New South Wales Real Estate Market

1988

The Valuer-General's Department

FOREWORD

It is a pleasure to be associated, for the first time, with the Valuer-General's "Blue Book".

This publication has over many years proved highly successful as a means of giving the public ready access to useful real estate market information.

The figures to 30th June 1988 show that the dominant feature of a market over the twelve month period has been a large increase in values for better properties and sites.

I am sure this publication will be most useful for anyone concerned with real estate values.

Ian Causley

IAN CAUSLEY

MINISTER FOR NATURAL RESOURCES

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NEW SOUTH WALES REAL ESTATE MARKET

30 JUNE 1988

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COUNTRY LAND MARKET

N.S.W. LAND MARKET

AS AT 30TH JUNE 1988

RESIDENTIAL PROPERTY

Metropolitan Areas (including Newcastle and Wollongong)

The review of residential property in the Sydney Metropolitan area indicates that values have risen dramatically during the last twelve months. The greatest increase has occurred in the inner and middle distance suburbs where a doubling of values is not uncommon. In the outer suburbs increases of up to 80% have occurred whilst the general increase has been in the order of 50% - 70%.

Elsewhere increases have not been as dramatic. In the Newcastle area increases up to 20% have taken place with most locations have risen by 10%. The Gosford area which is more closely influenced by the Sydney metropolitan market increases of 40% to 70% have occurred. Similarly the proximity of Sydney has influenced the Wollongong residential market with those areas closest to Sydney recording increases of between 40% and 70% whilst those areas south of Wollongong showing lesser increases of up to 15%.

Values of medium density housing have also shown strong increases with increases of between 50% and 100% being recorded for home units, villas and town houses in the Sydney Metropolitan areas. As with cottages Wollongong units have shown marked increases of up to 40%. However Newcastle unit values have only increased about 10% during the period.

Country Areas

Outside the Metropolitan area the increase in values has been more subdued. By and large the greatest increases have been recorded in the coastal cities and towns. The market in these areas are generally influenced by retirees and tourist activities and developments. As expected the central and northern coastal areas have experienced the greatest increases.

Values in inland cities and towns have shown little or no increase. No discernable pattern is evident. The increases are generally in accord with the movement in inflation.

RETAIL PROPERTY

Strong growth has been recorded in the value of retail shop sites in Sydney and its surrounding metropolitan areas. The greatest increases have occurred in existing strong centres such as Chatswood, Bondi Junction and Hurstville.

In the major country centres and towns retail sites and rentals have generally increased with the greatest increases occurring in the coastal centres or existing strong inland centres.

Commercial (Office) Property

The Sydney Central Business District has again recorded a strong increase in values. Site values in the prime financial areas have increased up to about 160% indicating an optimistic outlook for the future. The lack of development sites of adequate size and plottage has created a market undersupply. Secondary areas, whilst having values of less than half of the prime sites have also shown large increases. Outer areas such as Chatswood, North Sydney and Parramatta have shown increases in the order of 20% - 30%.

Rentals for office space in most major centres have increased by about 30% during the past year. Prime space in the CBD is showing between $430 and $750 per square metre dependant on views etc whilst secondary locations are between $300 and $400 per square metre. Parramatta rentals are in the order of $220 per square metre whilst Chatswood is $270 per square metre.

The demand outside these areas is static with only marginal increases being recorded.

INDUSTRIAL PROPERTY

Demand for well located industrial sites in the Metropolitan area of Sydney is strong with general increases being in the order of 25% to 40%. Dee Why, Brookvale, Hornsby, and Gosford have risen in value by about 50%. The more traditional industrial areas of Botany, Alexandria, Silverwater and Rydalmere continue to be in strong demand. Industrial values in the Hunter and Illawarra regions remain fairly static.

Rentals have continued to increase generally by 20% - 25% in the metropolitan area. Highest rentals are being achieved at North Ryde, Artarmon and Brookvale where developments are of a high standard of construction and contain a high office content.

Little demand exists for industrial sites in country areas. An upward movement has occurred in those areas where growth is otherwise occurring e.g. Queanbeyan, Albury and Murwillumbah.

RURAL HOMESITES

Sydney Area

In line with the strong demand for residential property in the metropolitan areas rural homesites are in strong demand with about $400,000 being paid for 2 hectare sites at Dural. Otherwise increases of between 30% - 60% are evident dependant upon location.

Country Areas

Whilst values have generally shown an increase no discernable pattern is evident. Increases are more evident in the coastal areas where residential growth is taking place.

RURAL PROPERTY

An increase in value of rural properties has occurred across the State in accord with the demand for rural commodities and favourable climate conditions. The lowest percentage increase has occurred in coastal areas which were already at fairly high levels of value at the commencement of the review period. Dairy farms increased generally by 10% to 20% with Singleton showing the greatest increase at 40%. Of wheat properties the better class of property showed the highest increase with increase of between 20% and 30% not uncommon.

Grazing properties have also shown an across the board increase with the greatest increase occurring in the tablelands and western areas primarily used for sheep farming. Coastal cattle property showed a lesser increase no doubt due to the generally higher levels of value per unit at the commencement of the review period.

Specialist Crops

With the exception of banana plantations and sugar cane farms all property types have shown a strong increase in value. Cotton lands have increased by around 30% following a substantial improvement in cotton prices. A similar situation exists for rice farms and vineyards. In the case of rice farms and citrus farms the increase is reversal of the previous trends where values had fallen.

NEW SOUTH WALES REAL ESTATE VALUES

30 JUNE 1988

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 30 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 Cities and Towns and Inland Cities and Towns.

REVISED CONTENT FOR 1988

It will be noticed that in some instances the tables and their contents have been revised.

In some localities and suburbs the representative property, which was selected in 1976 has been altered as that particular property is no longer representative of that area.

This 1988 publication contains values for two years only i.e., 1987 and 1988 and the actual number of benchmarks has been reduced from previous years. It is not possible to provide a link with those previous years and values.

Information contained in some tables (particularly rural lands) is different to previous years e.g., rural property values are now shown on an ex-buildings basis. In addition yields per hectare and carrying capacities are provided.

In those tables for residential cottage values the number of bedrooms is included whilst with medium density properties the style of unit is provided e.g., home unit, town house or villa.

As the tables only cover a two year period no graphs have been included in this years publication. However it is envisaged that in future years, those graphs will be included when they will be more meaningfull.

METROPOLITAN PROPERTY MARKET

TABLE 1

RESIDENTIAL COTTAGE SITES.

INNER SYDNEY SUBURBS (0-6 KILOMETRES)

Value of standard serviced allotments within selected suburbs.

