	40	180,000	180,000	180,000	225,000	275,000	275,000	0
Taree	112	205,000	238,000	330,000	350,000	350,000	350,000	0
Average		222,181	232,364	264,455	291,181	303,545	304,545	
% Increase over Previous Year		18	5	14	10	4	0	
Index (1976=100)		229	239	272	300	312	313	

TABLE 39  
WHEAT AND SHEEP PROPERTIES 1982 - 1987

Sheep/Cattle with Cereals - Irrigation not a Major Factor - Average Improvements Accessible to nominated Towns.

Capital Value for Typical Property

LOCALITY	AREA (HA)	1982 \$	1983 \$	1984 \$	1985 \$	1986 \$	1987 \$	% CHANGE 1986 - 87
Albury	546	750,000	750,000	750,000	876,000	750,000	750,000	0
Carrathool	2330	690,000	754,000	850,000	850,000	700,000	595,000	-15
Condoblin	1568	314,000	314,000	470,000	470,000	376,000	329,000	-13
Coolamon	630	693,000	693,000	856,800	900,000	778,000	630,000	-19
Coonabarabran	750	350,000	350,000	380,000	380,000	350,000	325,000	-7
Coonamble	900	380,000	380,000	414,000	540,000	450,000	405,000	-10
Cootamundra	285	570,000	627,000	703,950	700,000	612,000	422,000	-31
Cowra	248	346,000	310,000	346,500	346,500	300,000	265,000	-12
Culcairn	328	385,000	385,000	385,000	385,000	345,000	345,000	0
Deniliquin	456	255,000	255,000	352,000	352,000	250,000	250,000	0
Dubbo	600	282,000	282,000	340,000	400,000	340,000	310,000	-9
Gilgandra	750	253,000	253,000	340,000	410,000	350,000	315,000	-11
Grenfell	505	252,000	252,000	303,000	303,000	258,000	232,000	-10
Gunnedah	500	225,000	225,000	250,000	250,000	210,000	175,000	-17
Harden	490	600,000	630,000	630,000	660,000	594,000	594,000	0
Inverell	600	275,000	275,000	325,000	350,000	300,000	285,000	-5

TABLE 39 (CONT'D)

LOCALITY	AREA (HA)	1982 \$	1983 \$	1984 \$	1985 \$	1986 \$	1987 \$	% CHANGE 1986 - 87
Junee	453	613,000	680,000	693,100	700,000	624,000	532,000	-15
Lockhart	410	410,000	410,000	410,000	410,000	370,000	307,000	-17
Merriwa	535	400,000	400,000	400,000	450,000	450,000	400,000	-11
Moama	298	183,500	183,500	224,000	224,000	210,000	210,000	0
Molong	475	470,000	470,000	470,000	470,000	400,000	400,000	0
Moree	960	552,000	600,000	687,500	865,000	720,000	650,000	-10
Mudgee	545	310,000	310,000	310,000	350,000	350,000	350,000	0
Narrabri	500	275,000	275,000	287,500	300,000	260,000	210,000	-19
Narrandera	815	504,000	531,000	550,125	600,000	500,000	500,000	0
Narromine	1,000	316,000	316,000	380,000	480,000	410,000	360,000	-12
Nevertire	1,200	540,000	540,000	720,000	720,000	645,000	468,000	-27
Parkes	465	325,000	325,000	348,000	348,000	295,000	265,000	-10
Tamworth	300	330,000	330,000	350,000	350,000	300,000	250,000	-17
Walgett	2,000	470,000	470,000	525,000	525,000	525,000	385,000	-26
- (West Div)	4,000	227,000	227,000	250,000	250,000	250,000	250,000	0
Wellington	524	445,000	445,000	445,000	500,000	450,000	450,000	0
West Wyalong	821	218,000	218,000	250,000	260,000	221,000	180,000	-19

TABLE 39 (CONT'D)

LOCALITY	AREA (HA)	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
Average		\$ 415,721	\$ 442,040	\$ 448,690	\$ 484,075	\$ 422,515	\$ 375,575	
% Increase over Previous Year		35	6	2	8	- 13	- 11%	
Index (1976=100)		305	324	329	355	310	275	

TABLE 40  
GRAZING PROPERTIES 1982 - 1987

Representative Grazing - could include some farming.

