

MDP

Metropolitan Sydney • Central Coast Region • Illawarra Region

SEPTEMBER 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 - September 2013)

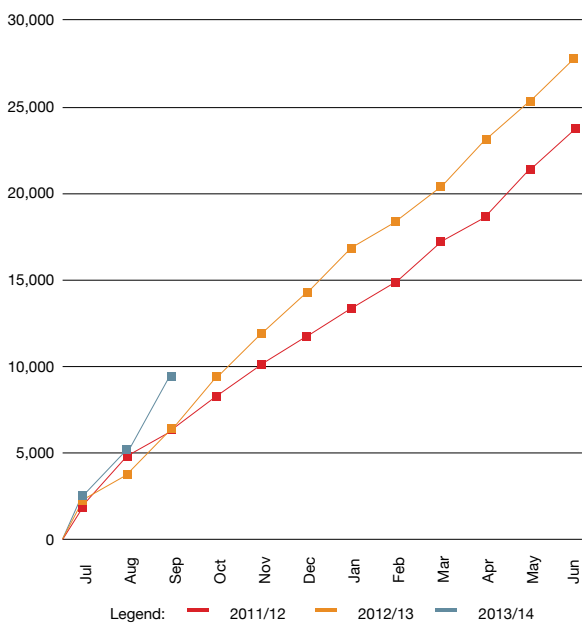


Figure 2: Sydney Metropolitan - Net Dwelling Completions (July 2011 - September 2013)

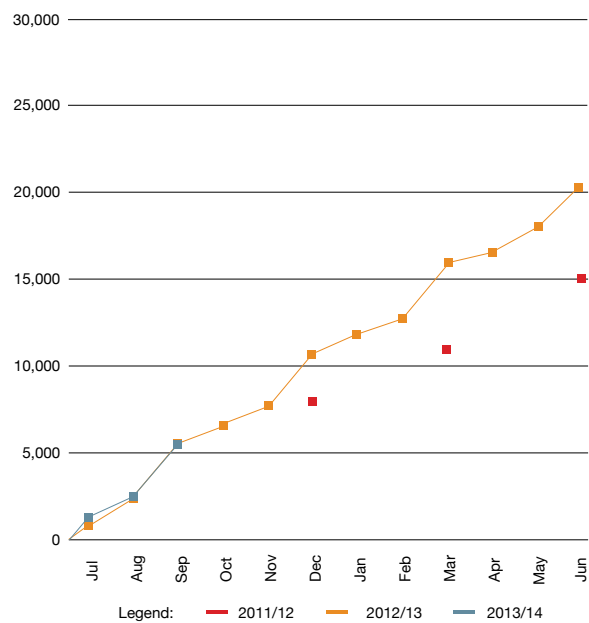


Table 1: Regional Dwelling Approvals and Net Completions (July 2011 - September 2013)

Sydney Metropolitan

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	2,563	4,481										9,513

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	1,306	2,959										5,545

Central Coast Region

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	108	47										200

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	144	100										277

Illawarra Region

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	138	74										296

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	53	150										231

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

Table 1: Sydney Metropolitan, Central Coast and Illwarra Region Residential Activity - Dwelling Approvals and Net Dwelling Completions (July 2013 - September 2013)

Subregion	LGA	Dwelling Approvals				Net Dwelling Completions			
		July	August	September	YTD	July	August	September	YTD
Sydney City	Sydney City	48	141	405	594	80	23	375	478
Sydney City Total		48	141	405	594	80	23	375	478
East	Botany Bay	5	1	4	10	12	0	45	57
	Randwick	14	84	48	146	34	28	125	187
	Waverley	2	13	8	23	18	1	4	23
	Woollahra	22	30	24	76	0	0	4	4
East Total		43	128	84	255	64	29	178	271
South	Canterbury	68	318	53	439	24	21	123	168
	Hurstville	22	69	197	288	0	14	94	108
	Kogarah	22	9	113	144	11	0	9	20
	Marrickville	34	3	2	39	8	3	219	230
	Rockdale	114	275	612	1,001	19	19	0	38
	Sutherland	35	35	63	133	2	2	52	56
South Total		295	709	1,040	2,044	64	59	497	620
Inner West	Ashfield	2	4	1	7	0	0	1	1
	Burwood	1	24	0	25	0	0	0	0
	Canada Bay	102	25	17	144	64	431	0	495
	Leichhardt	0	1	0	1	0	2	2	4
	Strathfield	0	0	42	42	95	0	0	95
Inner West Total		105	54	60	219	159	433	3	595
Inner North	Hunters Hill	0	1	1	2	0	2	0	2
	Lane Cove	84	4	2	90	0	0	130	130
	Mosman	2	22	3	27	0	29	0	29
	North Sydney	42	44	137	223	0	24	0	24
	Ryde	13	13	19	45	132	12	17	161
	Willoughby	7	7	407	421	12	8	19	39
Inner North Total		148	91	569	808	144	75	166	385
North	Hornsby	38	57	95	190	15	2	8	25
	Ku-ring-gai	137	69	21	227	2	160	130	292
North Total		175	126	116	417	17	162	138	317
North East	Manly	4	2	1	7	0	0	1	1
	Pittwater	8	4	14	26	42	0	22	64
	Warringah	40	15	29	84	4	63	8	75
North East Total		52	21	44	117	46	63	31	140
West Central	Auburn	189	202	20	411	9	0	2	11
	Bankstown	40	124	68	232	13	19	130	162
	Fairfield	221	36	44	301	107	3	17	127
	Holroyd	45	62	89	196	15	93	32	140
	Parramatta	87	78	306	471	123	43	273	439
West Central Total		582	502	527	1,611	267	158	454	879
North West	Blacktown	271	119	207	597	94	132	211	437
	Blue Mountains	12	9	18	39	4	0	18	22
	Hawkesbury	14	17	11	42	1	4	4	9
	Penrith	273	157	127	557	47	20	170	237
	The Hills	94	104	547	745	108	92	132	332
North West Total		664	406	910	1,980	254	248	535	1,037
South West	Camden	117	103	116	336	54	23	218	295
	Campbelltown	88	119	125	332	24	16	97	137
	Liverpool	128	140	456	724	105	14	212	331
	Wollondilly	24	23	29	76	2	3	55	60
South West Total		357	385	726	1,468	185	56	582	823
Sydney Metro Total		2,469	2,563	4,481	9,513	1,280	1,306	2,959	5,545
Central Coast	Gosford	23	51	28	102	14	50	16	80
	Wyong	22	57	19	98	19	94	84	197
Central Coast Total		45	108	47	200	33	144	100	277
Illawarra	Kiama	1	8	0	9	1	1	8	10
	Shellharbour	27	38	28	93	7	18	43	68
	Wollongong	56	92	46	194	20	34	99	153
Illawarra Total		84	138	74	296	28	53	150	231

