

New South Wales Real Estate Market

1990

The Valuer-General's Department



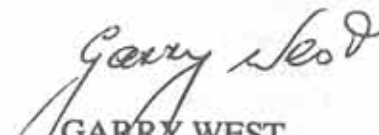
FOREWORD

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

This booklet has continued to enjoy success as an excellent source document particularly in its recently revised format, which is designed to show the values of properties that are typical of the localities and suburbs featured in the book.

A study of the figures at 30th June, 1990 should assist the reader in understanding the movements in what has been a volatile market.

I commend the booklet as an informative publication on the real estate market in New South Wales.


GARRY WEST
Minister for Tourism,
Lands and Forests

NEW SOUTH WALES REAL ESTATE MARKET

30TH JUNE 1990

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NEW SOUTH WALES LAND MARKET

AT 30TH JUNE 1990

The Department's detailed review of real estate value movements will be available in a publication entitled "The New South Wales Real Estate Market" to be available through the Government Information Centre.

Overview

During the 1989/90 financial year the real estate market has been under the shadow of general economic uncertainty, high interest rates and declining business confidence.

Value levels for many classes of property, in the Sydney metropolitan area, have settled back from market peaks to levels similar to those existing in the first half of 1988.

As with the previous twelve months, rural properties have shown the most resilience despite the strength of the Australian Dollar and weakening commodity prices. With the exception of Western grazing and some specialised properties, rural land values have either held at previous levels or increased in value.

Residential Property

There has been a general weakening in the Sydney metropolitan residential market during the past twelve months. As with the property boom which was led by the higher valued Eastern suburbs and North Shore properties, these areas have indicated the greatest easing in values whilst the lower valued outer areas have shown greater resistance to the downturn.

Generally value levels are 10% to 15% below those recorded at June 1989.

Newcastle, Wollongong and most significant country centres have indicated growth in residential values up to as much as 30% in some areas.

Retail Property

Growth in rentals and values for Sydney metropolitan area retail property has eased over the last year. There are exceptions where the market is influenced by factors peculiar to a particular location.

Vacancies have increased in most centres and values and rents have moved in the range of stable to reductions of 20%.

Outside the metropolitan area there have been slight upward movements in rents but values could be best described as stable.

Office Property

The Sydney City area has experienced few sales of office sites over the review period. The available evidence would indicate an increase in yields on properties of 1% to 1.5% and a fall in land values by up to 27% over those applying a year ago.

Despite the fall in land values there has been no discernible downward trend in office rentals to date. This is seen to be due in part to the long lead time between the acquisition of a vacant site and the completed project available for rental.

Some indication of increased pressure on current rental levels is in the incentives being offered on new leaseings and the increased number of disputed rentals on rent reviews.

Within the metropolitan area land values eased back although rents maintained the previous levels. Exceptions being Parramatta and Penrith where rents increased on a lower base level. Newcastle and Wollongong showed slight increases.

Industrial Property

Although rents have shown little movement for industrial properties throughout the State, land values have altered. In the established metropolitan locations such as Alexandria, Botany, Silverwater, Rydalmere etc., values have eased downwards 10% to 15% during the year. Conversely localities such as North Ryde, Blacktown, Penrith, Campbelltown, Newcastle and Wollongong as well as major country centres have all experienced rises in value levels within the range of 7% to 30%.

Rural Properties

Coastal grazing properties have indicated a healthy market with growth in some values up to 20% above last year's levels.

Tablelands mixed farming properties have maintained a steady market with little change to previous values.

Western grazing properties, being dependant on the wool industry indicated weaker values with falls of 10% to 15% over the year.

NEW SOUTH WALES REAL ESTATE VALUES**30TH JUNE 1990****EXPLANATORY NOTES TO THE PROPERTY VALUE TABLES**

- (i) The figures contained in the following tables have been determined following a study of prices paid for real estate throughout New South Wales. Details of completed property transactions are notified to the Department by the purchaser by way of a Notice of Sale.
- (ii) Values listed in the tables are not a mathematical average of the property sales in the locality or local government area. They are estimates made by the Department's valuers of the fair market value at the 30th June for a typical property for the nominated locality.
- (iii) In many of the localities listed there is a wide variety of property types both as to age and construction. However, a representative property has been selected which will provide the market trend for that particular suburb or town. It is emphasised that it is the market trends which are identified by the tables, and the values appearing therein should not be taken to be the value of any specific property at the given date.
- (iv) Cottage properties and vacant residential land for the Sydney Metropolitan area have been grouped in three categories, namely Inner Suburbs (0-6 kilometres), Middle Suburbs (6-25 kilometres) and Outer Suburbs (over 25 kilometres). Country residential properties have been grouped in Coastal Cities and Towns and Inland Cities and Towns.

METROPOLITAN PROPERTY MARKET

TABLE 1

RESIDENTIAL COTTAGE SITES

INNER SYDNEY SUBURBS (0-6 KILOMETRES)

SUBURB	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	% CHANGE 1989-1990
Balmain	4.5 x 26	60,000	130,000	150,000	130,000	-13
Bellevue Hill	15 x 43	375,000	650,000	700,000	600,000	-14
Bondi	10.5 x 42	125,000	275,000	275,000	250,000	-9
Erskineville	5 x 30	36,000	75,000	80,000	80,000	0
Leichhardt	8 x 43	50,000	110,000	130,000	130,000	0
Marrickville	12 x 37	60,000	85,000	105,000	105,000	0
Neutral Bay	15 x 36	195,000	380,000	380,000	360,000	-5
Paddington	6 x 30	120,000	200,000	200,000	175,000	13
Randwick	10 x 30	170,000	325,000	360,000	330,000	-8
Redfern	4.5 x 34	40,000	70,000	75,000	75,000	0
Ultimo	4 x 27	41,000	70,000	90,000	85,000	-6

TABLE 2

RESIDENTIAL COTTAGE SITES

MIDDLE DISTANCE SYDNEY SUBURBS (6-25 KILOMETRES)

Value of standard serviced allotments within selected suburbs

SUBURBS	DIMENSIONS (METRES)		1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	% CHANGE 1989-1990
AUBURN	12	x 40	45,000	90,000	95,000	90,000	-6
BANKSTOWN	15	x 41	67,500	105,000	120,000	120,000	0
BELROSE	19	x 34	95,000	170,000	200,000	190,000	-5
BURWOOD	15	x 46	120,000	165,000	190,000	190,000	0
CAMPSIE	12	x 36	62,500	100,000	115,000	115,000	0
CARLINGFORD	20	x 34	75,000	140,000	150,000	150,000	0
CHATSWOOD	16	x 38	140,000	260,000	280,000	250,000	-10
CHESTER HILL	15	x 50	49,000	80,000	95,000	95,000	0
DOVER HEIGHTS	15	x 43	225,000	375,000	375,000	350,000	-7
DRUMMOYNE	15	x 37	125,000	170,000	220,000	210,000	-4
EARLWOOD	15	x 36	92,500	150,000	175,000	175,000	0
ERMINGTON	15	x 43	47,500	90,000	100,000	100,000	0
GORDON	20	x 61	180,000	450,000	475,000	425,000	-10
HORNSBY	18	x 49	72,500	125,000	140,000	125,000	-10
HURSTVILLE	12	x 36	80,000	125,000	140,000	140,000	0
LANE COVE	15	x 40	120,000	240,000	260,000	235,000	-9
MANLY	14	x 43	117,500	225,000	250,000	235,000	-6
MASCOT	10	x 25	74,000	125,000	140,000	130,000	-7
MOSMAN	12	x 46	145,000	300,000	330,000	315,000	-5
OATLEY	15	x 36	97,500	160,000	190,000	190,000	0
PENNANT HILLS	18	x 46	80,000	145,000	160,000	145,000	-9
REVESBY	15	x 50	62,500	100,000	110,000	110,000	0
RYDE	15	x 41	85,000	125,000	165,000	150,000	-9
STRATHFIELD	15	x 46	190,000	275,000	390,000	350,000	-10
WILEY PARK	15	x 43	65,000	100,000	110,000	110,000	0