SUBURB	DIMENSIONS (METRES)	1987 $	1988 $	% CHANGE 1987-1988
Balmain	4.5 x 26	60,000	130,000	117
Bellevue Hill	15 x 43	375,000	650,000	73
Bondi	10.5 x 42	125,000	275,000	120
Centennial Park	15 x 30	325,000	500,000	54
Erskineville	5 x 30	36,000	75,000	108
Leichhardt	8 x 43	50,000	110,000	120
Marrickville	12 x 37	60,000	85,000	42
Neutral Bay	15 x 36	195,000	380,000	95
Paddington	6 x 30	120,000	200,000	67
Randwick	10 x 30	170,000	325,000	91
Redfern	4.5 x 34	40,000	70,000	75
Ultimo	4 x 27	41,000	70,000	71

TABLE 2

RESIDENTIAL COTTAGE SITES.

MIDDLE-DISTANCE SYDNEY SUBURBS (6-25 KILOMETRES)

Value of standard serviced allotments within selected suburbs.

SUBURB	DIMENSIONS (METRES)	1987 $	1988 $	% CHANGE 1987-1988
Auburn	12 x 40	45,000	90,000	100
Bankstown	15 x 41	67,500	105,000	56
Belrose	19 x 34	95,000	170,000	79
Burwood	15 x 46	120,000	165,000	38
Campsie	12 x 36	62,500	100,000	60
Carlingford	20 x 34	75,000	140,000	86
Chatswood	16 x 38	140,000	260,000	86
Chester Hill	15 x 50	49,000	80,000	63
Dover Heights	15 x 43	225,000	375,000	67
Drummoyne	15 x 37	125,000	170,000	36
Earlwood	15 x 36	92,500	150,000	62
Ermington	15 x 43	47,500	90,000	89
Gordon	20 x 61	180,000	450,000	150
Hornsby	18 x 49	72,500	125,000	72
Hurstville	12 x 36	80,000	125,000	56
Lane Cove	15 x 40	120,000	240,000	100
Manly	14 x 43	117,500	225,000	91
Mascot	10 x 25	74,000	125,000	69
Mosman	12 x 46	145,000	300,000	107
Oatley	15 x 36	97,500	160,000	64
Pennant Hills	18 x 46	80,000	145,000	81
Revesby	15 x 50	62,500	100,000	60
Ryde	15 x 41	85,000	125,000	47
Strathfield	15 x 46	190,000	275,000	45
Wiley Park	15 x 43	65,000	100,000	54

TABLE 3

RESIDENTIAL COTTAGE SITES.

OUTER SYDNEY SUBURBS (OVER 25 KILOMETRES)

Value of standard serviced allotments within selected suburbs.

SUBURB	DIMENSIONS (METRES)	1987 $	1988 $	% CHANGE 1987-1988
Berowra	18 x 49	52,500	90,000	71
Blaxland	15 x 37	29,000	40,000	38
Campbelltown	17 x 33	29,000	42,000	45
Castle Hill	23 x 40	70,000	130,000	86
Cronulla	15 x 38	125,000	200,000	60
Engadine	15 x 42	57,000	92,500	62
Greenfield Park	18 x 35	40,000	70,000	75
Guildford	12 x 49	40,000	75,000	87
Jannali	15 x 36	58,000	95,000	64
Katoomba	15 x 37	15,500	30,000	94
Liverpool	15 x 45	35,000	60,000	71
Minchinbury	15 x 38	30,000	50,000	67
Miranda	15 x 36	82,500	135,000	64
Mona Vale	18 x 58	92,500	165,000	78
Penrith	17 x 37	32,000	50,000	56
Plumpton	15 x 37	24,000	42,000	75
Richmond	17 x 37	32,000	45,000	40
Tahmoor	20 x 50	16,500	22,000	33
Winston Hills	18 x 37	50,000	95,000	90

TABLE 4

RESIDENTIAL COTTAGE SITES

NEWCASTLE URBAN AREA

SUBURB	DIMENSIONS (METRES)	1987 $	1988 $	% CHANGE 1987-1988
Edgeworth	22 x 33	18,500	20,000	8
Eleebana	18 x 42	36,000	39,000	8
Mayfield	15 x 31	19,000	22,000	16
Merewether	19 x 36	55,000	65,000	18

TABLE 5

RESIDENTIAL COTTAGE SITES

WOLLONGONG URBAN AREA

SUBURB	DIMENSIONS (METRES)	1987 $	1988 $	% CHANGE 1987-1988
Barrack Heights	17 x 35	35,000	42,000	20
Dapto	15 x 49	28,000	35,000	25
Helensburgh	17 x 40	45,000	69,000	53
Thirroul	17 x 33	50,000	80,000	60

TABLE 6

RESIDENTIAL COTTAGE SITES

GOSFORD/WYONG URBAN AREAS

SUBURB	DIMENTIONS (METRES)	1987 $	1988 $	% CHANGE 1987-1988
East Gosford	15 x 50	36,000	60,000	66
Wamberal	26 x 30	43,000	80,000	86
Wyong	19 x 36	22,000	42,000	90

TABLE 7

VALUE OF REPRESENTATIVE COTTAGE IN SELECTED SUBURBS.

INNER SYDNEY SUBURBS (0-6 KILOMETRES)

SUBURB	CONSTN.	AGE.	B'RMS	1987 $	1988 $	% CHANGE 1987-1988
Balmain	BK	1890	2	100,000	200,000	100
Bellevue Hill	BK	1935	3	450,000	900,000	100
Bondi	BK	1910	3	180,000	350,000	94
Centennial Park	BK	1910	3	575,000	900,000	57
Erskineville	BK	1900	3	74,000	150,000	102
Leichhardt	BK	1900	3	85,000	190,000	124
Marrickville	BK	1925	3	90,000	150,000	67
Neutral Bay	BK	1910	3	290,000	500,000	72
Paddington	BK	1890	3	200,000	450,000	125
Randwick	BK	1910	3	230,000	380,000	65
Redfern	BK	1890	3	85,000	155,000	82
Ultimo	BK	1900	3	90,000	150,000	67

Cottage Construction: BK = (Brick)

TABLE 8

VALUE OF REPRESENTATIVE COTTAGE IN SELECTED SUBURBS.

