



HOUSING DEVELOPMENT DATA: 2004 TO 2008

STATISTICAL SUMMARY REPORT

METROPOLITAN MELBOURNE

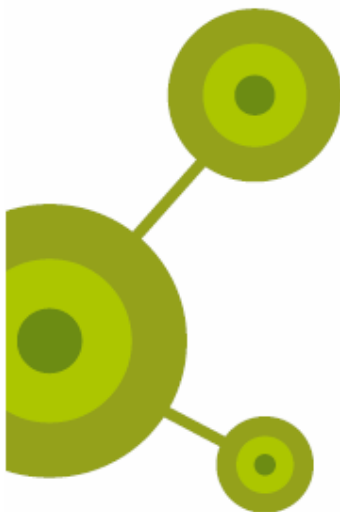


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1.0 Executive Summary

Spatial Economics have been commissioned by the Department of Planning and Community Development (DPCD) to prepare Housing Development Data (HDD) for metropolitan Melbourne. The HDD has been prepared for the years 2004 – 2008 to identify:

- a current and highly accurate count of existing dwelling stock;
- the incidence of new dwelling construction; and
- the supply of vacant residential allotments across all municipal areas within metropolitan Melbourne.

The HDD has been prepared principally through digital analysis of aerial photography and property boundaries (cadastre) to identify changes in the development and use of land for housing on a lot by lot basis. This analysis has been supplemented by reference to other key Government databases including planning schemes, planning permit approvals, business registers and site visits.

HDD Statistical Summary Reports have been prepared for all 31 metropolitan municipalities. These reports identify the main characteristics of existing dwelling stock vacant residential land and new development within each municipality.

1.1 Key Findings from the HDD for Metropolitan Melbourne

Key findings outlined in this report show that within metropolitan Melbourne:

Dwelling stock and growth

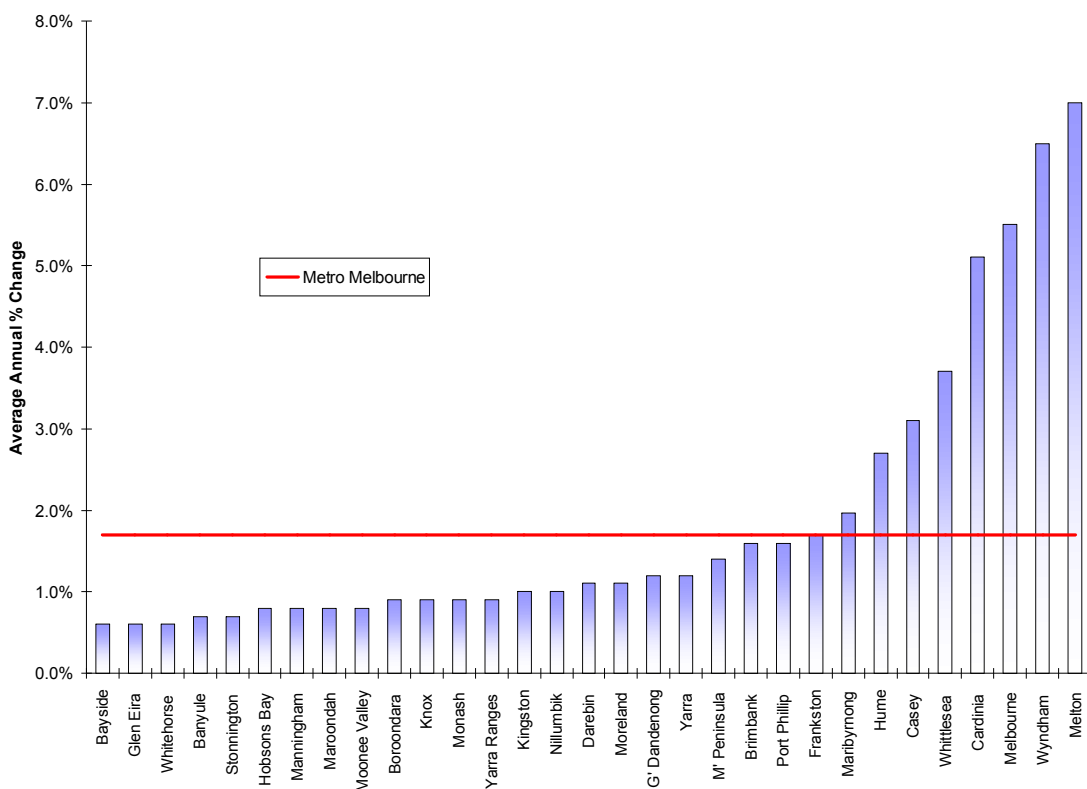
- At December 2008, there were approximately 1.541 million residential dwellings across metropolitan Melbourne.
- Increased by 1.7 % per annum over the period of 2004 to 2008.
- The municipalities that had relatively high rates of net dwelling growth include: Melton – 7% pa; Wyndham – 6.5% pa; Melbourne – 5.5% pa; Cardinia – 5.1% pa; Whittlesea – 3.7% pa; Casey – 3.1% pa; Hume – 2.7% pa; and Maribyrnong – 2% pa.
- During the same period, an average of 29,500 new dwellings was constructed each year.
- An average of 4,100 dwellings was demolished annually, resulting in an average increase of 25,400 dwellings for each year from 2004-08.
- The graph below illustrates the average annual growth in net dwelling stock from 2004 to 2008 for each metropolitan municipality across Melbourne.
- The median land area consumed per existing dwelling across metropolitan Melbourne in 2008 was 610sqm. This measure by municipality widely varies, ranging from: 160sqm in Melbourne; 487sqm in Darebin; 595sqm in Brimbank; 645sqm in Boroondara; and 1,030sqm in Yarra Ranges.

Development Projects:

- The vast majority (86% or 53,579 projects) of residential development projects yielded between 1 to 2 new dwellings (newly constructed). However, this project size accounted for 59% of all newly constructed dwellings.
- By comparison, residential development projects that yielded over 20 dwellings per project contributed 22% (25,763 dwellings) of all new dwellings constructed from 2004 to 2008, but comprised only 1% of all construction projects (403 projects).

- There were 5008 dwellings/projects that were one for one dwelling replacements from 2004 to 2008. This represented 8% of all construction projects and 4% of all constructed dwellings.
- Where new dwellings were constructed across metropolitan Melbourne from 2004-2008, the median original land consumed per dwelling prior to development was 677sqm. Post construction, the median land consumption was 419sqm.
- As measured from 2004 to 2008 the majority (74%) of all new dwelling construction was on land zoned Residential 1 (R1Z). In comparison: 7,410 (6% of all construction) constructed dwellings were on land zoned Mixed Use (MUZ); 5,434 (5% of all construction) dwellings zoned Comprehensive Development (CDZ1); 3,657 (3% of all construction) dwellings zoned Capital City (CCZ1); 2,262 (2% of all construction) dwellings zoned Business 2 (B2Z); and 2,147 (2% of all construction) dwellings zoned Residential 3 (R3Z).
- In total there were 16,300 residential dwellings demolished from 2004 to 2008, on an average annual basis this equates to 4,075 residential demolitions across metropolitan Melbourne. The majority of residential dwelling demolition activity was located within the municipalities of: Bayside (369 dwellings pa); Boroondara (347 dwellings pa); Monash (330 dwellings pa); and Glen Eira (311 dwellings pa).

Average Annual Percentage Growth in the Dwelling Stock by LGA, 2004 to 2008



Vacant land

- The amount of vacant residential land in metropolitan Melbourne has steadily declined on an annual basis as measured from 2004 to 2008. In 2004 there were approximately 54,500 vacant residential lots, declining to 46,000 lots in 2008 - a 21% decline in the vacant lot stock.
- In general, the highest number of vacant lot stock was located within the Growth Area municipalities, a reflection of the broadhectare subdivision style and related demand. However, non-Growth Area municipalities such as the Yarra Ranges and Mornington Peninsula have relatively high levels of vacant residential allotments.
- The majority of the vacant lots (41% or 17,680 lots) were between 500 to 800sqm. There were 8,327 lots (19% of stock) that were less than 500sqm. In terms of larger vacant allotments (greater than 1,000sqm) there were 13,014 lots (30% of the total vacant lot stock).
- From 2004 to 2008 the average quantum of vacant lots consumed was 13,329; the construction of vacant allotments averaged around 10,528 lots per annum. As measured from 2004 to 2008, the stock of vacant broadhectare lots declined by 23%, the stock of vacant allotments within the established urban area declined by 8%.

2.0 Introduction

Spatial Economics have been commissioned by the Department of Planning and Community Development (DPCD) to prepare Housing Development Data by undertaking an assessment of existing dwelling stock, recent residential construction and the supply of vacant residential allotments across all municipal areas within metropolitan Melbourne.

The HDD project had four major objectives. These objectives include:

1. To establish a highly accurate and current count of dwellings.
2. To establish the current supply of vacant residential allotments.
3. To identify all residential dwelling construction activity.
4. To establish a residential development database which will assist State and Local Governments to analyse and plan for housing change within their municipality and across Melbourne.

The HDD has been prepared principally through digital analysis of aerial photography and property boundaries (cadastre) to identify changes in the development and use of land for housing on a lot by lot basis. This analysis has been supplemented by reference to other key Government databases including planning schemes, planning permit approvals, business registers and site visits. This analysis has been undertaken on for each year from 2004 to 2008. All data used in this analysis, including zoning and cadastre data, has been derived from records dating from December of each year when the aerial imagery was captured.

The HDD supplements the Urban Development Program, that is conducted by DPCD on an annual basis that monitors the potential future supply and construction of large scale residential redevelopment projects (projects yielding 10 or more dwellings) residential broadhectare and industrial land across Melbourne. By analysing GIS data sources on a lot by lot basis, the Housing Development Data provides detailed information on existing dwellings and development of all residential sites including smaller scale sites (under 10 dwellings). This information includes:

- Land consumed per dwelling, providing an indicator of the effective density of the existing dwelling stock. Residential dwelling density is expressed as the number of dwellings divided by the associated land area (individual dwelling basis).
- Lot size associated with all existing residential dwellings.
- Zoning of residential dwelling stock.
- The location of vacant residential allotments on a lot by lot basis.
- The zoning of vacant residential allotments.
- Size of vacant residential allotments.
- The number and location of newly constructed residential dwellings on a lot by lot basis.
- The original and destination land area consumed of newly constructed residential dwellings.
- The original and destination lot size of newly constructed residential dwellings.
- The number of dwelling losses (demolitions).
- Dwelling yields for each residential development project, including the incidence of one for one dwelling replacement projects.

Statistical Summary Reports for the HDD have been prepared for all 31 metropolitan municipalities. These reports identify the main characteristics of existing dwelling stock vacant residential land and new development within each municipality. The reports also identify trends that have been observed over the period of collection of the HDD. The

following report provides a metropolitan overview with reference to individual local government areas.

2.1 Methodology

The following provides a brief overview of the methodology and approach taken to prepare the Housing Development Data (HDD) project. A more detailed description of the HDD methodology is outlined in a separate report prepared by Spatial Economics.

The principal data sets employed in this analysis are aerial photography and the cadastre. Aerial photography for the metropolitan Melbourne area is commissioned by the Victorian Government on a periodic basis and has been used in this analysis. These aerial photographs were generally taken around late December of each year.

Customised GIS software has been developed to visually recognise built structures and therefore has the additional ability to recognise vacant allotments. The software has the ability to recognise via colour intensity and colour distribution associated with built structures and straight lines created by roof- lines. This combined with titling information allows the recognition of both built structures on a parcel by parcel basis, as well as the incidence of vacant lots.

To establish the number of residential dwellings within a single allotment two major data sets are utilised, being the cadastre/titling information and the address attributes. Through extensive cleaning of the address and land title data base to eliminate duplicates, driveways, car-parks and cadastral anomalies it is possible to establish the number of units (residential or other).

A potential major limitation to this approach is the difficulty in identifying non-residential uses within residential type zoning or residential dwellings within non-residential or mixed used zones. To largely overcome this issue a series of business registers were geo-coded to identify potential businesses was undertaken. This largely identified the stock of businesses or non-residential uses. However, within all mixed use areas, a detailed land use survey was undertaken to identify any residential dwellings.

Dwelling count

All private dwellings are counted within the assessment and preparation of the HDD regardless of zone and dwelling type. However, not all 'potential' dwelling structures that could accommodate permanent residents or households are counted. Structures that have been excluded from the HDD include:

- Improvised dwellings;
- Caravans, huts etc within caravan parks;
- Motels, hotels and hostels for permanent residential purposes;
- Student accommodation that could be described as 'on-campus student halls of residence';
- Potential dwellings attached to retail premises (generally pre 1970's). Many 'older retail' shops have either a potential dwelling attached or a shop-top. The vast majority of these are used for non-residential purposes such as storage, rather than inhabited by permanent households. As such the decision was made to exclude such properties from the calculation of the dwelling stock;
- Supported residential care facilities. However, non-supported residential care facilities are included (independent living dwellings); and
- Serviced apartments that are generally for short-term stays.

The above process does not recognise the number of dwellings or whether the built structure is actually a residential dwelling as opposed to a business or factory. Other data sets are used as a filtering process to establish whether the built structure is actually a dwelling and the number of dwellings e.g. block of flats.

All results have been globally verified via the stock count from the Australian Bureau of Statistics 2006 Population and Housing Census – the results represent at 2006 a 1.1% difference in terms of total stock numbers across metropolitan Melbourne. As at August 2006 the census recorded 1,471,485 private residential dwellings. Spatial Economics as at December 2006 recorded 1,487,474 private residential dwellings.

The findings in this report have been reported at a local government level.