TABLE 3

RESIDENTIAL COTTAGE SITES

OUTER SYDNEY SUBURBS (OVER 25 KILOMETRES)

SUBURB	DIMENSIONS (METRES)		1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	% CHANGE 1989-1990
Berowra	18	x 49	52,500	90,000	97,500	90,000	-8
Blaxland	15	x 37	29,000	40,000	70,000	65,000	-7
Campbelltown	17	x 33	29,000	42,000	60,000	60,000	0
Castle Hill	23	x 40	70,000	130,000	145,000	145,000	0
Cronulla	15	x 38	125,000	200,000	225,000	225,000	0
Engadine	15	x 42	57,000	92,500	105,000	105,000	0
Greenfield Park	18	x 35	40,000	70,000	90,000	90,000	0
Guidford	12	x 49	40,000	75,000	95,000	85,000	-10
Jannali	15	x 36	58,000	95,000	110,000	110,000	0
Katoomba	15	x 37	15,500	30,000	40,000	40,000	0
Liverpool	15	x 45	35,000	60,000	75,000	70,000	-6
Minchinbury	15	x 38	30,000	50,000	70,000	70,000	0
Miranda	15	x 36	82,500	135,000	155,000	155,000	0
Mona Vale	18	x 58	92,500	165,000	190,000	180,000	-5
Penrith	17	x 37	32,000	50,000	60,000	60,000	0
Plumpton	15	x 37	24,000	42,000	50,000	50,000	0
Richmond	17	x 37	32,000	45,000	55,000	55,000	0
Tahmoor	20	x 50	16,500	22,000	45,000	48,000	6
Winston Hills	18	x 37	50,000	95,000	105,000	105,000	0

TABLE 4

RESIDENTIAL COTTAGE SITES
NEWCASTLE URBAN AREA

SUBURB	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	% CHANGE 1989-1990
Edgeworth	22 x 33	18,500	20,000	26,000	31,000	19
Eleebana	18 x 42	36,000	39,000	55,000	58,000	5
Mayfield	15 x 31	19,000	22,000	30,000	35,000	16
Merewether	19 x 36	55,000	65,000	85,000	90,000	5

TABLE 5
RESIDENTIAL COTTAGE SITES
WOLLONGONG URBAN AREA

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

TABLE 6

RESIDENTIAL COTTAGE SITES
GOSFORD/WYONG URBAN AREAS

SUBURBS	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	% CHANGE 1989-1990
EAST GOSFORD	15 x 50	36,000	60,000	80,000	75,000	-6
WAMBERAL	26 x 30	43,000	80,000	95,000	95,000	0
WYONG	19 x 36	22,000	42,000	55,000	55,000	0

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

SUBURB	CONSTN.	AGE	B'RMS	1987 \$	1988 \$	1989 \$	1990 \$	% CHANGE 1989-1990
BALMAIN	BK	1890	2	100,000	200,000	250,000	220,000	-12
BELLEVEUE HILL	BK	1935	3	450,000	900,000	900,000	750,000	-17
BONDI	BK	1910	3	180,000	350,000	350,000	300,000	-14
ERSKINEVILLE	BK	1900	3	74,000	150,000	170,000	155,000	-9
LEICHHARDT	BK	1900	3	85,000	190,000	215,000	215,000	0
MARRICKVILLE	BK	1925	3	90,000	150,000	180,000	180,000	0
NEUTRAL BAY	BK	1910	3	290,000	500,000	500,000	475,000	-5
PADDINGTON	BK	1890	3	200,000	450,000	450,000	375,000	-17
RANDWICK	BK	1910	3	230,000	380,000	410,000	380,000	-7
REDFERN	BK	1890	3	85,000	155,000	180,000	170,000	-6
ULTIMO	BK	1900	3	90,000	150,000	190,000	180,000	-5

Cottage Construction: BK = Brick

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

SUBURB	CONSTN.	AGE	B'RMS	1987 \$	1988 \$	1989 \$	1990 \$	% CHANGE 1989-1990
AUBURN	BK	1920	3	77,500	140,000	140,000	140,000	0
BANKSTOWN	AC	1958	3	87,500	145,000	160,000	160,000	0
BELROSE	BV	1965	3	145,000	235,000	265,000	240,000	-9
BURWOOD	BK	1925	3	155,000	230,000	275,000	275,000	0
CAMPSIE	BK	1930	3	92,500	150,000	165,000	165,000	0
CARLINGFORD	BV	1972	4	140,000	240,000	250,000	250,000	0
CHATSWOOD	BK	1910	3	180,000	360,000	390,000	330,000	-15
CHESTER HILL	AC	1959	3	82,500	135,000	145,000	135,000	-7
DOVER HEIGHTS	BK	1950	3	325,000	500,000	500,000	450,000	-10
DRUMMOYNE	BK	1920	3	150,000	250,000	290,000	275,000	-5
EARLWOOD	BK	1925	3	127,500	205,000	230,000	230,000	0
ERMINGTON	BV	1950	3	82,000	160,000	170,000	170,000	0
GORDON	BK	1930	3	270,000	650,000	680,000	620,000	-8
HORNSBY	BV	1965	3	130,000	225,000	250,000	225,000	-10
HURSTVILLE	BK	1925	3	107,500	170,000	190,000	180,000	-5
LANE COVE	BK	1930	3	160,000	320,000	335,000	310,000	-7
MANLY	BK	1925	3	165,000	320,000	360,000	330,000	-8
MASCOT	BK	1920	3	150,000	210,000	230,000	220,000	-4
MOSMAN	BK	1925	3	240,000	450,000	525,000	500,000	-5
OATLEY	BK	1949	3	130,000	225,000	250,000	240,000	-4
PENNANT HILLS	BV	1965	3	135,000	240,000	260,000	235,000	-9
REVESBY	AC	1949	3	90,000	145,000	160,000	160,000	0
RYDE	BK	1930	3	120,000	175,000	220,000	195,000	-11
STRATHFIELD	BK	1930	3	255,000	375,000	475,000	425,000	-10
WILEY PARK	BK	1940	3	95,000	150,000	165,000	165,000	0
Cottage Construction:	AC = Fibrous Cement							
	BK = Brick							
	BV = Brick Veneer							

TABLE 9
 VALUE OF REPRESENTATIVE COTTAGE IN SELECTED SUBURBS
 OUTER SYDNEY SUBURBS (OVER 25 KILOMETRES)

