Residential Land bulletin

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June Quarter 2010

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Overview

- In the June 2010 quarter Metropolitan Melbourne recorded the highest number of lots in subdivision plans for a quarter since recording began in 1996.
- The number of residential lots released in the June quarter was strong at 8448, similar to the December 2009 quarter though below the June quarter 2009.
- The number of dwelling approvals for the 2010 June quarter was the highest for any quarter recorded since September 2002.

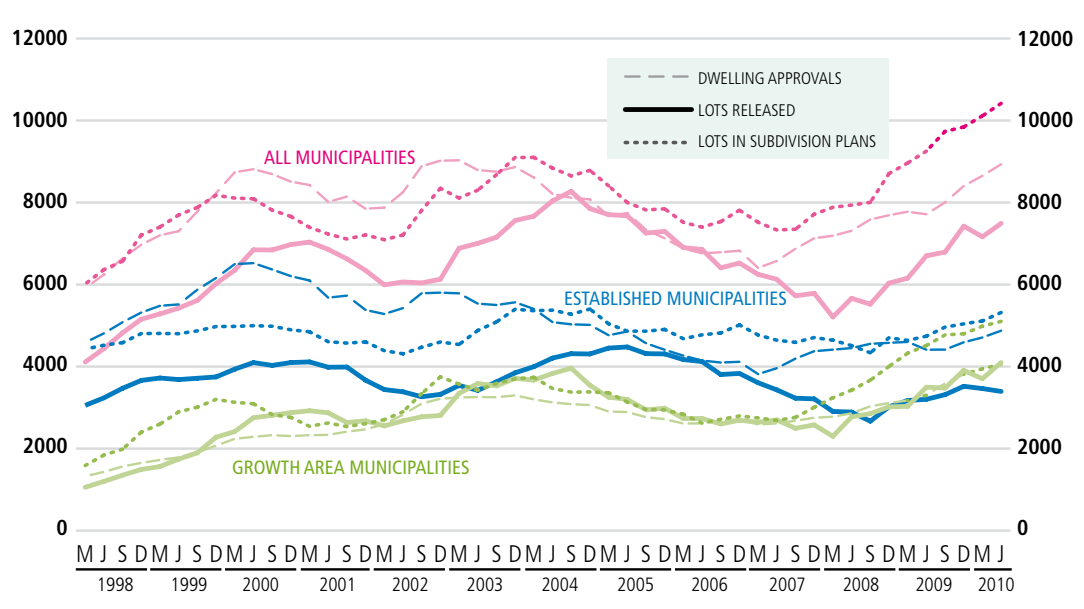
7 quarter moving average

Lots in subdivision plans: The seven quarter moving average for lots in subdivision plans was 10,418 for the June 2010 quarter, up 3% from the previous seven quarter moving average. Both growth area municipalities and other municipalities showed increases in the seven quarter moving average from the previous seven quarter moving average, with a 2% and 4% increase respectively.

Lots released: The seven quarter moving average for Metropolitan Melbourne for lots released increased by 5% from the previous seven quarter moving average to 7,492 lots.

Dwelling approvals: The seven quarter moving average for dwelling approvals was 8,934, a 3% increase from the previous seven quarter moving average and the highest seven quarter moving average since the March 2003 seven quarter moving average.

Figure 1: Key land development indicators for metropolitan Melbourne – 7 quarter moving average

