NEW SOUTH WALES

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Real Estate Values

1996

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NEW SOUTH WALES REAL ESTATE VALUES
30TH JUNE, 1996

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Overview

The market for metropolitan residential property experienced an upward trend during the 1995/1996 period. This trend was a continuation of the market fluctuations experienced in 1994/1995. An exception being the inner Sydney areas which revealed a growth rate of 8% for cottage properties compared to 3% for the previous reporting period. The country residential market slowed in some localities and remained static in others during 1995/1996. A marginal downward variation from the previous year was apparent for country residential property overall.

Retail shop values weakened in the metropolitan centres and remained static in the country. Industrial site values increased marginally in the metropolitan estates whilst country centres revealed stronger growth.

A 14% increase in the value of specialised rural properties was not consistent with the overall trend for rural properties which experienced value changes consistent with an uncertain market.

Residential Property

All inner Sydney metropolitan localities sampled in this publication experienced an upward trend in site values. As evidenced by the fact that 7 of the 11 inner Sydney suburbs sampled experienced a growth of between 10% and 17%. Residential cottages in inner Sydney followed a similar but somewhat less aggressive trend.

Middle distance and outer Sydney suburb sites and cottages increased marginally in value from between 3% and 5%.

Wollongong suburbs reflected little change from 1994/1995 levels. The Hunter areas slowed during 1995/1996. Some areas reflected reductions in value.

Many of the country residential localities either remained at or showed reductions from 1994/1995. Consistent with previous trends, variations occurred in some areas due to the predominance of local factors.

The market for home units followed a similar trend to the cottage market across the State. The country areas proved to be the poorer performer revealing little change in most areas.

Retail Property

Although the metropolitan market for retail shops experienced an overall decline of 2%, from 1994/1995 levels, many localities did not experience a change over the twelve month period. Local demand and supply factors played a significant role in determining variations in value. The rental market followed a similar trend also revealing a 2% decline.

Country shop values and rentals remained static over the past 12 months. Variations in this trend occurred in some centres due to local demand and supply factors.

Office Properties

The marginal upward trend, which first became evident from 1993, continued into 1995/1996 revealing a 2% growth during the review period, (a growth of 1% was reported for 1994/1995). Sydney and North Sydney Central Business Districts experienced an increase of 3% in the value of office sites. Chatswood, Parramatta and Sydney secondary locations revealed no change in value levels.

The growth in office rental value levels slowed to 1% compared to 3% for 1994/1995. Many localities did not experience a change in value level during 1995/1996.

Industrial Property

Inner Sydney and Newcastle suburbs showed signs of recovery during 1995/1996. Most other estates experienced stable value levels during the review period. A marginal increase was experienced for both large and small industrial sites.

The metropolitan rental market indicated a 4% growth in value levels.

A 7% growth in site values in country centres continued the upward trend for the 1990's. Local factors playing a significant role in many areas. A small number of localities experienced significant increases, these increases are generally from a low base and are not significant in monetary terms.

Rural Property

Country rural homesite and hobby farm values showed little change from the previous year (a marginal 1% and 2% increase respectively). The metropolitan rural homesite market experienced an equivalent increase in value to the previous year at 3%..

Values in western grazing areas remained static following a 17% increase the previous year.

Tablelands grazing values declined in several districts, some by as much as 20%. An overall decline of 9% was experienced. Coastal grazing experienced a similar but less severe decline at 3%.

The value of dairy farm land increased marginally at 1%.

Increases of 10% to 15% are evident in the market for wheat properties in some parts of the State. An overall growth of 4% suggests a recovery in this area of the market.

A 14% growth in the value of specialised rural properties shows a significant strengthening in the market from the previous year.

NEW SOUTH WALES REAL ESTATE VALUES
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Explanatory Notes to the Property Value Tables

(i) The figures contained in the 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) Tables generally include indices which relate to a base year of 1987. Tables representing low-rise medium properties are indexed from 1994.

(vi) The graphs are compiled from indices 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.

METROPOLITAN PROPERTY MARKET

TABLE 1

RESIDENTIAL COTTAGE SITES

INNER SYDNEY SUBURBS (0 - 6 KILOMETRES)

SUBURB	DIMENSIONS (METRES)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
BALMAIN	4.5 x 26	130,000	140,000	130,000	140,000	150,000	165,000	10%
BELLEVUE HILL	15 x 43	650,000	700,000	650,000	680,000	680,000	750,000	10%
BONDI	10.5 x 42	275,000	275,000	275,000	300,000	325,000	370,000	14%
ERSKINEVILLE	5 x 30	80,000	90,000	95,000	105,000	110,000	125,000	14%
LEICHHARDT	8 x 43	130,000	140,000	125,000	135,000	140,000	150,000	7%
MARRICKVILLE	12 x 37	110,000	115,000	115,000	125,000	125,000	135,000	8%
NEUTRAL BAY	15 x 36	360,000	325,000	325,000	370,000	380,000	400,000	5%
PADDINGTON	6 x 30	200,000	225,000	250,000	275,000	290,000	340,000	17%
RANDWICK	10 x 30	330,000	330,000	330,000	360,000	375,000	400,000	7%
REDFERN	4.5 x 34	75,000	85,000	90,000	100,000	105,000	120,000	14%
ULTIMO	4 x 27	85,000	85,000	90,000	100,000	100,000	115,000	15%
Average		220,455	228,182	225,000	244,545	252,727	279,091	
% Variation From Previous Year		5%	4%	-1%	9%	3%	10%	
Index (1987=100)		191	197	195	211	219	241	

METROPOLITAN PROPERTY MARKET

TABLE 1A

LOW RISE MEDIUM DENSITY SITES

INNER SYDNEY SUBURBS (0 - 6 KILOMETRES)

SUBURB	AREA SQ METRES	TYPE	NO. OF UNITS	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
BALMAIN	135	TH	38	90,000	100,000	110,000	10%
WAVERLEY	125	TH	20	100,000	105,000	125,000	19%
ERSKINEVILLE	120	TH	5	65,000	70,000	80,000	14%
LEICHHARDT	120	TH	15	55,000	60,000	65,000	8%
DULWICH HILL	150	TH	6	45,000	50,000	55,000	10%
RANDWICK	125	TH	4	90,000	95,000	110,000	16%
ALEXANDRIA	120	TH	5	70,000	75,000	80,000	7%
ROZELLE	135	TH	5	60,000	65,000	70,000	8%
ULTIMO	100	TH	4	75,000	75,000	85,000	13%
Average				72,222	77,222	86,667	
% Variation From Previous Year				*********	7%	12%	
Index (1994=100)				100	107	120	

TH = Town House

METROPOLITAN PROPERTY MARKET

TABLE 2

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

Value of standard serviced allotments within selected suburbs.

SUBURB	DIMENSIONS (METRES)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
AUBURN	12 x 40	90,000	90,000	95,000	100,000	105,000	115,000	10%
BANKSTOWN	15 x 41	125,000	135,000	140,000	150,000	157,500	162,500	3%
BELROSE	19 x 34	180,000	180,000	180,000	200,000	200,000	220,000	10%
BURWOOD	15 x 46	200,000	210,000	230,000	260,000	270,000	285,000	6%
CAMPSIE	12 x 36	120,000	125,000	140,000	150,000	160,000	165,000	3%
CARLINGFORD	20 x 34	150,000	150,000	155,000	165,000	175,000	175,000	0%
CHATSWOOD	16 x 38	250,000	250,000	275,000	290,000	310,000	325,000	5%
CHESTER HILL	15 x 50	105,000	115,000	120,000	130,000	137,500	142,500	4%
DOVER HEIGHTS	15 x 43	375,000	400,000	400,000	425,000	465,000	500,000	8%
DRUMMOYNE	15 x 37	220,000	220,000	220,000	230,000	230,000	240,000	4%
EARLWOOD	15 x 36	200,000	210,000	235,000	250,000	270,000	280,000	4%
ERMINGTON	15 x 43	100,000	100,000	105,000	125,000	135,000	145,000	7%
GORDON	20 x 61	400,000	400,000	400,000	420,000	420,000	420,000	0%
HORNSBY	18 x 49	125,000	125,000	125,000	140,000	150,000	160,000	7%
HURSTVILLE	12 x 36	155,000	165,000	175,000	185,000	200,000	210,000	5%
LANE COVE	15 x 40	220,000	200,000	220,000	230,000	245,000	255,000	4%
MANLY	14 x 43	235,000	235,000	250,000	280,000	300,000	340,000	13%
MASCOT	10 x 25	130,000	140,000	140,000	145,000	145,000	160,000	10%
MOSMAN	12 x 46	315,000	285,000	285,000	325,000	350,000	360,000	3%
OATLEY	15 x 36	200,000	210,000	225,000	235,000	250,000	260,000	4%

METROPOLITAN PROPERTY MARKET

TABLE 2 (continued)

RESIDENTIAL COTTAGE SITES

MIDDLE DISTANCE SYDNEY SUBURBS (6 - 25 KILOMETRES)

Value of standard serviced allotments within selected suburbs.

SUBURB	DIMENSIONS (METRES)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
PENNANT HILLS	18 x 46	155,000	155,000	155,000	160,000	160,000	175,000	9%
REVESBY	15 x 50	115,000	125,000	130,000	140,000	147,500	155,000	5%
RYDE	15 x 41	160,000	160,000	160,000	170,000	180,000	185,000	3%
STRATHFIELD	15 x 46	370,000	400,000	400,000	475,000	475,000	500,000	5%
WILEY PARK	15 x 43	120,000	125,000	135,000	145,000	152,500	157,500	3%
Average		192,600	196,400	203,800	221,000	231,600	243,700	
% Variation From Previous Year		3%	2%	4%	8%	5%	5%	
Index (1987=100)		192	195	203	220	230	242	

METROPOLITAN PROPERTY MARKET

TABLE 3

RESIDENTIAL COTTAGE SITES

OUTER SYDNEY SUBURBS (OVER 25 KILOMETRES)

SUBURB	DIMENSIONS (METRES)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
BEROWRA	18 x 49	100,000	100,000	100,000	115,000	130,000	145,000	12%
BLAXLAND	15 x 37	65,000	65,000	70,000	75,000	75,000	80,000	7%
CAMPBELLTOWN	17 x 33	60,000	60,000	60,000	65,000	63,000	63,000	0%
CASTLE HILL	23 x 40	145,000	145,000	150,000	160,000	170,000	170,000	0%
CRONULLA	15 x 38	235,000	245,000	280,000	290,000	290,000	300,000	3%
ENGADINE	15 x 42	105,000	110,000	115,000	125,000	130,000	135,000	4%
GREENFIELD PARK	18 x 35	80,000	80,000	80,000	90,000	105,000	105,000	0%
GUILDFORD	12 x 49	85,000	85,000	85,000	90,000	100,000	100,000	0%
JANNALI	15 x 36	110,000	115,000	125,000	140,000	145,000	150,000	3%
KATOOMBA	15 x 37	40,000	40,000	45,000	47,500	50,000	50,000	0%
LIVERPOOL	15 x 45	70,000	70,000	70,000	75,000	85,000	85,000	0%
MINCHINBURY	15 x 38	65,000	65,000	65,000	65,000	70,000	70,000	0%
MIRANDA	15 x 36	155,000	160,000	170,000	185,000	190,000	195,000	3%
MONA VALE	18 x 58	170,000	170,000	170,000	190,000	190,000	215,000	13%
PENRITH	17 x 37	60,000	65,000	67,500	75,000	80,000	80,000	0%
PLUMPTON	15 x 37	50,000	55,000	55,000	55,000	60,000	60,000	0%
RICHMOND	17 x 37	55,000	55,000	60,000	65,000	65,000	65,000	0%
TAHMOOR	20 x 50	48,000	48,000	48,000	50,000	52,000	55,000	6%
WINSTON HILLS	18 x 37	105,000	105,000	110,000	120,000	120,000	135,000	13%
Average		94,895	96,737	101,342	109,342	114,211	118,842	
% Variation From Previous Year		0%	2%	5%	8%	4%	4%	
Index (1987=100)		198	202	211	228	238	248	

METROPOLITAN PROPERTY MARKET

TABLE 3A

LOW RISE MEDIUM DENSITY SITES

OUTER SYDNEY SUBURBS (OVER 25 KILOMETRES)

SUBURB	AREA SQ METRES	TYPE	NO. OF UNITS	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
BLAXLAND	200	TH	12	30,000	30,000	30,000	0%
CAMPBELLTOWN	260	TH	9	25,000	25,000	26,000	4%
CASTLE HILL	284	TH	9	65,000	65,000	65,000	0%
CRONULLA	311	TH	4	125,000	125,000	125,000	0%
ENGADINE	311	V	10	65,000	65,000	65,000	0%
FAIRFIELD	290	V	5	35,000	37,500	37,500	0%
WENTWORTHVILLE	300	V	6	40,000	42,500	45,000	6%
JANNALI	311	V	6	70,000	70,000	70,000	0%
KATOOMBA	200	TH	15	18,000	18,000	18,000	0%
LIVERPOOL	200	TH	12	30,000	32,000	32,000	0%
MIRANDA	311	TH	6	80,000	80,000	80,000	0%
PENRITH	428	TH	13	29000	30,000	30,000	0%
RICHMOND	256	V	7	34,000	34,000	34,000	0%
Average				49,692	50,308	50,577	
% Variation From Previous Year				*********	1%	1%	
Index (1994=100)				100	101	102	

TH = Town House V = Villa

METROPOLITAN PROPERTY MARKET

TABLE 4

RESIDENTIAL COTTAGE SITES

NEWCASTLE URBAN AREA

SUBURB	DIMENSIONS (METRES)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
EDGEWORTH	22 x 33	38,000	45,000	45,000	48,000	48,000	45,000	-6%
ELEEBANA	18 x 42	60,000	70,000	72,500	75,000	77,500	77,500	0%
MAYFIELD	15 x 31	45,000	50,000	50,000	55,000	55,000	55,000	0%
MEREWETHER	19 x 36	110,000	125,000	125,000	135,000	140,000	150,000	7%
Average		63,250	72,500	73,125	78,250	80,125	81,875	
% Variation From Previous Year		18%	15%	1%	7%	2%	2%	
Index (1987=100)		197	226	228	244	249	255	

METROPOLITAN PROPERTY MARKET

TABLE 4A

LOW RISE MEDIUM DENSITY SITES

NEWCASTLE URBAN AREA

SUBURB	AREA SQ METRES	TYPE	NO. OF UNITS	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
CHARLESTOWN	325	V	4	30,000	30,000	27,000	-10%
NEW LAMBTON	220	V	5	34,000	32,000	35,000	9%
Average				32,000	31,000	31,000	
% Variation From Previous Year				*********	-3%	0%	
Index (1994=100)				100	97	97	

V = Villa

METROPOLITAN PROPERTY MARKET

TABLE 5

RESIDENTIAL COTTAGE SITES

WOLLONGONG URBAN AREA

SUBURB	DIMENSIONS (METRES)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
BARRACK HEIGHTS	17 x 35	75,000	75,000	75,000	79,000	79,000	79,000	0%
DAPTO	15 x 49	60,000	60,000	62,000	65,000	70,000	70,000	0%
HELENSBURGH	17 x 40	90,000	90,000	92,000	92,000	98,000	108,000	10%
THIRROUL	17 x 33	95,000	100,000	105,000	105,000	115,000	118,000	3%
Average		80,000	81,250	83,500	85,250	90,500	93,750	
% Variation From Previous Year		0%	2%	3%	2%	6%	4%	
Index (1987=100)		203	206	211	216	229	237	