SUBURB	CONSTN.	AGE	B RMS	1987 \$	1988 \$	1989 \$	1990 \$	% CHANGE 1989-1990
BEROWRA	BV	1965	3	105,000	155,000	167,000	150,000	-11
BLAXLAND	BV	1975	3	75,000	115,000	125,000	125,000	0
CAMPBELLTOWN	BV	1976	3	80,000	100,000	125,000	120,000	-4
CASTLE HILL	BV	1975	4	170,000	255,000	260,000	260,000	0
CRONULLA	BK	1956	3	167,500	260,000	285,000	285,000	0
ENGADINE	AC	1955	3	90,000	142,000	160,000	150,000	-6
GREENFIELD PARK	BV	1986	3	85,000	130,000	150,000	150,000	0
GUILDFORD	AC	1950	3	64,000	115,000	130,000	125,000	-4
JANNALI	AC	1950	3	92,500	147,000	165,000	155,000	-6
KATOOMBA	BV	1975	3	54,000	90,000	105,000	100,000	-5
LIVERPOOL	AC	1955	3	58,000	110,000	125,000	115,000	-8
MINCHINBURY	BV	1987	3	80,000	115,000	145,000	145,000	0
MIRANDA	AC	1955	3	105,000	170,000	190,000	175,000	-8
MONA VALE	BV	1968	3	140,000	230,000	260,000	235,000	-10
PENRITH	BV	1975	3	64,000	110,000	110,000	110,000	0
PLUMPTON	BV	1987	3	70,000	100,000	120,000	120,000	0
RICHMOND	BV	1975	3	62,000	110,000	125,000	120,000	-4
TAHMOOR	BV	1984	3	65,000	83,000	115,000	112,000	-2
WINSTON HILLS	BV	1970	3	95,000	175,000	185,000	185,000	0

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

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

SUBURB	CONSTN.	AGE	B 'RMS	1987 \$	1988 \$	1989 \$	1990 \$	% CHANGE 1989-1990
EDGEWORTH	HB	1973	3	59,000	63,000	85,000	105,000	23
ELEEBANA	BV	1987	4	120,000	130,000	170,000	175,000	3
MAYFIELD	WB	1926	2	42,000	47,000	65,000	75,000	15
MEREWETHER	BV	1967	3	120,000	145,000	190,000	195,000	2
Cottage Construction: HB = Hardboard BV = Brick Veneer WB = Weatherboard								

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

SUBURB	CONSTN.	AGE	B'RMS	1987 \$	1988 \$	1989 \$	1990 \$	% CHANGE 1989-1990
BARRACK HEIGHTS	BV	1975	3	80,000	90,000	125,000	130,000	4
DAPTO	BV	1985	3	78,000	90,000	130,000	130,000	0
THIRROUL	BV	1974	3	100,000	170,000	210,000	190,000	-10
WEST WOLLONGONG	WB	1959	3	85,000	120,000	145,000	145,000	0
Cottage Construction: BV = Brick Veneer WB = Weatherboard								

TABLE 12
 VALUE OF REPRESENTATIVE COTTAGE IN SELECTED SUBURBS
 GOSFORD/WYONG URBAN AREA

SUBURB	CONSTN.	AGE	B 'RMS	1987 \$	1988 \$	1989 \$	1990 \$	% CHANGE 1989-1990
EAST GOSFORD	WB	1967	3	90,000	130,000	160,000	155,000	-3
WOY WOY	AC	1965	3	65,000	110,000	125,000	125,000	0
WYONG	WB	1960	3	60,000	85,000	100,000	100,000	0

Cottage Construction: AC = Fibrous Cement
 WB = Weatherboard

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

Value per unit/villa/town house site

SUBURB	STYLE/BEDROOMS	1987 \$	1988 \$	1989 \$	1990 \$	% CHANGE 1989-1990
ALLAWAH	U 2	28,000	60,000	67,000	60,000	-10
ASHFIELD	U 2	19,000	40,000	50,000	50,000	0
AUBURN	U 2	12,500	26,000	26,000	26,000	0
BALMAIN	U 2	25,000	60,000	75,000	70,000	-6
BURWOOD	U 2	25,000	47,500	60,000	60,000	0
CAMPBELLTOWN	V 2	13,000	20,000	25,000	23,000	-8
CAMPSIE	U 2	19,000	42,500	52,500	47,500	-10
CHATSWOOD	U 2	40,000	90,000	100,000	85,000	-15
CRONULLA	U 2	32,000	62,500	72,500	67,500	-7
DEE WHY	U 2	34,000	65,000	85,000	75,000	-11
DRUMMOYNE	U 2	25,000	50,000	70,000	67,500	-3
FAIRFIELD	U 2	14,000	30,000	35,000	35,000	0
GORDON	U 2	50,000	100,000	110,000	95,000	-13
HORNSBY	U 2	28,000	55,000	60,000	50,000	-16
LIVERPOOL	U 2	11,500	15,000	19,000	25,000	31
MANLY	U 2	36,000	75,000	100,000	85,000	-15
MEREWETHER	U 2	12,500	15,000	20,000	20,000	0
MOSMAN	U 2	38,000	70,000	85,000	75,000	-12
NORTH SYDNEY	U 2	38,000	70,000	85,000	75,000	-12
PARRAMATTA	U 2	22,000	45,000	50,000	50,000	0
PENRITH	TH 3	15,000	25,000	30,000	26,000	-13
RANDWICK	U 2	30,000	85,000	98,000	90,000	-8
RYDE	U 2	21,000	35,000	50,000	45,000	-10
TERRIGAL	U 2	25,000	45,000	65,000	65,000	0
WAVERLEY	U 2	32,500	90,000	100,000	85,000	-15
WOLLONGONG	U 2	16,000	23,000	45,000	45,000	0

STYLE: TH = Town House; U = Home Unit V = Villa

TABLE 14
VALUE OF UNIT IN MEDIUM DENSITY DEVELOPMENT

SYDNEY, NEWCASTLE, WOLLONGONG

Value per unit/villa/town house site

SUBURB	STYLE/BEDROOMS	1987 \$	1988 \$	1989 \$	1990 \$	% CHANGE 1989-1990
ALLAWAH	U 2	74,000	142,000	155,000	145,000	-6
ASHFIELD	U 2	65,000	110,000	125,000	125,000	0
AUBURN	U 2	50,000	88,000	88,000	88,000	0
BALMAIN	U 2	88,000	130,000	150,000	150,000	0
BURWOOD	U 2	75,000	125,000	145,000	145,000	0
CAMPBELLTOWN	V 2	63,000	80,000	115,000	108,000	-6
CAMPSIE	U 2	57,500	110,000	120,000	120,000	0
CHATSWOOD	U 2	125,000	220,000	230,000	215,000	-6
CRONULLA	U 2	82,500	145,000	160,000	150,000	-6
DEE WHY	U 2	77,500	140,000	165,000	150,000	-9
DRUMMOYNE	U 2	85,000	140,000	180,000	160,000	-11
FAIRFIELD	U 2	45,000	85,000	95,000	95,000	0
GORDON	U 2	125,000	235,000	250,000	230,000	-8
HORNSBY	U 2	85,000	155,000	170,000	150,000	-11
LIVERPOOL	U 2	55,000	78,000	100,000	100,000	0
MANLY	U 2	92,500	165,000	190,000	170,000	-10
MEREWETHER	U 2	58,000	63,000	85,000	95,000	11
MOSMAN	U 2	130,000	210,000	235,000	200,000	-15
NORTH SYDNEY	U 2	140,000	200,000	225,000	200,000	-11
PARRAMATTA	U 2	65,000	120,000	135,000	135,000	0
PENRITH	TH 3	65,000	105,000	125,000	120,000	-4
RANDWICK	U 2	75,000	150,000	165,000	165,000	0
RYDE	U 2	70,000	110,000	150,000	140,000	-10
TERRIGAL	U 2	100,000	150,000	200,000	200,000	0
WAVERLEY	U 2	85,000	175,000	175,000	170,000	-3
WOLLONGONG	U 2	60,000	85,000	110,000	120,000	9

