

MDP

MAY 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 - May 2014)

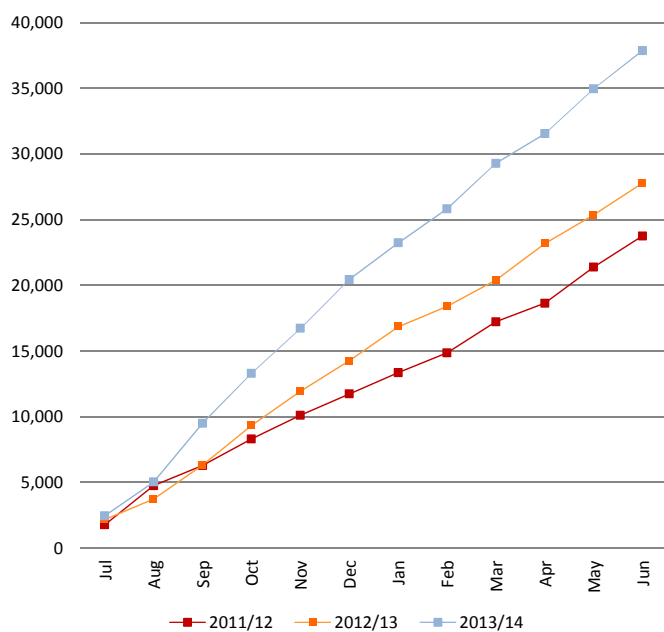


Figure 2: Sydney Metropolitan - Net Dwelling Completions (July 2011 - May 2014)

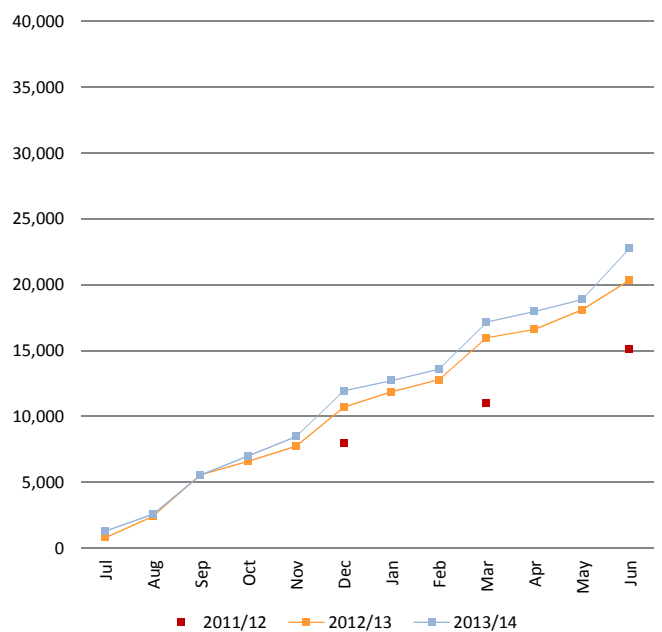


Table 1: Regional Dwelling Approvals and New Dwelling Completions
(July 2011 - May 2014)

Sydney Metropolitan

Dwelling Approvals	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	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	2,256	3,429	2,888	37,860

Dwelling Completions	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	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	785	914	3,876	22,750

Central Coast Region

Dwelling Approvals	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	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	71	95	169	1,189

Dwelling Completions	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	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	76	34	44	73	62	30	46	67	33	50	158	706

Illawarra Region

Dwelling Approvals	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	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	63	211	60	1,347

Dwelling Completions	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	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	18	30	180	1,129

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 (March 2014 - May 2014)

Subregion	LGA	Dwelling Approvals				Net Dwelling Completions			
		March	April	May	YTD	March	April	May	YTD
Sydney City	Sydney	159	452	54	2,470	165	2	26	2,578
Sydney City Total		159	452	54	2,470	165	2	26	2,578
East	Botany Bay	1,018	106	246	2,041	13	0	158	710
	Randwick	96	8	38	493	14	5	4	490
	Waverley	28	3	76	670	8	2	0	61
	Woollahra	31	26	45	359	4	0	0	9
East Total		1,173	143	405	3,563	39	7	162	1,270
South	Canterbury	34	15	67	1,206	123	5	19	435
	Hurstville	14	35	27	1,008	11	0	2	499
	Kogarah	196	10	74	566	2	1	0	56
	Marrickville	69	4	28	551	30	1	24	675
	Rockdale	11	23	17	1,657	7	0	117	370
South Total		364	132	273	5,656	242	17	167	2,282
Inner West	Ashfield	2	1	55	72	0	0	0	141
	Burwood	0	70	1	768	36	0	8	45
	Canada Bay	8	36	6	394	230	274	1	1,319
	Leichhardt	2	29	1	65	1	6	7	54
Inner West Total		76	136	64	1,554	351	280	16	1,760
Inner North	Hunters Hill	1	38	12	60	45	3	0	95
	Lane Cove	51	7	334	949	176	45	0	410
	Mosman	3	3	1	81	0	0	2	81
	North Sydney	158	88	42	1,361	49	0	1	517
	Ryde	160	114	285	1,320	72	74	40	1,001
Inner North Total		380	284	767	4,420	360	270	43	2,753
North	Hornsby	4	18	4	1,161	14	2	2	280
	Ku-ring-gai	9	17	108	858	2	2	0	397
North Total		13	35	112	2,019	16	4	2	677
North East	Manly	1	2	5	45	1	0	0	7
	Pittwater	2	4	12	82	7	0	57	156
	Warringah	26	37	33	554	64	2	2	300
North East Total		29	43	50	681	72	2	59	463
West Central	Auburn	206	20	20	1,032	50	4	7	592
	Bankstown	111	178	192	1,521	78	18	14	512
	Fairfield	36	76	42	748	29	4	4	255
	Holroyd	46	37	97	613	51	5	10	356
West Central Total		468	352	452	5,762	602	34	167	3,281
North West	Blacktown	115	117	577	2,822	286	40	59	1,718
	Blue Mountains	22	15	21	177	23	2	1	99
	Hawkesbury	17	29	25	203	31	2	2	82
	Penrith	150	96	79	1,581	342	54	48	1,271
	The Hills	184	65	143	1,922	187	29	56	1,033
North West Total		488	322	845	6,705	869	127	166	4,203
South West	Camden	133	120	96	1,533	380	26	23	1,340
	Campbelltown	59	84	143	1,016	138	2	42	544
	Liverpool	101	128	142	2,202	303	10	27	1,410
	Wollondilly	10	25	26	279	55	4	14	189
South West Total		303	357	407	5,030	876	42	106	3,483
Sydney Metro Total		3,453	2,256	3,429	37,860	3,592	785	914	22,750
Central Coast	Gosford	69	49	67	644	20	12	24	244
	Wyong	93	22	28	545	47	21	26	462
Central Coast Total		162	71	95	1,189	67	33	50	706
Illawarra	Kiama	2	0	1	61	9	0	0	77
	Shellharbour	25	29	145	488	102	9	16	371
	Wollongong	112	34	65	798	134	9	14	681
Illawarra Total		139	63	211	1,347	245	18	30	1,129