GIS capability

With information collected on a lot by lot basis, the HDD has the capability to be utilised at a range of geographic levels. Data can be aggregated using standard geographic and administrative boundaries such as suburb, ABS Statistical Local Areas and Local Government boundaries. The data can also be aggregated by creating customised boundaries at a precinct, small area or catchment level. This provides the capability to identify and assess catchments to existing or proposed services, facilities (eg Council library) and key destinations such as Activity Centres.

Access to HDD in a GIS format will provide planners with a valuable tool suitable for use in preparing and evaluating strategic land use plans; including structure plans and local planning policies. The tool also has the potential to enhance State and Local Government planning capacity to undertake strategic planning across a range of areas including transport, social and community planning.

A further update to the HDD to include information for 2009 is underway and will be used to update this and the local government reports. Feedback on the HDD is invited and can be forwarded by email to: dstokes@spatialeconomics.com.au.

3.0 Existing Residential Dwelling Stock

The following section of the report provides an outline of dwelling stock on an annual basis from 2004 to 2008 across metropolitan Melbourne. It provides a description of the dwelling stock, the change in net dwellings and land area consumed per dwelling.

3.1 Overview of Supply

Table one summarises the residential dwelling stock by municipality from 2004 to 2008 across metropolitan Melbourne. As at 2008, there were approximately 1,541,000 residential dwellings. The following municipalities have the highest number of dwellings:

- Mornington Peninsula – 81,228 dwellings (representing 5.3% of all housing in metropolitan Melbourne);
- Casey – 81,149 dwellings (5.3% all housing in metro Melbourne);
- Monash – 64,396 dwellings (4.2% of all housing in metro Melbourne);
- Boroondara – 64,376 dwellings (4.2% of all housing in metro Melbourne); and
- Brimbank – 63,084 dwellings (4.1% of all housing in metro Melbourne).

In terms of State Government Planning Regions, the South Region has the highest number of dwellings at 436,000 (28% of all dwellings), followed by the East Region (25%), North Region (19%), West Region (17%) and the Inner Region (12%).

The number of dwellings across metropolitan Melbourne has grown by an average of 25,456 per annum from 2004 to 2008. The following municipalities have experienced the greatest average annual increases in dwelling stock from 2004 to 2008:

- Wyndham – 2,710 dwellings per annum
- Melbourne – 2,315 dwellings per annum;
- Casey – 2,301 dwellings per annum;
- Melton – 1,990 dwellings per annum;
- Whittlesea – 1,632 dwellings per annum; and
- Hume – 1,362 dwellings per annum.

The above municipalities with exception to Melbourne are Growth Area municipal areas, the location of significant broadhectare style development.

From 2004 to 2008, the total number of dwellings has increased by 1.7% per annum. The municipalities that had relatively high rates of net dwelling growth include:

- Melton – 7% pa;
- Wyndham – 6.5% pa;
- Melbourne – 5.5% pa;
- Cardinia – 5.1% pa;
- Whittlesea – 3.7% pa;
- Casey – 3.1% pa;
- Hume – 2.7% pa; and
- Maribyrnong – 2% pa.

The only non-Growth Area municipalities that had growth rates above the metropolitan average of 1.7% pa include Melbourne and Maribyrnong.

At a Planning Region level, the West and Inner Region have higher dwelling growth rates compared to the metropolitan average at 2.9% pa and 2.3% pa respectively.

Table One: Residential Dwelling Stock by Suburb, 2004 to 2008

LGA/REGION	2004	2006	2008	Average Annual # Change (2004 to 2008)	Average Annual % Change (2004 to 2008)
BRIMBANK	59,278	60,781	63,084	952	1.6%
HOBSONS BAY	33,730	34,342	34,787	264	0.8%
MARIBYRNONG	27,389	28,347	29,606	554	2.0%
MELTON	25,469	29,140	33,427	1,990	7.0%
MOONEE VALLEY	43,425	44,177	44,908	371	0.8%
WYNDHAM	37,779	42,338	48,617	2,710	6.5%
WEST REGION	227,070	239,125	254,429	6,840	2.9%
BANYULE	45,937	46,559	47,192	314	0.7%
DAREBIN	54,468	55,719	56,869	600	1.1%
HUME	48,613	51,236	54,060	1,362	2.7%
MORELAND	58,240	59,440	60,810	643	1.1%
NILLUMBIK	19,597	19,969	20,417	205	1.0%
WHITTLESEA	41,559	43,762	48,087	1,632	3.7%
NORTH REGION	268,414	276,685	287,435	4,755	1.7%
BAYSIDE	36,544	37,078	37,406	216	0.6%
CARDINIA	19,549	21,452	23,874	1,081	5.1%
CASEY	71,946	76,393	81,149	2,301	3.1%
FRANKSTON	47,404	48,940	50,657	813	1.7%
GLEN EIRA	54,198	54,809	55,437	310	0.6%
GREATER DANDENONG	46,169	47,368	48,334	541	1.2%
KINGSTON	55,825	56,699	58,012	547	1.0%
MORNINGTON PENINSULA	76,846	78,862	81,228	1,096	1.4%
SOUTH REGION	408,481	421,601	436,097	6,904	1.6%
BOROONDARA	62,198	63,359	64,376	545	0.9%
KNOX	52,791	53,869	54,814	506	0.9%
MANNINGHAM	40,971	41,572	42,285	329	0.8%
MAROONDAH	39,619	40,263	40,903	321	0.8%
MONASH	62,251	63,273	64,396	536	0.9%
WHITEHORSE	59,200	59,736	60,657	364	0.6%
YARRA RANGES	52,148	53,010	54,092	486	0.9%
EAST REGION	369,178	375,082	381,523	3,086	0.8%
MELBOURNE	38,869	44,943	48,127	2,315	5.5%
PORT PHILLIP	48,258	49,616	51,444	797	1.6%
STONNINGTON	45,036	45,534	46,367	333	0.7%
YARRA	33,907	34,888	35,616	427	1.2%
INNER REGION	166,070	174,981	181,554	3,871	2.3%
Metro Melbourne	1,439,213	1,487,474	1,541,038	25,456	1.7%

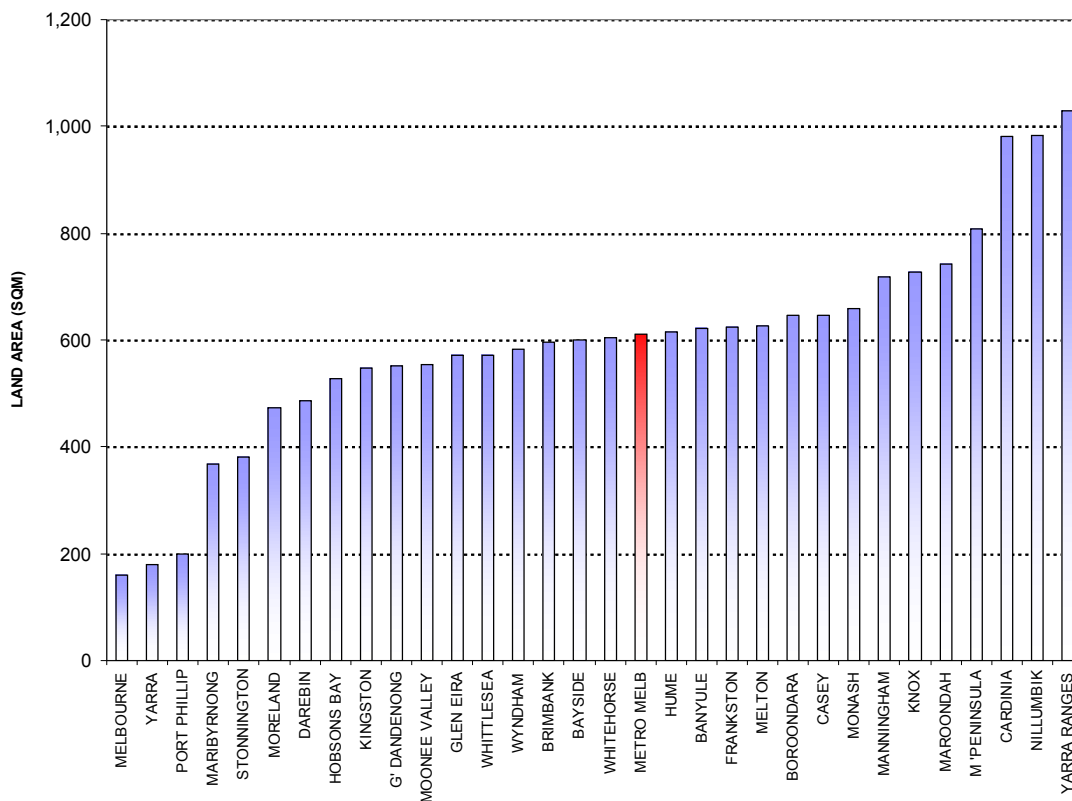
3.2 Existing Dwelling Stock – Land Area Consumed Per Dwelling

In undertaking this assessment, the area of land consumed for every individual dwelling was identified. A summary of the median land area consumed by existing dwellings by municipality is shown by graphs one and the distribution of existing dwellings by land area size cohorts is shown by graph two.

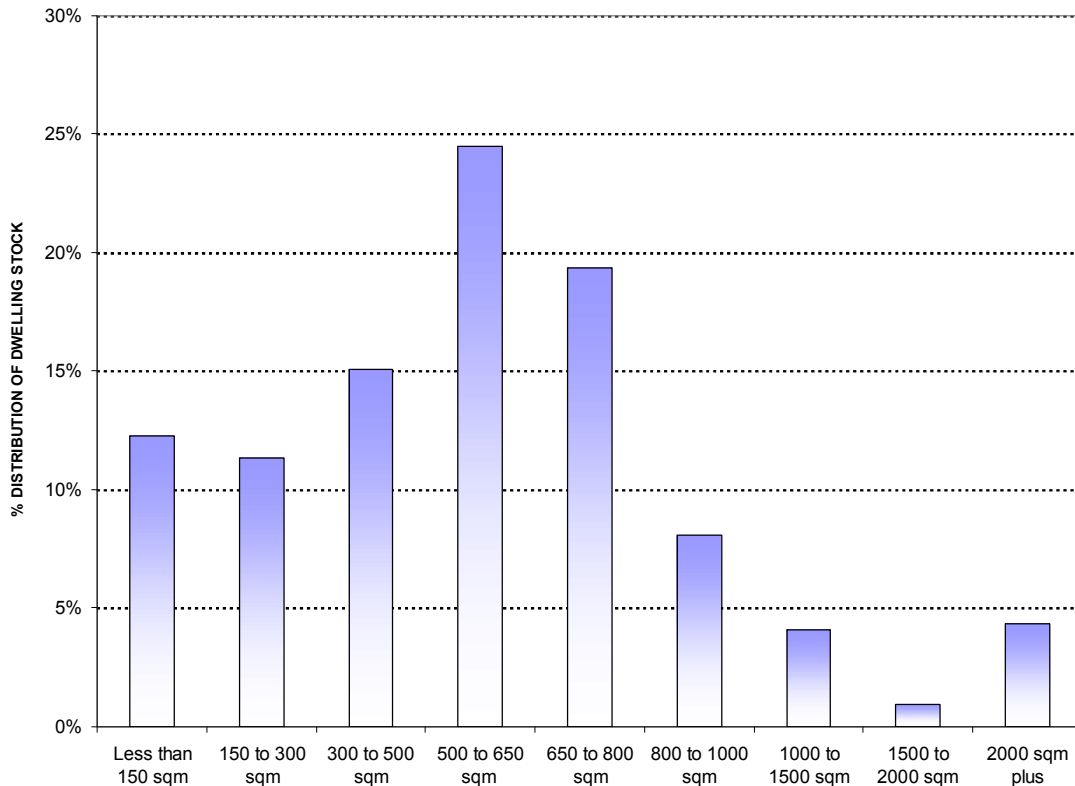
The median land area consumed per existing dwelling across metropolitan Melbourne in 2008 was 610sqm. This measure by municipality widely varies, ranging from:

- 160sqm in Melbourne;
- 487sqm in Darebin;
- 595sqm in Brimbank;
- 645sqm in Boroondara; and
- 1,030sqm in Yarra Ranges.

Graph One: Median Land Area Consumed for Existing Dwelling Stock (sqm) by Suburb, 2008



Graph Two: Proportional Distribution of Land Area Consumed per Existing Dwelling Stock by Selected Size Ranges, 2008



The HDD can be used to identify the amount of land consumer per dwelling. On residential land, the range in the amount of land consumed per dwelling varies and reflects the style and period of development of the existing housing stock within the municipality as well as the incidence of more recent development across the City's suburbs. In December 2008:

- 25% of all dwellings (377,566 dwellings) consumed between 500 to 650sqm of land area;
- 19% of all dwellings (298,369 dwellings) consumed between 650 to 800sqm of land area;
- 39% of all dwellings (595,896 dwellings) consumed less than 500sqm of land area; and
- 9% of all dwellings (144,540 dwellings) consumed over 1,000sqm of land area.

3.3 Zoning - Residential Dwelling Stock

In 2008 across metropolitan Melbourne, the majority (82%) of the existing dwelling stock was zoned Residential 1 (R1Z). The next most common zoning type for residential dwellings is Residential 3 (R3Z). As at December 2008 there were 112,582 dwellings zoned Residential 3 (R3Z), representing 7% of the dwelling stock. The majority of Residential 3 (R3Z) dwellings are located in the municipalities of Knox, Manningham and Kingston.

There were 29,473 dwellings zoned Low Density Residential (LDRZ), representing 2% of the dwelling stock. The majority of these dwellings are located in the municipalities of Yarra Ranges, Manningham and Cardinia.

