

## Attachment 2 – Further information on annual average household and dwelling additions in the Inner Metro Region in the past five years

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1. The tables below present information on household and dwelling additions in the Statistical Areas Level 2 (SA2) across the municipalities of the City of Melbourne, City of Port Phillip and City of Yarra.
2. See the map below for definition of areas. Note where an SA2 crosses LGA boundaries it has only been included once in a table, and all development across the SA2 is captured within a single figure.
3. Dwelling additions are presented from two sources:
  - ABS Building Approvals – this dataset covers dwellings approved and expected to be constructed in the five calendar years from January 2013 to December 2017. Construction is lagged from date of approval by six months in the case of separate houses, 12 months in the case of townhouses and apartments up to two storeys, and by 24 months for apartments in blocks of three storeys or more. These lags are consistent with research conducted by the ABS, and with comparisons to DELWP Housing Development Data for corresponding periods.
  - DELWP Housing Development Data – this dataset covers dwellings tracked as completed over the five calendar years from January 2012 to December 2016 (the latest data available). The data are derived from detailed analysis of aerial photography.
4. Though the data cover slightly different periods, there is considerable correspondence, and the relative scale of dwelling completions between areas is consistent (e.g. Melbourne SA2 – the CBD – has the highest numbers, while Carlton North – Princess Hill SA2 has very low numbers).
5. Where numbers are notably larger for the more recent five-year period (e.g. Southbank, Port Melbourne Industrial) this is due to larger numbers of completions in 2017. For example, Southbank averaged approximately 1,000 completions across the calendar years 2013 to 2016, but slightly over 2,000 completions are estimated for 2017.
6. Household additions are derived directly from dwelling additions. A blanket assumption is made in this analysis that household additions are equivalent to 90 per cent of dwelling completions, allowing for vacant dwellings. Total vacancy rates do vary from area to area, but the vast majority of dwellings added over this period are high-rise apartments, and the similarity of vacancy rates between areas for similar dwelling types makes a simple assumption valid.

### Five Years of Estimated and Tracked Dwelling Completions, Inner Metro Statistical Areas

Statistical Areas (Level 2) and Local Govt Areas	Estimated via ABS Building Approvals		Tracked via DELWP Housing Development Data	
	Total 5 yrs to 2017	Annual Average	Total 5 yrs to 2016	Annual Average
Carlton	2,504	501	2,323	465
Docklands	4,368	874	4,602	920
East Melbourne	531	106	37	7
Flemington Racecourse	0	0	0	0
Kensington (Vic.)	145	29	308	62
Melbourne	11,034	2,207	10,971	2,194
North Melbourne	2,958	592	2,894	579
Parkville	577	115	599	120
South Yarra - West	410	82	409	82
Southbank	6,509	1,302	4,932	986
West Melbourne	0	0	0	0
<b>Total in City of Melbourne</b>	<b>29,036</b>	<b>5,807</b>	<b>27,075</b>	<b>5,415</b>
Albert Park	620	124	327	65
Elwood	323	65	340	68
Port Melbourne	729	146	708	142
Port Melbourne Industrial	285	57	19	4
South Melbourne	1,811	362	1,206	241
St Kilda	2,561	512	2,336	467
St Kilda East	246	49	247	49
<b>Total in City of Port Phillip</b>	<b>6,575</b>	<b>1,315</b>	<b>5,183</b>	<b>1,037</b>
Abbotsford	1,952	390	2,308	462
Carlton North - Princes Hill	44	9	34	7
Collingwood	1,168	234	1,217	243
Fitzroy	570	114	524	105
Fitzroy North	601	120	504	101
Richmond (Vic.)	2,165	433	2,559	512
Yarra - North	294	59	285	57
<b>Total in City of Yarra</b>	<b>6,794</b>	<b>1,359</b>	<b>7,431</b>	<b>1,486</b>

**Sources:**

*Building Approvals Australia* (ABS 8731.0)

Housing Development Data (DELWP)

### Five Years of Estimated Household Additions, Inner Metro Statistical Areas

Statistical Areas (Level 2) and Local Govt Areas	Estimated via ABS Building Approvals		Estimated via DELWP Housing Development Data	
	Total 5 yrs to 2017	Annual Average	Total 5 yrs to 2016	Annual Average
Carlton	2,254	451	2,091	418
Docklands	3,931	786	4,142	828
East Melbourne	478	96	33	7
Flemington Racecourse	0	0	0	0
Kensington (Vic.)	131	26	277	55
Melbourne	9,931	1,986	9,874	1,975
North Melbourne	2,662	532	2,605	521
Parkville	519	104	539	108
South Yarra - West	369	74	368	74
Southbank	5,858	1,172	4,439	888
West Melbourne	0	0	0	0
<b>Total in City of Melbourne</b>	<b>26,132</b>	<b>5,226</b>	<b>24,368</b>	<b>4,874</b>
Albert Park	558	112	294	59
Elwood	291	58	306	61
Port Melbourne	656	131	637	127
Port Melbourne Industrial	257	51	17	3
South Melbourne	1,630	326	1,085	217
St Kilda	2,305	461	2,102	420
St Kilda East	221	44	222	44
<b>Total in City of Port Phillip</b>	<b>5,918</b>	<b>1,184</b>	<b>4,665</b>	<b>933</b>
Abbotsford	1,757	351	2,077	415
Carlton North - Princes Hill	40	8	31	6
Collingwood	1,051	210	1,095	219
Fitzroy	513	103	472	94
Fitzroy North	541	108	454	91
Richmond (Vic.)	1,949	390	2,303	461
Yarra - North	265	53	257	51
<b>Total in City of Yarra</b>	<b>6,115</b>	<b>1,223</b>	<b>6,688</b>	<b>1,338</b>

**Sources:**

*Building Approvals Australia* (ABS 8731.0)

Housing Development Data (DELWP)

## Map of Statistical Areas Level 2 (SA2) and Local Government Areas, Inner Metro Region

(LGA names and boundaries are bold dark grey. SA2 names and boundaries are in fine black)

