

# New South Wales Real Estate Market

1992

The Valuer-General's Department



**NEW SOUTH WALES REAL ESTATE MARKET**  
**30TH JUNE, 1992**

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**NEW SOUTH WALES REAL ESTATE MARKET  
30TH JUNE, 1992**

**Overview**

There were few highlights in the real estate market during the 1991/92 financial year.

A lack of confidence resulting from the current economic recession and growing unemployment has continued to constrain real estate prices.

Further reductions in home loan interest rates have only resulted in moderate signs of recovery in the residential sector.

The trend for the residential market to strengthen in the Newcastle area relative to the Sydney market continued during 1991/92.

Rural values reflect a year where there was little improvement in commodity prices and a large portion of the State has been drought affected.

The commercial office market in Sydney's major centres continued to decline markedly during 1991/92.

**Residential Property**

The residential market experienced a year of uncertainty. Continued unemployment and general loss of confidence in the economy has dampened the effects of much lower interest rates.

A stable to moderate upward trend was evidenced throughout the Sydney metropolitan area by the end of the 1991/92 financial year. The inner Sydney suburbs proved to be the areas showing the strongest signs of recovery.

Local factors have a strong controlling influence on the country market and resultant trends are not always consistent. However, stronger market recovery is apparent in the eastern inland areas of the State. Country rural homesites and hobby farms experienced a stable to moderate upward trend. The encouraging sign is that there has been no further decline in market levels.

### **Retail Property**

A continued downward trend was evidenced in the market for retail shop sites in Sydney, Newcastle and Wollongong. The country market for the category proved to be more stable.

Shop rentals in the country also tended to be more stable than the decline witnessed in the major centres of Sydney, Newcastle and Wollongong.

### **Office Properties**

The Sydney office market has suffered considerably from a lack of investor confidence.

Vacancy factors have continued to escalate, now around 20%, and office rentals have fallen even further than the previous year's level.

The use and extent of leasing incentives rose during 1991/92 in an attempt to retain existing tenants and compete with an increase in the availability of new space.

The few sales that have occurred indicate an increase in yields and a 40% fall in value in The Sydney Central Business District.

Value levels in some of the larger centres around Sydney are now below what they were in 1987.

### **Industrial**

The value of industrial sites continued to decline in the Sydney area. In some centres value levels were 30% and more below the previous year.

Newcastle, Wollongong and selected country areas experienced a levelling out in the value of industrial sites.

Rentals continued to experience a general downward pressure during the year. Most falls were in the 5% to 15% range.

### **Rural Properties**

Northern coastal grazing areas and western grazing areas have experienced reductions in value which are generally confined to 10% or less. Values in southern coastal grazing areas and tablelands grazing areas have stabilised over the 12 month period as have the value of dairy farms.

There was a tendency for the market for wheat properties to level out during the 12 month period.

**NEW SOUTH WALES REAL ESTATE MARKET  
30TH JUNE, 1992**

**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 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.
- (v) The information on office rental values (Table 17) will from this year indicate the Effective Gross Annual Rental per square metre for modern air-conditioned space on a whole floor basis.

An explanation of Effective Gross Annual Rental is provided in the table.

METROPOLITAN PROPERTY MARKET

TABLE 1

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

SUBURB	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
BALMAIN	4.5 x 26	60,000	130,000	150,000	130,000	130,000	140,000	8
BELLEVUE HILL	15 x 43	375,000	650,000	700,000	600,000	650,000	700,000	8
BONDI	10.5 x 42	125,000	275,000	275,000	250,000	275,000	275,000	0
ERSKINEVILLE	5 x 30	36,000	75,000	80,000	80,000	80,000	90,000	12
LEICHHARDT	8 x 43	50,000	110,000	130,000	130,000	130,000	140,000	8
MARRICKVILLE	12 x 37	60,000	85,000	105,000	105,000	110,000	115,000	5
NEUTRAL BAY	15 x 36	195,000	380,000	380,000	360,000	360,000	325,000	-10
PADDINGTON	6 x 30	120,000	200,000	200,000	175,000	200,000	225,000	12
RANDWICK	10 x 30	170,000	325,000	360,000	330,000	330,000	330,000	0
REDFERN	4.5 x 34	40,000	70,000	75,000	75,000	75,000	85,000	13
ULTIMO	4 x 27	41,000	70,000	90,000	85,000	85,000	85,000	0

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 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
AUBURN	12 x 40	45,000	90,000	95,000	90,000	90,000	90,000	0
BANKSTOWN	15 x 41	67,500	105,000	120,000	120,000	125,000	135,000	8
BELROSE	19 x 34	95,000	170,000	200,000	190,000	180,000	180,000	0
BURWOOD	15 x 46	120,000	165,000	190,000	190,000	200,000	210,000	5
CAMPSIE	12 x 36	62,500	100,000	115,000	115,000	120,000	125,000	4
CARLINGFORD	20 x 34	75,000	140,000	150,000	150,000	150,000	150,000	0
CHATSWOOD	16 x 38	140,000	260,000	280,000	250,000	250,000	250,000	0
CHESTER HILL	15 x 50	49,000	80,000	95,000	95,000	105,000	115,000	10
DOVER HEIGHTS	15 x 43	225,000	375,000	375,000	350,000	375,000	400,000	7
DRUMMOYNE	15 x 37	125,000	170,000	220,000	210,000	220,000	220,000	0
EARLWOOD	15 x 36	92,500	150,000	175,000	175,000	200,000	210,000	5
ERMINGTON	15 x 43	47,500	90,000	100,000	100,000	100,000	100,000	0
GORDON	20 x 61	180,000	450,000	475,000	425,000	400,000	400,000	0
HORNSBY	18 x 49	72,500	125,000	140,000	125,000	125,000	125,000	0
HURSTVILLE	12 x 36	80,000	125,000	140,000	140,000	155,000	165,000	6
LANE COVE	15 x 40	120,000	240,000	260,000	235,000	220,000	200,000	-9
MANLY	14 x 43	117,500	225,000	250,000	235,000	235,000	235,000	0
MASCOT	10 x 25	74,000	125,000	140,000	130,000	130,000	140,000	8
MOSMAN	12 x 46	145,000	300,000	330,000	315,000	315,000	285,000	-10
OATLEY	15 x 36	97,500	160,000	190,000	190,000	200,000	210,000	5
PENNANT HILLS	18 x 46	80,000	145,000	160,000	145,000	155,000	155,000	0
REVESBY	15 x 50	62,500	100,000	110,000	110,000	115,000	125,000	9
RYDE	15 x 41	85,000	125,000	165,000	150,000	160,000	160,000	0
STRATHFIELD	15 x 46	190,000	275,000	390,000	350,000	370,000	400,000	8
WILEY PARK	15 x 43	65,000	100,000	110,000	110,000	120,000	125,000	4

TABLE 3  
RESIDENTIAL COTTAGE SITES  
OUTER SYDNEY SUBURBS (OVER 25 KILOMETRES)

SUBURB	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
BEROWRA	18 x 49	52,500	90,000	97,500	90,000	100,000	100,000	0
BLAXLAND	15 x 37	29,000	40,000	70,000	65,000	65,000	65,000	0
CAMPBELLTOWN	17 x 33	29,000	42,000	60,000	60,000	60,000	60,000	0
CASTLE HILL	23 x 40	70,000	130,000	145,000	145,000	145,000	145,000	0
CRONULLA	15 x 38	125,000	200,000	225,000	225,000	235,000	245,000	4
ENGADINE	15 x 42	57,000	92,500	105,000	105,000	105,000	110,000	5
GREENFIELD PARK	18 x 35	40,000	70,000	90,000	90,000	80,000	80,000	0
GUILDFORD	12 x 49	40,000	75,000	95,000	85,000	85,000	85,000	0
JANNALI	15 x 36	58,000	95,000	110,000	110,000	110,000	115,000	5
KATOOMBA	15 x 37	15,500	30,000	40,000	40,000	40,000	40,000	0
LIVERPOOL	15 x 45	35,000	60,000	75,000	70,000	70,000	70,000	0
MINCHINBURY	15 x 38	30,000	50,000	70,000	70,000	65,000	65,000	0
MIRANDA	15 x 36	82,500	135,000	155,000	155,000	155,000	160,000	3
MONA VALE	18 x 58	92,500	165,000	190,000	180,000	170,000	170,000	0
PENRITH	17 x 37	32,000	50,000	60,000	60,000	60,000	65,000	8
PLUMPTON	15 x 37	24,000	42,000	50,000	50,000	50,000	55,000	10
RICHMOND	17 x 37	32,000	45,000	55,000	55,000	55,000	55,000	0
TAHMOOR	20 x 50	16,500	22,000	45,000	48,000	48,000	48,000	0
WINSTON HILLS	18 x 37	50,000	95,000	105,000	105,000	105,000	105,000	0