STYLE: TH = Town House; U = Home Unit V = Villa

TABLE 15

RETAIL SHOP SITE

SYDNEY, NEWCASTLE, WOLLONGONG

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

SUBURBS	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	% CHANGE 1989-1990
BANKSTOWN	6 x 30	216,000	405,000	500,000	500,000	0
BELMONT	6 x 49	76,000	82,500	92,500	92,500	0
BLACKTOWN	6 x 44	420,000	560,000	560,000	560,000	0
BONDI JUNCTION	6 x 30	1,200,000	1,800,000	1,800,000	1,450,000	-19
BURWOOD	6 x 30	660,000	810,000	1,000,000	1,000,000	0
CAMPBELLTOWN	6.4 x 34	385,000	450,000	485,000	485,000	0
CAMPSIE	6 x 30	240,000	420,000	510,000	510,000	0
CARINGBAH	6 x 30	180,000	240,000	300,000	300,000	0
CHARLESTOWN	10 x 50	210,000	240,000	240,000	240,000	0
CHATSWOOD	6 x 30	1,200,000	1,680,000	2,000,000	1,800,000	-10
CROWS NEST	6 x 30	300,000	330,000	330,000	300,000	-9
DEE WHY	6 x 30	270,000	330,000	450,000	420,000	-6
EASTWOOD	6.7 x 45	390,000	600,000	800,000	800,000	0
GOSFORD	6.7 x 46	235,000	270,000	370,000	370,000	0
HORNSBY	6 x 30	225,000	390,000	430,000	390,000	-9
HURSTVILLE	6 x 30	450,000	690,000	900,000	900,000	0
KATOOMBA	5 x 49	80,000	100,000	120,000	110,000	-8
LIVERPOOL	4.7 x 46	300,000	360,000	460,000	460,000	0
MARRICKVILLE	6 x 30	240,000	300,000	390,000	390,000	0
NEWCASTLE	9.6 x 18	350,000	370,000	380,000	350,000	-7
NEWTOWN	6 x 30	210,000	240,000	300,000	300,000	0
PARRAMATTA	5 x 50	800,000	1,000,000	1,400,000	1,150,000	-18
PENRITH	7.6 x 40	550,000	600,000	830,000	675,000	-19
SYDNEY/KINGS CROSS	6 x 35	540,000	660,000	900,000	1,000,000	11
WOLLONGONG	11.6 x 37	950,000	950,000	950,000	950,000	0

TABLE 16

RETAIL SHOP RENTAL VALUE

SYDNEY, NEWCASTLE, WOLLONGONG

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

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

TABLE 17
OFFICE RENTAL VALUES
SYDNEY, NEWCASTLE, WOLLONGONG

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

SUBURB	1987 \$	1988 \$	1989 \$	1990 \$	% CHANGE 1989-1990
BANKSTOWN	125	160	200	220	10
BONDI JUNCTION	250	300	300	300	0
CAMPBELLTOWN	185	195	200	215	7
CHATSWOOD	215	270	320	330	3
HURSTVILLE	180	210	225	225	0
LIVERPOOL	140	140	190	190	0
NEWCASTLE	140	156	185	190	2
NORTH SYDNEY	240	320	350	350	0
PARRAMATTA	188	220	265	300	13
PENRITH	135	145	145	170	17
SYDNEY - PRIME (WITH VIEWS)	575	750	850	850	0
SYDNEY - PRIME (WITHOUT VIEWS)	330	430	500	500	0
SYDNEY - SECONDARY (WITH VIEWS)	300	400	420	420	0
SYDNEY - SECONDARY (WITHOUT VIEWS)	225	300	350	350	0
WOLLONGONG	220	220	220	240	9

TABLE 18

OFFICE BUILDING SITE VALUE

SYDNEY

Land Value per square metre related to Gross Floor Space.

LOCALITY	1987 \$	1988 \$	1989 \$	1990 \$	% CHANGE 1989-1990
CHATSWOOD	1,000	1,300	1,600	1,300	-18
NORTH SYDNEY	1,000	1,200	1,700	1,600	-16
PARRAMATTA	325	430	850	700	-18
SYDNEY CENTRAL BUSINESS DISTRICT	1,500	4,000	5,500	4,000	-27
SYDNEY CENTRAL SECONDARY LOCATION	625	1,500	2,000	1,500	-25

TABLE 19
SMALL INDUSTRIAL SITES
SYDNEY, NEWCASTLE, WOLLONGONG

SUBURB	AREA SQUARE METRES	1987 \$	1988 \$	1989 \$	1990 \$	% CHANGE 1989-1990
ALEXANDRIA	1,815	500,000	700,000	820,000	770,000	-6
ARTARMON	2,000	1,150,000	1,400,000	1,825,000	1,750,000	-4
BLACKTOWN	2,250	145,000	200,000	350,000	400,000	14
BOTANY	2,030	275,000	450,000	650,000	600,000	-8
BROOKVALE	2,000	575,000	860,000	1,100,000	925,000	-15
CAMPBELLTOWN	2,004	70,000	85,000	140,000	160,000	14
CARDIFF	2,305	73,000	73,000	92,500	105,000	13
CARRINGTON	2,018	74,000	76,000	90,000	100,000	11
DEE WHY	2,000	525,000	780,000	935,000	775,000	-17
GOSFORD	2,089	55,000	80,000	110,000	150,000	26
HORNSBY	2,000	385,000	600,000	600,000	600,000	0
MARRICKVILLE	2,000	400,000	440,000	650,000	600,000	-7
MOOREBANK	1,859	100,000	140,000	190,000	250,000	31
NORTH WOLLONGONG	1,608	80,000	85,000	95,000	125,000	32
PENRITH	2,000	70,000	90,000	150,000	200,000	33
RIVERWOOD	2,000	260,000	345,000	525,000	525,000	0
RYDALMERE	1,831	320,000	370,000	500,000	425,000	-15
SILVERWATER	2,000	375,000	440,000	550,000	480,000	-13
SMITHFIELD	1,950	140,000	175,000	275,000	300,000	9
TAREN POINT	2,000	300,000	370,000	560,000	560,000	0
UNANDERRA	2,037	68,000	72,000	75,000	93,000	24