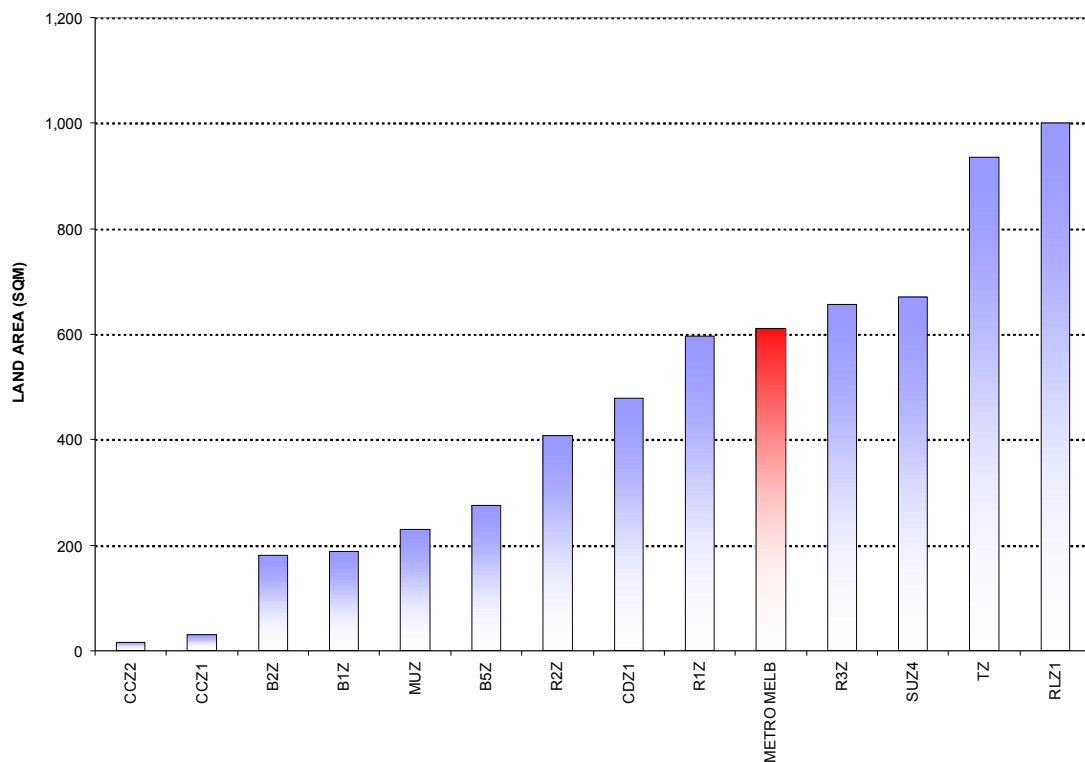
Dwellings with Mixed Use zoning (MUZ) accounted for 1.5% of the dwelling stock or 22,403 dwellings. Dwellings with Mixed Use zoning (MUZ) were mainly located in the municipalities of Melbourne, Port Phillip, Yarra and Brimbank.

The median land area consumed by existing dwelling stock varies significantly when compared by zone. Graph Three summarises the land area consumed by zone type as at 2008.

The median land area consumed per dwelling by zone type ranges from 17sqm for dwellings on land zoned Capital City (CCZ2) to 11.6ha for land zoned Comprehensive Development (CDZ4). The land area consumed for the majority of the dwelling stock by zone type includes:

- Residential 1 (R1Z) zoned land – 597sqm;
- Residential 3 (R3Z) zoned land – 656sqm;
- Low Density Residential (LDRZ) zoned land – 2,689sqm; and
- Mixed Use (MUZ) zoned land – 230sqm.

Graph Three: Median Land Area Consumed for Existing Dwelling Stock (sqm) by Zone Type, 2008



As at 2008, there were approximately 1.541 million residential dwellings across metropolitan Melbourne. The growth in the stock of residential dwellings increased by an average of 25,500 dwellings per annum between 2004 to 2008. From 2004 to 2008, the total number of dwellings has increased by 1.7% per annum.

The municipalities that had relatively high rates of net dwelling growth include: Melton – 7% pa; Wyndham – 6.5% pa; Melbourne – 5.5% pa; Cardinia – 5.1% pa; Whittlesea – 3.7% pa; Casey – 3.1% pa; Hume – 2.7% pa; and Maribyrnong – 2% pa.

The median land area consumed per existing dwelling across metropolitan Melbourne in 2008 was 610sqm. This measure by municipality widely varies, ranging from: 160sqm in Melbourne; 487sqm in Darebin; 595sqm in Brimbank; 645sqm in Boroondara; and 1,030sqm in Yarra Ranges.

In 2008 across metropolitan Melbourne, the majority (82%) of the existing dwelling stock was zoned Residential 1 (R1Z). The next most common zoning type for residential dwellings is Residential 3 (R3Z). As at December 2008 there were 112,582 dwellings zoned Residential 3 (R3Z), representing 7% of the dwelling stock. The majority of Residential 3 (R3Z) dwellings are located in the municipalities of Knox, Manningham and Kingston.

The land area consumed for the majority of the dwelling stock by zone type includes: Residential 1 (R1Z) zoned land – 597sqm; Residential 3 (R3Z) zoned land – 656sqm; Low Density Residential (LDRZ) zoned land – 2,689sqm; and Mixed Use (MUZ) zoned land – 230sqm.

4.0 Vacant Residential Land

The following section of the report provides an outline of the quantum, location and other major characteristics of the vacant residential lot stock on annual basis from 2004 to 2008 across metropolitan Melbourne. Vacant land identified by the HDD is at December of each year when the baseline aerial photographs were taken.

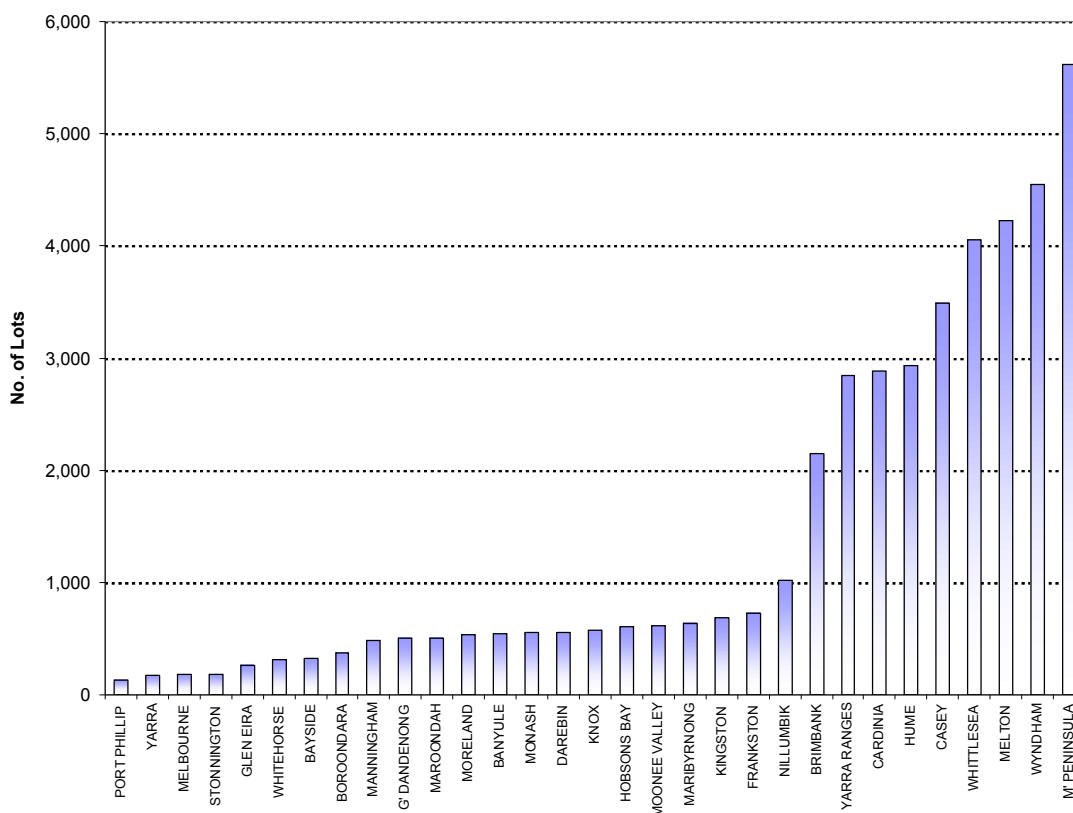
By analysing changes in aerial photography and cadastre, the HDD can provide information on vacant residential land on a lot by lot basis. Information on vacant land can be aggregated at a range of geographic levels including by suburb and municipality.

4.1 Overview of Supply

The stock of vacant residential allotments was established for each year of the assessment. The distribution of vacant residential lot stock is summarised by municipality in graph four.

The amount of vacant residential land in metropolitan Melbourne has steadily declined on an annual basis as measured from 2004 to 2008. In 2004 there were approximately 54,500 vacant residential lots, declining to 46,000 lots in 2008 - a 21% decline in the vacant lot stock.

Graph Four: Vacant Residential Lot Stock by Municipality, 2008



In general, the highest number of vacant lot stock was located within the Growth Area municipalities, a reflection of the broad hectare subdivision style and related demand. However, non-Growth Area municipalities such as the Yarra Ranges and Mornington Peninsula have relatively high levels of vacant residential allotments.

As mentioned previously, there has been a 21% decline in the vacant lot stock across metropolitan Melbourne. The change in vacant lot stock by municipality has been disparate. The Growth Area municipalities such as Melton and Hume have experienced significant vacant lot stock declines of 30% and 47% respectively. Whereas, Whittlesea and Cardinia experienced increases in the vacant lot stock of 44% and 8% respectively.

Non-growth area municipalities that experienced significant declines in the vacant lot stock as measured from 2004 to 2008 include:

- Melbourne – 64% decline (508 lots to 181);
- Greater Dandenong – 47% decline (953 lots to 503);
- Frankston – 56% decline (1,647 lots to 725); and
- Darebin – 48% decline (1,087 lots to 558).

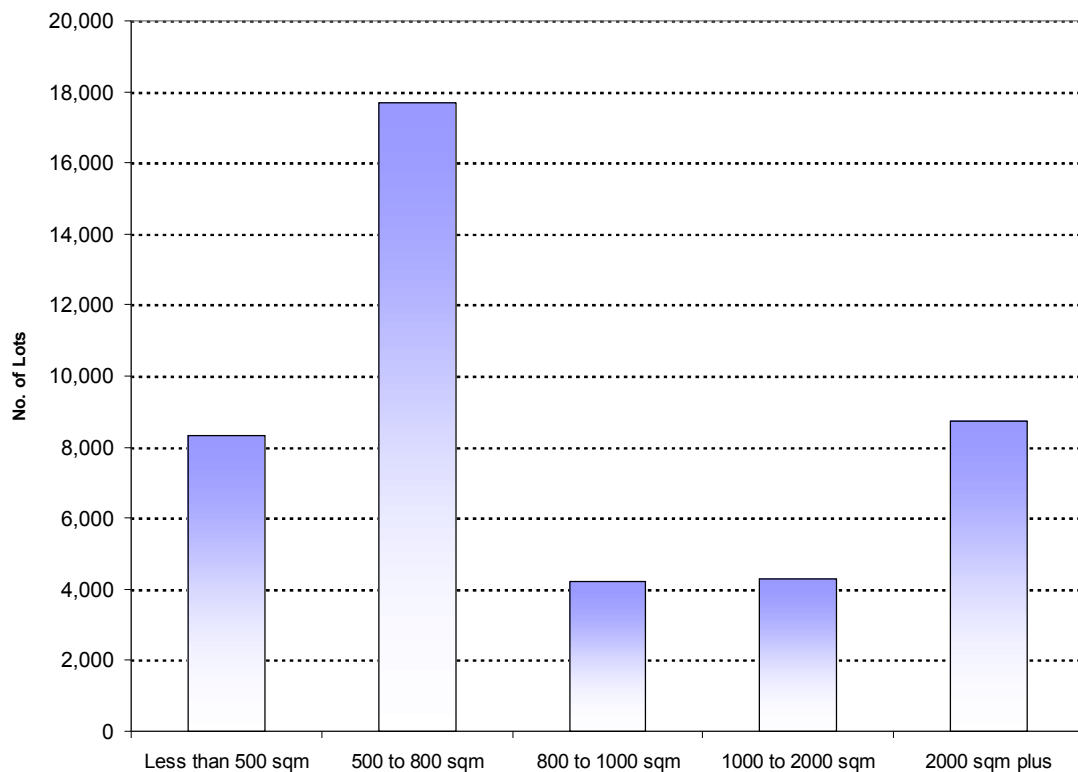
The strong decline in vacant lots within Greater Dandenong and Frankston is primarily attributed to the build out of remanent broadhectare stocks, and within Darebin the build out of the major infill development sites.

4.2 Lot Size

Graph Five summarises the stock of vacant residential allotments by selected lot size cohorts. The majority of the vacant lots (41% or 17,680 lots) were between 500 to 800sqm. There were 8,327 lots (19% of stock) that were less than 500sqm.

In terms of larger vacant allotments (greater than 1,000sqm) there were 13,014 lots (30% of the total vacant lot stock).

Graph Five: Size Distribution of Vacant Residential Lot Stock, 2008



4.3 Land Use Zoning

The HDD shows that 70% of the vacant lot stock across metropolitan Melbourne is zoned Residential 1 (R1Z) as at December 2008. Approximately 5,200 vacant lots (12% of stock) have some form of green wedge zoning.