TABLE 4  
RESIDENTIAL COTTAGE SITES  
NEWCASTLE URBAN AREA

SUBURB	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
EDGEWORTH	22 x 33	18,500	20,000	26,000	31,000	38,000	45,000	18
ELEEBANA	18 x 42	36,000	39,000	55,000	58,000	60,000	70,000	17
MAYFIELD	15 x 31	19,000	22,000	30,000	35,000	45,000	50,000	11
MEREWETHER	19 x 36	55,000	65,000	85,000	90,000	110,000	125,000	14

TABLE 5  
RESIDENTIAL COTTAGE SITES  
WOLLONGONG URBAN AREA

SUBURB	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
BARRACK HEIGHTS	17 x 35	35,000	42,000	65,000	75,000	75,000	75,000	0
DAPTO	15 x 49	28,000	35,000	45,000	60,000	60,000	60,000	0
HELENSBURGH	17 x 40	45,000	69,000	90,000	90,000	90,000	90,000	0
THIRROUL	17 x 33	50,000	80,000	100,000	95,000	95,000	100,000	5

TABLE 6  
RESIDENTIAL COTTAGE SITES  
GOSFORD/WYONG URBAN AREAS

SUBURB	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
EAST GOSFORD	15 x 50	36,000	60,000	80,000	75,000	70,000	70,000	0
WAMBERAL	26 x 30	43,000	80,000	95,000	95,000	90,000	90,000	0
WYONG	19 x 36	22,000	42,000	55,000	55,000	50,000	45,000	-10

TABLE 7  
 VALUE OF REPRESENTATIVE COTTAGE IN SELECTED SUBURBS  
 INNER SYDNEY SUBURBS (0 - 6 KILOMETRES)

SUBURB	CONSTN.	AGE	B'RMS	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
BALMAIN	BK	1890	2	100,000	200,000	250,000	220,000	220,000	250,000	14
BELLEVUE HILL	BK	1935	3	450,000	900,000	900,000	750,000	850,000	900,000	6
BONDI	BK	1910	3	180,000	350,000	350,000	300,000	325,000	375,000	15
ERSKINEVILLE	BK	1900	3	74,000	150,000	170,000	155,000	165,000	185,000	12
LEICHHARDT	BK	1900	3	85,000	190,000	215,000	215,000	215,000	240,000	12
MARRICKVILLE	BK	1925	3	90,000	150,000	180,000	180,000	190,000	190,000	0
NEUTRAL BAY	BK	1910	3	290,000	500,000	500,000	475,000	475,000	450,000	-5
PADDINGTON	BK	1890	3	200,000	450,000	450,000	375,000	400,000	450,000	12
RANDWICK	BK	1910	3	230,000	380,000	410,000	380,000	380,000	425,000	12
REDFERN	BK	1890	3	85,000	155,000	180,000	170,000	175,000	200,000	14
ULTIMO	BK	1900	3	90,000	150,000	190,000	180,000	190,000	190,000	0

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 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
AUBURN	BK	1920	3	77,500	140,000	140,000	140,000	140,000	140,000	0
BANKSTOWN	AC	1958	3	87,500	145,000	160,000	160,000	165,000	175,000	6
BELROSE	BV	1965	3	145,000	235,000	265,000	240,000	240,000	240,000	0
BURWOOD	BK	1925	3	155,000	230,000	275,000	275,000	285,000	285,000	0
CAMPSIE	BK	1930	3	92,500	150,000	165,000	165,000	170,000	180,000	6
CARLINGFORD	BV	1972	4	140,000	240,000	250,000	250,000	250,000	250,000	0
CHATSWOOD	BK	1910	3	180,000	360,000	390,000	330,000	330,000	330,000	0
CHESTER HILL	AC	1959	3	82,500	135,000	145,000	135,000	145,000	155,000	7
DOVER HEIGHTS	BK	1950	3	325,000	500,000	500,000	450,000	475,000	525,000	11
DRUMMOYNE	BK	1920	3	150,000	250,000	290,000	275,000	285,000	285,000	0
EARLWOOD	BK	1925	3	127,500	205,000	230,000	230,000	250,000	265,000	6
ERMINGTON	BV	1950	3	82,000	160,000	170,000	170,000	170,000	170,000	0
GORDON	BK	1930	3	270,000	650,000	680,000	620,000	590,000	590,000	0
HORNSBY	BV	1965	3	130,000	225,000	250,000	225,000	215,000	215,000	0
HURSTVILLE	BK	1925	3	107,500	170,000	190,000	180,000	195,000	205,000	5
LANE COVE	BK	1930	3	160,000	320,000	335,000	310,000	290,000	280,000	-3
MANLY	BK	1925	3	165,000	320,000	360,000	330,000	330,000	330,000	0
MASCOT	BK	1920	3	150,000	210,000	230,000	220,000	220,000	220,000	0
MOSMAN	BK	1925	3	240,000	450,000	525,000	500,000	475,000	440,000	-7
OATLEY	BK	1949	3	130,000	225,000	250,000	240,000	255,000	265,000	4
PENNANT HILLS	BV	1965	3	135,000	240,000	260,000	235,000	245,000	245,000	0
REVESBY	AC	1949	3	90,000	145,000	160,000	160,000	165,000	175,000	6
RYDE	BK	1930	3	120,000	175,000	220,000	195,000	210,000	210,000	0
STRATHFIELD	BK	1930	3	255,000	375,000	475,000	425,000	440,000	470,000	7
WILEY PARK	BK	1940	3	95,000	150,000	165,000	165,000	170,000	175,000	3

Cottage Construction: AC = Fibrous 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 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
BEROWRA	BV	1965	3	105,000	155,000	167,000	150,000	150,000	165,000	10
BLAXLAND	BV	1975	3	75,000	115,000	125,000	125,000	125,000	125,000	0
CAMPBELLTOWN	BV	1976	3	80,000	100,000	125,000	120,000	122,500	122,500	0
CASTLE HILL	BV	1975	4	170,000	255,000	260,000	260,000	260,000	260,000	0
CRONULLA	BK	1956	3	167,500	260,000	285,000	285,000	300,000	320,000	7
ENGADINE	AC	1955	3	90,000	142,000	160,000	150,000	155,000	160,000	3
GREENFIELD PARK	BV	1986	3	85,000	130,000	150,000	150,000	135,000	135,000	0
GUILDFORD	AC	1950	3	64,000	115,000	130,000	125,000	125,000	125,000	0
JANNALI	AC	1950	3	92,500	147,000	165,000	155,000	160,000	165,000	3
KATOOMBA	BV	1975	3	54,000	90,000	105,000	100,000	100,000	100,000	0
LIVERPOOL	AC	1955	3	58,000	110,000	125,000	115,000	115,000	115,000	0
MINCHINBURY	BV	1987	3	80,000	115,000	145,000	145,000	135,000	135,000	0
MIRANDA	AC	1955	3	105,000	170,000	190,000	175,000	175,000	190,000	9
MONA VALE	BV	1968	3	140,000	230,000	260,000	235,000	235,000	235,000	0
PENRITH	BV	1975	3	64,000	110,000	110,000	110,000	120,000	120,000	0
PLUMPTON	BV	1987	3	70,000	100,000	120,000	120,000	110,000	115,000	5
RICHMOND	BV	1975	3	62,000	110,000	125,000	120,000	120,000	120,000	0
TAHMOOR	BV	1984	3	65,000	83,000	115,000	112,000	112,000	112,000	0
WINSTON HILLS	BV	1970	3	95,000	175,000	185,000	185,000	185,000	185,000	0

Cottage Construction:  
 AC = Fibrous 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 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
EDGEWORTH	HB	1973	3	59,000	63,000	85,000	105,000	115,000	127,000	10
ELEEBANA	BV	1987	4	120,000	130,000	170,000	175,000	195,000	200,000	3
MAYFIELD	WB	1926	3	42,000	47,000	65,000	75,000	90,000	95,000	6
MEREWETHER	BV	1967	3	120,000	145,000	190,000	195,000	220,000	240,000	9

Cottage Construction:  
 HB = Hardboard  
 BV = Brick Veneer  
 WB = Weatherboard

TABLE 11  
 VALUE OF REPRESENTATIVE COTTAGE IN SELECTED SUBURBS  
 WOLLONGONG URBAN AREA

SUBURB	CONSTN.	AGE	B'RMS	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
BARRACK HEIGHTS	BV	1975	3	80,000	90,000	125,000	130,000	130,000	130,000	0
DAPTO	BV	1985	3	78,000	90,000	130,000	130,000	130,000	130,000	0
THIRROUL	BV	1974	3	100,000	170,000	210,000	190,000	190,000	200,000	5
WEST WOLLONGONG	WB	1959	3	85,000	120,000	145,000	145,000	140,000	145,000	4

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 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
EAST GOSFORD	WB	1967	3	90,000	130,000	160,000	155,000	135,000	135,000	0
WOY WOY	AC	1965	3	65,000	110,000	125,000	125,000	115,000	110,000	-4
WYONG	WB	1960	3	60,000	85,000	100,000	100,000	125,000	112,000	-10
Cottage Construction: AC = Fibrous Cement WB = Weatherboard										

TABLE 13  
 SITE VALUE FOR MEDIUM DENSITY DEVELOPMENT  
 SYDNEY, NEWCASTLE, WOLLONGONG

Value per unit/villa/townhouse site.

