



New South Wales
Real Estate Values

Valuer-General's Office

1994

New South Wales Real Estate Values 1994



The Department of Conservation and Land Management incorporates: Valuer-General's Office, Crown Lands Service, Land Information Centre, Land Titles Office, Office of Land Information Policy and Coordination, Office of Forestry, Office of Water and the Soil Conservation Service.

**NEW SOUTH WALES REAL ESTATE VALUES
30TH JUNE, 1994**

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Overview

An improved level in confidence in the metropolitan residential market has witnessed a strengthened upward trend over the past 12 months. The country residential market has also reflected a positive trend but weaker than the metropolitan sector.

Value levels in the commercial and industrial sectors are still reflecting a market that is lacking in confidence following the economic recession.

The market for rural property has stabilised despite the effects of the current drought and economic recession.

Residential Property

The metropolitan residential market has been the best performer when compared to other classes of land. The inner and middle distance Sydney market, in particular, has witnessed a definite upward trend.

Newcastle and Gosford/Wyong have also shown a definite upward trend while the Wollongong area has been slower to react.

Local factors continue to have a strong controlling influence on the country market. As for the 1993/1994 review period this sector of the market revealed a trend from being stable to showing a moderate increase across all sectors. Minor decreases were evident in a small part of the inland.

The market for medium density property in Sydney, Newcastle and Wollongong is showing definite signs of improvement and an upward trend has resulted. The country medium density market has been a weaker performer.

Retail Property

This sector of the market continues to be depressed. Although many localities are witnessing a marginal upward trend, the overall result reveals a static to negative trend in the Sydney, Newcastle, Wollongong areas. The country market has proved to be slightly stronger however, a mixed trend is also evident there.

Office Properties

Rental values in parts of the outer Sydney metropolitan area, and Newcastle, Wollongong have declined over the review period. The remainder of the Sydney market has generally been stable.

Building sites in the Sydney CBD are showing the first signs of a positive trend since the significant reductions evidenced in the late 1980's and early 1990's.

The downward trend in other parts of the Sydney market has stabilised.

Industrial Property

This sector of the market has been the poorest performer over the past financial year. There are signs, however, that the decline from 1990 has eased and many industrial areas have experienced a stable trend over the 1993/1994 financial year.

Rural Properties

Rural homesite values in country areas have experienced moderate growth in line with the rural residential trend. The metropolitan homesite market has experienced a mixed and weaker trend compared to the country market.

Despite the drought conditions, the market value of rural properties has ceased to decline. Western grazing areas have experienced zero growth whilst dairy farms, wheat properties, coastal grazing land, tablelands grazing land and specialised rural properties have experienced a mixture of zero to marginal growth in values.

**NEW SOUTH WALES REAL ESTATE VALUES
30TH JUNE, 1994**

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 provided to the Valuer-General by purchasers through the Land Titles Office.
- (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 valuers of the fair market value at the 30th June for a typical property for the nominated locality.
- (iii) In many of the localities listed there is a wide variety of property types both as to age and construction. However, a representative property has been selected which will provide the market trend for that particular suburb or town. It is emphasised that it is the market trends which are identified by the tables, and the values appearing therein should not be taken to be the value of any specific property at the given date.
- (iv) Cottage properties and vacant residential land for the Sydney Metropolitan area have been grouped in three categories, namely Inner Suburbs (0-6 kilometres), Middle Suburbs (6-25 kilometres) and Outer Suburbs (over 25 kilometres). Country residential properties have been grouped in Coastal Cities and Towns and Inland Cities and Towns.
- (v) Each Table includes indices which relate to a base year of 1987.
- (vi) The graphs are compiled from indicies within the Tables. The graphs depict the market trend from a base year of 1987. The index for 1987 is 100 and subsequent years are indexed to the base year.
- (vii) Starting from this year, new tables have been included to indicate the movement in market values for retail shops (Tables 15A and 29A). These tables replace Tables 15 and 29 – Retail Shop Sites.

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

SUBURB	DIMENSIONS (METRES)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
BALMAIN	4.5 x 26	150,000	130,000	130,000	140,000	130,000	140,000	8%
BELLEVEUE HILL	15 x 43	700,000	600,000	650,000	700,000	650,000	680,000	5%
BONDI	10.5 x 42	275,000	250,000	275,000	275,000	275,000	300,000	9%
ERSKINEVILLE	5 x 30	80,000	80,000	80,000	90,000	95,000	105,000	11%
LEICHHARDT	8 x 43	130,000	130,000	130,000	140,000	125,000	135,000	8%
MARRICKVILLE	12 x 37	105,000	105,000	110,000	115,000	115,000	125,000	9%
NEUTRAL BAY	15 x 36	380,000	360,000	360,000	325,000	325,000	370,000	14%
PADDINGTON	6 x 30	200,000	175,000	200,000	225,000	250,000	275,000	10%
RANDWICK	10 x 30	360,000	330,000	330,000	330,000	330,000	360,000	9%
REDFERN	4.5 x 34	75,000	75,000	75,000	85,000	90,000	100,000	11%
ULTIMO	4 x 27	90,000	85,000	85,000	85,000	90,000	100,000	11%
Average		231,364	210,909	220,455	228,182	225,000	244,545	
% Variation From Previous Year		7%	-9%	5%	4%	-1%	9%	
Index (1987=100)		200	182	191	197	195	211	

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

Value of standard serviced allotments within selected suburbs.

SUBURB	DIMENSIONS (METRES)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
AUBURN	12 x 40	95,000	90,000	90,000	90,000	95,000	100,000	5%
BANKSTOWN	15 x 41	120,000	120,000	125,000	135,000	140,000	150,000	7%
BELROSE	19 x 34	200,000	190,000	180,000	180,000	180,000	200,000	11%
BURWOOD	15 x 46	190,000	190,000	200,000	210,000	230,000	260,000	13%
CAMPSE	12 x 36	115,000	115,000	120,000	125,000	140,000	150,000	7%
CARLINGFORD	20 x 34	150,000	150,000	150,000	150,000	155,000	165,000	6%
CHATSWOOD	16 x 38	280,000	250,000	250,000	250,000	275,000	290,000	5%
CHESTER HILL	15 x 50	95,000	95,000	105,000	115,000	120,000	130,000	8%
DOVER HEIGHTS	15 x 43	375,000	350,000	375,000	400,000	400,000	425,000	6%
DRUMMOYNE	15 x 37	220,000	210,000	220,000	220,000	220,000	230,000	5%
EARLWOOD	15 x 36	175,000	175,000	200,000	210,000	235,000	250,000	6%
ERMINGTON	15 x 43	100,000	100,000	100,000	100,000	105,000	125,000	19%
GORDON	20 x 61	475,000	425,000	400,000	400,000	400,000	420,000	5%
HORNSBY	18 x 49	140,000	125,000	125,000	125,000	125,000	140,000	12%
HURSTVILLE	12 x 36	140,000	140,000	155,000	165,000	175,000	185,000	6%
LANE COVE	15 x 40	260,000	235,000	220,000	200,000	220,000	230,000	5%
MANLY	14 x 43	250,000	235,000	235,000	235,000	250,000	280,000	12%
MASCOT	10 x 25	140,000	130,000	130,000	140,000	140,000	145,000	4%
MOSMAN	12 x 46	330,000	315,000	315,000	285,000	285,000	325,000	14%
OATLEY	15 x 36	190,000	190,000	200,000	210,000	225,000	235,000	4%
PENNANT HILLS	18 x 46	160,000	145,000	155,000	155,000	155,000	160,000	3%
REVESBY	15 x 50	110,000	110,000	115,000	125,000	130,000	140,000	8%

TABLE 2 (continued)
RESIDENTIAL COTTAGE SITES
MIDDLE DISTANCE SYDNEY SUBURBS (6 - 25 KILOMETRES)

Value of standard serviced allotments within selected suburbs.

SUBURB	DIMENSIONS (METRES)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
RYDE	15 x 41	165,000	150,000	160,000	160,000	160,000	170,000	6%
STRATHFIELD	15 x 46	390,000	350,000	370,000	400,000	400,000	475,000	19%
WILEY PARK	15 x 43	110,000	110,000	120,000	125,000	135,000	145,000	7%
Average		199,000	187,800	192,600	196,400	203,800	221,000	
% Variation From Previous Year		13%	-6%	3%	2%	4%	8%	
Index (1987=100)		198	187	192	195	203	220	

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

SUBURB	DIMENSIONS (METRES)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
BEROWRA	18 x 49	97,500	90,000	100,000	100,000	100,000	115,000	15%
BLAXLAND	15 x 37	70,000	65,000	65,000	65,000	70,000	75,000	7%
CAMPBELLTOWN	17 x 33	60,000	60,000	60,000	60,000	60,000	65,000	8%
CASTLE HILL	23 x 40	145,000	145,000	145,000	145,000	150,000	160,000	7%
CRONULLA	15 x 38	225,000	225,000	235,000	245,000	280,000	290,000	4%
ENGADINE	15 x 42	105,000	105,000	105,000	110,000	115,000	125,000	9%
GREENFIELD PARK	18 x 35	90,000	90,000	80,000	80,000	80,000	90,000	13%
GUILDFORD	12 x 49	95,000	85,000	85,000	85,000	85,000	85,000	0%
JANNALI	15 x 36	110,000	110,000	110,000	115,000	125,000	140,000	12%
KATOOMBA	15 x 37	40,000	40,000	40,000	40,000	45,000	47,500	6%
LIVERPOOL	15 x 45	75,000	70,000	70,000	70,000	70,000	75,000	7%
MINCHINBURY	15 x 38	70,000	70,000	65,000	65,000	65,000	65,000	0%
MIRANDA	15 x 36	155,000	155,000	155,000	160,000	170,000	185,000	9%
MONA VALE	18 x 58	190,000	180,000	170,000	170,000	170,000	190,000	12%
PENRITH	17 x 37	60,000	60,000	60,000	65,000	67,500	75,000	11%
PLUMPTON	15 x 37	50,000	50,000	50,000	55,000	55,000	55,000	0%
RICHMOND	17 x 37	55,000	55,000	55,000	55,000	60,000	65,000	8%
TAHMOOR	20 x 50	45,000	48,000	48,000	48,000	48,000	50,000	4%
WINSTON HILLS	18 x 37	105,000	105,000	105,000	105,000	110,000	120,000	9%
Average		96,974	95,158	94,895	96,737	101,342	109,079	
% Variation From Previous Year		21%	-2%	0%	2%	5%	8%	
Index (1987=100)		202	199	198	202	211	228	

TABLE 4
RESIDENTIAL COTTAGE SITES
NEWCASTLE URBAN AREA

SUBURB	DIMENSIONS (METRES)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
EDGEWORTH	22 x 33	26,000	31,000	38,000	45,000	45,000	48,000	7%
ELEEBANA	18 x 42	55,000	58,000	60,000	70,000	72,500	75,000	3%
MAYFIELD	15 x 31	30,000	35,000	45,000	50,000	50,000	55,000	10%
MEREWETHER	19 x 36	85,000	90,000	110,000	125,000	125,000	135,000	8%
Average		49,000	53,500	63,250	72,500	73,125	78,250	
% Variation From Previous Year		34%	9%	18%	15%	1%	7%	
Index (1987=100)		153	167	197	226	228	244	

TABLE 5
RESIDENTIAL COTTAGE SITES
WOLLONGONG URBAN AREA

SUBURB	DIMENSIONS (METRES)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
BARRACK HEIGHTS	17 x 35	65,000	75,000	75,000	75,000	75,000	79,000	5%
DAPTO	15 x 49	45,000	60,000	60,000	60,000	62,000	65,000	5%
HELENSBURGH	17 x 40	90,000	90,000	90,000	90,000	92,000	92,000	0%
THIRROUL	17 x 33	100,000	95,000	95,000	100,000	105,000	105,000	0%
Average		75,000	80,000	80,000	81,250	83,500	85,250	
% Variation From Previous Year		33%	7%	0%	2%	3%	2%	
Index (1987=100)		190	203	203	206	211	216	

TABLE 6
RESIDENTIAL COTTAGE SITES
GOSFORD/WYONG URBAN AREAS

SUBURB	DIMENSIONS (METRES)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
EAST GOSFORD	15 x 50	80,000	75,000	70,000	70,000	70,000	80,000	14%
WAMBERAL	26 x 30	95,000	95,000	90,000	90,000	90,000	95,000	6%
WYONG	19 x 36	55,000	55,000	50,000	45,000	45,000	50,000	11%
Average		76,667	75,000	70,000	68,333	68,333	75,000	
% Variation From Previous Year		26%	-2%	-7%	-2%	0%	10%	
Index (1987=100)		228	223	208	203	203	223	

