

NOVEMBER 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 - November 2013)

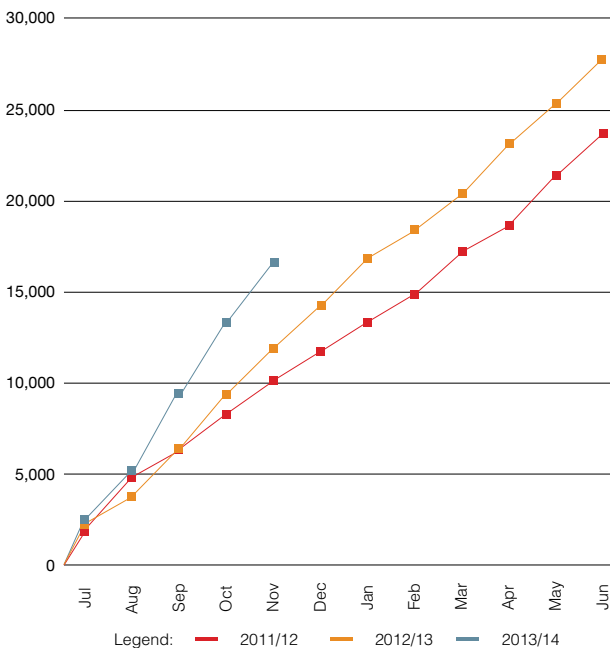


Figure 2: Sydney Metropolitan - Net Dwelling Completions (July 2011 - November 2013)

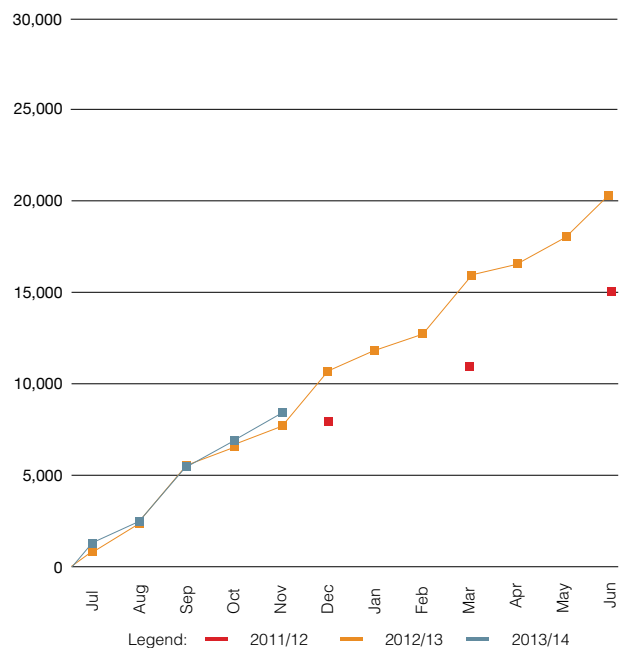


Table 1: Regional Dwelling Approvals and Net Completions (July 2011 - November 2013)

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	3,431								16,727

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	1,457								8,465

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	113								485

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	73								394

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	70								475

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	18								363

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 Illawarra Region Residential Activity - Dwelling Approvals and Net Dwelling Completions
September 2013 - November 2013)

Subregion	LGA	Dwelling Approvals				Net Dwelling Completions			
		September	October	November	YTD	September	October	November	YTD
Sydney City	Sydney City	405	541	143	1,278	375	559	113	1,150
Sydney City Total		405	541	143	1,278	375	559	113	1,150
East	Botany Bay	4	339	82	431	45	0	0	57
	Randwick	48	23	12	181	71	21	15	169
	Waverley	8	23	10	56	4	0	16	39
	Woollahra	24	21	25	122	4	0	0	4
East Total		84	406	129	790	124	21	31	269
South	Canterbury	53	46	33	518	123	1	2	171
	Hurstville	197	85	37	410	94	5	275	388
	Kogarah	113	8	92	244	9	0	0	20
	Marrickville	2	1	134	174	219	1	52	283
	Rockdale	612	18	351	1,370	54	5	0	97
South Total		1,040	235	709	2,988	551	12	334	1,020
Inner West	Ashfield	1	2	3	12	1	0	0	1
	Burwood	0	347	210	582	0	1	0	1
	Canada Bay	17	106	15	265	11	118	0	624
	Leichhardt	0	1	2	4	2	0	3	7
	Strathfield	42	30	20	92	0	0	0	95
Inner West Total		60	486	250	955	14	119	3	728
Inner North	Hunters Hill	1	1	4	7	0	41	0	43
	Lane Cove	2	3	86	179	130	0	0	130
	Mosman	3	0	0	27	0	0	2	31
	North Sydney	137	189	73	485	0	184	36	244
	Ryde	19	245	56	346	17	5	13	179
Inner North Total		569	441	241	1,490	166	230	51	666
North	Hornsby	95	218	58	466	8	4	1	30
	Ku-ring-gai	21	44	201	472	130	1	3	296
North Total		116	262	259	938	138	5	4	326
North East	Manly	1	2	1	10	1	1	0	2
	Pittwater	14	0	1	27	22	1	0	65
	Warringah	29	23	48	155	8	1	0	76
North East Total		44	25	50	192	31	3	0	143
West Central	Auburn	20	124	20	555	2	0	477	488
	Bankstown	68	119	158	509	130	9	22	193
	Fairfield	44	94	42	437	17	10	0	137
	Holroyd	89	36	59	291	32	20	15	175
	Parramatta	306	72	345	888	273	112	112	663
West Central Total		527	445	624	2,680	454	151	626	1,656
North West	Blacktown	207	145	243	985	211	124	142	703
	Blue Mountains	18	9	8	56	18	3	1	26
	Hawkesbury	11	7	15	64	4	6	1	16
	Penrith	127	129	155	841	170	83	29	349
North West Total		910	460	605	3,045	535	331	214	1,582
South West	Camden	116	168	146	650	218	9	11	315
	Campbelltown	125	74	125	531	86	10	14	150
	Liverpool	456	217	121	1,062	212	12	55	398
	Wollondilly	29	23	29	128	55	1	1	62
South West Total		726	482	421	2,371	571	32	81	925
Sydney Metro Total		4,481	3,783	3,431	16,727	2,959	1,463	1,457	8,465
Central Coast	Gosford	28	137	66	305	16	12	18	110
	Wyong	19	35	47	180	84	32	55	284
Central Coast Total		47	172	113	485	100	44	73	394
Illawarra	Kiama	0	6	4	19	8	0	3	13
	Shellharbour	28	30	33	156	43	2	11	81
	Wollongong	46	73	33	300	99	112	4	269
Illawarra Total		74	109	70	475	150	114	18	363