MIDDLE-DISTANCE SYDNEY SUBURBS (6-25 KILOMETRES)

SUBURB	CONSTN.	AGE.	B'RMS	1987 $	1988 $	% CHANGE 1987-1988
Auburn	BK	1920	3	77,500	140,000	81
Bankstown	AC	1958	3	87,500	145,000	66
Belrose	BV	1965	3	145,000	235,000	62
Burwood	BK	1925	3	155,000	230,000	48
Campsie	BK	1930	3	92,500	150,000	62
Carlingford	BV	1972	4	140,000	240,000	71
Chatswood	BK	1910	3	180,000	360,000	100
Chester Hill	AC	1959	3	82,500	135,000	64
Dover Heights	BK	1950	3	325,000	500,000	54
Drummoyne	BK	1920	3	150,000	250,000	67
Earlwood	BK	1925	3	127,500	205,000	61
Ermington	BV	1950	3	82,000	160,000	95
Gordon	BK	1930	3	270,000	650,000	140
Hornsby	BV	1965	3	130,000	225,000	73
Hurstville	BK	1925	3	107,500	170,000	58
Lane Cove	BK	1930	3	160,000	320,000	100
Manly	BK	1925	3	165,000	320,000	94
Mascot	BK	1920	3	150,000	210,000	40
Mosman	BK	1925	3	240,000	450,000	88
Oatley	BK	1949	3	130,000	225,000	73
Pennant Hills	BV	1965	3	135,000	240,000	78
Revesby	AC	1949	3	90,000	145,000	61
Ryde	BK	1930	3	120,000	175,000	46
Strathfield	BK	1930	3	255,000	375,000	47
Wiley Park	BK	1940	3	95,000	150,000	58

Cottage Construction: AC = Asbestos Cement
BK = Brick
BV = Brick Veneer

TABLE 9

VALUE OF REPRESENTATIVE COTTAGE IN SELECTED SUBURBS.

OUTER SYDNEY SUBURBS (OVER 25 KILOMETRES)

SUBURB	CONSTN.	AGE.	B'RMS	1987 $	1988 $	% CHANGE 1987-1988
Berowra	BV	1965	3	105,000	155,000	48
Blaxland	BV	1975	3	75,000	115,000	53
Campbelltown	BV	1976	3	80,000	100,000	25
Castle Hill	BV	1975	4	170,000	255,000	50
Cronulla	BK	1956	3	167,500	260,000	55
Engadine	AC	1955	3	90,000	142,000	58
Greenfield Park	BV	1986	3	85,000	130,000	53
Guildford	AC	1950	3	64,000	115,000	80
Jannali	AC	1950	3	92,500	147,000	59
Katoomba	BV	1975	3	54,000	90,000	67
Liverpool	AC	1955	3	58,000	110,000	89
Minchinbury	BV	1987	3	80,000	115,000	44
Miranda	AC	1955	3	105,000	170,000	62
Mona Vale	BV	1968	3	140,000	230,000	64
Penrith	BV	1975	3	64,000	110,000	72
Plumpton	BV	1987	3	70,000	100,000	43
Richmond	BV	1975	3	62,000	110,000	77
Tahmoor	BV	1984	3	65,000	83,000	28
Winston Hills	BV	1970	3	95,000	175,000	84

Cottage Consturction AC = Asbestos Cement
BK = Brick
BV = Brick Veneer

TABLE 10

VALUE OF REPRESENTATIVE COTTAGE IN SELECTED SUBURBS.

NEWCASTLE URBAN AREA

SUBURB	CONSTN.	AGE.	B'RMS	1987 $	1988 $	% CHANGE 1987-1988
Edgeworth	HB	1973	3	59,000	63,000	7
Eleebana	BV	1987	4	120,000	130,000	8
Mayfield	WB	1926	2	42,000	47,000	12
Merewether	BV	1967	3	120,000	145,000	21

TABLE 11

VALUE OF REPRESENTATIVE COTTAGE IN SELECTED SUBURBS.

WOLLONGONG URBAN AREA

SUBURB	CONSTN.	AGE.	B'RMS	1987 $	1988 $	% CHANGE 1987-1988
Barrack Heights	BV	1975	3	80,000	90,000	13
Dapto	BV	1985	3	78,000	90,000	15
Thirroul	BV	1974	3	100,000	170,000	70
West Wollongong	WB	1959	3	85,000	120,000	41

Cottage Construction: BV = Brick Veneer
WB = Weatherboard

TABLE 12

VALUE OF REPRESENTATIVE COTTAGE IN SELECTED SUBURBS.

GOSFORD/WYONG URBAN AREA

SUBURB	CONSTN.	AGE.	B'RMS	1987 $	1988 $	% CHANGE 1987-1988
East Gosford	WB	1967	3	90,000	130,000	44
Woy Woy	AC	1965	3	65,000	110,000	69
Wyong	WB	1960	3	60,000	85,000	42

Cottage Construction: AC = Asbestos Cement Sheeting
WB = Weatherboard

TABLE 13

SITE VALUE FOR MEDIUM DENSITY DEVELOPMENT

SYDNEY, NEWCASTLE, WOLLONGONG

Value per unit/villa/town house site.

SUBURB	STYLE/B'RMS		1987 $	1988 $	% CHANGE 1987-1988
Allawah	U	2	28,000	60,000	114
Ashfield	U	2	19,000	40,000	110
Auburn	U	2	12,500	26,000	108
Balmain	U	2	25,000	60,000	140
Burwood	U	2	25,000	47,500	90
Campbelltown	V	2	13,000	20,000	54
Campsie	U	2	19,000	42,500	124
Chatswood	U	2	40,000	90,000	125
Cronulla	U	2	32,000	62,500	95
Dee Why	U	2	34,000	65,000	91
Drummoyne	U	2	25,000	50,000	100
Fairfield	U	2	14,000	30,000	114
Gordon	U	2	50,000	100,000	100
Hornsby	U	2	28,000	55,000	96
Liverpool	U	2	11,500	15,000	30
Manly	U	2	36,000	75,000	108
Merewether	U	2	12,500	15,000	20
Mosman	U	2	38,000	70,000	84
North Sydney	U	2	38,000	70,000	84
Parramatta	U	2	22,000	45,000	105
Penrith	TH	3	15,000	25,000	66
Randwick	U	2	30,000	85,000	183
Ryde	U	2	21,000	35,000	67
Terrigal	U	2	25,000	45,000	80
Waverley	U	2	32,500	90,000	177
Wollongong	U	2	16,000	23,000	44