METROPOLITAN PROPERTY MARKET

TABLE 5A

LOW RISE MEDIUM DENSITY SITES

WOLLONGONG URBAN AREA

SUBURB	AREA SQ METRES	TYPE	NO. OF UNITS	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
BARRACK HEIGHTS	248	V	8	32,250	32,250	30,000	-7%
CORRIMAL	206	TH	6	40,000	40,000	38,000	-5%
Average				36,125	36,125	34,000	
% Variation From Previous Year				*********	0%	-6%	
Index (1994=100)				100	100	94	

TH = Town House V = Villa

METROPOLITAN PROPERTY MARKET

TABLE 6

RESIDENTIAL COTTAGE SITES

GOSFORD/WYONG URBAN AREAS

SUBURB	DIMENSIONS (METRES)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
EAST GOSFORD	15 x 50	70,000	70,000	70,000	80,000	80,000	80,000	0%
WAMBERAL	26 x 30	90,000	90,000	90,000	95,000	95,000	95,000	0%
WYONG	19 x 36	50,000	45,000	45,000	50,000	50,000	50,000	0%
Average		70,000	68,333	68,333	75,000	75,000	75,000	
% Variation From Previous Year		-7%	-2%	0%	10%	0%	0%	
Index (1987=100)		208	203	203	223	223	223	

METROPOLITAN PROPERTY MARKET

TABLE 6A

LOW RISE MEDIUM DENSITY SITES

GOSFORD/WYONG URBAN AREAS

SUBURB	AREA SQ METRES	TYPE	NO. OF UNITS	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
EAST GOSFORD	248	V	4	40,000	40,000	40,000	0%
ETTALONG	275	V	4	44,000	44,000	44,000	0%
THE ENTRANCE	256	V	4	40,000	40,000	44,000	10%
Average				41,333	41,333	42,667	
% Variation From Previous Year				*********	0%	3%	
Index (1994=100)				100	100	103	

V = Villa

METROPOLITAN PROPERTY MARKET

TABLE 7

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

SUBURB	CONST-RUCTION	AGE	B RMS	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
BALMAIN	BK	1890	2	220,000	250,000	250,000	270,000	290,000	320,000	10%
BELLEVUE HILL	BK	1935	3	850,000	900,000	850,000	900,000	900,000	1,000,000	11%
BONDI	BK	1910	3	325,000	375,000	375,000	400,000	400,000	450,000	13%
ERSKINEVILLE	BK	1900	3	165,000	185,000	195,000	225,000	235,000	250,000	6%
LEICHHARDT	BK	1900	3	215,000	240,000	240,000	255,000	260,000	275,000	6%
MARRICKVILLE	BK	1925	3	190,000	190,000	190,000	205,000	205,000	215,000	5%
NEUTRAL BAY	BK	1910	3	475,000	450,000	450,000	480,000	535,000	560,000	5%
PADDINGTON	BK	1890	3	400,000	450,000	500,000	550,000	575,000	640,000	11%
RANDWICK	BK	1910	3	380,000	425,000	425,000	475,000	475,000	500,000	5%
REDFERN	BK	1890	3	175,000	200,000	220,000	250,000	250,000	270,000	8%
ULTIMO	BK	1900	3	190,000	190,000	200,000	235,000	235,000	250,000	6%
Average				325,909	350,455	354,091	385,909	396,364	430,000	
% Variation From Previous Year				5%	8%	1%	9%	3%	8%	
Index (1987=100)				191	206	208	227	233	252	

Cottage Construction:
BK = Brick

METROPOLITAN PROPERTY MARKET

TABLE 7A

VALUE OF LOW RISE MEDIUM DENSITY DWELLING

INNER SYDNEY SUBURBS (0 - 6 KILOMETRES)

SUBURB	TYPE	CONSTRUCTION	AGE	BED-ROOMS	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
BALMAIN	TH	BK	1,989	2	365,000	400,000	440,000	10%
WAVERLEY	TH	BK	1,992	2	340,000	340,000	385,000	13%
ERSKINEVILLE	TH	BK	1,991	2	210,000	210,000	230,000	10%
LEICHHARDT	TH	BK	1,992	2	220,000	240,000	260,000	8%
DULWICH HILL	TH	BK	1,992	2	190,000	200,000	220,000	10%
RANDWICK	TH	BK	1,992	2	320,000	320,000	335,000	5%
ALEXANDRIA	TH	BK	1,991	2	220,000	225,000	235,000	4%
ROZELLE	TH	BK	1,990	2	240,000	260,000	280,000	8%
ULTIMO	TH	BK	1,989	2	225,000	230,000	245,000	7%
Average					258,889	269,444	292,222	
% Variation From Previous Year					*********	4%	8%	
Index (1994=100)					100	104	113	

TH = Town House

METROPOLITAN PROPERTY MARKET

TABLE 8

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

SUBURB	CONSTN.	AGE	B'RMS	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
AUBURN	BK	1920	3	140,000	140,000	140,000	150,000	160,000	170,000	6%
BANKSTOWN	AC	1958	3	165,000	175,000	180,000	185,000	190,000	195,000	3%
BELROSE	BV	1965	3	240,000	240,000	240,000	270,000	270,000	290,000	7%
BURWOOD	BK	1925	3	285,000	285,000	310,000	340,000	350,000	365,000	4%
CAMPSIE	BK	1930	3	170,000	180,000	195,000	210,000	225,000	230,000	2%
CARLINGFORD	BV	1972	4	250,000	250,000	255,000	270,000	270,000	290,000	7%
CHATSWOOD	BK	1910	3	330,000	330,000	330,000	350,000	370,000	390,000	5%
CHESTER HILL	AC	1959	3	145,000	155,000	160,000	170,000	175,000	180,000	3%
DOVER HEIGHTS	BK	1960	3	475,000	525,000	525,000	550,000	600,000	670,000	12%
DRUMMOYNE	BK	1920	3	285,000	285,000	285,000	295,000	300,000	315,000	5%
EARLWOOD	BK	1925	3	250,000	265,000	290,000	310,000	335,000	345,000	3%
ERMINGTON	BV	1950	3	170,000	170,000	170,000	175,000	175,000	185,000	6%
GORDON	BK	1930	3	590,000	590,000	590,000	590,000	590,000	590,000	0%
HORNSBY	BV	1965	3	215,000	215,000	215,000	240,000	250,000	250,000	0%
HURSTVILLE	BK	1925	3	195,000	205,000	215,000	225,000	240,000	250,000	4%
LANE COVE	BK	1930	3	290,000	280,000	290,000	310,000	330,000	350,000	6%
MANLY	BK	1925	3	330,000	330,000	340,000	390,000	420,000	460,000	10%
MASCOT	BK	1920	3	220,000	220,000	220,000	230,000	230,000	250,000	9%
MOSMAN	BK	1925	3	475,000	440,000	440,000	470,000	495,000	495,000	0%
OATLEY	BK	1949	3	255,000	265,000	280,000	295,000	315,000	325,000	3%
PENNANT HILLS	BV	1965	3	245,000	245,000	245,000	250,000	250,000	260,000	4%
REVESBY	AC	1949	3	165,000	175,000	180,000	185,000	190,000	195,000	3%
RYDE	BK	1930	3	210,000	210,000	210,000	225,000	230,000	240,000	4%

METROPOLITAN PROPERTY MARKET

TABLE 8 (Continued)

VALUE OF REPRESENTATIVE COTTAGE IN SELECTED SUBURBS

MIDDLE DISTANCE SYDNEY SUBURBS (6 - 25 KILOMETRES)

SUBURB	CONSTN.	AGE	B'RMS	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
STRATHFIELD	BK	1930	3	440,000	470,000	470,000	525,000	525,000	570,000	9%
WILEY PARK	BK	1940	3	170,000	175,000	185,000	200,000	210,000	215,000	2%
Average				268,200	272,800	278,400	296,400	307,800	323,000	
% Variation From Previous Year				1%	2%	2%	6%	4%	5%	
Index (1987=100)				182	185	189	201	208	219	

Cottage Construction:

AC = Fibrous Cement BK = Brick BV = Brick Veneer

METROPOLITAN PROPERTY MARKET

TABLE 8A

VALUE OF LOW RISE MEDIUM DENSITY DWELLING

MIDDLE DISTANCE SYDNEY SUBURBS (6 - 25 KILOMETRES)

SUBURB	TYPE	CONSTRUCTION	AGE	BED-ROOMS	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
ARTARMON	TH	BK	1992	2	350,000	350,000	370,000	6%
AUBURN	TH	BK	1991	2	170,000	170,000	170,000	0%
BANKSTOWN	CL	BV	1993	2	205,000	205,000	205,000	0%
BURWOOD	TH	BK	1994	3	310,000	310,000	325,000	5%
CAMPSIE	V	BV	1993	3	210,000	220,000	220,000	0%
CHESTER HILL	CL	BV	1993	3	190,000	190,000	190,000	0%
DRUMMOYNE	TH	BK	1993	2	280,000	280,000	295,000	5%
EARLWOOD	V	BV	1993	3	260,000	275,000	275,000	0%
GORDON	TH	BK	1975	3	270,000	270,000	300,000	11%
HORNSBY	V	BK	1992	3	230,000	230,000	230,000	0%
HURSTVILLE	V	BV	1993	3	225,000	235,000	235,000	0%
LANE COVE	V	BK	1990	2	250,000	250,000	260,000	4%
MASCOT	TH	BK	1992	2	210,000	210,000	225,000	7%
OATLEY	V	BV	1993	3	260,000	275,000	275,000	0%
PENNANT HILLS	V	BK	1994	3	230,000	230,000	230,000	0%
REVESBY	CL	BV	1993	3	215,000	215,000	215,000	0%
RYDE	TH	BK	1994	3	250,000	250,000	250,000	0%
STRATHFIELD	TH	BK	1990	3	300,000	300,000	320,000	7%
WILEY PARK	V	BV	1993	3	190,000	200,000	200,000	0%
Average					242,368	245,526	252,105	
% Variation From Previous Year					*********	1%	3%	
Index (1994=100)					100	101	104	

TH = Town House V = Villa CL = Cluster Home

METROPOLITAN PROPERTY MARKET

TABLE 9

VALUE OF REPRESENTATIVE COTTAGE IN SELECTED SUBURBS

OUTER SYDNEY SUBURBS (OVER 25 KILOMETRES)

SUBURB	CONSTN.	AGE	B'RMS	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
BEROWRA	BV	1965	3	150,000	165,000	180,000	200,000	210,000	220,000	5%
BLAXLAND	BV	1975	3	125,000	125,000	125,000	130,000	130,000	140,000	8%
CAMPBELLTOWN	BV	1976	3	122,500	122,500	120,000	122,500	125,000	125,000	0%
CASTLE HILL	BV	1975	4	260,000	260,000	275,000	285,000	280,000	280,000	0%
CRONULLA	BK	1956	3	300,000	320,000	330,000	340,000	340,000	350,000	3%
ENGADINE	AC	1955	3	155,000	160,000	175,000	180,000	185,000	190,000	3%
GREENFIELD PARK	BV	1986	3	135,000	135,000	135,000	145,000	160,000	160,000	0%
GUILDFORD	AC	1950	3	125,000	125,000	125,000	130,000	140,000	140,000	0%
JANNALI	AC	1950	3	160,000	165,000	175,000	185,000	190,000	195,000	3%
KATOOMBA	BV	1975	3	100,000	100,000	100,000	105,000	105,000	110,000	5%
LIVERPOOL	AC	1955	3	115,000	115,000	115,000	120,000	125,000	125,000	0%
MINCHINBURY	BV	1987	3	135,000	135,000	135,000	135,000	140,000	140,000	0%
MIRANDA	AC	1955	3	175,000	190,000	195,000	205,000	210,000	215,000	2%
MONA VALE	BV	1968	3	235,000	235,000	235,000	265,000	265,000	290,000	9%
PENRITH	BV	1975	3	120,000	120,000	125,000	135,000	135,000	135,000	0%
PLUMPTON	BV	1987	3	110,000	115,000	115,000	115,000	120,000	120,000	0%
RICHMOND	BV	1975	3	120,000	120,000	125,000	130,000	130,000	130,000	0%
TAHMOOR	BV	1984	3	112,000	112,000	112,000	118,000	120,000	120,000	0%
WINSTON HILLS	BV	1970	3	185,000	185,000	185,000	190,000	190,000	200,000	5%
Average				154,711	158,132	162,211	170,289	173,684	178,158	
% Variation From Previous Year				0%	2%	3%	5%	2%	3%	
Index (1987=100)				171	174	179	188	192	197	

Cottage Construction:

AC = Fibrous Cement BK = Brick BV = Brick Veneer

METROPOLITAN PROPERTY MARKET

TABLE 9A

VALUE OF LOW RISE MEDIUM DENSITY DWELLING

OUTER SYDNEY SUBURBS (OVER 25 KILOMETRES)

SUBURB	TYPE	CONSTRUCTION	AGE	BED-ROOMS	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
BLAXLAND	TH	BK	1985	3	150,000	150,000	150,000	0%
CAMPBELLTOWN	TH	BK	1987	2	112,000	115,000	115,000	0%
CASTLE HILL	TH	BV	1992	3	275,000	275,000	275,000	0%
CRONULLA	TH	BV	1990	3	350,000	350,000	350,000	0%
ENGADINE	V	BV	1990	3	220,000	220,000	220,000	0%
FAIRFIELD	V	BV	1992	3	140,000	150,000	150,000	0%
WENTWORTHVILLE	V	BV	1992	3	150,000	160,000	165,000	3%
JANNALI	V	BV	1990	3	230,000	230,000	230,000	0%
KATOOMBA	TH	BK	1988	3	130,000	130,000	116,000	-11%
LIVERPOOL	TH	BV	1992	2	120,000	125,000	125,000	0%
MIRANDA	TH	BV	1990	3	250,000	250,000	250,000	0%
PENRITH	TH	BV	1987	3	130,000	130,000	130,000	0%
RICHMOND	V	BK	1991	2	116,000	116,000	120,000	3%
Average					182,538	184,692	184,308	
% Variation From Previous Year					*********	1%	0%	
Index (1994=100)					100	101	101	

TH = Town House V = Villa

METROPOLITAN PROPERTY MARKET

TABLE 10

VALUE OF REPRESENTATIVE COTTAGE IN SELECTED SUBURBS

NEWCASTLE URBAN AREA

SUBURB	CONSTN.	AGE	B'RMS	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
EDGEWORTH	HB	1973	3	115,000	127,000	127,000	130,000	130,000	120,000	-8%
ELEEBANA	BV	1987	4	195,000	200,000	210,000	215,000	220,000	220,000	0%
MAYFIELD	WB	1926	3	90,000	95,000	105,000	115,000	110,000	105,000	-5%
MEREWETHER	BV	1967	3	220,000	240,000	240,000	260,000	260,000	260,000	0%
Average				155,000	165,500	170,500	180,000	180,000	176,250	
% Variation From Previous Year				13%	7%	3%	6%	0%	-2%	
Index (1987=100)				182	194	200	211	211	207	

Cottage Construction:

HB = Hardboard BV = Brick Veneer WB = Weatherboard

METROPOLITAN PROPERTY MARKET

TABLE 10A

VALUE OF LOW RISE MEDIUM DENSITY DWELLING

NEWCASTLE URBAN AREA

SUBURB	TYPE	CONSTRUCTION	AGE	BED-ROOMS	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
CHARLESTOWN	V	BV	1993	2	130,000	130,000	123,000	-5%
NEW LAMBTON	V	BV	1992	2	130,000	125,000	130,000	4%
Average					130,000	127,500	126,500	
% Variation From Previous Year					*********	-2%	-1%	
Index (1994=100)					100	98	97	

