New South Wales Real Estate Market 1989

The Valuer-General's Department

FOREWORD

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

The publication has been produced in the revised format introduced last year to give the values of properties which are fully representative of the featured localities and suburbs.

The Report demonstrates the volatility of the market at the 30th June 1989 particularly in the residential market of the Sydney Metropolitan Area.

I have no doubt that this publication will continue to be successful as a source of real estate market information.

Ian Causley

IAN CAUSLEY
MINISTER FOR NATURAL RESOURCES

NEW SOUTH WALES REAL ESTATE MARKET

30 JUNE 1989

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NEW SOUTH WALES LAND MARKET AT 30TH JUNE, 1989

RESIDENTIAL PROPERTY

Metropolitan Areas (including Newcastle and Wollongong).

Whilst residential value levels have risen during the last twelve months the extent of the increases has not been consistent. The more expensive areas of the Eastern suburbs and the North Shore have shown lower percentage increases when compared to the more average suburbs. The market peaked in about December prior to levelling off during the first few months of 1989. On the other hand there were significant increases in the fringe metropolitan areas where a "catch up" effect from a lower base has occurred. In some instances those properties has shown increases of about 100%. By contrast the value of cottages generally throughout the metropolitan area has risen by 10% to 38%.

Values of both homesites and cottage in Newcastle and Wollongong have increased generally 20% - 40%.

Auction clearance rates decreased together with a sharp downturn in the volume of transactions. The uncertainty created by the economic outlook, particularly the rise in home interest rates, has reduced early increases.

Medium density housing sites have generally shown increases of around 25% in the Sydney Metropolitan Area, with more significant increases in Newcastle and Wollongong.

Again, as with cottages and cottage sites, the land has increased in value by a greater percentage than the improved property.

Country Areas

Coastal areas generally showed increases of around 30% - 40% over values at June 1988, but increases were generally less consistent in inland localities with only those larger established centres recording significant increases.

Retail Property

Retail sites have shown significant increases in the past 12 months in Sydney C.B.D. (130%) and Parramatta (40%). Most other centres show increases to varying degrees. Newcastle and Wollongong values have remained static.

Shop rentals in the Sydney C.B.D. have only increased 17% which contrasts with the increase in site values. The existing supply and proposed availability of new space over the next few years may result in increases being restricted to prime properties and locations.

In the major suburban retail areas the continued influx of office workers has contributed to high levels of retail activity. Values have been maintained during the year although there appears to be a levelling off of activity towards the end of the review period. Rentals have increased in the order of 15% to 20% with minimal vacancies being recorded.

Retail Property (Continued)

Outside the metropolitan areas new retail development has been restricted to the major coastal and inland cities where sound trading exists. Rental increases have generally only been in line with the CPI movements, thereby providing only static returns.

COMMERCIAL (OFFICE) PROPERTY

In the Sydney City area the demand for prime office development sites was strong during the first half of the financial year. The office vacancy rate continued to be low at about 1.2% and yields were as low as 4% to 6% net for well leased property. It is expected that prices will level off together with a rise in vacancy rates.

Office development on the North Shore continues to be in strong demand with yields firming to 7% and rental levels up to $350 per square metre being recorded. Further decentralisation by both the public and private sectors is creating developer interest in such areas as Pennant Hills and Hornsby. In Parramatta the public sector continues to occupy the bulk of the large lettings although the number of smaller private leasings is showing a significant increase. Parramatta development sites have shown a value increase of 98% in the 12 months from June 1988.

In Newcastle and Wollongong an oversupply situation exists and both sites and leasings are proving difficult to move resulting in a mainly stagnant market.

INDUSTRIAL PROPERTY

After recording substantial increases in the value of both sites and rentals in the early part of the year the market slowed markedly. Yields increased by about 1% during the last month of the review period. Industrial land has, at the close of the year, increased by about 30% in the more established and recognised industrial areas such as Silverwater and Rydalmere. Elsewhere prime locations at Artarmon and North Ryde have experienced similar increases. Of major interest has been the strong growth in site values west of Parramatta where increases are around 66%. In the South Sydney area the market has begun to taper off with recent auctions indicating a lack of confidence in the market's future. However, such reservations have not removed or reversed the strong capital growth during the 12 month period of review. The demand for industrial property in the Hunter and Illawarra Regions has been more subdued as a result of the more uncertain industrial situation.

Rental levels have experienced a more subdued increase, generally around 15%.

There has been little demand for industrial sites in country areas and values have remained static except for Albury (up 27%), Dubbo (up 30%) and Wagga Wagga (up 50%).

RURAL HOME SITES

Sydney Area

As with residential property the market for rural homesites and hobby farms has been keenly contested. Increases of up to 50% have been recorded in the areas north and west of Sydney at Terry Hills and Freemans Reach and up to 80% increase at Rossmore in the south west. Two hectare sites at Terry Hills command up to $700,000 from a value of $460,000 at the commencement of the financial year.

Country Areas

The market outside the metropolitan area has also shown strong increases e.g. in the Tweed/Byron, Nowra and Bathurst/Lithgow localities. In the south the areas north and east of Goulburn have benefited from the increased demand in the neighbouring Sydney environs.

RURAL PROPERTY

Dairy Farms

Dairy farms increased generally with significant increases of over 30% in Lismore and Taree.

Grazing Property

Favourable seasonal conditions together with a major improvement in Australia's trade position has led to a strong demand for rural commodities which in turn resulted in a strong demand for good rural properties. Significant increases have been recorded throughout the year with prices being above early expectations. In general recent increases in interest rates have not dampened buyer confidence and price levels are being maintained. Auction clearance rates are high together with a strong corporate interest in well established properties.

Wheat and Sheep Properties

Good rainfall together with promising commodity prices has resulted in property prices rising between 10% and 50%. The drought in the U.S.A. and the lowering in value of the Australian dollar has ensured a good demand for Australian wool and wheat products. A successful 1988 year provided buyer confidence and provided a sound base for the increases during this financial year.

Specialist Crops

Cotton — Whilst the high rainfall benefited grazing properties in the north west they were not so well received in the cotton areas of the Namoi and Gwydir Valleys. The consistent rains hampered and reduced the quantity and quality of the cotton. Few sales were recorded and these indicated little movement in market prices.

Rice — Whilst no large movement in prices has been recorded values are stabilising as commodity returns have increased. Sales show an increase of 12% in the past year.

NEW SOUTH WALES REAL ESTATE VALUES

30 JUNE 1989

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.