Style

TH = Town House
U = Home Unit
V = Villa

TABLE 14

VALUE OF UNIT IN MEDIUM DENSITY DEVELOPMENT

SYDNEY, NEWCASTLE, WOLLONGONG

SUBURB	STYLE/B'RMS		1987 $	1988 $	% CHANGE 1987-1988
Allawah	U	2	74,000	142,000	92
Ashfield	U	2	65,000	110,000	69
Auburn	U	2	50,000	88,000	76
Balmain	U	2	88,000	130,000	48
Burwood	U	2	75,000	125,000	67
Campbelltown	V	2	63,000	80,000	27
Campsie	U	2	57,500	110,000	91
Chatswood	U	2	125,000	220,000	76
Cronulla	U	2	82,500	145,000	76
Dee Why	U	2	77,500	140,000	81
Drummoyne	U	2	85,000	140,000	65
Fairfield	U	2	45,000	85,000	89
Gordon	U	2	125,000	235,000	88
Hornsby	U	2	85,000	155,000	82
Liverpool	U	2	55,000	78,000	42
Manly	U	2	92,500	165,000	78
Merewether	U	2	58,000	63,000	9
Mosman	U	2	130,000	210,000	62
North Sydney	U	2	140,000	200,000	43
Parramatta	U	2	65,000	120,000	85
Penrith	TH	3	65,000	105,000	62
Randwick	U	2	75,000	150,000	100
Ryde	U	2	70,000	110,000	57
Terrigal	U	2	100,000	150,000	50
Waverley	U	2	85,000	175,000	106
Wollongong	U	2	60,000	85,000	42

Style:

TH = Town House
U = Home Unit
V = Villa

TABLE 15

RETAIL SHOP SITE

SYDNEY, NEWCASTLE, WOLLONGONG

Value of a single shop site in prime location within selected suburbs.

SUBURB	DIMENSIONS (METRES)	1987 $	1988 $	% CHANGE 1987-1988
Bankstown	6 x 30	216,000	405,000	87
Belmont	6 x 49	76,000	82,500	9
Blacktown	6 x 44	420,000	560,000	33
Bondi Junction	6 x 30	1,200,000	1,800,000	50
Burwood	6 x 30	660,000	810,000	23
Campbelltown	6.4 x 34	385,000	450,000	17
Campsie	6 x 30	240,000	420,000	75
Caringbah	6 x 30	180,000	240,000	33
Charlestown	10 x 50	210,000	240,000	14
Chatswood	6 x 30	1,200,000	1,680,000	40
Crows Nest	6 x 30	300,000	330,000	10
Dee Why	6 x 30	270,000	330,000	22
Eastwood	6.7 x 45	390,000	600,000	54
Gosford	6.7 x 46	235,000	270,000	15
Hornsby	6 x 30	225,000	390,000	73
Hurstville	6 x 30	450,000	690,000	53
Katoomba	5 x 49	80,000	100,000	25
Liverpool	4.7 x 46	300,000	360,000	20
Marrickville	6 x 30	240,000	300,000	25
Newcastle	9.6 x 18	350,000	370,000	6
Newtown	6 x 30	210,000	240,000	14
Parramatta	5 x 50	800,000	1,000,000	25
Penrith	7.6 x 40	550,000	600,000	9
Sydney	6 x 30	2,400,000	3,480,000	45
Sydney/Kings Cross	6 x 35	540,000	660,000	22
Wollongong	8.7 x 37	950,000	950,000	0

TABLE 16

RETAIL SHOP RENTAL VALUE

SYDNEY, NEWCASTLE, WOLLONGONG

Rent per week of a modern shop in prime location in following suburbs.

SUBURB	DIMENSIONS (METRES)	1987 $	1988 $	% CHANGE 1987-1988
Bankstown	6 x 30	750	1,200	60
Belmont	6 x 24	330	360	9
Blacktown	6 x 44	900	1,100	22
Bondi Junction	6 x 30	2,000	2,400	20
Burwood	6 x 27	1,250	1,700	36
Campbelltown	6.4 x 25	1,100	1,250	14
Campsie	6 x 25	825	1,300	58
Caringbah	6 x 25	625	825	32
Charlestown	5.8 x 14	360	405	12
Chatswood	6 x 35	4,250	6,000	41
Crows Nest	5 x 18	750	900	20
Dee Why	6 x 15	700	775	11
Eastwood	6.7 x 25	975	1,500	54
Gosford	4 x 13	325	350	8
Hornsby	6 x 28	750	1,350	80
Hurstville	6 x 30	1,525	2,000	31
Katoomba	4.8 x 15	300	400	25
Liverpool	4.7 x 25	975	1,075	10
Marrickville	6 x 30	625	850	36
Newcastle	9 x 16	1,350	1,500	11
Newtown	6 x 20	650	750	15
Parramatta	5 x 40	1,900	2,100	11
Penrith	5.3 x 16	1,000	1,150	15
Sydney	6 x 30	5,250	7,500	43
Sydney/Kings Cross	6 x 35	1,300	1,500	15
Wollongong	5.5 x 15	975	975	0

TABLE 17

OFFICE RENTAL VALUES

SYDNEY, NEWCASTLE, WOLLONGONG

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

SUBURB	1987 $	1988 $	%CHANGE 1987-1988
Bankstown	125	160	28
Bondi Junction	250	300	20
Campbelltown	185	195	5
Chatswood	215	270	26
Hurstville	180	210	17
Liverpool	140	140	0
Newcastle	140	156	11
North Sydney	240	320	33
Parramatta	188	220	17
Penrith	135	145	7
Sydney - Prime (With Views)	575	750	30
Sydney - Prime (Without Views)	330	430	30
Sydney - Secondary (With Views)	300	400	33
Sydney - Secondary (Without Views)	225	300	33
Wollongong	220	220	0

TABLE 18

OFFICE BUILDING SITE VALUE

SYDNEY

Land Value per Square Metre related to Gross Floor Space

LOCALITY	1987 $	1988 $	%CHANGE 1987-1988
Chatswood	1,000	1,300	30
North Sydney	1,000	1,200	20
Parramatta	325	430	32
Sydney Central Business District	1,500	4,000	167
Sydney Central Secondary Location	625	1,500	140

TABLE 19

SMALL INDUSTRIAL SITES

SYDNEY, NEWCASTLE, WOLLONGONG

SUBURB	AREA SQUARE METRES	1987 $	1988 $	% CHANGE 1987-1988
Alexandria	1,815	500,000	700,000	40
Artarmon	2,000	1,150,000	1,400,000	22
Blacktown	2,250	145,000	200,000	38
Botany	2,030	275,000	450,000	64
Brookvale	2,000	575,000	860,000	50
Campbelltown	2,004	70,000	85,000	21
Cardiff	2,305	73,000	73,000	0
Carrington	2,018	74,000	76,000	3
Dee Why	2,000	525,000	780,000	49
Gosford	2,089	55,000	80,000	45
Hornsby	2,000	385,000	600,000	56
Marrickville	2,000	400,000	440,000	10
Moorebank	1,859	100,000	140,000	40
North Wollongong	1,608	80,000	85,000	6
Penrith	2,000	70,000	90,000	28
Riverwood	2,000	260,000	345,000	33
Rydalmere	1,831	320,000	370,000	16
Silverwater	2,000	375,000	440,000	17
Smithfield	1,950	140,000	175,000	25
Taren Point	2,000	300,000	370,000	23
Unanderra	2,037	68,000	72,000	6