SUBURB	STYLE/BEDROOMS	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
ALLAWAH	U 2	28,000	60,000	67,000	60,000	67,000	70,000	4
ASHFIELD	U 2	19,000	40,000	50,000	50,000	50,000	50,000	0
AUBURN	U 2	12,500	26,000	26,000	26,000	30,000	30,000	0
BALMAIN	U 2	25,000	60,000	75,000	70,000	70,000	77,000	10
BURWOOD	U 2	25,000	47,500	60,000	60,000	60,000	60,000	0
CAMPBELLTOWN	V 2	13,000	20,000	25,000	23,000	23,000	23,000	0
CAMPSIE	U 2	19,000	42,500	52,500	47,500	47,500	47,500	0
CHATSWOOD	U 2	40,000	90,000	100,000	85,000	75,000	80,000	7
CRONULLA	U 2	32,000	62,500	72,500	67,500	75,000	75,000	0
DEE WHY	U 2	34,000	65,000	85,000	75,000	60,000	60,000	0
DRUMMOYNE	U 2	25,000	50,000	70,000	67,500	70,000	70,000	0
FAIRFIELD	U 2	14,000	30,000	35,000	35,000	30,000	30,000	0
GORDON	U 2	50,000	100,000	110,000	95,000	80,000	80,000	0
HORNSBY	U 2	28,000	55,000	60,000	50,000	40,000	35,000	-12
LIVERPOOL	U 2	11,500	15,000	19,000	25,000	25,000	25,000	0
MANLY	U 2	36,000	75,000	100,000	85,000	75,000	75,000	0
MEREWETHER	U 2	12,500	15,000	20,000	20,000	25,000	25,000	0
MOSMAN	U 2	38,000	70,000	85,000	75,000	75,000	80,000	7
NORTH SYDNEY	U 2	38,000	70,000	85,000	75,000	75,000	80,000	7
PARRAMATTA	U 2	22,000	45,000	50,000	50,000	50,000	50,000	0
PENRITH	TH 3	15,000	25,000	30,000	26,000	26,000	25,000	-4
RANDWICK	U 2	30,000	85,000	98,000	80,000	80,000	75,000	-6
RYDE	U 2	21,000	35,000	50,000	45,000	45,000	45,000	0
TERRIGAL	U 2	25,000	45,000	65,000	65,000	55,000	50,000	-9
WAVERLEY	U 2	32,500	90,000	100,000	85,000	75,000	75,000	0
WOLLONGONG	U 2	16,000	23,000	45,000	45,000	42,000	38,000	-10

STYLE: TH = Townhouse U = Home Unit V = Villa

TABLE 14  
 VALUE OF UNIT IN MEDIUM DENSITY DEVELOPMENT  
 SYDNEY, NEWCASTLE, WOLLONGONG

SUBURB	STYLE/BEDROOMS	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
ALLAWAH	U 2	74,000	142,000	155,000	145,000	155,000	165,000	6
ASHFIELD	U 2	65,000	110,000	125,000	125,000	135,000	145,000	7
AUBURN	U 2	50,000	88,000	88,000	88,000	88,000	88,000	0
BALMAIN	U 2	88,000	130,000	150,000	150,000	150,000	170,000	13
BURWOOD	U 2	75,000	125,000	145,000	145,000	155,000	160,000	3
CAMPBELLTOWN	V 2	63,000	80,000	115,000	108,000	110,000	110,000	0
CAMPSIE	U 2	57,500	110,000	120,000	120,000	125,000	130,000	4
CHATSWOOD	U 2	125,000	220,000	230,000	215,000	215,000	215,000	0
CRONULLA	U 2	82,500	145,000	160,000	150,000	160,000	170,000	6
DEE WHY	U 2	77,500	140,000	165,000	150,000	145,000	150,000	3
DRUMMOYNE	U 2	85,000	140,000	180,000	160,000	170,000	170,000	0
FAIRFIELD	U 2	45,000	85,000	95,000	95,000	87,500	87,500	0
GORDON	U 2	125,000	235,000	250,000	230,000	220,000	220,000	0
HORNSBY	U 2	85,000	155,000	170,000	150,000	150,000	150,000	0
LIVERPOOL	U 2	55,000	78,000	100,000	100,000	95,000	95,000	0
MANLY	U 2	92,500	165,000	190,000	170,000	165,000	165,000	0
MEREWETHER	U 2	58,000	63,000	85,000	95,000	110,000	115,000	5
MOSMAN	U 2	130,000	210,000	235,000	200,000	200,000	200,000	0
NORTH SYDNEY	U 2	140,000	200,000	225,000	200,000	200,000	200,000	0
PARRAMATTA	U 2	65,000	120,000	135,000	135,000	135,000	135,000	0
PENRITH	TH 3	65,000	105,000	125,000	120,000	120,000	120,000	0
RANDWICK	U 2	75,000	150,000	165,000	165,000	165,000	175,000	6
RYDE	U 2	70,000	110,000	150,000	140,000	145,000	145,000	0
TERRIGAL	U 2	100,000	150,000	200,000	200,000	190,000	175,000	-8
WAVERLEY	U 2	85,000	175,000	175,000	170,000	180,000	180,000	0
WOLLONGONG	U 2	60,000	85,000	110,000	120,000	120,000	125,000	4

STYLE: TH = Townhouse 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.

SUBURBS	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
BANKSTOWN	6 x 30	216,000	405,000	500,000	500,000	475,000	400,000	-16
BELMONT	6 x 49	76,000	82,500	92,500	92,500	92,500	92,500	0
BLACKTOWN	6 x 44	420,000	560,000	560,000	560,000	560,000	500,000	-11
BONDI JUNCTION	6 x 30	1,200,000	1,800,000	1,800,000	1,450,000	1,200,000	1,000,000	-17
BURWOOD	6 x 30	660,000	810,000	1,000,000	1,000,000	950,000	900,000	-5
CAMPBELLTOWN	6.4 x 34	385,000	450,000	485,000	485,000	485,000	460,000	-5
CAMPSIE	6 x 30	240,000	420,000	510,000	510,000	475,000	475,000	0
CARINGBAH	6 x 30	180,000	240,000	300,000	300,000	275,000	235,000	-15
CHARLESTOWN	10 x 50	210,000	240,000	240,000	240,000	240,000	240,000	0
CHATSWOOD	6 x 30	1,200,000	1,680,000	2,000,000	1,800,000	1,800,000	1,800,000	0
CROWS NEST	6 x 30	300,000	330,000	330,000	300,000	300,000	300,000	0
DEE WHY	6 x 30	270,000	330,000	450,000	420,000	330,000	330,000	0
EASTWOOD	6.7 x 45	390,000	600,000	800,000	800,000	740,000	740,000	0
GOSFORD	6.7 x 46	235,000	270,000	370,000	370,000	300,000	250,000	-17
HORNSBY	6 x 30	225,000	390,000	430,000	390,000	350,000	350,000	0
HURSTVILLE	6 x 30	450,000	690,000	900,000	900,000	850,000	700,000	-18
KATOOMBA	5 x 49	80,000	100,000	120,000	110,000	110,000	110,000	0
LIVERPOOL	4.7 x 46	300,000	360,000	460,000	460,000	460,000	380,000	-17
MARRICKVILLE	6 x 30	240,000	300,000	390,000	390,000	370,000	390,000	5
NEWCASTLE	9.6 x 18	350,000	370,000	380,000	350,000	350,000	350,000	0
NEWTOWN	6 x 30	210,000	240,000	300,000	300,000	285,000	300,000	5
PARRAMATTA	5 x 50	800,000	1,000,000	1,400,000	1,150,000	1,150,000	800,000	-30
PENRITH	7.6 x 40	550,000	600,000	830,000	675,000	675,000	640,000	-5
SYDNEY/KINGS CROSS	6 x 35	540,000	660,000	900,000	1,000,000	900,000	800,000	-11
WOLLONGONG	11.6 x 37	950,000	950,000	950,000	950,000	950,000	900,000	-5