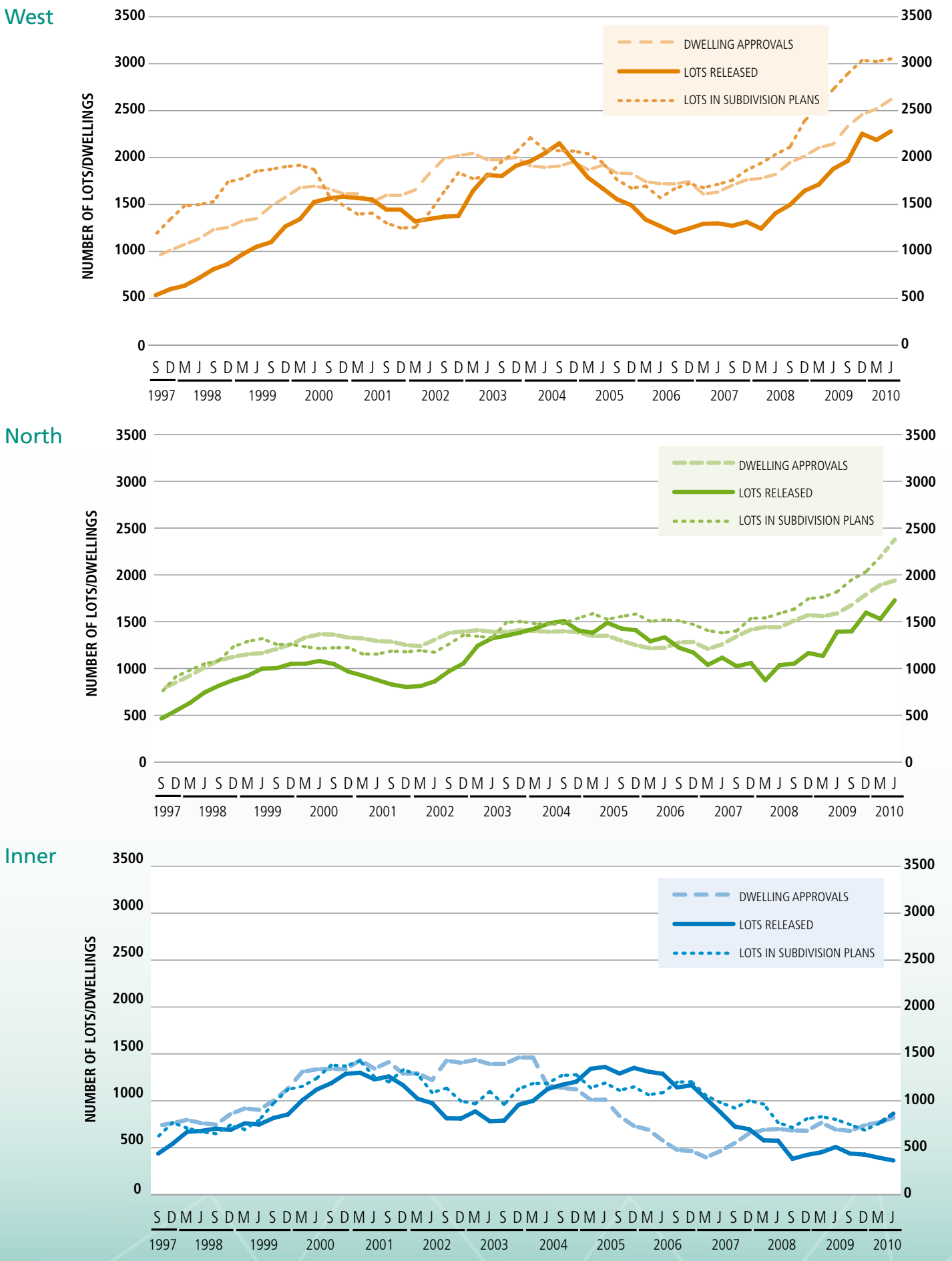


Source: Spatial Analysis and Research Branch Survey of Councils

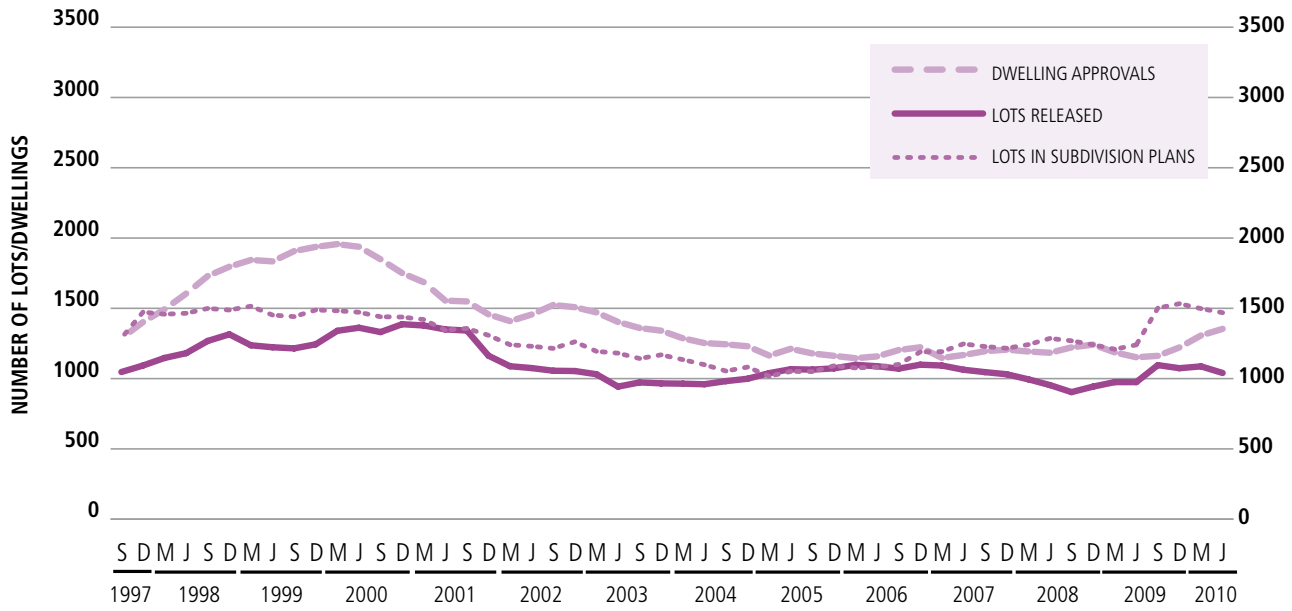
Spatial Analysis&Research
a branch of the Strategic Policy Research and Forecasting Division

Victoria The Place To Be
Department of Planning and Community Development

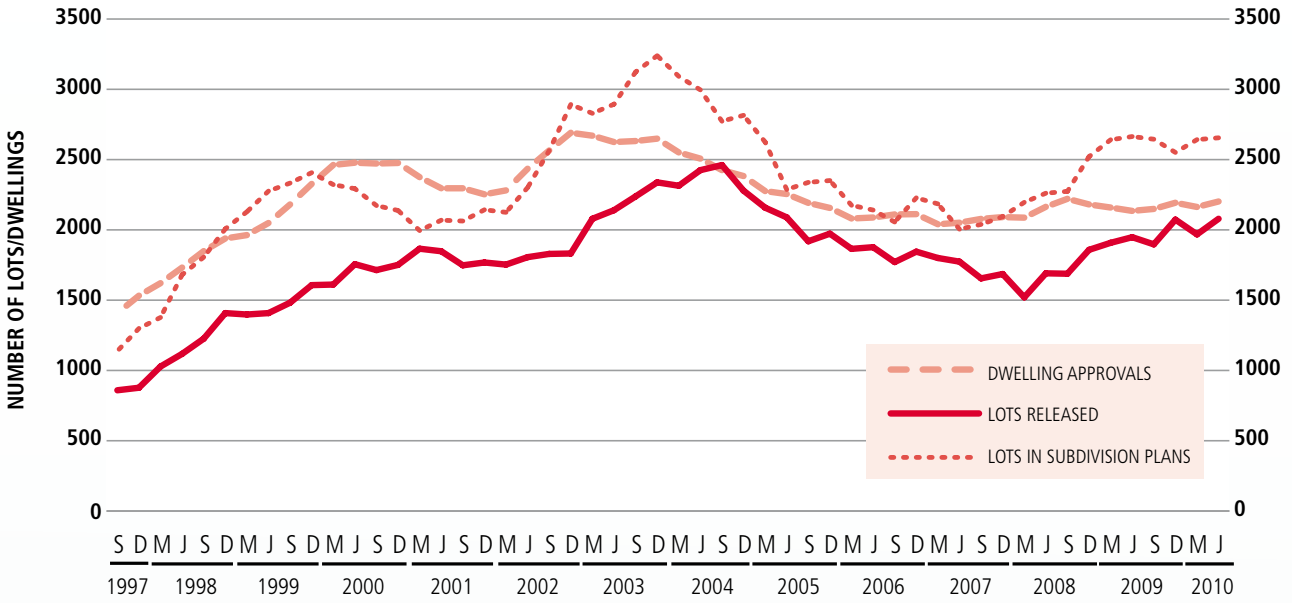
Figure 2: Key land development indicators for metropolitan Melbourne by region – 7 quarter moving average