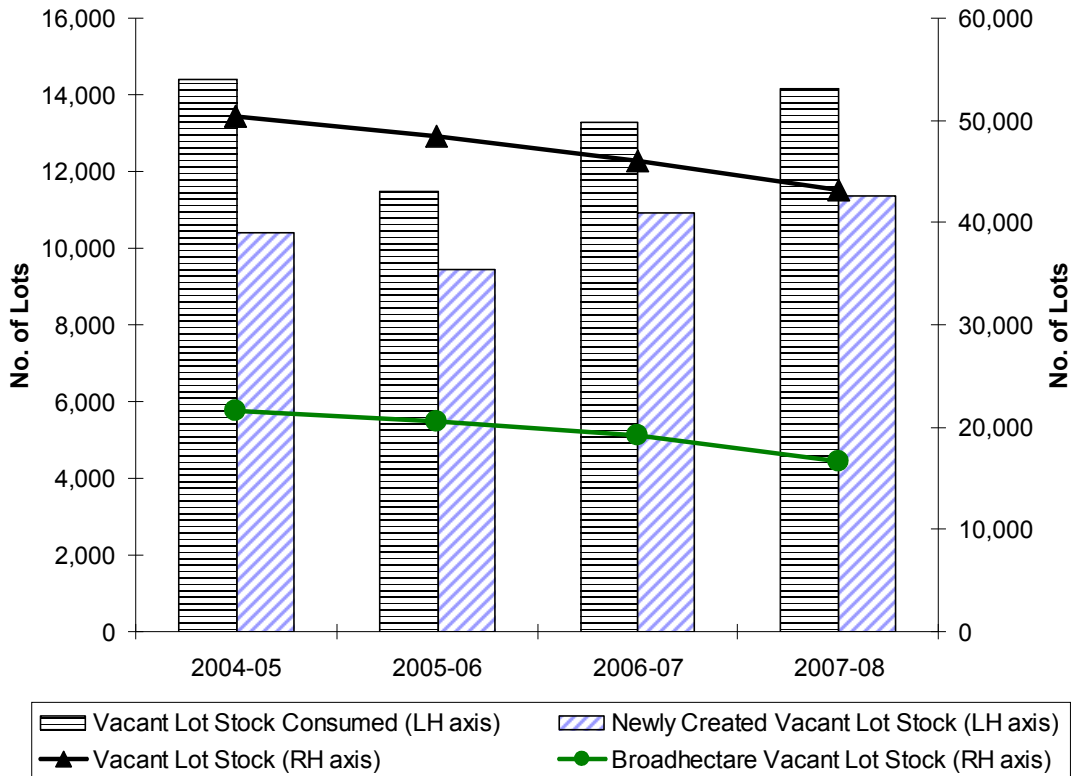
A further 5% (2,200 lots) was zoned Comprehensive Development (CDZ1) and 1,174 lots zoned Mixed Use (MUZ).

4.4 Vacant Lot Turnover

As noted previously, the stock of vacant residential allotments has steadily declined from 54,443 lots in 2004 to 43,237 lots in 2008. Graph Six illustrates the vacant lot stock, the consumption of vacant lots and the stock of newly constructed vacant lots on an annual basis.

From 2004 to 2008 the average quantum of vacant lots consumed was 13,329; the construction of vacant allotments averaged around 10,528 lots per annum. As measured from 2004 to 2008, the stock of vacant broadhectare lots declined by 23%, the stock of vacant allotments within the established urban area declined by 8%.

Graph Six: Vacant Lot Turnover, Consumption and Stock, 2004 to 2008



The amount of vacant residential land in metropolitan Melbourne has steadily declined on an annual basis as measured from 2004 to 2008. In 2004 there were approximately 54,500 vacant residential lots, declining to 46,000 lots in 2008 - a 21% decline in the vacant lot stock.

In general, the highest number of vacant lot stock was located within the Growth Area municipalities, a reflection of the broadhectare subdivision style and related demand. However, non-Growth Area municipalities such as the Yarra Ranges and Mornington Peninsula have relatively high levels of vacant residential allotments.

The majority of the vacant lots (41% or 17,680 lots) were between 500 to 800sqm. There were 8,327 lots (19% of stock) that were less than 500sqm. In terms of larger vacant allotments (greater than 1,000sqm) there were 13,014 lots (30% of the total vacant lot stock).

The HDD shows that 70% of the vacant lot stock across metropolitan Melbourne is zoned Residential 1 (R1Z) as at December 2008. Approximately 5,200 vacant lots (12% of stock) have some form of green wedge zoning.

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5.0 Residential Development Activity

This section of the report details residential dwelling construction activity on an annual basis from 2004 to 2008 across metropolitan Melbourne. Details presented include the amount and location of new residential construction and the demolition of existing dwellings. It also reports on the zoning of development sites, dwelling yield by residential development projects and the land area consumed by dwellings prior to and following construction occurring.

5.1 Overview - Residential Construction Activity

As measured from 2004 to 2008 within metropolitan Melbourne there were 62,450 residential development projects yielding approximately 118,000 dwellings. However, within this period, approximately 16,300 dwellings were demolished, resulting in a net addition to the residential dwelling stock of approximately 102,000.

On an average annual basis from 2004 to 2008 there was 29,500 new dwellings constructed, and 4,100 demolitions occurred, resulting in an annual net addition of 25,400 dwellings.

South Region

On an average annual basis from 2004 to 2008 there was 8,331 new dwellings constructed, and 1,438 demolitions occurred, resulting in an annual net addition of 6,893 dwellings.

The municipal areas that contributed most significantly to the net dwelling stock within the South Region include Casey (33%), Mornington Peninsula (16%) and Cardinia (16%).

West Region

On an average annual basis from 2004 to 2008 there was 7,350 new dwellings constructed, and 513 demolitions occurred, resulting in an annual net addition of 6,837 dwellings.

The municipal areas that contributed most significantly to the net dwelling stock within the West Region include Wyndham (40%) and Melton (29%).

North Region

On an average annual basis from 2004 to 2008 there was 5,401 new dwellings constructed, and 647 demolitions occurred, resulting in an annual net addition of 4,754 dwellings.

The municipal areas that contributed most significantly to the net dwelling stock within the North Region include Whittlesea (34%) and Hume (29%).

Inner Region

On an average annual basis from 2004 to 2008 there was 4,126 new dwellings constructed, and 260 demolitions occurred, resulting in an annual net addition of 3,866 dwellings.

The municipal areas that contributed most significantly to the net dwelling stock within the Inner Region include Melbourne (60%) and Port Phillip (20%).

East Region

On an average annual basis from 2004 to 2008 there was 4,300 new dwellings constructed, and 1,216 demolitions occurred, resulting in an annual net addition of 3,083 dwellings.

The municipal areas that contributed most significantly to the net dwelling stock within the East Region include Boroondara (18%), Monash (17%), Knox (16%) and Yarra Ranges (16%).

Table Two: Residential Development Activity by Suburb, 2004 to 2008

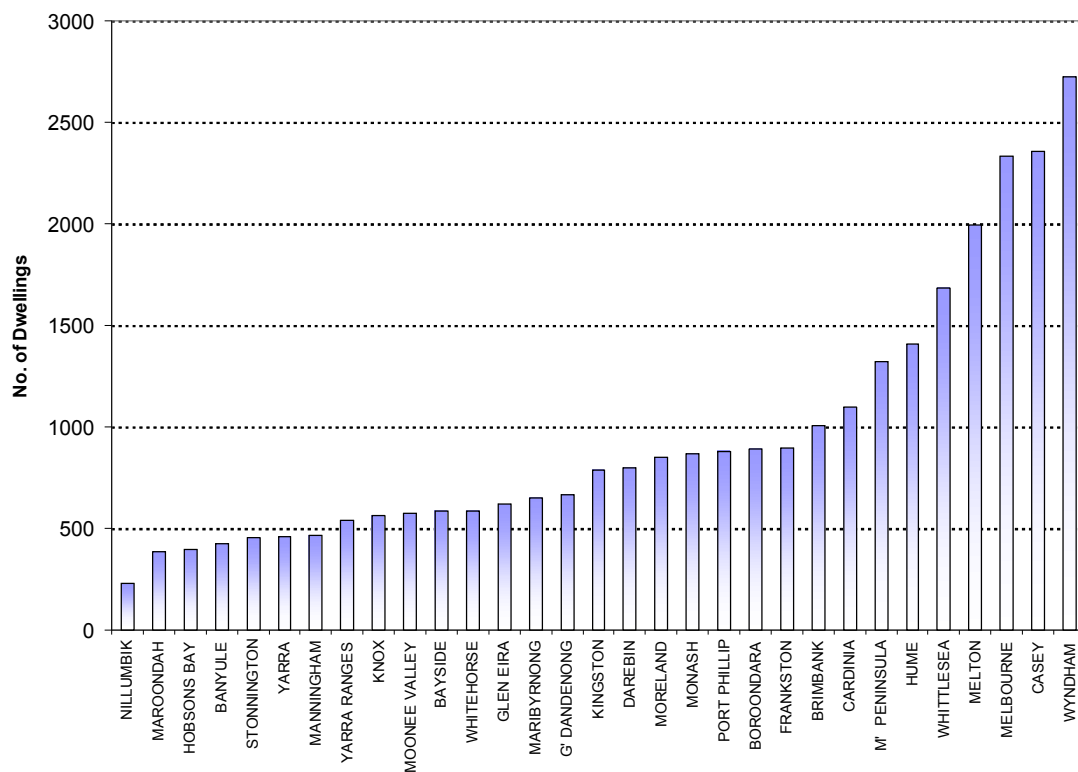
LGA/REGION	No. of Construction Projects	Constructed Dwellings	Demolished Dwellings	Net Dwellings
BRIMBANK	2,280	4,021	220	3,801
HOBSONS BAY	903	1,593	535	1,058
MARIBYRNONG	1,118	2,590	374	2,216
MELTON	5,822	7,988	30	7,958
MOONEE VALLEY	980	2,300	815	1,485
WYNDHAM	7,343	10,907	79	10,828
WEST REGION	18,446	29,399	2,053	27,346
BANYULE	946	1,709	455	1,254
DAREBIN	1,751	3,199	805	2,394
HUME	4,519	5,641	192	5,449
MORELAND	1,358	3,398	830	2,568
NILLUMBIK	705	918	99	819
WHITTLESEA	4,246	6,737	206	6,531
NORTH REGION	13,525	21,602	2,587	19,015
BAYSIDE	1,573	2,337	1,476	861
CARDINIA	2,750	4,402	92	4,310
CASEY	5,424	9,420	222	9,198
FRANKSTON	1,899	3,580	340	3,240
GLEN EIRA	1,384	2,482	1,242	1,240
G' DANDENONG	1,395	2,662	498	2,164
KINGSTON	1,671	3,148	959	2,189
M' PENINSULA	3,539	5,293	924	4,369
SOUTH REGION	19,635	33,324	5,753	27,571
BOROONDARA	1,497	3,564	1,388	2,176
KNOX	1,313	2,264	238	2,026
MANNINGHAM	922	1,873	563	1,310
MAROONDAH	834	1,534	248	1,286
MONASH	1,892	3,460	1,320	2,140
WHITEHORSE	1,245	2,352	896	1,456
YARRA RANGES	1,649	2,151	212	1,939
EAST REGION	9,352	17,198	4,865	12,333
MELBOURNE	453	9,333	75	9,258
PORT PHILLIP	255	3,511	344	3,167
STONNINGTON	501	1,816	484	1,332
YARRA	281	1,843	138	1,705
INNER REGION	1,490	16,503	1,041	15,462
METRO MELB	62,448	118,026	16,299	101,727

Graph Seven summarises the average annual amount of all dwellings constructed by local government area across metropolitan Melbourne from 2004 to 2008. The graph does not take into consideration demolition activity.

Municipalities where the greatest volume of new dwellings constructed within metropolitan Melbourne during this four year period include:

- Wyndham (2,727 dwellings per annum);
- Casey (2,355 dwellings per annum);
- Melbourne (2,333 dwellings per annum);
- Melton (1,997 dwellings per annum);
- Whittlesea (1,684 dwellings per annum); and
- Hume (1,410 dwellings per annum).

Graph Seven: Average Annual Number of New Dwellings Constructed by LGA, 2004 to 2008



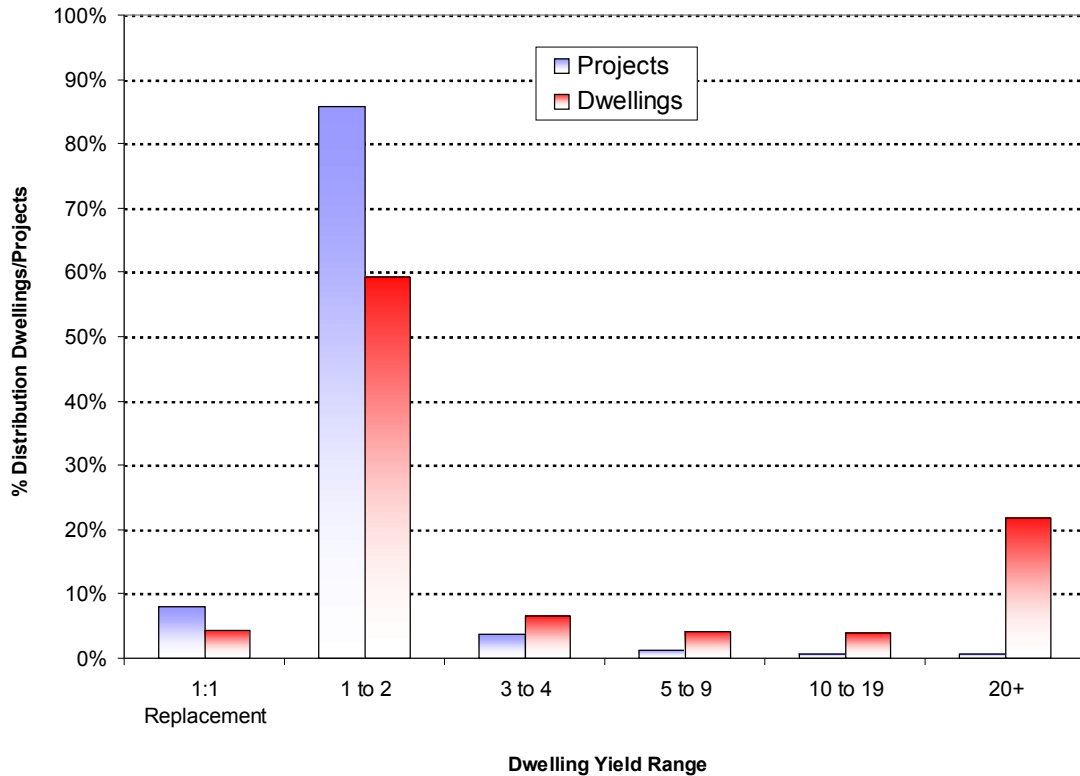
5.2 Dwelling Yield

Graph Eight summarises the proportion of projects and dwellings by dwelling yield ranges for recently constructed residential development projects for metropolitan Melbourne as a total. The vast majority (86% or 53,579 projects) of residential development projects yielded between 1 to 2 new dwellings (newly constructed). However, this project size accounted for 59% of all newly constructed dwellings.

