

MDP

Metropolitan Sydney • Central Coast Region • Illawarra Region

JULY 2013 MONTHLY MONITOR



Introduction

The monthly monitor provides dwelling approval and completion data for LGAs in Metropolitan Sydney, Central Coast Region and Illawarra Region.

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The quarterly MDP monitor provides comprehensive information on residential activity in the Sydney Region, the greenfield development pipeline and activity in growth locations.

Figure 1: Sydney Metropolitan - Dwelling Approvals (July 2011 - July 2013)

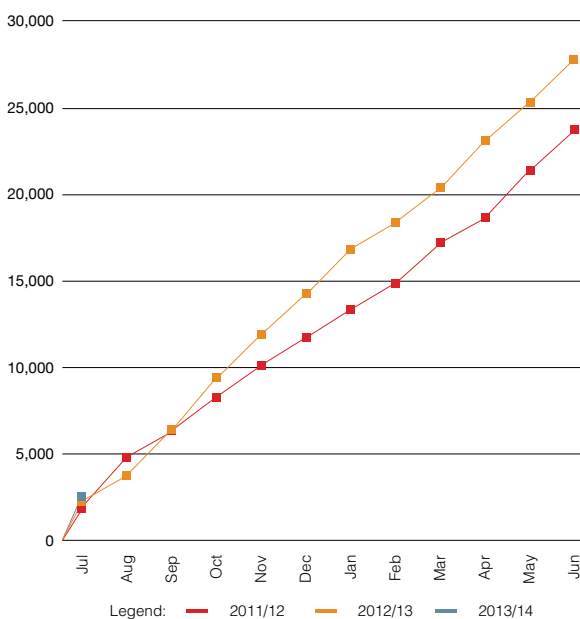


Figure 2: Sydney Metropolitan - Net Dwelling Completions (July 2011 - July 2013)

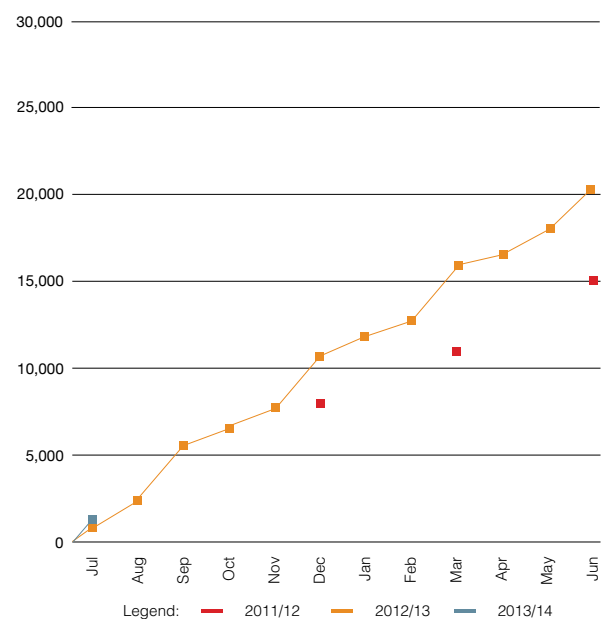


Table 1: Regional Dwelling Approvals and Completions (July 2011 - July 2013)

Sydney Metropolitan Dwelling Approvals and Net Dwelling Completions

Dwelling Approvals	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total / YTD
2011/12	1,775	2,984	1,531	2,026	1,805	1,613	1,617	1,511	2,358	1,430	2,749	2,354	23,753
2012/13	2,167	1,552	2,599	3,026	2,590	2,326	2,592	1,550	1,995	2,767	2,195	2,424	27,783
2013/14	2,469												2,469

Dwelling Completions	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total / YTD
2011/12						7,976*			3,017*			4,111*	15,104
2012/13	805	1,604	3,150	1,039	1,128	2,974	1,160	922	3,182	638	1,479	2,258	20,339
2013/14	1,280												1,280

Central Coast Region Dwelling Approvals and Net Dwelling Completions

Dwelling Approvals	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total / YTD
2011/12	55	76	51	38	51	49	37	50	43	33	110	44	637
2012/13	70	79	51	85	70	57	31	69	71	77	66	48	774
2013/14	45												45

Dwelling Completions	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total / YTD
2011/12						244*			122*			121*	487
2012/13	66	36	26	139	100	39	38	77	118	47	45	27	758
2013/14	33												33

Illawarra Region Dwelling Approvals and Net Dwelling Completions

Dwelling Approvals	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total / YTD
2011/12	35	51	61	115	142	84	43	48	43	55	87	95	859
2012/13	78	70	28	85	67	34	101	96	119	83	139	96	996
2013/14	84												84

Dwelling Completions	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total / YTD
2011/12						331*						489*	820
2012/13	44	75	0	36	40	342	74	79	182	76	92	152	1,192
2013/14	28												28

Note: * Six and three month net dwelling completion totals.
Monthly net dwelling completion data is only available from July 2012.