TABLE 20
LARGE INDUSTRIAL SITES
SYDNEY, NEWCASTLE, WOLLONGONG

SUBURB	AREA HECTARES	1987 \$	1988 \$	1989 \$	1990 \$	% CHANGE 1989-1990
ALEXANDRIA	1.6	3,000,000	4,150,000	5,400,000	5,100,000	-6
BANKSMEADOW	4.6	3,500,000	4,600,000	8,200,000	7,500,000	-9
BLACKTOWN	2.6	1,200,000	1,700,000	2,850,000	3,250,000	+14
BOTANY	2.23	2,000,000	2,700,000	3,600,000	3,250,000	-10
CAMPBELLTOWN	2.9	638,000	840,000	1,240,000	1,380,000	+11
CARRINGTON	3.27	450,000	480,000	600,000	650,000	8
CHIPPING NORTON	1.61	560,000	805,000	1,200,000	1,500,000	+25
MARRICKVILLE	2.0	2,800,000	3,200,000	4,750,000	4,500,000	-5
NORTH RYDE	3.0	12,000,000	15,000,000	19,500,000	21,000,000	+7
PORT KEMBLA	0.76	240,000	240,000	325,000	400,000	+23
RIVERWOOD	2.0	1,700,000	1,950,000	3,200,000	3,000,000	-6
RYDALMERE	2.0	2,700,000	3,100,000	4,200,000	3,500,000	-17
SILVERWATER	2.0	2,700,000	3,300,000	4,100,000	3,600,000	-12
TAREN POINT	2.0	1,800,000	2,050,000	3,400,000	3,200,000	-6
UNANDERRA	1.23	215,000	227,000	240,000	320,000	+33
WETHERILL PARK	2.0	825,000	1,000,000	1,800,000	2,200,000	+22

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

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

SUBURB	AREA SQUARE METRES	1987 \$	1988 \$	1989 \$	1990 \$	% CHANGE 1989-1990
ARTARMON	1,000	95	120	125	135	8
BOTANY	1,440	65	75	86	95	10
BROOKVALE	1,000	95	110	115	115	0
CAMPBELLTOWN	869	48	53	60	60	0
LAMBTON	738	50	55	65	70	7
MARRICKVILLE	1,000	75	95	110	120	9
MILPERRA	1,000	60	80	100	100	0
MOOREBANK	1,251	53	65	75	80	7
NORTH RYDE	1,500	140	155	160	180	12
NORTH WOLLONGONG	1,077	52	52	60	60	0
ROSEBERY	1,000	75	85	100	100	0
RYDALMERE	1,335	70	85	100	110	10
SILVERWATER	1,267	75	95	110	110	0
SMITHFIELD	1,200	57	65	75	80	7
TAREN POINT	1,000	60	80	100	100	0

TABLE 22
RURAL HOMESITES
SYDNEY AREA

SUBURB	AREAS HECTARES	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	% CHANGE 1989-1990
BARGO	2.0	50,000	65,000	105,000	105,000	0
BOX HILL	10.35	225,000	300,000	450,000	450,000	0
CAMDEN	0.4	75,000	90,000	130,000	135,000	4
CECIL PARK	2.0	125,000	200,000	275,000	275,000	0
DENHAM COURT	1.0	130,000	150,000	180,000	185,000	3
DURAL	2.0	220,000	400,000	475,000	425,000	-10
FREEMANS REACH	2.0	85,000	125,000	190,000	180,000	-5
FREEMANS REACH	10.0	160,000	210,000	320,000	300,000	-6
GALSTON	2.0	185,000	275,000	390,000	350,000	-10
GLENORIE	2.023	150,000	230,000	350,000	375,000	+7
LISAROW	1.3	75,000	95,000	150,000	150,000	0
MORISSET	10.17	70,000	85,000	150,000	150,000	0
ORCHARD HILLS	2.0	115,000	190,000	230,000	250,000	9
ROSSMORE	2.0	95,000	130,000	235,000	225,000	-4
TERREY HILLS	2.0	300,000	460,000	700,000	620,000	-11

COUNTRY LAND MARKET

TABLE 23

COASTAL CITIES AND TOWNS
SINGLE DWELLING SITE

Value for standard serviced allotment.

LOCALITY	DIMENSIONS (METRES)		1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	% CHANGE 1989-1990
BALLINA	18	x 37	28,000	34,000	52,000	55,000	6
BATEMANS BAY	20	x 35	26,000	26,000	40,000	38,000	-5
BEGA	21	x 45	17,000	17,000	24,000	27,000	12
COFFS HARBOUR	18	x 38	26,000	32,000	43,000	43,000	0
FORSTER	18	x 30	49,000	49,000	76,000	76,000	0
GRAFTON	20	x 30	21,000	21,000	24,000	25,000	4
KIAMA	18	x 36	45,000	55,000	80,000	100,000	25
LISMORE	23	x 31	22,000	24,000	32,500	32,500	0
MERIMBULA	18	x 40	34,000	45,000	70,000	80,000	14
MURWILLUMBAH	20	x 35	26,000	30,000	38,000	48,000	26
NELSON BAY	15	x 45	45,000	50,000	62,000	70,000	12
NOWRA	18	x 37	21,000	23,000	32,000	39,000	22
PORT MACQUARIE	21	x 38	24,000	27,000	37,500	45,000	20
TAREE	20	x 39	22,000	25,000	30,000	38,000	27
THE ENTRANCE	20	x 35	40,000	60,000	100,000	95,000	-5
TWEED HEADS	17	x 35	28,000	45,000	60,000	65,000	8
ULLADULLA	18	x 37	20,000	22,000	28,000	38,000	36

TABLE 24
SINGLE DWELLING SITES
INLAND CITIES/TOWNS

Value for Standard Service Allotment

SUBURB	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	% CHANGE 1989-1990
ALBURY	18 x 37	19,000	20,000	25,000	29,000	16
ARMIDALE	20 x 40	23,000	24,000	25,000	30,000	20
BATHURST	17 x 50	25,000	30,000	40,000	45,000	12
BOWRAL	30 x 67	45,000	45,000	80,000	100,000	25
BROKEN HILL	20 x 50	2,000	2,000	2,000	2,200	10
CESSNOCK	15 x 40	17,000	17,000	21,000	28,000	33
COBAR	18 x 71	6,750	8,000	12,000	15,000	25
COOMA	20 x 40	17,500	17,500	17,500	20,000	15
COONABARABRAN	20 x 59	9,000	9,500	10,500	10,000	-5
COONAMBLE	20 x 50	8,000	8,000	8,000	8,000	0
COOTAMUNDRA	18 x 36	11,000	11,500	12,500	13,000	4
COWRA	19 x 48	12,000	12,000	16,000	18,500	15
CROOKWELL	20 x 36	9,000	10,000	12,000	15,000	25
DENILIQVIN	25 x 28	15,000	13,500	13,500	18,000	33
DUBBO	19 x 42	15,000	16,000	24,000	26,000	8
GOL GOL	20 x 50	17,500	17,500	20,000	20,000	0
GOULBURN	19 x 36	24,000	26,000	31,000	38,000	23
GRIFFITH	18 x 46	22,000	22,000	25,000	25,000	0
GUNNEDAH	21 x 51	20,000	20,000	25,000	25,000	0
INVERELL	22 x 42	12,000	13,500	16,000	17,000	6
LEETON	20 x 69	21,000	21,000	22,000	22,000	0
LITHGOW	16 x 45	20,000	18,000	22,500	28,000	24
MAITLAND	17 x 36	22,000	22,000	25,000	29,000	16
MOREE	22 x 45	14,500	16,000	17,000	18,000	6
MOSS VALE	17 x 33	14,000	13,000	25,000	40,000	60
MUDGEE	40 x 37	19,000	20,000	25,000	30,000	20