TABLE 16  
RETAIL SHOP RENTAL VALUE  
SYDNEY, NEWCASTLE, WOLLONGONG

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

SUBURB	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
BANKSTOWN	6 x 30	750	1,200	1,400	1,400	1,275	1,150	-10
BELMONT	6 x 24	330	360	360	360	360	360	0
BLACKTOWN	6 x 44	900	1,100	1,100	1,100	1,100	1,000	-9
BONDI JUNCTION	6 x 30	2,000	2,400	2,400	2,000	1,800	1,600	-11
BURWOOD	6 x 27	1,250	1,700	1,900	1,900	1,800	1,600	-11
CAMPBELLTOWN	6.4 x 25	1,400	1,550	1,600	1,600	1,600	1,525	-5
CAMPSIE	6 x 25	825	1,300	1,400	1,400	1,250	1,150	-8
CARINGBAH	6 x 25	625	825	925	925	850	750	-12
CHARLESTOWN	5.8 x 14	360	405	420	420	420	420	0
CHATSWOOD	6 x 35	4,250	6,000	6,400	5,100	4,600	4,600	0
CROWS NEST	5 x 18	750	900	900	800	800	750	-6
DEE WHY	6 x 15	700	775	850	850	650	650	0
EASTWOOD	6.7 x 25	975	1,500	1,700	1,700	1,550	1,550	0
GOSFORD	4 x 13	325	350	550	550	400	375	-6
HORNSBY	6 x 28	750	1,350	1,500	1,500	1,350	1,350	0
HURSTVILLE	6 x 30	1,525	2,000	2,200	2,100	1,900	1,650	-13
KATOOMBA	4.8 x 15	300	400	450	400	450	450	0
LIVERPOOL	4.7 x 25	975	1,075	1,300	1,450	1,450	1,200	-17
MARRICKVILLE	6 x 30	625	850	950	950	900	900	0
NEWCASTLE	9 x 16	1,350	1,500	1,600	1,500	1,500	1,500	0
NEWTOWN	6 x 20	650	750	800	800	750	750	0
PARRAMATTA	5 x 40	1,900	2,100	2,500	2,500	2,500	2,100	-16
PENRITH	5.3 x 16	1,000	1,150	1,200	1,200	1,200	1,200	0
SYDNEY	6 x 30	5,250	7,500	8,750	8,750	8,750	8,750	0
SYDNEY/KINGS CROSS	6 x 35	1,300	1,500	2,000	2,500	2,200	2,000	-9
WOLLONGONG	5.5 x 15	975	975	975	1,050	975	925	-5

**TABLE 17**  
**OFFICE RENTAL VALUES**  
**SYDNEY, NEWCASTLE, WOLLONGONG**

\* Effective Gross Annual Rental per square metre for modern air-conditioned space on a whole floor basis.

SUBURB	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
BANKSTOWN	125	160	200	220	220	200	-9
BONDI JUNCTION	250	300	300	300	280	250	-11
CAMPBELLTOWN	185	190	195	200	195	150	-23
CHATSWOOD	215	270	320	300	240	230	-4
HURSTVILLE	180	210	225	300	240	220	-8
LIVERPOOL	140	140	190	190	190	190	0
NEWCASTLE	140	156	185	190	210	210	0
NORTH SYDNEY	240	320	350	315	260	250	-4
PARRAMATTA	188	220	265	275	250	240	-4
PENRITH	135	145	145	170	170	170	0
SYDNEY - PRIME (WITH VIEWS)	575	750	850	765	640	530	-17
SYDNEY - PRIME (WITHOUT VIEWS)	330	430	500	450	380	315	-17
SYDNEY - SECONDARY (WITH VIEWS)	300	400	420	380	320	265	-17
SYDNEY - SECONDARY (WITHOUT VIEWS)	225	300	350	315	265	220	-17
WOLLONGONG	220	220	220	240	240	240	0

\* The Effective Gross Annual Rental shown is the effective annual rental after deducting an appropriate amount representing the annual equivalent of lease incentives from the Gross Annual Rental.

TABLE 18  
OFFICE BUILDING SITE VALUE  
SYDNEY

Land Value per square metre related to Gross Floor Space.

LOCALITY	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
CHATSWOOD	1,000	1,300	1,600	1,300	1,050	800	-24
NORTH SYDNEY	1,000	1,200	1,700	1,600	1,400	800	-43
PARRAMATTA	325	430	850	700	525	400	-24
SYDNEY CENTRAL BUSINESS DISTRICT	1,500	4,000	5,500	4,000	2,500	1,500	-40
SYDNEY CENTRAL SECONDARY LOCATION	625	1,500	2,000	1,500	750	450	-40

TABLE 19

SMALL INDUSTRIAL SITES  
 SYDNEY, NEWCASTLE, WOLLONGONG

SUBURB	AREA SQUARE METRES	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
ALEXANDRIA	1,815	500,000	700,000	820,000	770,000	580,000	580,000	0
ARTARMON	2,000	1,150,000	1,400,000	1,825,000	1,750,000	1,500,000	1,500,000	0
BLACKTOWN	2,250	145,000	200,000	350,000	400,000	360,000	225,000	-37
BOTANY	2,030	275,000	450,000	650,000	600,000	500,000	475,000	-5
BROOKVALE	2,000	575,000	860,000	1,100,000	925,000	775,000	690,000	-11
CAMPBELLTOWN	2,004	70,000	85,000	140,000	160,000	130,000	105,000	-19
CARDIFF	2,305	73,000	73,000	92,500	105,000	105,000	115,000	10
CARRINGTON	2,018	74,000	76,000	90,000	100,000	110,000	110,000	0
DEE WHY	2,000	525,000	780,000	935,000	775,000	700,000	625,000	-11
GOSFORD	2,089	55,000	80,000	110,000	150,000	150,000	150,000	0
HORNSBY	2,000	385,000	600,000	600,000	600,000	530,000	530,000	0
MARRICKVILLE	2,000	400,000	440,000	650,000	600,000	500,000	500,000	0
MOOREBANK	1,859	100,000	140,000	190,000	250,000	190,000	175,000	-8
NORTH WOLLONGONG	1,608	80,000	85,000	95,000	125,000	125,000	115,000	-8
PENRITH	2,000	70,000	90,000	150,000	200,000	180,000	160,000	-11
RIVERWOOD	2,000	260,000	345,000	525,000	525,000	425,000	350,000	-18
RYDALMERE	1,831	320,000	370,000	500,000	425,000	400,000	275,000	-31
SILVERWATER	2,000	375,000	440,000	550,000	480,000	440,000	310,000	-30
SMITHFIELD	1,950	140,000	175,000	275,000	300,000	270,000	175,000	-35
TAREN POINT	2,000	300,000	370,000	560,000	560,000	475,000	400,000	-16
UNANDERRA	2,037	68,000	72,000	75,000	93,000	115,000	115,000	0



TABLE 20

LARGE INDUSTRIAL SITES  
SYDNEY, NEWCASTLE, WOLLONGONG

SUBURB	AREA HECTARES	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
ALEXANDRIA	1.6	3,000,000	4,150,000	5,400,000	5,100,000	3,600,000	3,600,000	0
BANKSMEADOW	4.6	3,500,000	4,600,000	8,200,000	7,500,000	6,000,000	5,500,000	-8
BLACKTOWN	2.6	1,200,000	1,700,000	2,850,000	3,250,000	2,700,000	1,700,000	-37
BOTANY	2.23	2,000,000	2,700,000	3,600,000	3,250,000	2,750,000	2,750,000	0
CAMPBELLTOWN	2.9	638,000	840,000	1,240,000	1,380,000	1,000,000	900,000	-10
CARRINGTON	3.27	450,000	480,000	600,000	650,000	720,000	720,000	0
CHIPPING NORTON	1.61	560,000	805,000	1,200,000	1,500,000	1,250,000	1,000,000	-20
MARRICKVILLE	2.0	2,800,000	3,200,000	4,750,000	4,500,000	3,750,000	3,750,000	0
NORTH RYDE	3.0	12,000,000	15,000,000	19,500,000	21,000,000	17,500,000	15,000,000	-14
PORT KEMBLA	0.76	240,000	240,000	325,000	400,000	450,000	450,000	0
RIVERWOOD	2.0	1,700,000	1,950,000	3,200,000	3,000,000	2,600,000	2,000,000	-23
RYDALMERE	2.0	2,700,000	3,100,000	4,200,000	3,500,000	3,250,000	2,100,000	-35
SILVERWATER	2.0	2,700,000	3,300,000	4,100,000	3,600,000	3,300,000	2,100,000	-36
TAREN POINT	2.0	1,800,000	2,050,000	3,400,000	3,200,000	2,500,000	2,350,000	-6
UNANDERRA	1.23	215,000	227,000	240,000	320,000	380,000	380,000	0
WETHERILL PARK	2.0	825,000	1,000,000	1,800,000	2,200,000	1,800,000	1,250,000	-31