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

SUBURB	CONSTN	AGE	B 'RMS	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
BALMAIN	BK	1890	2	250,000	220,000	220,000	250,000	250,000	270,000	8%
BELLEVUE HILL	BK	1935	3	900,000	750,000	850,000	900,000	850,000	900,000	6%
BONDI	BK	1910	3	350,000	300,000	325,000	375,000	375,000	400,000	7%
ERSKINEVILLE	BK	1900	3	170,000	155,000	165,000	185,000	195,000	225,000	15%
LEICHHARDT	BK	1900	3	215,000	215,000	215,000	240,000	240,000	255,000	6%
MARRICKVILLE	BK	1925	3	180,000	180,000	190,000	190,000	190,000	205,000	8%
NEUTRAL BAY	BK	1910	3	500,000	475,000	475,000	450,000	450,000	480,000	7%
PADDINGTON	BK	1890	3	450,000	375,000	400,000	450,000	500,000	550,000	10%
RANDWICK	BK	1910	3	410,000	380,000	380,000	425,000	425,000	475,000	12%
REDFERN	BK	1890	3	180,000	170,000	175,000	200,000	220,000	250,000	14%
ULTIMO	BK	1900	3	190,000	180,000	190,000	190,000	200,000	235,000	18%
Average				345,000	309,091	325,909	350,455	354,091	385,909	
% Variation From Previous Year				6%	-10%	5%	8%	1%	9%	
Index (1987=100)				203	181	191	206	208	227	
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	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
AUBURN	BK	1920	3	140,000	140,000	140,000	140,000	140,000	150,000	7%
BANKSTOWN	AC	1958	3	160,000	160,000	165,000	175,000	180,000	185,000	3%
BELROSE	BV	1965	3	265,000	240,000	240,000	240,000	240,000	270,000	13%
BURWOOD	BK	1925	3	275,000	275,000	285,000	285,000	310,000	340,000	10%
CAMPSIE	BK	1930	3	165,000	165,000	170,000	180,000	195,000	210,000	8%
CARLINGFORD	BV	1972	4	250,000	250,000	250,000	250,000	255,000	270,000	6%
CHATSWOOD	BK	1910	3	390,000	330,000	330,000	330,000	330,000	350,000	6%
CHESTER HILL	AC	1959	3	145,000	135,000	145,000	155,000	160,000	170,000	6%
DOVER HEIGHTS	BK	1950	3	500,000	450,000	475,000	525,000	525,000	550,000	5%
DRUMMOYNE	BK	1920	3	290,000	275,000	285,000	285,000	285,000	295,000	4%
EARLWOOD	BK	1925	3	230,000	230,000	250,000	265,000	290,000	310,000	7%
ERMINGTON	BV	1950	3	170,000	170,000	170,000	170,000	170,000	175,000	3%
GORDON	BK	1930	3	680,000	620,000	590,000	590,000	590,000	590,000	0%
HORNSBY	BV	1965	3	250,000	225,000	215,000	215,000	215,000	240,000	12%
HURSTVILLE	BK	1925	3	190,000	180,000	195,000	205,000	215,000	225,000	5%
LANE COVE	BK	1930	3	335,000	310,000	290,000	280,000	290,000	310,000	7%
MANLY	BK	1925	3	360,000	330,000	330,000	330,000	340,000	390,000	15%
MASCOT	BK	1920	3	230,000	220,000	220,000	220,000	220,000	230,000	5%
MOSMAN	BK	1925	3	525,000	500,000	475,000	440,000	440,000	470,000	7%
OATLEY	BK	1949	3	250,000	240,000	255,000	265,000	280,000	295,000	5%
PENNANT HILLS	BV	1965	3	260,000	235,000	245,000	245,000	245,000	250,000	2%
REVESBY	AC	1949	3	160,000	160,000	165,000	175,000	180,000	185,000	3%
RYDE	BK	1930	3	220,000	195,000	210,000	210,000	210,000	225,000	7%

TABLE 8 (Continued)
VALUE OF REPRESENTATIVE COTTAGE IN SELECTED SUBURBS
MIDDLE DISTANCE SYDNEY SUBURBS (6 - 25 KILOMETRES)

SUBURB	CONSTN.	AGE	B 'RMS	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
STRATHFIELD	BK	1930	3	475,000	425,000	440,000	470,000	470,000	525,000	12%
WILEY PARK	BK	1940	3	165,000	165,000	170,000	175,000	185,000	200,000	8%
Average				283,200	265,000	268,200	272,800	278,400	296,400	
% Variation From Previous Year				11%	-6%	1%	2%	2%	6%	
Index (1987=100)				192	179	182	185	189	201	
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	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
BEROWRA	BV	1965	3	167,000	150,000	150,000	165,000	180,000	200,000	11%
BLAXLAND	BV	1975	3	125,000	125,000	125,000	125,000	125,000	130,000	4%
CAMPBELLTOWN	BV	1976	3	125,000	120,000	122,500	122,500	120,000	122,500	2%
CASTLE HILL	BV	1975	4	260,000	260,000	260,000	260,000	275,000	285,000	4%
CRONULLA	BK	1956	3	285,000	285,000	300,000	320,000	330,000	340,000	3%
ENGADINE	AC	1955	3	160,000	150,000	155,000	160,000	175,000	180,000	3%
GREENFIELD PARK	BV	1986	3	150,000	150,000	135,000	135,000	135,000	145,000	7%
GUILDFORD	AC	1950	3	130,000	125,000	125,000	125,000	125,000	125,000	0%
JANNALI	AC	1950	3	165,000	155,000	160,000	165,000	175,000	185,000	6%
KATOOMBA	BV	1975	3	105,000	100,000	100,000	100,000	100,000	105,000	5%
LIVERPOOL	AC	1955	3	125,000	115,000	115,000	115,000	115,000	120,000	4%
MINCHINBURY	BV	1987	3	145,000	145,000	135,000	135,000	135,000	135,000	0%
MIRANDA	AC	1955	3	190,000	175,000	175,000	190,000	195,000	205,000	5%
MONA VALE	BV	1968	3	260,000	235,000	235,000	235,000	235,000	265,000	13%
PENRITH	BV	1975	3	110,000	110,000	120,000	120,000	125,000	135,000	8%
PLUMPTON	BV	1987	3	120,000	120,000	110,000	115,000	115,000	115,000	0%
RICHMOND	BV	1975	3	125,000	120,000	120,000	120,000	125,000	130,000	4%
TAHMOOR	BV	1984	3	115,000	112,000	112,000	112,000	112,000	118,000	5%
WINSTON HILLS	BV	1970	3	185,000	185,000	185,000	185,000	185,000	190,000	3%
Average				160,368	154,579	154,711	158,132	162,211	170,026	
% Variation From Previous Year Index (1987=100)				12%	-4%	0%	2%	3%	5%	
Cottage Construction:				177	171	171	174	179	188	
				BK = Brick						
				AC = Fibrous Cement						
										BV = Brick Veneer

TABLE 10
VALUE OF REPRESENTATIVE COTTAGE IN SELECTED SUBURBS
NEWCASTLE URBAN AREA

SUBURB	CONSTN.	AGE	B 'RMS	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
EDGEWORTH	HB	1973	3	85,000	105,000	115,000	127,000	127,000	130,000	2%
ELBEBANA	BV	1987	4	170,000	175,000	195,000	200,000	210,000	215,000	2%
MAYFIELD	WB	1926	3	65,000	75,000	90,000	95,000	105,000	115,000	10%
MEREWETHER	BV	1967	3	190,000	195,000	220,000	240,000	240,000	260,000	8%
Average				127,500	137,500	155,000	165,500	170,500	180,000	
% Variation From Previous Year				32%	8%	13%	7%	3%	6%	
Index (1987=100)				150	161	182	194	200	211	
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	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
BARRACK HEIGHTS	BV	1975	3	125,000	130,000	130,000	130,000	130,000	137,000	5%
DAPTO	BV	1985	3	130,000	130,000	130,000	130,000	136,000	136,000	0%
THIRROUL	BV	1974	3	210,000	190,000	190,000	200,000	205,000	205,000	0%
WEST WOLLONGONG	WB	1959	3	145,000	145,000	140,000	145,000	150,000	150,000	0%
Average				152,500	148,750	147,500	151,250	155,250	157,000	
% Variation From Previous Year				30%	-2%	-1%	3%	3%	1%	
Index (1987=100)				178	173	172	176	181	183	
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	1989 (S)	1990 (S)	1991 (S)	1992 (S)	1993 (S)	1994 (S)	% CHANGE 1993-1994
EAST GOSFORD WOY WOI WYONG	WB	1967	3	160,000	155,000	135,000	135,000	145,000	150,000	3%
	AC	1965	3	125,000	125,000	115,000	110,000	118,000	125,000	6%
	WB	1960	3	100,000	100,000	125,000	112,000	120,000	125,000	4%
Average				128,333	126,667	125,000	119,000	127,667	133,333	
% Variation From Previous Year				18%	-1%	-1%	-5%	7%	4%	
Index (1987=100)				179	177	174	166	178	186	
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	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
ALLAWAH	U 2	67,000	60,000	67,000	70,000	70,000	72,500	4%
ASHFIELD	U 2	50,000	50,000	50,000	50,000	50,000	55,000	10%
AUBURN	U 2	40,000	40,000	42,500	42,500	42,500	42,500	0%
BALMAIN	U 2	75,000	70,000	70,000	77,000	70,000	75,000	7%
BURWOOD	U 2	60,000	60,000	60,000	60,000	60,000	65,000	8%
CAMPBELLTOWN	V 2	25,000	23,000	23,000	23,000	23,000	25,000	9%
CAMPSIE	U 2	52,500	47,500	47,500	47,500	47,500	52,500	11%
CHATSWOOD	U 2	100,000	85,000	75,000	80,000	90,000	95,000	6%
CRONULLA	U 2	72,500	67,500	75,000	75,000	80,000	80,000	0%
DEE WHY	U 2	85,000	75,000	60,000	60,000	60,000	65,000	8%
DRUMMOYNE	U 2	70,000	67,500	70,000	70,000	70,000	75,000	7%
FAIRFIELD	U 2	35,000	35,000	30,000	30,000	30,000	27,500	-8%
GORDON	U 2	110,000	95,000	80,000	80,000	80,000	90,000	13%
HORNSBY	U 2	60,000	50,000	40,000	35,000	37,000	43,000	16%
LIVERPOOL	U 2	19,000	25,000	25,000	25,000	25,000	25,000	0%
MANLY	U 2	100,000	85,000	75,000	75,000	75,000	80,000	7%
MEREWETHER	U 2	20,000	20,000	25,000	25,000	25,000	27,000	8%
MOSMAN	U 2	85,000	75,000	75,000	80,000	80,000	90,000	13%
NORTH SYDNEY	U 2	85,000	75,000	75,000	80,000	80,000	90,000	13%
PARRAMATTA	U 2	50,000	50,000	50,000	50,000	50,000	60,000	20%
PENRITH	TH 3	30,000	26,000	26,000	25,000	27,500	29,000	5%

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

Value per unit/villa/townhouse site.