V = Villa

METROPOLITAN PROPERTY MARKET

TABLE 11

VALUE OF REPRESENTATIVE COTTAGE IN SELECTED SUBURBS

WOLLONGONG URBAN AREA

SUBURB	CONSTN.	AGE	B'RMS	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
BARRACK HEIGHTS	BV	1975	3	130,000	130,000	130,000	137,000	140,000	140,000	0%
DAPTO	BV	1985	3	130,000	130,000	136,000	136,000	136,000	136,000	0%
THIRROUL	BV	1974	3	190,000	200,000	205,000	205,000	205,000	210,000	2%
WEST WOLLONGONG	WB	1959	3	140,000	145,000	150,000	150,000	150,000	150,000	0%
Average				147,500	151,250	155,250	157,000	157,750	159,000	
% Variation From Previous Year				-1%	3%	3%	1%	0%	1%	
Index (1987=100)				172	176	181	183	184	185	

Cottage Construction:

BV = Brick Veneer WB = Weatherboard

METROPOLITAN PROPERTY MARKET

TABLE 11A

VALUE OF LOW RISE MEDIUM DENSITY DWELLING

WOLLONGONG URBAN AREA

SUBURB	TYPE	CONSTRUCTION	AGE	BED-ROOMS	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
BARRACK HEIGHTS	V	BK	1987	2	100,000	110,000	110,000	0%
CORRIMAL	TH	BK	1993	2	155,000	155,000	152,000	-2%
Average					127,500	132,500	131,000	
% Variation From Previous Year					*********	4%	-1%	
Index (1994=100)					100	104	103	

TH = Town House V = Villa

METROPOLITAN PROPERTY MARKET

TABLE 12

VALUE OF REPRESENTATIVE COTTAGE IN SELECTED SUBURBS

GOSFORD / WYONG URBAN AREA

SUBURB	CONSTN	AGE	B'RMS	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
EAST GOSFORD	WB	1967	3	135,000	135,000	145,000	150,000	150,000	150,000	0%
WOY WOY	AC	1965	3	115,000	110,000	118,000	125,000	130,000	130,000	0%
WYONG	WB	1960	3	125,000	112,000	120,000	125,000	125,000	125,000	0%
Average				125,000	119,000	127,667	133,333	135,000	135,000	
% Variation From Previous Year				-1%	-5%	7%	4%	1%	0%	
Index (1987=100)				174	166	178	186	188	188	

Cottage Construction:

AC = Fibrous Cement WB = Weatherboard

METROPOLITAN PROPERTY MARKET

TABLE 12A

VALUE OF LOW RISE MEDIUM DENSITY DWELLING

GOSFORD / WYONG URBAN AREA

SUBURB	TYPE	CONSTRUCTION	AGE	BED-ROOMS	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
EAST GOSFORD	V	BV	1992	3	160,000	160,000	160,000	0%
ETTALONG	V	BV	1992	3	170,000	170,000	170,000	0%
THE ENTRANCE	V	BV	1990	3	160,000	160,000	160,000	0%
Average					163,333	163,333	163,333	
% Variation From Previous Year					*********	0%	0%	
Index (1994=100)					100	100	100	

V = Villa

METROPOLITAN PROPERTY MARKET

TABLE 14

VALUE OF UNIT IN MEDIUM DENSITY DEVELOPMENT

SYDNEY, NEWCASTLE, WOLLONGONG

SUBURB	STYLE/BEDROOMS		1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
ARTARMON	U	2	300,000	320000	340000	360,000	360,000	380,000	6%
ALLAWAH	U	2	155,000	165,000	165,000	175,000	185,000	185,000	0%
ASHFIELD	U	2	135,000	145,000	145,000	160,000	175,000	180,000	3%
AUBURN	U	2	120,000	120,000	120,000	120,000	120,000	125,000	4%
ROZELLE	U	2	150,000	170,000	170,000	180,000	200,000	215,000	8%
BURWOOD	U	2	185,000	195,000	200,000	210,000	210,000	220,000	5%
CAMPSIE	U	2	125,000	130,000	130,000	142,500	152,500	152,500	0%
CRONULLA	U	2	160,000	170,000	175,000	180,000	180,000	180,000	0%
DEE WHY	U	2	145,000	150,000	150,000	160,000	170,000	180,000	6%
DRUMMOYNE	U	2	170,000	170,000	170,000	180,000	180,000	185,000	3%
FAIRFIELD	U	2	87,500	87,500	87,500	87,500	87,500	87,500	0%
LANE COVE	U	2	250,000	275,000	300,000	320,000	320,000	340,000	6%
HORNSBY	U	2	150,000	150,000	150,000	165,000	165,000	165,000	0%
LIVERPOOL	U	2	95,000	95,000	95,000	100,000	100,000	100,000	0%
MANLY	U	2	165,000	165,000	165,000	190,000	200,000	200,000	0%
MARRICKVILLE	U	2	130,000	140,000	140,000	145,000	145,000	150,000	3%
MEREWETHER	U	2	110,000	115,000	120,000	125,000	120,000	125,000	4%
MOSMAN	U	2	200,000	200,000	210,000	215,000	220,000	225,000	2%
NORTH SYDNEY	U	2	200,000	200,000	210,000	220,000	230,000	235,000	2%
PARRAMATTA	U	2	135,000	135,000	135,000	150,000	150,000	150,000	0%
RANDWICK	U	2	165,000	175,000	175,000	195,000	195,000	200,000	3%
RYDE	U	2	145,000	145,000	145,000	150,000	150,000	150,000	0%

METROPOLITAN PROPERTY MARKET

TABLE 14 (Continued)

VALUE OF UNIT IN MEDIUM DENSITY DEVELOPMENT

SYDNEY, NEWCASTLE, WOLLONGONG

SUBURB	STYLE/BEDROOMS		1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
WAVERLEY	U	2	180,000	180,000	180,000	200,000	210,000	220,000	5%
WOLLONGONG	U	2	120,000	125,000	125,000	130,000	133,000	133,000	0%
Average			157,396	163,438	166,771	177,500	181,583	186,792	
% Variation From Previous Year			2%	4%	2%	6%	2%	3%	
Index (1987=100)			186	193	197	209	214	220	

STYLE: U = Home Unit

METROPOLITAN PROPERTY MARKET

TABLE 15A

RETAIL SHOP

SYDNEY, NEWCASTLE, WOLLONGONG

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

SUBURBS	FRONTAGE (METRES)	DEVEL-OPMENT	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
BANKSTOWN	6.0	S	800,000	700,000	650,000	700,000	700,000	700,000	0%
BELMONT	6.0	S	125,000	125,000	135,000	135,000	135,000	135,000	0%
BLACKTOWN	6.0	S	700,000	650,000	600,000	600,000	600,000	600,000	0%
BONDI JUNCTION	6.0	S	965,000	810,000	755,000	755,000	755,000	800,000	6%
BURWOOD	6.1	SO	1,100,000	1,050,000	1,050,000	1,050,000	1,050,000	950,000	-10%
CAMPBELLTOWN	6.4	S	880,000	795,000	795,000	650,000	585,000	455,000	-22%
CAMPSIE	5.2	SR	840,000	840,000	900,000	900,000	900,000	900,000	0%
CARINGBAH	6.0	S	490,000	420,000	400,000	400,000	400,000	400,000	0%
CHARLESTOWN	10.0	S	275,000	275,000	315,000	340,000	360,000	340,000	-6%
CHATSWOOD	6.0	SO	2,100,000	2,100,000	2,100,000	2,100,000	2,300,000	2,300,000	0%
CROWS NEST	6.0	S	470,000	470,000	480,000	500,000	470,000	470,000	0%
DEE WHY	6.0	S	430,000	430,000	400,000	400,000	400,000	400,000	0%
EASTWOOD	6.7	S	940,000	940,000	940,000	940,000	940,000	850,000	-10%
GOSFORD	6.7	S	450,000	380,000	380,000	400,000	380,000	350,000	-8%
HORNSBY	6.0	S	550,000	550,000	550,000	550,000	580,000	640,000	10%
HURSTVILLE	6.1	S	1,600,000	1,350,000	1,300,000	1,300,000	1,300,000	1,300,000	0%
KATOOMBA	5.0	S	280,000	280,000	280,000	290,000	290,000	290,000	0%
LIVERPOOL	4.7	S	710,000	590,000	490,000	435,000	375,000	350,000	-7%
MARRICKVILLE	6.0	S	470,000	490,000	530,000	530,000	530,000	530,000	0%
NEWCASTLE	9.6	SO	560,000	600,000	615,000	615,000	590,000	530,000	-10%
NEWTOWN	6.0	S	385,000	400,000	400,000	400,000	400,000	400,000	0%
PARRAMATTA	5.0	S	1,200,000	925,000	850,000	850,000	825,000	900,000	9%
PENRITH	7.6	S	900,000	875,000	825,000	825,000	725,000	725,000	0%

METROPOLITAN PROPERTY MARKET

TABLE 15A (Continued)

RETAIL SHOP

SYDNEY, NEWCASTLE, WOLLONGONG

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

SUBURBS	FRONTAGE (METRES)	DEVEL-OPMENT	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
SYDNEY/KINGS CROSS	6.0	S	1,500,000	1,300,000	1,300,000	1,300,000	1,300,000	1,200,000	-8%
WOLLONGONG	8.6	S	1,850,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	0%
Average			822,800	765,800	753,600	750,600	747,600	732,600	
% Variation From Previous Year			-7%	-7%	-2%	0%	0%	-2%	
Index (1987=100)			129	121	119	118	118	115	

S= Shop O=Commercial Office Suite/s R= Residence

METROPOLITAN PROPERTY MARKET

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)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
BANKSTOWN	6 x 30	1,275	1,150	1,100	1,100	1,100	1,100	0%
BELMONT	6 x 24	360	360	360	330	330	330	0%
BLACKTOWN	6 x 44	1,100	1,000	950	950	950	950	0%
BONDI JUNCTION	6 x 30	1,800	1,600	1,500	1,500	1,500	1,600	7%
BURWOOD	6 x 27	1,800	1,600	1,600	1,600	1,600	1,450	-9%
CAMPBELLTOWN	6.4 x 25	1,600	1,525	1,525	1,475	1,260	1,050	-17%
CAMPSIE	6 x 25	1,250	1,150	1,150	1,150	1,150	1,150	0%
CARINGBAH	6 x 25	850	750	700	700	700	700	0%
CHARLESTOWN	5.8 x 14	420	420	420	460	490	460	-6%
CHATSWOOD	6 x 35	4,600	4,600	4,600	4,600	5,200	5,200	0%
CROWS NEST	5 x 18	800	750	750	750	750	750	0%
DEE WHY	6 x 15	650	650	550	550	550	550	0%
EASTWOOD	6.7 x 25	1,550	1,550	1,450	1,450	1,450	1,375	-5%
GOSFORD	4 x 13	400	375	350	385	400	430	8%
HORNSBY	6 x 28	1,350	1,350	1,350	1,350	1,350	1,350	0%
HURSTVILLE	6 x 30	1,900	1,650	1,500	1,500	1,500	1,500	0%
KATOOMBA	4.8 x 15	450	450	475	475	475	500	5%
LIVERPOOL	4.7 x 25	1,450	1,200	1,000	880	800	800	0%
MARRICKVILLE	6 x 30	900	900	850	850	850	800	-6%
NEWCASTLE	9 x 16	1,500	1,500	1,400	1,400	1,350	1,250	-7%
NEWTOWN	6 x 20	750	750	700	700	700	650	-7%
PARRAMATTA	5 x 40	2,500	2,100	2,000	2,000	1,900	2,000	5%
PENRITH	5.3 x 16	1,200	1,200	1,050	1,050	950	950	0%

METROPOLITAN PROPERTY MARKET

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)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
SYDNEY	6 x 30	8,750	8,750	8,750	8,750	9,200	9,200	0%
SYDNEY/KINGS CROSS	6 x 35	2,200	2,000	2,000	2,000	2,000	1,750	-13%
WOLLONGONG	5.5 x 15	1,250	1,350	1,500	1,500	1,600	1,600	0%
Average		1,641	1,565	1,522	1,518	1,543	1,517	
% Variation From Previous Year		-5%	-5%	-3%	0%	2%	-2%	
Index (1987=100)		133	127	123	123	125	123	

METROPOLITAN PROPERTY MARKET

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	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
BANKSTOWN	220	200	180	180	180	180	0%
BONDI JUNCTION	280	250	250	250	250	250	0%
CAMPBELLTOWN	195	150	150	150	130	140	8%
CHATSWOOD	240	230	200	220	240	250	4%
HURSTVILLE	240	220	200	185	185	200	8%
LIVERPOOL	190	190	190	180	190	190	0%
NEWCASTLE	210	210	210	200	190	180	-5%
NORTH SYDNEY	260	250	240	240	250	260	4%
PARRAMATTA	250	240	200	200	220	220	0%
PENRITH	170	170	160	160	160	160	0%
SYDNEY - PRIME (WITH VIEWS)	640	530	500	500	550	550	0%
SYDNEY - PRIME (WITHOUT VIEWS)	380	315	300	300	330	330	0%
SYDNEY - SECONDARY (WITH VIEWS)	320	265	240	240	240	240	0%
SYDNEY - SECONDARY (WITHOUT VIEWS)	265	220	175	175	175	175	0%
WOLLONGONG	280	280	270	220	220	235	7%
Average	276	248	231	227	234	237	
% Variation From Previous Year	-11%	-10%	-7%	-2%	3%	1%	
Index (1987=100)	120	108	100	99	102	103	

* 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.

METROPOLITAN PROPERTY MARKET

TABLE 18

OFFICE BUILDING SITE VALUE

SYDNEY

Land Value per square metre related to Gross Floor Space.