By comparison, residential development projects that yielded over 20 dwellings per project contributed 22% (25,763 dwellings) of all new dwellings constructed from 2004 to 2008, but comprised only 1% of all construction projects (403 projects).

There were 5008 dwellings/projects that were one for one dwelling replacements from 2004 to 2008. This represented 8% of all construction projects and 4% of all constructed dwellings.

Graph Eight: Residential Dwelling Yield Range, 2004 to 2008



Projects Yield: Greater than 20 Dwellings

As mentioned previously there were 403 residential development projects that yielded over 20 dwellings per project. These projects accounted 1% of all development projects across metropolitan Melbourne, however yielding 22% of all newly constructed dwellings.

Of these projects the majority (35% or 142 projects) were located within the Inner Planning Region. There is a high concentration of residential development projects that yield over 20 dwellings in the City of Melbourne (74 projects) and Port Phillip (33 projects).

1:1 Projects

Residential development projects described as 1:1 replacements result in no net additions to the dwelling stock. As measured from 2004 to 2008 there were approximately 5,000 1:1 residential development projects. The vast majority of these projects (30%) were located within the East Planning Region, with particular concentration of such activity in the municipalities of Boroondara (10%) and Monash (8%). Similarly the municipal areas of Bayside (13%) and Glen Eira (9%) had high levels of 1:1 dwelling replacement projects (South Planning Region).

5.3 Land Consumption

Analysis was undertaken of all identified residential development projects from 2004 to 2008 to establish the amount of land consumed per dwelling prior to development and the resultant land consumed per dwelling after the construction of new dwellings had occurred. This analysis includes the development of vacant land and redevelopment land

where there was an existing dwelling or other structures and construction of new dwellings has occurred. The information is available on a lot by lot basis and is summarised at a LGA level in Graph Nine.

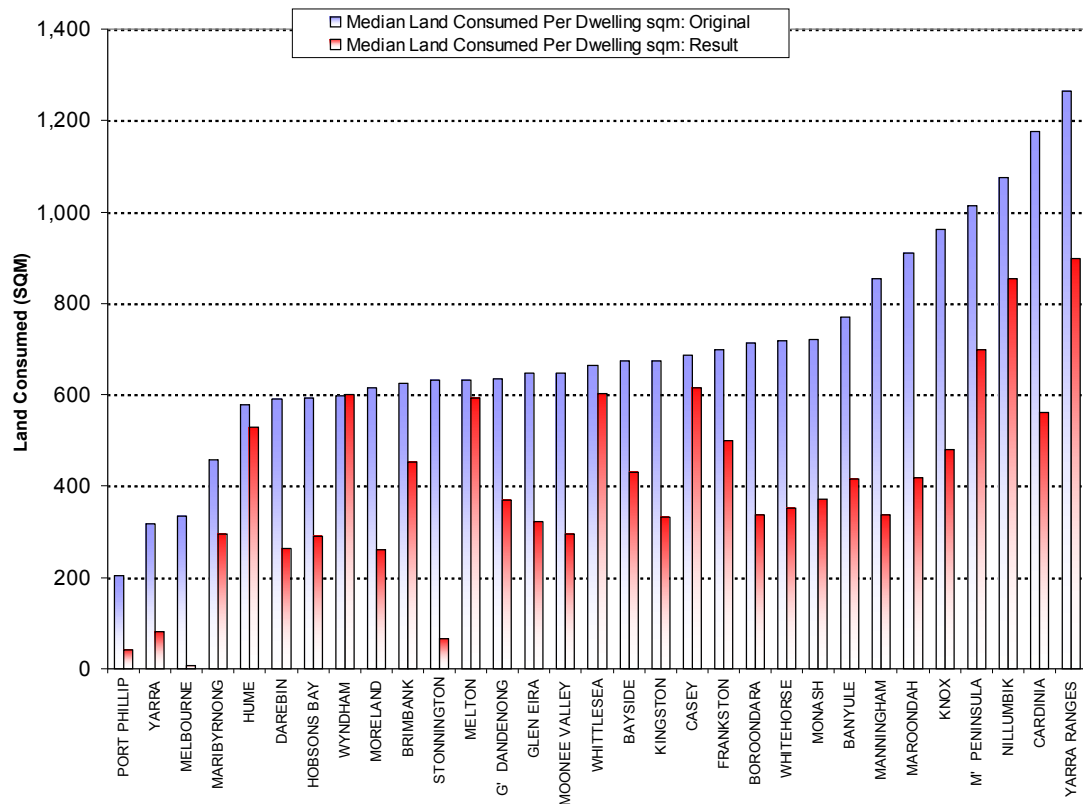
Where new dwellings were constructed across metropolitan Melbourne from 2004-2008, the median original land consumed per dwelling prior to development was 677sqm. Post construction, the median land consumption was 419sqm.

This proportional decrease in land consumed per new dwelling construction varies significantly across the differing municipalities across metropolitan Melbourne. Municipalities such as Melbourne, Port Phillip, Stonnington and Yarra experienced significant declines in the land area consumed for new dwelling construction. Whereas, municipalities such as Brimbank, Wyndham, Nillumbik, Whittlesea, Casey, Mornington Peninsula and Yarra Ranges experienced marginal decreases in the land area consumed for new residential dwelling construction.

Where new residential development occurred between 2004 – 2008, the change in land consumption ranged from:

- Moonee Valley - original median land consumed 648sqm, destination median land consumption 295sqm;
- Moreland - original median land consumed 616sqm, destination median land consumption 261sqm;
- Bayside - original median land consumed 674sqm, destination median land consumption 431sqm;
- Boroondara - original median land consumed 714sqm, destination median land consumption 337sqm;
- Melbourne - original median land consumed 335sqm, destination median land consumption 8sqm; and
- Port Phillip - original median land consumed 203sqm, destination median land consumption 24sqm.

Graph Nine: Median Land Consumed (sqm) for all Residential Construction Projects – pre and post development, 2004 to 2008



5.4 Zoning – New Developments

As measured from 2004 to 2008 the majority (74%) of all new dwelling construction was on land zoned Residential 1 (R1Z). In comparison:

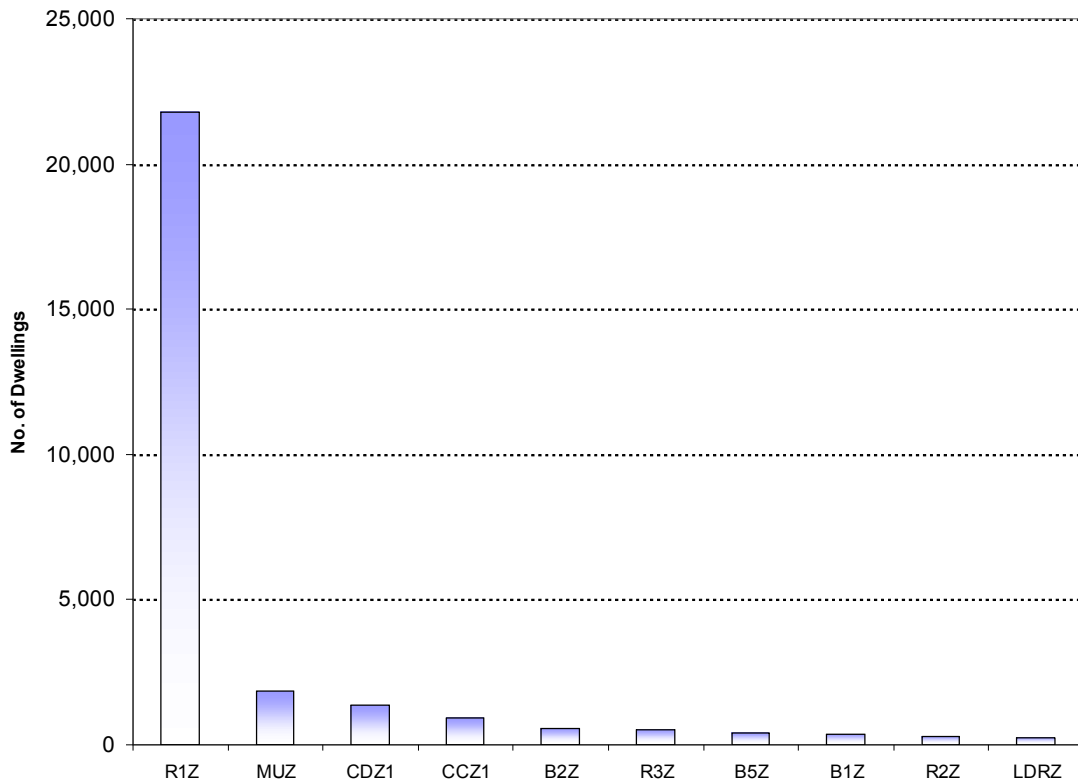
- 7,410 (6% of all construction) constructed dwellings were on land zoned Mixed Use (MUZ);
- 5,434 (5% of all construction) dwellings zoned Comprehensive Development (CDZ1);
- 3,657 (3% of all construction) dwellings zoned Capital City (CCZ1);
- 2,262 (2% of all construction) dwellings zoned Business 2 (B2Z); and
- 2,147 (2% of all construction) dwellings zoned Residential 3 (R3Z).

Graph Ten summarises the average annual number of new dwellings constructed by zone type.

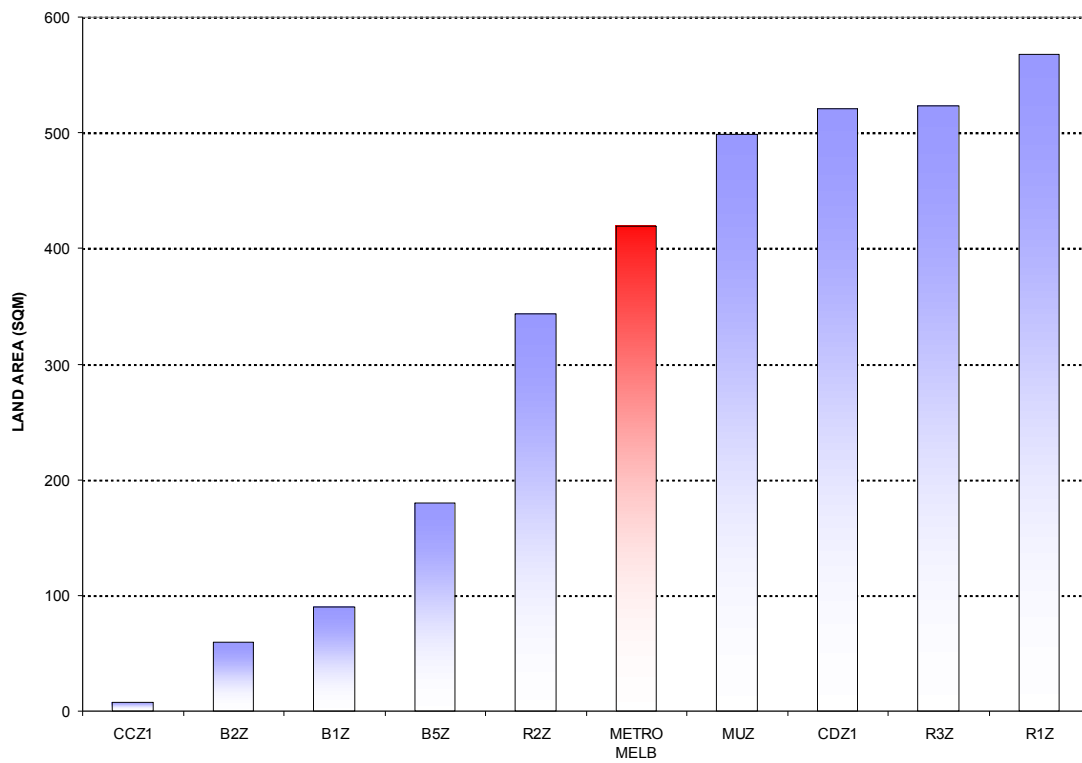
There is a strong correlation between the land consumed per dwelling and zone. Dwellings recently constructed on land zoned Mixed Use (MUZ) typically achieved land consumption rates per dwelling of 498sqm, Business 2 (B2Z) 60sqm and Capital City (CCZ1) 7sqm.