TABLE 20

LARGE INDUSTRIAL SITES

SYDNEY, NEWCASTLE, WOLLONGONG

SUBURB	AREA HECTARES	1987 $	1988 $	% CHANGE 1987-1988
Alexandria	1.6	3,000,000	4,150,000	38
Banksmeadow	4.6	3,500,000	4,600,000	31
Blacktown	2.6	1,200,000	1,700,000	42
Botany	2.23	2,000,000	2,700,000	35
Campbelltown	2.9	638,000	840,000	31
Carrington	3.27	450,000	480,000	7
Chipping Norton	1.61	560,000	805,000	44
Marrickville	2.0	2,800,000	3,200,000	14
North Ryde	3.0	12,000,000	15,000,000	25
Port Kembla	0.76	240,000	240,000	0
Riverwood	2.0	1,700,000	1,950,000	15
Rydalmere	2.0	2,700,000	3,100,000	15
Silverwater	2.0	2,700,000	3,300,000	22
Taren Point	2.0	1,800,000	2,050,000	14
Unanderra	1.23	215,000	227,000	6
Wetherill Park	2.0	825,000	1,000,000	21

TABLE 21

FACTORY/WAREHOUSE RENTAL VALUES

SYDNEY, NEWCASTLE, WOLLONGONG

Gross annual rent per square metre for modern high wall factory.

SUBURB	AREA SQUARE METRES	1987 $	1988 $	% CHANGE 1987-1988
Artarmon	1,000	95	120	26
Botany	1,440	65	75	15
Brookvale	1,000	95	110	16
Campbelltown	869	48	53	10
Lambton	738	50	55	10
Marrickville	1,000	75	95	27
Milperra	1,000	60	80	33
Moorebank	1,251	53	65	23
North Ryde	1,500	140	155	11
North Wollongong	1,077	52	52	0
Rosebery	1,000	75	85	13
Rydalmere	1,335	70	85	21
Silverwater	1,267	75	95	27
Smithfield	1,200	57	65	14
Taren Point	1,000	60	80	33

TABLE 22

RURAL HOMESITES

SYDNEY AREA

SUBURB	AREA HECTARES	1987 $	1988 $	% CHANGE 1987-1988
Bargo	2.0	50,000	65,000	30
Box Hill	10.35	225,000	300,000	33
Camden	0.4	75,000	90,000	20
Cecil Park	2.0	125,000	200,000	60
Denham Court	1.0	130,000	150,000	15
Dural	2.0	220,000	400,000	82
Freemans Reach	2.0	85,000	125,000	47
Freemans Reach	10.0	160,000	210,000	31
Galston	2.0	185,000	275,000	49
Glenorie	2.023	150,000	230,000	53
Lisarow	1.3	75,000	95,000	27
Morisset	10.17	70,000	85,000	21
Orchard Hills	2.0	115,000	190,000	65
Rossmore	2.0	95,000	130,000	37
Terrey Hills	2.0	300,000	460,000	53

COUNTRY LAND MARKET

TABLE 23

COASTAL CITIES AND TOWNS

SINGLE DWELLING SITE

Value for Standard Serviced Allotment.

CITY/TOWN	DIMENSIONS (METRES)	1987 $	1988 $	% CHANGE 1987-1988
Ballina	18 x 37	28,000	34,000	21
Batemans Bay	20 x 35	26,000	26,000	0
Bega	21 x 45	17,000	17,000	0
Coffs Harbour	18 x 46	25,000	28,000	12
Forster	18 x 30	49,000	49,000	0
Grafton	20 x 30	21,000	21,000	0
Kiama	18 x 36	45,000	55,000	22
Lismore	23 x 31	22,000	24,000	9
Merimbula	18 x 40	34,000	45,000	32
Murwillumbah	20 x 35	26,000	30,000	15
Nelson Bay	15 x 45	45,000	50,000	11
Nowra	18 x 37	21,000	23,000	10
Port Macquarie	21 x 38	24,000	27,000	12
Taree	20 x 39	22,000	25,000	14
The Entrance	20 x 35	40,000	60,000	50
Tweed Heads	17 x 35	28,000	45,000	60
Ulladulla	18 x 37	20,000	22,000	10

TABLE 24

SINGLE DWELLING SITES

INLAND CITIES/TOWNS

Value for Standard Serviced Allotment.

CITY/TOWN	DIMENSIONS (METRES)	1987 $	1988 $	% CHANGE 1987-1988
Albury	18 x 37	19,000	20,000	5
Armidale	20 x 40	23,000	24,000	4
Bathurst	17 x 50	25,000	30,000	20
Bowral	30 x 67	45,000	45,000	0
Broken Hill	20 x 50	2,000	2,000	0
Cessnock	15 x 40	17,000	17,000	0
Cobar	18 x 71	6,750	8,000	18
Cooma	20 x 40	17,500	17,500	0
Coonabarabran	21 x 59	9,000	9,500	5
Coonamble	20 x 50	8,000	8,000	0
Cootamundra	18 x 36	11,000	11,500	4
Cowra	19 x 48	12,000	12,000	0
Crookwell	20 x 36	9,000	10,000	11
Deniliquin	25 x 28	15,000	13,500	- 10
Dubbo	19 x 42	15,000	16,000	7
Gol Gol	20 x 50	17,500	17,500	0
Goulburn	19 x 36	24,000	26,000	8
Griffith	18 x 46	22,000	22,000	0
Gunnedah	21 x 51	20,000	20,000	0
Inverell	22 x 42	12,000	13,500	13
Leeton	20 x 69	21,000	21,000	0
Lithgow	16 x 45	20,000	18,000	- 10
Maitland	17 x 36	22,000	22,000	0
Moree	22 x 45	14,500	16,000	10
Moss Vale	17 x 33	14,000	13,000	- 7
Mudgee	40 x 37	19,000	20,000	5
Muswellbrook	25 x 35	21,000	21,000	0

TABLE 24

SINGLE DWELLING SITES

INLAND CITIES/TOWNS

Value for Standard Serviced Allotment. (Continued)

CITY/TOWN	DIMENSIONS (METRES)	1987 $	1988 $	% CHANGE 1987-1988
Nyngan	20 x 50	5,250	5,250	0
Orange	20 x 36	18,000	19,000	5
Parkes	18 x 33	9,000	9,000	0
Queanbeyan	15 x 40	27,000	28,000	4
Tamworth	22 x 41	21,000	23,000	10
Tumut	18 x 40	15,000	15,000	0
Wagga Wagga	18 x 36	18,500	20,000	8
Walgett	21 x 44	2,600	2,600	0
Wellington	20 x 46	9,000	9,000	0
Yass	17 x 50	14,000	14,000	0
Young	22 x 38	10,000	12,000	20

TABLE 25

RESIDENTIAL COTTAGES

COASTAL CITIES & TOWNS

Value of representative cottage in selected city/town.