LOCALITY	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1996 ($)	1998 ($)	% CHANGE 1996-1998
CHATSWOOD	1,050	800	700	700	700	700	0%
NORTH SYDNEY	1,400	800	750	750	750	775	3%
PARRAMATTA	525	400	360	360	300	300	0%
SYDNEY CENTRAL BUSINESS DISTRICT	2,500	1,500	1,350	1,500	1,600	1,650	3%
SYDNEY CENTRAL SECONDARY LOCATION	750	450	400	400	400	400	0%
Average	1,245	790	712	742	750	765	
% Variation From Previous Year	-32%	-37%	-10%	4%	1%	2%	
Index (1987=100)	140	89	80	83	84	86	

METROPOLITAN PROPERTY MARKET

TABLE 19

SMALL INDUSTRIAL SITES

SYDNEY, NEWCASTLE, WOLLONGONG

SUBURB	AREA SQUARE METRES	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
ALEXANDRIA	1,815	580,000	580,000	580,000	580,000	580,000	635,000	9%
ARTARMON	2,000	1,500,000	1,500,000	1,125,000	1,000,000	1,000,000	1,000,000	0%
BLACKTOWN	2,250	360,000	225,000	225,000	225,000	225,000	225,000	0%
BOTANY	2,030	400,000	365,000	365,000	365,000	365,000	400,000	10%
BROOKVALE	2,000	775,000	690,000	650,000	650,000	750,000	750,000	0%
CAMPBELLTOWN	2,004	130,000	105,000	100,000	95,000	100,000	105,000	5%
CARDIFF	2,305	105,000	115,000	115,000	120,000	120,000	138,000	15%
CARRINGTON	2,018	110,000	110,000	110,000	110,000	120,000	130,000	8%
DEE WHY	2,000	700,000	625,000	580,000	580,000	670,000	670,000	0%
GOSFORD	2,089	150,000	150,000	135,000	142,000	142,000	146,000	3%
HORNSBY	2,000	530,000	530,000	530,000	530,000	530,000	530,000	0%
MARRICKVILLE	2,000	500,000	500,000	500,000	500,000	500,000	500,000	0%
MOOREBANK	1,859	190,000	175,000	165,000	170,000	175,000	185,000	6%
NORTH WOLLONGONG	1,608	125,000	115,000	115,000	115,000	120,000	120,000	0%
PENRITH	2,000	180,000	160,000	140,000	140,000	155,000	155,000	0%
RIVERWOOD	2,000	425,000	350,000	350,000	350,000	350,000	350,000	0%
SILVERWATER	2,000	440,000	310,000	325,000	360,000	400,000	400,000	0%
SMITHFIELD	1,950	270,000	175,000	175,000	175,000	200,000	210,000	5%
TAREN POINT	2,000	475,000	400,000	400,000	400,000	400,000	400,000	0%
UNANDERRA	2,037	115,000	115,000	115,000	110,000	115,000	115,000	0%
Average		403,000	364,750	340,000	335,850	350,850	358,200	
% Variation From Previous Year		-14%	-9%	-7%	-1%	4%	2%	
Index (1987=100)		143	130	121	120	125	127	

METROPOLITAN PROPERTY MARKET

TABLE 20

LARGE INDUSTRIAL SITES

SYDNEY, NEWCASTLE, WOLLONGONG

SUBURB	AREA HECTARES	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
ALEXANDRIA	1.6	3,600,000	3,600,000	3,200,000	3,200,000	3,200,000	3,500,000	9%
BANKSMEADOW	4.6	6,000,000	5,500,000	4,600,000	4,600,000	4,600,000	4,600,000	0%
BLACKTOWN	2.6	2,700,000	1,700,000	1,600,000	1,600,000	1,600,000	1,600,000	0%
BOTANY	2.23	2,750,000	2,750,000	2,600,000	2,600,000	2,600,000	2,750,000	6%
CAMPBELLTOWN	2.9	1,000,000	900,000	825,000	825,000	825,000	860,000	4%
CARRINGTON	3.27	720,000	720,000	720,000	720,000	720,000	780,000	8%
MOOREBANK	1.61	1,250,000	1,000,000	900,000	950,000	950,000	1,000,000	5%
MARRICKVILLE	2.0	3,750,000	3,750,000	3,750,000	3,750,000	3,750,000	3,750,000	0%
NORTH RYDE	3.0	17,500,000	15,000,000	11,500,000	10,000,000	10,000,000	9,500,000	-5%
PORT KEMBLA	0.76	450,000	450,000	450,000	430,000	410,000	410,000	0%
RIVERWOOD	2.0	2,600,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	0%
RYDALMERE	2.0	3,250,000	2,100,000	2,100,000	2,100,000	2,100,000	2,100,000	0%
TAREN POINT	2.0	2,500,000	2,350,000	2,350,000	2,350,000	2,350,000	2,350,000	0%
UNANDERRA	1.23	380,000	380,000	400,000	400,000	380,000	380,000	0%
WETHERILL PARK	2.0	1,800,000	1,250,000	1,100,000	1,100,000	1,200,000	1,300,000	8%
Average		3,350,000	2,896,667	2,539,667	2,441,667	2,445,667	2,458,667	
% Variation From Previous Year		-17%	-14%	-12%	-4%	0%	1%	
Index (1987=100)		149	129	113	109	109	110	

METROPOLITAN PROPERTY MARKET

TABLE 21

FACTORY/WAREHOUSE RENTAL VALUES

SYDNEY, NEWCASTLE, WOLLONGONG

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

SUBURB	AREA SQUARE METRES	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
ARTARMON	1,000	125	125	100	100	100	100	0%
BOTANY	1,440	90	85	80	80	80	90	13%
BROOKVALE	1,000	105	90	84	84	84	84	0%
CAMPBELLTOWN	869	53	48	48	48	50	53	6%
LAMBTON	738	75	75	75	75	75	85	13%
MARRICKVILLE	1,000	120	110	100	100	100	95	-5%
MILPERRA	1,000	100	85	75	75	75	75	0%
MOOREBANK	1,251	70	60	55	55	58	64	10%
NORTH RYDE	1,500	180	150	120	110	110	110	0%
NORTH WOLLONGONG	1,077	75	75	75	75	70	70	0%
ROSEBERY	1,000	100	95	90	90	90	105	17%
SILVERWATER	1,267	95	85	85	85	85	85	0%
SMITHFIELD	1,200	80	80	75	70	70	75	7%
TAREN POINT	1,000	100	85	75	80	80	80	0%
Average		97.7	89.1	81.2	80.5	80.5	83.6	
% Variation From Previous Year		-3%	-9%	-9%	-1%	0%	4%	
Index (1987=100)		137	125	114	113	113	117	

METROPOLITAN PROPERTY MARKET

TABLE 22

RURAL HOMESITES

SYDNEY AREA

SUBURB	AREAS HECTARES	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
BARGO	2.0	120,000	120,000	120,000	125,000	125,000	130,000	4%
BOX HILL	10.35	450,000	450,000	400,000	400,000	425,000	425,000	0%
CAMDEN	0.4	125,000	125,000	125,000	130,000	140,000	150,000	7%
CECIL PARK	2.0	250,000	250,000	220,000	220,000	220,000	220,000	0%
DENHAM COURT	1.0	185,000	185,000	185,000	195,000	220,000	220,000	0%
DURAL	2.0	425,000	425,000	425,000	425,000	425,000	450,000	6%
FREEMANS REACH	2.0	180,000	180,000	172,500	172,500	172,500	175,000	1%
FREEMANS REACH	10.0	300,000	300,000	290,000	280,000	285,000	285,000	0%
GALSTON	2.0	350,000	350,000	350,000	350,000	350,000	370,000	6%
GLENORIE	2.023	375,000	375,000	300,000	300,000	325,000	325,000	0%
LISAROW	1.3	160,000	160,000	160,000	180,000	180,000	180,000	0%
MORISSET	10.17	150,000	140,000	140,000	145,000	150,000	160,000	7%
ORCHARD HILLS	2.0	230,000	230,000	230,000	240,000	240,000	240,000	0%
ROSSMORE	2.0	225,000	225,000	225,000	225,000	255,000	255,000	0%
TERREY HILLS	2.0	580,000	580,000	550,000	550,000	550,000	600,000	9%
Average		273,667	273,000	259,500	262,500	270,833	279,000	
% Variation From Previous Year		-2%	0%	-5%	1%	3%	3%	
Index (1987=100)		199	199	189	191	197	203	

COUNTRY PROPERTY MARKET

TABLE 23

COASTAL CITIES AND TOWNS

SINGLE DWELLING SITE

Value for standard serviced allotment.

LOCALITY	DIMENSIONS (METRES)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
BALLINA	18 x 37	60,000	70,000	75,000	80,000	80,000	80,000	0%
BATEMANS BAY	20 x 35	42,000	46,000	42,000	46,000	48,000	48,000	0%
BEGA	21 x 45	33,000	35,000	37,000	40,000	40,000	40,000	0%
COFFS HARBOUR	18 x 38	43,000	47,000	50,000	52,000	55,000	55,000	0%
FORSTER	18 x 30	100,000	110,000	110,000	110,000	110,000	120,000	9%
GRAFTON	20 x 30	28,000	28,000	33,000	38,000	43,000	43,000	0%
KIAMA	18 x 36	100,000	100,000	100,000	100,000	105,000	105,000	0%
LISMORE	23 x 31	34,000	42,500	47,500	52,500	52,500	47,500	-10%
MERIMBULA	18 x 40	80,000	80,000	80,000	80,000	80,000	75,000	-6%
MURWILLUMBAH	20 x 35	48,000	48,000	55,000	56,000	55,000	55,000	0%
NELSON BAY	15 x 45	78,000	85,000	85,000	88,000	88,000	88,000	0%
NOWRA	18 x 37	39,000	39,000	39,000	39,000	40,000	40,000	0%
PORT MACQUARIE	21 x 38	45,000	48,000	52,000	55,000	55,000	50,000	-9%
TAREE	20 x 39	40,000	48,000	50,000	50,000	55,000	55,000	0%
THE ENTRANCE	20 x 35	105,000	105,000	105,000	115,000	115,000	115,000	0%

COUNTRY PROPERTY MARKET

TABLE 23 (Continued)

COASTAL CITIES AND TOWNS

SINGLE DWELLING SITE

Value for standard serviced allotment.

LOCALITY	DIMENSIONS (METRES)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
TWEED HEADS	17 x 37	60,000	60,000	65,000	65,000	70,000	65,000	-7%
ULLADULLA	18 x 37	38,000	42,000	42,000	42,000	42,000	45,000	7%
Average		57,235	60,794	62,794	65,147	66,676	66,265	
% Variation From Previous Year		6%	6%	3%	4%	2%	-1%	
Index (1987=100)		197	209	216	224	229	228	

COUNTRY PROPERTY MARKET

TABLE 23A

COASTAL CITIES AND TOWNS
LOW RISE MEDIUM DENSITY SITES

CITY/TOWN	AREA SQ METRES	TYPE	NO. OF UNITS	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
BALLINA	360	DU	2	75,000	75,000	75,000	0%
BATEMANS BAY	239	TH	9	18,000	18,000	16,000	-11%
COFFS HARBOUR	202	TH	5	19,000	21,000	21,000	0%
LISMORE	385	DU	2	55,000	55,000	50,000	-9%
MERIMBULA	233	TH	9	32,000	35,000	28,000	-20%
NOWRA	378	V	9	16,000	16,000	16,000	0%
PORT MACQUARIE	250	V	4	30,000	30,000	30,000	0%
SALAMANDER BAY	289	DU	2	32,500	32,500	32,500	0%
TAREE	253	V	4	25,000	25,000	25,000	0%
TUNCURRY	385	DU	2	40,000	40,000	40,000	0%
TWEED HEADS	314	DU	2	35,000	37,500	35,000	-7%
ULLADULLA	379	TH	4	30,000	30,000	30,000	0%
Average				33,958	34,583	33,208	
% Variation From Previous Year				*********	2%	-4%	
Index (1994=100)				100	102	98	

TH = Town House V = Villa DU = Duplex

COUNTRY PROPERTY MARKET

TABLE 24

SINGLE DWELLING SITES

INLAND CITIES/TOWNS

Value for standard serviced allotment.

SUBURB	DIMENSIONS (METRES)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
ALBURY	18 x 37	29,000	29,000	31,000	34,000	32,000	32,000	0%
ARMIDALE	20 x 40	35,000	40,000	40,000	45,000	48,000	45,000	-6%
BATHURST	17 x 50	50,000	55,000	55,000	57,500	62,500	62,500	0%
BOWRAL	30 x 67	100,000	110,000	110,000	110,000	120,000	132,000	10%
BROKEN HILL	20 x 50	3,500	3,500	3,200	3,200	3,200	3,200	0%
CESSNOCK	15 x 40	30,000	35,000	35,000	35,000	35,000	37,000	6%
COBAR	18 x 71	13,500	11,500	11,500	11,500	13,500	18,000	33%
COOMA	20 x 40	20,000	22,000	22,000	20,000	20,000	20,000	0%
COONABARABRAN	20 x 59	10,000	10,000	11,000	12,500	12,500	12,500	0%
COONAMBLE	20 x 50	8,000	8,000	7,500	9,000	9,000	9,000	0%
COOTAMUNDRA	18 x 36	15,500	18,750	18,750	18,750	18,750	20,000	7%
COWRA	19 x 48	20,000	22,000	22,000	22,000	24,000	26,500	10%
CROOKWELL	20 x 36	17,000	17,000	17,000	17,000	18,000	18,000	0%
DENILIQUIN	25 x 28	18,000	20,000	21,000	22,000	22,000	22,000	0%
DUBBO	19 x 42	26,000	26,000	30,000	35,000	35,000	35,000	0%
GOL GOL	20 x 50	22,500	20,000	20,000	20,000	20,000	21,000	5%
GOULBURN	19 x 36	40,000	40,000	40,000	40,000	40,000	40,000	0%
GRIFFITH	18 x 46	29,500	34,000	38,000	43,000	45,000	48,000	7%
GUNNEDAH	21 x 51	25,000	30,000	35,000	40,000	40,000	40,000	0%
INVERELL	22 x 42	17,000	19,000	22,000	25,000	27,500	25,000	-9%
LEETON	20 x 69	23,000	27,000	28,000	30,000	30,000	29,000	-3%
LITHGOW	15 x 45	35,000	39,000	39,000	41,000	41,000	42,500	4%
MAITLAND	17 x 36	35,000	40,000	43,000	45,000	45,000	48,000	7%
MOREE	22 x 45	19,000	22,000	22,000	22,000	25,000	25,000	0%

COUNTRY PROPERTY MARKET

TABLE 24 (Continued)

SINGLE DWELLING SITES

INLAND CITIES/TOWNS

Value for standard serviced allotment.

SUBURB	DIMENSIONS (METRES)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
MOSS VALE	17 x 33	40,000	40,000	40,000	46,000	48,000	48,000	0%
MUDGEE	24 x 37	30,000	30,000	32,000	36,500	36,500	38,000	4%
MUSWELLBROOK	25 x 35	24,000	25,000	26,500	27,500	30,000	37,500	25%
NYNGAN	20 x 50	4,500	4,750	4,750	5,000	8,000	10,000	25%
ORANGE	20 x 36	31,000	32,500	32,500	36,000	40,000	40,000	0%
PARKES	18 x 33	15,000	20,000	25,000	27,000	27,000	27,000	0%
QUEANBEYAN	15 x 40	37,000	42,000	48,000	53,000	51,000	51,000	0%
TAMWORTH	22 x 41	40,000	42,500	42,500	44,000	46,000	40,000	-13%
TUMUT	18 x 40	17,500	25,000	25,000	25,000	25,000	30,000	20%
WAGGA WAGGA	18 x 36	37,500	40,000	46,000	50,000	46,000	46,000	0%
WALGETT	21 x 44	5,000	6,000	6,500	7,500	9,000	9,000	0%
WELLINGTON	20 x 46	10,500	12,000	12,000	14,000	14,000	14,000	0%
YASS	17 x 50	18,000	20,000	22,000	28,500	28,500	27,000	-5%
YOUNG	22 x 38	15,000	16,000	16,000	17,500	20,000	20,000	0%
Average		25,434	27,750	28,966	30,946	31,999	32,861	
% Variation From Previous Year		8%	9%	4%	7%	3%	3%	
Index (1987=100)		158	172	179	192	198	204	

COUNTRY PROPERTY MARKET

TABLE 24A

INLAND CITIES AND TOWNS

LOW RISE MEDIUM DENSITY SITES

CITY/TOWN	AREA SQ METRES	TYPE	NO. OF UNITS	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
ALBURY	380	V	4	16,000	16,000	16,000	0%
BATHURST	253	V	8	23,000	23,000	23,000	0%
COOTAMUNDRA	282	V	3	7,000	7,000	7,000	0%
COWRA	256	V	10	10,000	10,000	10,000	0%
DENILIQUIN	337	TH	3	15,000	15,000	15,000	0%
DUBBO	300	V	5	20,000	20,000	20,000	0%
FORBES	309	V	9	14,000	14,000	14,000	0%
GOULBURN	203	V	5	20,000	20,000	20,000	0%
GRIFFITH	308	TH	6	20,000	21,000	23,000	10%
JINDABYNE	220	TH	3	20,000	20,000	20,000	0%
LEETON	253	TH	4	13,500	13,500	13,000	-4%
MOAMA	405	TH	2	24,500	24,500	27,000	10%
MUDGEE	300	V	6	12,000	12,000	12,000	0%
ORANGE	390	V	16	16,500	16,500	16,500	0%
QUEANBEYAN	330	TH	6	18,350	18,350	17,500	-5%
TUMUT	400	V	5	10,000	10,000	10,000	0%
WAGGA WAGGA	338	V	3	27,000	24,000	24,000	0%
YASS	240	V	4	9,000	9,000	9,000	0%
YOUNG	350	V	3	8,350	8,350	8,350	0%
Average				16,011	15,905	16,071	
% Variation From Previous Year				*********	-1%	1%	
Index (1994=100)				100	99	100	

TH = Town House V = Villa

COUNTRY PROPERTY MARKET

TABLE 25

RESIDENTIAL COTTAGES

COASTAL CITIES & TOWNS

Value of representative cottage in selected city/town.

