

MDP

JULY 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 2012 - July 2014)

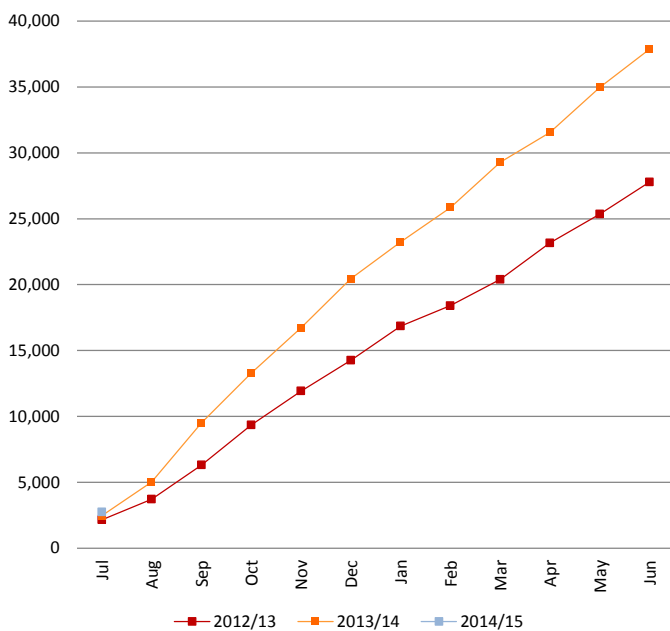


Figure 2: Sydney Metropolitan - Net Dwelling Completions (July 2012 - July 2014)

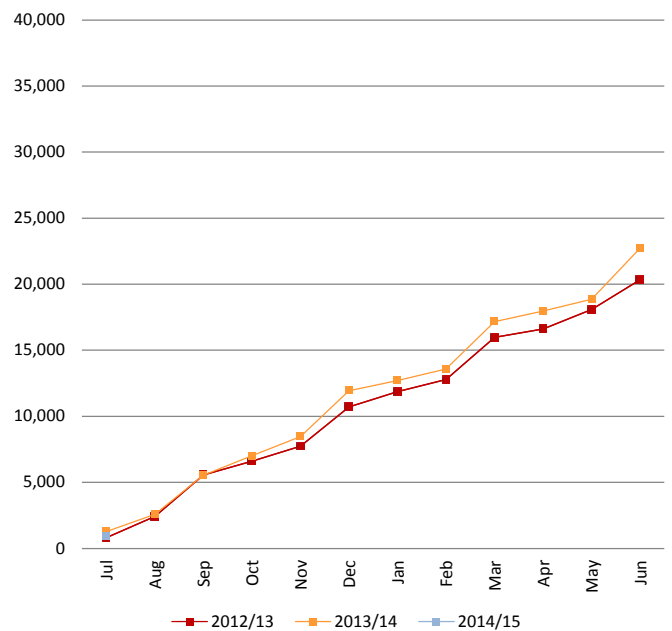


Table 1: Regional Dwelling Approvals and New Dwelling Completions
(July 2012 - July 2014)

Sydney Metropolitan

Dwelling Approvals	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
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
2014/15	2,755												2,755

Dwelling Completions	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
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
2014/15	908												908

Central Coast Region

Dwelling Approvals	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
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
2014/15	79												79

Dwelling Completions	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
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
2014/15	66												66

Illawarra Region

Dwelling Approvals	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
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
2014/15	126												126

Dwelling Completions	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
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
2014/15	132												132

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 (May 2014 - July 2014)

Subregion	LGA	Dwelling Approvals				Net Dwelling Completions			
		May	June	July	2013/14	May	June	July	2013/14
Sydney City	Sydney	54	251	105	2,470	26	801	145	2,578
Sydney City Total		54	251	105	2,470	26	801	145	2,578
East	Botany Bay	246	82	224	2,041	158	114	1	710
	Randwick	38	39	63	493	4	153	51	490
	Waverley	76	23	3	670	0	6	0	61
	Woollahra	45	42	47	359	0	0	0	9
East Total		405	186	337	3,563	162	273	52	1,270
South	Canterbury	67	112	22	1,206	19	85	6	435
	Hurstville	27	18	11	1,008	2	89	4	499
	Kogarah	74	4	20	566	0	17	8	56
	Marrickville	28	253	56	551	24	217	10	675
	Rockdale	17	6	58	1,657	117	31	0	370
Sutherland	60	46	63	668	5	53	76	247	
South Total		273	439	230	5,656	167	492	104	2,282
Inner West	Ashfield	55	0	0	72	0	121	0	141
	Burwood	1	63	31	768	8	0	0	45
	Canada Bay	6	21	17	394	1	34	0	1,319
	Leichhardt	1	2	5	65	7	31	2	54
Strathfield	1	0	4	255	0	0	0	201	
Inner West Total		64	86	57	1,554	16	186	2	1,760
Inner North	Hunters Hill	12	-11	0	60	0	2	11	95
	Lane Cove	334	11	4	949	0	0	64	410
	Mosman	1	23	5	81	2	1	5	81
	North Sydney	42	43	22	1,361	1	24	14	517
	Ryde	285	27	208	1,320	40	335	87	1,001
Willoughby	93	3	5	649	0	145	1	649	
Inner North Total		767	96	244	4,420	43	507	182	2,753
North	Hornsby	4	293	84	1,161	2	29	35	280
	Ku-ring-gai	108	20	36	858	0	86	0	397
North Total		112	313	120	2,019	2	115	35	677
North East	Manly	5	0	2	45	0	2	0	7
	Pittwater	12	5	6	82	57	7	5	156
	Warringah	33	51	62	554	2	2	48	300
North East Total		50	56	70	681	59	11	53	463
West Central	Auburn	20	16	90	1,032	7	4	0	592
	Bankstown	192	119	101	1,521	14	113	51	512
	Fairfield	42	43	104	748	4	26	16	255
	Holroyd	97	35	54	613	10	38	19	356
Parramatta	101	161	107	1,848	132	139	43	1,566	
West Central Total		452	374	456	5,762	167	320	129	3,281
North West	Blacktown	577	316	339	2,822	59	259	24	1,718
	Blue Mountains	21	39	15	177	1	12	1	99
	Hawkesbury	25	18	20	203	2	10	27	82
	Penrith	79	108	252	1,581	48	171	10	1,271
The Hills	143	148	93	1,922	56	135	60	1,033	
North West Total		845	629	719	6,705	166	587	122	4,203
South West	Camden	96	122	207	1,533	23	241	14	1,340
	Campbelltown	143	45	53	1,016	42	69	39	544
	Liverpool	142	256	125	2,202	27	236	26	1,410
	Wollondilly	26	35	32	279	14	38	5	189
South West Total		407	458	417	5,030	106	584	84	3,483
Sydney Metro Total		3,429	2,888	2,755	37,860	914	3,876	908	22,750
Central Coast	Gosford	67	39	45	644	24	19	30	244
	Wyang	28	130	34	545	26	139	36	462
Central Coast Total		95	169	79	1,189	50	158	66	706
Illawarra	Kiama	1	3	1	61	0	15	3	77
	Shellharbour	145	16	47	488	16	71	10	371
	Wollongong	65	41	78	798	14	94	119	681
Illawarra Total		211	60	126	1,347	30	180	132	1,129

