

MDP

Metropolitan Sydney • Central Coast Region • Illawarra Region

APRIL 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 - April 2014)

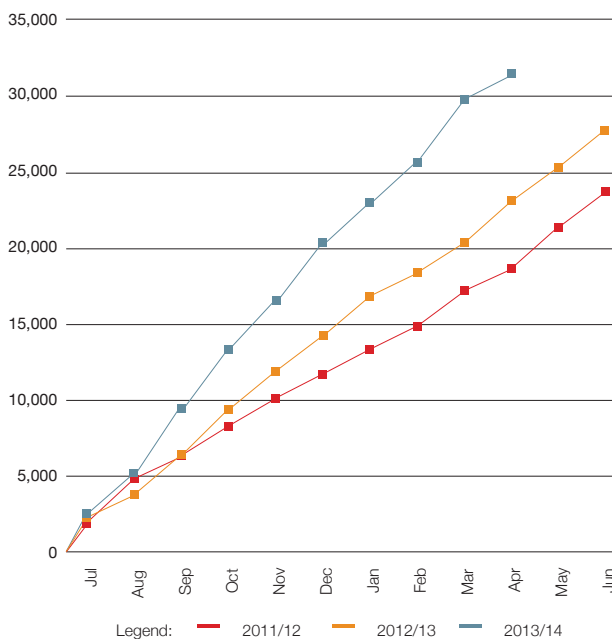
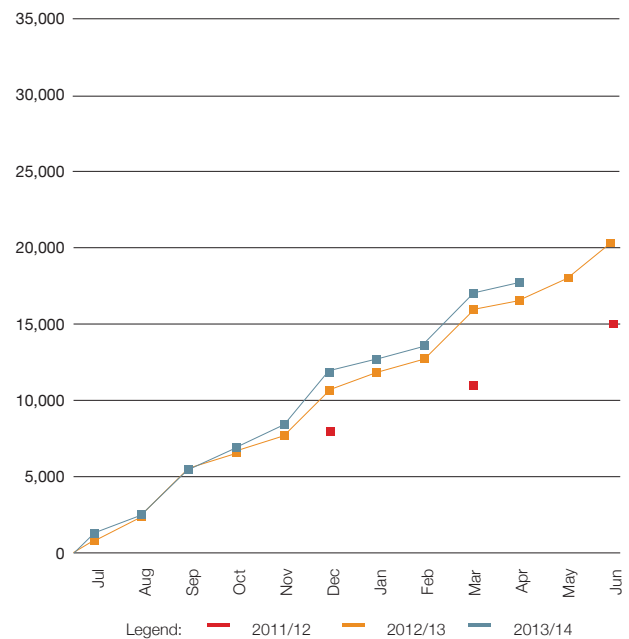


Figure 2: Sydney Metropolitan - Net Dwelling Completions (July 2011 - April 2014)



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

Subregion	LGA	Dwelling Approvals				Net Dwelling Completions			
		February	March	April	YTD	February	March	April	YTD
Sydney City	Sydney City	174	159	452	2,165	330	165	2	1,751
Sydney City Total		174	159	452	2,165	330	165	2	1,751
East	Botany Bay	104	1,018	106	1,713	0	13	0	438
	Randwick	53	96	8	416	22	14	5	333
	Waverley	6	28	3	571	0	8	2	55
	Woollahra	38	31	26	272	0	4	0	9
East Total		201	1,173	143	2,972	22	39	7	835
South	Canterbury	13	34	15	1,027	0	123	5	331
	Hurstville	19	14	35	963	0	11	0	408
	Kogarah	4	196	10	488	0	2	1	39
	Marrickville	2	69	4	270	1	30	1	434
	Rockdale	86	11	23	1,634	38	7	0	222
South Total		209	364	132	4,944	41	242	17	1,623
Inner West	Ashfield	0	2	1	17	0	0	0	20
	Burwood	2	0	70	704	0	36	0	37
	Canada Bay	10	8	36	367	3	230	274	1,284
	Leichhardt	3	2	29	62	0	1	6	16
	Strathfield	78	64	0	254	9	84	0	201
Inner West Total		93	76	136	1,404	12	351	280	1,558
Inner North	Hunters Hill	0	1	38	59	0	45	3	93
	Lane Cove	77	51	7	604	0	176	45	410
	Mosman	1	3	3	57	32	0	0	78
	North Sydney	28	158	88	1,276	0	49	0	492
	Ryde	240	160	114	1,008	0	72	74	626
Inner North Total		349	380	284	3,557	33	360	270	2,203
North	Hornsby	78	4	18	864	2	14	2	249
	Ku-ring-gai	16	9	17	730	0	2	2	311
North Total		94	13	35	1,594	2	16	4	560
North East	Manly	26	1	2	40	0	1	0	5
	Pittwater	10	2	4	65	1	7	0	92
	Warringah	50	26	37	470	111	64	2	296
North East Total		86	29	43	575	112	72	2	393
West Central	Auburn	175	206	20	996	1	50	4	581
	Bankstown	118	111	178	1,210	6	78	18	385
	Fairfield	52	36	76	663	7	29	4	225
	Holroyd	40	46	37	481	26	51	5	308
	Parramatta	25	69	41	1,586	47	394	3	1,295
West Central Total		410	468	352	4,936	87	602	34	2,794
North West	Blacktown	338	115	117	1,929	73	286	40	1,400
	Blue Mountains	11	22	15	117	1	23	2	86
	Hawkesbury	10	17	29	160	4	31	2	70
	Penrith	127	150	96	1,394	47	342	54	1,052
	The Hills	142	184	65	1,631	22	187	29	842
North West Total		628	488	322	5,231	147	869	127	3,450
South West	Camden	166	133	120	1,315	27	380	26	1,076
	Campbelltown	53	59	84	828	18	138	2	433
	Liverpool	112	101	128	1,804	43	303	10	1,147
	Wollondilly	24	10	25	218	2	55	4	137
South West Total		355	303	357	4,165	90	876	42	2,793
Sydney Metro Total		2,599	3,453	2,256	31,543	876	3,592	785	17,960
Central Coast	Gosford	36	69	49	538	21	20	12	201
	Wyong	31	93	22	387	25	47	21	431
Central Coast Total		67	162	71	925	46	67	33	632
Illawarra	Kiama	1	2	0	57	2	9	0	62
	Shellharbour	47	25	29	327	5	102	9	284
	Wollongong	69	112	34	692	7	134	9	573
Illawarra Total		117	139	63	1,076	14	245	18	919