CITY/TOWN	CONSTN.	AGE	B'RMS	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
BALLINA	BV	1988	3	155,000	165,000	175,000	180,000	180,000	180,000	0%
BATEMANS BAY	BV	1984	3	140,000	148,000	140,000	140,000	144,000	144,000	0%
BEGA	BV	1984	3	120,000	120,000	120,000	130,000	130,000	130,000	0%
COFFS HARBOUR	BV	1983	3	135,000	135,000	140,000	142,500	142,500	135,000	-5%
FORSTER	BV	1970	3	180,000	180,000	180,000	180,000	180,000	185,000	3%
GRAFTON	BV	1975	3	115,000	115,000	120,000	130,000	130,000	130,000	0%
KIAMA	BV	1969	3	175,000	175,000	175,000	180,000	185,000	185,000	0%
LISMORE	BV	1975	3	135,000	145,000	155,000	160,000	160,000	155,000	-3%
MERIMBULA	BV	1986	3	170,000	170,000	170,000	170,000	170,000	160,000	-6%
MURWILLUMBAH	BV	1970	3	145,000	145,000	145,000	150,000	150,000	150,000	0%
NELSON BAY	BV	1970	3	165,000	170,000	175,000	180,000	180,000	180,000	0%
NOWRA	BV	1977	3	135,000	130,000	130,000	130,000	130,000	130,000	0%
PORT MACQUARIE	BV	1976	3	150,000	150,000	150,000	150,000	150,000	145,000	-3%
TAREE	BV	1978	3	120,000	120,000	125,000	130,000	130,000	125,000	-4%
THE ENTRANCE	AC/WB	1948	2	130,000	130,000	135,000	140,000	140,000	140,000	0%
TWEED HEADS	BV	1987	3	150,000	160,000	165,000	170,000	180,000	165,000	-8%
ULLADULLA	BV	1984	3	135,000	140,000	140,000	140,000	140,000	145,000	4%
Average				144,412	146,941	149,412	153,088	154,206	152,000	
% Variation From Previous Year				0%	2%	2%	2%	1%	-1%	
Index (1987=100)				160	163	166	170	171	169	

Cottage Construction:

AC = Fibrous Cement BV = Brick Veneer WB = Weatherboard

COUNTRY PROPERTY MARKET

TABLE 25A

VALUE OF LOW RISE MEDIUM DENSITY DWELLING

COASTAL CITIES & TOWNS

SUBURB	TYPE	CONSTRUCTION	AGE	BED-ROOMS	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
BALLINA	DU	BV	1980	2	125,000	125,000	125,000	0%
BATEMANS BAY	TH	BK	1992	2	115,000	115,000	115,000	0%
COFFS HARBOUR	TH	BK	1992	2	100,000	103,000	103,000	0%
LISMORE	DU	BV	1980	3	110,000	110,000	105,000	-5%
MERIMBULA	TH	BK	1989	2	158,000	158,000	145,000	-8%
NOWRA	V	BK	1994	2	140,000	140,000	140,000	0%
PORT MACQUARIE	V	BV	1990	2	135,000	135,000	130,000	-4%
SALAMANDER BAY	DU	BV	1994	3	130,000	130,000	130,000	0%
TAREE	V	BV	1987	2	100,000	100,000	95,000	-5%
TUNCURRY	DU	BV	1994	3	170,000	170,000	170,000	0%
TWEED HEADS	DU	BV	1983	3	120,000	130,000	125,000	-4%
ULLADULLA	TH	BK	1992	3	150,000	150,000	150,000	0%
Average					129,417	130,500	127,750	
% Variation From Previous Year					*********	1%	-2%	
Index (1994=100)					100	101	99	

TH = Town House V = Villa DU = Duplex

COUNTRY PROPERTY MARKET

TABLE 26

RESIDENTIAL COTTAGES
INLAND CITIES & TOWNS

Value of representative cottage in selected city/town.

CITY/TOWN	CONSTN	AGE	B'RMS	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
ALBURY	BV	1981	3	90,000	90,000	92,000	95,000	90,000	90,000	0%
ARMIDALE	BV	1985	3	135,000	127,000	127,000	130,000	140,000	125,000	-11%
BATHURST	BV	1973	3	128,000	130,000	120,000	120,000	120,000	115,000	-4%
BOWRAL	BK	1935	3	220,000	240,000	240,000	240,000	250,000	260,000	4%
BROKEN HILL	BK	1930	3	65,000	65,000	60,000	60,000	60,000	60,000	0%
CESSNOCK	WB	1950	3	90,000	95,000	95,000	100,000	105,000	105,000	0%
COBAR	WB	1968	3	70,000	70,000	70,000	77,000	85,000	90,000	6%
COOMA	BV	1968	3	105,000	105,000	100,000	100,000	100,000	95,000	-5%
COONABARABRAN	WB	1938	3	60,000	65,000	65,000	70,000	70,000	70,000	0%
COONAMBLE	WB	1960	3	65,000	70,000	70,000	75,000	75,000	75,000	0%
COOTAMUNDRA	BV	1973	3	90,000	100,000	100,000	100,000	95,000	90,000	-5%
COWRA	BV	1976	3	110,000	110,000	110,000	115,000	115,000	105,000	-9%
CROOKWELL	BK	1939	3	85,000	85,000	85,000	90,000	85,000	85,000	0%
DENILIQUIN	BV	1979	3	87,000	93,000	100,000	100,000	105,000	100,000	-5%
DUBBO	BV	1976	3	95,000	100,000	115,000	120,000	120,000	115,000	-4%
GOL GOL	BV	1975	3	90,000	90,000	90,000	90,000	90,000	90,000	0%
GOULBURN	BK	1934	3	95,000	95,000	90,000	95,000	90,000	90,000	0%
GRIFFITH	BV	1968	3	105,000	110,000	115,000	125,000	130,000	135,000	4%
GUNNEDAH	BV	1985	3	125,000	130,000	135,000	140,000	140,000	135,000	-4%
INVERELL	BV	1986	3	95,000	110,000	110,000	115,000	110,000	105,000	-5%
LEETON	AC/WB	1960	3	72,000	80,000	88,000	95,000	95,000	92,000	-3%
LITHGOW	BK	1915	3	82,000	90,000	85,000	85,000	85,000	85,000	0%

COUNTRY PROPERTY MARKET

TABLE 26 (Continued)

RESIDENTIAL COTTAGES
INLAND CITIES & TOWNS

Value of representative cottage in selected city/town.

CITY/TOWN	CONSTN.	AGE	B'RMS	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
MAITLAND	BV	1954	3	115,000	120,000	120,000	120,000	120,000	125,000	4%
MOREE	BV	1986	3	100,000	110,000	110,000	110,000	110,000	110,000	0%
MOSS VALE	BV	1976	3	110,000	110,000	110,000	120,000	120,000	125,000	4%
MUDGEE	BV	1984	3	125,000	130,000	130,000	130,000	125,000	120,000	-4%
MUSWELLBROOK	BV	1983	3	95,000	105,000	110,000	115,000	122,000	115,000	-6%
NYNGAN	AC	1965	3	52,000	55,000	58,000	62,000	67,000	75,000	12%
ORANGE	BV	1972	3	115,000	118,000	118,000	118,000	118,000	118,000	0%
PARKES	WB	1976	3	80,000	90,000	95,000	105,000	105,000	105,000	0%
QUEANBEYAN	BV	1971	3	110,000	125,000	135,000	130,000	126,000	126,000	0%
TAMWORTH	BV	1986	3	140,000	140,000	135,000	130,000	127,000	125,000	-2%
TUMUT	BV	1978	3	85,000	100,000	100,000	100000	100,000	100,000	0%
WAGGA WAGGA	BV	1978	3	120,000	132,000	135,000	135000	120,000	115,000	-4%
WALGETT	WB	1965	3	55,000	60,000	65,000	65,000	75,000	75,000	0%
WELLINGTON	WB	1953	3	55,000	60,000	60,000	70,000	65,000	65,000	0%
YASS	BV	1970	3	92,000	100,000	105,000	115,000	107,000	100,000	-7%
YOUNG	WB	1953	3	77,000	77,000	77,000	80,000	77,000	77,000	0%
Average				96,974	102,158	103,289	106,368	106,289	104,947	
% Variation From Previous Year				4%	5%	1%	3%	0%	-1%	
Index (1987=100)				147	155	156	161	161	159	

Cottage Construction:

AC = Fibrous Cement BK = Brick BV = Brick Veneer WB = Weatherboard

COUNTRY PROPERTY MARKET

TABLE 26A

VALUE OF LOW RISE MEDIUM DENSITY DWELLING

INLAND CITIES & TOWNS

SUBURB	TYPE	CONSTRUCTION	AGE	BED-ROOMS	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
ALBURY	V	BV	1982	2	95,000	90,000	90,000	0%
BATHURST	V	BV	1984	2	115,000	115,000	110,000	-4%
COOTAMUNDRA	V	BV	1986	2	78,000	78,000	70,000	-10%
COWRA	V	BV	1990	2	94,000	94,000	94,000	0%
DENILIQUIN	TH	BK	1994	2	87,000	87,000	82,500	-5%
DUBBO	V	BV	1993	2	110,000	110,000	105,000	-5%
FORBES	V	BV	1992	2	110,000	110,000	110,000	0%
GOULBURN	V	BV	1993	2	110,000	110,000	110,000	0%
GRIFFITH	TH	BV	1992	2	125,000	130,000	135,000	4%
JINDABYNE	TH	BK	1985	2	127,000	127,000	127,000	0%
LEETON	TH	BV	1992	2	105,000	105,000	102,000	-3%
MOAMA	TH	BK	1994	2	105,000	105,000	105,000	0%
MUDGEE	V	BV	1987	2	95,000	95,000	90,000	-5%
ORANGE	V	BV	1994	2	120,000	120,000	120,000	0%
QUEANBEYAN	TH	BK	1986	2	100,000	95,000	90,000	-5%
TUMUT	V	BV	1993	2	120,000	120,000	120,000	0%

COUNTRY PROPERTY MARKET

TABLE 26A (Continued)

VALUE OF LOW RISE MEDIUM DENSITY DWELLING

INLAND CITIES & TOWNS

SUBURB	TYPE	CONSTRUCTION	AGE	BED-ROOMS	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
WAGGA WAGGA	V	BV	1985	2	110,000	95,000	95,000	0%
YASS	V	BK	1992	2	98,000	93,000	88,000	-5%
YOUNG	V	BV	1994	2	90,000	90,000	77,000	-14%
Average					104,947	103,632	101,079	
% Variation From Previous Year					*********	-1%	-2%	
Index (1994=100)					100	99	96	

TH = Town House V = Villa DU = Duplex

COUNTRY PROPERTY MARKET

TABLE 27

COUNTRY MEDIUM DENSITY SITES

Value per unit/townhouse site.

CITY/TOWN	STYLE/BEDROOMS		1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
COFFS HARBOUR	U	2	16,000	14,000	13,000	15,000	15,000	15,000	0%
NELSON BAY	U	2	25,000	30,000	30,000	30,000	30,000	30,000	0%
TWEED HEADS	U	2	30,000	32,500	37,500	37,500	37,500	37,500	0%
Average			23,667	25,500	26,833	27,500	27,500	27,500	
% Variation From Previous Year			-5%	8%	5%	2%	0%	0%	
Index (1987=100)			171	184	194	199	199	199	

STYLE: U = Home Unit

COUNTRY PROPERTY MARKET

TABLE 28

COUNTRY HOME UNITS

VALUE OF UNIT IN MEDIUM DENSITY DEVELOPMENT

CITY/TOWN	STYLE/BEDROOMS		1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
COFFS HARBOUR	U	2	70,000	70,000	70,000	75,000	75,000	75,000	0%
GOULBURN	U	2	80,000	80,000	80,000	80,000	80,000	80,000	0%
NELSON BAY	U	2	140,000	148,000	150,000	150,000	150,000	150,000	0%
QUEANBEYAN	U	2	62,000	72,000	72,000	65,000	62,000	59,000	-5%
TWEED HEADS	U	2	125,000	130,000	135,000	140,000	130,000	130,000	0%
Average			95,400	100,000	101,400	102,000	99,400	98,800	
% Variation From Previous Year			-2%	5%	1%	1%	-3%	-1%	
Index (1987=100)			163	170	173	174	169	168	

STYLE: U = Home Unit

COUNTRY PROPERTY MARKET

TABLE 29A

SINGLE SHOP

TOWNS & CITIES

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

SUBURB	FRONTAGE (METRES)	DEVEL-OPMENT	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
ALBURY	5.0	S	525,000	485,000	485,000	485,000	525,000	525,000	0%
ARMIDALE	6.0	S	275,000	275,000	285,000	300,000	320,000	320,000	0%
BATEMANS BAY	7.3	SO	460,000	460,000	460,000	475,000	475,000	475,000	0%
BATHURST	6.0	S	420,000	450,000	450,000	480,000	480,000	450,000	-6%
BEGA	8.4	S	300,000	310,000	320,000	320,000	320,000	320,000	0%
BROKEN HILL	6.7	S	133,000	125,000	105,000	105,000	105,000	105,000	0%
COFFS HARBOUR	7.6	S	500,000	430,000	405,000	405,000	405,000	405,000	0%
COOMA	6.1	S	160,000	160,000	150,000	150,000	150,000	150,000	0%
COWRA	6.4	S	160,000	160,000	185,000	200,000	200,000	200,000	0%
DENILIQUIN	5.0	S	140,000	140,000	150,000	150,000	150,000	150,000	0%
DUBBO	5.6	S	470,000	470,000	500,000	550,000	550,000	500,000	-9%
GOULBURN	6.7	S	290,000	290,000	270,000	270,000	270,000	270,000	0%
GRAFTON	6.4	S	280,000	275,000	265,000	260,000	260,000	295,000	13%
GRIFFITH	9.1	S	520,000	520,000	520,000	550,000	550,000	550,000	0%
LISMORE	6.7	SO	700,000	725,000	725,000	725,000	725,000	725,000	0%
LITHGOW	5.9	S	235,000	240,000	240,000	250,000	250,000	240,000	-4%
MAITLAND	5.5	S	170,000	170,000	170,000	170,000	170,000	160,000	-6%
MERIMBULA	9.3	S	620,000	445,000	425,000	410,000	410,000	390,000	-5%
MOREE	6.1	S	200,000	220,000	200,000	200,000	180,000	180,000	0%
MUDGEE	7.0	S	270,000	270,000	270,000	270,000	270,000	270,000	0%
MUSWELLBROOK	7.6	S	275,000	285,000	285,000	300,000	300,000	300,000	0%
NOWRA	6.7	S	515,000	515,000	515,000	515,000	515,000	550,000	7%
ORANGE	4.9	S	500,000	500,000	500,000	530,000	530,000	500,000	-6%