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 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
ARTARMON	1,000	95	120	125	135	125	125	0
BOTANY	1,440	65	75	86	95	90	85	-6
BROOKVALE	1,000	95	110	115	115	105	90	-14
CAMPBELLTOWN	869	48	53	60	60	53	48	-9
LAMBTON	738	50	55	65	70	75	75	0
MARRICKVILLE	1,000	75	95	110	120	120	110	-8
MILPERRA	1,000	60	80	100	100	100	85	-15
MOOREBANK	1,251	53	65	75	80	70	60	-14
NORTH RYDE	1,500	140	155	160	180	180	150	-17
NORTH WOLLONGONG	1,077	52	52	60	60	75	75	0
ROSEBERY	1,000	75	85	100	100	100	95	-5
RYDALMERE	1,335	70	85	100	110	95	95	0
SILVERWATER	1,267	75	95	110	110	95	85	-11
SMITHFIELD	1,200	57	65	75	80	80	80	0
TAREN POINT	1,000	60	80	100	100	100	85	-15

TABLE 22  
RURAL HOMESITES  
SYDNEY AREA

SUBURB	AREAS HECTARES	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
BARGO	2.0	50,000	65,000	105,000	105,000	105,000	105,000	0
BOX HILL	10.35	225,000	300,000	450,000	450,000	450,000	450,000	0
CAMDEN	0.4	75,000	90,000	130,000	135,000	125,000	125,000	0
CECIL PARK	2.0	125,000	200,000	275,000	275,000	250,000	250,000	0
DENHAM COURT	1.0	130,000	150,000	180,000	185,000	185,000	185,000	0
DURAL	2.0	220,000	400,000	475,000	425,000	425,000	425,000	0
FREEMANS REACH	2.0	85,000	125,000	190,000	180,000	180,000	180,000	0
FREEMANS REACH	10.0	160,000	210,000	320,000	300,000	300,000	300,000	0
GALSTON	2.0	185,000	275,000	390,000	350,000	350,000	350,000	0
GLENORIE	2.023	150,000	230,000	350,000	375,000	375,000	375,000	0
LISAROW	1.3	75,000	95,000	150,000	150,000	160,000	160,000	0
MORISSET	10.17	70,000	85,000	150,000	150,000	150,000	140,000	-7
ORCHARD HILLS	2.0	115,000	190,000	230,000	250,000	230,000	230,000	0
ROSSMORE	2.0	95,000	130,000	235,000	225,000	225,000	225,000	0
TERREY HILLS	2.0	300,000	460,000	700,000	620,000	580,000	580,000	0

## COUNTRY LAND MARKET

TABLE 23

COASTAL CITIES AND TOWNS  
SINGLE DWELLING SITE

Value for standard serviced allotment.

LOCALITY	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
BALLINA	18 x 37	28,000	34,000	52,000	55,000	60,000	70,000	17
BATEMANS BAY	20 x 35	26,000	26,000	40,000	38,000	42,000	46,000	10
BEGA	21 x 45	17,000	17,000	24,000	27,000	33,000	35,000	6
COFFS HARBOUR	18 x 38	26,000	32,000	43,000	43,000	43,000	47,000	9
FORSTER	18 x 30	49,000	49,000	76,000	76,000	100,000	110,000	10
GRAFTON	20 x 30	21,000	21,000	24,000	25,000	28,000	28,000	0
KIAMA	18 x 36	45,000	55,000	80,000	100,000	100,000	100,000	0
LISMORE	23 x 31	22,000	24,000	32,500	32,500	34,000	42,500	25
MERIMBULA	18 x 40	34,000	45,000	70,000	80,000	80,000	80,000	0
MURWILLUMBAH	20 x 35	26,000	30,000	38,000	48,000	48,000	48,000	0
NELSON BAY	15 x 45	45,000	50,000	62,000	70,000	78,000	85,000	9
NOWRA	18 x 37	21,000	23,000	32,000	39,000	39,000	39,000	0
PORT MACQUARIE	21 x 38	24,000	27,000	37,500	45,000	45,000	48,000	7
TAREE	20 x 39	22,000	25,000	30,000	38,000	40,000	48,000	20
THE ENTRANCE	20 x 35	40,000	60,000	100,000	95,000	105,000	105,000	0
TWEED HEADS	17 x 35	28,000	45,000	60,000	65,000	60,000	60,000	0
ULLADULLA	18 x 37	20,000	22,000	28,000	38,000	38,000	42,000	11

TABLE 24

SINGLE DWELLING SITES  
INLAND CITIES/TOWNS

Value for standard serviced allotment.

SUBURB	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
ALBURY	18 x 37	19,000	20,000	25,000	29,000	29,000	29,000	0
ARMIDALE	20 x 40	23,000	24,000	25,000	30,000	35,000	40,000	14
BATHURST	17 x 50	25,000	30,000	40,000	45,000	50,000	55,000	10
BOWRAL	30 x 67	45,000	45,000	80,000	100,000	100,000	110,000	10
BROKEN HILL	20 x 50	2,000	2,000	2,000	2,200	2,700	2,700	0
CESSNOCK	15 x 40	17,000	17,000	21,000	28,000	30,000	35,000	17
COBAR	18 x 71	6,750	8,000	12,000	15,000	13,500	11,500	-15
COOMA	20 x 40	17,500	17,500	17,500	20,000	20,000	22,000	10
COONABARBRAN	20 x 59	9,000	9,500	10,500	10,000	10,000	10,000	0
COONAMBLE	20 x 50	8,000	8,000	8,000	8,000	8,000	8,000	0
COOTAMUNDRA	18 x 36	11,000	11,500	12,500	13,000	15,500	18,750	21
COWRA	19 x 48	12,000	12,000	16,000	18,500	20,000	22,000	10
CROOKWELL	20 x 36	9,000	10,000	12,000	15,000	17,000	17,000	0
DENILIQUIN	25 x 28	15,000	13,500	13,500	18,000	18,000	20,000	11
DUBBO	19 x 42	15,000	16,000	24,000	26,000	26,000	26,000	0
GOL GOL	20 x 50	17,500	17,500	20,000	20,000	22,500	20,000	-11
GOULBURN	19 x 36	24,000	26,000	31,000	38,000	40,000	40,000	0
GRIFFITH	18 x 46	22,000	22,000	25,000	25,000	29,500	34,000	15
GUNNEDAH	21 x 51	20,000	20,000	25,000	25,000	25,000	30,000	20
INVERELL	22 x 42	12,000	13,500	16,000	17,000	17,000	19,000	12
LEETON	20 x 69	21,000	21,000	22,000	22,000	23,000	27,000	17
LITHGOW	16 x 45	20,000	18,000	22,500	28,000	30,000	32,000	7
MAITLAND	17 x 36	22,000	22,000	25,000	29,000	35,000	40,000	14
MOREE	22 x 45	14,500	16,000	17,000	18,000	19,000	22,000	16

TABLE 24  
SINGLE DWELLING SITES  
INLAND CITIES/TOWNS

(Continued)

Value for standard serviced allotment.

SUBURB	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
MOSS VALE	17 x 33	14,000	13,000	25,000	40,000	40,000	40,000	0
MUDGE	40 x 37	19,000	20,000	25,000	30,000	30,000	30,000	0
MUSWELLBROOK	25 x 35	21,000	21,000	22,000	23,000	24,000	25,000	4
NYNGAN	20 x 50	5,250	5,250	4,750	4,750	5,000	5,000	0
ORANGE	20 x 36	18,000	19,000	22,000	25,000	31,000	32,500	5
PARKES	18 x 33	9,000	9,000	11,000	13,000	15,000	20,000	33
QUEANBEYAN	15 x 40	27,000	28,000	31,000	33,000	37,000	42,000	14
TAMWORTH	22 x 41	21,000	23,000	28,000	35,000	40,000	42,500	6
TUMUT	18 x 40	15,000	15,000	15,000	15,000	17,500	25,000	43
WAGGA WAGGA	18 x 36	18,500	20,000	23,000	27,500	37,500	40,000	7
WALGETT	21 x 44	2,600	2,600	2,600	3,500	4,500	6,000	33
WELLINGTON	20 x 46	9,000	9,000	11,000	12,000	10,500	12,000	14
YASS	17 x 50	14,000	14,000	16,000	16,000	18,000	20,000	11
YOUNG	22 x 38	10,000	12,000	13,000	14,000	15,000	16,000	7

TABLE 25  
RESIDENTIAL COTTAGES  
COASTAL CITIES & TOWNS

Value of representative cottage in selected city/town.