East



South



Source: Spatial Analysis and Research Branch Survey of Councils

Residential lots in subdivision plans (see table 1)

- In the last four quarters there was a total of 43,041 lots in subdivision plans submitted to Metropolitan councils. This is a 3% increase from the previous four quarters. Of these 49% were located in growth areas and 51% were located in established areas.
- There was a total of 11,595 lots in subdivision plans submitted to Metropolitan councils in the June 2010 quarter, a 6% increase from the previous quarter and the highest number of lots submitted for a quarter since recording began in 1996. This figure is likely to be slightly higher due to the data from the municipalities of Bayside and Whitehorse not being available at the time of printing.
- The greatest percent increase from the previous quarter were the municipalities of Maroondah with 296 lots, Moonee Valley with 423 lots and Yarra with 326 lots. The greatest percent decrease from the previous quarter were the municipalities of Darebin with 102 lots, Port Phillip with 82 lots and Maribyrnong with 84 lots.

Residential lots released

(see table 4)

- In the last four quarters there was a total of 28,741 residential lots released by Metropolitan councils, (down 2% from the previous four quarters).
- There was a total of 8,448 lots released in the June 2010 quarter, a 44% increase from the previous quarter. This number is similar to that for the December 2009 quarter though below the June 2009 quarter.
- 31% of lots released in the June quarter were located in the West, 30% were located in the South, 28% were located in the North, 8% were located in the East and 2% were located in the Inner municipalities.

Dwelling approvals

(see table 5)

- In the last four quarters there was a total of 39,972 dwelling approvals. This is a 7% increase from the previous four quarters. Of these 46% were located in growth areas and 54% were located in established areas, a similar proportion to the previous four quarters.
- Dwelling approvals for the June quarter increased to 10,363, a 7% increase from the previous quarter and the highest for any quarter since the 2002 September quarter. 30% of dwelling approvals were located in the West, 25% in the South, 19% in the North, 16% in the East and 10% in inner Melbourne.
- The highest percent increase of dwelling approvals in local government areas from the previous quarter were Maribyrnong with 278, Maroondah with 180 and Yarra Ranges with 386. The greatest percent decrease in local government areas were Stonnington with 112, Whitehorse with 142 and Monash with 212.

Table 1: Residential lots in subdivision plans submitted to councils

Municipality	Number of Lots per Quarter				
	Jun '09	Sep '09	Dec '09	Mar '10	Jun '10
Melbourne	513	154	256	631	1,031
Port Phillip	175	194	282	194	82
Yarra	127	232	223	86	326
Inner	**815**	**580**	**761**	**911**	**1,439**
Brimbank	159	281	330	224	124
Hobsons Bay	186	113	115	115	153
Maribyrnong	195	161	137	202	84
Melton	1,050	910	363	647	770
Moonee Valley	113	40	153	182	423
Wyndham	1,692	2,028	1,742	1,378	1,188
West	**3,395**	**3,533**	**2,840**	**2,748**	**2,742**
Bayside	27	86	319	N/A	N/A
Cardinia	129	103	103	745	424
Casey	709	499	322	948	838
Frankston	473	355	349	191	412
Glen Eira	213	182	120	185	245
Greater Dandenong	157	168	232	482	670
Kingston	133	180	296	198	199
Mornington Peninsula	599	328	254	280	209
South	**2,440**	**1,901**	**1,995**	**3,029**	**2,997**
Banyule	110	99	69	63	131
Darebin	242	218	246	259	102
Hume	672	887	177	813	640
Moreland	264	333	246	496	413
Nillumbik	43	21	89	52	44
Whittlesea	877	1,374	1,328	1,312	1,625
North	**2,208**	**2,932**	**2,155**	**2,995**	**2,955**
Boroondara	321	237	80	82	156
Knox	88	82	101	57	113
Manningham	89	138	133	104	71
Maroondah	94	164	210	12	296
Monash	171	263	361	205	279
Stonnington	152	386	116	187	214
Whitehorse	112	170	143	453	N/A
Yarra Ranges	270	850	352	180	333
East	**1,297**	**2,290**	**1,496**	**1,280**	**1,462**
Growth area municipalities	5,129	5,801	4,035	5,843	5,485
Established municipalities	5,026	5,435	5,212	5,120	6,110
TOTAL MELBOURNE	**10,155**	**11,236**	**9,247**	**10,963**	**11,595**

Source: Spatial Analysis and Research Branch Survey of Councils
N/A: Not Available
The data for 2008-09 for Stonnington has been revised since the June 2009 edition