Table 2: Sydney Metropolitan, Central Coast and Illwarra Region Residential Activity - Dwelling Approvals and Net Dwelling Completions (May 2013 - July 2013)

Subregion	LGA	Dwelling Approvals				Net Dwelling Completions			
		May	June	2012/13	July	May	June	2012/13	July
Sydney City	Sydney City	97	818	3,440	48	29	419	1,748	80
Sydney City Total		97	818	3,440	48	29	419	1,748	80
East	Botany Bay	8	8	591	5	151	9	388	12
	Randwick	25	84	731	14	37	19	273	34
	Waverley	5	8	72	2	0	6	172	18
	Woollahra	84	26	451	22	0	3	31	0
East Total		122	126	1,845	43	188	37	864	64
South	Canterbury	20	74	669	68	29	108	293	24
	Hurstville	4	3	211	22	3	17	295	0
	Kogarah	11	9	184	22	2	1	96	11
	Marrickville	2	8	408	34	1	6	259	8
	Rockdale	40	5	938	114	1	100	500	19
	Sutherland	71	28	568	35	5	72	426	2
South Total		148	127	2,978	295	41	304	1,869	64
Inner West	Ashfield	26	0	34	2	0	0	8	0
	Burwood	5	8	71	1	1	109	530	0
	Canada Bay	4	3	1,331	102	70	2	1,096	64
	Leichhardt	1	15	225	0	3	4	60	0
	Strathfield	0	0	59	0	24	237	335	95
Inner West Total		36	26	1,720	105	98	352	2,029	159
Inner North	Hunters Hill	43	2	76	0	0	5	43	0
	Lane Cove	62	3	370	84	45	1	56	0
	Mosman	3	1	112	2	0	0	3	0
	North Sydney	11	52	487	42	0	2	238	0
	Ryde	23	74	1,005	13	6	7	447	132
	Willoughby	15	97	196	7	0	0	121	12
Inner North Total		157	229	2,246	148	51	15	908	144
North	Hornsby	17	11	542	38	32	7	195	15
	Ku-ring-gai	55	20	541	137	12	90	621	2
North Total		72	31	1,083	175	44	97	816	17
North East	Manly	10	2	26	4	20	5	144	0
	Pittwater	1	5	162	8	72	41	305	42
	Warringah	45	15	341	40	31	40	281	4
North East Total		56	22	529	52	123	86	730	46
West Central	Auburn	100	12	1,224	189	0	26	912	9
	Bankstown	73	49	856	40	12	55	472	13
	Fairfield	36	26	502	221	46	27	302	107
	Holroyd	41	20	415	45	12	37	536	15
	Parramatta	318	144	2,090	87	122	84	1,336	123
West Central Total		568	251	5,087	582	192	229	3,558	267
North West	Blacktown	233	119	2,190	271	130	175	2,021	94
	Blue Mountains	24	6	165	12	25	7	141	4
	Hawkesbury	12	13	327	14	4	4	80	1
	Penrith	97	91	1,223	273	84	148	1,271	47
	The Hills	243	116	1,256	94	211	107	1,037	108
North West Total		609	345	5,161	664	454	441	4,550	254
South West	Camden	103	113	1,354	117	166	127	1,290	54
	Campbelltown	37	199	913	88	19	25	583	24
	Liverpool	158	110	1,224	128	49	105	1,185	105
	Wollondilly	32	27	203	24	25	21	209	2
South West Total		330	449	3,694	357	259	278	3,267	185
Sydney Metropolitan Total		2,195	2,424	27,783	2,469	1,479	2,258	20,339	1,280
Central Coast	Gosford	32	28	348	23	17	12	344	14
	Wyong	34	20	426	22	28	15	414	19
Central Coast Total		66	48	774	45	45	27	758	33
Illawarra	Kiama	3	2	15	1	0	12	152	1
	Shellharbour	31	43	375	27	24	34	341	7
	Wollongong	105	51	606	56	68	106	699	20
Illawarra Total		139	96	996	84	92	152	1,192	28

Table 3: Sydney Metropolitan, Central Coast and Illwarra Region Residential Activity - Dwelling Approvals and Net Dwelling Completions by Building Type (July 2013)