CITY/TOWN	CONSTN.	AGE.	B'RMS	1987 $	1988 $	% CHANGE 1987-1988
Ballina	BV	1988	3	100,000	115,000	15
Batemans Bay	BV	1984	3	88,000	95,000	8
Bega	BV	1984	3	82,000	84,000	2
Coffs Harbour	BV	1983	3	80,000	95,000	19
Forster	BV	1970	3	98,000	105,000	7
Grafton	BV	1975	3	76,000	77,000	1
Kiama	BV	1969	3	110,000	125,000	14
Lismore	BV	1975	3	85,000	90,000	6
Merimbula	BV	1986	3	135,000	150,000	11
Murwillumbah	BV	1970	3	95,000	110,000	16
Nelson Bay	BV	1970	3	95,000	105,000	11
Nowra	BV	1977	3	82,000	90,000	10
Port Macquarie	BV	1976	3	85,000	100,000	18
Taree	BV	1978	3	70,000	90,000	29
The Entrance	AC/WB	1948	2	60,000	95,000	58
Tweed Heads	BV	1987	3	95,000	125,000	32
Ulladulla	BV	1984	3	86,000	90,000	5

Cottage Consturction: AC = Asbestos Cement
BV = Brick Veneer
WB = Weatherboard

TABLE 26

RESIDENTIAL COTTAGES

INLAND CITIES & TOWNS

Value of representative cottage in selected city/town.

CITY/TOWN	CONSTN.	AGE.	B'RMS	1987 $	1988 $	% CHANGE 1987-1988
Albury	BV	1981	3	78,000	82,000	5
Armidale	BV	1985	3	82,000	85,000	4
Bathurst	BV	1973	3	72,500	80,000	10
Bowral	BK	1935	3	105,000	110,000	5
Broken Hill	BK	1930	3	40,000	44,000	10
Cessnock	WB	1950	3	55,000	58,000	5
Cobar	WB	1968	3	57,500	62,500	9
Cooma	BV	1968	3	75,000	75,000	0
Coonabarabran	WB	1938	3	48,000	50,000	4
Coonamble	WB	1960	3	50,000	50,000	0
Cootamundra	BV	1973	3	65,000	65,000	0
Cowra	BV	1976	3	65,000	73,000	12
Crookwell	BK	1939	3	55,000	60,000	9
Deniliquin	BV	1979	3	68,500	72,000	5
Dubbo	BV	1976	3	65,000	70,000	8
Gol Gol	BV	1975	3	75,000	75,000	0
Goulburn	BK	1934	3	65,000	70,000	8
Griffith	BV	1968	3	80,000	95,000	19
Gunnedah	BV	1985	3	85,000	92,000	8
Inverell	BV	1986	3	70,000	76,000	9
Leeton	AC/WB	1960	3	60,000	65,000	8
Lithgow	BK	1915	3	43,500	43,500	0
Maitland	BV	1954	3	70,000	70,000	0
Moree	BV	1986	3	74,000	80,000	8
Moss Vale	BV	1976	3	78,000	78,000	0
Mudgee	BV	1984	3	90,000	95,000	5
Muswellbrook	BV	1983	3	70,000	70,000	0

TABLE 26

RESIDENTIAL COTTAGES

INLAND CITIES & TOWNS

Value of representative cottage in selected city/town. (Continued)

CITY/TOWN	CONSTN.	AGE.	B'RMS	1987 $	1988 $	% CHANGE 1987-1988
Nyngan	AC	1965	3	50,000	47,000	- 6
Orange	BV	1972	3	60,000	70,000	16
Parkes	HB	1976	3	50,000	53,000	6
Queanbeyan	BV	1971	3	80,000	85,000	6
Tamworth	BV	1986	3	87,000	92,000	6
Tumut	BV	1978	3	70,000	70,000	0
Wagga Wagga	BV	1978	3	67,500	75,000	11
Walgett	WB	1965	3	36,000	36,000	0
Wellington	WB	1953	3	42,000	45,000	7
Yass	BV	1970	3	72,000	72,000	0
Young	WB	1953	3	55,000	60,000	9

Cottage Construction
AC = Asbestos Cement
BK = Brick
BV = Brick Veneer
HB = Hard Board
WB = Weatherboard

TABLE 27

COUNTRY MEDIUM DENSITY SITES

Value per unit site.

CITY/TOWN	STYLE	B'RMS	1987 $	1988 $	% CHANGE 1987-1988
Batemans Bay	U	2	13,300	13,300	0
Coffs Harbour	U	2	12,000	14,000	17
Goulburn	U	2	3,150	3,500	11
Merimbula	U	2	23,000	26,000	13
Nelson Bay	U	2	12,000	18,000	50
Port Macquarie	U	2	12,000	14,000	17
Queanbeyan	TH	2	9,000	10,000	11
Tweed Heads	U	2	17,500	20,000	14

STYLE U = Home Unit
TH = Town House

TABLE 28

COUNTRY HOME UNITS

VALUE OF UNIT IN MEDIUM DENSITY DEVELOPMENT

CITY/TOWN	STYLE	B'RMS	1987 $	1988 $	% CHANGE 1987-1988
Batemans Bay	U	2	65,000	68,000	5
Coffs Harbour	U	2	50,000	60,000	20
Goulburn	U	2	50,000	55,000	10
Merimbula	U	2	84,000	88,000	5
Nelson Bay	U	2	70,000	84,000	20
Port Macquarie	U	2	50,000	60,000	20
Queanbeyan	TH	2	70,000	73,000	4
Tweed Heads	U	2	77,000	95,000	23

Style U = Home Unit
TH = Town House

TABLE 29

SINGLE SHOP SITE

COUNTRY TOWNS & CITIES

Value of a single shop site in prime location in city/town.