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 ($)	1988 ($)	1989 ($)	% CHANGE 1988-1989
Balmain	4.5 x 26	60,000	130,000	150,000	15
Bellevue Hill	15 x 43	375,000	650,000	700,000	8
Bondi	10.5 x 42	125,000	275,000	275,000	0
Erskineville	5 x 30	36,000	75,000	80,000	7
Leichhardt	8 x 43	50,000	110,000	130,000	18
Marrickville	12 x 37	60,000	85,000	105,000	24
Neutral Bay	15 x 36	195,000	380,000	380,000	0
Paddington	6 x 30	120,000	200,000	200,000	0
Randwick	10 x 30	170,000	325,000	360,000	11
Redfern	4.5 x 34	40,000	70,000	75,000	7
Ultimo	4 x 27	41,000	70,000	90,000	29

TABLE 2

RESIDENTIAL COTTAGE SITES.

MIDDLE-DISTANCE SYDNEY SUBURBS (6-25 KILOMETRES)

Value of standard serviced allotments within selected suburbs.

SUBURB	DIMENSIONS (METRES)	1987 ($)	1988 ($)	1989 ($)	% CHANGE 1988-1989
Auburn	12 x 40	45,000	90,000	95,000	5
Bankstown	15 x 41	67,500	105,000	120,000	14
Belrose	19 x 34	95,000	170,000	200,000	18
Burwood	15 x 46	120,000	165,000	190,000	15
Campsie	12 x 36	62,500	100,000	115,000	15
Carlingford	20 x 34	75,000	140,000	150,000	7
Chatswood	16 x 38	140,000	260,000	280,000	8
Chester Hill	15 x 50	49,000	80,000	95,000	19
Dover Heights	15 x 43	225,000	375,000	375,000	0
Drummoyne	15 x 37	125,000	170,000	220,000	29
Earlwood	15 x 36	92,500	150,000	175,000	17
Ermington	15 x 43	47,500	90,000	100,000	11
Gordon	20 x 61	180,000	450,000	475,000	6
Hornsby	18 x 49	72,500	125,000	140,000	12
Hurstville	12 x 36	80,000	125,000	140,000	12
Lane Cove	15 x 40	120,000	240,000	260,000	8
Manly	14 x 43	117,500	225,000	250,000	11
Mascot	10 x 25	74,000	125,000	140,000	12
Mosman	12 x 46	145,000	300,000	330,000	10
Oatley	15 x 36	97,500	160,000	190,000	19
Pennant Hills	18 x 46	80,000	145,000	160,000	10
Revesby	15 x 50	62,500	100,000	110,000	10
Ryde	15 x 41	85,000	125,000	165,000	32
Strathfield	15 x 46	190,000	275,000	390,000	42
Wiley Park	15 x 43	65,000	100,000	110,000	10

TABLE 3

RESIDENTIAL COTTAGE SITES.

OUTER SYDNEY SUBURBS (OVER 25 KILOMETRES)

Value of standard serviced allotments within selected suburbs.

SUBURB	DIMENSIONS (METRES)	1987 ($)	1988 ($)	1989 ($)	% CHANGE 1988-1989
Berowra	18 x 49	52,500	90,000	97,500	8
Blaxland	15 x 37	29,000	40,000	70,000	75
Campbelltown	17 x 33	29,000	42,000	60,000	43
Castle Hill	23 x 40	70,000	130,000	145,000	12
Cronulla	15 x 38	125,000	200,000	225,000	13
Engadine	15 x 42	57,000	92,500	105,000	14
Greenfield Park	18 x 35	40,000	70,000	90,000	29
Guildford	12 x 49	40,000	75,000	95,000	27
Jannali	15 x 36	58,000	95,000	110,000	16
Katoomba	15 x 37	15,500	30,000	40,000	33
Liverpool	15 x 45	35,000	60,000	75,000	25
Minchinbury	15 x 38	30,000	50,000	70,000	40
Miranda	15 x 36	82,500	135,000	155,000	15
Mona Vale	18 x 58	92,500	165,000	190,000	15
Penrith	17 x 37	32,000	50,000	60,000	20
Plumpton	15 x 37	24,000	42,000	50,000	19
Richmond	17 x 37	32,000	45,000	55,000	22
Tahmoor	20 x 50	16,500	22,000	45,000	104
Winston Hills	18 x 37	50,000	95,000	105,000	11

TABLE 4

RESIDENTIAL COTTAGE SITES

NEWCASTLE URBAN AREA

SUBURB	DIMENSIONS (METRES)	1987 ($)	1988 ($)	1989 ($)	% CHANGE 1988-1989
Edgeworth	22 x 33	18,500	20,000	26,000	30
Eleebana	18 x 42	36,000	39,000	55,000	36
Mayfield	15 x 31	19,000	22,000	30,000	36
Merewether	19 x 36	55,000	65,000	85,000	31

TABLE 5

RESIDENTIAL COTTAGE SITES

WOLLONGONG URBAN AREA

SUBURB	DIMENSIONS (METRES)	1987 ($)	1988 ($)	1989 ($)	% CHANGE 1988-1989
Barrack Heights	17 x 35	35,000	42,000	65,000	55
Dapto	15 x 49	28,000	35,000	45,000	29
Helensburgh	17 x 40	45,000	69,000	90,000	30
Thirroul	17 x 33	50,000	80,000	100,000	25

TABLE 6

RESIDENTIAL COTTAGE SITES

GOSFORD/WYONG URBAN AREAS

SUBURB	DIMENTIONS (METRES)	1987 ($)	1988 ($)	1989 ($)	% CHANGE 1988-1989
East Gosford	15 x 50	36,000	60,000	80,000	33
Wamberal	26 x 30	43,000	80,000	95,000	19
Wyong	19 x 36	22,000	42,000	55,000	31

TABLE 7

VALUE OF REPRESENTATIVE COTTAGE IN SELECTED SUBURBS.