COUNTRY PROPERTY MARKET

TABLE 29A (Continued)

SINGLE SHOP

TOWNS & CITIES

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

SUBURB	FRONTAGE (METRES)	DEVEL-OPMENT	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
PARKES	5.6	S	160,000	160,000	190,000	200,000	200,000	200,000	0%
PORT MACQUARIE	6.3	SO	850,000	850,000	850,000	850,000	850,000	850,000	0%
QUEANBEYAN	10.0	S	350,000	350,000	350,000	310,000	310,000	310,000	0%
TAMWORTH	6.3	S	425,000	425,000	415,000	400,000	400,000	450,000	13%
TAREE	6.2	S	390,000	370,000	370,000	370,000	370,000	370,000	0%
TWEED HEADS	5.6	S	350,000	375,000	350,000	350,000	350,000	350,000	0%
WAGGA WAGGA	8.0	S	950,000	920,000	920,000	1,000,000	1,000,000	1,000,000	0%
YOUNG	5.6	S	150,000	150,000	150,000	140,000	140,000	140,000	0%
Average			379,129	371,613	370,161	377,097	378,387	377,419	
% Variation From Previous Year			3%	-2%	0%	2%	0%	0%	
Index (1987=100)			127	125	124	127	127	127	

S= Shop O=Commercial Office Suite/s R= Residence

COUNTRY PROPERTY MARKET

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)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
ALBURY	5 x 42	1,300	1,100	1,100	1,100	1,100	1,100	0%
ARMIDALE	6 x 21	700	700	765	765	800	800	0%
BATEMANS BAY	7.3 x 25	700	700	725	750	750	750	0%
BATHURST	6 x 30	1,000	1,050	1,050	1,110	1,210	1,110	-8%
BEGA	8.4 x 24	660	680	700	720	720	740	3%
BROKEN HILL	6.7 x 23	450	450	400	410	410	410	0%
COFFS HARBOUR	5 x 30	1,000	900	875	875	875	875	0%
COOMA	6.1 x 17	325	325	325	340	340	340	0%
COWRA	6.4 x 26	375	375	425	425	425	425	0%
DENILIQUIN	5 x 35	400	400	400	400	400	375	-6%
DUBBO	5.6 x 36	1,050	1,050	1,100	1,250	1,250	1,100	-12%
GOULBURN	6.6 x 17	700	700	650	650	650	650	0%
GRAFTON	5.3 x 34	640	600	600	600	600	650	8%
GRIFFITH	9 x 22	800	800	800	800	800	850	6%
LISMORE	6.7 x 43	1,125	1,175	1,175	1,175	1,175	1,175	0%
LITHGOW	5.9 x 32	475	525	500	525	525	500	-5%
MAITLAND	5.5 x 13	480	480	480	480	480	430	-10%
MERIMBULA	9.3 x 27	925	925	925	900	900	860	-4%
MOREE	6 x 18	450	475	425	425	400	400	0%
MUDGEE	7.9 x 36	600	600	575	575	575	575	0%
MUSWELLBROOK	6.5 x 20	500	525	550	600	600	600	0%
NOWRA	6.1 x 31	800	925	1,000	1,000	1,100	1,100	0%
ORANGE	4.9 x 37	1,100	1,150	1,150	1,150	1,150	1,050	-9%

COUNTRY PROPERTY MARKET

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)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
PARKES	5.6 x 24	380	380	480	480	480	480	0%
PORT MACQUARIE	6.3 x 34	1,250	1,250	1,250	1,250	1,250	1,250	0%
QUEANBEYAN	10 x 27	750	800	750	675	675	675	0%
TAMWORTH	6.2 x 25	1,200	1,200	1,075	1,000	1,000	1,050	5%
TAREE	6.2 x 32	820	820	820	820	820	820	0%
TWEED HEADS	5.6 x 25	700	750	700	700	700	700	0%
WAGGA WAGGA	8.2 x 48	1,500	1,500	1,500	1,750	1,750	2,000	14%
YOUNG	5.6 x 21	375	350	350	300	300	300	0%
Average		759	763	762	774	781	779	
% Variation From Previous Year		4%	1%	0%	2%	1%	0%	
Index (1987=100)		128	129	128	131	132	131	

COUNTRY PROPERTY MARKET

TABLE 31

SMALL INDUSTRIAL SITES

TOWNS & CITIES

CITY/TOWN	AREA SQUARE METRES	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
ALBURY	1,277	40,000	40,000	37,500	40,000	40,000	40,000	0%
ARMIDALE	1,000	30,000	35,000	40,000	45,000	50,000	60,000	20%
BATHURST	1,960	39,000	39,000	39,000	39,000	43,000	45,000	5%
BOMADERRY	2,485	72,000	72,000	72,000	78,000	85,000	92,000	8%
COFFS HARBOUR	1,600	110,000	105,000	100,000	100,000	100,000	100,000	0%
DUBBO	2,700	35,000	35,000	35,000	44,000	54,000	68,000	26%
GOULBURN	2,561	70,000	70,000	65,000	65,000	65,000	65,000	0%
GRIFFITH	2,036	35,000	37,500	40,000	40,000	42,000	45,000	7%
LISMORE	1,008	25,000	28,000	28,000	30,000	32,500	32,500	0%
MOREE	3,000	22,000	22,000	22,000	22,000	22,000	22,000	0%
MUSWELLBROOK	2,000	19,000	19,000	19,000	20,000	22,000	25,000	14%
MURWILLUMBAH	1,646	42,000	42,000	45,000	47,000	47,000	50,000	6%
QUEANBEYAN	1,992	67,000	73,000	73,000	73,000	73,000	73,000	0%
TAMWORTH	2,200	37,500	45,000	55,000	65,000	80,000	90,000	13%
TAREE	2,247	90,000	90,000	90,000	90,000	90,000	90,000	0%
WAGGA WAGGA	2,000	65,000	65,000	65,000	70,000	70,000	80,000	14%
Average		49,906	51,094	51,594	54,250	57,219	61,094	
% Variation From Previous Year		6%	2%	1%	5%	5%	7%	
Index (1987=100)		135	138	139	146	155	165	

COUNTRY PROPERTY MARKET

TABLE 32

RURAL HOMESITES

CITY/TOWN	AREA (Ha)	KM FROM TOWN	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
ALBURY	9.7	18	70,000	70,000	70,000	70,000	70,000	70,000	0%
ALLANDALE (Cessnock)	10.12	20	90,000	105,000	105,000	120,000	125,000	125,000	0%
ARMIDALE	2	3	60,000	65,000	70,000	75,000	80,000	80,000	0%
BATHURST	2.46	8	90,000	90,000	92,500	100,000	105,000	105,000	0%
BEGA	2	3	65,000	74,000	77,500	77,500	81,000	81,000	0%
BERRY	10	3	225,000	225,000	225,000	225,000	225,000	225,000	0%
BOWRAL	10	6	275,000	300,000	300,000	300,000	300,000	300,000	0%
BYRON BAY	2	9	105,000	115,000	115,000	125,000	135,000	135,000	0%
COFFS HARBOUR	0.85	8	67,500	67,500	67,500	72,500	72,500	72,500	0%
DENILIQUIN	2	6	30,000	30,000	30,000	32,000	35,000	35,000	0%
DUBBO	10.1	11	44,000	44,000	48,000	55,000	55,000	55,000	0%
GOULBURN	10.08	14	75,000	75,000	75,000	75,000	75,000	75,000	0%
GRAFTON	9.44	16	45,000	45,000	47,500	50,000	50,000	52,500	5%
INVERELL	2	5	30,000	33,000	35,000	35,000	40,000	40,000	0%
LEETON	2	3	34,000	36,000	37,000	40,000	40,000	40,000	0%
LISMORE	2.02	10	60,000	70,000	72,500	80,000	80,000	80,000	0%
MAITLAND	10.5	20	85,000	85,000	85,000	90,000	90,000	85,000	-6%
MAITLAND	10.7	6	130,000	140,000	140,000	145,000	145,000	160,000	10%
MORUYA	2.07	5	64,000	64,000	70,000	70,000	70,000	74,000	6%
MUSWELLBROOK	2	5	65,000	65,000	65,000	70,000	70,000	75,000	7%
ORANGE	2.17	5	70,000	75,000	85,000	90,000	100,000	100,000	0%
QUEANBEYAN	4.80	10	70,000	82,500	86,500	95,000	90,000	90,000	0%
RAYMOND TERRACE	10	14	125,000	135,000	135,000	145,000	145,000	145,000	0%

COUNTRY PROPERTY MARKET

TABLE 32 (Continued)

RURAL HOMESITES

CITY/TOWN	AREA (Ha)	KM FROM TOWN	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
TAMWORTH	2	8	55,000	57,500	57,500	57,500	57,500	57,500	0%
TAREE	4.58	16	70,000	75,000	75,000	75,000	75,000	80,000	7%
WAGGA WAGGA	10	12	80,000	80,000	90,000	100,000	100,000	95,000	-5%
Average			83,827	88,596	90,635	94,981	96,577	97,404	
% Variation Over Previous Year			8%	6%	2%	5%	2%	1%	
Index (1987=100)			160	169	173	181	184	186	

COUNTRY PROPERTY MARKET

TABLE 33

HOBBY FARM SITES

CITY/TOWN	AREA (Ha)	KM FROM TOWN	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
ALBURY	40.5	16	120,000	120,000	120,000	120,000	120,000	120,000	0%
ARMIDALE	40	10	150,000	150,000	135,000	140,000	140,000	140,000	0%
BATHURST	40.2	8	210,000	210,000	210,000	210,000	210,000	210,000	0%
BEGA	12	8	65,000	70,000	70,000	70,000	74,000	74,000	0%
BOWRAL	40	5	375,000	425,000	425,000	425,000	425,000	465,000	9%
BULAHDELAH	40.5	23	115,000	125,000	125,000	125,000	125,000	135,000	8%
BYRON BAY	16	20	120,000	140,000	150,000	160,000	170,000	180,000	6%
COFFS HARBOUR	22.3	20	100,000	100,000	95,000	100,000	100,000	100,000	0%
COOMA	15.1	7	48,000	48,000	48,000	40,000	40,000	40,000	0%
DUBBO	41.7	14	75,000	75,000	80,000	88,000	88,000	88,000	0%
GOULBURN	40	29	115,000	115,000	115,000	115,000	115,000	115,000	0%
GRAFTON	38	13	70,000	75,000	85,000	85,000	85,000	85,000	0%
INVERELL	40	6	65,000	70,000	70,000	70,000	70,000	70,000	0%
LISMORE	10.3	8	82,000	120,000	130,000	130,000	130,000	130,000	0%
LITHGOW	13.4	12	125,000	125,000	125,000	125,000	125,000	125,000	0%
MILTON	36	4	225,000	240,000	240,000	240,000	250,000	250,000	0%
MOSS VALE	40	30	110,000	110,000	110,000	110,000	120,000	120,000	0%
MUDGEE	10.1	5	75,000	75,000	75,000	82,000	82,000	82,000	0%
MULBRING	44.2	20	250,000	250,000	250,000	250,000	250,000	250,000	0%
NOWRA	36	5	300,000	300,000	300,000	300,000	300,000	300,000	0%
ORANGE	40.7	15	175,000	175,000	175,000	175,000	190,000	190,000	0%

COUNTRY PROPERTY MARKET

TABLE 33 (Continued)

HOBBY FARM SITES

CITY/TOWN	AREA (Ha)	KM FROM TOWN	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
TAMWORTH	40	13	100,000	105,000	105,000	120,000	120,000	120,000	0%
TAREE	40	16	135,000	140,000	140,000	140,000	140,000	150,000	7%
TENTERFIELD	40	60	31,000	31,000	31,000	35,000	35,000	35,000	0%
YASS	24.8	18	120,000	135,000	135,000	148,000	140,000	133,000	-5%
WAGGA WAGGA	40	15	100,000	100,000	100,000	130,000	130,000	130,000	0%
Average			132,923	139,577	140,154	143,577	145,154	147,577	
% Variation Over Previous Year			2%	5%	0%	2%	1%	2%	
Index (1987=100)			169	178	178	183	185	188	

COUNTRY PROPERTY MARKET

TABLE 34

DAIRY FARMS

Value ex buildings for typical property.

LOCALITY	AREA (ha)	NO. OF MILKERS	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
BEGA	122	220	425,000	450,000	485,000	485,000	485,000	485,000	0%
DENMAN	75	50	350,000	350,000	350,000	350,000	385,000	385,000	0%
DORRIGO	141	80	320,000	320,000	320,000	340,000	350,000	360,000	3%
LISMORE	69	70	225,000	245,000	245,000	260,000	260,000	260,000	0%
NOWRA	85	80	620,000	590,000	590,000	590,000	590,000	590,000	0%
SINGLETON	40	45	280,000	280,000	280,000	280,000	310,000	310,000	0%
TAREE	112	70	470,000	470,000	470,000	500,000	575,000	600,000	4%
Average			384,286	386,429	391,429	400,714	422,143	427,143	
% Variation From Previous Year			-2%	1%	1%	2%	5%	1%	
Index (1987=100)			142	142	144	148	156	157	

COUNTRY PROPERTY MARKET

TABLE 35

WHEAT PROPERTIES

Value ex buildings for typical property.