CITY/TOWN	CONSTN.	AGE	B'RMS	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
BALLINA	BV	1988	3	100,000	115,000	155,000	155,000	155,000	165,000	6
BATEMANS BAY	BV	1984	3	88,000	95,000	120,000	130,000	140,000	148,000	6
BEGA	BV	1984	3	82,000	84,000	100,000	115,000	120,000	120,000	0
COFFS HARBOUR	BV	1983	3	90,000	110,000	145,000	145,000	135,000	135,000	0
FORSTER	BV	1970	3	98,000	105,000	165,000	165,000	180,000	180,000	0
GRAFTON	BV	1975	3	76,000	77,000	90,000	105,000	115,000	115,000	0
KLAMA	BV	1969	3	110,000	125,000	165,000	175,000	175,000	175,000	0
LISMORE	BV	1975	3	85,000	90,000	130,000	130,000	135,000	145,000	7
MERIMBULA	BV	1986	3	135,000	150,000	160,000	170,000	170,000	170,000	0
MURWILLUMBAH	BV	1970	3	95,000	110,000	125,000	155,000	145,000	145,000	0
NELSON BAY	BV	1970	3	95,000	105,000	140,000	165,000	165,000	170,000	3
NOWRA	BV	1977	3	82,000	90,000	130,000	138,000	135,000	130,000	-4
PORT MACQUARIE	BV	1976	3	85,000	100,000	130,000	150,000	150,000	150,000	0
TAREE	BV	1978	3	70,000	90,000	110,000	125,000	120,000	120,000	0
THE ENTRANCE	AC/WB	1948	2	60,000	95,000	135,000	130,000	130,000	130,000	0
TWEED HEADS	BV	1987	3	95,000	125,000	150,000	165,000	150,000	160,000	7
ULLADULLA	BV	1984	3	86,000	90,000	125,000	135,000	135,000	140,000	4

Cottage Construction:  
AC = Fibrous 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 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
ALBURY	BV	1981	3	78,000	82,000	93,000	100,000	90,000	90,000	0
ARMIDALE	BV	1985	3	82,000	85,000	120,000	130,000	135,000	127,000	-6
BATHURST	BV	1973	3	72,500	80,000	115,000	128,000	128,000	130,000	2
BOWRAL	BK	1935	3	105,000	110,000	190,000	220,000	220,000	240,000	9
BROKEN HILL	BK	1930	3	40,000	44,000	52,000	60,000	65,000	65,000	0
CESSNOCK	WB	1950	3	55,000	58,000	75,000	85,000	90,000	95,000	6
COBAR	WB	1968	3	57,500	62,500	70,000	77,000	70,000	70,000	0
COOMA	BV	1968	3	75,000	75,000	87,000	100,000	105,000	105,000	0
COONABARABRAN	WB	1938	3	48,000	50,000	60,000	60,000	60,000	65,000	8
COONAMBLE	WB	1960	3	50,000	50,000	55,000	60,000	65,000	70,000	8
COOTAMUNDRA	BV	1973	3	65,000	65,000	70,000	75,000	90,000	100,000	11
COWRA	BV	1976	3	65,000	73,000	85,000	110,000	110,000	110,000	0
CROOKWELL	BK	1939	3	55,000	60,000	77,000	85,000	85,000	85,000	0
DENILIQUIN	BV	1979	3	68,500	72,000	80,000	87,000	87,000	93,000	7
DUBBO	BV	1976	3	65,000	70,000	82,000	95,000	95,000	100,000	5
GOL GOL	BV	1975	3	75,000	75,000	82,500	85,000	90,000	90,000	0
GOULBURN	BK	1934	3	65,000	70,000	90,000	95,000	95,000	95,000	0
GRIFFITH	BV	1968	3	80,000	95,000	100,000	100,000	105,000	110,000	5
GUNNEDAH	BV	1985	3	85,000	92,000	120,000	125,000	125,000	130,000	4
INVERELL	BV	1986	3	70,000	76,000	95,000	95,000	95,000	110,000	16
LEETON	AC/WB	1960	3	60,000	65,000	68,000	68,000	72,000	80,000	11
LITHGOW	BK	1915	3	43,500	43,500	60,000	78,000	82,000	90,000	10
MAITLAND	BV	1954	3	70,000	70,000	87,000	100,000	115,000	120,000	4
MOREE	BV	1986	3	74,000	80,000	102,000	100,000	100,000	110,000	10



**TABLE 26**  
**RESIDENTIAL COTTAGES**  
**INLAND CITIES & TOWNS**  
(Continued)

Value of representative cottage in selected city/town.

CITY/TOWN	CONSTN.	AGE	B'RMS	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
MOSS VALE	BV	1976	3	78,000	78,000	110,000	110,000	110,000	110,000	0
MUDGE	BV	1984	3	90,000	95,000	120,000	130,000	125,000	130,000	4
MUSWELLBROOK	BV	1983	3	70,000	70,000	80,000	85,000	95,000	105,000	11
NYNGAN	AC	1965	3	50,000	47,000	47,000	47,000	52,000	55,000	6
ORANGE	BV	1972	3	60,000	70,000	85,000	110,000	115,000	118,000	3
PARKES	WB	1976	3	50,000	53,000	60,000	75,000	80,000	90,000	12
QUEANBEYAN	BV	1971	3	80,000	85,000	95,000	100,000	110,000	125,000	14
TAMWORTH	BV	1986	3	87,000	92,000	120,000	135,000	140,000	140,000	0
TUMUT	BV	1978	3	70,000	70,000	75,000	75,000	85,000	100,000	18
WAGGA WAGGA	BV	1978	3	67,500	75,000	90,000	95,000	120,000	132,000	10
WALGETT	WB	1965	3	36,000	36,000	36,000	42,000	55,000	60,000	9
WELLINGTON	WB	1953	3	42,000	45,000	55,000	60,000	55,000	60,000	9
YASS	BV	1970	3	72,000	72,000	80,000	87,000	92,000	100,000	9
YOUNG	WB	1953	3	55,000	60,000	65,000	70,000	77,000	77,000	0

Cottage Construction:

AC = Fibrous Cement

BK = Brick

BV = Brick Veneer

WB = Weatherboard

TABLE 27  
COUNTRY MEDIUM DENSITY SITES

Value per unit/townhouse site.

CITY/TOWN	STYLE/BEDROOMS	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
BATEMANS BAY	U 2	13,300	13,300	13,300	12,000	12,000	13,000	8
COFFS HARBOUR	U 2	12,000	14,000	18,000	17,000	16,000	14,000	-12
GOULBURN	U 2	3,150	3,500	4,250	10,000	11,000	11,000	0
MERIMBULA	U 2	23,000	26,000	29,000	31,000	31,000	30,000	-3
NELSON BAY	U 2	12,000	18,000	25,000	25,000	25,000	30,000	20
PORT MACQUARIE	U 2	12,000	14,000	20,000	20,000	22,000	24,000	9
QUEANBEYAN	TH 2	9,000	10,000	12,500	12,500	13,500	18,500	37
TWEED HEADS	U 2	17,500	20,000	30,000	32,500	30,000	32,500	8

Style:

U = Home Unit

TH = Townhouse

TABLE 28  
COUNTRY HOME UNITS  
VALUE OF UNIT IN MEDIUM DENSITY DEVELOPMENT

CITY/TOWN	STYLE/BEDROOMS	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
BATEMANS BAY	U 2	65,000	68,000	90,000	90,000	105,000	110,000	5
COFFS HARBOUR	U 2	50,000	60,000	75,000	75,000	70,000	70,000	0
GOULBURN	U 2	50,000	55,000	70,000	80,000	80,000	80,000	0
MERIMBULA	U 2	84,000	88,000	105,000	115,000	130,000	130,000	0
NELSON BAY	U 2	70,000	84,000	125,000	145,000	140,000	148,000	6
PORT MACQUARIE	U 2	50,000	60,000	85,000	85,000	85,000	90,000	6
QUEANBEYAN	TH 2	70,000	73,000	82,000	86,000	94,000	110,000	17
TWEED HEADS	U 2	77,000	95,000	125,000	130,000	125,000	130,000	4