SUBURB	STYLE / BEDROOMS	1989 (S)	1990 (S)	1991 (S)	1992 (S)	1993 (S)	1994 (S)	% CHANGE 1993-1994
RANDWICK	U 2	98,000	80,000	80,000	75,000	75,000	80,000	7%
RYDE	U 2	50,000	45,000	45,000	45,000	45,000	50,000	11%
TERRIGAL	U 2	65,000	65,000	55,000	50,000	50,000	55,000	10%
WAVERLEY	U 2	100,000	85,000	75,000	75,000	75,000	82,500	10%
WOLLONGONG	U 2	45,000	45,000	42,000	38,000	40,000	40,000	0%
Average		63,423	57,750	55,308	55,500	56,058	60,442	
% Variation From Previous Year		22%	-9%	-4%	0%	1%	8%	
Index (1987=100)		246	224	214	215	217	234	
STYLE:								
	TH = Townhouse	U = Home Unit	V = Villa					

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

SUBURB	STYLE/BEDROOMS	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
ALLAWAH	U 2	155,000	145,000	155,000	165,000	165,000	175,000	6%
ASHFIELD	U 2	125,000	125,000	135,000	145,000	145,000	160,000	10%
AUBURN	U 2	115,000	115,000	120,000	120,000	120,000	120,000	0%
BALMAIN	U 2	150,000	150,000	150,000	170,000	170,000	180,000	6%
BURWOOD	U 2	145,000	145,000	155,000	160,000	160,000	165,000	3%
CAMPBELLTOWN	V 2	115,000	108,000	110,000	110,000	110,000	112,000	2%
CAMPsie	U 2	120,000	120,000	125,000	130,000	130,000	142,500	10%
CHATSWOOD	U 2	230,000	215,000	215,000	215,000	215,000	220,000	2%
CRONULLA	U 2	160,000	150,000	160,000	170,000	175,000	180,000	3%
DEE WHY	U 2	165,000	150,000	145,000	150,000	150,000	160,000	7%
DRUMMOYNE	U 2	180,000	160,000	170,000	170,000	170,000	180,000	6%
FAIRFIELD	U 2	95,000	95,000	87,500	87,500	87,500	87,500	0%
GORDON	U 2	250,000	230,000	220,000	220,000	220,000	230,000	5%
HORNSBY	U 2	170,000	150,000	150,000	150,000	150,000	165,000	10%
LIVERPOOL	U 2	100,000	100,000	95,000	95,000	95,000	100,000	5%
MANLY	U 2	190,000	170,000	165,000	165,000	165,000	190,000	15%
MEREWETHER	U 2	85,000	95,000	110,000	115,000	120,000	125,000	4%
MOSMAN	U 2	235,000	200,000	200,000	200,000	210,000	215,000	2%
NORTH SYDNEY	U 2	225,000	200,000	200,000	200,000	210,000	220,000	5%
PARRAMATTA	U 2	135,000	135,000	135,000	135,000	135,000	150,000	11%
PENRITH	TH 3	125,000	120,000	120,000	120,000	125,000	130,000	4%
RANDWICK	U 2	165,000	165,000	165,000	175,000	175,000	195,000	11%
RYDE	U 2	150,000	140,000	145,000	145,000	145,000	150,000	3%

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

SUBURB	STYLE/BEDROOMS	1989 (S)	1990 (S)	1991 (S)	1992 (S)	1993 (S)	1994 (S)	% CHANGE 1993-1994
TERRIGAL	U 2	200,000	200,000	190,000	175,000	175,000	180,000	3%
WAVERLEY	U 2	175,000	170,000	180,000	180,000	180,000	200,000	11%
WOLLONGONG	U 2	110,000	120,000	120,000	125,000	125,000	130,000	4%
Average		156,538	148,962	150,865	153,558	154,904	163,923	
% Variation From Previous Year		15%	-5%	1%	2%	1%	6%	
Index (1987=100)		193	184	186	189	191	202	
STYLE: TH = Townhouse U = Home Unit V = Villa								

TABLE 15A
RETAIL SHOP
SYDNEY, NEWCASTLE, WOLLONGONG

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

SUBURBS	FRONTAGE (METRES)	DEVEL- OPMENT	1989 (S)	1990 (S)	1991 (S)	1992 (S)	1993 (S)	1994 (S)	% CHANGE 1993-1994
BANKSTOWN	6.0	S	850,000	850,000	800,000	700,000	650,000	700,000	8%
BELMONT	6.0	S	145,000	145,000	125,000	125,000	135,000	135,000	0%
BLACKTOWN	6.0	S	700,000	700,000	700,000	650,000	600,000	600,000	0%
BONDI JUNCTION	6.0	S	1,490,000	1,150,000	965,000	810,000	755,000	755,000	0%
BURWOOD	6.1	SO	1,200,000	1,150,000	1,100,000	1,050,000	1,050,000	1,050,000	0%
CAMPBELLTOWN	6.4	S	950,000	940,000	880,000	795,000	795,000	765,000	-4%
CAMPSIE	5.2	SR	900,000	900,000	840,000	840,000	900,000	900,000	0%
CARINGBAH	6.0	S	530,000	530,000	490,000	420,000	400,000	400,000	0%
CHARLESTOWN	10.0	S	315,000	315,000	275,000	275,000	315,000	340,000	8%
CHATSWOOD	6.0	SO	2,300,000	2,100,000	2,100,000	2,100,000	2,100,000	2,100,000	0%
CROWS NEST	6.0	S	530,000	500,000	470,000	470,000	480,000	500,000	4%
DEE WHY	6.0	S	550,000	520,000	430,000	430,000	400,000	400,000	0%
EASTWOOD	6.7	S	1,050,000	1,050,000	940,000	940,000	940,000	940,000	0%
GOSFORD	6.7	S	560,000	560,000	450,000	380,000	380,000	400,000	5%
HORNSBY	6.0	S	680,000	615,000	550,000	550,000	550,000	550,000	0%
HURSTVILLE	6.1	S	1,725,000	1,725,000	1,600,000	1,350,000	1,300,000	1,300,000	0%
KATOOMBA	5.0	S	250,000	250,000	280,000	280,000	280,000	290,000	4%
LIVERPOOL	4.7	S	675,000	750,000	710,000	590,000	490,000	435,000	-11%
MARRICKVILLE	6.0	S	490,000	490,000	470,000	490,000	530,000	530,000	0%
NEWCASTLE	9.6	SO	700,000	600,000	560,000	600,000	615,000	615,000	0%
NEWTOWN	6.0	S	400,000	400,000	385,000	400,000	400,000	400,000	0%
PARRAMATTA	5.0	S	1,400,000	1,250,000	1,200,000	925,000	850,000	850,000	0%
PENRITH	7.6	S	1,050,000	900,000	900,000	875,000	825,000	825,000	0%

TABLE 15A (Continued)

RETAIL SHOP

SYDNEY, NEWCASTLE, WOLLONGONG

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

SUBURBS	FRONTAGE (METRES)	DEVELOPMENT	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
SYDNEY/KINGS CROSS	6.0	S	1,600,000	1,850,000	1,500,000	1,300,000	1,300,000	1,300,000	0%
WOLLONGONG	8.6	S	1,800,000	1,850,000	1,850,000	1,800,000	1,800,000	1,800,000	0%
Average			947,273	920,000	849,545	788,182	778,864	752,292	
% Variation From Previous Year			18%	-3%	-8%	-7%	-1%	-3%	
Index (1987=100)			149	145	134	124	123	118	
<p>S= Shop O=Commercial Office Suite/s R= Residence</p>									

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)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
BANKSTOWN	6 x 30	1,200	1,400	1,400	1,275	1,150	1,100	1,100	0%
BELMONT	6 x 24	360	360	360	360	360	360	330	-8%
BLACKTOWN	6 x 44	1,100	1,100	1,100	1,100	1,000	950	950	0%
BONDI JUNCTION	6 x 30	2,400	2,400	2,000	1,800	1,600	1,500	1,500	0%
BURWOOD	6 x 27	1,700	1,900	1,900	1,800	1,600	1,600	1,600	0%
CAMPBELLTOWN	6.4 x 25	1,550	1,600	1,600	1,600	1,525	1,525	1,475	-3%
CAMPSIE	6 x 25	1,300	1,400	1,400	1,250	1,150	1,150	1,150	0%
CARINGBAH	6 x 25	825	925	925	850	750	700	700	0%
CHARLESTOWN	5.8 x 14	405	420	420	420	420	420	460	10%
CHATSWOOD	6 x 35	6,000	6,400	5,100	4,600	4,600	4,600	4,600	0%
CROWS NEST	6 x 18	900	900	800	800	750	750	750	0%
DEE WHY	6 x 15	775	850	850	650	650	550	550	0%
EASTWOOD	6.7 x 25	1,500	1,700	1,700	1,550	1,550	1,450	1,450	0%
GOSFORD	4 x 13	350	550	550	400	375	350	385	10%
HORNSBY	6 x 28	1,350	1,500	1,500	1,350	1,350	1,350	1,350	0%
HURSTVILLE	6 x 30	2,000	2,200	2,100	1,900	1,650	1,500	1,500	0%
KATOOMBA	4.8 x 15	400	450	400	450	450	475	475	0%
LIVERPOOL	4.7 x 25	1,075	1,300	1,450	1,450	1,200	1,000	880	-12%
MARRICKVILLE	6 x 30	850	950	950	900	900	850	850	0%
NEWCASTLE	9 x 16	1,500	1,600	1,500	1,500	1,500	1,400	1,400	0%
NEWTOWN	6 x 20	750	800	800	750	750	700	700	0%
PARRAMATTA	5 x 40	2,100	2,500	2,500	2,500	2,100	2,000	2,000	0%
PENRITH	5.3 x 16	1,150	1,200	1,200	1,200	1,200	1,050	1,050	0%

TABLE 16 (Continued)
RETAIL SHOP RENTAL VALUE
SYDNEY, NEWCASTLE, WOLLONGONG

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

SUBURB	DIMENSIONS (METRES)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
SYDNEY	6 x 30	7,500	8,750	8,750	8,750	8,750	8,750	8,750	0%
SYDNEY/KINGS CROSS	6 x 35	1,500	2,000	2,500	2,200	2,000	2,000	2,000	0%
WOLLONGONG	5.5 x 15	1,000	1,050	1,150	1,250	1,350	1,500	1,500	0%
Average		1,598	1,777	1,727	1,641	1,565	1,522	1,518	
% Variation From Previous Year		30%	11%	-3%	-5%	-5%	-3%	0%	
Index (1987=100)		130	144	140	133	127	123	123	

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	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
BANKSTOWN	200	220	220	200	180	180	0%
BONDI JUNCTION	300	300	280	250	250	250	0%
CAMPBELLTOWN	195	200	195	150	150	150	0%
CHATSWOOD	320	300	240	230	200	220	10%
HURSTVILLE	225	300	240	220	200	185	-8%
LIVERPOOL	190	190	190	190	190	180	-5%
NEWCASTLE	185	190	210	210	210	200	-5%
NORTH SYDNEY	350	315	260	250	240	240	0%
PARRAMATTA	265	275	250	240	200	200	0%
PENRITH	145	170	170	170	160	160	0%
SYDNEY - PRIME (WITH VIEWS)	850	765	640	530	500	500	0%
SYDNEY - PRIME (WITHOUT VIEWS)	500	450	380	315	300	300	0%
SYDNEY - SECONDARY (WITH VIEWS)	420	380	320	265	240	240	0%
SYDNEY - SECONDARY (WITHOUT VIEWS)	350	315	265	220	175	175	0%
WOLLONGONG	240	260	280	280	270	220	-19%
Average	316	309	276	248	231	227	
% Variation From Previous Year	12%	-2%	-11%	-10%	-7%	-2%	
Index (1987=100)	137	134	120	108	100	99	

* 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	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
CHATSWOOD	1,600	1,300	1,050	800	700	700	0%
NORTH SYDNEY	1,700	1,600	1,400	800	750	750	0%
PARRAMATTA	850	700	525	400	360	360	0%
SYDNEY CENTRAL BUSINESS DISTRICT	5,500	4,000	2,500	1,500	1,350	1,500	11%
SYDNEY CENTRAL SECONDARY LOCATION	2,000	1,500	750	450	400	400	0%
Average	2,330	1,820	1,245	790	712	742	
% Variation From Previous Year	38%	-22%	-32%	-37%	-10%	4%	
Index (1987=100)	262	204	140	89	80	83	

TABLE 19
SMALL INDUSTRIAL SITES
SYDNEY, NEWCASTLE, WOLLONGONG

SUBURB	AREA SQUARE METRES	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
ALEXANDRIA	1,815	820,000	770,000	580,000	580,000	580,000	580,000	0%
ARTARMON	2,000	1,825,000	1,750,000	1,500,000	1,500,000	1,125,000	1,000,000	-11%
BLACKTOWN	2,250	350,000	400,000	360,000	225,000	225,000	225,000	0%
BOTANY	2,030	550,000	500,000	400,000	365,000	365,000	365,000	0%
BROOKVALE	2,000	1,100,000	925,000	775,000	690,000	650,000	650,000	0%
CAMPBELLTOWN	2,004	140,000	160,000	130,000	105,000	100,000	95,000	-5%
CARDIFF	2,305	92,500	105,000	105,000	115,000	115,000	120,000	4%
CARRINGTON	2,018	90,000	100,000	110,000	110,000	110,000	110,000	0%
DEE WHY	2,000	935,000	775,000	700,000	625,000	580,000	580,000	0%
GOSFORD	2,089	110,000	150,000	150,000	150,000	135,000	142,000	5%
HORNSEY	2,000	600,000	600,000	530,000	530,000	530,000	530,000	0%
MARRICKVILLE	2,000	650,000	600,000	500,000	500,000	500,000	500,000	0%
MOOREBANK	1,859	190,000	250,000	190,000	175,000	165,000	170,000	3%
NORTH WOLLONGONG	1,608	95,000	125,000	125,000	115,000	115,000	115,000	0%
PENRITH	2,000	150,000	200,000	180,000	160,000	140,000	140,000	0%
RIVERWOOD	2,000	525,000	525,000	425,000	350,000	350,000	350,000	0%
SILVERWATER	2,000	550,000	480,000	440,000	310,000	325,000	360,000	11%
SMITHFIELD	1,950	275,000	300,000	270,000	175,000	175,000	175,000	0%
TAREN POINT	2,000	560,000	560,000	475,000	400,000	400,000	400,000	0%
UNANDERRA	2,037	75,000	93,000	115,000	115,000	115,000	110,000	-4%
Average		484,125	468,400	403,000	364,750	340,000	335,850	
% Variation From Previous Year Index (1987=100)		30%	-3%	-14%	-9%	-7%	-1%	
		172	167	143	130	121	120	