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

Subregion	LGA	Dwelling Approvals (by building type) (July 2014)				Net Dwelling Completions (by building type) (July 2014)		
		Detached	Multi-unit	Other	% Multi-unit	Detached	Multi-unit	% Multi-unit
Sydney City	Sydney	1	94	10	90%	0	145	100%
Sydney City Total		1	94	10	90%	0	145	100%
East	Botany Bay	7	217	0	97%	0	1	100%
	Randwick	0	63	0	100%	0	51	100%
	Waverley	3	0	0	0%	0	0	0%
	Woollahra	28	19	0	40%	0	0	0%
East Total		38	299	0	89%	0	52	100%
South	Canterbury	17	5	0	23%	2	4	67%
	Hurstville	9	2	0	18%	4	0	0%
	Kogarah	9	11	0	55%	0	8	100%
	Marrickville	3	43	10	77%	0	10	100%
	Rockdale	12	43	3	74%	0	0	0%
	Sutherland	32	29	2	46%	4	72	95%
South Total		82	133	15	58%	10	94	90%
Inner West	Ashfield	0	0	0	0%	0	0	0%
	Burwood	1	30	0	97%	0	0	0%
	Canada Bay	3	14	0	82%	0	0	0%
	Leichhardt	2	3	0	60%	0	2	100%
	Strathfield	4	0	0	0%	0	0	0%
Inner West Total		10	47	0	82%	0	2	100%
Inner North	Hunters Hill	0	0	0	0%	0	11	100%
	Lane Cove	4	0	0	0%	0	64	100%
	Mosman	5	0	0	0%	0	5	100%
	North Sydney	6	16	0	73%	0	14	100%
	Ryde	1	207	0	100%	0	87	100%
Willoughby	5	0	0	0%	0	1	100%	
Inner North Total		21	223	0	91%	0	182	100%
North	Hornsby	24	60	0	71%	2	33	94%
	Ku-ring-gai	12	22	2	61%	0	0	0%
North Total		36	82	2	68%	2	33	94%
North East	Manly	2	0	0	0%	0	0	0%
	Pittwater	6	0	0	0%	0	5	100%
	Warringah	25	35	2	56%	0	48	100%
North East Total		33	35	2	50%	0	53	100%
West Central	Auburn	14	76	0	84%	0	0	0%
	Bankstown	99	2	0	2%	8	43	84%
	Fairfield	49	55	0	53%	2	14	88%
	Holroyd	22	32	0	59%	1	18	95%
	Parramatta	19	87	1	81%	3	40	93%
West Central Total		203	252	1	55%	14	115	89%
North West	Blacktown	264	74	1	22%	12	12	50%
	Blue Mountains	14	0	1	0%	0	1	100%
	Hawkesbury	14	6	0	30%	27	0	0%
	Penrith	89	163	0	65%	9	1	10%
	The Hills	88	4	1	4%	42	18	30%
North West Total		469	247	3	34%	90	32	26%
South West	Camden	207	0	0	0%	14	0	0%
	Campbelltown	43	10	0	19%	10	29	74%
	Liverpool	100	25	0	20%	24	2	8%
	Wollondilly	32	0	0	0%	5	0	0%
South West Total		382	35	0	8%	53	31	37%
Sydney Metro Total		1,275	1,447	33	53%	169	739	81%
Central Coast	Gosford	38	7	0	16%	16	14	47%
	Wyong	30	2	2	6%	36	0	0%
Central Coast Total		68	9	2	11%	52	14	21%
Illawarra	Kiama	0	0	1	0%	3	0	0%
	Shellharbour	37	10	0	21%	6	4	40%
	Wollongong	55	22	1	28%	7	112	94%
Illawarra Total		92	32	2	25%	16	116	88%

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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