INNER SYDNEY SUBURBS (0-6 KILOMETRES)

SUBURB	CONSTN.	AGE	B'RMS	1987 ($)	1988 ($)	1989 ($)	% CHANGE 1988-1989
Balmain	BK	1890	2	100,000	200,000	250,000	25
Bellevue Hill	BK	1935	3	450,000	900,000	900,000	0
Bondi	BK	1910	3	180,000	350,000	350,000	0
Erskineville	BK	1900	3	74,000	150,000	170,000	13
Leichhardt	BK	1900	3	85,000	190,000	215,000	13
Marrickville	BK	1925	3	90,000	150,000	180,000	20
Neutral Bay	BK	1910	3	290,000	500,000	500,000	0
Paddington	BK	1890	3	200,000	450,000	450,000	0
Randwick	BK	1910	3	230,000	380,000	410,000	8
Redfern	BK	1890	3	85,000	155,000	180,000	16
Ultimo	BK	1900	3	90,000	150,000	190,000	27

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 $	1989	% CHANGE 1988-1989
Auburn	BK	1920	3	77,500	140,000	140,000	0
Bankstown	AC	1958	3	87,500	145,000	160,000	10
Belrose	BV	1965	3	145,000	235,000	265,000	13
Burwood	BK	1925	3	155,000	230,000	275,000	20
Campsie	BK	1930	3	92,500	150,000	165,000	10
Carlingford	BV	1972	4	140,000	240,000	250,000	4
Chatswood	BK	1910	3	180,000	360,000	390,000	8
Chester Hill	AC	1959	3	82,500	135,000	145,000	7
Dover Heights	BK	1950	3	325,000	500,000	500,000	0
Drummoyne	BK	1920	3	150,000	250,000	290,000	16
Earlwood	BK	1925	3	127,500	205,000	230,000	12
Ermington	BV	1950	3	82,000	160,000	170,000	6
Gordon	BK	1930	3	270,000	650,000	680,000	5
Hornsby	BV	1965	3	130,000	225,000	250,000	11
Hurstville	BK	1925	3	107,500	170,000	190,000	12
Lane Cove	BK	1930	3	160,000	320,000	335,000	5
Manly	BK	1925	3	165,000	320,000	360,000	13
Mascot	BK	1920	3	150,000	210,000	230,000	10
Mosman	BK	1925	3	240,000	450,000	525,000	17
Oatley	BK	1949	3	130,000	225,000	250,000	11
Pennant Hills	BV	1965	3	135,000	240,000	260,000	8
Revesby	AC	1949	3	90,000	145,000	160,000	10
Ryde	BK	1930	3	120,000	175,000	220,000	26
Strathfield	BK	1930	3	255,000	375,000	475,000	27
Wiley Park	BK	1940	3	95,000	150,000	165,000	10

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 $	1989 ($)	% CHANGE 1988-1989
Berowra	BV	1965	3	105,000	155,000	167,000	8
Blaxland	BV	1975	3	75,000	115,000	125,000	9
Campbelltown	BV	1976	3	80,000	100,000	125,000	25
Castle Hill	BV	1975	4	170,000	255,000	260,000	2
Cronulla	BK	1956	3	167,500	260,000	285,000	10
Engadine	AC	1955	3	90,000	142,000	160,000	11
Greenfield Park	BV	1986	3	85,000	130,000	150,000	15
Guildford	AC	1950	3	64,000	115,000	130,000	13
Jannali	AC	1950	3	92,500	147,000	165,000	12
Katoomba	BV	1975	3	54,000	90,000	105,000	16
Liverpool	AC	1955	3	58,000	110,000	125,000	14
Minchinbury	BV	1987	3	80,000	115,000	145,000	26
Miranda	AC	1955	3	105,000	170,000	190,000	12
Mona Vale	BV	1968	3	140,000	230,000	260,000	13
Penrith	BV	1975	3	64,000	110,000	110,000	0
Plumpton	BV	1987	3	70,000	100,000	120,000	20
Richmond	BV	1975	3	62,000	110,000	125,000	14
Tahmoor	BV	1984	3	65,000	83,000	115,000	38
Winston Hills	BV	1970	3	95,000	175,000	185,000	6

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 $	1989 ($)	% CHANGE 1988-1989
Edgeworth	HB	1973	3	59,000	63,000	85,000	35
Eleebana	BV	1987	4	120,000	130,000	170,000	30
Mayfield	WB	1926	2	42,000	47,000	65,000	38
Merewether	BV	1967	3	120,000	145,000	190,000	31

TABLE 11

VALUE OF REPRESENTATIVE COTTAGE IN SELECTED SUBURBS.

WOLLONGONG URBAN AREA

SUBURB	CONSTN.	AGE.	B'RMS	1987 ($)	1988 ($)	1989 ($)	% CHANGE 1988-1989
Barrack Heights	BV	1975	3	80,000	90,000	125,000	39
Dapto	BV	1985	3	78,000	90,000	130,000	44
Thirroul	BV	1974	3	100,000	170,000	210,000	24
West Wollongong	WB	1959	3	85,000	120,000	145,000	21

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 $	1989 ($)	% CHANGE 1988-1989
East Gosford	WB	1967	3	90,000	130,000	160,000	23
Woy Woy	AC	1965	3	65,000	110,000	125,000	14
Wyong	WB	1960	3	60,000	85,000	100,000	18

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 ($)	1988 ($)	1989 ($)	% CHANGE 1988-1989
Allawah	U	2	28,000	60,000	67,000	12
Ashfield	U	2	19,000	40,000	50,000	25
Auburn	U	2	12,500	26,000	26,000	0
Balmain	U	2	25,000	60,000	75,000	25
Burwood	U	2	25,000	47,500	60,000	26
Campbelltown	V	2	13,000	20,000	25,000	25
Campsie	U	2	19,000	42,500	52,500	24
Chatswood	U	2	40,000	90,000	100,000	11
Cronulla	U	2	32,000	62,500	72,500	16
Dee Why	U	2	34,000	65,000	85,000	31
Drummoyne	U	2	25,000	50,000	70,000	40
Fairfield	U	2	14,000	30,000	35,000	17
Gordon	U	2	50,000	100,000	110,000	10
Hornsby	U	2	28,000	55,000	60,000	9
Liverpool	U	2	11,500	15,000	19,000	27
Manly	U	2	36,000	75,000	100,000	33
Merewether	U	2	12,500	15,000	20,000	33
Mosman	U	2	38,000	70,000	85,000	21
North Sydney	U	2	38,000	70,000	85,000	21
Parramatta	U	2	22,000	45,000	50,000	11
Penrith	TH	3	15,000	25,000	30,000	20
Randwick	U	2	30,000	85,000	98,000	15
Ryde	U	2	21,000	35,000	50,000	43
Terrigal	U	2	25,000	45,000	65,000	44
Waverley	U	2	32,500	90,000	100,000	11
Wollongong	U	2	16,000	23,000	45,000	96