Note: Growth area municipalities highlighted

Table 2: Water supply conditions accepted for residential lots

Municipality	Number of Lots per Quarter				
	Jun '09	Sep '09	Dec '09	Mar '10	Jun '10
Melbourne	166	19	10	20	6
Port Phillip	3	2	2	N/A	N/A
Yarra	4	9	18	10	N/A
Inner	**173**	**30**	**30**	**30**	**6**
Brimbank	172	348	287	257	49
Hobsons Bay	4	6	7	8	18
Maribyrnong	81	56	12	36	17
Melton	187	181	423	335	702
Moonee Valley	10	58	5	16	66
Wyndham	1,398	1,487	1,057	1,676	1,200
West	**1,852**	**2,136**	**1,791**	**2,328**	**2,052**
Bayside	4	10	6	7	N/A
Cardinia	180	479	262	63	N/A
Casey	436	669	384	58	N/A
Frankston	277	612	117	13	N/A
Glen Eira	4	8	6	21	N/A
Greater Dandenong	101	5	183	34	N/A
Kingston	23	22	22	15	N/A
Mornington Peninsula	114	93	81	42	N/A
South	**1,139**	**1,898**	**1,061**	**253**	**N/A**
Banyule	193	135	150	89	N/A
Darebin	194	N/A	415	160	N/A
Hume	375	641	541	330	133
Moreland	535	468	293	288	N/A
Nillumbik	58	412	357	252	N/A
Whittlesea	644	613	953	754	N/A
North	**1,999**	**2,269**	**2,709**	**1,873**	**133**
Boroondara	135	180	220	284	N/A
Knox	29	25	13	34	N/A
Manningham	93	78	77	64	N/A
Maroondah	140	142	202	119	N/A
Monash	113	142	165	205	N/A
Stonnington	23	17	106	36	N/A
Whitehorse	160	171	196	100	N/A
Yarra Ranges	135	122	207	119	N/A
East	**828**	**877**	**1,186**	**961**	**N/A**
Growth area municipalities	3,220	4,070	3,620	3,216	2,035
Established municipalities	2,771	3,140	3,157	2,229	156
TOTAL MELBOURNE	**5,991**	**7,210**	**6,777**	**5,445**	**2,191**

Source: City West Wate and Western Water
Note: Data from Yarra Valley Water and South East Water not available and data from previous quarters Bulletin incorrect. Please see correction on website.

Note: Growth area municipalities highlighted

Table 3: Certification of residential lots

Municipality	Number of Lots per Quarter				
	Jun '09	Sep '09	Dec '09	Mar '10	Jun '10
Melbourne	2	0	0	2	0
Port Phillip	7	27	38	19	20
Yarra	90	49	225	33	86
Inner	**99**	**76**	**263**	**54**	**106**
Brimbank	192	326	116	113	444
Hobsons Bay	107	142	214	105	118
Maribyrnong	170	168	112	208	91
Melton	949	605	618	494	311
Moonee Valley	15	44	107	149	409
Wyndham	1,599	1,588	1,759	1,016	1,755
West	**3,032**	**2,873**	**2,926**	**2,085**	**3,128**
Bayside	25	0	0	N/A	N/A
Cardinia	290	84	84	532	585
Casey	1,170	514	538	236	996
Frankston	419	470	401	351	315
Glen Eira	171	184	147	134	160
Greater Dandenong	79	132	106	166	187
Kingston	95	163	203	144	147
Mornington Peninsula	319	230	501	157	331
South	**2,568**	**1,777**	**1,980**	**1,720**	**2,721**
Banyule	171	44	52	31	57
Darebin	23	19	6	35	9
Hume	236	673	408	68	517
Moreland	289	402	282	191	200
Nillumbik	48	12	65	25	67
Whittlesea	753	1,200	1,061	1,281	1,327
North	**1,520**	**2,350**	**1,874**	**1,631**	**2,177**
Boroondara	102	203	87	60	60
Knox	96	103	122	72	98
Manningham	77	77	59	66	116
Maroondah	53	16	24	10	62
Monash	111	154	123	235	209
Stonnington	815	111	340	55	88
Whitehorse	49	46	129	41	
Yarra Ranges	121	533	116	199	186
East	**1,424**	**1,243**	**1,000**	**738**	**819**
Growth area municipalities	4,997	4,664	4,468	3,627	5,491
Established municipalities	3,646	3,655	3,575	2,601	3,460
TOTAL MELBOURNE	**8,643**	**8,319**	**8,043**	**6,228**	**8,951**

Source: Spatial Analysis and Research Branch Survey of Councils
N/A: Not Available
The data for 2008-09 for Stonnington has been revised since the June 2009 edition

Note: Growth area municipalities highlighted

Table 4: Residential lots released

Municipality	Number of Lots per Quarter				
	Jun '09	Sep '09	Dec '09	Mar '10	Jun '10
Melbourne	644	317	4	168	35
Port Phillip	22	22	26	15	26
Yarra	10	95	227	42	135
Inner	**676**	**434**	**257**	**225**	**196**
Brimbank	206	314	379	43	124
Hobsons Bay	66	65	63	43	53
Maribyrnong	123	127	207	206	85
Melton	424	352	781	458	528
Moonee Valley	8	58	79	66	63
Wyndham	1,578	862	1,550	1,132	1,758
West	**2,405**	**1,778**	**3,059**	**1,948**	**2,611**
Bayside	30	13	2	N/A	N/A
Cardinia	290	228	228	317	658
Casey	532	277	888	556	696
Frankston	250	136	457	200	364
Glen Eira	165	259	137	158	181
Greater Dandenong	104	127	112	105	230
Kingston	82	170	244	142	149
Mornington Peninsula	292	284	446	189	286
South	**1,745**	**1,494**	**2,514**	**1,667**	**2,564**
Banyule	101	50	136	73	55
Darebin	23	40	15	21	40
Hume	543	282	356	90	629
Moreland	292	326	334	198	220
Nillumbik	42	16	71	31	26
Whittlesea	1,619	484	998	782	1,437
North	**2,620**	**1,198**	**1,910**	**1,195**	**2,407**
Boroondara	123	136	66	96	119
Knox	94	130	90	82	76
Manningham	77	96	49	51	79
Maroondah	19	4	10	2	6
Monash	117	173	135	118	201
Stonnington	804	84	149	278	83
Whitehorse	138	93	84	83	N/A
Yarra Ranges	221	351	145	109	106
East	**1,593**	**1,067**	**728**	**819**	**670**
Growth area municipalities	4,986	2,485	4,801	3,335	5,706
Established municipalities	4,053	3,486	3,667	2,519	2,742
TOTAL MELBOURNE	**9,039**	**5,971**	**8,468**	**5,854**	**8,448**