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

Subregion	LGA	Dwelling Approvals (by building type) November 2013				Net Dwelling Completions (by building type) November 2013			
		Detached	Multi-unit	Other	% Multi-unit	Detached	Multi-unit	% Multi-unit	
Sydney City	Sydney	3	140	0	98%	13	100	88%	
Sydney City Total		3	140	0	98%	13	100	88%	
East	Botany Bay	3	79	0	96%	0	0	0%	
	Randwick	9	2	1	17%	0	15	100%	
	Waverley	2	4	4	40%	1	15	94%	
	Woollahra	25	0	0	0%	0	0	0%	
East Total		39	85	5	66%	1	30	97%	
South	Canterbury	12	21	0	64%	1	1	50%	
	Hurstville	5	32	0	86%	2	273	99%	
	Kogarah	6	86	0	93%	0	0	0%	
	Marrickville	7	111	16	83%	14	38	73%	
	Rockdale	7	344	0	98%	0	0	0%	
South Total		57	636	16	90%	18	316	95%	
Inner West	Ashfield	3	0	0	0%	0	0	0%	
	Burwood	0	210	0	100%	0	0	0%	
	Canada Bay	3	0	12	0%	0	0	0%	
	Leichhardt	0	2	0	100%	0	3	100%	
	Strathfield	0	20	0	100%	0	0	0%	
Inner West Total		6	232	12	93%	0	3	100%	
Inner North	Hunters Hill	4	0	0	0%	0	0	0%	
	Lane Cove	7	79	0	92%	0	0	0%	
	Mosman	0	0	0	0%	2	0	0%	
	North Sydney	11	33	29	45%	0	36	100%	
	Ryde	4	51	1	91%	10	3	23%	
Inner North Total		29	181	31	75%	12	39	76%	
North	Hornsby	16	40	2	69%	1	0	0%	
	Ku-ring-gai	13	188	0	94%	3	0	0%	
North Total		29	228	2	88%	4	0	0%	
North East	Manly	1	0	0	0%	0	0	0%	
	Pittwater	1	0	0	0%	0	0	0%	
	Warringah	22	26	0	54%	0	0	0%	
North East Total		24	26	0	52%	0	0	0%	
West Central	Auburn	14	6	0	30%	0	477	100%	
	Bankstown	26	132	0	84%	18	4	18%	
	Fairfield	27	14	1	33%	0	0	0%	
	Holroyd	15	40	4	68%	10	5	33%	
	Parramatta	15	329	1	95%	3	109	97%	
West Central Total		97	521	6	83%	31	595	95%	
North West	Blacktown	123	119	1	49%	131	11	8%	
	Blue Mountains	7	0	1	0%	1	0	0%	
	Hawkesbury	15	0	0	0%	1	0	0%	
	Penrith	89	65	1	42%	19	10	34%	
	The Hills	81	103	0	56%	41	0	0%	
North West Total		315	287	3	47%	193	21	10%	
South West	Camden	144	2	0	1%	11	0	0%	
	Campbelltown	83	42	0	34%	14	0	0%	
	Liverpool	111	10	0	8%	7	48	87%	
	Wollondilly	27	0	2	0%	1	0	0%	
South West Total		365	54	2	13%	33	48	59%	
Sydney Metro Total		964	2,390	77	70%	305	1,152	79%	
Central Coast	Gosford	24	42	0	64%	10	8	44%	
	Wyong	32	11	4	23%	36	19	35%	
Central Coast Total		56	53	4	47%	46	27	37%	
Illawarra	Kiama	4	0	0	0%	2	1	33%	
	Shellharbour	22	10	1	30%	3	8	73%	
	Wollongong	22	11	0	33%	2	2	50%	
Illawarra Total		48	21	1	30%	7	11	61%	

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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