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 ($)	1988 ($)	1989 ($)	% CHANGE 1988-1989
Allawah	U	2	74,000	142,000	155,000	9
Ashfield	U	2	65,000	110,000	125,000	14
Auburn	U	2	50,000	88,000	88,000	0
Balmain	U	2	88,000	130,000	150,000	15
Burwood	U	2	75,000	125,000	145,000	16
Campbelltown	V	2	63,000	80,000	115,000	43
Campsie	U	2	57,500	110,000	120,000	9
Chatswood	U	2	125,000	220,000	230,000	5
Cronulla	U	2	82,500	145,000	160,000	10
Dee Why	U	2	77,500	140,000	165,000	18
Drummoyne	U	2	85,000	140,000	180,000	29
Fairfield	U	2	45,000	85,000	95,000	12
Gordon	U	2	125,000	235,000	250,000	6
Hornsby	U	2	85,000	155,000	170,000	10
Liverpool	U	2	55,000	78,000	100,000	28
Manly	U	2	92,500	165,000	190,000	15
Merewether	U	2	58,000	63,000	85,000	35
Mosman	U	2	130,000	210,000	235,000	11
North Sydney	U	2	140,000	200,000	225,000	11
Parramatta	U	2	65,000	120,000	135,000	12
Penrith	TH	3	65,000	105,000	125,000	19
Randwick	U	2	75,000	150,000	165,000	10
Ryde	U	2	70,000	110,000	150,000	36
Terrigal	U	2	100,000	150,000	200,000	33
Waverley	U	2	85,000	175,000	175,000	0
Wollongong	U	2	60,000	85,000	110,000	29

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 ($)	1988 ($)	1989 ($)	% CHANGE 1988-1989
Bankstown	6 x 30	216,000	405,000	500,000	23
Belmont	6 x 49	76,000	82,500	92,500	12
Blacktown	6 x 44	420,000	560,000	560,000	0
Bondi Junction	6 x 30	1,200,000	1,800,000	1,800,000	0
Burwood	6 x 30	660,000	810,000	1,000,000	23
Campbelltown	6.4 x 34	385,000	450,000	485,000	8
Campsie	6 x 30	240,000	420,000	510,000	21
Caringbah	6 x 30	180,000	240,000	300,000	25
Charlestown	10 x 50	210,000	240,000	240,000	0
Chatswood	6 x 30	1,200,000	1,680,000	2,000,000	19
Crows Nest	6 x 30	300,000	330,000	330,000	0
Dee Why	6 x 30	270,000	330,000	450,000	36
Eastwood	6.7 x 45	390,000	600,000	800,000	33
Gosford	6.7 x 46	235,000	270,000	370,000	37
Hornsby	6 x 30	225,000	390,000	430,000	10
Hurstville	6 x 30	450,000	690,000	900,000	30
Katoomba	5 x 49	80,000	100,000	120,000	20
Liverpool	4.7 x 46	300,000	360,000	460,000	28
Marrickville	6 x 30	240,000	300,000	390,000	30
Newcastle	9.6 x 18	350,000	370,000	380,000	3
Newtown	6 x 30	210,000	240,000	300,000	25
Parramatta	5 x 50	800,000	1,000,000	1,400,000	40
Penrith	7.6 x 40	550,000	600,000	830,000	38
Sydney	6 x 30	2,400,000	3,480,000	8,000,000	130
Sydney/Kings Cross	6 x 35	540,000	660,000	900,000	36
Wollongong	11.6 x 37	950,000	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 ($)	1988 ($)	1989 ($)	% CHANGE 1988-1989
Bankstown	6 x 30	750	1,200	1,400	17
Belmont	6 x 24	330	360	360	0
Blacktown	6 x 44	900	1,100	1,100	0
Bondi Junction	6 x 30	2,000	2,400	2,400	0
Burwood	6 x 27	1,250	1,700	1,900	12
Campbelltown	6.4 x 25	1,400	1,550	1,600	3
Campsie	6 x 25	825	1,300	1,400	8
Caringbah	6 x 25	625	825	925	12
Charlestown	5.8 x 14	360	405	420	4
Chatswood	6 x 35	4,250	6,000	6,400	7
Crows Nest	5 x 18	750	900	900	0
Dee Why	6 x 15	700	775	850	10
Eastwood	6.7 x 25	975	1,500	1,700	13
Gosford	4 x 13	325	350	550	57
Hornsby	6 x 28	750	1,350	1,500	11
Hurstville	6 x 30	1,525	2,000	2,200	10
Katoomba	4.8 x 15	300	400	450	12
Liverpool	4.7 x 25	975	1,075	1,300	21
Marrickville	6 x 30	625	850	950	12
Newcastle	9 x 16	1,350	1,500	1,600	7
Newtown	6 x 20	650	750	800	7
Parramatta	5 x 40	1,900	2,100	2,500	19
Penrith	5.3 x 16	1,000	1,150	1,200	4
Sydney	6 x 30	5,250	7,500	8,750	17
Sydney/Kings Cross	6 x 35	1,300	1,500	2,000	33
Wollongong	5.5 x 15	975	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 ($)	1988 ($)	1989 ($)	%CHANGE 1988-1989
Bankstown	125	160	200	25
Bondi Junction	250	300	300	0
Campbelltown	185	195	200	3
Chatswood	215	270	320	19
Hurstville	180	210	225	7
Liverpool	140	140	190	36
Newcastle	140	156	185	19
North Sydney	240	320	350	9
Parramatta	188	220	265	20
Penrith	135	145	145	0
Sydney - Prime (With Views)	575	750	850	13
Sydney - Prime (Without Views)	330	430	500	16
Sydney - Secondary (With Views)	300	400	420	5
Sydney - Secondary (Without Views)	225	300	350	17
Wollongong	220	220	220	0

TABLE 18

OFFICE BUILDING SITE VALUE

SYDNEY

Land Value per Square Metre related to Gross Floor Space

LOCALITY	1987 ($)	1988 ($)	1989 ($)	%CHANGE 1988-1989
Chatswood	1,000	1,300	1,600	23
North Sydney	1,000	1,200	1,700	42
Parramatta	325	430	850	98
Sydney Central Business District	1,500	4,000	5,500	37
Sydney Central Secondary Location	625	1,500	2,000	33

TABLE 19

SMALL INDUSTRIAL SITES

SYDNEY, NEWCASTLE, WOLLONGONG

SUBURB	AREA SQUARE METRES	1987 ($)	1988 ($)	1989 ($)	% CHANGE 1988-1989
Alexandria	1,815	500,000	700,000	820,000	17
Artarmon	2,000	1,150,000	1,400,000	1,825,000	30
Blacktown	2,250	145,000	200,000	350,000	75
Botany	2,030	275,000	450,000	650,000	44
Brookvale	2,000	575,000	860,000	1,100,000	28
Campbelltown	2,004	70,000	85,000	140,000	65
Cardiff	2,305	73,000	73,000	92,500	27
Carrington	2,018	74,000	76,000	90,000	18
Dee Why	2,000	525,000	780,000	935,000	20
Gosford	2,089	55,000	80,000	110,000	37
Hornsby	2,000	385,000	600,000	600,000	0
Marrickville	2,000	400,000	440,000	650,000	48
Moorebank	1,859	100,000	140,000	190,000	36
North Wollongong	1,608	80,000	85,000	95,000	12
Penrith	2,000	70,000	90,000	150,000	67
Riverwood	2,000	260,000	345,000	525,000	52
Rydalmere	1,831	320,000	370,000	500,000	35
Silverwater	2,000	375,000	440,000	550,000	25
Smithfield	1,950	140,000	175,000	275,000	57
Taren Point	2,000	300,000	370,000	560,000	51
Unanderra	2,037	68,000	72,000	75,000	4

