

## OCTOBER 2013 MONTHLY MONITOR



### Introduction

The monthly monitor provides dwelling approval and completion data for LGAs in Metropolitan Sydney, Central Coast Region and the 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 - October 2013)

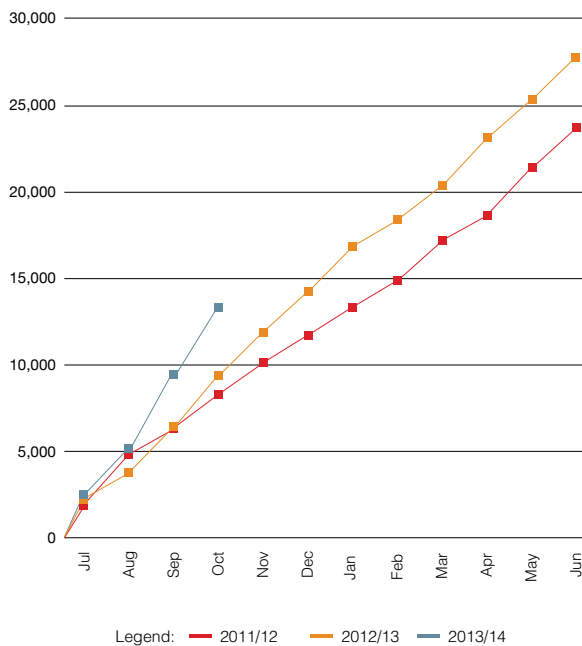


Figure 2: Sydney Metropolitan - Net Dwelling Completions (July 2011 - October 2013)

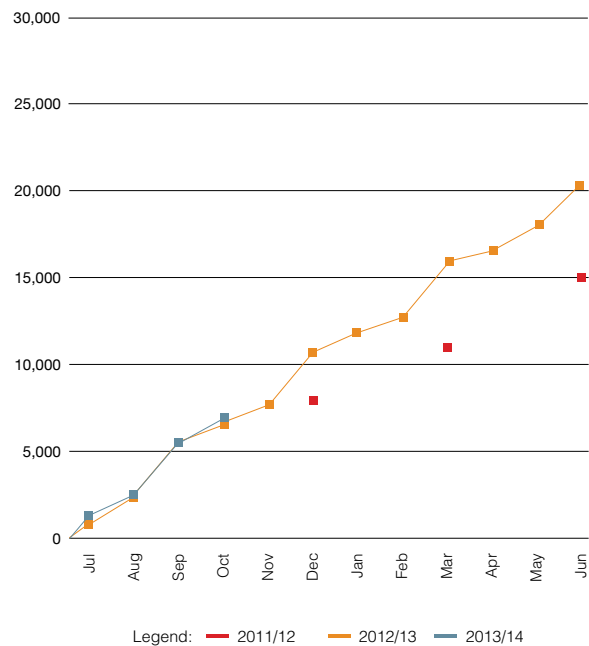


Table 1: Regional Dwelling Approvals and Net Completions (July 2011 - October 2013)

**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	3,783									13,296

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	1,463									7,008

**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	172									372

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	44									321

**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	109									405

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	129	36	40	342	74	79	182	76	92	152	1,321
2013/14	28	53	150	114									345

Note: \* Six and three month net dwelling completion totals.  
 Monthly net dwelling completion data is only available from July 2012.  
 September 2012 dwelling completions for Illawarra updated following a data audit.

Table 2: Sydney Metropolitan, Central Coast and Illawarra Region Residential Activity - Dwelling Approvals and Net Dwelling Completions (August 2013 - October 2013)

Subregion	LGA	Dwelling Approvals				Net Dwelling Completions			
		August	September	October	YTD	August	September	October	YTD
Sydney City	Sydney City	141	405	541	1,135	23	375	559	1,037
Sydney City Total		141	405	541	1,135	23	375	559	1,037
East	Botany Bay	1	4	339	349	0	45	0	57
	Randwick*	84	48	23	169	28	71	21	154
	Waverley	13	8	23	46	1	4	0	23
	Woolahra	30	24	21	97	0	4	0	4
East Total		128	84	406	661	29	124	21	238
South	Canterbury	318	53	46	485	21	123	1	169
	Hurstville	69	197	85	373	14	94	5	113
	Kogarah	9	113	8	152	0	9	0	20
	Marrickville	3	2	1	40	3	219	1	231
	Rockdale*	275	612	18	1,019	19	54	5	97
South Total		35	63	77	210	2	52	0	56
South Total		709	1,040	235	2,279	59	551	12	686
Inner West	Ashfield	4	1	2	9	0	1	0	1
	Burwood	24	0	347	372	0	0	1	1
	Canada Bay*	25	17	106	250	431	11	118	624
	Leichhardt	1	0	1	2	2	2	0	4
Inner West Total		0	42	30	72	0	0	0	95
Inner West Total		54	60	486	705	433	14	119	725
Inner North	Hunters Hill	1	1	1	3	2	0	41	43
	Lane Cove	4	2	3	93	0	130	0	130
	Mosman	22	3	0	27	29	0	0	29
	North Sydney	44	137	189	412	24	0	184	208
	Ryde	13	19	245	290	12	17	5	166
Inner North Total		7	407	3	424	8	19	0	39
Inner North Total		91	569	441	1,249	75	166	230	615
North	Hornsby	57	95	218	408	2	8	4	29
	Ku-ring-gai	69	21	44	271	160	130	1	293
North Total		126	116	262	679	162	138	5	322
North East	Manly	2	1	2	9	0	1	1	2
	Pittwater	4	14	0	26	0	22	1	65
	Warringah	15	29	23	107	63	8	1	76
North East Total		21	44	25	142	63	31	3	143
West Central	Auburn	202	20	124	535	0	2	0	11
	Bankstown	124	68	119	351	19	130	9	171
	Fairfield	36	44	94	395	3	17	10	137
	Holroyd	62	89	36	232	93	32	20	160
	Parramatta	78	306	72	543	43	273	112	551
West Central Total		502	527	445	2,056	158	454	151	1,030
North West	Blacktown	119	207	145	742	132	211	124	561
	Blue Mountains	9	18	9	48	0	18	3	25
	Hawkesbury	17	11	7	49	4	4	6	15
	Penrith	157	127	129	686	20	170	83	320
	The Hills	104	547	170	915	92	132	115	447
North West Total		406	910	460	2,440	248	535	331	1,368
South West	Camden	103	116	168	504	23	218	9	304
	Campbelltown*	119	125	74	406	16	86	10	136
	Liverpool	140	456	217	941	14	212	12	343
	Wollondilly	23	29	23	99	3	55	1	61
South West Total		385	726	482	1,950	56	571	32	844
Sydney Metro Total		2,563	4,481	3,783	13,296	1,306	2,959	1,463	7,008
Central Coast	Gosford	51	28	137	239	50	16	12	92
	Wyong	57	19	35	133	94	84	32	229
Central Coast Total		108	47	172	372	144	100	44	321
Illawarra	Kiama	8	0	6	15	1	8	0	10
	Shellharbour	38	28	30	123	18	43	2	70
	Wollongong	92	46	73	267	34	99	112	265
Illawarra Total		138	74	109	405	53	150	114	345