Source: Spatial Analysis and Research Branch Survey of Councils
Note: Information for Wydham & Brimbank sourced from VICMAP Property
N/A: Not Available

Note: Growth area municipalities highlighted

Table 5: Dwelling approvals

Municipality	Number of Lots per Quarter				
	Jun '09	Sep '09	Dec '09	Mar '10	Jun '10
Melbourne	404	665	528	251	435
Port Phillip	31	50	180	146	263
Yarra	56	206	224	220	288
Inner	**491**	**921**	**932**	**617**	**986**
Brimbank	374	483	347	337	321
Hobsons Bay	120	90	136	81	176
Maribyrnong	163	289	224	112	278
Melton	590	710	480	517	691
Moonee Valley	129	198	165	171	243
Wyndham	1,058	1,445	1,319	1,445	1,430
West	**2,434**	**3,215**	**2,671**	**2,663**	**3,139**
Bayside	157	111	87	129	155
Cardinia	411	457	464	442	423
Casey	648	623	704	719	713
Frankston	167	193	193	251	312
Glen Eira	139	141	198	191	218
Greater Dandenong	109	138	283	203	224
Kingston	150	144	166	163	283
Mornington Peninsula	270	313	309	288	251
South	**2,051**	**2,120**	**2,404**	**2,386**	**2,579**
Banyule	76	145	139	117	124
Darebin	285	191	222	357	293
Hume	358	575	567	362	425
Moreland	329	205	397	363	304
Nillumbik	42	64	56	40	62
Whittlesea	863	1,094	950	995	765
North	**1,953**	**2,274**	**2,331**	**2,234**	**1,973**
Boroondara	89	240	202	202	347
Knox	144	97	120	109	112
Manningham	104	165	235	102	195
Maroondah	80	141	283	74	180
Monash	206	190	279	331	212
Stonnington	92	262	119	601	112
Whitehorse	120	153	213	227	142
Yarra Ranges	156	171	149	176	386
East	**991**	**1,419**	**1,600**	**1,822**	**1,686**
Growth area municipalities	3,928	4,904	4,484	4,480	4,447
Established municipalities	3,992	5,045	5,454	5,242	5,916
TOTAL MELBOURNE	**7,920**	**9,949**	**9,938**	**9,722**	**10,363**

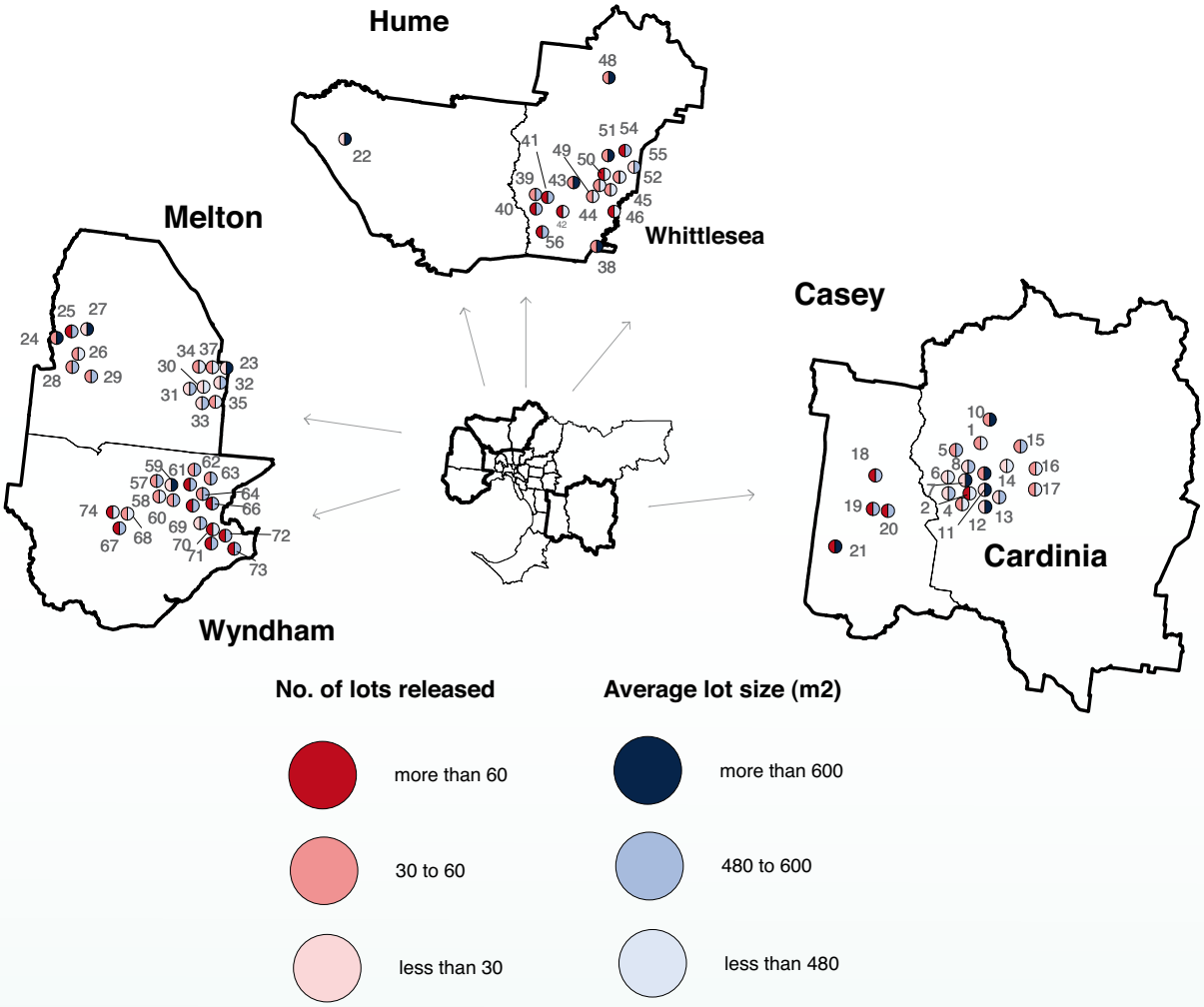
Source: Australian Bureau of Statistics catalogue number 8731.2