TABLE 20

LARGE INDUSTRIAL SITES

SYDNEY, NEWCASTLE, WOLLONGONG

SUBURB	AREA HECTARES	1987 ($)	1988 ($)	1989 ($)	% CHANGE 1988-1989
Alexandria	1.6	3,000,000	4,150,000	5,400,000	30
Banksmeadow	4.6	3,500,000	4,600,000	8,200,000	78
Blacktown	2.6	1,200,000	1,700,000	2,850,000	68
Botany	2.23	2,000,000	2,700,000	3,600,000	33
Campbelltown	2.9	638,000	840,000	1,240,000	48
Carrington	3.27	450,000	480,000	600,000	25
Chipping Norton	1.61	560,000	805,000	1,000,000	24
Marrickville	2.0	2,800,000	3,200,000	4,750,000	48
North Ryde	3.0	12,000,000	15,000,000	19,500,000	30
Port Kembla	0.76	240,000	240,000	325,000	35
Riverwood	2.0	1,700,000	1,950,000	3,200,000	64
Rydalmere	2.0	2,700,000	3,100,000	4,200,000	35
Silverwater	2.0	2,700,000	3,300,000	4,100,000	24
Taren Point	2.0	1,800,000	2,050,000	3,400,000	66
Unanderra	1.23	215,000	227,000	240,000	6
Wetherill Park	2.0	825,000	1,000,000	1,800,000	80

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 ($)	1988 ($)	1989 ($)	% CHANGE 1988-1989
Artarmon	1,000	95	120	125	4
Botany	1,440	65	75	86	15
Brookvale	1,000	95	110	115	5
Campbelltown	869	48	53	60	13
Lambton	738	50	55	65	18
Marrickville	1,000	75	95	110	16
Milperra	1,000	60	80	100	25
Moorebank	1,251	53	65	75	15
North Ryde	1,500	140	155	160	3
North Wollongong	1,077	52	52	60	15
Rosebery	1,000	75	85	100	18
Rydalmere	1,335	70	85	100	18
Silverwater	1,267	75	95	110	16
Smithfield	1,200	57	65	75	15
Taren Point	1,000	60	80	100	25

TABLE 22

RURAL HOMESITES

SYDNEY AREA

SUBURB	AREA HECTARES	1987 ($)	1988 ($)	1989 ($)	% CHANGE 1988-1989
Bargo	2.0	50,000	65,000	105,000	61
Box Hill	10.35	225,000	300,000	450,000	50
Camden	0.4	75,000	90,000	130,000	44
Cecil Park	2.0	125,000	200,000	275,000	37
Denham Court	1.0	130,000	150,000	180,000	20
Dural	2.0	220,000	400,000	475,000	19
Freemans Reach	2.0	85,000	125,000	190,000	52
Freemans Reach	10.0	160,000	210,000	320,000	52
Galston	2.0	185,000	275,000	390,000	42
Glenorie	2.023	150,000	230,000	350,000	52
Lisarow	1.3	75,000	95,000	150,000	57
Morisset	10.17	70,000	85,000	105,000	24
Orchard Hills	2.0	115,000	190,000	230,000	21
Rossmore	2.0	95,000	130,000	235,000	80
Terrey Hills	2.0	300,000	460,000	700,000	52

COUNTRY LAND MARKET

TABLE 23

COASTAL CITIES AND TOWNS

SINGLE DWELLING SITE

Value for Standard Serviced Allotment.

CITY/TOWN	DIMENSIONS (METRES)	1987 ($)	1988 ($)	1989 ($)	% CHANGE 1988-1989
Ballina	18 x 37	28,000	34,000	52,000	53
Batemans Bay	20 x 35	26,000	26,000	40,000	54
Bega	21 x 45	17,000	17,000	24,000	41
Coffs Harbour	18 x 46	25,000	28,000	38,000	36
Forster	18 x 30	49,000	49,000	76,000	55
Grafton	20 x 30	21,000	21,000	24,000	14
Kiama	18 x 36	45,000	55,000	80,000	45
Lismore	23 x 31	22,000	24,000	32,500	35
Merimbula	18 x 40	34,000	45,000	70,000	56
Murwillumbah	20 x 35	26,000	30,000	38,000	26
Nelson Bay	15 x 45	45,000	50,000	62,000	24
Nowra	18 x 37	21,000	23,000	32,000	39
Port Macquarie	21 x 38	24,000	27,000	37,500	39
Taree	20 x 39	22,000	25,000	30,000	20
The Entrance	20 x 35	40,000	60,000	100,000	66
Tweed Heads	17 x 35	28,000	45,000	60,000	33
Ulladulla	18 x 37	20,000	22,000	28,000	27

TABLE 24

SINGLE DWELLING SITES

INLAND CITIES/TOWNS

Value for Standard Serviced Allotment.

CITY/TOWN	DIMENSIONS (METRES)	1987 ($)	1988 ($)	1989 ($)	% CHANGE 1988-1989
Albury	18 x 37	19,000	20,000	25,000	25
Armidale	20 x 40	23,000	24,000	25,000	4
Bathurst	17 x 50	25,000	30,000	40,000	33
Bowral	30 x 67	45,000	45,000	80,000	78
Broken Hill	20 x 50	2,000	2,000	2,000	0
Cessnock	15 x 40	17,000	17,000	21,000	24
Cobar	18 x 71	6,750	8,000	12,000	50
Cooma	20 x 40	17,500	17,500	17,500	0
Coonabarabran	21 x 59	9,000	9,500	10,500	11
Coonamble	20 x 50	8,000	8,000	8,000	0
Cootamundra	18 x 36	11,000	11,500	12,500	9
Cowra	19 x 48	12,000	12,000	16,000	33
Crookwell	20 x 36	9,000	10,000	12,000	20
Deniliquin	25 x 28	15,000	13,500	13,500	0
Dubbo	19 x 42	15,000	16,000	24,000	50
Gol Gol	20 x 50	17,500	17,500	20,000	14
Goulburn	19 x 36	24,000	26,000	31,000	19
Griffith	18 x 46	22,000	22,000	25,000	14
Gunnedah	21 x 51	20,000	20,000	25,000	25
Inverell	22 x 42	12,000	13,500	16,000	18
Leeton	20 x 69	21,000	21,000	22,000	5
Lithgow	16 x 45	20,000	18,000	22,500	25
Maitland	17 x 36	22,000	22,000	25,000	14
Moree	22 x 45	14,500	16,000	17,000	6
Moss Vale	17 x 33	14,000	13,000	25,000	92
Mudgee	40 x 37	19,000	20,000	25,000	25
Muswellbrook	25 x 35	21,000	21,000	22,000	5

TABLE 26

RESIDENTIAL COTTAGES

INLAND CITIES & TOWNS

Value of representative cottage in selected city/town.