Capital Value for Typical Property

LOCALITY	AREA (HA)	1982 \$	1983 \$	1984 \$	1985 \$	1986 \$	1987 \$	% CHANGE 1986 - 87
Adaminaby	580	175,000	192,000	230,000	230,000	207,000	207,000	0
Armidale	800	435,000	416,000	472,000	592,000	610,000	610,000	0
Ashford	1,200	120,000	120,000	160,000	160,000	160,000	200,000	+25
Bathurst	308	465,000	465,000	465,000	465,000	440,000	465,000	6
Bega	200	180,000	200,000	250,000	260,000	285,000	285,000	0
Berrima	170	450,000	425,000	450,000	500,000	500,000	500,000	0
Blayney	199	220,000	210,000	250,000	270,000	250,000	250,000	0
Boorowa	457	180,000	180,000	200,000	200,000	200,000	200,000	0
Braidwood	425	400,000	400,000	455,000	455,000	455,000	455,000	0
Bungendore	880	350,000	385,000	440,000	480,000	480,000	480,000	0
Casino	289	250,000	250,000	350,000	400,000	350,000	350,000	0
Coolah	508	203,000	203,000	210,000	300,000	285,000	285,000	0
Cooma	840	280,000	300,000	360,000	360,000	360,000	360,000	0
Copmanhurst	526	165,000	175,000	200,000	223,500	223,500	223,500	0
Crookwell	325	340,000	290,000	360,000	390,000	390,000	390,000	0
Deniliquin	2,370	250,000	250,000	352,000	415,000	440,000	440,000	0

TABLE 40 (CONT'D)

LOCALITY	AREA (HA)	1982 \$	1983 \$	1984 \$	1985 \$	1986 \$	1987 \$	% CHANGE 1986 - 87
Dungog	528	290,000	340,000	430,000	570,000	630,000	630,000	0
Glen Innes	500	475,000	475,000	475,000	500,000	500,000	500,000	0
Goulburn	300	315,000	285,000	330,000	360,000	360,000	360,000	0
Gundagai	1,357	550,000	595,000	595,000	595,000	595,000	664,000	+12
Gunnedah	1,000	250,000	250,000	250,000	250,000	250,000	220,000	-12
Guyra	500	255,000	245,000	265,000	325,000	325,000	325,000	0
Kempsey	546	220,000	290,000	350,000	370,000	350,000	350,000	0
Kyogle	362	180,000	215,000	235,000	350,000	350,000	325,000	- 8
Lithgow	310	465,000	465,000	465,000	465,000	440,000	465,000	6
Mudgee	696	170,000	170,000	180,000	225,000	215,000	225,000	5
Nowra	100	280,000	280,000	300,000	325,000	325,000	325,000	0
Nundle	600	435,000	435,000	465,000	500,000	500,000	450,000	-10
Oberon	414	625,000	625,000	625,000	625,000	600,000	625,000	4
Orange	413	310,000	310,000	330,000	380,000	340,000	380,000	11
Rylstone	500	190,000	190,000	190,000	250,000	240,000	250,000	4
Scone	1,000	475,000	475,000	475,000	525,000	600,000	600,000	0
Singleton	760	300,000	300,000	350,000	400,000	425,000	425,000	0
Tenterfield	1,200	450,000	600,000	700,000	850,000	850,000	850,000	0
Taree	742	260,000	325,000	435,000	450,000	480,000	455,000	- 5



TABLE 40 (CONT'D)

LOCALITY	AREA (HA)	1982	1983	1984	1985	1986	1987	% CHANGE 1986 - 87
		\$	\$	\$	\$	\$	\$	
Tumbarumba	290	286,000	286,000	330,000	330,000	330,000	330,000	0
Tumut	606	510,000	606,000	606,000	606,000	606,000	606,000	0
Walcha	800	612,000	568,000	640,000	800,000	860,000	860,000	0
Yass	706	375,000	400,000	465,000	465,000	465,000	465,000	0
Average		327,333	338,231	376,666	415,808	417,218	420,141	
% Increase over Previous Year		25	3	11	10	3	1	
Index (1976=100)		242	250	278	307	308	310	

TABLE 41  
WESTERN GRAZING PROPERTIES 1982 - 1987

Large Areas Mainly Under Western Lands Commission

Capital Value for Typical Property

LOCALITY	AREA (HA)	1982 \$	1983 \$	1984 \$	1985 \$	1986 \$	1987 \$	% CHANGE 1986 - 87
Balranald	12,430	310,000	310,000	460,000	620,000	620,000	620,000	0
Balranald	45,315	136,000	136,000	202,000	272,000	272,000	272,000	0
Bourke	20,250	225,000	250,000	300,000	325,000	325,000	325,000	0
Brewarrina	9,200	290,000	320,000	400,000	480,000	480,000	480,000	0
Central Darling	23,000	187,500	227,000	275,000	275,000	275,000	275,000	0
Cobar	23,000	224,000	255,000	308,000	308,000	308,000	308,000	0
Hay	9,138	452,000	519,000	750,000	900,000	900,000	900,000	0
Walgett	6,061	187,000	187,000	220,000	250,000	250,000	250,000	0
Wentworth	13,183	225,000	225,000	280,000	330,000	330,000	330,000	0
Average		248,500	269,880	355,000	417,778	417,778	417,778	
% Increase over Previous Year		22	9	32	18	0	0	
Index (1976=100)		233	254	333	392	392	392	

