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MEDIA RELEASE

Melbourne Dominates Hotspots in Cooling Housing Market

“Melbourne has once again 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 Chief Economist, Tim Reardon.

HIA today reveals Australia’s strongest markets for home building in the 2019 edition of the *HIA Population & Residential Building Hotspots* Report. The Report is aimed at finding employment growth areas targeted towards builders and tradies and identifies Hotspots in all states and territories.

“The majority of the growth is in the fringe of Melbourne as the city expands, although inner city suburbs such as Southbank and Docklands are also enjoying strong growth as they change to accommodate higher density living,” added Mr Reardon.

“This is not surprising given the significant investment in infrastructure and the region’s growing professional services sector.”

“According to the *HIA Population & Residential Building Hotspots Report 2019*, the Rockbank - Mount Cottrell area, located west of Melbourne near Melton, is Australia’s number one Hotspot, with population growth of 59.4 per cent during 2017/18 and \$224.2 million in building approvals.

“Major infrastructure projects including upgrades to the train station and train lines as well as a new six-lane arterial road connecting the area are expected to maintain the momentum to keep the area as a hotspot next year.

“Last year’s number one Hotspot, Mickleham – Yuroke (north of Melbourne’s Tullamarine airport), has slipped to second place and Pimpama in QLD’s Gold Coast dropped into third place.

“The remainder of the top 20 Hotspots are located in Queensland and NSW, predominantly in areas surrounding the capital cities, Sydney and Brisbane.

“Because the residential building industry is cooling, the number of future hotspots is likely to be more centralised to major capital cities such as Melbourne and Sydney,” concluded Mr Reardon

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;
- 5 of the country’s top Hotspots are in Queensland
- NSW contains 3 of the national Top 20;

Nationally, an area qualifies as a Hotspot if at least \$150 million worth of residential building work was approved during the 2017/18 financial year, and its rate of population growth is faster than the 1.6 per cent 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 2017/18 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, 2017/18 (\$'000)	Annual Population Growth Rate (%)
1	Rockbank - Mount Cottrell	Melbourne - West	VIC	224,229	59.4
2	Mickleham - Yuroke	Melbourne - North West	VIC	437,356	52.2
3	Pimpama	Gold Coast	QLD	282,411	29.5
4	Riverstone - Marsden Park	Sydney - Blacktown	NSW	960,560	23.2
5	Cranbourne East	Melbourne - South East	VIC	762,701	21.2
6	Cobbitty - Leppington	Sydney - South West	NSW	775,540	19.9
7	Wollert	Melbourne - North East	VIC	202,364	19.3
8	Ripley	Ipswich	QLD	163,961	17.6
9	Beaconsfield - Officer	Melbourne - South East	VIC	263,744	13.8
10	Eagle Farm - Pinkenba	Brisbane - North	QLD	153,024	13.8
11	Rouse Hill - Beaumont Hills	Sydney - Baulkham Hills and Hawkesbury	NSW	742,881	10.6
12	Point Cook - East	Melbourne - West	VIC	250,558	10.6
13	Southbank	Melbourne - Inner	VIC	681,624	9.8
14	Springfield Lakes	Ipswich	QLD	214,226	9.8
15	Truganina	Melbourne - West	VIC	251,891	9.5
16	South Brisbane	Brisbane Inner City	QLD	213,630	9.3
17	Tarneit	Melbourne - West	VIC	387,840	9.2
18	Docklands	Melbourne - Inner	VIC	273,896	9.2
19	Cranbourne South	Melbourne - South East	VIC	204,746	9.2
20	Werribee - West	Melbourne - West	VIC	208,764	9.0

Source: HIA Economics

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