TABLE 20
LARGE INDUSTRIAL SITES
SYDNEY, NEWCASTLE, WOLLONGONG

SUBURB	AREA HECTARES	1989 (S)	1990 (S)	1991 (S)	1992 (S)	1993 (S)	1994 (S)	% CHANGE 1993-1994
ALEXANDRIA	1.6	5,400,000	5,100,000	3,600,000	3,600,000	3,200,000	3,200,000	0%
BANKSMEADOW	4.6	8,200,000	7,500,000	6,000,000	5,500,000	4,600,000	4,600,000	0%
BLACKTOWN	2.6	2,850,000	3,250,000	2,700,000	1,700,000	1,600,000	1,600,000	0%
BOTANY	2.23	3,600,000	3,250,000	2,750,000	2,750,000	2,600,000	2,600,000	0%
CAMPBELLTOWN	2.9	1,240,000	1,380,000	1,000,000	900,000	825,000	825,000	0%
CARRINGTON	3.27	600,000	650,000	720,000	720,000	720,000	720,000	0%
MOOREBANK	1.61	1,200,000	1,500,000	1,250,000	1,000,000	900,000	950,000	6%
MARRICKVILLE	2.0	4,750,000	4,500,000	3,750,000	3,750,000	3,750,000	3,750,000	0%
NORTH RYDE	3.0	19,500,000	21,000,000	17,500,000	15,000,000	11,500,000	10,000,000	-13%
PORT KEMBLA	0.76	325,000	400,000	450,000	450,000	450,000	430,000	-4%
RIVERWOOD	2.0	3,200,000	3,000,000	2,600,000	2,000,000	2,000,000	2,000,000	0%
RYDALMERE	2.0	4,200,000	3,500,000	3,250,000	2,100,000	2,100,000	2,100,000	0%
TAREN POINT	2.0	3,400,000	3,200,000	2,500,000	2,350,000	2,350,000	2,350,000	0%
UNANDERRA	1.23	240,000	320,000	380,000	380,000	400,000	400,000	0%
WETHERILL PARK	2.0	1,800,000	2,200,000	1,800,000	1,250,000	1,100,000	1,100,000	0%
Average		4,033,667	4,050,000	3,350,000	2,896,667	2,539,667	2,441,667	
% Variation From Previous Year		44%	0%	-17%	-14%	-12%	-4%	
Index (1987=100)		180	181	149	129	113	109	

TABLE 21
FACTORY/WAREHOUSE RENTAL VALUES
SYDNEY, NEWCASTLE, WOLLONGONG

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

SUBURB	AREA SQUARE METRES	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
ARTARMON	1,000	125	135	125	125	100	100	0%
BOTANY	1,440	86	95	90	85	80	80	0%
BROOKVALE	1,000	115	115	105	90	84	84	0%
CAMPBELLTOWN	869	60	60	53	48	48	48	0%
LAMBTON	738	65	70	75	75	75	75	0%
MARRICKVILLE	1,000	110	120	120	110	100	100	0%
MILPERRA	1,000	100	100	100	85	75	75	0%
MOOREBANK	1,251	75	80	70	60	55	55	0%
NORTH RYDE	1,500	160	180	180	150	120	110	-8%
NORTH WOLLONGONG	1,077	60	60	75	75	75	75	0%
ROSEBERY	1,000	100	100	100	95	90	90	0%
SILVERWATER	1,267	110	110	95	85	85	85	0%
SMITHFIELD	1,200	75	80	80	80	75	70	-7%
TAREN POINT	1,000	100	100	100	85	75	80	7%
Average		96	100	98	89	81.2	80.5	
% Variation From Previous Year		13%	5%	-3%	-9%	-9%	-1%	
Index (1987=100)		134	141	137	125	114	113	

TABLE 22
RURAL HOMESITES
SYDNEY AREA

SUBURB	AREAS HECTARES	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
BARGO	2.0	125,000	125,000	120,000	120,000	120,000	125,000	4%
BOX HILL	10.35	450,000	450,000	450,000	450,000	400,000	400,000	0%
CAMDEN	0.4	130,000	135,000	125,000	125,000	125,000	130,000	4%
CECIL PARK	2.0	275,000	275,000	250,000	250,000	220,000	220,000	0%
DENHAM COURT	1.0	180,000	185,000	185,000	185,000	185,000	195,000	5%
DURAL	2.0	475,000	425,000	425,000	425,000	425,000	425,000	0%
FREEMANS REACH	2.0	190,000	180,000	180,000	180,000	172,500	172,500	0%
FREEMANS REACH	10.0	320,000	300,000	300,000	300,000	290,000	280,000	-3%
GALSTON	2.0	390,000	350,000	350,000	350,000	350,000	350,000	0%
GLENORIE	2.023	350,000	375,000	375,000	375,000	300,000	300,000	0%
LISAROW	1.3	150,000	150,000	160,000	160,000	160,000	180,000	13%
MORISSET	10.17	150,000	150,000	150,000	140,000	140,000	145,000	4%
ORCHARD HILLS	2.0	230,000	250,000	230,000	230,000	230,000	240,000	4%
ROSSMORE	2.0	235,000	225,000	225,000	225,000	225,000	225,000	0%
TERREY HILLS	2.0	700,000	620,000	580,000	580,000	550,000	550,000	0%
Average		290,000	279,667	273,667	273,000	259,500	262,500	
% Variation From Previous Year		45%	-4%	-2%	0%	-5%	1%	
Index (1987=100)		211	204	199	199	189	191	

COUNTRY LAND MARKET
TABLE 23
COASTAL CITIES AND TOWNS
SINGLE DWELLING SITE

Value for standard serviced allotment.

LOCALITY	DIMENSIONS (METRES)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
BALLINA	18 x 37	34,000	52,000	55,000	60,000	70,000	75,000	80,000	7%
BATEMANS BAY	20 x 35	26,000	40,000	38,000	42,000	46,000	42,000	46,000	10%
BEGA	21 x 45	17,000	24,000	27,000	33,000	35,000	37,000	40,000	8%
COFFS HARBOUR	18 x 38	32,000	43,000	43,000	43,000	47,000	50,000	52,000	4%
FORSTER	18 x 30	49,000	76,000	76,000	100,000	110,000	110,000	110,000	0%
GRAFTON	20 x 30	21,000	24,000	25,000	28,000	28,000	33,000	38,000	15%
KIAMA	18 x 36	55,000	80,000	100,000	100,000	100,000	100,000	100,000	0%
LISMORE	23 x 31	24,000	32,500	32,500	34,000	42,500	47,500	52,500	11%
MERIMBULA	18 x 40	45,000	70,000	80,000	80,000	80,000	80,000	80,000	0%
MURWILLUMBAH	20 x 35	30,000	38,000	48,000	48,000	48,000	55,000	55,000	0%
NELSON BAY	15 x 45	50,000	62,000	70,000	78,000	85,000	85,000	88,000	4%
NOWRA	18 x 37	23,000	32,000	39,000	39,000	39,000	39,000	39,000	0%
PORT MACQUARIE	21 x 38	27,000	37,500	45,000	45,000	48,000	52,000	55,000	6%
TAREE	20 x 39	25,000	30,000	38,000	40,000	48,000	50,000	50,000	0%
THE ENTRANCE	20 x 35	60,000	100,000	95,000	105,000	105,000	105,000	115,000	10%

TABLE 23 (Continued)
COASTAL CITIES AND TOWNS
SINGLE DWELLING SITE

Value for standard serviced allotment.

LOCALITY	DIMENSIONS (METRES)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
TWEED HEADS	17 x 35	45,000	60,000	65,000	60,000	60,000	65,000	65,000	0%
ULLADULLA	18 x 37	22,000	28,000	38,000	38,000	42,000	42,000	42,000	0%
Average		34,412	48,765	53,794	57,235	60,794	62,794	65,147	
% Variation From Previous Year		18%	42%	10%	6%	6%	3%	4%	
Index (1987=100)		118	168	185	197	209	216	224	

TABLE 24
SINGLE DWELLING SITES
INLAND CITIES/TOWNS

Value for standard serviced allotment.

SUBURB	DIMENSIONS (METRES)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
ALBURY	18 x 37	20,000	25,000	29,000	29,000	29,000	31,000	34,000	10%
ARMIDALE	20 x 40	24,000	25,000	30,000	35,000	40,000	40,000	45,000	13%
BATHURST	17 x 50	30,000	40,000	45,000	50,000	55,000	55,000	57,500	5%
BOWRAL	30 x 67	45,000	80,000	100,000	100,000	110,000	110,000	110,000	0%
BROKEN HILL	20 x 50	2,500	3,000	3,500	3,500	3,500	3,200	3,200	0%
CESSNOCK	15 x 40	17,000	21,000	28,000	30,000	35,000	35,000	35,000	0%
COBAR	18 x 71	8,000	12,000	15,000	13,500	11,500	11,500	11,500	0%
COOMA	20 x 40	17,500	17,500	20,000	20,000	22,000	22,000	20,000	-9%
COONABARABRAN	20 x 59	9,500	10,500	10,000	10,000	10,000	11,000	12,500	14%
COONAMBLE	20 x 50	8,000	8,000	8,000	8,000	8,000	7,500	9,000	20%
COOTAMUNDRA	18 x 36	11,500	12,500	13,000	15,500	18,750	18,750	18,750	0%
COWRA	19 x 48	12,000	16,000	18,500	20,000	22,000	22,000	22,000	0%
CROOKWELL	20 x 36	10,000	12,000	15,000	17,000	17,000	17,000	17,000	0%
DENILQUIN	25 x 28	13,500	13,500	18,000	18,000	20,000	21,000	22,000	5%
DUBBO	19 x 42	16,000	24,000	26,000	26,000	26,000	30,000	35,000	17%
GOL GOL	20 x 50	17,500	20,000	20,000	22,500	20,000	20,000	20,000	0%
GOULBURN	19 x 36	26,000	31,000	38,000	40,000	40,000	40,000	40,000	0%
GRIFFITH	18 x 46	22,000	25,000	25,000	29,500	34,000	38,000	43,000	13%
GUNNEDAH	21 x 51	20,000	25,000	25,000	25,000	30,000	35,000	40,000	14%
INVERELL	22 x 42	13,500	16,000	17,000	17,000	19,000	22,000	25,000	14%
LEETON	20 x 69	21,000	22,000	22,000	23,000	27,000	28,000	30,000	7%
LITHGOW	15 x 45	23,000	26,500	32,500	35,000	39,000	39,000	41,000	5%
MAITLAND	17 x 36	22,000	25,000	29,000	35,000	40,000	43,000	45,000	5%
MOREE	22 x 45	16,000	17,000	18,000	19,000	22,000	22,000	22,000	0%

TABLE 24 (Continued)
SINGLE DWELLING SITES
INLAND CITIES/TOWNS

Value for standard serviced allotment.

SUBURB	DIMENSIONS (METRES)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
MOSS VALE	17 x 33	13,000	25,000	40,000	40,000	40,000	40,000	46,000	15%
MUDGE	24 x 37	20,000	25,000	30,000	30,000	30,000	32,000	36,500	14%
MUSWELLBROOK	25 x 35	21,000	22,000	23,000	24,000	25,000	26,500	27,500	4%
NYNGAN	20 x 50	4,750	4,300	4,300	4,500	4,750	4,750	5,000	5%
ORANGE	20 x 36	19,000	22,000	25,000	31,000	32,500	32,500	36,000	11%
PARKES	18 x 33	9,000	11,000	13,000	15,000	20,000	25,000	27,000	8%
QUEANBEYAN	15 x 40	28,000	31,000	33,000	37,000	42,000	48,000	53,000	10%
TAMWORTH	22 x 41	23,000	28,000	35,000	40,000	42,500	42,500	44,000	4%
TUMUT	18 x 40	15,000	15,000	15,000	17,500	25,000	25,000	25,000	0%
WAGGA WAGGA	18 x 36	20,000	23,000	27,500	37,500	40,000	46,000	50,000	9%
WALGETT	21 x 44	3,000	3,500	4,000	5,000	6,000	6,500	7,500	15%
WELLINGTON	20 x 46	9,000	11,000	12,000	10,500	12,000	12,000	14,000	17%
YASS	17 x 50	14,000	16,000	16,000	18,000	20,000	22,000	28,500	30%
YOUNG	22 x 38	12,000	13,000	14,000	15,000	16,000	16,000	17,500	9%
Average		16,743	20,455	23,613	25,434	27,750	28,966	30,946	
% Variation From Previous Year		4%	22%	15%	8%	9%	4%	7%	
Index (1987=100)		104	127	146	158	172	179	192	

TABLE 25
RESIDENTIAL COTTAGES
COASTAL CITIES & TOWNS

Value of representative cottage in selected city/town.

