

MARCH 2014 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 - March 2014)

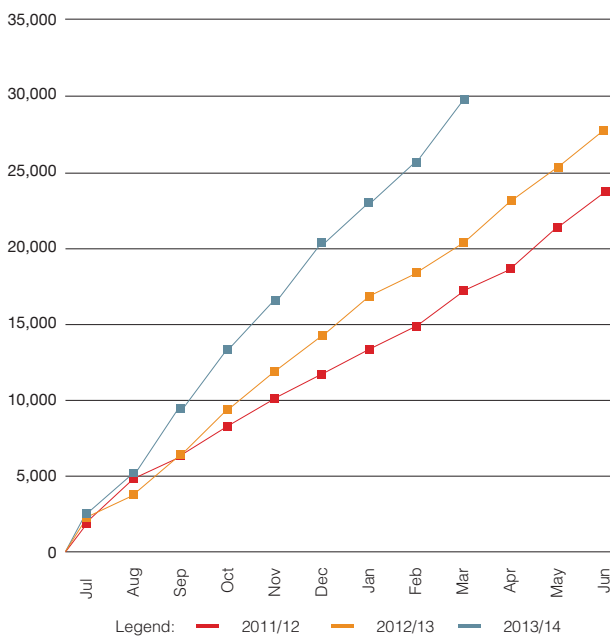
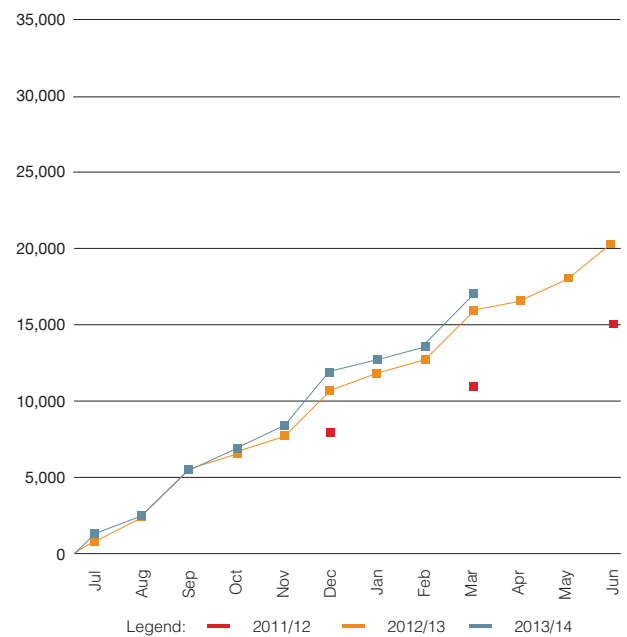


Figure 2: Sydney Metropolitan - Net Dwelling Completions (July 2011 - March 2014)



**Table 1: Regional Dwelling Approvals and Net Dwelling Completions
(July 2011 - March 2014)**

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	3,720	2,788	2,599	3,453				29,287

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	3,469	773	876	3,592				17,175

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	81	59	67	162				854

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	62	30	46	67				599

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	137	145	117	139				1,013

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	243	36	14	245				901

Note: * Six and three month net dwelling completion totals.
Monthly net dwelling completion data is only available from July 2012.
The Illawarra Region data does not include Shoalhaven LGA.

Table 2: Sydney Metropolitan, Central Coast and Illawarra Region Residential Activity - Dwelling Approvals and Net Dwelling Completions (December 2013 - March 2014)

Subregion	LGA	Dwelling Approvals				Net Dwelling Completions			
		January	February	March	YTD	January	February	March	YTD
Sydney City	Sydney City	88	174	159	1,713	11	330	165	1,749
Sydney City Total		88	174	159	1,713	11	330	165	1,749
East	Botany Bay	0	104	1,018	1,607	0	0	13	438
	Randwick	9	53	96	408	10	22	14	328
	Waverley	105	6	28	568	6	0	8	53
	Woolahra	23	38	31	246	0	0	4	9
East Total		137	201	1,173	2,829	16	22	39	828
South	Canterbury	43	13	34	1,012	3	0	123	326
	Hurstville	481	19	14	928	1	0	11	408
	Kogarah	20	4	196	478	0	0	2	38
	Marrickville	11	2	69	266	39	1	30	433
	Rockdale	68	86	11	1,611	32	38	7	222
South Total		29	85	40	517	3	2	69	179
South Total		652	209	364	4,812	78	41	242	1,606
Inner West	Ashfield	0	0	2	16	19	0	0	20
	Burwood	45	2	0	634	0	0	36	37
	Canada Bay	21	10	8	331	56	3	230	1,010
	Leichhardt	23	3	2	33	2	0	1	10
	Strathfield	20	78	64	254	1	9	84	201
Inner West Total		109	93	76	1,268	78	12	351	1,278
Inner North	Hunters Hill	12	0	1	21	0	0	45	90
	Lane Cove	74	77	51	597	0	0	176	365
	Mosman	20	1	3	54	14	32	0	78
	North Sydney	300	28	158	1,188	10	0	49	492
	Ryde	6	240	160	894	246	0	72	552
Inner North Total		16	3	7	519	0	1	18	356
Inner North Total		428	349	380	3,273	270	33	360	1,933
North	Hornsby	8	78	4	846	6	2	14	247
	Ku-ring-gai	151	16	9	713	0	0	2	309
North Total		159	94	13	1,559	6	2	16	556
North East	Manly	1	26	1	38	2	0	1	5
	Pittwater	22	10	2	61	0	1	7	92
	Warringah	107	50	26	433	2	111	64	294
North East Total		130	86	29	532	4	112	72	391
West Central	Auburn	8	175	206	976	1	1	50	577
	Bankstown	215	118	111	1,032	17	6	78	367
	Fairfield	31	52	36	587	19	7	29	221
	Holroyd	32	40	46	444	15	26	51	303
	Parramatta	87	25	69	1,545	43	47	394	1,292
West Central Total		373	410	468	4,584	95	87	602	2,760
North West	Blacktown	286	338	115	1,812	23	73	286	1,360
	Blue Mountains	3	11	22	102	13	1	23	84
	Hawkesbury	12	10	17	131	3	4	31	68
	Penrith	81	127	150	1,298	23	47	342	998
	The Hills	59	142	184	1,566	48	22	187	813
North West Total		441	628	488	4,909	110	147	869	3,323
South West	Camden	107	166	133	1,195	49	27	380	1,050
	Campbelltown	53	53	59	744	14	18	138	431
	Liverpool	97	112	101	1,676	41	43	303	1,137
	Wollondilly	14	24	10	193	1	2	55	133
South West Total		271	355	303	3,808	105	90	876	2,751
Sydney Metro Total		2,788	2,599	3,453	29,287	773	876	3,592	17,175
Central Coast	Gosford	40	36	69	489	13	21	20	189
	Wyong	19	31	93	365	17	25	47	410
Central Coast Total		59	67	162	854	30	46	67	599
Illawarra	Kiama	33	1	2	57	20	2	9	62
	Shellharbour	33	47	25	298	4	5	102	275
	Wollongong	79	69	112	658	12	7	134	564
Illawarra Total		145	117	139	1,013	36	14	245	901

