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Australia's Top Building and Population Hotspots

Victoria is the nation's biggest building hotspot, according to a new report from the Housing Industry Association, the voice of Australia's residential building industry.

The *Population and Residential Building Hotspots* report provides a snapshot of Australia's fastest growing metropolitan and regional areas in the 2008/09 financial year.

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

The nation's top local building hotspot was Whittlesea North in Victoria where residential building work approved rose to over \$484 million and the population growth rate was 18.3 per cent. The national population growth rate was 2.1 per cent.

This top hotspot was followed by Wyndham South – one of Victoria's fastest growing cities – where the value of work hit almost \$284 million and the population growth rate was 12.8 per cent.

Griffin-Mango Hill in Brisbane, Queensland took third place with almost \$150 million worth of residential building work approved and a population growth rate of 12.8 per cent.

"The 2008/09 financial year was a very challenging one for Australia's new home builders and renovators with a sharp fall in new home starts and a moderation in renovations activity," said HIA Chief Economist Harley Dale.

"At the same time, Australia's population was growing at a historically fast 2.1 per cent pace. Meanwhile very low interest rates and assistance to first time buyers targeted to new homes created the conditions for a first stage housing recovery in 2009/10.

"Last year there were 58 local area hotspots across Australia's states and territories and these areas have experienced healthy new home building and renovations activity in 2009/10," Harley Dale said.

Below is a list of the Top 20 National Building and Population Hotspots.

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.

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MEDIA RELEASE

National Top 20 Building and Population Hotspots*

*SLAs with in excess of \$100 million in residential building work approved in 2008/09 and with an annual population growth rate in excess of the national average

	Statistical Local Area	State / Territory	Residential Building Approved, 2008/09 (\$'000)	Annual Population Growth Rate (%)
1	Whittlesea (C) - North	VIC	484,029	18.3
2	Wyndham (C) - South	VIC	283,717	12.8
3	Griffin-Mango Hill	QLD	149,930	12.8
4	Cardinia (S) - Pakenham	VIC	241,553	10.0
5	Melton (S) - East	VIC	285,195	9.5
6	Wanneroo (C) - North-East	WA	163,165	8.6
7	Wanneroo (C) - North-West	WA	205,488	8.6
8	Wyndham (C) - West	VIC	112,474	7.9
9	Condon-Rasmussen-Bohle Basin	QLD	145,866	7.9
10	Central Pine West	QLD	114,463	7.8
11	Canada Bay (A) - Concord	NSW	111,469	7.4
12	Ipswich (C) - East	QLD	260,177	7.3
13	Wyndham (C) - North	VIC	368,605	6.9
14	Casey (C) - Cranbourne	VIC	333,762	6.4
15	Melton (S) Bal	VIC	161,328	6.1
16	Hume (C) - Craigieburn	VIC	187,488	5.9
17	Onkaparinga (C) - South Coast	SA	117,129	5.6
18	Brisbane City - Inner	QLD	149,069	5.5
19	Melbourne (C) - S'bank-D'lans	VIC	335,165	5.3
20	Caloundra South	QLD	121,760	5.1