Note: Growth area municipalities highlighted

Estates' sales activity in Growth Area municipalities

Figure 3: Residential lots released and average lot size for estates in Growth Area municipalities, reported by councils in the June 2010 quarter

Note: Data is collected for estates releasing five or more dwellings and may not be a complete record of lots released.



No. on map	Estate	Number of lots released	Average Lot Size (m²)
1	Toomuc Meadows	36	429
2	Aspect	86	432
3	Devonia	18	616
4	Devonia	43	433
5	Arena Stage 3	51	544
6	Devonia Park	28	461
7	Caversham Waters	20	496
8	Botanic Walk	7	546
9	Heritage Springs	36	835
10	Sovereign Hill	49	653
11	Blue Horizons	24	694
12	Arden	10	655
13	Henty Park	21	557
14	LP211076	25	400
15	Cardinia Lakes	57	566
16	Fallingwater	41	369
17	Fallingwater	49	379
18	Eve Estate	172	500
19	Hunt Club Estate	73	500
20	Cascades on Clyde	81	600
21	Botanic Ridge Estate	66	776
22	Caterbury Hills 24	13	800
23	Taylors Hill	30	650
24	Arnold's Creek	33	650
25	Arnold's Creek	67	500
26	Silverdale	36	450
27	Fleet Park	14	800
28	Riverina at Brookfield	48	500
29	Belle Gardens	43	600
30	The Grange	16	450
31	The Grange	17	500
32	The Grange	21	600
33	The Grange	28	500
34	40 McCubbin Way	32	200
35	The Esplanade	32	250
36	The Esplanade	23	250
37	Taylors Hill	34	400

No. on map	Estate	Number of lots released	Average Lot Size (m²)
38	Chancellor (University Hill)	57	629
39	Lyndarum	48	553
40	Summerhill	79	551
41	Carlingford	69	490
42	Aurora	178	421
43	Palisades	41	760
44	Greengully	35	455
45	Riverdale on Plenty	32	182
46	Hawkestowe East/West	95	450
48	Plenty River Views	33	1071
49	Renaissance Rise	49	473
50	Mernda Villages	176	420
51	Cornells Hill	60	672
52	Plenty River	57	436
53	Vantage Point	34	540
54	Laurimar - Park	203	492
55	Mitchell's Run	19	505
56	Mosaic	80	515
57	Tarneit Rise	57	495
58	Ecoville	42	419
59	Reflections	28	850
60	The Reserve	42	510
61	Rose Grange	70	540
62	Botanical	48	586
63	The Grove	60	520
64	Westbourne Fields	59	517
65	Arndell	102	563
66	Williams Landing	88	540
67	Bluestone Green	133	592
68	Wyndham Springs	33	424
69	Karinya	28	482
70	Innisfail	149	416
71	Alamanda	197	500
72	Esperance	150	509
73	Saltwater Coast	233	506
74	Manor Lakes	110	446
74	Manor Lakes	110	446

Source: Spatial Analysis and Research Branch Survey of Councils

Figure 4: Average lot size (m²) in Growth Area LGAs

Note: Data up to the March 2010 quarter includes sales within and outside of estates