CITY/TOWN	CONSTN.	AGE	B 'RMS	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
BALLINA	BV	1988	3	155,000	155,000	155,000	165,000	175,000	180,000	3%
BATEMANS BAY	BV	1984	3	120,000	130,000	140,000	148,000	140,000	140,000	0%
BEGA	BV	1984	3	100,000	115,000	120,000	120,000	120,000	130,000	8%
COFFS HARBOUR	BV	1983	3	145,000	145,000	135,000	135,000	140,000	142,500	2%
FORSTER	BV	1970	3	165,000	165,000	180,000	180,000	180,000	180,000	0%
GRAFTON	BV	1975	3	90,000	105,000	115,000	115,000	120,000	130,000	8%
KIAMA	BV	1969	3	165,000	175,000	175,000	175,000	175,000	180,000	3%
LISMORE	BV	1975	3	130,000	130,000	135,000	145,000	155,000	160,000	3%
MERIMBULA	BV	1986	3	160,000	170,000	170,000	170,000	170,000	170,000	0%
MURWILLUMBAH	BV	1970	3	125,000	155,000	145,000	145,000	145,000	150,000	3%
NELSON BAY	BV	1970	3	140,000	165,000	165,000	170,000	175,000	180,000	3%
NOWRA	BV	1977	3	130,000	138,000	135,000	130,000	130,000	130,000	0%
PORT MACQUARIE	BV	1976	3	130,000	150,000	150,000	150,000	150,000	150,000	0%
TAREE	BV	1978	3	110,000	125,000	120,000	120,000	125,000	130,000	4%
THE ENTRANCE	AC/WB	1948	2	135,000	130,000	130,000	130,000	135,000	140,000	4%
TWEED HEADS	BV	1987	3	150,000	165,000	150,000	160,000	165,000	170,000	3%
ULLADULLA	BV	1984	3	125,000	135,000	135,000	140,000	140,000	140,000	0%
Average				133,824	144,294	144,412	146,941	149,412	153,088	
% Variation From Previous Year				30%	8%	0%	2%	2%	2%	
Index (1987=100)				148	160	160	163	166	170	
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	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
ALBURY	BV	1981	3	93,000	100,000	90,000	90,000	92,000	95,000	3%
ARMIDALE	BV	1985	3	120,000	130,000	135,000	127,000	127,000	130,000	2%
BATHURST	BV	1973	3	115,000	128,000	128,000	130,000	120,000	120,000	0%
BOWRAL	BK	1935	3	190,000	220,000	220,000	240,000	240,000	240,000	0%
BROKEN HILL	BK	1930	3	52,000	60,000	65,000	65,000	60,000	60,000	0%
CESSNOCK	WB	1950	3	75,000	85,000	90,000	95,000	95,000	100,000	5%
COBAR	WB	1968	3	70,000	77,000	70,000	70,000	70,000	77,000	10%
COOMA	BV	1968	3	87,000	100,000	105,000	105,000	100,000	100,000	0%
COONABARABRAN	WB	1938	3	60,000	60,000	60,000	65,000	65,000	70,000	8%
COONAMBLE	WB	1960	3	55,000	60,000	65,000	70,000	70,000	75,000	7%
COOTAMUNDRA	BV	1973	3	70,000	75,000	90,000	100,000	100,000	100,000	0%
COWRA	BV	1976	3	85,000	110,000	110,000	110,000	110,000	115,000	5%
CROOKWELL	BK	1939	3	77,000	85,000	85,000	85,000	85,000	90,000	6%
DENILIQUIN	BV	1979	3	80,000	87,000	87,000	93,000	100,000	100,000	0%
DUBBO	BV	1976	3	82,000	95,000	95,000	100,000	115,000	120,000	4%
GOL GOL	BV	1975	3	82,500	85,000	90,000	90,000	90,000	90,000	0%
GOULBURN	BK	1934	3	90,000	95,000	95,000	95,000	90,000	95,000	6%
GRIFFITH	BV	1968	3	100,000	100,000	105,000	110,000	115,000	125,000	9%
GUNNEDAH	BV	1985	3	120,000	125,000	125,000	130,000	135,000	140,000	4%
INVERELL	BV	1986	3	95,000	95,000	95,000	110,000	110,000	115,000	5%
LEETON	AC/WB	1960	3	68,000	68,000	72,000	80,000	88,000	95,000	8%
LITHGOW	BK	1915	3	60,000	78,000	82,000	90,000	85,000	85,000	0%

TABLE 26 (Continued)
RESIDENTIAL COTTAGES
INLAND CITIES & TOWNS

Value of representative cottage in selected city/town.

CITY/TOWN	CONSTN.	AGE	B'RMS	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
MAITLAND	BV	1954	3	87,000	100,000	115,000	120,000	120,000	120,000	0%
MOREE	BV	1986	3	102,000	100,000	100,000	110,000	110,000	110,000	0%
MOSS VALE	BV	1976	3	110,000	110,000	110,000	110,000	110,000	120,000	9%
MUDGEE	BV	1984	3	120,000	130,000	125,000	130,000	130,000	130,000	0%
MUSWELLBROOK	BV	1983	3	80,000	85,000	95,000	105,000	110,000	115,000	5%
NYNGAN	AC	1965	3	47,000	47,000	52,000	55,000	58,000	62,000	7%
ORANGE	BV	1972	3	85,000	110,000	115,000	118,000	118,000	118,000	0%
PARKES	WB	1976	3	60,000	75,000	80,000	90,000	95,000	105,000	11%
QUEANBEYAN	BV	1971	3	95,000	100,000	110,000	125,000	135,000	130,000	-4%
TAMWORTH	BV	1986	3	120,000	135,000	140,000	140,000	135,000	130,000	-4%
TUMUT	BV	1978	3	75,000	75,000	85,000	100,000	100,000	100,000	0%
WAGGA WAGGA	BV	1978	3	90,000	95,000	120,000	132,000	135,000	135,000	0%
WALGETT	WB	1965	3	36,000	42,000	55,000	60,000	65,000	65,000	0%
WELLINGTON	WB	1953	3	55,000	60,000	55,000	60,000	60,000	70,000	17%
YASS	BV	1970	3	80,000	87,000	92,000	100,000	105,000	115,000	10%
YOUNG	WB	1953	3	65,000	70,000	77,000	77,000	77,000	80,000	4%
Average				85,092	93,132	96,974	102,158	103,289	106,368	
% Variation From Previous Year				22%	9%	4%	5%	1%	3%	
Index (1987=100)				129	141	147	155	156	161	
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	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
BATEMANS BAY	U 2	13,300	12,000	12,000	13,000	13,000	13,000	0%
COFFS HARBOUR	U 2	18,000	17,000	16,000	14,000	13,000	15,000	15%
GOULBURN	U 2	4,250	10,000	12,000	14,000	16,500	16,500	0%
MERIMBULA	U 2	29,000	31,000	31,000	30,000	28,000	24,000	-14%
NELSON BAY	U 2	25,000	25,000	25,000	30,000	30,000	30,000	0%
PORT MACQUARIE	U 2	20,000	20,000	22,000	24,000	24,000	25,000	4%
QUEANBEYAN	TH 2	12,500	12,500	13,500	18,500	20,000	18,500	-8%
TWEED HEADS	U 2	30,000	32,500	30,000	32,500	37,500	37,500	0%
Average		19,006	20,000	20,188	22,000	22,750	22,438	
% Variation From Previous Year		28%	5%	1%	9%	3%	-1%	
Index (1987=100)		149	157	158	173	179	176	
STYLE:								

U = Home Unit TH = Townhouse

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

CITY/TOWN	STYLE/BEDROOMS	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
BATEMANS BAY	U 2	90,000	90,000	105,000	110,000	110,000	110,000	0%
COFFS HARBOUR	U 2	75,000	75,000	70,000	70,000	70,000	75,000	7%
GOULBURN	U 2	70,000	80,000	80,000	80,000	80,000	80,000	0%
MERIMBULA	U 2	105,000	115,000	130,000	130,000	110,000	120,000	9%
NELSON BAY	U 2	125,000	145,000	140,000	148,000	150,000	150,000	0%
PORT MACQUARIE	U 2	85,000	85,000	85,000	90,000	90,000	95,000	6%
QUEANBEYAN	TH 2	82,000	86,000	94,000	110,000	110,000	100,000	-9%
TWEED HEADS	U 2	125,000	130,000	125,000	130,000	135,000	140,000	4%
Average		94,625	100,750	103,625	108,500	106,875	108,750	
% Variation From Previous Year		30%	6%	3%	5%	-1%	2%	
Index (1987=100)		147	156	161	168	166	169	
STYLE:								

U = Home Unit TH = Townhouse

TABLE 29A
SINGLE SHOP
COUNTRY TOWNS & CITIES

Value of a single shop in a prime location in a city or town.

SUBURB	FRONTAGE (METRES)	DEVELOPMENT	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
ALBURY	5.0	S	550,000	550,000	525,000	485,000	485,000	485,000	0%
ARMIDALE	6.0	S	255,000	275,000	275,000	275,000	285,000	300,000	5%
BATEMANS BAY	7.3	SO	375,000	450,000	460,000	460,000	460,000	475,000	3%
BATHURST	6.0	S	350,000	390,000	420,000	450,000	450,000	480,000	7%
BEGA	8.4	S	270,000	300,000	300,000	310,000	320,000	320,000	0%
BROKEN HILL	6.7	S	95,000	133,000	133,000	125,000	105,000	105,000	0%
COFFS HARBOUR	7.6	S	500,000	500,000	500,000	430,000	405,000	405,000	0%
COOMA	6.1	S	160,000	160,000	160,000	160,000	150,000	150,000	0%
COWRA	6.4	S	135,000	160,000	160,000	160,000	185,000	200,000	8%
DENILIQUIN	5.0	S	125,000	140,000	140,000	140,000	150,000	150,000	0%
DUBBO	5.6	S	470,000	470,000	470,000	470,000	500,000	550,000	10%
GOULBURN	6.7	S	250,000	250,000	290,000	290,000	270,000	270,000	0%
GRAFTON	6.4	S	275,000	285,000	290,000	275,000	265,000	260,000	-2%
GRIFFITH	9.1	S	550,000	550,000	520,000	520,000	520,000	550,000	6%
LISMORE	6.7	SO	550,000	625,000	700,000	725,000	725,000	725,000	0%
LITHGOW	5.9	S	185,000	200,000	235,000	240,000	240,000	250,000	4%
MAITLAND	5.5	S	160,000	170,000	170,000	170,000	170,000	170,000	0%
MERIMBULA	9.3	S	550,000	620,000	620,000	445,000	425,000	410,000	-4%
MOREE	6.1	S	170,000	180,000	200,000	220,000	200,000	200,000	0%
MUDGEE	7.0	S	200,000	230,000	270,000	270,000	270,000	270,000	0%
MUSWELLBROOK	6.5	S	255,000	255,000	275,000	285,000	285,000	300,000	5%
NOWRA	6.7	S	500,000	525,000	515,000	515,000	515,000	515,000	0%
ORANGE	4.9	S	380,000	420,000	500,000	500,000	500,000	530,000	6%

TABLE 29A (Continued)

SINGLE SHOP
COUNTRY TOWNS & CITIES

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

SUBURB	FRONTAGE (METRES)	DEVELOPMENT	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
PARKES	5.6	S	136,000	145,000	160,000	160,000	190,000	200,000	5%
PORT MACQUARIE	6.3	SO	850,000	850,000	850,000	850,000	850,000	850,000	0%
QUEANBEYAN	10.0	S	340,000	340,000	350,000	350,000	350,000	310,000	-11%
TAMWORTH	6.3	S	370,000	370,000	425,000	425,000	415,000	400,000	-4%
TAREE	6.2	S	390,000	390,000	390,000	370,000	370,000	370,000	0%
TWEED HEADS	5.6	S	335,000	335,000	350,000	375,000	350,000	350,000	0%
WAGGA WAGGA	8.2	S	920,000	950,000	950,000	920,000	900,000	920,000	2%
YOUNG	5.6	S	140,000	140,000	150,000	150,000	150,000	140,000	-7%
Average			348,097	366,387	379,129	371,613	369,516	374,516	
% Variation From Previous Year			11%	5%	3%	-2%	-1%	1%	
Index (1987=100)			117	123	127	125	124	126	
S= Shop O=Commercial Office Suite/s R= Residence									