TABLE 24
SINGLE DWELLING SITES
INLAND CITIES/TOWNS

(Continued)

Value for Standard Service Allotment

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

TABLE 25
RESIDENTIAL COTTAGES
COASTAL CITIES & TOWNS

Value of representative cottage in selected city/town

CITY/TOWN	CONSTN.	AGE	B'RMS	1987 \$	1988 \$	1989 \$	1990 \$	% CHANGE 1989-1990
BALLINA	BV	1988	3	100,000	115,000	155,000	155,000	0
BATEMANS BAY	BV	1984	3	88,000	95,000	120,000	130,000	8
BEGA	BV	1984	3	82,000	84,000	100,000	115,000	15
COFFS HARBOUR	BV	1983	3	90,000	110,000	145,000	145,000	0
FORSTER	BV	1970	3	98,000	105,000	165,000	165,000	0
GRAFTON	BV	1975	3	76,000	77,000	90,000	105,000	17
KIAMA	BV	1969	3	110,000	125,000	165,000	175,000	6
LISMORE	BV	1975	3	85,000	90,000	130,000	130,000	0
MERIMBULA	BV	1986	3	135,000	150,000	160,000	170,000	6
MURWILLUMBAH	BV	1970	3	95,000	110,000	125,000	155,000	24
NELSON BAY	BV	1970	3	95,000	105,000	140,000	165,000	17
NOWRA	BV	1977	3	82,000	90,000	130,000	138,000	6
PORT MACQUARIE	BV	1976	3	85,000	100,000	130,000	150,000	15
TAREE	BV	1978	3	70,000	90,000	110,000	125,000	14
THE ENTRANCE	AC/WB	1948	2	60,000	95,000	135,000	130,000	3
TWEED HEADS	BV	1987	3	95,000	125,000	150,000	165,000	10
ULLADULLA	BV	1984	3	86,000	90,000	125,000	135,000	8

Cottage Construction:
AC = Fibrous Cement
BV = Brick Veneer
WB = Weatherboard

TABLE 26

RESIDENTIAL COTTAGES
INLAND CITIES & TOWNS

Value of representative cottage in selected city/town

CITY/TOWN	CONSTN.	AGE	B 'RMS	1987 \$	1988 \$	1989 \$	1990 \$	% CHANGE 1989-1990
ALBURY	BV	1981	3	78,000	82,000	93,000	100,000	7
ARMIDALE	BV	1985	3	82,000	85,000	120,000	130,000	8
BATHURST	BV	1973	3	72,500	80,000	115,000	128,000	11
BOWRAL	BK	1935	3	105,000	110,000	190,000	220,000	16
BROKEN HILL	BK	1930	3	40,000	44,000	52,000	60,000	15
CESSNOCK	WB	1950	3	55,000	58,000	75,000	85,000	13
COBAR	WB	1968	3	57,500	62,500	70,000	77,000	10
COOMA	BV	1968	3	75,000	75,000	87,000	100,000	15
COONABARABRAN	WB	1938	3	48,000	50,000	60,000	60,000	0
COONAMBLE	WB	1960	3	50,000	50,000	55,000	60,000	9
COOTAMUNDRA	BV	1973	3	65,000	65,000	70,000	75,000	7
COWRA	BV	1976	3	65,000	73,000	85,000	110,000	29
CROOKWELL	BK	1939	3	55,000	60,000	77,000	85,000	10
DENILIQUIN	BV	1979	3	68,500	72,000	80,000	87,000	9
DUBBO	BV	1976	3	65,000	70,000	82,000	95,000	16
GOL GOL	BV	1975	3	75,000	75,000	82,500	85,000	3
GOULBURN	BK	1934	3	65,000	70,000	90,000	95,000	5
GRIFFITH	BV	1968	3	80,000	95,000	100,000	100,000	0
GUNNEDAH	BV	1985	3	85,000	92,000	120,000	125,000	4
INVERELL	BV	1986	3	70,000	76,000	95,000	95,000	0
LEETON	AC/WB	1960	3	60,000	65,000	68,000	68,000	0
LITHGOW	BK	1915	3	43,500	43,500	60,000	78,000	30
MAITLAND	BV	1954	3	70,000	70,000	87,000	100,000	15
MOREE	BV	1986	3	74,000	80,000	102,000	100,000	-2
MOSS VALE	BV	1976	3	78,000	78,000	110,000	110,000	0
MUDGEE	BV	1984	3	90,000	95,000	120,000	130,000	8

TABLE 26

RESIDENTIAL COTTAGES
INLAND CITIES & TOWNS

(Continued)

Value of representative cottage in selected city/town

CITY/TOWN	CONSTN.	AGE	B/RMS	1987 \$	1988 \$	1989 \$	1990 \$	% CHANGE 1989-1990
MUSWELLBROOK	BV	1983	3	70,000	70,000	80,000	85,000	6
NYNGAN	AC	1965	3	50,000	47,000	47,000	47,000	0
ORANGE	BV	1972	3	60,000	70,000	85,000	110,000	29
PARKES	WB	1976	3	50,000	53,000	60,000	75,000	25
QUEANBEYAN	BV	1971	3	80,000	85,000	95,000	100,000	5
TAMWORTH	BV	1986	3	87,000	92,000	120,000	135,000	12
TUMUT	BV	1978	3	70,000	70,000	75,000	75,000	0
WAGGA WAGGA	BV	1978	3	67,500	75,000	90,000	95,000	5
WALGETT	WB	1965	3	36,000	36,000	36,000	42,000	17
WELLINGTON	WB	1953	3	42,000	45,000	55,000	60,000	9
YASS	BV	1970	3	72,000	72,000	80,000	87,000	9
YOUNG	WB	1953	3	55,000	60,000	65,000	70,000	8

Cottage Construction:

AC = Fibrous Cement

BK = Brick

BV = Brick Veneer

WB = Weatherboard

TABLE 27
COUNTRY MEDIUM DENSITY SITES

Value per unit site							
CITY/TOWN	STYLE/BEDROOMS	1987 \$	1988 \$	1989 \$	1,990 \$	% CHANGE 1989-1990	
BATEMANS BAY	U	13,300	13,300	13,300	12,000	-10	
COFFS HARBOUR	U	12,000	14,000	18,000	17,000	-6	
GOULBURN	U	3,150	3,500	4,250	10,000	135	
MERIMBULA	U	23,000	26,000	29,000	31,000	7	
NELSON BAY	U	12,000	18,000	25,000	25,000	0	
PORT MACQUARIE	U	12,000	14,000	20,000	20,000	0	
QUEANBEYAN	TH	9,000	10,000	12,500	12,500	0	
TWEED HEADS	U	17,500	20,000	30,000	32,500	8	

STYLE: U = HOME UNIT
TH = TOWN HOUSE

TABLE 28

COUNTRY HOME UNITS

VALUE OF UNIT IN MEDIUM DENSITY DEVELOPMENT

CITY/TOWN	STYLE/BEDROOMS	1987 \$	1988 \$	1989 \$	1,990 \$	% CHANGE 1989-1990
BATEMANS BAY	U 2	65,000	68,000	90,000	90,000	0
COFFS HARBOUR	U 2	50,000	60,000	75,000	75,000	0
GOULBURN	U 2	50,000	55,000	70,000	80,000	14
MERIMBULA	U 2	84,000	88,000	105,000	115,000	10
NELSON BAY	U 2	70,000	84,000	125,000	145,000	16
PORT MACQUARIE	U 2	50,000	60,000	85,000	85,000	0
QUEANBEYAN	TH 2	70,000	73,000	82,000	86,000	5
TWEED HEADS	U 2	77,000	95,000	125,000	130,000	4