Subregion	LGA	Dwelling Approvals (by building type) July 2013				Net Dwelling Completions (by building type) July 2013		
		Detached	Multi-unit	Other	% Multi-unit	Detached	Multi-unit	% Multi-unit
Sydney City	Sydney	3	42	3	88%	4	76	95%
Sydney City Total		3	42	3	88%	4	76	95%
East	Botany Bay	5	0	0	0%	4	8	67%
	Randwick	6	6	2	43%	0	34	100%
	Waverley	2	0	0	0%	0	18	100%
	Woollahra	22	0	0	0%	0	0	0%
East Total		35	6	2	14%	4	60	94%
South	Canterbury	8	60	0	88%	24	0	0%
	Hurstville	6	14	2	64%	0	0	0%
	Kogarah	6	15	1	68%	2	9	82%
	Marrickville	5	29	0	85%	8	0	0%
	Rockdale	3	111	0	97%	0	19	100%
	Sutherland	27	8	0	23%	2	0	0%
South Total		55	237	3	80%	36	28	44%
Inner West	Ashfield	0	0	2	0%	0	0	0%
	Burwood	1	0	0	0%	0	0	0%
	Canada Bay	5	97	0	95%	0	64	100%
	Leichhardt	0	0	0	0%	0	0	0%
	Strathfield	0	0	0	0%	0	95	100%
Inner West Total		6	97	2	92%	0	159	100%
Inner North	Hunters Hill	0	0	0	0%	0	0	0%
	Lane Cove	5	79	0	94%	0	0	0%
	Mosman	2	0	0	0%	0	0	0%
	North Sydney	6	33	3	79%	0	0	0%
	Ryde	2	10	1	77%	0	132	100%
	Willoughby	7	0	0	0%	0	12	100%
Inner North Total		22	122	4	82%	0	144	100%
North	Hornsby	16	21	1	55%	7	8	53%
	Ku-ring-gai	6	131	0	96%	2	0	0%
North Total		22	152	1	87%	9	8	47%
North East	Manly	1	3	0	75%	0	0	0%
	Pittwater	8	0	0	0%	1	41	98%
	Warringah	16	23	1	58%	4	0	0%
North East Total		25	26	1	50%	5	41	89%
Central West	Auburn	20	168	1	89%	0	9	100%
	Bankstown	18	22	0	55%	9	4	31%
	Fairfield	54	167	0	76%	84	23	21%
	Holroyd	37	4	4	9%	11	4	27%
	Parramatta	16	70	1	80%	8	115	93%
Central West Total		145	431	6	74%	112	155	58%
North West	Blacktown	153	96	22	35%	76	18	19%
	Blue Mountains	12	0	0	0%	4	0	0%
	Hawkesbury	11	2	1	14%	1	0	0%
	Penrith	127	146	0	53%	40	7	15%
	The Hills	92	0	2	0%	83	25	23%
North West Total		395	244	25	37%	204	50	20%
South West	Camden	115	2	0	2%	54	0	0%
	Campbelltown	64	23	1	26%	23	1	4%
	Liverpool	110	16	2	13%	105	0	0%
	Wollondilly	24	0	0	0%	2	0	0%
South West Total		313	41	3	11%	184	1	1%
Sydney Metropolitan Total		1,021	1,398	50	57%	558	722	56%
Central Coast	Gosford	18	4	1	17%	14	0	0%
	Wyong	18	2	2	9%	19	0	0%
Central Coast Total		36	6	3	13%	33	0	0%
Illawarra	Kiama	1	0	0	0%	1	0	0%
	Shellharbour	22	4	1	15%	6	1	14%
	Wollongong	33	21	2	38%	4	16	80%
Illawarra Total		56	25	3	30%	11	17	61%

Note: Building Approvals may be revised or corrected by ABS in later months.

Glossary

Building Type:

- **Detached House** – a detached building primarily used for long term residential purposes. It consists of one dwelling unit.
- **Multi-unit** – includes dwellings which are semi-detached, row or terrace house, villas, townhouses, units or apartments buildings.
- **Other dwellings** – refer to development that does not fall within the definition of detached and multi-unit dwellings, including nursing homes and development permissible under the Seniors Living State Environmental Planning Policy.

Dwelling Approvals – includes the conversions and dwelling units approved as part of the alterations and additions or the construction of non-residential buildings.

Net Dwelling Completions – the number of completed dwellings added to the existing stock, adjusted for demolitions. As an example, a two unit development that demolished one house is counted as one additional dwelling.

Data Sources

Dwelling Approvals – Australian Bureau of Statistics (Catalogue 8731.0).

Net Dwelling Completions – Sydney Water Business Intelligence Enterprise Data Warehouse and Gosford and Wyong Councils.

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