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)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
ALBURY	5 x 42	1,100	1,300	1,300	1,300	1,100	1,100	1,100	0%
ARMIDALE	6 x 21	600	650	700	700	700	765	765	0%
BATEMANS BAY	7.3 x 25	520	560	655	700	700	725	750	3%
BATHURST	6 x 30	825	900	950	1,000	1,050	1,050	1,110	6%
BEGA	8.4 x 24	600	620	660	660	680	700	720	3%
BROKEN HILL	6.7 x 23	320	350	450	450	450	400	410	3%
COFFS HARBOUR	5 x 30	950	1,000	1,000	1,000	900	875	875	0%
COOMA	6.1 x 17	325	325	325	325	325	325	340	5%
COWRA	6.4 x 26	330	350	375	375	375	425	425	0%
DENILIQUIN	5 x 35	400	400	400	400	400	400	400	0%
DUBBO	5.6 x 36	880	1,050	1,050	1,050	1,050	1,100	1,250	14%
GOULBURN	6.6 x 17	500	550	600	700	700	650	650	0%
GRAFTON	5.3 x 34	625	575	600	640	600	600	600	0%
GRIFFITH	9 x 47	850	850	850	800	800	800	800	0%
LISMORE	6.7 x 43	850	950	1,050	1,125	1,175	1,175	1,175	0%
LITHGOW	5.9 x 32	375	400	450	475	525	500	525	5%
MAITLAND	5.5 x 13	400	420	480	480	480	480	480	0%
MERIMBULA	9.3 x 27	650	700	850	925	925	925	900	-3%
MOREE	6 x 18	330	390	410	450	475	425	425	0%
MUDGEE	7 x 20	475	515	555	600	600	575	575	0%
MUSWELLBROOK	6.5 x 20	400	450	450	500	525	550	600	9%
NOWRA	6.1 x 31	560	590	675	800	925	1,000	1,000	0%
ORANGE	4.9 x 37	835	950	1,025	1,100	1,150	1,150	1,150	0%

TABLE 30 (Continued)

RENTAL OF MODERN SHOP
COUNTRY TOWNS & CITIES

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

CITY/TOWN	DIMENSIONS (METRES)	1988 (\$)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
PARKES	5.6 x 24	280	320	350	380	380	480	480	0%
PORT MACQUARIE	6.3 x 34	1,100	1,250	1,250	1,250	1,250	1,250	1,250	0%
QUEANBEYAN	10 x 27	750	800	750	750	800	750	675	-10%
TAMWORTH	6.2 x 25	800	1,000	1,000	1,200	1,200	1,075	1,000	-7%
TAREE	6.2 x 32	770	820	820	820	820	820	820	0%
TWEED HEADS	5.6 x 25	515	650	650	700	750	700	700	0%
WAGGA WAGGA	8.2 x 48	1,200	1,300	1,500	1,500	1,500	1,500	1,750	17%
YOUNG	5.6 x 21	300	325	350	375	350	350	300	-14%
Average		626	687	727	759	763	762	774	
% Variation From Previous Year		6%	10%	6%	4%	1%	0%	2%	
Index (1987=100)		106	116	123	128	129	129	131	

TABLE 31
SMALL INDUSTRIAL SITES
COUNTRY TOWNS

CITY/TOWN	AREA SQUARE METRES	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
ALBURY	1,277	38,000	45,000	40,000	40,000	37,500	40,000	7%
ARMIDALE	1,000	24,000	25,000	30,000	35,000	40,000	45,000	13%
BATHURST	1,960	31,500	33,000	39,000	39,000	39,000	39,000	0%
BOMADERRY	2,485	63,000	68,000	72,000	72,000	72,000	78,000	8%
COFFS HARBOUR	1,600	88,000	100,000	110,000	105,000	100,000	100,000	0%
DUBBO	2,700	30,000	35,000	35,000	35,000	35,000	35,000	0%
GOULBURN	2,561	70,000	70,000	70,000	70,000	65,000	65,000	0%
GRIFFITH	2,036	40,000	40,000	35,000	37,500	40,000	40,000	0%
LISMORE	1,008	22,000	22,000	25,000	28,000	28,000	30,000	7%
MOREE	3,000	21,000	21,000	22,000	22,000	22,000	22,000	0%
MUSWELLBROOK	2,000	16,000	16,000	19,000	19,000	19,000	20,000	5%
MURWILLUMBAH	1,646	35,000	46,000	42,000	42,000	45,000	47,000	4%
QUEANBEYAN	1,992	56,000	67,000	67,000	73,000	73,000	73,000	0%
TAMWORTH	2,200	36,000	37,500	37,500	45,000	55,000	65,000	18%
TAREE	2,247	50,000	65,000	90,000	90,000	90,000	90,000	0%
WAGGA WAGGA	2,000	60,000	60,000	65,000	65,000	65,000	70,000	8%
Average		42,531	46,906	49,906	51,094	51,594	53,688	
% Variation From Previous Year		9%	10%	6%	2%	1%	4%	
Index (1987=100)		115	127	135	138	139	145	

TABLE 32
RURAL HOMESITES
COUNTRY AREAS

CITY/TOWN	AREA (Ha)	KM FROM TOWN	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
ALBURY	9.7	18	65,000	70,000	70,000	70,000	70,000	70,000	0%
ALLANDALE (Cessnock)	10.12	20	70,000	90,000	90,000	105,000	105,000	120,000	14%
ARMIDALE	2	3	30,000	45,000	60,000	65,000	70,000	75,000	7%
BATHURST	2.46	8	70,000	85,000	90,000	90,000	92,500	100,000	8%
BEGA	2	3	50,000	60,000	65,000	74,000	77,500	77,500	0%
BERRY	10	3	175,000	225,000	225,000	225,000	225,000	225,000	0%
BOWRAL	10	6	255,000	300,000	275,000	300,000	300,000	300,000	0%
BYRON BAY	2	9	95,000	120,000	105,000	115,000	115,000	125,000	9%
COFFS HARBOUR	0.85	8	57,000	62,500	67,500	67,500	67,500	72,500	7%
DENILQUIN	2	6	30,000	30,000	30,000	30,000	30,000	32,000	7%
DUBBO	10.1	11	36,000	44,000	44,000	44,000	48,000	55,000	15%
GOULBURN	10.08	14	40,000	55,000	75,000	75,000	75,000	75,000	0%
GRAFTON	9.44	16	31,500	40,500	45,000	45,000	47,500	50,000	5%
INVERELL	2	5	24,000	28,000	30,000	33,000	35,000	35,000	0%
LEETON	2	3	28,000	31,000	34,000	36,000	37,000	40,000	8%
LISMORE	2.02	10	55,000	60,000	60,000	70,000	72,500	80,000	10%
MAITLAND	10.5	20	65,000	75,000	85,000	85,000	85,000	90,000	6%
MAITLAND	10.7	6	95,000	105,000	130,000	140,000	140,000	145,000	4%
MORUYA	2.07	5	40,000	52,000	64,000	64,000	70,000	70,000	0%
MUSWELLBROOK	2	5	55,000	60,000	65,000	65,000	65,000	70,000	8%
ORANGE	2.17	5	48,000	50,000	70,000	75,000	85,000	90,000	6%
QUEANBEYAN	4.80	10	50,000	56,000	70,000	82,500	86,500	95,000	10%
RAYMOND TERRACE	10	14	87,000	95,000	125,000	135,000	135,000	145,000	7%

TABLE 32 (Continued)

RURAL HOMESITES

COUNTRY AREAS

CITY/TOWN	AREA (Ha)	KM FROM TOWN	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
TAMWORTH	2	8	37,500	45,000	55,000	57,500	57,500	57,500	0%
TAREE	4.58	16	55,000	60,000	70,000	75,000	75,000	75,000	0%
WAGGA WAGGA	10	12	60,000	65,000	80,000	80,000	90,000	100,000	11%
Average			65,538	77,269	83,827	88,596	90,635	94,981	
% Variation Over Previous Year			18%	18%	8%	6%	2%	5%	
Index (1987=100)			125	147	160	169	173	181	

TABLE 33

HOBBY FARM SITES

COUNTRY AREAS

CITY/TOWN	AREA (Ha)	KM FROM TOWN	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
ALBURY	40.5	16	120,000	120,000	120,000	120,000	120,000	120,000	0%
ARMIDALE	40	10	90,000	150,000	150,000	150,000	135,000	140,000	4%
BATHURST	40.2	8	160,000	210,000	210,000	210,000	210,000	210,000	0%
BEGA	12	8	47,000	60,000	65,000	70,000	70,000	70,000	0%
BOWRAL	40	5	400,000	450,000	375,000	425,000	425,000	425,000	0%
BULAHDELAH	40.5	23	78,000	78,000	115,000	125,000	125,000	125,000	0%
BYRON BAY	16	20	85,000	105,000	120,000	140,000	150,000	160,000	7%
COFFS HARBOUR	22.3	20	80,000	90,000	100,000	100,000	95,000	100,000	5%
COOMA	15.1	7	44,000	48,000	48,000	48,000	48,000	40,000	-17%
DUBBO	41.7	14	65,000	75,000	75,000	75,000	80,000	88,000	10%
GOULBURN	40	29	70,000	85,000	115,000	115,000	115,000	115,000	0%
GRAFTON	38	13	60,000	70,000	70,000	75,000	85,000	85,000	0%
INVERELL	40	6	40,000	60,000	65,000	70,000	70,000	70,000	0%
LISMORE	10.3	8	80,000	80,000	82,000	120,000	130,000	130,000	0%
LITHGOW	13.4	12	100,000	115,000	125,000	125,000	125,000	125,000	0%
MILTON	36	4	200,000	240,000	225,000	240,000	240,000	240,000	0%
MOSS VALE	40	30	110,000	110,000	110,000	110,000	110,000	110,000	0%
MUDGEE	10.1	5	58,000	65,000	75,000	75,000	75,000	82,000	9%
MULBRING	44.2	20	200,000	250,000	250,000	250,000	250,000	250,000	0%
NOWRA	36	5	270,000	320,000	300,000	300,000	300,000	300,000	0%
ORANGE	40.7	15	125,000	160,000	175,000	175,000	175,000	175,000	0%

TABLE 33 (Continued)

HOBBY FARM SITES
COUNTRY AREAS

CITY/TOWN	AREA (Ha)	KM FROM TOWN	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
TAMWORTH	40	13	75,000	100,000	100,000	105,000	105,000	120,000	14%
TAREE	40	16	110,000	120,000	135,000	140,000	140,000	140,000	0%
TENTERFIELD	40	60	31,000	31,000	31,000	31,000	31,000	35,000	13%
YASS	24.8	18	95,000	105,000	120,000	135,000	135,000	148,000	10%
WAGGA WAGGA	40	15	100,000	100,000	100,000	100,000	100,000	130,000	30%
Average			111,269	130,654	132,923	139,577	140,154	143,577	
% Variation Over Previous Year			31%	17%	2%	5%	0%	2%	
Index (1987=100)			142	166	169	178	178	183	

TABLE 34
DAIRY FARMS
COUNTRY AREAS

Value ex buildings for typical property.

LOCALITY	AREA (ha)	NO. OF MILKERS	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
BEGA	122	220	390,000	425,000	425,000	450,000	485,000	485,000	0%
DENMAN	75	50	400,000	400,000	350,000	350,000	350,000	350,000	0%
DORRIGO	141	80	280,000	300,000	320,000	320,000	320,000	340,000	6%
LISMORE	69	70	225,000	225,000	225,000	245,000	245,000	260,000	6%
NOWRA	85	80	525,000	620,000	620,000	590,000	590,000	590,000	0%
SINGLETON	40	45	315,000	315,000	280,000	280,000	280,000	280,000	0%
TAREE	112	70	385,000	450,000	470,000	470,000	470,000	500,000	6%
Average			360,000	390,714	384,286	386,429	391,429	400,714	2%
% Variation From Previous Year			14%	9%	-2%	1%	1%	2%	
Index (1987=100)			133	144	142	142	144	148	

TABLE 35
WHEAT PROPERTIES

Value ex buildings for typical property.