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

Subregion	LGA	Dwelling Approvals (by building type) (May 2014)				Net Dwelling Completions (by building type) (May 2014)			
		Detached	Multi-unit	Other	% Multi-unit	Detached	Multi-unit	% Multi-unit	
Sydney City	Sydney	0	54	0	100%	0	26	100%	
Sydney City Total		0	54	0	100%	0	26	100%	
East	Botany Bay	4	242	0	98%	0	158	100%	
	Randwick	38	0	0	0%	1	3	75%	
	Waverley	8	68	0	89%	0	0	0%	
	Woollahra	32	13	0	29%	0	0	0%	
East Total		82	323	0	80%	1	161	99%	
South	Canterbury	17	50	0	75%	1	18	95%	
	Hurstville	7	20	0	74%	2	0	0%	
	Kogarah	7	54	13	73%	0	0	0%	
	Marrickville	3	19	6	68%	0	24	100%	
	Rockdale	3	14	0	82%	0	117	100%	
	Sutherland	29	31	0	52%	4	1	20%	
South Total		66	188	19	69%	7	160	96%	
Inner West	Ashfield	1	54	0	98%	0	0	0%	
	Burwood	1	0	0	0%	0	8	100%	
	Canada Bay	2	4	0	67%	0	1	100%	
	Leichhardt	1	0	0	0%	3	4	57%	
	Strathfield	1	0	0	0%	0	0	0%	
Inner West Total		6	58	0	91%	3	13	81%	
Inner North	Hunters Hill	1	11	0	92%	0	0	0%	
	Lane Cove	1	333	0	100%	0	0	0%	
	Mosman	1	0	0	0%	0	2	100%	
	North Sydney	8	34	0	81%	0	1	100%	
	Ryde	8	275	2	96%	0	40	100%	
	Willoughby	3	88	2	95%	0	0	0%	
Inner North Total		22	741	4	97%	0	43	100%	
North	Hornsby	2	2	0	50%	2	0	0%	
	Ku-ring-gai	7	101	0	94%	0	0	0%	
North Total		9	103	0	92%	2	0	0%	
North East	Manly	2	3	0	60%	0	0	0%	
	Pittwater	6	6	0	50%	0	57	100%	
	Warringah	26	6	1	18%	0	2	100%	
North East Total		34	15	1	30%	0	59	100%	
West Central	Auburn	18	0	2	0%	2	5	71%	
	Bankstown	84	102	6	53%	10	4	29%	
	Fairfield	35	4	3	10%	1	3	75%	
	Holroyd	21	76	0	78%	10	0	0%	
	Parramatta	15	85	1	84%	3	129	98%	
West Central Total		173	267	12	59%	26	141	84%	
North West	Blacktown	100	476	1	82%	53	6	10%	
	Blue Mountains	20	0	1	0%	1	0	0%	
	Hawkesbury	21	2	2	8%	2	0	0%	
	Penrith	70	8	1	10%	18	30	63%	
	The Hills	91	51	1	36%	54	2	4%	
North West Total		302	537	6	64%	128	38	23%	
South West	Camden	94	2	0	2%	23	0	0%	
	Campbelltown	70	71	2	50%	8	34	81%	
	Liverpool	112	28	2	20%	23	4	15%	
	Wollondilly	25	0	1	0%	14	0	0%	
South West Total		301	101	5	25%	68	38	36%	
Sydney Metro Total		995	2,387	47	70%	235	679	74%	
Central Coast	Gosford	29	35	3	52%	12	12	50%	
	Wyong	24	4	0	14%	26	0	0%	
Central Coast Total		53	39	3	41%	38	12	24%	
Illawarra	Kiama	1	0	0	0%	0	0	0%	
	Shellharbour	20	125	0	86%	4	12	75%	
	Wollongong	65	0	0	0%	12	2	14%	
Illawarra Total		86	125	0	59%	16	14	47%	

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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