



Sydney Dominates New South Wales Residential Building Hotspots

Sydney remains the focal point of New South Wales' residential building Hotspots, according to a new report from the Housing Industry Association (HIA).

The *HIA – JELD-WEN Population and Residential Building Hotspots* report provides a snapshot of Australia's fastest growing metropolitan and regional areas in the 2009/10 financial year.

A "Hotspot" is defined as a local area where the rate of population growth rate exceeds the national rate and the value of residential building work approved is in excess of \$100 million.

New South Wales registered fourteen individual Hotspots in 2009/10 – a dramatic improvement on the six Hotspots recorded in 2008/09. Of the fourteen Hotspots, ten were located in the Greater Sydney region.

Canada Bay – Concord led the way for NSW for a second year running. Population growth in this area was 5.7 per cent - well above the national rate of 1.7 per cent. The value of residential building work approved was nearly \$290 million.

Blacktown – North was the second ranked Hotspot in NSW. Population growth in this area was 4.5 per cent, and the value of residential building work approved was an impressive \$228 million.

Camden ranked third with a population growth rate of 2.9 per cent and a total value of residential building work approved of \$125 million.

Outside of Sydney, Hotspots emerged in Tamworth Regional – Part A (Northern), Maitland (Hunter), and Cessnock (Hunter).

"It's pleasing to see that New South Wales registered a healthy number of fourteen residential building Hotspots in 2009/10. Much of this resulted from the unprecedented stimulus to new home building in the form of record low interest rates and the first home owners grant for new dwellings," said HIA NSW Executive Director, David Bare.

"The new State Government now has the challenging task of creating an environment for housing to grow and prosper without the short-term stimulus provided to combat the GFC. NSW must return to having a strong overall economic position with a strong housing industry," added Mr Bare.

Below is a list of the Top 20 National Building and Population Hotspots as well as the Building and Population Hotspots for NSW.

For a copy of the full report (media only), which provides a local area breakdown for all states and territories, please contact Kirsten Lewis at k.lewis@hia.com.au or on 02 6245 1393.

HIA is the leading industry association in the Australian residential building sector, supporting the businesses and interests of builders, contractors, manufacturers, suppliers, building professionals and business partners.

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NSW Building and Population Hotspots**

**SLAs with in excess of \$100 million in residential building work approved in 2009/10 and with an annual population growth rate in excess of the national average

	Statistical Local Area	Statistical Divison	Residential Building Approved, 2009/10, (\$'000)	Annual Population Growth Rate (%)
1	Canada Bay (A) - Concord	Sydney	288,837	5.7
2	Blacktown (C) - North	Sydney	228,418	4.5
3	Camden (A)	Sydney	124,623	2.9
4	Auburn (A)	Sydney	181,585	2.8
5	Ku-ring-gai (A)	Sydney	233,640	2.6
6	Blacktown (C) - South-West	Sydney	124,726	2.2
7	Holroyd (C)	Sydney	116,694	2.2
8	Liverpool (C) - East	Sydney	127,175	2.0
9	Tamworth Regional (A) - Pt A	Northern	104,110	2.0
10	Canterbury (C)	Sydney	111,720	1.9
11	Pittwater (A)	Sydney	101,749	1.9
12	Maitland (C)	Hunter	151,511	1.8
13	Cessnock (C)	Hunter	102,022	1.8
14	Orange (C)	Cantral West	100,586	1.8

National Top 20 Building and Population Hotspots*

*SLAs with in excess of \$100 million in residential building work approved in 2009/10 and with an annual population growth rate in excess of the national average

	Statistical Local Area	State / Territory	Residential Building Approved, 2009/10 (\$'000)	Annual Population Growth Rate (%)
1	Whittlesea (C) - North	VIC	663,820	21.8
2	Wyndham (C) - South	VIC	477,690	16.2
3	Pimpama-Coomera	QLD	102,632	14.4
4	Griffin-Mango Hill	QLD	180,773	12.8
5	Cardinia (S) - Pakenham	VIC	301,175	11.3
6	Wyndham (C) - West	VIC	137,432	8.5
7	Melton (S) - East	VIC	263,849	8.0
8	Casey (C) - Cranbourne	VIC	411,254	7.0
9	Wyndham (C) - North	VIC	580,994	6.8
10	Condon-Rasmussen-Bohle Basin	QLD	183,048	6.5
11	Melton (S) Bal	VIC	239,116	6.0
12	Canada Bay (A) - Concord	NSW	288,837	5.7
13	Hume (C) - Craigieburn	VIC	273,024	5.4
14	Kingsholme-Upper Coomera	QLD	136,768	5.3
15	Wanneroo (C) - North-East	WA	267,855	5.1
16	Ipswich (C) - East	QLD	258,117	5.0
17	Armadale (C)	WA	283,497	4.9
18	Wanneroo (C) - North-West	WA	265,703	4.7
19	Perth (C) - Remainder	WA	103,017	4.7
20	Blacktown (C) - North	NSW	228,418	4.5