TABLE 42  
SPECIALISED RURAL PROPERTIES

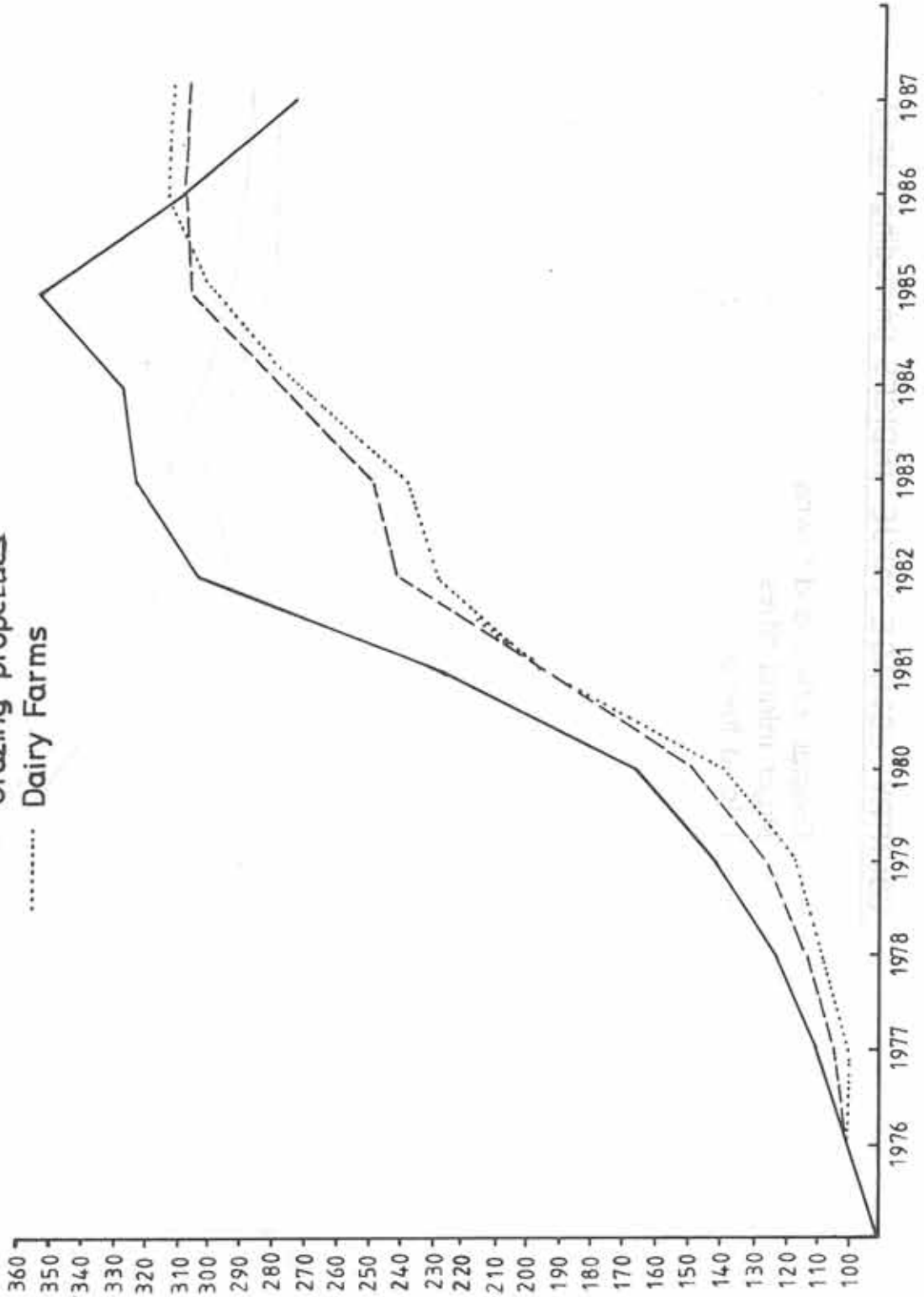
LOCALITY	AREA (HA)	1982 \$	1983 \$	1984 \$	1985 \$	1986 \$	1987 \$	% CHANGE 1986 - 87
<u>Irrigation-Cotton</u>								
Namoi-Gwydir	852	1,192,000	1,192,000	1,350,000	1,645,000	1,385,000	1,600,000	+15
Wee Waa	600	1,200,000	1,200,000	1,200,000	1,316,000	1,030,000	1,100,000	+ 7
<u>Irrigation-Prime Cereal Growing</u>								
Breeza Plain	500	600,000	750,000	1,250,000	1,250,000	1,000,000	900,000	-10
<u>Citrus Farms</u>								
Buronga	11.6	153,750	153,750	153,750	174,000	160,000	130,000	-19
Griffith	19	280,000	280,000	340,000	340,000	280,000	250,000	-11
Leeton	25	300,000	300,000	380,000	400,000	300,000	270,000	-10
<u>Rice Farms</u>								
Deniliquin	290	240,000	240,000	300,000	300,000	230,000	180,000	-22
Griffith	177	350,000	350,000	385,000	385,000	327,000	250,000	-24
Leeton	230	360,000	360,000	400,000	400,000	340,000	260,000	-24