Typically, where land was zoned Residential 1 (R1Z) and residential development activity occurred over the four year period, the median land consumed per dwelling ranged from 561sqm to 578sqm. Graph Eleven summarise the median land area consumed for all new dwelling construction by zone type.

Graph Ten: Average Annual Number of Dwellings Constructed by Zone Type, 2004-08

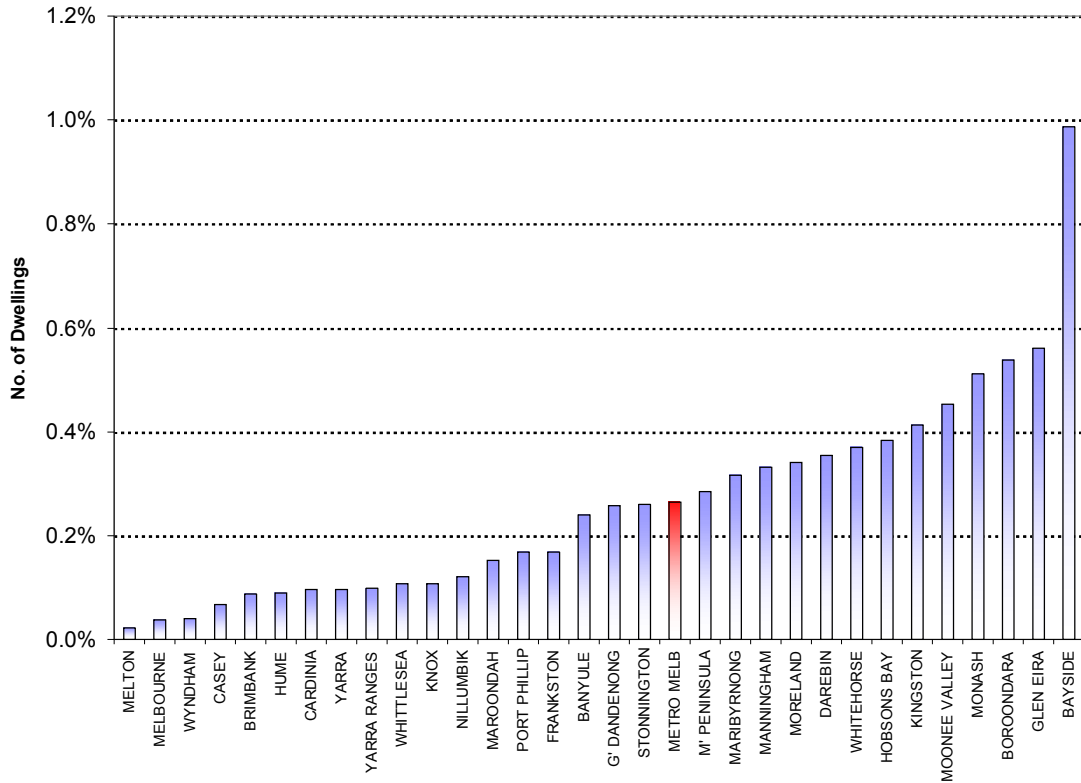


Graph Eleven: Land Area Consumed for New Dwelling Construction by Zone type, 2004-08



Moonee Valley had relatively high rates of residential demolitions. Whereas, Melton, Melbourne and Wyndham had negligible rates of residential demolitions.

Graph Thirteen: Residential Demolition Rate, 2004-08



On an average annual basis from 2004 to 2008 there was 29,500 new dwellings constructed, and 4,100 demolitions occurred, resulting in an annual net addition of 25,400 dwellings.

Municipalities where the greatest volume of new dwellings constructed within metropolitan Melbourne during this four year period include: Wyndham (2,727 dwellings per annum); Casey (2,355 dwellings per annum); Melbourne (2,333 dwellings per annum); Melton (1,997 dwellings per annum); Whittlesea (1,684 dwellings per annum); and Hume (1,410 dwellings per annum).

The vast majority (86% or 53,579 projects) of residential development projects yielded between 1 to 2 new dwellings (newly constructed). However, this project size accounted for 59% of all newly constructed dwellings.

By comparison, residential development projects that yielded over 20 dwellings per project contributed 22% (25,763 dwellings) of all new dwellings constructed from 2004 to 2008, but comprised only 1% of all construction projects (403 projects).

There were 5008 dwellings/projects that were one for one dwelling replacements from 2004 to 2008. This represented 8% of all construction projects and 4% of all constructed dwellings.

Where new dwellings were constructed across metropolitan Melbourne from 2004-2008, the median original land consumed per dwelling prior to development was 677sqm. Post construction, the median land consumption was 419sqm.

This proportional decrease in land consumed per new dwelling construction varies significantly across the differing municipalities across metropolitan Melbourne. Municipalities such as Melbourne, Port Phillip, Stonnington and Yarra experienced significant declines in the land area consumed for new dwelling construction. Whereas, municipalities such as Brimbank, Wyndham, Nillumbik, Whittlesea, Casey, Mornington Peninsula and Yarra Ranges experienced marginal decreases in the land area consumed for new residential dwelling construction.

As measured from 2004 to 2008 the majority (74%) of all new dwelling construction was on land zoned Residential 1 (R1Z). In comparison: 7,410 (6% of all construction) constructed dwellings were on land zoned Mixed Use (MUZ); 5,434 (5% of all construction) dwellings zoned Comprehensive Development (CDZ1); 3,657 (3% of all construction) dwellings zoned Capital City (CCZ1); 2,262 (2% of all construction) dwellings zoned Business 2 (B2Z); and 2,147 (2% of all construction) dwellings zoned Residential 3 (R3Z).

In total there were 16,300 residential dwellings demolished from 2004 to 2008, on an average annual basis this equates to 4,075 residential demolitions across metropolitan Melbourne. The majority of residential dwelling demolition activity was located within the municipalities of: Bayside (369 dwellings pa); Boroondara (347 dwellings pa); Monash (330 dwellings pa); and Glen Eira (311 dwellings pa).

6.0 Glossary

ABS Census: - The Census of Population and Housing is conducted by the Australian Bureau of Statistics every five years. The Census aims to accurately measure the number of people in Australia on Census Night, their key characteristics, and the dwellings in which they live.

Broadhectare land: - Undeveloped land identified for residential development, generally located on the fringe of the metropolitan area.

Cadastre:- The cadastre is the public register of land boundaries that defines the separate holdings of land. In common usage the term cadastre refers to the digital cadastral databases, managed by each state and territory, which record the size and shape of land parcels and which can be linked to land ownership information.

Constructed dwellings:- Refers to the all new residential dwellings captured by the HDD and built during the period of analysis. Single storey residential dwelling construction is identified by the completion of a roof, whilst multi-storey dwelling construction is generally identified through the final lodgement of separate addresses and/or changes in to the cadastre.

Date of data capture (year):- The HDD captures vacant residential lots, dwelling stock and residential development projects for 2004, 2005, 2006, 2007 and 2008. The data capture is as at December of each year (date of aerial imagery capture).

GIS:- Geographic Information System (GIS) is a combination of software, hardware, data and people which allows the display, manipulation, analysis and output of spatial (map) data.

GIS Viewer:- GIS custom developed software that permits non-technical GIS users to view the HDD on a lot by lot basis.

Housing Development Data (HDD):- Refers to the data capture on an annual basis from 2004 to 2008, on a lot by lot basis of existing dwellings, vacant residential allotments and residential development activity.

Land area consumed per dwelling:- This measure refers to the land area consumed on a lot by lot basis for each individual residential dwelling. It has been used to describe the land consumed for individual dwellings that form part of existing dwelling stock and are created as an outcome of residential project yields. Examples include:

1. A single separate house on an individual allotment of 600sqm, equates to 600sqm of land consumed for that dwelling;
2. Three separate villa units (separate titles of 200sqm each) with a shared access driveway (area of 120sqm), equates to 240sqm of land consumed per dwelling; and
3. A high rise development of 100 dwellings on a lot of 1,000sqm equates to 10sqm of land consumed per dwelling.

Local Government Area:- A Local Government Area (LGA) is a geographical area under the responsibility of an incorporated local government council. HDD has been prepared for all 31 LGAs within metropolitan Melbourne.

Lots Currently Under Dwelling Construction:- Lots currently under dwelling construction refers to lots where there is some form of development activity occurring at the time of the aerial imagery capture (usually December of each year) that suggests construction works are underway. This measure identifies vacant lots where development is occurring, but the final dwelling yield is still to be realised.

Median Land Consumed per Dwelling: Original:- This measure refers to the land area consumed of all residential development projects prior to 'redevelopment'. It includes all projects that result in residential dwelling/s construction including one for one replacement projects. It does not include demolition projects that do not result in dwelling construction (see definition of Land area consumed per dwelling).

Median Land Consumed per Dwelling: Result:- This measure refers to the land area consumed of all residential development projects following the completion of residential dwelling construction. It includes all projects that result in residential dwelling/s construction including one for one replacement projects. It does not include demolition projects that do not result in dwelling construction (see definition of land area consumed per dwelling).

Metropolitan Melbourne:- The area encompassing the 31 metropolitan municipalities that make up the metropolitan region: Banyule, Bayside, Boroondara, Brimbank, Cardinia, Casey, Darebin, Frankston, Glen Eira, Greater Dandenong, Hobsons Bay, Hume, Kingston, Knox, Manningham, Maribyrnong, Maroondah, Melbourne, Melton, Monash, Moonee Valley, Moreland, Mornington Peninsula, Nillumbik, Port Phillip, Stonnington, Whitehorse, Whittlesea, Wyndham, Yarra and Yarra Ranges.

Net additional dwellings:- Refers to the net change in dwelling stock, i.e. the number of constructed dwellings minus the number of demolished dwellings.

One for one dwelling construction:- Refers to development projects where the total number of dwellings constructed is equal to the number of previously existing dwellings that were demolished on that site as part of the development and there is no change in the dimensions of the cadastre.

Project yield:- (see definition Residential Construction Projects), refers to the total number of newly constructed residential dwellings per project.

Residential Construction Projects:- For the purpose of the HDD capture, a residential construction project is defined as the construction of new dwellings. It is measured spatially via an individual allotment prior to development.

Residential demolition:- Refers to the demolition/knock down of an existing residential dwelling. Note that a demolition for the HDD requires full demolition not partial demolition i.e. 75% of dwelling demolished then re-built is not considered a demolition rather an extension/renovation.

Residential dwelling construction:- Refers to the building of new dwellings captured by the HDD (see definition dwelling)

Residential Dwelling Yield Range:- (see definition project yield)

Residential dwelling:- In general terms, a dwelling is a building or structure which is habitable and has been constructed or adapted to allow people live in it. A dwelling may include houses, flats, units, townhouses, villas, shop-top housing, improvised dwellings, retirement accommodation or a mobile dwelling such as a caravan.

For the purpose of the HDD, housing that is temporary or transitional in nature has not been included in this count of residential dwellings, such as:

- Improvised dwellings e.g. humpies, sheds, tents, etc (see definition improvised dwellings);
- Mobile dwellings such as caravans, houseboats;
- Student accommodation e.g. on-campus; and
- Supported accommodation.

Other forms of accommodation that are considered non-private accommodation have also not been included in the HDD. This includes motels/hotels, boarding houses, serviced apartments, student halls of residence and hostels for permanent residential purposes (e.g. supported aged accommodation).

Vacant residential allotments:- A parcel of land that has a land use zoning type that is 'supportive' of residential dwelling construction and has no existing significant building structure.

Zone type:- The planning scheme zones land for particular uses, for example, residential, industrial, business or other. The zones are listed in the planning scheme and each zone has a purpose and set of requirements.