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 (April 2014)

Subregion	LGA	Dwelling Approvals (by building type) April 2014				Net Dwelling Completions (by building type) April 2014		
		Detached	Multi-unit	Other	% Multi-unit	Detached	Multi-unit	% Multi-unit
Sydney City	Sydney	1	383	68	85%	1	1	50%
Sydney City Total		1	383	68	85%	1	1	50%
East	Botany Bay	4	102	0	96%	0	0	0%
	Randwick	5	2	1	25%	1	4	80%
	Waverley	3	0	0	0%	0	2	100%
	Woollahra	26	0	0	0%	0	0	0%
East Total		38	104	1	73%	1	6	86%
South	Canterbury	7	8	0	53%	0	5	100%
	Hurstville	6	27	2	77%	0	0	0%
	Kogarah	6	4	0	40%	0	1	100%
	Marrickville	1	0	3	0%	1	0	0%
	Rockdale	4	19	0	83%	0	0	0%
	Sutherland	31	12	2	27%	0	10	100%
South Total		55	70	7	53%	1	16	94%
Inner West	Ashfield	1	0	0	0%	0	0	0%
	Burwood	1	68	1	97%	0	0	0%
	Canada Bay	2	34	0	94%	0	274	100%
	Leichhardt	0	29	0	100%	0	6	100%
	Strathfield	0	0	0	0%	0	0	0%
Inner West Total		4	131	1	96%	0	280	100%
Inner North	Hunters Hill	0	0	38	0%	0	3	100%
	Lane Cove	7	0	0	0%	0	45	100%
	Mosman	3	0	0	0%	0	0	0%
	North Sydney	3	84	1	95%	0	0	0%
	Ryde	11	103	0	90%	20	54	73%
	Willoughby	2	32	0	94%	0	148	100%
Inner North Total		26	219	39	77%	20	250	93%
North	Hornsby	18	0	0	0%	2	0	0%
	Ku-ring-gai	8	8	1	47%	2	0	0%
North Total		26	8	1	23%	4	0	0%
North East	Manly	2	0	0	0%	0	0	0%
	Pittwater	4	0	0	0%	0	0	0%
	Warringah	18	18	1	49%	2	0	0%
North East Total		24	18	1	42%	2	0	0%
West Central	Auburn	12	6	2	30%	0	4	100%
	Bankstown	56	121	1	68%	5	13	72%
	Fairfield	30	46	0	61%	4	0	0%
	Holroyd	18	18	1	49%	1	4	80%
	Parramatta	6	34	1	83%	3	0	0%
West Central Total		122	225	5	64%	13	21	62%
North West	Blacktown	116	0	1	0%	38	2	5%
	Blue Mountains	13	0	2	0%	2	0	0%
	Hawkesbury	16	12	1	41%	2	0	0%
	Penrith	70	24	2	25%	42	12	22%
	The Hills	61	4	0	6%	29	0	0%
North West Total		276	40	6	12%	113	14	11%
South West	Camden	96	24	0	20%	20	6	23%
	Campbelltown	43	39	2	46%	2	0	0%
	Liverpool	84	43	1	34%	10	0	0%
	Wollondilly	25	0	0	0%	4	0	0%
South West Total		248	106	3	30%	36	6	14%
Sydney Metro Total		820	1,304	132	58%	191	594	76%
Central Coast	Gosford	26	21	2	43%	12	0	0%
	Wyong	22	0	0	0%	21	0	0%
Central Coast Total		48	21	2	30%	33	0	0%
Illawarra	Kiama	0	0	0	0%	0	0	0%
	Shellharbour	19	10	0	34%	7	2	22%
	Wollongong	23	10	1	29%	4	5	56%
Illawarra Total		42	20	1	32%	11	7	39%

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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