STYLE: U = HOME UNIT
TH = TOWN HOUSE

TABLE 29

SINGLE SHOP SITE
COUNTRY TOWNS & CITIES

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

SUBURB	DIMENSIONS (METRES)		1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	% CHANGE 1989-1990
ALBURY	5	x 95	220,000	220,000	240,000	240,000	0
ARMIDALE	6.1	x 67	134,000	146,000	150,000	150,000	0
BATEMANS BAY	7.3	x 55	150,000	175,000	182,000	182,000	0
BATHURST	4.4	x 40	165,000	180,000	180,000	180,000	0
BEGA	8.4	x 30	140,000	175,000	175,000	175,000	0
BROKEN HILL	6.7	x 50	18,500	17,000	17,000	18,500	9
COFFS HARBOUR	6.7	x 53	295,000	310,000	322,000	322,000	0
COOMA	6.1	x 17	79,000	79,000	79,000	79,000	0
COWRA	6.4	x 57	45,000	45,000	40,000	40,000	0
DENILIQUIN	5	x 50	55,000	55,000	55,000	63,000	14
DUBBO	5.6	x 51	153,000	170,000	170,000	170,000	0
GOULBURN	6.7	x 31	100,000	120,000	130,000	143,000	10
GRAFTON	5.3	x 34	125,000	133,000	125,000	125,000	0
GRIFFITH	9.1	x 47	228,000	256,000	256,000	256,000	0
LISMORE	6.7	x 43	267,000	300,000	334,000	370,000	11
LITHGOW	5.9	x 47	80,000	65,000	80,000	80,000	0
MAITLAND	5.5	x 24	110,000	110,000	110,000	120,000	9
MERIMBULA	9.3	x 50	200,000	225,000	240,000	240,000	0
MOREE	6.1	x 50	67,000	73,000	92,000	92,000	0
MUDGEE	7.9	x 40	67,000	67,000	73,000	80,000	10
MUSWELLBROOK	7.6	x 40	125,000	125,000	125,000	125,000	0
NOWRA	6.7	x 40	215,000	240,000	270,000	350,000	30
ORANGE	4.9	x 37	134,000	146,000	146,000	146,000	0
PARKES	5.6	x 58	41,000	41,000	41,000	41,000	0
PORT MACQUARIE	9.4	x 44	490,000	510,000	567,000	567,000	0
QUEANBEYAN	10	x 31	146,000	165,000	165,000	165,000	0

TABLE 29
SINGLE SHOP SITE
COUNTRY TOWNS & CITIES

(Continued)

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

SUBURB	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	% CHANGE 1989-1990
TAMWORTH	6.3 x 52	173,000	188,000	240,000	240,000	0
TAREE	6.2 x 44	218,000	230,000	249,000	249,000	0
TWEED HEADS	5.6 x 25	141,000	169,000	226,000	226,000	0
WAGGA WAGGA	8.2 x 50	220,000	287,000	370,000	370,000	0
YOUNG	5.6 x 50	85,000	85,000	92,000	92,000	0

TABLE 30

RENTAL OF MODERN SHOP
COUNTRY TOWNS & CITIES

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

CITY/TOWN	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	% CHANGE 1989-1990
ALBURY	5 x 42	800	800	1,000	1,000	0
ARMIDALE	6 x 21	550	600	650	700	8
BATEMANS BAY	7.3 x 25	480	520	560	560	0
BATHURST	4.4 x 30	625	675	750	800	7
BEGA	8.4 x 24	540	600	620	660	6
BROKEN HILL	6.7 x 23	320	320	350	370	6
COFFS HARBOUR	6.7 x 38	910	950	1,000	1,000	0
COOMA	6.1 x 17	325	325	325	325	0
COWRA	6.4 x 26	300	330	350	375	7
DENILIQUIN	5 x 35	400	400	400	400	0
DUBBO	5.6 x 36	880	880	1,050	1,050	0
GOULBURN	6.6 x 17	450	500	550	600	9
GRAFTON	5.3 x 30	600	625	575	600	4
GRIFFITH	9 x 47	800	850	850	850	0
LISMORE	6.7 x 43	800	850	950	1,050	11
LITHGOW	5.9 x 32	350	375	400	450	11
MAITLAND	5.5 x 13	400	400	420	480	14
MERIMBULA	9.3 x 27	600	650	700	850	21
MOREE	6 x 18	300	330	390	410	5
MUDGEE	7.9 x 36	600	600	650	700	8
MUSWELLBROOK	6.5 x 20	400	400	450	450	0
NOWRA	6.1 x 31	535	560	590	650	10
ORANGE	4.9 x 37	780	835	950	1,025	8
PARKES	5.6 x 24	260	280	320	350	9
PORT MACQUARIE	9.4 x 32	1,500	1,580	1,700	1,700	0
QUEANBEYAN	10 x 27	750	750	800	750	-6

TABLE 30
RENTAL OF MODERN SHOP
COUNTRY TOWNS & CITIES

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

CITY/TOWN	DIMENSIONS (METRES)	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	% CHANGE 1989-1990
TAMWORTH	6.2 x 25	700	800	1,000	1,000	0
TAREE	6.2 x 32	730	770	820	820	0
TWEED HEADS	5.6 x 25	430	515	650	650	0
WAGGA WAGGA	8.2 x 48	1,000	1,200	1,200	1,100	-8
YOUNG	5.6 x 21	275	300	325	350	8

TABLE 31
SMALL INDUSTRIAL SITES
COUNTRY TOWNS

CITY/TOWN	AREA SQUARE METRES	1987 \$	1988 \$	1989 \$	1990 \$	% CHANGE 1989-1990
ALBURY	1,277	26,000	30,000	38,000	45,000	18
ARMIDALE	1,000	22,000	23,000	24,000	25,000	4
BATHURST	1,960	27,500	29,500	31,500	33,000	5
BOMADERRY	2,485	60,000	60,000	63,000	68,000	8
COFFS HARBOUR	1,600	75,000	78,000	88,000	100,000	14
DUBBO	2,700	23,000	23,000	30,000	35,000	17
GOULBURN	2,561	65,000	70,000	70,000	70,000	0
GRIFFITH	2,036	40,000	40,000	40,000	40,000	0
LISMORE	1,008	22,000	22,000	22,000	22,000	0
MOREE	3,000	20,000	21,000	21,000	21,000	0
MUSWELLBROOK	2,000	17,000	16,000	16,000	16,000	0
MURWILLUMBAH	1,646	30,000	35,000	35,000	46,000	31
QUEANBEYAN	1,992	44,000	50,000	56,000	67,000	20
TAMWORTH	2,200	36,000	36,000	36,000	37,500	4
TAREE	2,247	50,000	50,000	50,000	65,000	30
WAGGA WAGGA	2,000	35,000	40,000	60,000	60,000	0

TABLE 34
DAIRY FARMS
COUNTRY AREAS

Value ex buildings for typical property.