Style:  
U = Home Unit  
TH = Townhouse

TABLE 29  
SINGLE SHOP SITE  
COUNTRY TOWNS & CITIES

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

SUBURB	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
ALBURY	5 x 95	220,000	220,000	240,000	240,000	240,000	220,000	-8
ARMIDALE	6.1 x 67	134,000	146,000	150,000	150,000	150,000	150,000	0
BATEMANS BAY	7.3 x 55	150,000	175,000	182,000	182,000	182,000	182,000	0
BATHURST	4.4 x 40	165,000	180,000	180,000	180,000	180,000	195,000	8
BEGA	8.4 x 30	140,000	175,000	175,000	175,000	175,000	175,000	0
BROKEN HILL	6.7 x 50	18,500	17,000	25,000	35,000	35,000	35,000	0
COFFS HARBOUR	6.7 x 53	295,000	310,000	322,000	322,000	322,000	305,000	-5
COOMA	6.1 x 17	79,000	79,000	79,000	79,000	79,000	79,000	0
COWRA	6.4 x 57	45,000	45,000	40,000	40,000	40,000	40,000	0
DENILQUIN	5 x 50	55,000	55,000	55,000	63,000	63,000	63,000	0
DUBBO	5.6 x 51	153,000	170,000	170,000	170,000	170,000	170,000	0
GOULBURN	6.7 x 31	100,000	120,000	130,000	143,000	170,000	170,000	0
GRAFTON	5.3 x 34	125,000	133,000	125,000	125,000	137,500	125,000	-9
GRIFFITH	9.1 x 47	228,000	256,000	256,000	256,000	240,000	240,000	0
LISMORE	6.7 x 43	267,000	300,000	334,000	370,000	390,000	400,000	3
LITHGOW	5.9 x 47	80,000	65,000	80,000	85,000	118,000	118,000	0
MAITLAND	5.5 x 24	110,000	110,000	110,000	120,000	120,000	120,000	0
MERIMBULA	9.3 x 50	200,000	225,000	240,000	240,000	225,000	225,000	0
MOREE	6.1 x 50	67,000	73,000	92,000	92,000	92,000	96,000	4
MUDGEE	7.9 x 40	67,000	67,000	73,000	80,000	110,000	110,000	0
MUSWELLBROOK	7.6 x 40	125,000	125,000	125,000	125,000	135,000	135,000	0
NOWRA	6.7 x 40	215,000	240,000	270,000	350,000	300,000	300,000	0
ORANGE	4.9 x 37	134,000	146,000	146,000	146,000	160,000	160,000	0

TABLE 29  
SINGLE SHOP SITE  
COUNTRY TOWNS & CITIES

(Continued)

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

SUBURB	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
PARKES	5.6 x 58	41,000	41,000	41,000	41,000	41,000	41,000	0
PORT MACQUARIE	9.4 x 44	490,000	510,000	567,000	567,000	567,000	567,000	0
QUEANBEYAN	10 x 31	146,000	165,000	165,000	165,000	165,000	165,000	0
TAMWORTH	6.3 x 52	173,000	188,000	240,000	240,000	240,000	240,000	0
TAREE	6.2 x 44	218,000	230,000	249,000	249,000	249,000	249,000	0
TWEED HEADS	5.6 x 25	141,000	169,000	226,000	226,000	250,000	275,000	10
WAGGA WAGGA	8.2 x 50	220,000	287,000	370,000	370,000	400,000	400,000	0
YOUNG	5.6 x 50	85,000	85,000	92,000	92,000	92,000	92,000	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 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
ALBURY	5 x 42	800	800	1,000	1,000	1,000	800	-20
ARMIDALE	6 x 21	550	600	650	700	700	700	0
BATEMANS BAY	7.3 x 25	480	520	560	655	700	700	0
BATHURST	4.4 x 30	625	675	750	800	850	900	6
BEGA	8.4 x 24	540	600	620	660	660	680	3
BROKEN HILL	6.7 x 23	320	320	350	450	450	450	0
COFFS HARBOUR	6.7 x 38	910	950	1,000	1,000	1,000	900	-10
COOMA	6.1 x 17	325	325	325	325	325	325	0
COWRA	6.4 x 26	300	330	350	375	375	375	0
DENILQUIN	5 x 35	400	400	400	400	400	400	0
DUBBO	5.6 x 36	880	880	1,050	1,050	1,050	1,050	0
GOULBURN	6.6 x 17	450	500	550	600	700	700	0
GRAFTON	5.3 x 30	600	625	575	600	640	600	-6
GRIFFITH	9 x 47	800	850	850	850	800	800	0
LISMORE	6.7 x 43	800	850	950	1,050	1,125	1,175	4
LITHGOW	5.9 x 32	350	375	400	450	475	525	11
MAITLAND	5.5 x 13	400	400	420	480	480	480	0
MERIMBULA	9.3 x 27	600	650	700	850	925	925	0
MOREE	6 x 18	300	330	390	410	450	475	6
MUDGEE	7.9 x 36	600	600	650	700	750	750	0
MUSWELLBROOK	6.5 x 20	400	400	450	450	500	500	0
NOWRA	6.1 x 31	535	560	590	650	650	650	0
ORANGE	4.9 x 37	780	835	950	1,025	1,100	1,150	5
PARKES	5.6 x 24	260	280	320	350	380	380	0

TABLE 30  
RENTAL OF MODERN SHOP  
COUNTRY TOWNS & CITIES

(Continued)

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

CITY/TOWN	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
PORT MACQUARIE	9.4 x 32	1,500	1,580	1,700	1,700	1,700	1,700	0
QUEANBEYAN	10 x 27	750	750	800	750	750	800	7
TAMWORTH	6.2 x 25	700	800	1,000	1,000	1,200	1,200	0
TAREE	6.2 x 32	730	770	820	820	820	820	0
TWEED HEADS	5.6 x 25	430	515	650	650	700	750	7
WAGGA WAGGA	8.2 x 48	1,000	1,200	1,200	1,500	1,500	1,500	0
YOUNG	5.6 x 21	275	300	325	350	375	350	-7

TABLE 31  
SMALL INDUSTRIAL SITES  
COUNTRY TOWNS

CITY/TOWN	AREA SQUARE METRES	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
ALBURY	1,277	26,000	30,000	38,000	45,000	40,000	40,000	0
ARMIDALE	1,000	22,000	23,000	24,000	25,000	30,000	30,000	0
BATHURST	1,960	27,500	29,500	31,500	33,000	39,000	39,000	0
BOMADERRY	2,485	60,000	60,000	63,000	68,000	68,000	68,000	0
COFFS HARBOUR	1,600	75,000	78,000	88,000	100,000	110,000	105,000	-5
DUBBO	2,700	23,000	23,000	30,000	35,000	35,000	35,000	0
GOULBURN	2,561	65,000	70,000	70,000	70,000	70,000	70,000	0
GRIFFITH	2,036	40,000	40,000	40,000	40,000	35,000	37,500	7
LISMORE	1,008	22,000	22,000	22,000	22,000	25,000	28,000	12
MOREE	3,000	20,000	21,000	21,000	21,000	22,000	22,000	0
MUSWELLBROOK	2,000	17,000	16,000	16,000	16,000	19,000	19,000	0
MURWILLUMBAH	1,646	30,000	35,000	35,000	46,000	42,000	42,000	0
QUEANBEYAN	1,992	44,000	50,000	56,000	67,000	67,000	73,000	9
TAMWORTH	2,200	36,000	36,000	36,000	37,500	37,500	37,500	0
TAREE	2,247	50,000	50,000	50,000	65,000	90,000	90,000	0
WAGGA WAGGA	2,000	35,000	40,000	60,000	60,000	65,000	65,000	0



TABLE 32  
RURAL HOMESITES  
COUNTRY AREAS

CITY/TOWN	AREA (Ha)	KM FROM TOWN	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
ALBURY	9.7	18	48,000	48,000	65,000	70,000	70,000	70,000	0
ALLANDALE (CESSNOCK)	10.12	20	60,000	70,000	70,000	90,000	90,000	105,000	17
ARMIDALE	2	3	25,000	27,000	30,000	45,000	60,000	65,000	8
BATHURST	2.46	8	50,000	52,500	70,000	85,000	90,000	90,000	0
BEGA	2	3	45,000	48,000	50,000	60,000	65,000	74,000	14
BERRY	10	3	110,000	125,000	175,000	225,000	225,000	225,000	0
BOWRAL	10	6	210,000	220,000	255,000	300,000	275,000	300,000	9
BYRON BAY	2	9	50,000	60,000	95,000	120,000	105,000	115,000	10
COFFS HARBOUR	0.85	8	47,000	50,000	57,000	62,500	67,500	67,500	0
DENILIQUIN	2	6	25,000	25,000	30,000	30,000	30,000	30,000	0
DUBBO	10.1	11	28,000	30,000	36,000	44,000	44,000	44,000	0
GOULBURN	10.08	14	29,000	32,000	40,000	55,000	75,000	75,000	0
GRAFTON	9.90	16	30,000	32,500	35,000	45,000	50,000	50,000	0
INVERELL	2	5	20,000	22,000	24,000	28,000	30,000	33,000	10
LEETON	10	3	39,000	42,000	45,000	45,000	50,000	52,000	4
LISMORE	2.02	10	40,000	42,500	55,000	60,000	60,000	70,000	17
MAITLAND	10.5	20	55,000	55,000	65,000	75,000	85,000	85,000	0
MAITLAND	10.7	6	80,000	90,000	95,000	105,000	130,000	140,000	8
MORUYA	2.07	5	36,000	36,000	40,000	52,000	64,000	64,000	0
MUSWELLBROOK	2	5	50,000	50,000	55,000	60,000	65,000	65,000	0
ORANGE	2.17	5	46,000	46,000	48,000	50,000	70,000	75,000	7
QUEANBEYAN	4.80	10	50,000	50,000	50,000	56,000	70,000	82,500	18
RAYMOND TERRACE	10	14	75,000	80,000	87,000	95,000	125,000	135,000	8
TAMWORTH	2	8	32,500	32,500	37,500	45,000	55,000	57,500	5
TAREE	4.58	16	35,000	40,000	55,000	60,000	70,000	75,000	7
WAGGA WAGGA	10	12	50,000	60,000	60,000	65,000	80,000	80,000	0



TABLE 34  
DAIRY FARMS  
COUNTRY AREAS

Value ex buildings for typical property.

