Residential Land

bulletin

**ISSN 1035 9168 June Quarter 2010**

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.

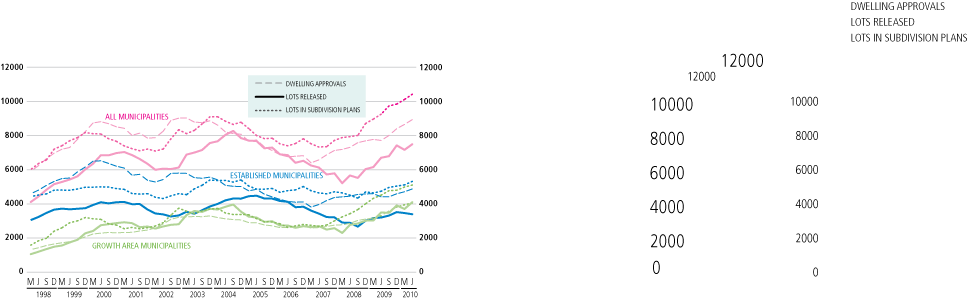
7 quarter moving average

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



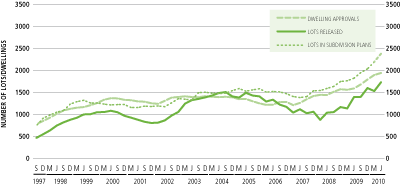
Source: Spatial Analysis and Research Branch Survey of Councils

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

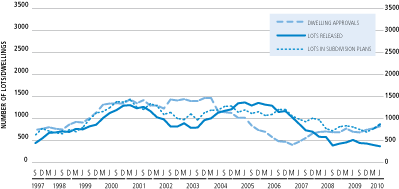
West



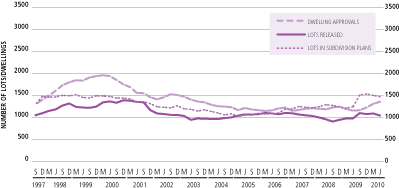
North



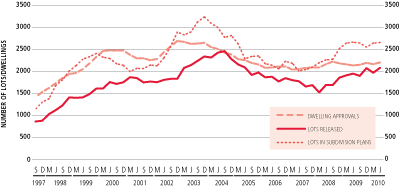
Inner



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

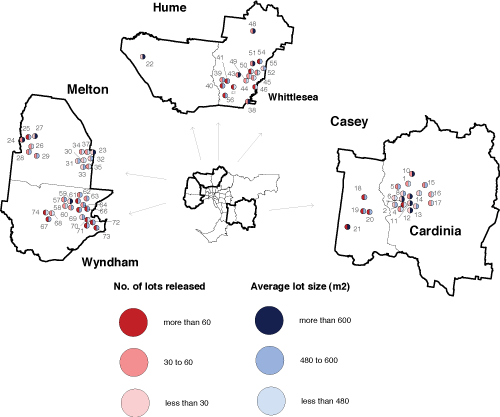
Source: Australian Bureau of Statistics catalogue number 8731.2

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 |
| 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

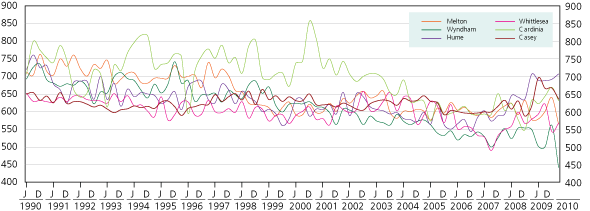


Figure 5: Number of lots sold in Growth Area LGAs

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

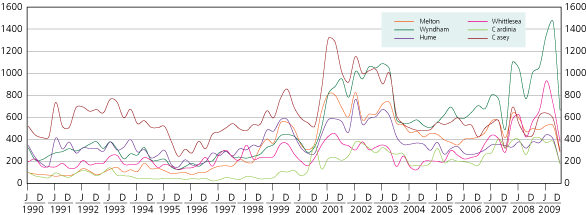
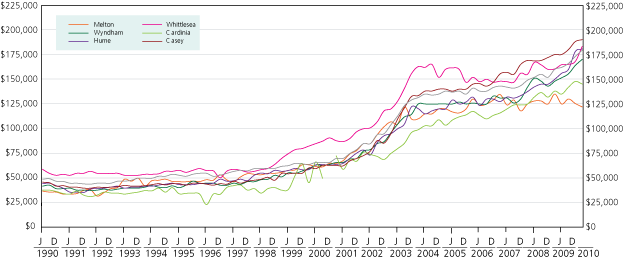


Figure 6: Median Vacant Lot Price in Growth Area LGAs

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.

Published by Spatial Analysis and Research, a branch in the Department of Planning and Community Development

1 Spring Street Melbourne   
Victoria 3000

Telephone (03) 9208 3000

September 2010

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Authorised by the Victorian Government, Melbourne

Printed by Stream Solutions,  
157 Spring Street, Melbourne

Designed by Judy Bennett Design  
29 Yorkshire Street, Richmond

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