Note: \* Minor difference in Net Dwelling Completions to September Monthly Monitor due to geocoding adjustments.

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

Subregion	LGA	Dwelling Approvals (by building type) October 2013				Net Dwelling Completions (by building type) October 2013		
		Detached	Multi-unit	Other	% Multi-unit	Detached	Multi-unit	% Multi-unit
Sydney City	Sydney	0	541	0	100%	0	559	100%
Sydney City Total		0	541	0	100%	0	559	100%
East	Botany Bay	5	334	0	99%	0	0	0%
	Randwick	4	19	0	83%	0	21	100%
	Waverley	3	16	4	70%	0	0	0%
	Woollahra	21	0	0	0%	0	0	0%
East Total		33	369	4	91%	0	21	100%
South	Canterbury	16	27	3	59%	1	0	0%
	Hurstville	11	74	0	87%	2	3	60%
	Kogarah	8	0	0	0%	0	0	0%
	Marrickville	1	0	0	0%	1	0	0%
	Rockdale	8	8	2	44%	1	4	80%
South Total		44	109	5	62%	4	7	58%
Inner West	Ashfield	2	0	0	0%	0	0	0%
	Burwood	1	346	0	100%	0	1	100%
	Canada Bay	6	100	0	94%	0	118	100%
	Leichhardt	1	0	0	0%	0	0	0%
	Strathfield	30	0	0	0%	0	0	0%
Inner West Total		40	446	0	92%	0	119	100%
Inner North	Hunters Hill	1	0	0	0%	0	41	100%
	Lane Cove	3	0	0	0%	0	0	0%
	Mosman	0	0	0	0%	0	0	0%
	North Sydney	8	175	6	93%	0	184	100%
	Ryde	9	236	0	96%	0	5	100%
Inner North Total		21	411	6	93%	0	230	100%
North	Hornsby	20	197	1	90%	4	0	0%
	Ku-ring-gai	8	36	0	82%	1	0	0%
North Total		28	233	1	89%	5	0	0%
North East	Manly	2	0	0	0%	1	0	0%
	Pittwater	0	0	0	0%	0	1	100%
	Warringah	23	0	0	0%	1	0	0%
North East Total		25	0	0	0%	2	1	33%
Central West	Auburn	13	110	1	89%	0	0	0%
	Bankstown	70	47	2	39%	6	3	33%
	Fairfield	35	56	3	60%	9	1	10%
	Holroyd	14	21	1	58%	12	8	40%
	Parramatta	8	62	2	86%	8	104	93%
Central West Total		140	296	9	67%	35	116	77%
North West	Blacktown	142	2	1	1%	39	85	69%
	Blue Mountains	9	0	0	0%	3	0	0%
	Hawkesbury	7	0	0	0%	6	0	0%
	Penrith	111	15	3	12%	55	28	34%
	The Hills	61	109	0	64%	25	90	78%
North West Total		330	126	4	27%	128	203	61%
South West	Camden	123	45	0	27%	9	0	0%
	Campbelltown	68	6	0	8%	3	7	70%
	Liverpool	135	82	0	38%	7	5	42%
	Wollondilly	21	2	0	9%	1	0	0%
South West Total		347	135	0	28%	20	12	38%
<b>Sydney Metro Total</b>		<b>1,051</b>	<b>2,703</b>	<b>29</b>	<b>71%</b>	<b>195</b>	<b>1,268</b>	<b>87%</b>
Central Coast	Gosford	27	109	1	80%	8	4	33%
	Wyong	35	0	0	0%	32	0	0%
<b>Central Coast Total</b>		<b>62</b>	<b>109</b>	<b>1</b>	<b>63%</b>	<b>40</b>	<b>4</b>	<b>9%</b>
Illawarra	Kiama	4	2	0	33%	0	0	0%
	Shellharbour	23	7	0	23%	2	0	0%
	Wollongong	35	36	2	49%	7	105	94%
<b>Illawarra Total</b>		<b>62</b>	<b>45</b>	<b>2</b>	<b>41%</b>	<b>9</b>	<b>105</b>	<b>92%</b>

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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