LOCALITY	AREA (Ha)	TONNES PER HA	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
ALBURY	456	2.80	913,000	776,000	730,000	730,000	730,000	730,000	0%
CONDOBOLIN	1,568	1.0	290,000	261,000	220,000	220,000	220,000	242,000	10%
COONAMBLE	731	2.0	281,000	281,000	281,000	310,000	310,000	310,000	0%
COOTAMUNDRA	285	4.5	575,000	456,000	456,000	500,000	500,000	500,000	0%
COWRA	247	2.75	300,000	300,000	300,000	300,000	300,000	330,000	10%
DUBBO	696	1.6	299,000	299,000	299,000	327,000	327,000	327,000	0%
GILGANDRA	762	2.0	328,000	328,000	328,000	328,000	328,000	328,000	0%
GOOLGOWI	2,329	1.2	400,000	400,000	400,000	410,000	430,000	440,000	2%
GRENFELL	505	1.8	220,000	220,000	220,000	220,000	200,000	200,000	0%
INVERELL	465	1.7	305,000	275,000	250,000	250,000	250,000	275,000	10%
JUNEE	453	3.75	570,000	475,000	475,000	500,000	525,000	560,000	7%
MOREE	1,100	1.9	560,000	560,000	500,000	500,000	500,000	575,000	15%
NARRABRI	730	2.2	400,000	400,000	360,000	360,000	360,000	415,000	15%
NARROMINE	865	2.0	368,000	368,000	294,000	320,000	320,000	320,000	0%
PARKES	465	1.8	320,000	320,000	320,000	320,000	320,000	320,000	0%
SPRING RIDGE	500	2.5	580,000	525,000	450,000	450,000	500,000	575,000	15%
SWAN HILL	2,439	1.8	780,000	780,000	732,000	732,000	660,000	690,000	5%
TAMWORTH	300	1.7	275,000	275,000	227,500	227,500	227,500	227,500	0%
WALGETT	2,350	1.0	555,000	555,000	555,000	555,000	555,000	610,000	10%
WELLINGTON	524	2.75	525,000	525,000	525,000	550,000	550,000	500,000	-9%
Average			442,200	418,950	396,125	405,475	405,625	423,725	
% Variation Over Previous Year			-15%	-5%	-5%	2%	0%	4%	
Index (1987=100)			123	116	110	113	113	118	

Tonnes Per Hectare = Typical Average Production

COUNTRY PROPERTY MARKET

TABLE 36

COASTAL GRAZING

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

LOCALITY	AREA (Ha)	CARRYING CAPACITY	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
BEGA	331	200.C	410,000	425,000	500,000	560,000	560,000	500,000	-11%
BONALBO	535	180.C	300,000	280,000	250,000	250,000	250,000	250,000	0%
DUNGOG	202	125.C	425,000	425,000	425,000	425,000	425,000	405,000	-5%
GRAFTON	1,125	395.C	770,000	715,000	647,500	647,500	647,500	647,500	0%
KEMPSEY	513	320.C	550,000	525,000	525,000	525,000	525,000	525,000	0%
MORUYA	126	100.C	350,000	350,000	350,000	350,000	350,000	350,000	0%
NOWRA	60	60.C	450,000	450,000	450,000	450,000	450,000	450,000	0%
SCONE	476	175.C	400,000	400,000	360,000	360,000	360,000	325,000	-10%
SINGLETON	760	300.C	510,000	510,000	470,000	470,000	470,000	425,000	-10%
TAREE	742	400.C	900,000	835,000	750,000	750,000	750,000	750,000	0%
Average			506,500	491,500	472,750	478,750	478,750	462,750	
% Variation Over Previous Year			4%	-3%	-4%	1%	0%	-3%	
Index (1987=100)			160	155	149	151	151	146	

COUNTRY PROPERTY MARKET

TABLE 37

TABLELANDS GRAZING

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

LOCALITY	AREA (Ha)	CARRYING CAPACITY DRY SHEEP EQUIVALENT	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
BATHURST	387	3,500.S	820,000	785,000	735,000	735,000	735,000	660,000	-10%
BOOROWA	300	1,800.S	270,000	270,000	245,000	245,000	245,000	245,000	0%
COOLAH	639	2,500.S	300,000	300,000	300,000	325,000	325,000	300,000	-8%
COOMA	842	2,500.S	340,000	340,000	290,000	290,000	313,000	313,000	0%
CROOKWELL	325	2,400.S	540,000	540,000	460,000	460,000	485,000	510,000	5%
GUYRA	700	8,000.S	1,300,000	1,200,000	1,100,000	1,200,000	1,260,000	1,000,000	-21%
MUDGEE	1,011	3,200.S	480,000	480,000	440,000	480,000	480,000	450,000	-6%
OBERON	191	2,400.S	600,000	540,000	510,000	510,000	540,000	485,000	-10%
ORANGE	238	3,000.S	450,000	450,000	450,000	450,000	450,000	450,000	0%
TENTERFIELD	700	4,400.S	600,000	540,000	495,000	520,000	546,000	500,000	-8%
TUMBARUMBA	290	2,900.S	455,000	410,000	365,000	410,000	455,000	455,000	0%
TUMUT	606	5000.S	700,000	600,000	550,000	600,000	600,000	600,000	0%
WALCHA	700	7,500.S	1,150,000	1,064,000	975,000	1,125,000	1,181,000	945,000	-20%
YASS	704	3,000.S	486,000	486,000	440,000	440,000	462,000	462,000	0%
Average			606,500	571,786	525,357	556,429	576,929	526,786	
% Variation Over Previous Year			-16%	-6%	-8%	6%	4%	-9%	
Index (1987=100)			159	150	138	146	151	138	

COUNTRY PROPERTY MARKET

TABLE 38

WESTERN GRAZING

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

LOCALITY	AREA (Ha)	CARRYING CAPACITY DRY SHEEP EQUIVALENT	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1998 ($)	% CHANGE 1995-1998
BALRANALD	12,430	6,000.S	667,000	600,000	540,000	540,000	650,000	650,000	0%
BOURKE	24,270	6,000.S	240,000	225,000	150,000	150,000	175,000	175,000	0%
BREWARRINA	9,429	5,800.S	435,000	435,000	350,000	350,000	425,000	425,000	0%
COBAR	25,470	4,800.S	205,000	192,000	145,000	145,000	175,000	175,000	0%
HAY	9,138	4,500.S	560,000	560,000	500,000	500,000	500,000	500,000	0%
LIGHTNING RIDGE	7,822	4,100.S	310,000	310,000	245,000	245,000	300,000	300,000	0%
WENTWORTH	13,183	3,300.S	277,000	245,000	228,000	228,000	280,000	280,000	0%
WILCANNIA	33,526	5,100.S	255,000	255,000	205,000	205,000	250,000	250,000	0%
Average			368,625	352,750	295,375	295,375	344,375	344,375	
% Variation Over Previous Year			-35%	-4%	-16%	0%	17%	0%	
Index (1987=100)			96	92	77	77	89	89	

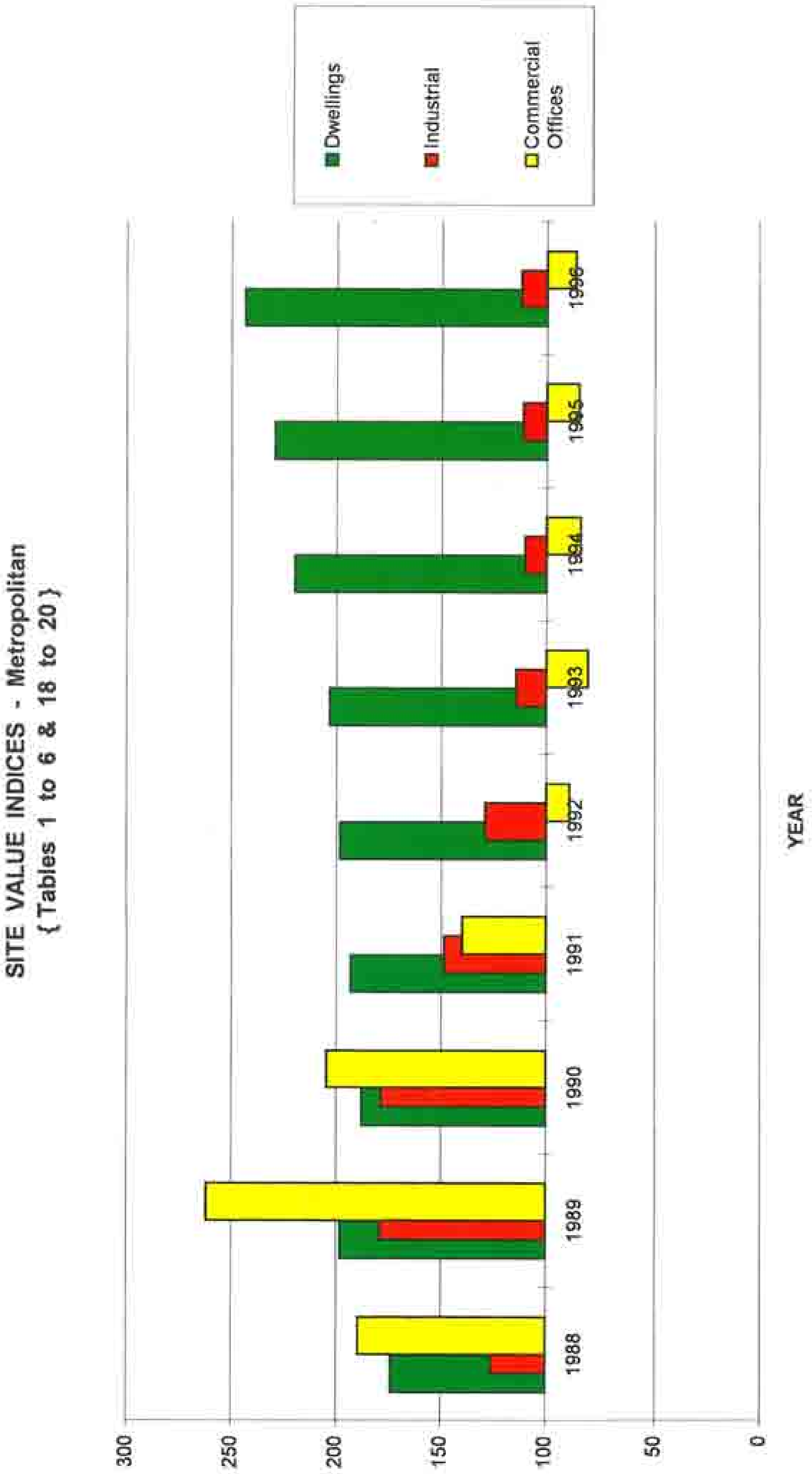
COUNTRY PROPERTY MARKET

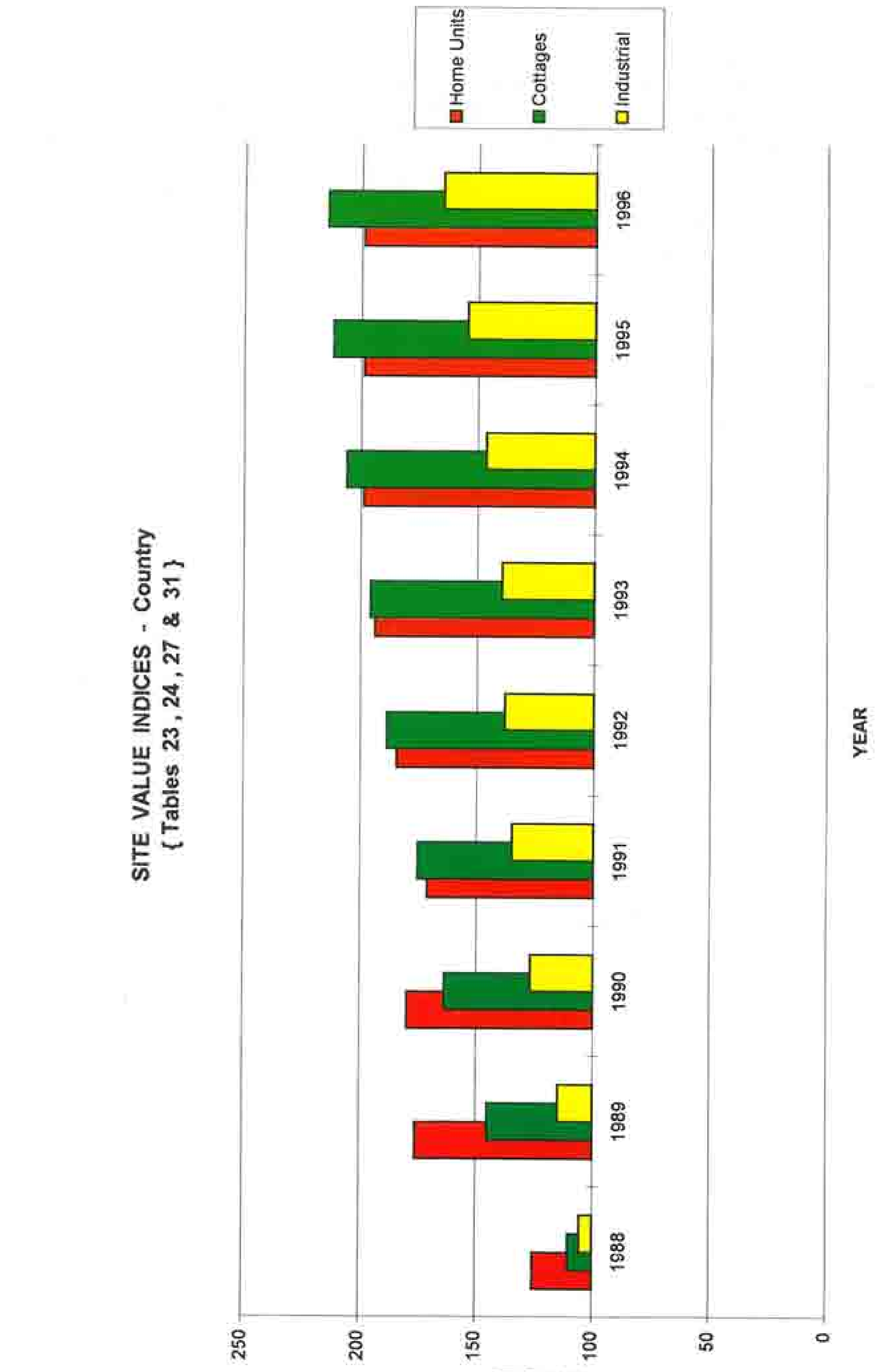
TABLE 39

SPECIALISED RURAL PROPERTIES

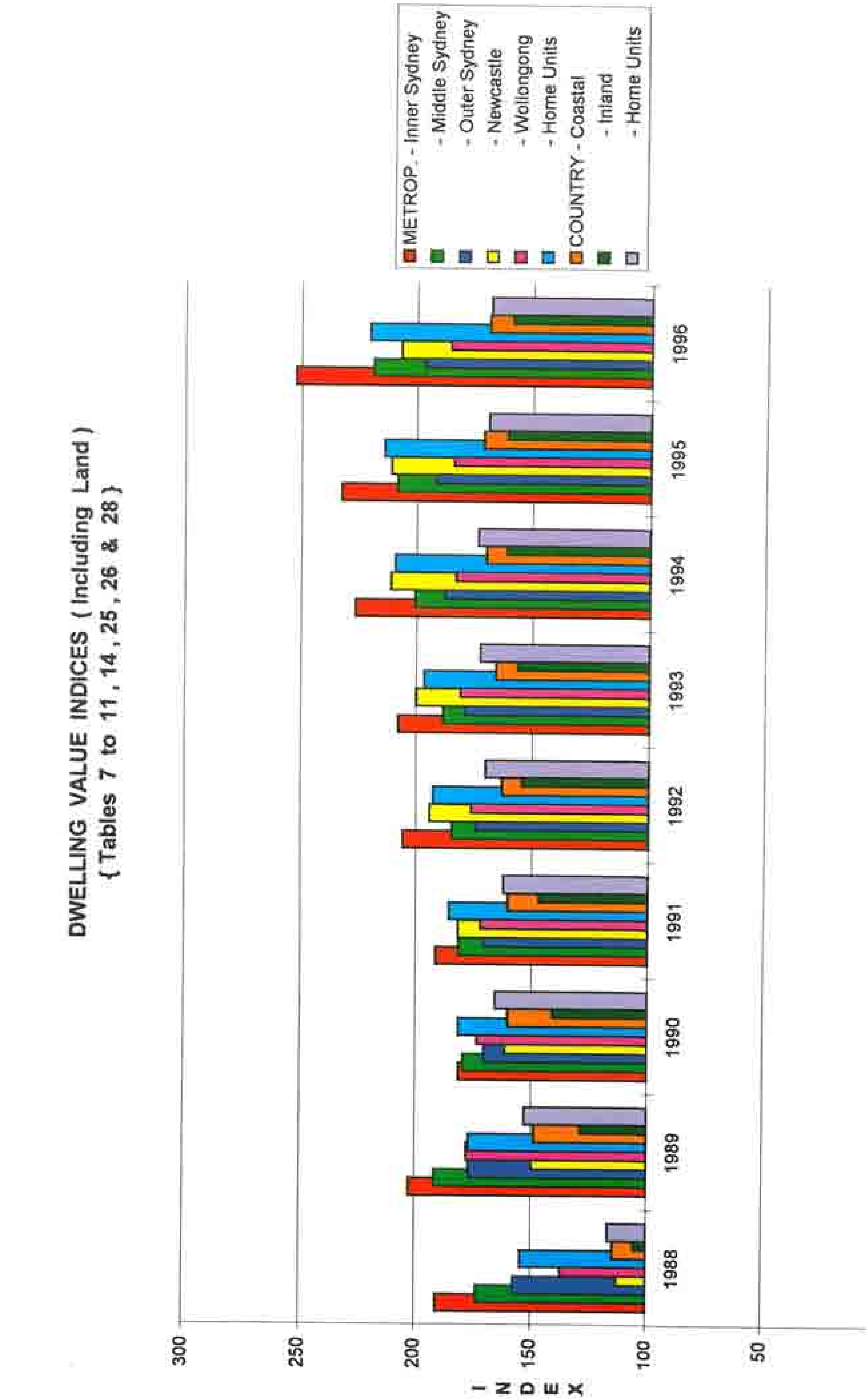
Value ex buildings.

