

# MEDIA RELEASE



16 June 2021

## HIA Report: Hotspots for Building Activity

“Mickleham – Yuroke, located north of Melbourne’s Tullamarine Airport, has been announced as Australia’s number one building Hotspot with a population growth rate of 32.8 per cent and \$412.1 million in building approvals,” stated HIA Economist, Angela Lillicrap.

HIA today reveals Australia’s strongest markets for home building in the 2021 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.

“Mickleham – Yuroke has been a regular in the National Top 20 Building Hotspots list over the past couple of years, along with second on the list, Rockbank – Mount Cottrell,” added Ms Lillicrap.

“A record year for detached house building is underway with over 146,000 detached starts expected in the 12 months to September 2021.

“Australia’s population growth has been constrained due to closed borders. COVID-19 has also seen consumer preferences shift away from inner-city apartment style living to detached housing in regional areas.

“This shift could see more regional areas in the next edition of HIA’s Population and Building Hotspots Report,” concluded Ms Lillicrap.

The HIA Population & Residential Hotspots 2021 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:

- 11 are located in Victoria
- five are in New South Wales
- three are in South-East Queensland
- one is in the ACT

Nationally, an area qualifies as a Hotspot if at least \$150 million worth of residential building work was approved during the 2019/20 financial year, and its rate of population growth is faster than the 1.3 per cent national average.

For further information please contact:

Angela Lillicrap, Economist

0404 406 567

Nick Ward, Senior Economist

0421 048 038

For copies of the full report (media only) please contact Kirsten Lewis on 02 6245 1393 or at [k.lewis@hia.com.au](mailto:k.lewis@hia.com.au)

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## National Top 20 Building and Population Hotspots\*

\*SAs with in excess of \$150 million in residential building work approved in 2019/20 and with an annual population growth rate in excess of the national rate of 1.3%

	Statistical Area	Statistical Area Level 4	State / Territory	Residential Building Approved, 2019/20 (\$'000)	Annual Population Growth Rate (%)
1	Mickleham - Yuroke	Melbourne - North West	VIC	412,093	32.8
2	Rockbank - Mount Cottrell	Melbourne - West	VIC	501,993	29.1
3	Riverstone - Marsden Park	Sydney - Blacktown	NSW	926,517	27.8
4	Wollert	Melbourne - North East	VIC	431,117	20.3
5	Cranbourne South	Melbourne - South East	VIC	209,128	15.9
6	Cobbitty - Leppington	Sydney - South West	NSW	453,169	15.2
7	Werribee - West	Melbourne - West	VIC	276,044	14.3
8	Rouse Hill - Beaumont Hills	Sydney - Baulkham Hills and Hawkesbury	NSW	516,758	13.9
9	Cranbourne East	Melbourne - South East	VIC	416,193	12.8
10	Wolffdene - Bahrs Scrub	Logan - Beaudesert	QLD	201,403	10.8
11	Springfield Lakes	Ipswich	QLD	632,685	9.2
12	Ingleburn - Denham Court	Sydney - Outer South West	NSW	277,524	9.2
13	Melton South	Melbourne - West	VIC	359,369	9.1
14	Austral - Greendale	Sydney - South West	NSW	190,941	9.0
15	Greenway	Tuggeranong	ACT	165,835	8.3
16	Truganina	Melbourne - West	VIC	328,175	8.0
17	Grovedale	Geelong	VIC	277,933	7.5
18	Alfredton	Ballarat	VIC	164,645	6.9
19	Tarneit	Melbourne - West	VIC	475,477	6.8
20	West End	Brisbane Inner City	QLD	151,425	6.8

Source: HIA Economics