Table 2: Sydney Metropolitan, Central Coast and Illwarra Region Residential Activity - Dwelling Approvals and Net Dwelling Completions by Building Type (September 2013)

Subregion	LGA	Dwelling Approvals (by building type) September 2013				Net Dwelling Completions (by building type) September 2013		
		Detached	Multi-unit	Other	% Multi-unit	Detached	Multi-unit	% Multi-unit
Sydney City	Sydney	1	387	17	96%	17	358	95%
Sydney City Total		1	387	17	96%	17	358	95%
East	Botany Bay	4	0	0	0%	2	43	96%
	Randwick	3	45	0	94%	3	122	98%
	Waverley	2	6	0	75%	1	3	75%
	Woollahra	24	0	0	0%	3	1	25%
East Total		33	51	0	61%	9	169	95%
South	Canterbury	12	41	0	77%	15	108	88%
	Hurstville	7	189	1	96%	7	87	93%
	Kogarah	13	100	0	88%	0	9	100%
	Marrickville	0	2	0	100%	4	215	98%
	Rockdale	9	602	1	98%	0	0	0%
	Sutherland	34	29	0	46%	35	17	33%
South Total		75	963	2	93%	61	436	88%
Inner West	Ashfield	1	0	0	0%	0	1	100%
	Burwood	0	0	0	0%	0	0	0%
	Canada Bay	8	9	0	53%	0	0	0%
	Leichhardt	0	0	0	0%	0	2	100%
	Strathfield	0	42	0	100%	0	0	0%
Inner West Total		9	51	0	85%	0	3	100%
Inner North	Hunters Hill	1	0	0	0%	0	0	0%
	Lane Cove	2	0	0	0%	0	130	100%
	Mosman	3	0	0	0%	0	0	0%
	North Sydney	7	0	130	0%	0	0	0%
	Ryde	8	10	1	53%	1	16	94%
	Willoughby	6	399	2	98%	3	16	84%
Inner North Total		27	409	133	72%	4	162	98%
North	Hornsby	15	79	1	83%	2	6	75%
	Ku-ring-gai	14	6	1	29%	4	126	97%
North Total		29	85	2	73%	6	132	96%
North East	Manly	1	0	0	0%	0	1	100%
	Pittwater	6	8	0	57%	2	20	91%
	Warringah	29	0	0	0%	4	4	50%
North East Total		36	8	0	18%	6	25	81%
Central West	Auburn	16	4	0	20%	2	0	0%
	Bankstown	24	43	1	63%	43	87	67%
	Fairfield	36	7	1	16%	9	8	47%
	Holroyd	29	60	0	67%	28	4	13%
	Parramatta	23	282	1	92%	24	249	91%
Central West Total		128	396	3	75%	106	348	77%
North West	Blacktown	155	46	6	22%	205	6	3%
	Blue Mountains	17	0	1	0%	17	1	6%
	Hawkesbury	9	2	0	18%	4	0	0%
	Penrith	104	22	1	17%	145	25	15%
	The Hills	72	475	0	87%	127	5	4%
North West Total		357	545	8	60%	498	37	7%
South West	Camden	116	0	0	0%	218	0	0%
	Campbelltown	34	91	0	73%	79	18	19%
	Liverpool	96	359	1	79%	176	36	17%
	Wollondilly	29	0	0	0%	25	30	55%
South West Total		275	450	1	62%	498	84	14%
Sydney Metro Total		970	3,345	166	75%	1,205	1,754	59%
Central Coast	Gosford	25	2	1	7%	8	8	50%
	Wyang	19	0	0	0%	33	51	61%
Central Coast Total		44	2	1	4%	41	59	59%
Illawarra	Kiama	0	0	0	0%	8	0	0%
	Shellharbour	22	6	0	21%	42	1	2%
	Wollongong	34	12	0	26%	82	17	17%
Illawarra Total		56	18	0	24%	132	18	12%

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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