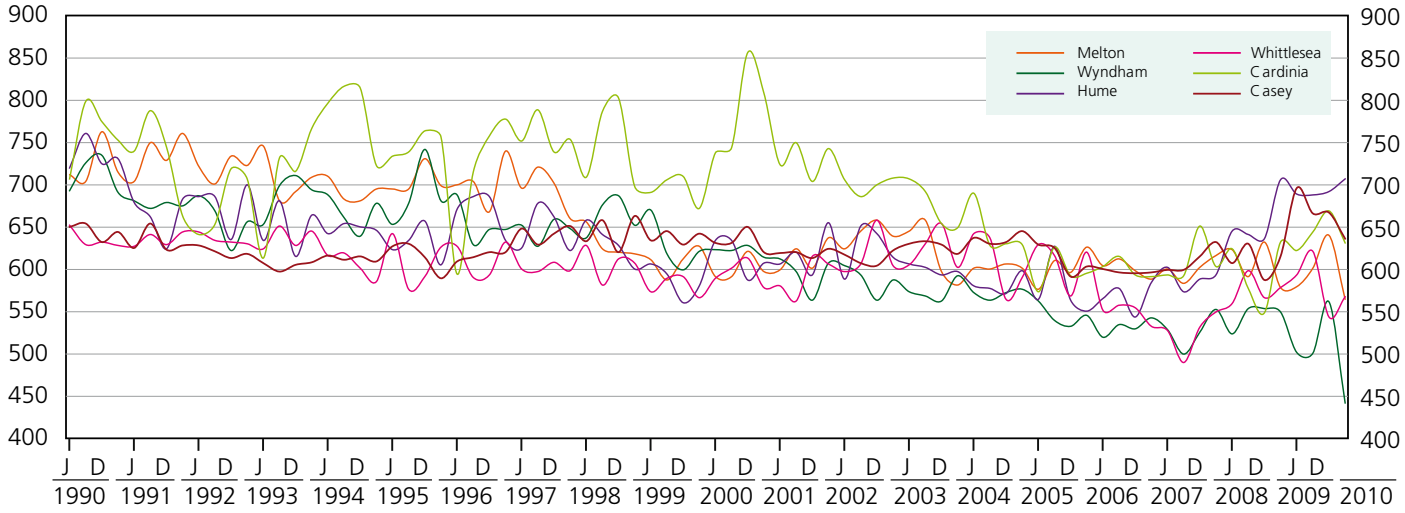


Figure 5: Number of lots sold in Growth Area LGAs

Note: Data only available up to December 2009 quarter as March 2010 quarter is incomplete

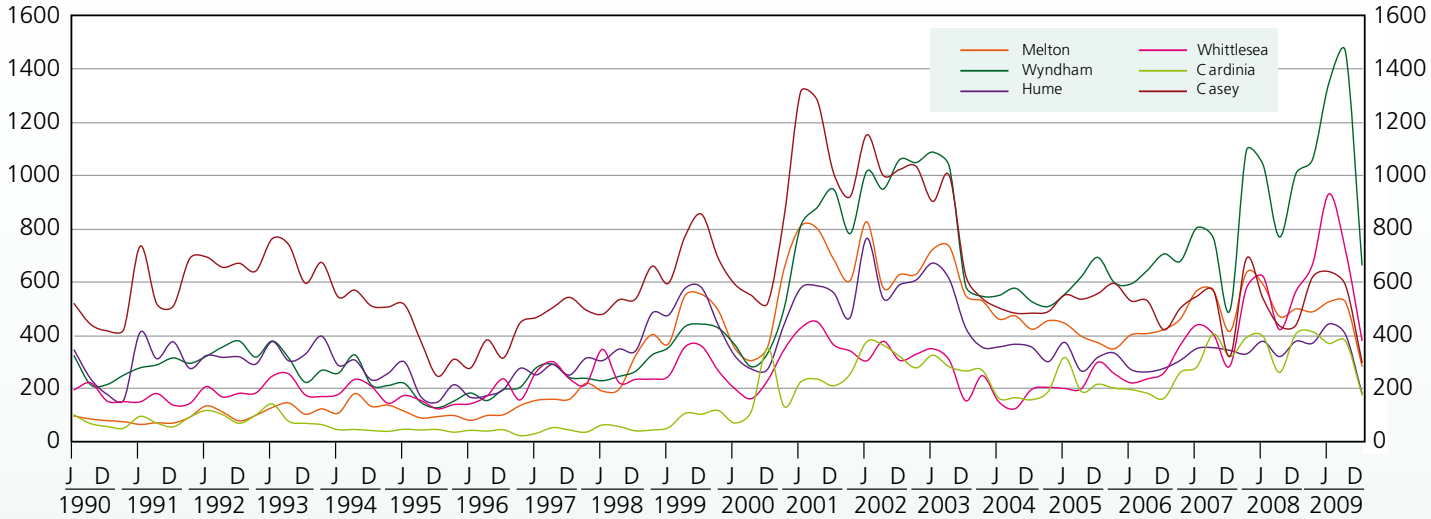
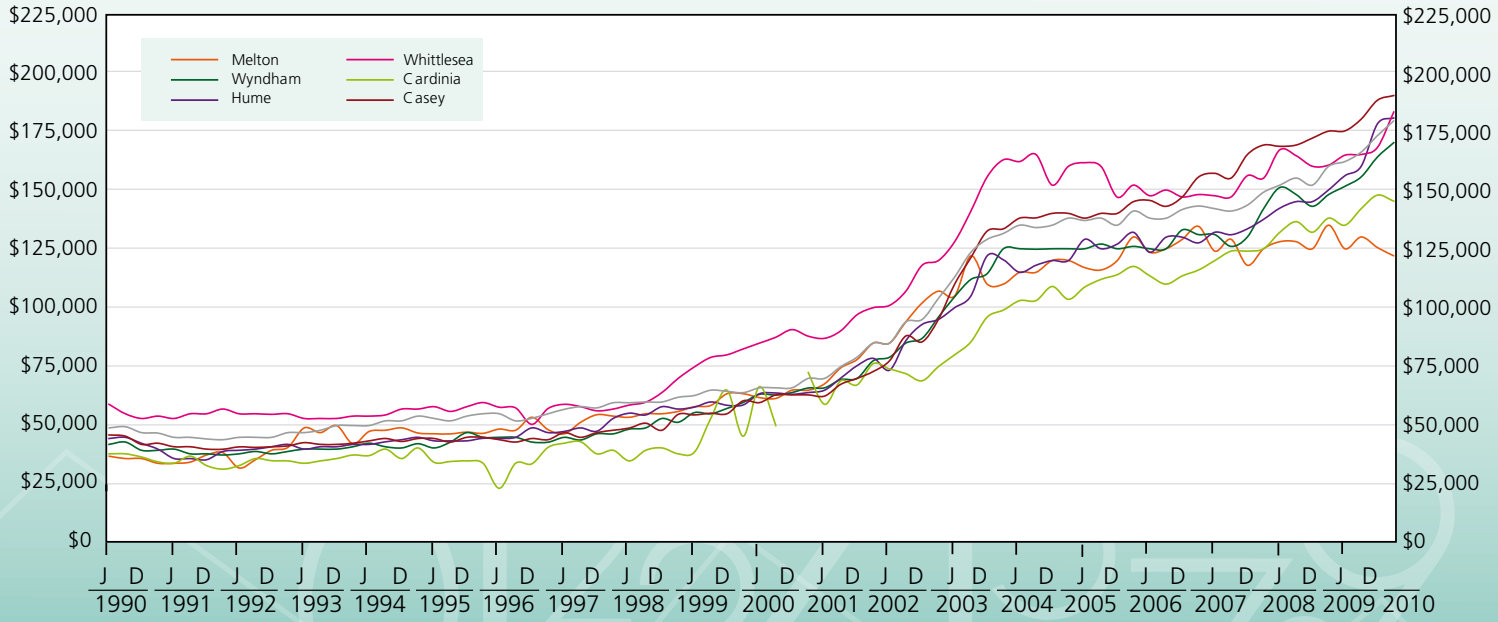