CITY/TOWN	CONSTN.	AGE.	B'RMS	1987 ($)	1988 ($)	1989 ($)	% CHANGE 1988-1989
Albury	BV	1981	3	78,000	82,000	93,000	13
Armidale	BV	1985	3	82,000	85,000	120,000	41
Bathurst	BV	1973	3	72,500	80,000	115,000	44
Bowral	BK	1935	3	105,000	110,000	190,000	73
Broken Hill	BK	1930	3	40,000	44,000	52,000	18
Cessnock	WB	1950	3	55,000	58,000	75,000	29
Cobar	WB	1968	3	57,500	62,500	70,000	12
Cooma	BV	1968	3	75,000	75,000	87,000	16
Coonabarabran	WB	1938	3	48,000	50,000	60,000	20
Coonamble	WB	1960	3	50,000	50,000	55,000	10
Cootamundra	BV	1973	3	65,000	65,000	70,000	8
Cowra	BV	1976	3	65,000	73,000	85,000	16
Crookwell	BK	1939	3	55,000	60,000	77,000	28
Deniliquin	BV	1979	3	68,500	72,000	80,000	11
Dubbo	BV	1976	3	65,000	70,000	82,000	17
Gol Gol	BV	1975	3	75,000	75,000	82,500	10
Goulburn	BK	1934	3	65,000	70,000	90,000	28
Griffith	BV	1968	3	80,000	95,000	100,000	5
Gunnedah	BV	1985	3	85,000	92,000	120,000	30
Inverell	BV	1986	3	70,000	76,000	95,000	25
Leeton	AC/WB	1960	3	60,000	65,000	68,000	5
Lithgow	BK	1915	3	43,500	43,500	60,000	38
Maitland	BV	1954	3	70,000	70,000	87,000	24
Moree	BV	1986	3	74,000	80,000	102,000	27
Moss Vale	BV	1976	3	78,000	78,000	110,000	41
Mudgee	BV	1984	3	90,000	95,000	120,000	26
Muswellbrook	BV	1983	3	70,000	70,000	80,000	14

TABLE 26

RESIDENTIAL COTTAGES

INLAND CITIES & TOWNS

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

CITY/TOWN	CONSTN.	AGE.	B'RMS	1987 ($)	1988 ($)	1989 ($)	% CHANGE 1988-1989
Nyngan	AC	1965	3	50,000	47,000	47,000	0
Orange	BV	1972	3	60,000	70,000	85,000	21
Parkes	HB	1976	3	50,000	53,000	60,000	13
Queanbeyan	BV	1971	3	80,000	85,000	95,000	12
Tamworth	BV	1986	3	87,000	92,000	120,000	30
Tumut	BV	1978	3	70,000	70,000	75,000	7
Wagga Wagga	BV	1978	3	67,500	75,000	90,000	20
Walgett	WB	1965	3	36,000	36,000	36,000	0
Wellington	WB	1953	3	42,000	45,000	55,000	22
Yass	BV	1970	3	72,000	72,000	80,000	11
Young	WB	1953	3	55,000	60,000	65,000	8

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 ($)	1988 ($)	1989 ($)	% CHANGE 1988-1989
Batemans Bay	U	2	13,300	13,300	13,300	0
Coffs Harbour	U	2	12,000	14,000	18,000	28
Goulburn	U	2	3,150	3,500	4,250	21
Merimbula	U	2	23,000	26,000	29,000	12
Nelson Bay	U	2	12,000	18,000	25,000	39
Port Macquarie	U	2	12,000	14,000	20,000	43
Queanbeyan	TH	2	9,000	10,000	12,500	25
Tweed Heads	U	2	17,500	20,000	30,000	50

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 ($)	1988 ($)	1989 ($)	% CHANGE 1988-1989
Batemans Bay	U	2	65,000	68,000	90,000	32
Coffs Harbour	U	2	50,000	60,000	75,000	25
Goulburn	U	2	50,000	55,000	70,000	27
Merimbula	U	2	84,000	88,000	105,000	19
Nelson Bay	U	2	70,000	84,000	125,000	49
Port Macquarie	U	2	50,000	60,000	85,000	41
Queanbeyan	TH	2	70,000	73,000	82,000	12
Tweed Heads	U	2	77,000	95,000	125,000	31

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 ($)	1988 ($)	1989 ($)	% CHANGE 1988-1989
Albury	5 x 95	220,000	220,000	240,000	9
Armidale	6.1 x 67	134,000	146,000	150,000	3
Batemans Bay	7.3 x 55	150,000	175,000	182,000	4
Bathurst	4.4 x 40	165,000	180,000	180,000	0
Bega	8.4 x 30	140,000	175,000	175,000	0
Broken Hill	6.7 x 50	18,500	17,000	17,000	0
Coffs Harbour	6.7 x 53	295,000	310,000	322,000	4
Cooma	6.1 x 17	79,000	79,000	79,000	0
Cowra	6.4 x 57	45,000	45,000	40,000	-11
Deniliquin	5 x 50	55,000	55,000	55,000	0
Dubbo	5.6 x 51	153,000	170,000	170,000	0
Goulburn	6.7 x 31	100,000	120,000	130,000	8
Grafton	5.3 x 34	125,000	133,000	125,000	-6
Griffith	9.1 x 47	228,000	256,000	256,000	0
Lismore	6.7 x 43	267,000	300,000	334,000	11
Lithgow	5.9 x 47	80,000	65,000	80,000	23
Maitland	5.5 x 24	110,000	110,000	110,000	0
Merimbula	9.3 x 50	200,000	225,000	240,000	6
Moree	6.1 x 50	67,000	73,000	92,000	26
Mudgee	7.9 x 40	67,000	67,000	73,000	9
Muswellbrook	7.6 x 40	125,000	125,000	125,000	0
Nowra	6.7 x 40	215,000	240,000	270,000	13
Orange	4.9 x 37	134,000	146,000	146,000	0
Parkes	5.6 x 58	41,000	41,000	41,000	0
Port Macquarie	9.4 x 44	490,000	510,000	567,000	11
Queanbeyan	10 x 31	146,000	165,000	165,000	0
Tamworth	6.3 x 52	173,000	188,000	240,000	28
Taree	6.2 x 44	218,000	230,000	249,000	8
Tweed Heads	5.6 x 25	141,000	169,000	226,000	33
Wagga Wagga	8.2 x 50	220,000	287,000	370,000	29
Young	5.6 x 50	85,000	85,000	92,000	8