7.0 Appendices – Tables

See attached DVD

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Table One: Residential Dwelling Stock by Municipality, 2004 to 2008

LGA/REGION	2004	2005	2006	2007	2008	Average Annual # Change (2004 to 2008)	Average Annual % Change (2004 to 2008)
BRIMBANK	59,278	60,114	60,781	61,800	63,084	952	1.6%
HOBSONS BAY	33,730	34,119	34,342	34,601	34,787	264	0.8%
MARIBYRNONG	27,389	27,830	28,347	28,878	29,606	554	2.0%
MELTON	25,469	27,548	29,140	31,043	33,427	1,990	7.0%
MOONEE VALLEY	43,425	43,888	44,177	44,655	44,908	371	0.8%
WYNDHAM	37,779	40,053	42,338	45,292	48,617	2,710	6.5%
WEST REGION	227,070	233,552	239,125	246,269	254,429	6,840	2.9%
BANYULE	45,937	46,291	46,559	46,851	47,192	314	0.7%
DAREBIN	54,468	55,149	55,719	56,427	56,869	600	1.1%
HUME	48,613	50,034	51,236	52,510	54,060	1,362	2.7%
MORELAND	58,240	58,915	59,440	60,164	60,810	643	1.1%
NILLUMBIK	19,597	19,805	19,969	20,200	20,417	205	1.0%
WHITTLESEA	41,559	42,578	43,762	45,805	48,087	1,632	3.7%
NORTH REGION	268,414	272,772	276,685	281,957	287,435	4,755	1.7%
BAYSIDE	36,544	36,789	37,078	37,231	37,406	216	0.6%
CARDINIA	19,549	20,542	21,452	22,574	23,874	1,081	5.1%
CASEY	71,946	74,143	76,393	78,751	81,149	2,301	3.1%
FRANKSTON	47,404	48,248	48,940	49,972	50,657	813	1.7%
GLEN EIRA	54,198	54,526	54,809	55,172	55,437	310	0.6%
GREATER DANDENONG	46,169	46,885	47,368	47,833	48,334	541	1.2%
KINGSTON	55,825	56,204	56,699	57,327	58,012	547	1.0%
MORNINGTON PENINSULA	76,846	77,808	78,862	80,126	81,228	1,096	1.4%
SOUTH REGION	408,481	415,145	421,601	428,986	436,097	6,904	1.6%
BOROONDARA	62,198	62,703	63,359	63,652	64,376	545	0.9%
KNOX	52,791	53,272	53,869	54,404	54,814	506	0.9%
MANNINGHAM	40,971	41,337	41,572	41,983	42,285	329	0.8%
MAROONDAH	39,619	39,897	40,263	40,580	40,903	321	0.8%
MONASH	62,251	62,840	63,273	63,937	64,396	536	0.9%
WHITEHORSE	59,200	59,461	59,736	60,196	60,657	364	0.6%
YARRA RANGES	52,148	52,604	53,010	53,562	54,092	486	0.9%
EAST REGION	369,178	372,114	375,082	378,314	381,523	3,086	0.8%
MELBOURNE	38,869	42,155	44,943	46,741	48,127	2,315	5.5%
PORT PHILLIP	48,258	49,036	49,616	50,881	51,444	797	1.6%
STONNINGTON	45,036	45,340	45,534	45,869	46,367	333	0.7%
YARRA	33,907	34,619	34,888	35,416	35,616	427	1.2%
INNER REGION	166,070	171,150	174,981	178,907	181,554	3,871	2.3%
Metropolitan Melbourne	1,439,213	1,464,733	1,487,474	1,514,433	1,541,038	25,456	1.7%

Source: Spatial Economics, Housing Development Data

Table Two: Existing Dwelling Stock - Median Land Consumed Per Dwelling (sqm), 2004 to 2008

LGA/REGION	2004	2005	2006	2007	2008
BRIMBANK	601	600	599	597	595
HOBSONS BAY	532	530	529	528	528
MARIBYRNONG	391	387	379	373	368
MELTON	641	639	637	631	627
MOONEE VALLEY	563	560	558	556	555
WYNDHAM	594	594	591	586	583
WEST REGION	577	575	573	570	568
BANYULE	629	626	625	623	621
DAREBIN	498	493	490	487	487
HUME	626	624	621	619	615
MORELAND	488	486	482	477	473
NILLUMBIK	993	990	989	986	984
WHITTLESEA	577	577	577	575	572
NORTH REGION	587	586	585	583	581
BAYSIDE	606	605	604	602	600
CARDINIA	1,166	1,091	1,042	1,011	982
CASEY	650	649	648	647	646
FRANKSTON	635	633	630	627	623
GLEN EIRA	582	580	578	572	571
GREATER DANDENONG	557	555	554	552	551
KINGSTON	566	563	560	554	548
MORNINGTON PENINSULA	825	823	819	813	809
SOUTH REGION	636	633	630	626	622
BOROONDARA	649	648	647	646	645
KNOX	729	728	728	727	727
MANNINGHAM	723	722	721	719	718
MAROONDAH	780	763	755	748	742
MONASH	668	666	664	662	660
WHITEHORSE	611	609	608	607	605
YARRA RANGES	1,031	1,038	1,036	1,034	1,030
EAST REGION	714	711	709	705	703
MELBOURNE	160	162	161	161	160
PORT PHILLIP	200	200	199	199	199
STONNINGTON	387	386	384	381	381
YARRA	183	182	181	181	180
INNER REGION	220	220	219	218	218
Metropolitan Melbourne	622	619	616	612	610

Source: Spatial Economics, Housing Development Data

Table Three: Residential Dwelling Stock by Zone Type, 2004 to 2008

Zone	2004		2005		2006		2007		2008	
	No. of Dwellings	Median Land Area Consumed m ²	No. of Dwellings	Median Land Area Consumed m ²	No. of Dwellings	Median Land Area Consumed m ²	No. of Dwellings	Median Land Area Consumed m ²	No. of Dwellings	Median Land Area Consumed m ²
R1Z	1,299,237	610	1,316,826	608	1,241,899	603	1,241,302	599	1,261,855	597
R3Z	0	0	0	0	91,285	657	111,743	658	112,582	656
LDRZ	28,741	2,570	28,941	2,652	29,106	2,665	29,298	2,675	29,473	2,689
MUZ	15,087	172	17,507	179	18,712	183	20,863	200	22,403	230
CDZ1	10,923	462	12,433	475	13,353	479	14,676	479	16,192	479
R2Z	14,686	484	14,984	466	15,156	450	15,358	423	15,523	407
CCZ1	7,777	34	8,707	34	10,257	34	10,699	33	11,433	30
GWAZ1	8,089	2,010	8,134	2,152	8,172	2,160	8,214	2,177	8,242	2,189
B1Z	5,998	195	6,463	192	6,619	190	7,139	189	7,402	188
B5Z	4,512	298	4,901	303	5,196	303	5,981	283	6,042	276
B2Z	3,129	189	3,738	184	4,338	183	4,866	184	5,351	181
GWZ1	4,048	41,262	4,058	41,328	4,099	41,399	4,144	41,102	4,178	41,133
GWZ2	3,998	40,316	4,043	40,357	4,080	40,374	4,109	40,357	4,125	40,380
RCZ3	3,579	27,894	3,611	27,900	3,639	28,197	3,660	28,257	3,681	28,319
GWZ	3,289	72,933	3,194	68,868	3,234	67,935	3,270	68,248	3,308	67,814
TZ	2,478	937	2,494	937	2,507	938	2,536	936	2,550	936
CCZ2	1,855	18	1,855	18	2,233	17	2,233	17	2,233	17
GWZ5	2,039	20,106	2,055	20,106	2,075	20,106	2,092	19,989	2,105	19,933
RCZ2	2,020	26,015	2,039	26,001	2,053	25,798	2,070	25,692	2,087	25,523
GWZ4	1,930	16,357	1,940	16,942	1,962	16,959	1,978	16,357	1,999	15,198
GWAZ2	1,542	11,367	1,548	11,460	1,558	11,460	1,602	11,499	1,613	11,367
RLZ1	1,508	991	1,514	1,005	1,525	1,005	1,538	1,003	1,547	1,001
RCZ1	1,210	19,994	1,230	19,925	1,270	19,381	1,279	18,610	1,284	18,967
GWZ3	1,120	40,550	1,125	40,552	1,131	40,547	1,146	40,547	1,153	40,549
GWAZ	1,085	41,227	1,053	41,534	1,068	41,318	1,081	41,227	1,099	41,344
SUZ4	816	701	822	701	855	708	985	676	1,017	671
DZ6	994	19	994	19	994	19	994	19	994	19
DZ1	734	19	734	19	734	19	734	19	734	19
SUZ1	650	96,272	653	97,786	665	95,062	670	92,383	675	92,708
UGZ	0	0	0	0	0	0	0	0	670	20,939
DZ3	315	6	504	7	504	7	633	7	633	7
CDZ2	224	114	276	100	465	107	610	115	608	97
CDZ3	211	403	305	334	401	323	518	313	588	311
B3Z	529	155	546	156	548	156	546	155	552	154
RCZ	465	83,494	466	83,078	536	66,354	538	66,354	544	66,354
DZ4	0	0	445	3	445	3	445	3	445	3
GWAZ4	369	20,542	376	20,459	379	20,555	377	20,444	385	20,589
GWZ6	430	59,204	373	68,783	375	67,798	377	68,516	378	68,516
RCZ4	309	40,465	318	40,497	320	40,497	325	40,533	331	40,565
IN3Z	339	277	340	277	329	270	333	270	326	277

	2004		2005		2006		2007		2008	
PPRZ	360	684	315	662	295	626	284	651	293	643
IN1Z	295	490	293	489	284	480	275	490	270	487
PUZ2	47	887	34	966	236	887	238	739	261	739
SUZ2	228	1,653	237	1,284	240	1,058	246	1,019	249	1,236
DZ2	0	0	0	0	142	24	206	24	206	24
UFZ	194	1,541	208	1,284	204	1,231	195	960	193	857
RLZ	167	20,137	167	20,137	167	20,137	170	20,137	171	20,137
PUZ4	140	404	174	375	172	354	167	306	163	306
PUZ3	134	151	134	151	133	151	132	151	132	151
RCZ5	96	45,971	96	45,971	96	45,971	96	44,823	97	46,219
PUZ6	130	350	122	482	114	453	108	350	80	622
FZ	0	0	119	122,560	177	119,712	217	59,980	71	27,273
RLZ2	69	12,833	69	12,833	70	13,321	70	13,321	71	13,321
PUZ1	70	27,870	77	19,733	73	19,890	67	19,183	68	18,583
SUZ3	27	141	27	141	26	138	66	141	67	207
B4Z	49	653	49	653	49	653	50	653	55	612
UGZ1	0	0	0	0	0	0	0	0	39	52,695
PCRZ	48	29,287	42	23,898	41	29,287	41	36,147	38	36,147
GWAZ6	31	7,166	34	7,632	35	7,639	35	7,639	36	7,632
FZ1	0	0	82	90,705	92	89,905	504	19,931	27	35,187
GWAZ5	22	14,034	24	13,673	24	13,673	24	13,673	24	13,673
CA	67	614	35	632	35	632	35	632	22	725
RDZ1	31	812	20	812	19	822	19	822	19	822
FZ2	0	0	107	21,939	107	21,939	189	21,217	15	12,090
PUZ7	30	1,551	17	1,920	18	1,425	14	3,976	14	3,976
CDZ4	0	0	0	0	0	0	6	116,411	6	116,411
PUZ5	4	24,356	4	24,356	4	24,356	4	24,356	4	24,356
RDZ2	4	536	4	536	4	536	6	584	4	565
FZ3	0	0	0	0	0	0	1	2,044	1	2,044
IN2Z	0	0	0	0	0	0	0	0	1	943,955
PDZ	0	0	0	0	1	744	1	744	1	744
ERZ	67	20,282	67	20,289	2	1,653	2	1,653	0	0
ERZ1	27	13,732	27	13,732	0	0	0	0	0	0
ERZ3	2	14,402	2	14,402	0	0	0	0	0	0
RUZ	203	31,655	201	37,783	145	40,584	0	0	0	0
RUZ1	191	23,212	189	23,202	182	20,323	0	0	0	0
RUZ2	1	9,999	1	9,999	1	9,999	0	0	0	0
RUZ4	127	194	130	448	130	448	0	0	0	0
RUZ5	7	493	1	1,231	1	1,231	0	0	0	0
RUZ6	78	20,330	78	20,330	76	20,330	0	0	0	0
FZ4	0	0	0	0	0	0	3	90,356	0	0
Zone Unallocated	2	386	2	386	2	386	0	0	0	0
Metropolitan Melbourne	1,439,213	622	1,464,733	619	1,487,474	616	1,514,433	612	1,541,038	610

Source: Spatial Economics, Housing Development Data

Table Four: Number of Residential Dwellings by Suburb and Zone Type, 2008

LGA/REGION	R1Z	R3Z	LDRZ	MUZ	CDZ1	R2Z	CCZ1	GWAZ1	B1Z	B5Z	B2Z	GWZ1
BRIMBANK	60,398	0	0	1,867	562	0	0	0	140	0	31	0
HOBSONS BAY	34,488	0	0	5	68	26	0	0	176	0	0	0
MARIBYRNONG	26,866	0	0	634	740	0	0	0	73	0	347	0
MELTON	31,810	0	412	20	58	0	0	0	48	0	0	0
MOONEE VALLEY	43,660	0	0	201	0	0	0	0	372	198	468	0
WYNDHAM	47,323	0	347	7	0	0	0	0	14	98	0	0
WEST REGION	244,545	0	759	2,734	1,428	26	0	0	823	296	846	0
BANYULE	46,568	0	356	1	0	0	0	0	147	0	61	0
DAREBIN	55,937	0	0	336	0	0	0	0	292	1	175	0
HUME	42,768	0	510	64	8,826	0	0	0	159	0	0	0
MORELAND	58,674	0	0	784	61	0	0	0	780	85	55	0
NILLUMBIK	13,709	0	2,036	102	0	0	0	0	2	0	0	0
WHITTLESEA	45,665	0	140	0	12	570	0	0	99	0	0	0
NORTH REGION	263,321	0	3,042	1,287	8,899	570	0	0	1,479	86	291	0
BAYSIDE	36,761	0	0	70	0	0	0	0	340	14	216	0
CARDINIA	12,279	0	3,490	80	1,899	38	0	216	58	0	25	2,188
CASEY	75,091	0	2,116	0	0	0	0	323	26	0	32	42
FRANKSTON	42,093	0	816	0	645	6,094	0	0	27	508	71	0
GLEN EIRA	54,674	0	0	181	0	0	0	0	445	7	74	0
GREATER DANDENONG	40,948	0	0	227	63	6,852	0	0	19	0	0	0
KINGSTON	13,551	43,160	0	267	439	0	0	0	402	7	0	0
MORNINGTON PENINSULA	73,181	0	2,863	0	55	0	0	0	140	104	0	919
SOUTH REGION	348,578	43,160	9,285	825	3,101	12,984	0	539	1,457	640	418	3,149
BOROONDARA	62,711	0	0	96	0	123	0	0	226	0	981	0
KNOX	3,448	49,440	1,181	0	287	157	0	0	17	26	16	12
MANNINGHAM	17,192	19,982	4,148	0	47	0	0	0	14	0	0	0
MAROONDAH	40,544	0	69	107	0	0	0	0	56	9	0	0
MONASH	63,743	0	0	116	40	206	0	0	206	0	4	0
WHITEHORSE	60,519	0	20	1	0	0	0	0	41	0	63	0
YARRA RANGES	25,393	0	10,969	17	0	0	0	7,703	35	0	0	1,017
EAST REGION	273,550	69,422	16,387	337	374	486	0	7,703	595	35	1,064	1,029
MELBOURNE	15,988	0	0	10,919	1,397	1,304	11,433	0	487	874	381	0
PORT PHILLIP	41,465	0	0	3,420	893	153	0	0	1,136	3,415	703	0
STONNINGTON	43,724	0	0	487	0	0	0	0	804	6	1,337	0
YARRA	30,684	0	0	2,394	100	0	0	0	621	690	311	0
INNER REGION	131,861	0	0	17,220	2,390	1,457	11,433	0	3,048	4,985	2,732	0
Metropolitan Melbourne	1,261,855	112,582	29,473	22,403	16,192	15,523	11,433	8,242	7,402	6,042	5,351	4,178

