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MEDIA RELEASE

Melbourne Dominates Australia's Housing Hotspots List

"Melbourne has dominated this year's HIA *Hotspots* Report, with 12 of Australia's Top 20 building growth areas all located around Victoria's capital," said HIA's Senior Economist, Shane Garrett.

HIA today reveals Australia's strongest markets for home building in the 2018 edition of the *HIA Population & Residential Building Hotspots* report.

"According to the HIA *Population & Residential Building Hotspots Report 2018*, the Mickleham-Yuroke area of Melbourne is Australia's number one Hotspot, with population growth of 35.3 per cent during 2016/17 and \$222.9 million in building approvals.

"With a large volume of work still to be commenced, no downturn evident in approvals, and population growth still exceeding 2 per cent, Melbourne and its surrounding areas are likely to produce many Hotspots for building activity going into 2019.

"Pimpana on the Gold Coast slipped to second place this year with Melbourne's Cranbourne East area in third position nationally.

"The remarkable performance of Melbourne in this year's *Hotspots* report demonstrates how well the circle of job creation, population growth and new home building can boost an economy.

"A number of Sydney's Western and South Western suburbs are also on the move. From Leppington to Parramatta and Blacktown, the large pipeline of new housing will attract significant population growth.

"In Queensland, the South Eastern corner is the focus of activity. Population growth in the South East has accelerated over the past year, indicating that Queensland is starting to see solid employment gains.

"Coomera is also a regular on the Hotspots list, joined by South Brisbane where the apartment boom has resulted in significant approvals and population growth.

"Even in those parts of the country that are experiencing challenging economic conditions, there are some bright spots on the local housing map. We have identified Hotspots in all states and territories which are underpinned by robust levels of new home building and increases in population," concluded Shane Garrett.

The HIA *Population & Residential Hotspots 2018* report provides a ranking of Australia's top 20 Hotspots – as well as individual rankings for each of the states and territories. Of the national Top 20:

- 12 of the Top 20 Hotspots are located in Victoria;
- NSW contains 4 of the national Top 20;
- Another 4 of the country's top Hotspots are in Queensland.

Nationally, an area qualifies as a Hotspot if at least \$150 million worth of residential building work was approved during the 2016/17 financial year, and its rate of population growth is faster than the national average.

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National Top 20 Building and Population Hotspots*

*SAs with in excess of \$150 million in residential building work approved in 2016/17 and with an annual population growth rate in excess of the national rate of 1.6%

	Statistical Area	Statistical Area Level 4	State / Territory	Residential Building Approved, 2016/17 (\$'000)	Annual Population Growth Rate (%)
1	Mickleham - Yuroke	Melbourne - North West	VIC	222,872	35.3
2	Pimpama	Gold Coast	QLD	352,035	30.8
3	Cranbourne East	Melbourne - South East	VIC	638,571	27.4
4	Cobbitty - Leppington	Sydney - South West	NSW	610,382	21.9
5	Riverstone - Marsden Park	Sydney - Blacktown	NSW	736,224	21.1
6	Wollert	Melbourne - North East	VIC	173,239	20.8
7	Docklands	Melbourne - Inner	VIC	199,734	14.7
8	Beaconsfield - Officer	Melbourne - South East	VIC	256,005	13.4
9	Point Cook - East	Melbourne - West	VIC	169,300	12.8
10	Truganina	Melbourne - West	VIC	202,036	11.9
11	Melbourne	Melbourne - Inner	VIC	622,251	11.2
12	Coomera	Gold Coast	QLD	173,540	10.3
13	Cranbourne West	Melbourne - South East	VIC	171,594	9.2
14	Melton South	Melbourne - West	VIC	161,037	9.1
15	Tarneit	Melbourne - West	VIC	299,838	9.0
16	South Brisbane	Brisbane Inner City	QLD	154,000	8.8
17	Springfield Lakes	Ipswich	QLD	184,943	8.7
18	Arncliffe - Bardwell Valley	Sydney - Inner South West	NSW	513,026	8.6
19	Southbank	Melbourne - Inner	VIC	417,688	8.6
20	Homebush Bay - Silverwater	Sydney - Parramatta	NSW	358,252	8.0

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