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 ($)	1988 ($)	1989 ($)	% CHANGE 1988-1989
Albury	5 x 42	800	800	1,000	25
Armidale	6 x 21	550	600	650	8
Batemans Bay	7.3 x 25	480	520	560	8
Bathurst	4.4 x 30	625	675	750	11
Bega	8.4 x 24	540	600	620	3
Broken Hill	6.7 x 23	320	320	350	9
Coffs Harbour	6.7 x 38	910	950	1,000	5
Cooma	6.1 x 17	325	325	325	0
Cowra	6.4 x 26	300	330	350	6
Deniliquin	5 x 35	400	400	400	0
Dubbo	5.6 x 36	880	880	1,050	19
Goulburn	6.6 x 17	450	500	550	10
Grafton	5.3 x 30	600	625	575	-8
Griffith	9 x 47	800	850	850	0
Lismore	6.7 x 43	800	850	950	12
Lithgow	5.9 x 32	350	375	400	7
Maitland	5.5 x 13	400	400	420	5
Merimbula	9.3 x 27	600	650	700	8
Moree	6 x 18	300	330	390	18
Mudgee	7.9 x 36	600	600	650	8
Muswellbrook	6.5 x 20	400	400	450	12
Nowra	6.1 x 31	535	560	590	5
Orange	4.9 x 37	780	835	950	14
Parkes	5.6 x 24	260	280	320	14
Port Macquarie	9.4 x 32	1,500	1,580	1,700	8
Queanbeyan	10 x 27	750	750	800	7
Tamworth	6.2 x 25	700	800	1,000	25
Taree	6.2 x 32	730	770	820	6
Tweed Heads	5.6 x 25	430	515	650	26
Wagga Wagga	8.2 x 48	1,000	1,200	1,200	0
Young	5.6 x 21	275	300	325	8

TABLE 31

SMALL INDUSTRIAL SITES

COUNTRY TOWNS

CITY/TOWN	AREA SQUARE METRES	1987 ($)	1988 ($)	1989 ($)	% CHANGE 1988-1989
Albury	1,277	26,000	30,000	38,000	27
Armidale	1,000	22,000	23,000	24,000	4
Bathurst	1,960	27,500	29,500	31,500	7
Bomaderry	2,485	60,000	60,000	63,000	5
Coffs Harbour	1,600	75,000	78,000	88,000	13
Dubbo	2,700	23,000	23,000	30,000	30
Goulburn	2,561	65,000	70,000	70,000	0
Griffith	2,036	40,000	40,000	40,000	0
Lismore	1,008	22,000	22,000	22,000	0
Moree	3,000	20,000	21,000	21,000	0
Muswellbrook	2,000	17,000	16,000	16,000	0
Murwillumbah	1,646	30,000	35,000	35,000	0
Queanbeyan	1,992	44,000	50,000	56,000	12
Tamworth	2,200	36,000	36,000	36,000	0
Taree	2,247	50,000	50,000	50,000	0
Wagga Wagga	2,000	35,000	40,000	60,000	50

TABLE 32

RURAL HOMESITES

COUNTRY AREAS

CITY/TOWN	AREA (ha)	KM	FROM TOWN	1987 ($)	1988 ($)	% CHANGE 1988-1989
Albury	9.7	18	48,000	48,000	65,000	35
Allandale (Cessnock)	10.12	20	60,000	70,000	70,000	29
Armidale	2.	3	25,000	27,000	30,000	11
Bathurst	2.46	8	50,000	52,500	70,000	33
Bega	2	3	45,000	48,000	50,000	4
Berry	10	3	110,000	125,000	175,000	40
Bowral	10	6	210,000	220,000	255,000	16
Byron Bay	2	9	50,000	60,000	95,000	58
Coffs Harbour	0.85	8	47,000	50,000	57,000	14
Deniliquin	2	6	25,000	25,000	30,000	20
Dubbo	10.1	11	28,000	30,000	36,000	20
Goulburn	10.08	14	29,000	32,000	40,000	25
Grafton	9.9	16	30,000	32,500	35,000	8
Inverell	2	5	20,000	22,000	24,000	9
Leeton	10	3	39,000	42,000	45,000	7
Lismore	2.02	10	40,000	42,500	55,000	29
Maitland	10.5	20	55,000	55,000	65,000	18
Maitland	10.7	6	80,000	90,000	95,000	6
Moruya	2.07	5	36,000	36,000	40,000	11
Muswellbrook	2	5	50,000	50,000	55,000	10
Orange	2.17	5	46,000	46,000	48,000	4
Queanbeyan	4.8	10	50,000	50,000	50,000	0
Raymond Terrace	10	14	75,000	80,000	87,000	9
Tamworth	2	8	32,500	32,500	37,500	15
Taree	4.58	16	35,000	40,000	55,000	37
Wagga Wagga	10	12	50,000	60,000	60,000	0

TABLE 33

HOBBY FARM SITES

COUNTRY AREAS

CITY/TOWN	AREA (ha)	KM	FROM TOWN	1987 ($)	1988 ($)	% CHANGE 1988-1989
Albury	40.5	16	85,000	85,000	120,000	41
Armidale	40	10	73,000	75,000	90,000	20
Bathurst	40.2	8	92,500	95,000	160,000	68
Bega	12	8	47,000	47,000	47,000	0
Bowral	40	5	250,000	250,000	400,000	60
Buladelah	40.5	23	60,000	65,000	78,000	20
Byron Bay	16	20	65,000	75,000	85,000	13
Coffs Harbour	22.3	20	62,000	70,000	80,000	14
Cooma	15.1	7	44,000	44,000	44,000	0
Dubbo	41.7	14	52,000	52,000	65,000	25
Goulburn	40	29	50,000	55,000	70,000	27
Grafton	38	13	50,000	52,500	60,000	14
Inverell	40	6	34,000	37,000	40,000	8
Lismore	10.3	8	60,000	65,000	80,000	23
Lithgow	13.4	12	55,000	60,000	100,000	67
Milton	36	4	140,000	155,000	200,000	29
Moss Vale	40	30	85,000	100,000	110,000	10
Mudgee	10.1	5	41,000	45,000	58,000	28
Mulbring	44.2	20	130,000	170,000	200,000	18
Nowra	36	5	150,000	160,000	270,000	69
Orange	40.7	15	85,000	85,000	125,000	47
Tamworth	40	13	60,000	60,000	75,000	25
Taree	40	16	75,000	85,000	110,000	29
Tenterfield	40	60	29,000	30,000	31,000	3
Yass	24.8	18	90,000	90,000	95,000	6
Wagga Wagga	40	15	80,000	100,000	100,000	0

TABLE 34

DAIRY FARMS

COUNTRY AREAS

Value ex Buildings for Typical property.