CITY/TOWN	DIMENSIONS (METRES)	1987 $	1988 $	% CHANGE 1987-1988
Albury	5 x 95	220,000	220,000	0
Armidale	6.1 x 67	134,000	146,000	9
Batemans Bay	7.3 x 55	150,000	175,000	17
Bathurst	4.4 x 40	165,000	180,000	9
Bega	8.4 x 30	140,000	175,000	25
Broken Hill	6.7 x 50	18,500	17,000	- 9
Coffs Harbour	6.7 x 53	295,000	310,000	5
Cooma	6.1 x 17	79,000	79,000	0
Cowra	6.4 x 57	45,000	45,000	0
Deniliquin	5 x 50	55,000	55,000	0
Dubbo	5.6 x 51	153,000	170,000	11
Goulburn	6.7 x 31	100,000	120,000	20
Grafton	5.3 x 34	125,000	133,000	6
Griffith	9.1 x 47	228,000	256,000	12
Lismore	6.7 x 43	267,000	300,000	12
Lithgow	5.9 x 47	80,000	65,000	- 19
Maitland	5.5 x 24	110,000	110,000	0
Merimbula	9.3 x 50	200,000	225,000	12
Moree	6.1 x 50	67,000	73,000	9
Mudgee	7.9 x 40	67,000	67,000	0
Muswellbrook	7.6 x 40	125,000	125,000	0
Nowra	6.7 x 40	215,000	240,000	12
Orange	4.9 x 37	134,000	146,000	9
Parkes	5.6 x 58	41,000	41,000	0
Port Macquarie	9.4 x 44	490,000	510,000	4
Queanbeyan	10 x 31	146,000	165,000	13
Tamworth	6.3 x 52	173,000	188,000	9
Taree	6.2 x 44	218,000	230,000	6
Tweed Heads	5.6 x 25	141,000	169,000	20
Wagga Wagga	8.2 x 50	220,000	287,000	30
Young	5.6 x 50	85,000	85,000	0

TABLE 30

RENTAL OF MODERN SHOP

COUNTRY TOWNS & CITIES

Rent per week for a modern shop in prime location in city/town.

CITY/TOWN	DIMENSIONS (METRES)	1987 $	1988 $	% CHANGE 1987-1988
Albury	5 x 42	800	800	0
Armidale	6 x 21	550	600	9
Batemans Bay	7.3 x 25	480	520	8
Bathurst	4.4 x 30	625	675	8
Bega	8.4 x 24	540	600	11
Broken Hill	6.7 x 23	320	320	0
Coffs Harbour	6.7 x 38	910	950	4
Cooma	6.1 x 17	325	325	0
Cowra	6.4 x 26	300	330	10
Deniliquin	5 x 35	400	400	0
Dubbo	5.6 x 36	880	880	0
Goulburn	6.6 x 17	450	500	11
Grafton	5.3 x 30	600	625	4
Griffith	9 x 47	800	850	6
Lismore	6.7 x 43	800	850	6
Lithgow	5.9 x 32	350	375	7
Maitland	5.5 x 13	400	400	0
Merimbula	9.3 x 27	600	650	8
Moree	6 x 18	300	330	10
Mudgee	7.9 x 36	600	600	0
Muswellbrook	6.5 x 37	400	400	0
Nowra	6.1 x 31	535	560	5
Orange	4.9 x 37	780	835	7
Parkes	5.6 x 24	260	280	8
Port Macquarie	9.4 x 32	1,500	1,580	5
Queanbeyan	10 x 27	750	750	0
Tamworth	6.2 x 25	700	800	14
Taree	6.2 x 32	730	770	5
Tweed Heads	5.6 x 25	430	515	20
Wagga Wagga	8.2 x 48	1,000	1,200	20
Young	5.6 x 21	275	300	9

TABLE 31

SMALL INDUSTRIAL SITES

COUNTRY TOWNS

CITY/TOWN	AREA SQUARE METRES	1987 $	1988 $	% CHANGE 1987-1988
Albury	1,277	26,000	30,000	15
Armidale	1,000	22,000	23,000	5
Bathurst	1,960	27,500	29,500	7
Bomaderry	2,485	60,000	60,000	0
Coffs Harbour	1,600	75,000	78,000	4
Dubbo	2,700	23,000	23,000	0
Goulburn	2,561	65,000	70,000	8
Griffith	2,036	40,000	40,000	0
Lismore	1,008	22,000	22,000	0
Moree	3,000	20,000	21,000	5
Muswellbrook	2,000	17,000	16,000	- 6
Murwillumbah	1,646	30,000	35,000	17
Queanbeyan	1,992	44,000	50,000	13
Tamworth	2,200	36,000	36,000	0
Taree	2,247	50,000	50,000	0
Wagga Wagga	2,000	35,000	40,000	14

TABLE 32

RURAL HOMESITES

COUNTRY AREAS

CITY/TOWN	AREA (ha)	KM FROM TOWN	1987 $	1988 $	% CHANGE 1987-1988
Albury	9.7	18	48,000	48,000	0
Allandale (Cessnock)	10.12	20	60,000	70,000	17
Armidale	2.	3	25,000	27,000	8
Bathurst	2.46	8	50,000	52,500	5
Bega	2	3	45,000	48,000	7
Berry	10	3	110,000	125,000	14
Bowral	10	6	210,000	220,000	5
Byron Bay	2	9	50,000	60,000	20
Coffs Harbour	0.85	8	47,000	50,000	6
Deniliquin	2	6	25,000	25,000	0
Dubbo	10.1	11	28,000	30,000	7
Goulburn	10.08	14	29,000	32,000	10
Grafton	9.9	16	30,000	32,500	8
Inverell	2	5	20,000	22,000	10
Leeton	10	3	39,000	42,000	8
Lismore	2.02	10	40,000	42,500	6
Maitland	10.5	20	55,000	55,000	0
Maitland	10.7	6	80,000	90,000	12
Moruya	2.07	5	36,000	36,000	0
Muswellbrook	2	5	50,000	50,000	0
Orange	2.17	5	46,000	46,000	0
Queanbeyan	4.8	10	50,000	50,000	0
Raymond Terrace	10	14	75,000	80,000	7
Tamworth	2	8	32,500	32,500	0
Taree	4.58	16	35,000	40,000	14
Wagga Wagga	10	12	50,000	60,000	20