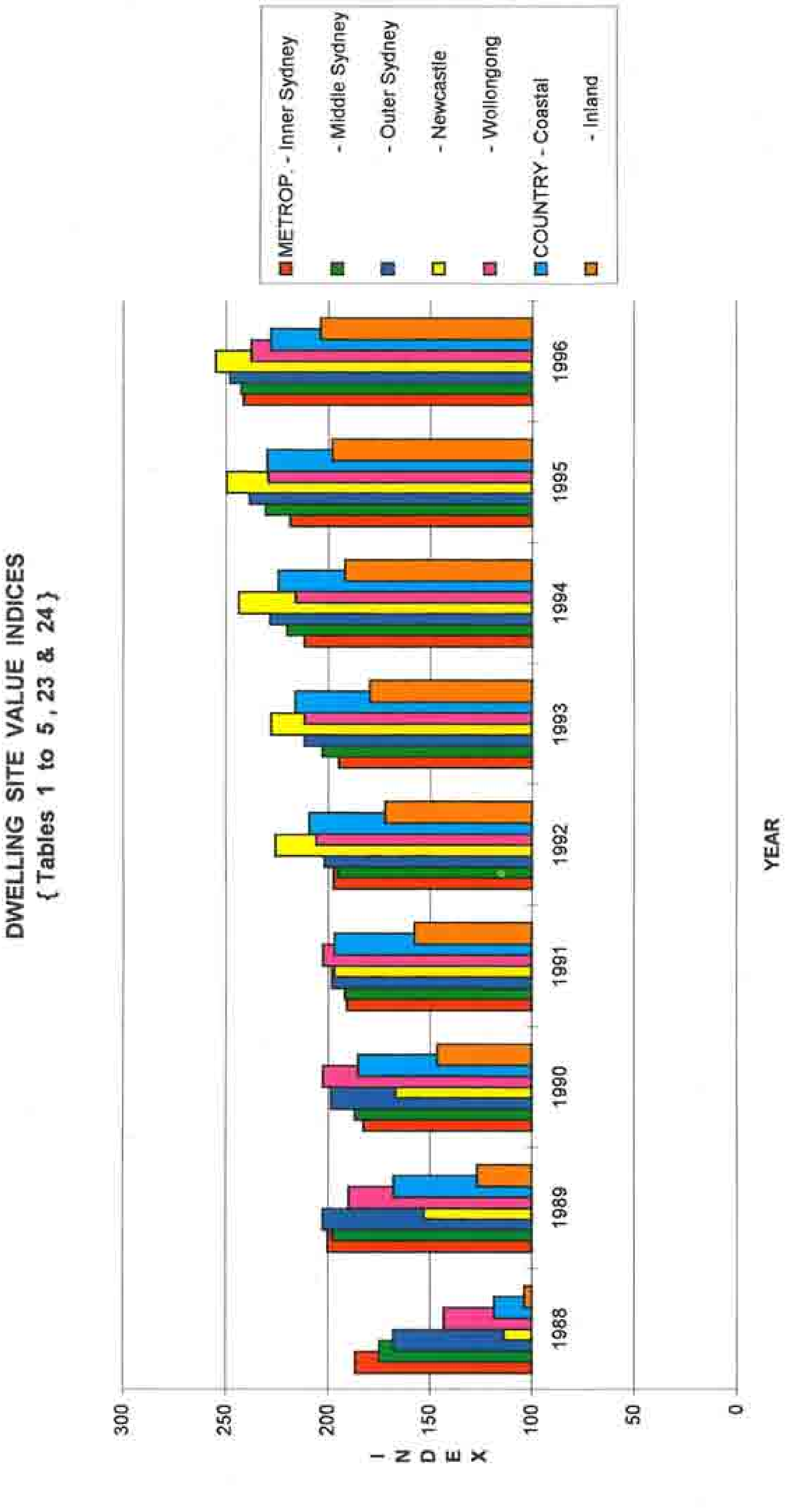
LOCALITY	AREA (Ha)	1991 ($)	1992 ($)	1993 ($)	1994 ($)	1995 ($)	1996 ($)	% CHANGE 1995-1996
Irrigation - Cotton								
GWYDIR VALLEY	850	2,215,000	2,215,000	2,000,000	2,000,000	2,000,000	2,300,000	15%
NAMOI VALLEY	600	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,900,000	19%
Irrigation - Prime Cereal Growing								
BREEZA PLAIN	500	800,000	750,000	650,000	650,000	700,000	800,000	14%
Citrus Farms								
BURONGA	11.6	185,000	185,000	134,000	134,000	134,000	147,000	10%
GRIFFITH	26	400,000	440,000	390,000	400,000	400,000	420,000	5%
Rice Farms								
DENILIQUIN	256	166,000	166,000	186,000	230,000	253,000	263,000	4%
GRIFFITH	177	215,000	215,000	215,000	230,000	230,000	253,000	10%
Banana Plantations								
COFFS HARBOUR	7	250,000	250,000	250,000	250,000	250,000	250,000	0%
Sugar Cane Farms								
CONDONG	43	170,000	195,000	225,000	245,000	245,000	280,000	14%
SOUTH BALLINA	40	150,000	160,000	170,000	172,500	180,000	210,000	17%
Vines								
COOMEALLA	13.5	100,000	100,000	90,000	90,000	90,000	100,000	11%
YENDA	23	230,000	230,000	230,000	250,000	260,000	300,000	15%
Average		540,083	542,167	511,667	520,958	528,500	601,917	
% Variation from Previous Year		-4%	0%	-6%	2%	1%	14%	
Index (1987=100)		130	131	123	125	127	145	

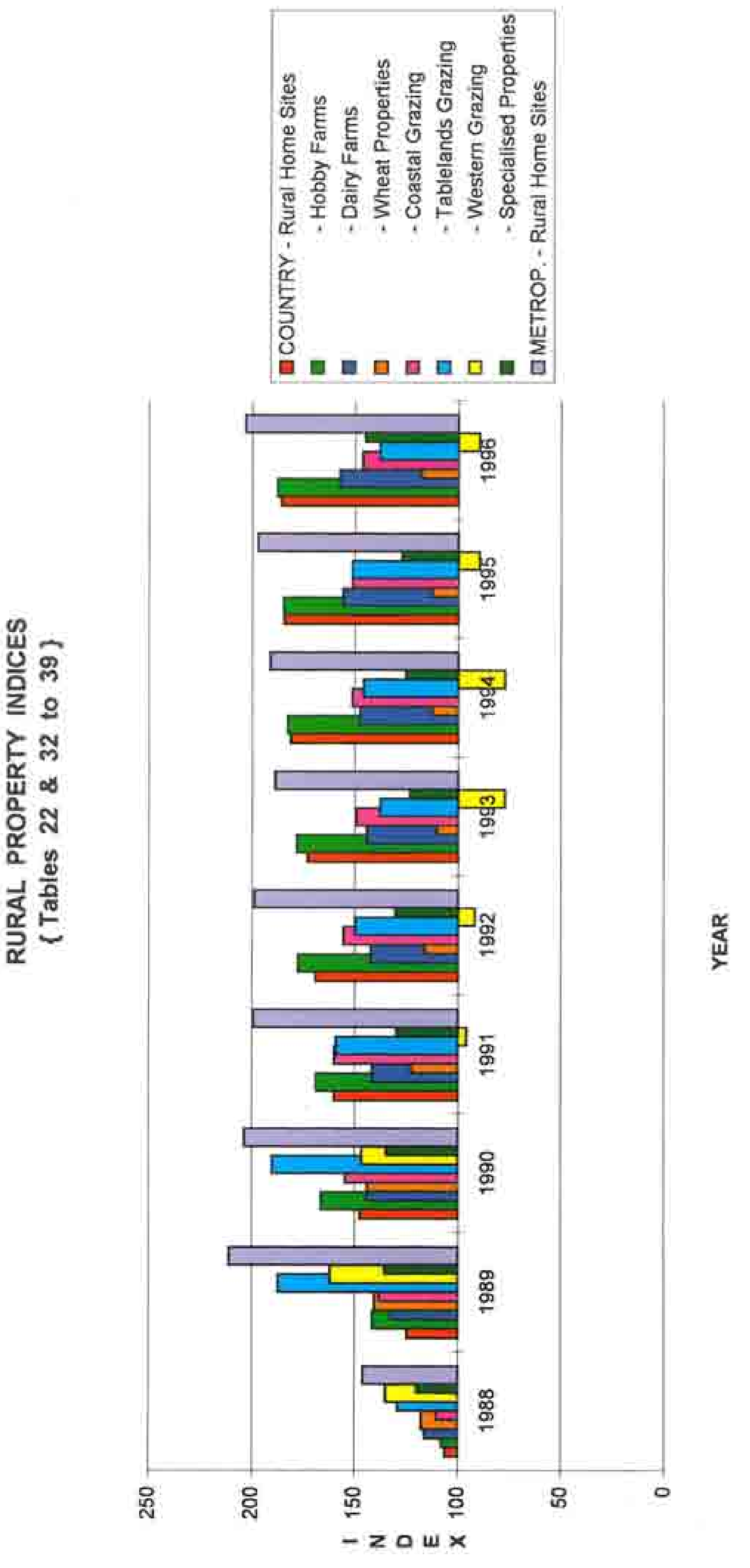

SITE VALUE INDICES - Metropolitan
{ Tables 1 to 6 & 18 to 20 }
Dwellings
Industrial
Commercial Offices
INDEX
300
250
200
150
100
50
0
1988
1989
1990
1991
1992
1993
1994
1995
1996
YEAR

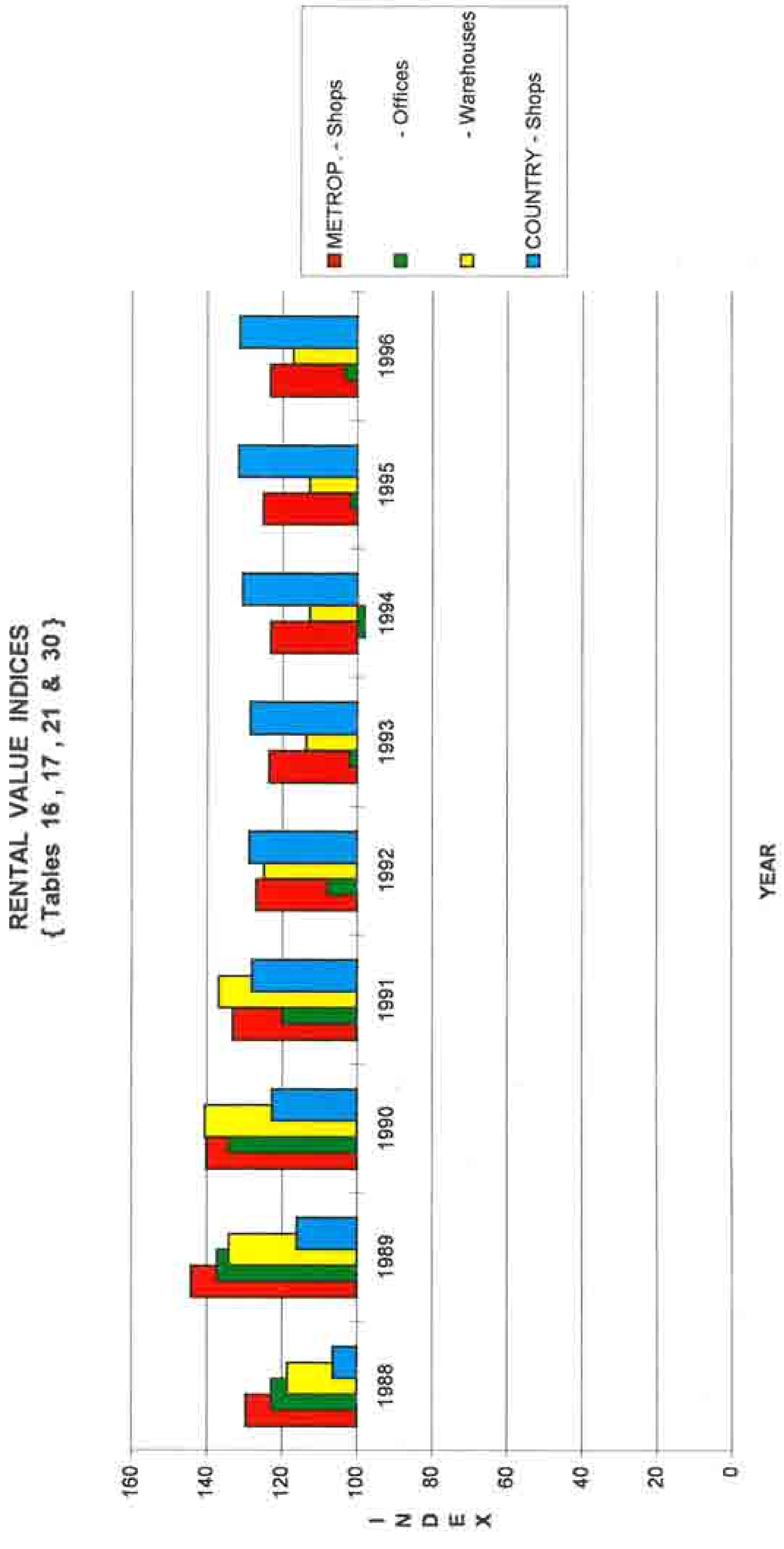

SITE VALUE INDICES - Country
{ Tables 23 , 24 , 27 & 31 }
Home Units
Cottages
Industrial
INDEX
250
200
150
100
50
0
1988
1989
1990
1991
1992
1993
1994
1995
1996
YEAR

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




DWELLING SITE VALUE INDICES
{ Tables 1 to 5 , 23 & 24 }
METROP. - Inner Sydney
- Middle Sydney
- Outer Sydney
- Newcastle
- Wollongong
COUNTRY - Coastal
- Inland
I N D E X
300
250
200
150
100
50
0
1988
1989
1990
1991
1992
1993
1994
1995
1996
YEAR


RURAL PROPERTY INDICES
(Tables 22 & 32 to 39)
COUNTRY - Rural Home Sites
- Hobby Farms
- Dairy Farms
- Wheat Properties
- Coastal Grazing
- Tablelands Grazing
- Western Grazing
- Specialised Properties
METROP. - Rural Home Sites
I N D E X
250
200
150
100
50
0
1988
1989
1990
1991
1992
1993
1994
1995
1996
YEAR


RENTAL VALUE INDICES
{ Tables 16 , 17 , 21 & 30 }
METROP. - Shops
- Offices
- Warehouses
COUNTRY - Shops
INDEX
0
20
40
60
80
100
120
140
160
1988
1989
1990
1991
1992
1993
1994
1995
1996
YEAR

LAND & WATER
CONSERVATION