LOCALITY	AREA (Ha)	TONNES PER HA	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
ALBURY	456	2.80	913,000	913,000	913,000	776,000	730,000	730,000	0%
CONDOBOLIN	1,568	1.0	392,000	392,000	290,000	261,000	220,000	220,000	0%
COONAMBLE	731	2.0	358,000	358,000	281,000	281,000	281,000	281,000	0%
COOTAMUNDRA	285	4.5	570,000	640,000	575,000	456,000	456,000	500,000	10%
COWRA	247	2.75	326,000	375,000	300,000	300,000	300,000	300,000	0%
DUBBO	696	1.6	306,000	327,000	299,000	299,000	299,000	327,000	9%
GILGANDRA	762	2.0	373,000	373,000	328,000	328,000	328,000	328,000	0%
GOOLGOWI	2,329	1.2	550,000	550,000	400,000	400,000	400,000	410,000	3%
GRENFELL	505	1.8	306,000	337,000	220,000	220,000	220,000	220,000	0%
INVERELL	465	1.7	305,000	305,000	305,000	275,000	250,000	250,000	0%
JUNEE	453	3.75	634,000	634,000	570,000	475,000	475,000	500,000	5%
MOREE	1,100	1.9	625,000	625,000	560,000	560,000	500,000	500,000	0%
NARRABRI	730	2.2	490,000	490,000	400,000	400,000	360,000	360,000	0%
NARROMINE	865	2.0	415,000	415,000	368,000	368,000	294,000	320,000	9%
PARKES	465	1.8	325,000	348,000	320,000	320,000	320,000	320,000	0%
SPRING RIDGE	500	2.5	725,000	725,000	580,000	525,000	420,000	420,000	0%
SWAN HILL	2,439	1.8	975,000	975,000	780,000	780,000	732,000	732,000	0%
TAMWORTH	300	1.7	265,000	330,000	275,000	275,000	227,500	227,500	0%
WALGETT	2,350	1.0	660,000	660,000	555,000	555,000	555,000	555,000	0%
WELLINGTON	524	2.75	600,000	600,000	525,000	525,000	525,000	550,000	5%
Average			505,650	518,600	442,200	418,950	394,625	402,525	
% Variation Over Previous Year Index (1987=100)			19%	3%	-15%	-5%	-6%	2%	
Tonnes Per Hectare = Typical Average Production			140	144	123	116	110	112	

TABLE 36
COASTAL GRAZING

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

LOCALITY	AREA (Ha)	CARRYING CAPACITY	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
BEGA	331	200.C	360,000	410,000	410,000	425,000	500,000	560,000	12%
BONALBO	535	180.C	250,000	300,000	300,000	280,000	250,000	250,000	0%
DUNGOG	202	125.C	350,000	375,000	425,000	425,000	425,000	425,000	0%
GRAFTON	1,125	395.C	610,000	720,000	770,000	715,000	647,500	647,500	0%
KEMPSEY	513	320.C	480,000	525,000	550,000	525,000	525,000	525,000	0%
MORUYA	126	100.C	290,000	315,000	350,000	350,000	350,000	350,000	0%
NOWRA	60	60.C	400,000	450,000	450,000	450,000	450,000	450,000	0%
SCONE	476	175.C	450,000	450,000	400,000	400,000	360,000	360,000	0%
SINGLETON	760	300.C	510,000	510,000	510,000	510,000	470,000	470,000	0%
TAREE	742	400.C	680,000	835,000	900,000	835,000	750,000	750,000	0%
Average			438,000	489,000	506,500	491,500	472,750	478,750	
% Variation Over Previous Year			25%	12%	4%	-3%	-4%	1%	
Index (1987=100)			138	155	160	155	149	151	

TABLE 37
TABLELANDS GRAZING

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

LOCALITY	AREA (Ha)	CARRYING CAPACITY DRY SHEEP EQUIVALENT	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
BATHURST	387	3,500.S	820,000	820,000	820,000	785,000	735,000	735,000	0%
BOOROWA	300	1,800.S	330,000	330,000	270,000	270,000	245,000	245,000	0%
COOLAH	639	2,500.S	375,000	375,000	300,000	300,000	300,000	325,000	8%
COOMA	842	2,500.S	425,000	425,000	340,000	340,000	290,000	290,000	0%
CROOKWELL	325	2,400.S	600,000	600,000	540,000	540,000	460,000	460,000	0%
GUYRA	700	8,000.S	1,820,000	1,820,000	1,300,000	1,200,000	1,100,000	1,200,000	9%
MUDGEE	1,011	3,200.S	500,000	500,000	480,000	480,000	440,000	480,000	9%
OBERON	191	2,400.S	600,000	600,000	600,000	540,000	510,000	510,000	0%
ORANGE	238	3,000.S	495,000	495,000	450,000	450,000	450,000	450,000	0%
TENTERFIELD	700	4,400.S	770,000	770,000	600,000	540,000	495,000	520,000	5%
TUMBARUMBA	290	2,900.S	420,000	455,000	455,000	410,000	365,000	410,000	12%
TUMUT	606	6,000.S	900,000	1,050,000	840,000	720,000	660,000	720,000	9%
WALCHA	700	7,000.S	1,557,000	1,557,000	1,150,000	1,064,000	1,050,000	1,125,000	7%
YASS	704	3,000.S	540,000	540,000	486,000	486,000	440,000	440,000	0%
Average			725,143	738,357	616,500	580,357	538,571	565,000	
% Variation Over Previous Year			45%	2%	-17%	-6%	-7%	5%	
Index (1987=100)			187	190	159	150	139	146	

TABLE 38
WESTERN GRAZING

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

LOCALITY	AREA (Ha)	CARRYING CAPACITY DRY SHEEP EQUIVALENT	1989 (S)	1990 (S)	1991 (S)	1992 (S)	1993 (S)	1994 (S)	% CHANGE 1993-1994
BALRANALD	12,430	6,000.S	1,052,000	947,000	667,000	600,000	540,000	540,000	0%
BOURKE	24,270	6,000.S	420,000	390,000	240,000	225,000	150,000	150,000	0%
BREWARRINA	9,429	5,800.S	725,000	667,000	435,000	435,000	350,000	350,000	0%
COBAR	25,470	4,800.S	364,000	340,000	205,000	192,000	145,000	145,000	0%
HAY	9,138	4,500.S	1,000,000	900,000	560,000	560,000	500,000	500,000	0%
LIGHTNING RIDGE	7,822	4,100.S	515,000	473,000	310,000	310,000	245,000	245,000	0%
WENTWORTH	13,183	3,300.S	400,000	342,000	277,000	245,000	228,000	228,000	0%
WILCANNIA	33,526	5,100.S	516,000	465,000	255,000	255,000	205,000	205,000	0%
Average			624,000	565,500	368,625	352,750	295,375	295,375	
% Variation Over Previous Year			20%	-9%	-35%	-4%	-16%	0%	
Index (1987=100)			162	147	96	92	77	77	

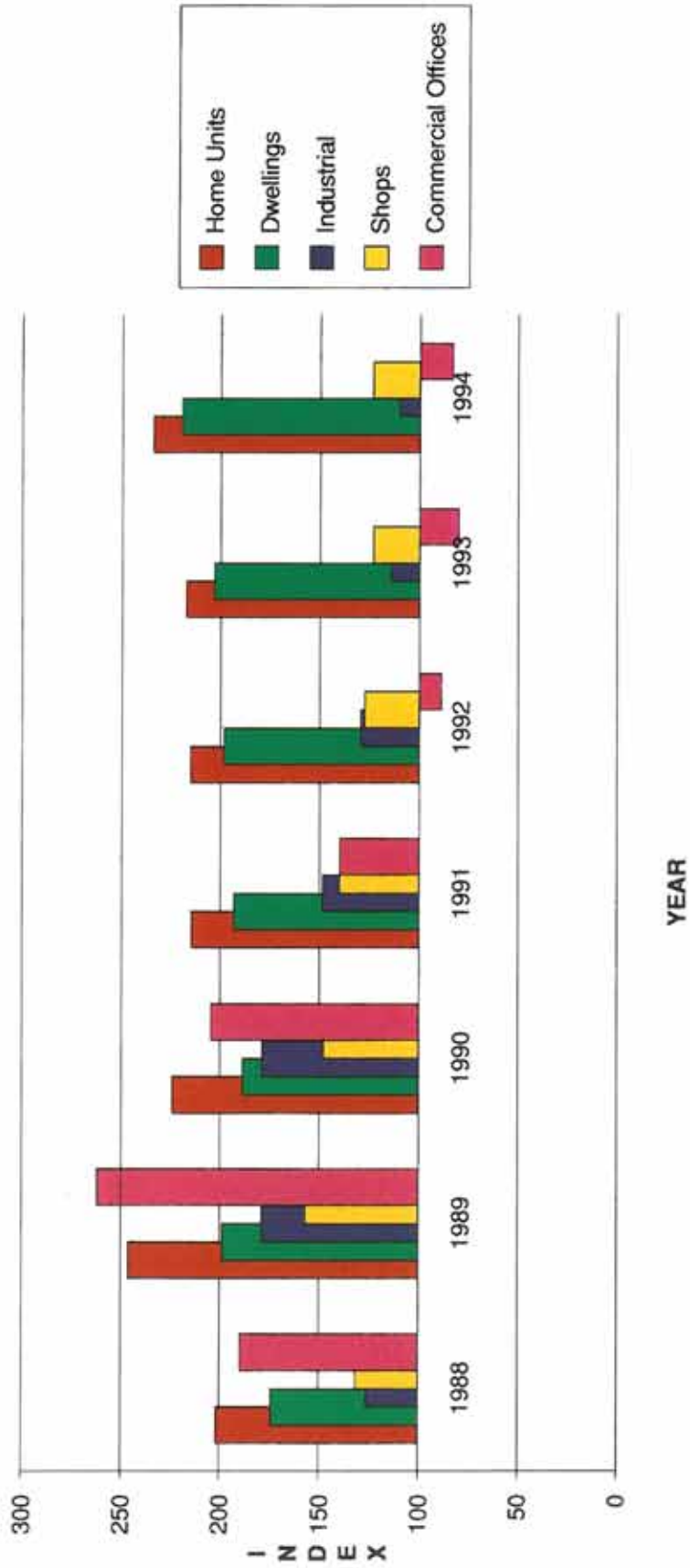
TABLE 39
SPECIALISED RURAL PROPERTIES

Value ex buildings.

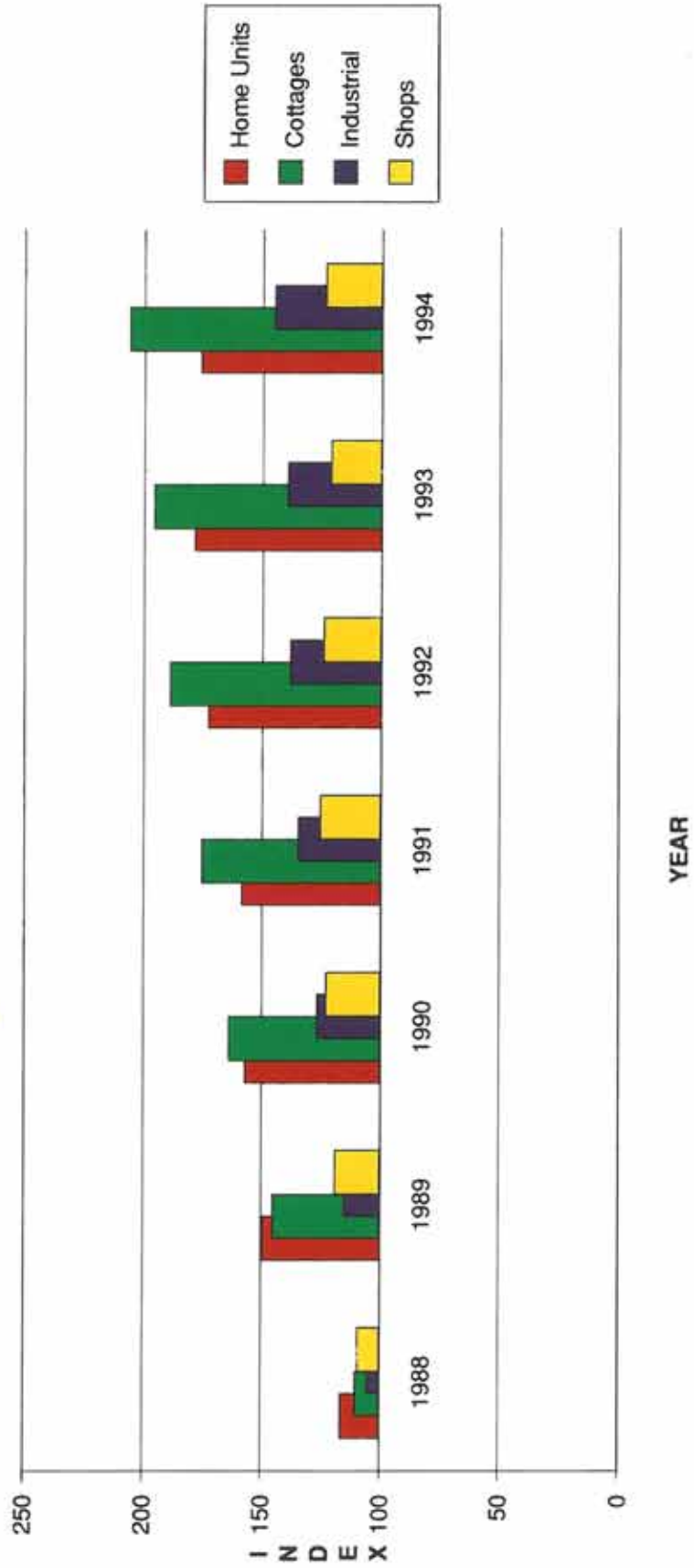
LOCALITY	AREA (Ha)	1989 (\$)	1990 (\$)	1991 (\$)	1992 (\$)	1993 (\$)	1994 (\$)	% CHANGE 1993-1994
Irrigation - Cotton								
GWYDIR VALLEY	850	2,215,000	2,215,000	2,215,000	2,215,000	2,000,000	2,000,000	0%
NAMOI VALLEY	600	1,445,000	1,445,000	1,600,000	1,600,000	1,600,000	1,600,000	0%
Irrigation - Prime Cereal Growing								
BREEZA PLAIN	500	1,000,000	1,000,000	800,000	750,000	560,000	560,000	0%
Citrus Farms								
BURONGA	11.6	150,000	185,000	185,000	185,000	134,000	134,000	0%
GRIFFITH	26	570,000	525,000	400,000	440,000	390,000	400,000	3%
Rice Farms								
DENILQUIN	256	230,000	207,000	166,000	166,000	186,000	230,000	24%
GRIFFITH	177	240,000	215,000	215,000	215,000	215,000	230,000	7%
Banana Plantations								
COFFS HARBOUR	7	250,000	250,000	250,000	250,000	250,000	250,000	0%
Sugar Cane Farms								
CONDONG	43	150,000	170,000	170,000	195,000	225,000	245,000	9%
SOUTH BALLINA	40	150,000	150,000	150,000	160,000	170,000	172,500	1%
Vines								
COOMEALLA	13.5	100,000	115,000	100,000	100,000	90,000	90,000	0%
YENDA	23	265,000	245,000	230,000	230,000	230,000	250,000	9%
Average		563,750	560,167	540,083	542,167	504,167	513,458	
% Variation from Previous Year		13%	-1%	-4%	0%	-7%	2%	
Index (1987=100)		136	135	130	131	121	124	