LOCALITY	AREA (ha)	NO.OF MILKERS	1987 ($)	1988 ($)	1989 ($)	% CHANGE 1988-1989
Bega	122	220	340,000	370,000	390,000	5
Denman	75	50	300,000	340,000	400,000	18
Dorrigo	141	80	230,000	250,000	280,000	12
Lismore	69	70	165,000	172,000	225,000	31
Nowra	85	80	400,000	440,000	500,000	14
Singleton	40	45	225,000	315,000	315,000	0
Taree	112	70	240,000	290,000	385,000	32

TABLE 35

WHEAT PROPERTIES

Value ex buildings for typical property.

LOCALITY	AREA (ha)	TONNES PER HA.	1987 ($)	1988 ($)	1989 ($)	% CHANGE 1988-1989
Albury	456	2.8	685,000	913,000	913,000	0
Condobolin	1,568	1.0	290,000	320,000	392,000	22
Coonamble	731	2.0	274,000	300,000	358,000	19
Cootamundra	285	4.5	375,000	493,000	570,000	16
Cowra	247	2.75	235,000	272,000	326,000	20
Dubbo	696	1.6	233,000	257,000	306,000	19
Gilgandra	762	2.0	286,000	312,000	373,000	20
Goolgowi	2,329	1.2	489,000	489,000	550,000	12
Grenfell	505	1.8	232,000	278,000	306,000	10
Inverell	465	1.7	235,000	255,000	305,000	20
Junee	453	3.75	475,000	589,000	634,000	8
Moree	1,100	1.9	480,000	520,000	625,000	20
Narrabri	730	2.2	375,000	410,000	490,000	20
Narromine	865	2.0	290,000	355,000	415,000	17
Parkes	465	1.8	232,000	279,000	325,000	16
Spring Ridge	500	2.5	440,000	540,000	725,000	34
Swan Hill	2439	1.8	610,000	732,000	975,000	33
Tamworth	300	1.7	160,000	200,000	265,000	37
Walgett	2,350	1.0	388,000	458,000	530,000	16
Wellington	524	2.75	380,000	430,000	600,000	39

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 ($)	1988 ($)	1989 ($)	% CHANGE 1988-1989
Bega	331	200.C	330,000	330,000	360,000	9
Bonalbo	535	180.C	185,000	200,000	250,000	25
Dungog	202	125.C	275,000	285,000	350,000	23
Grafton	1,195	420.C	430,000	450,000	525,000	17
Kempsey	513	320.C	375,000	400,000	480,000	20
Moruya	126	100.C	225,000	225,000	290,000	29
Nowra	60	60.C	230,000	250,000	350,000	40
Scone	476	175.C	285,000	350,000	450,000	28
Singleton	760	300.C	345,000	410,000	510,000	24
Taree	742	400.C	380,000	435,000	680,000	56

TABLE 37

TABLELANDS GRAZING

Value ex buildings for typical property.

(S = SHEEP)

LOCALITY	AREA (ha)	CARRYING CAPACITY DRY SHEEP EQUIVALENT	1987 ($)	1988 ($)	1989 ($)	% CHANGE 1988-1989
Bathurst	387	3,100.S	350,000	405,000	700,000	73
Boorowa	300	1,800.S	232,000	287,000	330,000	15
Coolah	639	2,500.S	240,000	290,000	375,000	29
Cooma	842	2,500.S	275,000	325,000	425,000	30
Crookwell	325	2,400.S	300,000	396,000	600,000	52
Guyra	700	8,000.S	850,000	1,200,000	1,820,000	51
Mudgee	1,011	3,200.S	310,000	380,000	500,000	31
Oberon	191	2,400.S	270,000	305,000	600,000	97
Orange	238	3,000.S	290,000	330,000	495,000	50
Tenterfield	700	4,400.S	420,000	550,000	770,000	40
Tumbarumba	290	2,900.S	250,000	290,000	420,000	45
Tumut	606	6,000.S	510,000	727,000	900,000	24
Walcha	700	7,000.S	720,000	1,000,000	1,557,000	55
Yass	704	3,000.S	360,000	420,000	540,000	28

TABLE 38

WESTERN GRAZING

Value ex buildings for typical property.

(S = SHEEP)

LOCALITY	AREA (ha)	CARRYING CAPACTY DRY SHEEP EQUIVALENT	1987 ($)	1988 ($)	1989 ($)	% CHANGE 1988-1989
Balranald	12,430	6,000.S	600,000	1,052,000	1,052,000	0
Bourke	24,270	6,000.S	225,000	300,000	420,000	40
Brewarrina	9,429	5,800.S	377,000	522,000	725,000	39
Cobar	25,470	4,800.S	267,000	340,000	364,000	7
Hay	9,138	4,500.S	790,000	790,000	1,000,000	27
Lightning Ridge	7,822	4,100.S	309,000	350,000	515,000	47
Wentworth	13,183	3,300.S	250,000	400,000	400,000	0
Wilcannia	33,526	5,100.S	310,000	413,000	516,000	25

TABLE 39

SPECIALISED RURAL PROPERTIES

Value ex buildings.

LOCALITY	AREA (ha)	1987 ($)	1988 ($)	1989 ($)	% CHANGE 1988-1989
Irrigation - Cotton					
Gwydir Valley	850	1,500,000	1,950,000	2,215,000	14
Namoi Valley	600	1,000,000	1,250,000	1,445,000	16
Irrigation - Prime Cereal Growing					
Breeza Plain	500	800,000	890,000	1,000,000	12
Citrus Farms					
Buronga	11.6	140,000	150,000	150,000	0
Griffith	26	442,000	520,000	570,000	10
Rice Farms					
Deniliquin	256	153,000	192,000	230,000	20
Griffith	177	177,000	212,000	240,000	13
Banana Plantations					
Coffs Harbour	7	230,000	230,000	250,000	9
Sugar Cane Farms					
Condong	47	165,000	165,000	165,000	0
South Ballina	40	110,000	120,000	150,000	25
Vines					
Coomealla	13.5	80,000	100,000	100,000	0
Yenda	23	197,000	232,000	265,000	14