Figure 6: Median Vacant Lot Price in Growth Area LGAs

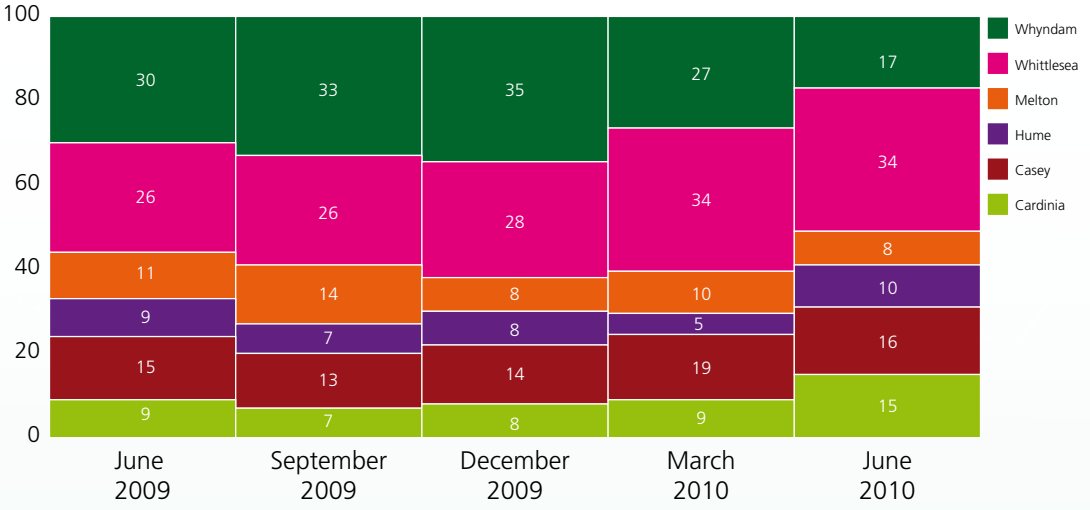
Note: Data available up to March 2010 quarter and is incomplete and subject to revision



Source: Valuer-General

Figure 7: Percentage of lots sold in Growth Area estates

Note: December quarter based on October and November data only as aggregates not available for the month of December



Source: Oliver Hume Research

Review of lots sold in growth area LGAs

Average lot size (m²) in growth area LGAs (see Figure 4)

The mean vacant lot size for all growth area municipalities was 557 m² in the March 2010 quarter. All mean vacant lot sizes reduced in growth area municipalities in the March 2010 quarter with the exception of Hume and Whittlesea. Vacant lot sizes in Hume remained the highest with a mean of 706 m2 and remained the lowest in Wyndham with a mean of 440 m².

Number of lots sold in growth area LGAs (see Figure 5)

Note: Note: Data only available up to December 2009 quarter as March 2010 quarter is incomplete. There can be a significant lag in the number of lots reportedly sold for each quarter as lot sales may be subject to conditions such as the completion of construction of a dwelling or the provision of utilities. These lots may then not be reported until subsequent quarters. The data reproduced here is revised every quarter. The total number of lots sold and recorded in the growth areas for the December 2009 quarter was 1,994.

Price of vacant lots in growth area LGAs (see Figure 6)

In the March 2010 quarter there was a $68,000 range between median prices of the six growth areas. Melton had the lowest median price of $122,000 and Casey had the highest with a median price of $190,000. This is consistent with the previous quarter.

The largest rate of increase from the previous quarter was the growth area of Whittlesea (up 9% from the previous quarter) and the lowest was Melton (down 3% from the previous quarter).

Percentage of lots sold in growth area estates (see Figure 7)

The proportion of lots sold in Wyndham for the June 2010 quarter decreased from 27% in the previous quarter to 17%. Whittlesea continued to have the highest proportion of lots sold for a growth area remaining at 34% for the June quarter, the same percentage as the previous quarter. The percentage of lots sold in Hume increased to 10% for the June 2010 quarter, up from 5 percent in the previous quarter.

Glossary

Residential lots are parcels of land intended for housing development. In fringe areas there would generally (but not in all cases) be one dwelling built on each lot. In established areas residential lots may be parcels of land created by subdividing larger properties or redeveloping land from other uses, often for multi-purpose construction. While technically still defined as residential lots, the latter may more usefully be considered as dwelling units. Only metropolitan Melbourne is included.

Residential lots in subdivision plans: Councils provide the number of residential lots which were submitted to them in subdivision plans where a planning permit is required for subdivision.

Water supply conditions accepted for residential lots: Water supply authorities provide the number of formal offers made by these authorities and accepted by land owners for the provision of water supply to residential lots in plans.

Certification of residential lots: Councils provide the number of residential lots for which certification has been given. Certification is given when a plan complies with the conditions of the planning permit or planning scheme provisions.

Residential lots released: Councils provide the number of lots which have been completed to the satisfaction of the Council and have been issued with a Statement of Compliance. At this point the subdivision requirements have been satisfied for roadworks, drainage, water supply and any other construction.

Dwelling approvals: The Australian Bureau of Statistics provide the number of "houses" and "other residential" dwellings approved for each municipality.

Note: Totals in Tables 1 – 5 exclude municipalities where data was not available.

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