LOCALITY	AREA (ha)	NO. OF MILKERS	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
BEGA	122	220	340,000	370,000	390,000	425,000	425,000	425,000	0
DENMAN	75	50	300,000	340,000	400,000	400,000	350,000	350,000	0
DORRIGO	141	80	230,000	250,000	280,000	300,000	320,000	320,000	0
LISMORE	69	70	165,000	172,000	225,000	225,000	225,000	245,000	9
NOWRA	85	80	400,000	440,000	500,000	550,000	500,000	550,000	10
SINGLETON	40	45	225,000	315,000	315,000	315,000	280,000	280,000	0
TAREE	112	70	240,000	290,000	385,000	450,000	470,000	470,000	0

TABLE 35  
WHEAT PROPERTIES

Value ex buildings for typical property.

LOCALITY	AREA (Ha)	TONNES PER HA	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
ALBURY	456	2.80	685,000	913,000	913,000	913,000	913,000	776,000	-15
CONDOBOLIN	1,568	1.0	290,000	320,000	392,000	392,000	290,000	261,000	-10
COONAMBLE	731	2.0	274,000	300,000	358,000	358,000	281,000	281,000	0
COOTAMUNDRA	285	4.5	375,000	493,000	570,000	640,000	575,000	456,000	-21
COWRA	247	2.75	235,000	272,000	326,000	375,000	300,000	300,000	0
DUBBO	696	1.6	233,000	257,000	306,000	327,000	299,000	299,000	0
GILGANDRA	762	2.0	286,000	312,000	373,000	373,000	328,000	328,000	0
GOOLGOWI	2,329	1.2	489,000	489,000	550,000	550,000	400,000	400,000	0
GRENFELL	505	1.8	232,000	278,000	306,000	337,000	220,000	220,000	0
INVERELL	465	1.7	235,000	255,000	305,000	305,000	305,000	275,000	-10
JUNEE	453	3.75	475,000	589,000	634,000	634,000	570,000	475,000	-17
MOREE	1,100	1.9	480,000	520,000	625,000	625,000	560,000	560,000	0
NARRABRI	730	2.2	375,000	410,000	490,000	490,000	400,000	400,000	0
NARROMINE	865	2.0	290,000	355,000	415,000	415,000	368,000	368,000	0
PARKES	465	1.8	232,000	279,000	325,000	348,000	320,000	320,000	0
SPRING RIDGE	500	2.5	440,000	540,000	725,000	725,000	580,000	525,000	-9
SWAN HILL	2,439	1.8	610,000	732,000	975,000	975,000	780,000	780,000	0
TAMWORTH	300	1.7	160,000	200,000	265,000	330,000	275,000	275,000	0
WALGETT	2,350	1.0	388,000	458,000	530,000	580,000	435,000	460,000	6
WELLINGTON	524	2.75	380,000	430,000	600,000	600,000	525,000	525,000	0

Tonnes Per Hectare = Typical Average Production

TABLE 36

COASTAL GRAZING

Value ex buildings for typical property.  
(C = Cattle)

LOCALITY	AREA (Ha)	CARRYING CAPACITY	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
BEGA	331	200.C	330,000	330,000	360,000	410,000	410,000	425,000	4
BONALBO	535	180.C	185,000	200,000	250,000	300,000	300,000	280,000	-7
DUNGOG	202	125.C	275,000	285,000	350,000	375,000	425,000	425,000	0
GRAFTON	1,195	420.C	430,000	450,000	525,000	630,000	670,000	620,000	-7
KEMPSEY	513	320.C	375,000	400,000	480,000	525,000	550,000	525,000	-5
MORUYA	126	100.C	225,000	225,000	290,000	315,000	350,000	350,000	0
NOWRA	60	60.C	230,000	250,000	350,000	400,000	375,000	400,000	7
SCONE	476	175.C	285,000	350,000	450,000	450,000	400,000	400,000	0
SINGLETON	760	300.C	345,000	410,000	510,000	510,000	510,000	510,000	0
TAREE	742	400.C	380,000	435,000	680,000	835,000	900,000	900,000	0

TABLE 37

## TABLELANDS GRAZING

Value ex buildings for typical property.  
(S = Sheep)

LOCALITY	AREA (Ha)	CARRYING CAPACITY DRY SHEEP EQUIVALENT	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
BATHURST	387	3,100.S	350,000	405,000	700,000	700,000	700,000	700,000	0
BOOROWA	300	1,800.S	232,000	287,000	330,000	330,000	270,000	270,000	0
COOLAH	639	2,500.S	240,000	290,000	375,000	375,000	350,000	350,000	0
COOMA	842	2,500.S	275,000	325,000	425,000	425,000	340,000	340,000	0
CROOKWELL	325	2,400.S	300,000	396,000	600,000	600,000	540,000	540,000	0
GUYRA	700	8,000.S	850,000	1,200,000	1,820,000	1,820,000	1,300,000	1,200,000	-8
MUDGEE	1,011	3,200.S	310,000	380,000	500,000	500,000	480,000	480,000	0
OBERON	191	2,400.S	270,000	305,000	600,000	600,000	600,000	540,000	-10
ORANGE	238	3,000.S	290,000	330,000	495,000	495,000	450,000	450,000	0
TENTERFIELD	700	4,400.S	420,000	550,000	770,000	770,000	600,000	540,000	-10
TUMBARUMBA	290	2,900.S	250,000	290,000	420,000	455,000	455,000	410,000	-10
TUMUT	606	6,000.S	510,000	727,000	900,000	1,050,000	840,000	720,000	-14
WALCHA	700	7,000.S	720,000	1,000,000	1,557,000	1,557,000	1,150,000	1,064,000	-7
YASS	704	3,000.S	360,000	420,000	540,000	540,000	486,000	486,000	0

TABLE 38

WESTERN GRAZING

Value ex buildings for typical property.  
(S = Sheep)

LOCALITY	AREA (Ha)	CARRYING CAPACITY DRY SHEEP EQUIVALENT	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
BALRANALD	12,430	6,000.S	600,000	1,052,000	1,052,000	947,000	667,000	600,000	-10
BOURKE	24,270	6,000.S	225,000	300,000	420,000	390,000	240,000	225,000	-6
BREWARRINA	9,429	5,800.S	377,000	522,000	725,000	667,000	435,000	435,000	0
COBAR	25,470	4,800.S	267,000	340,000	364,000	340,000	205,000	192,000	-6
HAY	9,138	4,500.S	790,000	790,000	1,000,000	900,000	560,000	560,000	0
LIGHTNING RIDGE	7,822	4,100.S	309,000	350,000	515,000	473,000	310,000	310,000	0
WENTWORTH	13,183	3,300.S	205,000	400,000	400,000	342,000	277,000	245,000	-12
WILCANNIA	33,526	5,100.S	310,000	413,000	516,000	465,000	255,000	255,000	0

TABLE 39  
SPECIALISED RURAL PROPERTIES

Value ex buildings.

LOCALITY	AREA (Ha)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	% CHANGE 1991-1992
IRRIGATION - COTTON								
GWYDIR VALLEY	850	1,500,000	1,950,000	2,215,000	2,215,000	2,215,000	2,215,000	0
NAMOI VALLEY	600	1,000,000	1,250,000	1,445,000	1,445,000	1,600,000	1,600,000	0
IRRIGATION - PRIME CEREAL GROWING								
BREEZA PLAIN	500	800,000	890,000	1,000,000	1,000,000	800,000	750,000	-6
CITRUS FARMS								
BURONGA	11.6	140,000	150,000	150,000	185,000	185,000	185,000	0
GRIFFITH	26	442,000	520,000	570,000	525,000	400,000	440,000	10
RICE FARMS								
DENILQUIN	256	153,000	192,000	230,000	207,000	166,000	150,000	-10
GRIFFITH	177	177,000	212,000	240,000	215,000	215,000	215,000	0
BANANA PLANTATIONS								
COFFS HARBOUR	7	230,000	230,000	250,000	250,000	250,000	250,000	0
SUGAR CANE FARMS								
CONDONG	47	165,000	165,000	165,000	185,000	185,000	210,000	14
SOUTH BALLINA	40	120,000	120,000	150,000	150,000	150,000	160,000	7
VINES								
COOMEALLA	13.5	80,000	100,000	100,000	115,000	100,000	100,000	0
YENDA	23	197,000	232,000	265,000	245,000	230,000	230,000	0