TABLE 33

HOBBY FARM SITES

COUNTRY AREAS

CITY/TOWN	AREA (ha)	KM FROM TOWN	1987 $	1988 $	% CHANGE 1987-1988
Albury	40.5	16	85,000	85,000	0
Armidale	40	10	73,000	75,000	3
Bathurst	40.2	8	92,500	95,000	3
Bega	12	8	47,000	47,000	0
Bowral	40	5	250,000	250,000	0
Buladelah	40.5	23	60,000	65,000	8
Byron Bay	16	20	65,000	75,000	15
Moss Vale	40	30	85,000	100,000	18
Coffs Harbour	22.3	20	62,000	70,000	13
Cooma	15.1	7	44,000	44,000	0
Dubbo	41.7	14	52,000	52,000	0
Goulburn	40	29	50,000	55,000	10
Grafton	38	13	50,000	52,500	5
Inverell	40	6	34,000	37,000	9
Lismore	10.3	8	60,000	65,000	8
Lithgow	13.4	12	55,000	60,000	9
Milton	36	4	140,000	155,000	11
Mudgee	10.1	5	41,000	45,000	10
Mulbring	44.2	20	130,000	170,000	30
Nowra	36	5	150,000	160,000	7
Orange	40.7	15	85,000	85,000	0
Tamworth	40	13	60,000	60,000	0
Taree	40	16	75,000	85,000	13
Tenterfield	40	60	29,000	30,000	3
Yass	24.8	18	90,000	90,000	0
Wagga Wagga	40	15	80,000	100,000	25

TABLE 34

DAIRY FARMS

COUNTRY AREAS

Value ex Buildings for Typical property.

LOCALITY	AREA (ha)	NO. OF MILKERS	1987 $	1988 $	% CHANGE 1987-1988
Bega	122	220	340,000	370,000	9
Denman	75	50	300,000	340,000	13
Dorrigo	141	80	230,000	250,000	9
Lismore	69	70	120,000	125,000	4
Nowra	85	80	400,000	440,000	9
Singleton	40	45	225,000	315,000	40
Taree	112	70	240,000	290,000	21

TABLE 35

WHEAT PROPERTIES

Value ex buildings for typical property.

LOCALITY	AREA (ha)	TONNES PER HA.	1987 $	1988 $	% CHANGE 1987-1988
Albury	456	2.8	685,000	913,000	33
Condobolin	1,568	1.0	290,000	320,000	10
Coonamble	731	2.0	274,000	300,000	9
Cootamundra	285	4.5	375,000	493,000	31
Cowra	247	2.75	235,000	272,000	15
Dubbo	696	1.6	233,000	257,000	10
Gilgandra	762	2.0	286,000	312,000	9
Goolgowi	2,329	1.2	489,000	489,000	0
Grenfell	505	1.8	232,000	278,000	20
Inverell	465	1.7	235,000	255,000	9
Junee	453	3.75	475,000	589,000	24
Moree	1,100	1.9	480,000	520,000	8
Narrabri	730	2.2	375,000	410,000	9
Narromine	865	2.0	290,000	355,000	22
Parkes	465	1.8	232,000	279,000	20
Spring Ridge	500	2.5	440,000	540,000	23
Swan Hill	2439	1.8	610,000	732,000	20
Tamworth	300	1.7	160,000	200,000	25
Walgett	2,350	1.0	388,000	458,000	18
Wellington	524	2.75	380,000	430,000	13

TONNES PER HECTARE = TYPICAL AVERAGE PRODUCTION

TABLE 36

COASTAL GRAZING

Value ex buildings for typical property.

(S = SHEEP, C = CATTLE)

LOCALITY	AREA (ha)	CARRYING CAPACITY	1987 $	1988 $	% CHANGE 1987-1988
Bega	331	200.C	330,000	330,000	0
Bonalbo	535	180.C	185,000	200,000	8
Dungog	202	125.C	275,000	285,000	4
Grafton	1,195	420.C	430,000	450,000	5
Kempsey	513	320.C	375,000	400,000	7
Moruya	126	100.C	225,000	225,000	0
Nowra	60	60.C	230,000	250,000	9
Scone	476	175.C	285,000	350,000	23
Singleton	760	300.C	345,000	410,000	19
Taree	742	400.C	380,000	435,000	14

TABLE 37

TABLELANDS GRAZING

Value ex buildings for typical property.

(S = SHEEP)

LOCALITY	AREA (ha)	CARRYING CAPACITY DRY SHEEP EQUIVALENT	1987 $	1988 $	% CHANGE 1987-1988
Bathurst	387	3,100.S	350,000	405,000	16
Boorowa	300	1,800.S	232,000	287,000	24
Coolah	639	2,500.S	240,000	290,000	20
Cooma	842	2,500.S	275,000	325,000	18
Crookwell	325	2,400.S	300,000	396,000	32
Guyra	700	8,000.S	850,000	1,200,000	41
Mudgee	1,011	3,200.S	310,000	380,000	22
Oberon	191	2,400.S	270,000	305,000	13
Orange	238	3,000.S	290,000	330,000	14
Tenterfield	700	4,400.S	420,000	550,000	31
Tumbarumba	290	2,900.S	250,000	290,000	16
Tumut	606	6,000.S	510,000	727,000	43
Walcha	700	7,000.S	720,000	1,000,000	39
Yass	704	3,000.S	360,000	420,000	17

TABLE 38

WESTERN GRAZING

Value ex buildings for typical property.

(S = SHEEP)

LOCALITY	AREA (ha)	CARRYING CAPACTY DRY SHEEP EQUIVALENT	1987 $	1988 $	% CHANGE 1987-1988
Balranald	12,430	6,000.S	600,000	1,052,000	75
Bourke	24,270	6,000.S	225,000	300,000	33
Brewarrina	9,429	5,800.S	377,000	522,000	38
Cobar	25,470	4,800.S	267,000	340,000	27
Hay	9,138	4,500.S	790,000	790,000	0
Lightning Ridge	7,822	4,100.S	309,000	350,000	13
Wentworth	13,183	3,300.S	250,000	400,000	60
Wilcannia	33,526	5,100.S	310,000	413,000	33

TABLE 39

SPECIALISED RURAL PROPERTIES

Value ex buildings.

LOCALITY	AREA (ha)	1987 $	1988 $	% CHANGE 1987-1988
Irrigation - Cotton				
Gwydir Valley	850	1,500,000	1,950,000	30
Namoi Valley	600	1,000,000	1,250,000	25
Irrigation - Prime Cereal Growing				
Breeza Plain	500	800,000	890,000	11
Citrus Farms				
Buronga	11.6	140,000	150,000	7
Griffith	26	442,000	520,000	18
Rice Farms				
Deniliquin	256	153,000	192,000	25
Griffith	177	177,000	212,000	20
Banana Plantations				
Coffs Harbour	7	230,000	230,000	0
Sugar Cane Farms				
Condong	47	165,000	165,000	0
South Ballina	40	110,000	120,000	9
Vines				
Coomealla	13.5	80,000	100,000	25
Yenda	23	197,000	232,000	18