GRAPHS

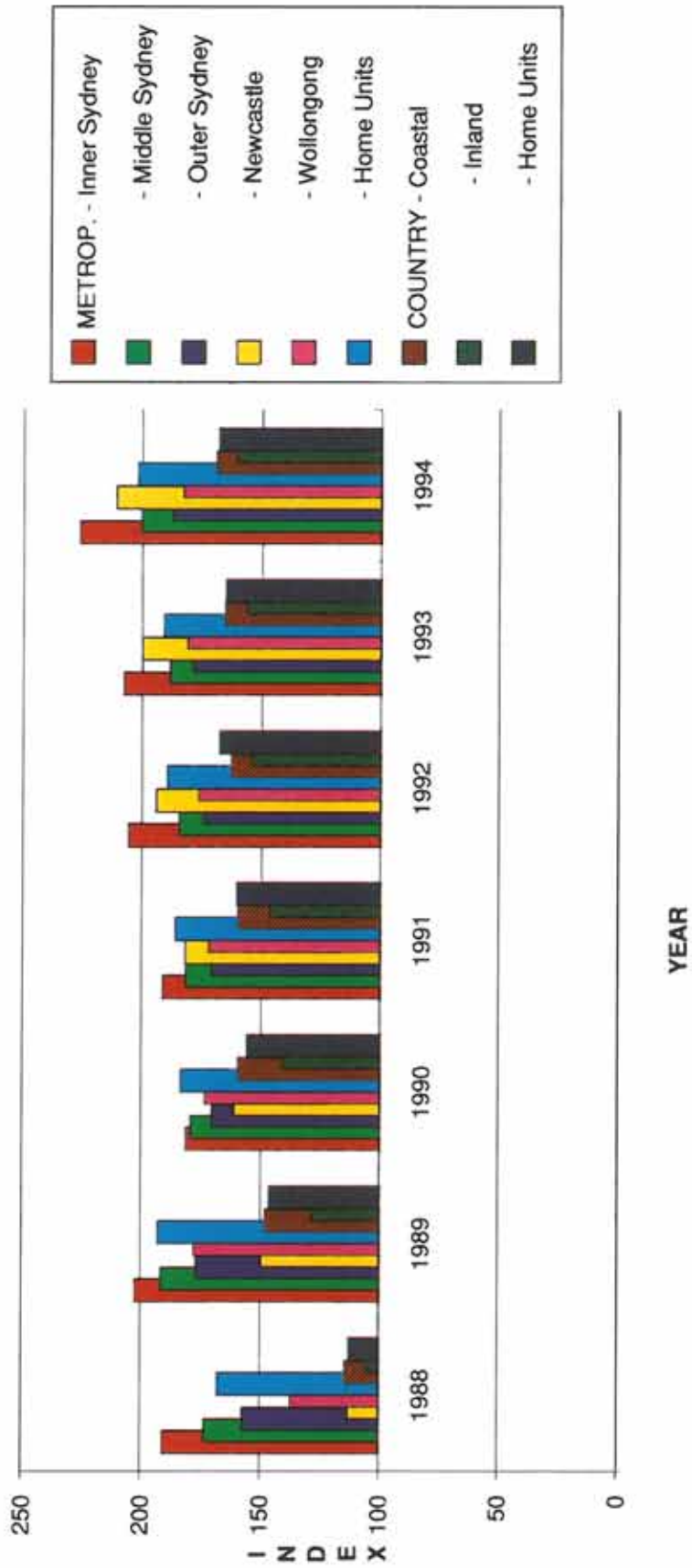
SITE VALUE INDICES - Metropolitan
 { Tables 1 to 6, 13, 15 & 18 to 20 }



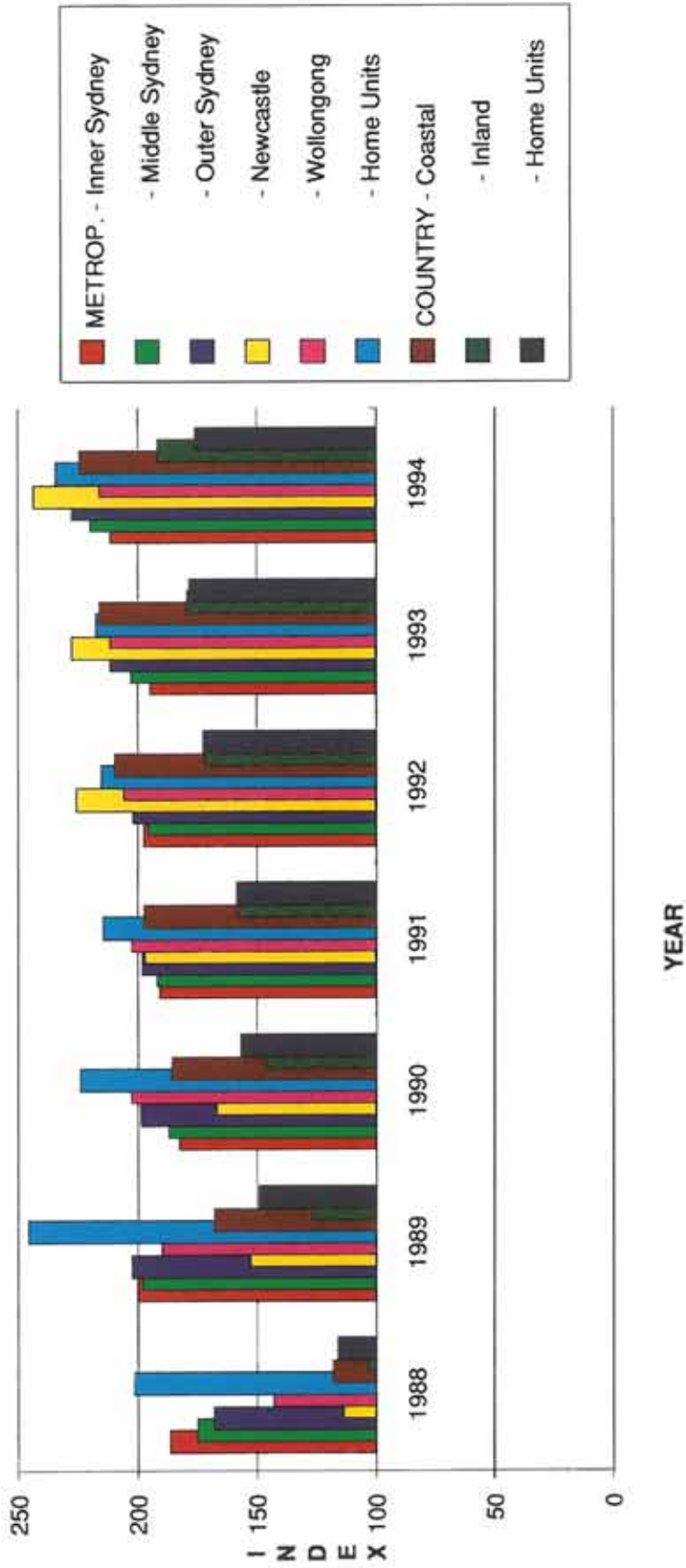
SITE VALUE INDICES - Country
{ Tables 23, 24, 27, 29 & 31 }



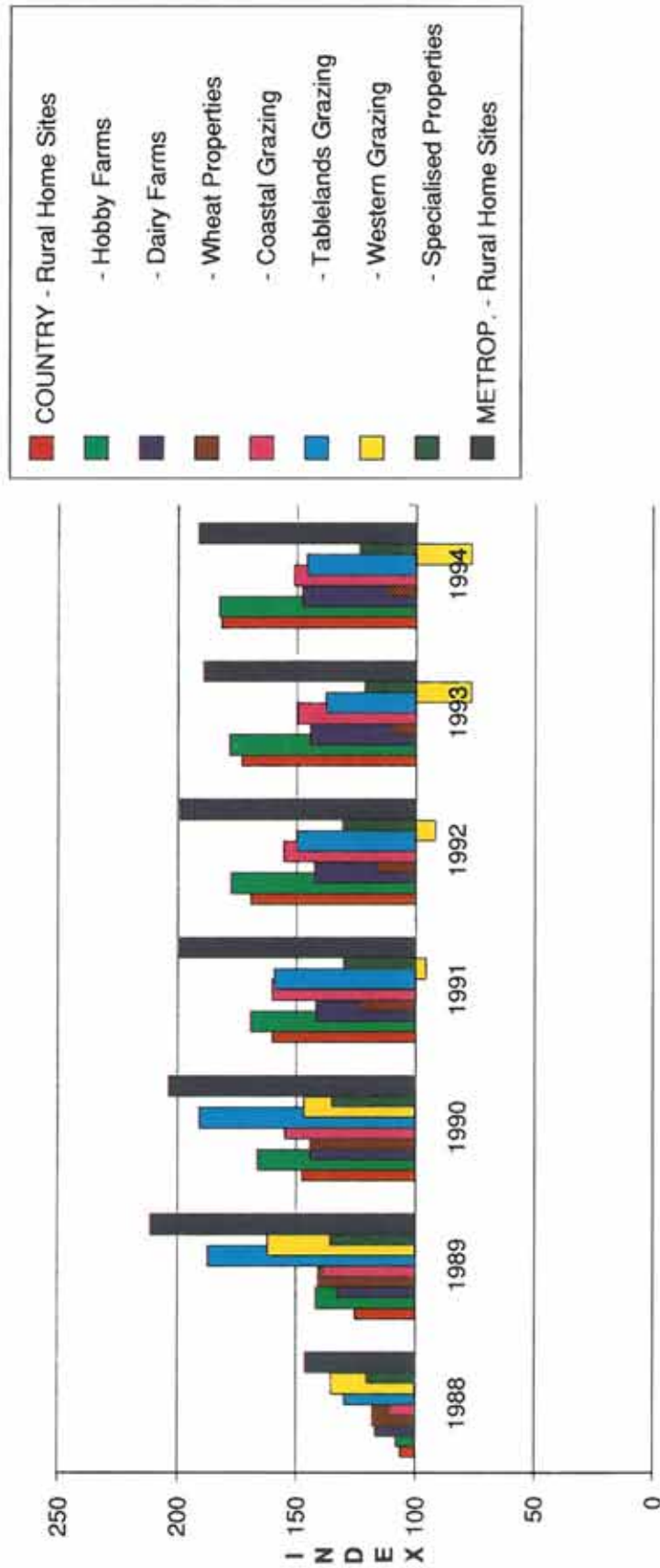
DWELLING VALUE INDICES (Including Land)
 { Tables 7 to 11, 14, 25, 26 & 28 }



DWELLING SITE VALUE INDICES
 { Tables 1 to 5, 13, 23, 24 & 27 }



**RURAL PROPERTY INDICES
{ Tables 22 & 32 to 39 }**



RENTAL VALUE INDICES
 { Tables 16 , 17 , 21 & 30 }