LOCALITY	AREA (Ha)	NO OF MILKERS	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	% CHANGE 1989-1990
BEGA	122	220	340,000	370,000	390,000	425,000	9
DENMAN	75	50	300,000	340,000	400,000	400,000	0
DORRIGO	141	80	230,000	250,000	280,000	300,000	7
LISMORE	69	70	165,000	172,000	225,000	225,000	0
NOWRA	85	80	400,000	440,000	500,000	550,000	10
SINGLETON	40	45	225,000	315,000	315,000	315,000	0
TAREE	112	70	240,000	290,000	385,000	450,000	17

TABLE 35
WHEAT PROPERTIES

LOCALITY	AREA (Ha)	TONNES PER HA	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	% CHANGE 1989-1990
ALBURY	456	2.80	685,000	913,000	913,000	913,000	0
CONDOBOLIN	1,568	1.0	290,000	320,000	392,000	392,000	0
COONAMBLE	731	2.0	274,000	300,000	358,000	358,000	0
COOTAMUNDRA	285	4.5	375,000	493,000	570,000	640,000	12
COWRA	247	2.75	235,000	272,000	326,000	375,000	15
DUBBO	696	1.6	233,000	257,000	306,000	327,000	7
GILGANDRA	762	2.0	286,000	312,000	373,000	373,000	0
GOOLGOWI	2,329	1.2	489,000	489,000	550,000	550,000	0
GRENFELL	505	1.8	232,000	278,000	306,000	337,000	10
INVERELL	465	1.7	235,000	255,000	305,000	305,000	0
JUNEE	453	3.75	475,000	589,000	634,000	634,000	0
MOREE	1,100	1.9	480,000	520,000	625,000	625,000	0
NARRAB RI	730	2.2	375,000	410,000	490,000	490,000	0
NARROMINE	865	2.0	290,000	355,000	415,000	415,000	0
PARKES	465	1.8	232,000	279,000	325,000	348,000	7
SPRING RIDGE	500	2.5	440,000	540,000	725,000	725,000	0
SWAN HILL	2,439	1.8	610,000	732,000	975,000	975,000	0
TAMWORTH	300	1.7	160,000	200,000	265,000	330,000	25
WALGETT	2,350	1.0	388,000	458,000	530,000	580,000	9
WELLINGTON	524	2.75	380,000	430,000	600,000	600,000	0
TONNES PER HECTARE = TYPICAL AVERAGE PRODUCTION							

TABLE 36
COASTAL GRAZING

Value ex buildings for typical property.

(C = CATTLE)

LOCALITY	AREA (Ha)	CARRYING CAPACITY	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	% CHANGE 1989-1990
BEGA	331	200.C	330,000	330,000	360,000	410,000	14
BONALBO	535	180.C	185,000	200,000	250,000	300,000	20
DUNGOG	202	125.C	275,000	285,000	350,000	375,000	7
GRAFTON	1,195	420.C	430,000	450,000	525,000	630,000	20
KEMPSEY	513	320.C	375,000	400,000	480,000	525,000	9
MORUYA	126	100.C	225,000	225,000	290,000	315,000	9
NOWRA	60	60.C	230,000	250,000	350,000	400,000	14
SCONE	476	175.C	285,000	350,000	450,000	450,000	0
SINGLETON	760	300.C	345,000	410,000	510,000	510,000	0
TAREE	742	400.C	380,000	435,000	680,000	835,000	23

TABLE 37
TABLELANDS GRAZING

Value ex buildings for typical property.

(S = SHEEP)

LOCALITY	AREA (Ha)	CARRYING CAPACITY DRY SHEEP EQUIVALENT	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	% CHANGE 1989-1990
BATHURST	387	3,100.S	350,000	405,000	700,000	700,000	0
BOOROWA	300	1,800.S	232,000	287,000	330,000	330,000	0
COOLAH	639	2,500.S	240,000	290,000	375,000	375,000	0
COOMA	842	2,500.S	275,000	325,000	425,000	425,000	0
CROOKWELL	325	2,400.S	300,000	396,000	600,000	600,000	0
GUYRA	700	8,000.S	850,000	1,200,000	1,820,000	1,820,000	0
MUDGEE	1,011	3,200.S	310,000	380,000	500,000	500,000	0
OBERON	191	2,400.S	270,000	305,000	600,000	600,000	0
ORANGE	238	3,000.S	290,000	330,000	495,000	495,000	0
TENTERFIELD	700	4,400.S	420,000	550,000	770,000	770,000	0
TUMBARUMBA	290	2,900.S	250,000	290,000	420,000	455,000	8
TUMUT	606	6,000.S	510,000	727,000	900,000	1,050,000	17
WALCHA	700	7,000.S	720,000	1,000,000	1,557,000	1,557,000	0
YASS	704	3,000.S	360,000	420,000	540,000	540,000	0

TABLE 38
WESTERN GRAZING

Value ex buildings for typical property.

(S = SHEEP)

LOCALITY	AREA (Ha)	CARRYING CAPACITY DRY SHEEP EQUIVALENT	1987 (\$)	1988 (\$)	1989 (\$)	1990 (\$)	% CHANGE 1989-1990
BALRANALD	12,430	6,000.S	600,000	1,052,000	1,052,000	947,000	-10
BOURKE	24,270	6,000.S	225,000	300,000	420,000	390,000	-7
BREWARRINA	9,429	5,800.S	377,000	522,000	725,000	667,000	-8
COBAR	25,470	4,800.S	267,000	340,000	364,000	340,000	-7
HAY	9,138	4,500.S	790,000	790,000	1,000,000	900,000	-10
LIGHTNING RIDGE	7,822	4,100.S	309,000	350,000	515,000	473,000	-8
WENTWORTH	13,183	3,300.S	205,000	400,000	400,000	342,000	-14
WILCANNIA	33,526	5,100.S	310,000	413,000	516,000	465,000	-10

TABLE 39
SPECIALISED RURAL PROPERTIES

Value ex buildings.

LOCALITY	AREA (Ha)	1987	1988	1989	1990	% CHANGE 1989-1990
IRRIGATION - COTTON						
GWYDIR VALLEY	850	1,500,000	1,950,000	2,215,000	2,215,000	0
NAMOI VALLEY	600	1,000,000	1,250,000	1,445,000	1,445,000	0
IRRIGATION - PRIME CEREAL GROWING						
BREEZA PLAIN	500	800,000	890,000	1,000,000	1,000,000	0
CITRUS FARMS						
BURONGA	11.6	140,000	150,000	150,000	185,000	23.3
GRIFFITH	26	442,000	520,000	570,000	525,000	-8
RICE FARMS						
DENILQUIN	256	153,000	192,000	230,000	207,000	-10
GRIFFITH	177	177,000	212,000	240,000	215,000	-10
BANANA PLANTATIONS						
COFFS HARBOUR	7	230,000	230,000	250,000	250,000	0
SUGAR CANE FARMS						
CONDONG	47	165,000	165,000	165,000	185,000	12
SOUTH BALLINA	40	120,000	120,000	150,000	150,000	0
VINES						
COOMEALLA	13.5	80,000	100,000	100,000	115,000	+15
YENDA	23	197,000	232,000	265,000	245,000	-8