

MEDIA RELEASE



17 February 2021

Hunter Detached Home Approvals Buoyant

Latest ABS figures on new home building approvals indicate that detached home activity across the Hunter and Central Coast performed strongly in 2020, despite the impact of the global pandemic and a recession, reported the Housing Industry Association.

“In 2020 detached dwelling approvals increased 21 per cent in the Hunter and 15 per cent on the Central Coast compared to the 2019 calendar year. Accounting for 72.1 per cent of all approvals in the Hunter and 64.7 per cent on the Central Coast detached homes increasingly remain the preference for home buyers locally,” said Craig Jennion, HIA Hunter Executive Director.

“Over the same period multi-unit approvals decreased by 45 per cent in the Hunter and 28 per cent on the Central Coast compared to the year earlier. As has occurred elsewhere in the country there appears to be structural changes in the demand for multi-unit housing as a result of a change in consumer preferences”.

“In total 5,896 approvals were issued for new dwellings across the HIA Hunter region during 2020, a decrease of 8 per cent from the previous year. The Hunter approvals decreased by 9 per cent while on the Central Coast the fall was 5 per cent. Despite the slight deterioration in new home approvals in 2020, it was a solid result considering the head winds the industry faced”.

“Much of the heavy lifting for the residential sector continues to occur in the Lower Hunter, with the local government areas of Lake Macquarie, Maitland and Newcastle continuing to be the top 3 locations for approvals, accounting for 58.9 per cent of total approvals”, explained Mr Jennion.

“Cessnock LGA took out the title of ‘biggest mover’ with total housing approvals increasing by 28 per cent. Detached dwelling increasing 32 per cent while multi-unit approvals increased by 134 per cent”.

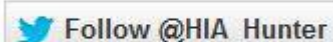
“Looking ahead, we are forecasting residential building activity to remain solid on the back of the HomeBuilder stimulus, low interest rates, rising house prices and a demographic shift in demand towards detached housing and regional areas. Together this should ensure ongoing demand for new homes albeit at a level below that observed in recent years,” concluded Mr Jennion.

Please see over leaf building approval data.

For further information contact:

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For social media commentary from Craig Jennion:



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House	12 mths to: Dec-19	12 mths to: Dec-20	% change
Central Coast	641	734	15%
Cessnock	516	682	32%
Lake Macquarie	654	982	50%
Maitland	871	973	12%
Newcastle	361	348	-4%
Port Stephens	249	212	-15%
Dungog	44	45	2%
Singleton	52	15	-71%
Muswellbrook	25	16	-36%
Scone	22	24	9%
Gloucester	20	16	-20%
Great Lakes	26	120	362%
	3,481	4,167	20%

Unit Approvals	12 mths to: Dec-19	12 mths to: Dec-20	% change
Central Coast	554	400	-28%
Cessnock	59	52	-12%
Lake Macquarie	371	329	-11%
Maitland	227	259	14%
Newcastle	1,487	581	-61%
Port Stephens	45	66	47%
Dungog	0	4	-
Singleton	2	0	-100%
Muswellbrook	26	0	-100%
Scone	0	2	-
Gloucester	4	0	-100%
Great Lakes	177	36	-80%
	2,952	1,729	-41%

Total Dwellings	12 mths to: Dec-19	12 mths to: Dec-20	% change
Central Coast	1,195	1,134	-5%
Cessnock	575	734	28%
Lake Macquarie	1,025	1,311	28%
Maitland	1,098	1,232	12%
Newcastle	1,848	929	-50%
Port Stephens	294	278	-5%
Dungog	44	49	11%
Singleton	54	15	-72%
Muswellbrook	51	16	-69%
Scone	22	26	18%
Gloucester	24	16	-33%
Great Lakes	203	156	-23%
	6,433	5,896	-8%