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

Table 3: Sydney Metropolitan, Central Coast and Illawarra Region Residential Activity - Dwelling Approvals and Net Dwelling Completions by Building Type (March 2014)

Subregion	LGA	Dwelling Approvals (by building type) March 2014				Net Dwelling Completions (by building type) March 2014			
		Detached	Multi-unit	Other	% Multi-unit	Detached	Multi-unit	% Multi-unit	
Sydney City	Sydney	4	153	2	96%	13	152	92%	
Sydney City Total		4	153	2	96%	13	152	92%	
East	Botany Bay	3	1015	0	100%	12	1	8%	
	Randwick	7	88	1	92%	3	11	79%	
	Waverley	9	11	8	39%	0	8	100%	
	Woollahra	26	5	0	16%	4	0	0%	
East Total		45	1,119	9	95%	19	20	51%	
South	Canterbury	8	25	1	74%	6	117	95%	
	Hurstville	7	7	0	50%	5	6	55%	
	Kogarah	5	190	1	97%	1	1	50%	
	Marrickville	3	65	1	94%	6	24	80%	
	Rockdale	5	6	0	55%	1	6	86%	
	Sutherland	34	0	6	0%	38	31	45%	
South Total		62	293	9	80%	57	185	76%	
Inner West	Ashfield	2	0	0	0%	0	0	0%	
	Burwood	0	0	0	0%	0	36	100%	
	Canada Bay	6	2	0	25%	1	229	100%	
	Leichhardt	2	0	0	0%	1	0	0%	
	Strathfield	0	64	0	100%	2	82	98%	
Inner West Total		10	66	0	87%	4	347	99%	
Inner North	Hunters Hill	1	0	0	0%	3	42	93%	
	Lane Cove	7	44	0	86%	2	174	99%	
	Mosman	3	0	0	0%	0	0	0%	
	North Sydney	5	150	3	95%	0	49	100%	
	Ryde	6	154	0	96%	15	57	79%	
	Willoughby	6	0	1	0%	0	18	100%	
Inner North Total		28	348	4	92%	20	340	94%	
North	Hornsby	3	0	1	0%	10	4	29%	
	Ku-ring-gai	9	0	0	0%	2	0	0%	
North Total		12	0	1	0%	12	4	25%	
North East	Manly	1	0	0	0%	0	1	100%	
	Pittwater	2	0	0	0%	6	1	14%	
	Warringah	19	6	1	23%	12	52	81%	
North East Total		22	6	1	21%	18	54	75%	
West Central	Auburn	18	185	3	90%	42	8	16%	
	Bankstown	56	53	2	48%	53	25	32%	
	Fairfield	35	0	1	0%	27	2	7%	
	Holroyd	25	20	1	43%	27	24	47%	
	Parramatta	18	51	0	74%	64	330	84%	
West Central Total		152	309	7	66%	213	389	65%	
North West	Blacktown	103	10	2	9%	268	18	6%	
	Blue Mountains	22	0	0	0%	19	4	17%	
	Hawkesbury	15	2	0	12%	31	0	0%	
	Penrith	114	31	5	21%	270	72	21%	
	The Hills	140	44	0	24%	129	58	31%	
North West Total		394	87	7	18%	717	152	17%	
South West	Camden	131	2	0	2%	349	31	8%	
	Campbelltown	59	0	0	0%	108	30	22%	
	Liverpool	97	3	1	3%	260	43	14%	
	Wollondilly	10	0	0	0%	54	1	2%	
South West Total		297	5	1	2%	771	105	12%	
Sydney Metro Total		1,026	2,386	41	69%	1,844	1,748	49%	
Central Coast	Gosford	29	39	1	57%	17	3	15%	
	Wyong	32	61	0	66%	28	19	40%	
Central Coast Total		61	100	1	62%	45	22	33%	
Illawarra	Kiama	2	0	0	0%	5	4	44%	
	Shellharbour	17	8	0	32%	95	7	7%	
	Wollongong	47	65	0	58%	111	23	17%	
Illawarra Total		66	73	0	53%	211	34	14%	

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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