TABLE 42 (CONT'D)

LOCALITY	AREA (HA)	1982 \$	1983 \$	1984 \$	1985 \$	1986 \$	1987 \$	% CHANGE 1986 - 87
<u>Banana Plantations</u>								
Coffs Harbour	7	180,000	190,000	200,000	220,000	230,000	230,000	0
<u>Sugar Cane Farms</u>								
Harwood Is.	50	180,000	180,000	187,500	187,500	176,000	176,000	0
Sth. Ballina	40	175,000	167,500	167,500	157,500	140,000	140,000	0
Condong	47	235,000	255,000	255,000	238,000	210,000	210,000	0

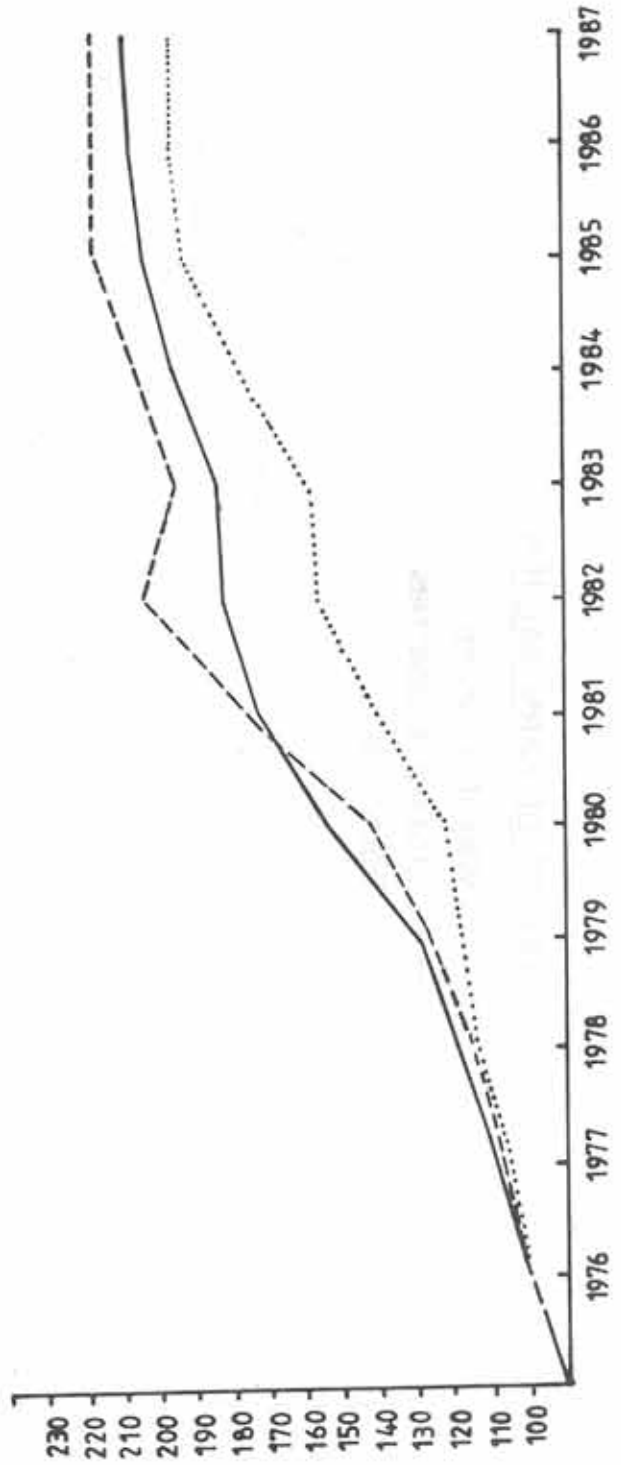
INDICES OF FARM VALUES

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



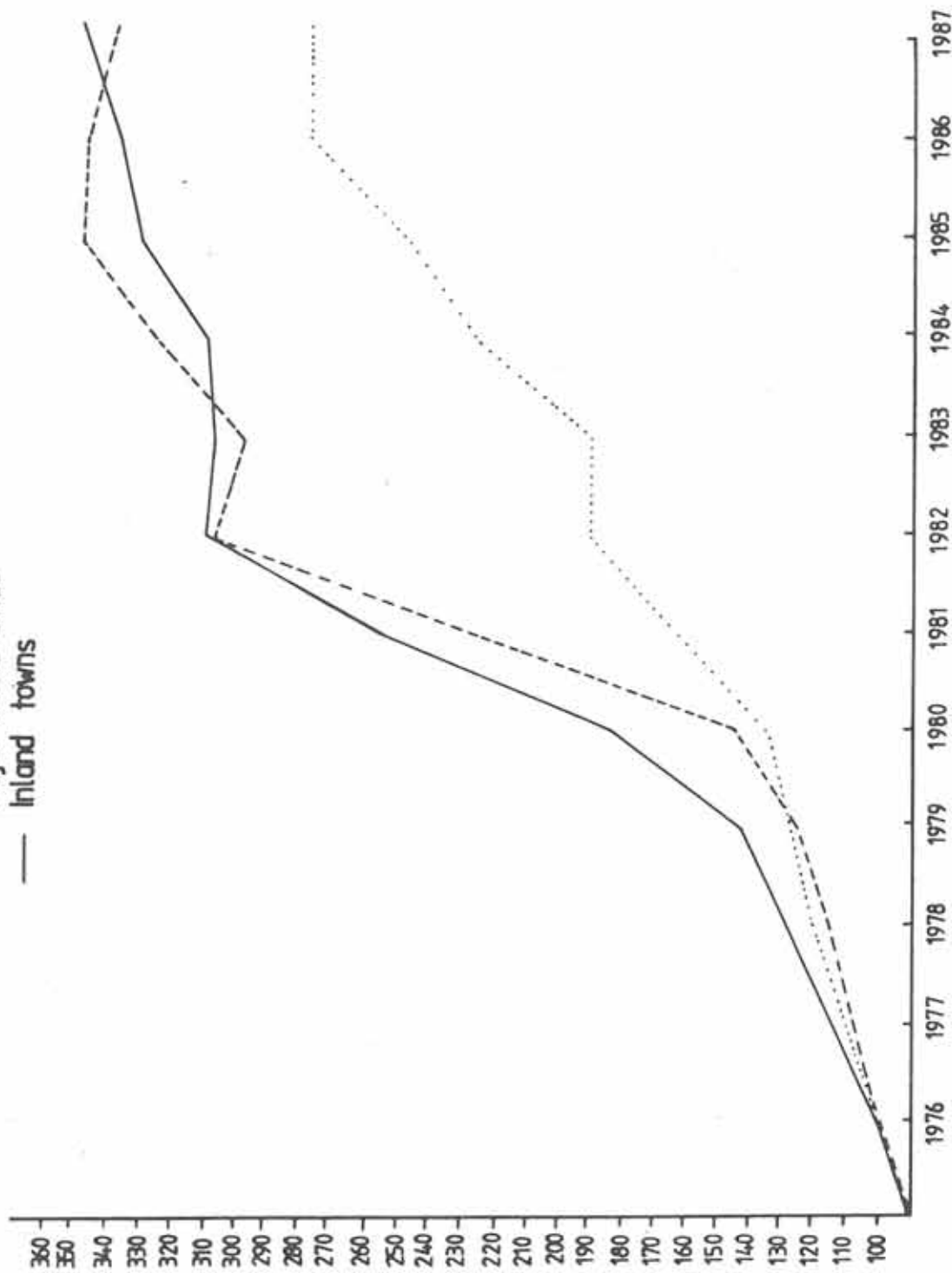
COUNTRY COTTAGE VALUE INDICES (Including Land)

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



COUNTRY - DEWELLING SITE VALUE INDICES

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







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