Source: Spatial Economics, Housing Development Data

GWZ2	RCZ3	GWZ	TZ	CCZ2	GWZ5	RCZ2	GWZ4	GWAZ2	RLZ1	RCZ1	GWZ3	GWAZ	SUZ4	DZ6
0	0	24	0	0	0	0	0	0	0	0	0	3	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	850	0	0	0	0	0	0	0	0	0	36	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	603	30	0	0	0	0	0	0	0	0	130	1	0
0	0	1,477	30	0	0	0	0	0	0	0	0	169	1	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	759	162	0	0	0	0	0	0	0	0	528	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	2,743	185	1,029	0	0	28	0	0	0	71	0	0	0	0
0	0	656	208	0	0	0	0	0	0	0	0	343	2	0
0	2,743	1,600	1,399	0	0	28	0	0	0	71	0	871	2	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
224	0	0	0	0	0	1,332	0	896	27	308	0	0	0	0
534	0	0	1,121	0	134	0	0	127	0	0	435	0	0	0
0	14	70	0	0	0	119	0	0	0	157	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	161	0	0	0	0	0	0	0	0	0	0	0	0
91	0	0	0	0	0	0	0	0	0	0	3	0	0	0
1,685	0	0	0	0	0	0	484	0	0	0	559	0	1,014	0
2,534	14	231	1,121	0	134	1,451	484	1,023	27	465	997	0	1,014	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
41	0	0	0	0	0	41	0	0	0	84	0	0	0	0
0	374	0	0	0	0	405	0	0	0	38	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	59	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1,550	550	0	0	0	1,971	162	1,515	590	1,520	626	156	0	0	0
1,591	924	0	0	0	1,971	608	1,515	590	1,520	748	156	59	0	0
0	0	0	0	2,233	0	0	0	0	0	0	0	0	0	994
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	2,233	0	0	0	0	0	0	0	0	0	994
4,125	3,681	3,308	2,550	2,233	2,105	2,087	1,999	1,613	1,547	1,284	1,153	1,099	1,017	994

DZ1	SUZ1	UGZ	DZ3	CDZ2	CDZ3	B3Z	RCZ	DZ4	GWAZ4	GWZ6	RCZ4	IN3Z	PPRZ	IN1Z
0	0	0	0	0	0	0	25	0	0	0	0	3	2	22
0	0	0	0	0	0	0	0	0	0	0	0	20	0	0
0	0	0	0	261	554	10	0	0	0	0	0	77	38	0
0	2	74	0	0	0	1	110	0	0	0	0	1	0	0
0	0	0	0	0	0	0	0	0	0	0	0	6	2	0
0	1	44	0	0	0	0	0	0	0	0	0	0	3	0
0	3	118	0	261	554	11	135	0	0	0	0	107	45	22
0	0	0	0	0	0	0	52	0	0	0	0	0	3	0
0	0	0	0	0	0	0	0	0	0	0	0	21	1	0
0	0	83	0	1	0	0	0	0	0	0	0	0	5	0
0	0	0	0	0	0	40	0	0	0	0	0	171	25	134
0	0	0	0	0	0	0	0	0	0	0	309	0	5	0
0	2	0	0	1	0	1	289	0	0	0	0	0	15	0
0	2	83	0	2	0	41	341	0	0	0	309	192	54	134
0	0	0	0	0	0	2	0	0	0	0	0	0	1	0
0	504	171	0	0	0	0	0	0	0	0	0	0	4	10
0	1	298	0	0	0	19	68	0	385	274	0	0	7	1
0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
0	0	0	0	0	0	1	0	0	0	0	0	0	0	0
0	0	0	0	6	0	0	0	0	0	0	0	0	1	5
0	1	0	0	0	0	0	0	0	0	0	0	0	0	13
0	162	0	0	0	0	0	0	0	0	0	0	8	5	0
0	668	469	0	6	0	22	68	0	385	274	0	8	19	30
0	0	0	0	0	0	0	0	0	0	0	0	0	6	0
0	0	0	0	0	0	1	0	0	0	0	0	0	4	0
0	0	0	0	0	0	0	0	0	0	0	22	0	0	0
0	0	0	0	0	0	16	0	0	0	0	0	0	2	0
0	0	0	0	0	0	0	0	0	0	0	0	0	33	6
0	1	0	0	0	0	0	0	0	0	0	0	1	3	1
0	1	0	0	0	0	0	0	0	0	104	0	5	3	0
0	2	0	0	0	0	17	0	0	0	104	22	6	51	7
734	0	0	633	0	0	0	0	445	0	0	0	2	0	0
0	0	0	0	180	34	10	0	0	0	0	0	1	26	0
0	0	0	0	0	0	0	0	0	0	0	0	0	4	0
0	0	0	0	159	0	451	0	0	0	0	0	10	94	77
734	0	0	633	339	34	461	0	445	0	0	0	13	124	77
734	675	670	633	608	588	552	544	445	385	378	331	326	293	270

PUZ2	SUZ2	DZ2	UFZ	RLZ	PUZ4	PUZ3	RCZ5	PUZ6	FZ	RLZ2	PUZ1	SUZ3	B4Z	UGZ1
0	0	0	5	0	0	0	0	1	0	0	0	0	1	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	6	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	3	0	2	0	0	0
0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
0	0	0	2	1	0	0	0	0	0	0	3	0	0	0
0	0	0	14	1	0	0	0	1	3	0	5	0	1	0
0	1	0	3	0	0	0	0	0	0	0	0	0	0	0
6	0	0	7	0	57	14	0	14	0	0	8	0	0	0
0	0	0	0	165	0	0	0	14	0	0	2	0	11	0
0	0	0	0	0	0	1	0	0	0	0	0	0	0	0
5	82	0	19	0	1	0	66	0	0	0	20	0	0	0
3	0	0	19	0	0	0	0	1	11	0	3	41	0	0
14	83	0	48	165	58	15	66	29	11	0	33	41	11	0
0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
2	1	0	0	0	11	1	0	3	0	40	3	0	2	39
0	0	0	17	0	0	0	0	1	0	16	2	0	0	0
0	6	0	3	0	0	0	0	0	7	0	2	0	22	0
0	0	0	0	0	55	0	0	0	0	0	0	0	0	0
3	2	0	2	0	1	0	0	0	42	0	0	0	0	0
2	24	0	42	0	0	0	0	0	0	0	5	0	2	0
1	3	0	0	0	9	3	0	5	4	0	4	0	3	0
8	36	0	64	0	76	4	0	10	53	56	16	0	29	39
202	0	0	6	0	0	0	0	23	0	0	1	0	0	0
26	1	0	3	5	10	0	0	0	4	0	1	0	0	0
0	0	0	21	0	0	0	31	1	0	0	1	0	0	0
0	0	0	37	0	0	0	0	1	0	0	3	0	0	0
1	0	0	0	0	0	37	0	3	0	0	0	0	0	0
1	1	0	0	0	2	0	0	0	0	0	1	0	0	0
4	128	0	0	0	1	4	0	3	0	15	7	1	6	0
234	130	0	67	5	13	41	31	31	4	15	14	1	6	0
0	0	206	0	0	0	72	0	0	0	0	0	25	0	0
0	0	0	0	0	0	0	0	8	0	0	0	0	0	0
0	0	0	0	0	4	0	0	1	0	0	0	0	0	0
5	0	0	0	0	12	0	0	0	0	0	0	0	8	0
5	0	206	0	0	16	72	0	9	0	0	0	25	8	0
261	249	206	193	171	163	132	97	80	71	71	68	67	55	39

PCRZ	GWAZ6	FZ1	GWAZ5	CA	RDZ1	FZ2	PUZ7	CDZ4	PUZ5	RDZ2	FZ3	IN2Z	PDZ
0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	4	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0
1	0	3	0	1	0	4	0	0	0	0	0	1	0
1	0	3	0	5	0	4	0	0	0	0	0	1	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0
1	0	0	0	1	0	0	0	0	0	0	1	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	1	0	0	0	1	0	0	0	0
0	0	0	0	0	0	0	0	6	0	0	0	0	0
4	0	0	0	1	1	0	0	6	1	0	1	0	0
0	0	0	0	0	0	0	0	0	1	0	0	0	0
4	0	16	0	0	0	1	2	0	0	0	0	0	0
1	36	8	24	0	0	10	0	0	0	0	0	0	0
1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	1	0	0	0	1	0	0	0	0
0	0	0	0	0	2	0	1	0	0	0	0	0	0
4	0	0	0	0	1	0	8	0	0	4	0	0	0
10	36	24	24	0	4	11	11	0	2	4	0	0	0
0	0	0	0	0	0	0	1	0	0	0	0	0	0
0	0	0	0	0	8	0	1	0	0	0	0	0	0
4	0	0	0	0	5	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	1	0	0	0	0	0	0	0	0
1	0	0	0	0	0	0	0	0	0	0	0	0	1
18	0	0	0	16	0	0	1	0	1	0	0	0	0
23	0	0	0	16	14	0	3	0	1	0	0	0	1
0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0
38	36	27	24	22	19	15	14	6	4	4	1	1	1

Table Five (a): Dwelling Density Cohorts for Existing Residential Dwelling Stock, 2004

LGA/REGION	Less than 150m²	150 to 300m²	300 to 500m²	500 to 650m²	650 to 800m²	800 to 1,000m²	1,000 to 1,500m²	1,500 to 2,000m²	2,000m² plus
BRIMBANK	1,353	4,042	6,803	26,096	16,577	3,003	985	190	229
HOBSONS BAY	1,611	5,700	8,344	11,850	4,917	815	444	36	13
MARIBYRNONG	4,751	7,952	8,435	4,015	1,527	451	209	26	23
MELTON	37	686	3,629	9,206	7,006	1,903	813	290	1,899
MOONEE VALLEY	5,877	8,097	6,822	13,227	6,498	2,099	695	70	39
WYNDHAM	107	2,123	4,271	18,918	7,180	2,130	1,668	184	1,198
WEST REGION	13,736	28,600	38,304	83,312	43,705	10,401	4,814	796	3,401
BANYULE	1,002	4,314	6,066	14,622	9,924	5,985	2,847	481	695
DAREBIN	7,094	9,802	14,158	13,367	6,178	3,216	565	51	37
HUME	336	2,337	5,887	19,891	12,454	3,434	1,698	269	2,304
MORELAND	7,878	11,458	15,091	14,136	7,118	1,870	602	63	24
NILLUMBIK	27	416	855	1,392	3,098	4,251	2,868	814	5,876
WHITTLESEA	170	2,543	3,677	24,431	6,946	1,378	572	69	1,773
NORTH REGION	16,507	30,870	45,734	87,839	45,718	20,134	9,152	1,747	10,709
BAYSIDE	1,766	5,745	7,611	9,200	8,267	2,587	1,081	192	95
CARDINIA	4	198	1,383	1,982	2,774	1,976	2,117	658	8,457
CASEY	231	1,726	7,896	26,290	22,835	5,005	2,009	449	5,505
FRANKSTON	686	3,588	5,109	17,349	11,884	3,735	1,938	475	2,640
GLEN EIRA	10,201	8,983	9,223	14,287	8,981	1,837	596	58	32
GREATER DANDENONG	2,426	5,871	5,716	22,279	6,829	2,115	539	73	321
KINGSTON	2,436	9,760	9,359	21,670	9,100	2,506	738	92	161
MORNINGTON PENINSULA	797	2,822	4,870	12,234	16,386	14,788	10,801	2,814	11,333
SOUTH REGION	18,547	38,693	51,167	125,291	87,056	34,549	19,819	4,811	28,544
BOROONDARA	8,449	8,647	10,241	9,680	14,714	6,627	3,009	519	312
KNOX	634	2,076	4,595	7,501	23,390	7,917	4,869	859	948
MANNINGHAM	632	2,217	4,722	4,302	16,639	5,166	1,754	544	4,995
MAROONDAH	323	3,337	6,432	3,760	8,633	10,822	4,510	760	1,041
MONASH	1,261	5,564	8,878	8,817	30,546	5,481	1,341	167	196
WHITEHORSE	1,958	5,828	10,121	18,788	14,634	5,110	2,212	291	258
YARRA RANGES	471	897	1,813	1,828	3,064	15,858	10,560	3,458	14,198
EAST REGION	13,728	28,566	46,802	54,676	111,620	56,981	28,255	6,598	21,948
MELBOURNE	33,126	4,367	1,003	214	79	34	30	9	7
PORT PHILLIP	33,548	9,370	3,780	1,007	352	124	65	8	4
STONNINGTON	19,594	9,021	5,919	3,767	3,657	1,667	969	236	206
YARRA	18,533	11,207	3,035	631	244	145	63	29	20
INNER REGION	104,801	33,965	13,737	5,619	4,332	1,970	1,127	282	237
Metropolitan Melbourne	167,319	160,694	195,744	356,737	292,431	124,035	63,167	14,234	64,839

Source: Spatial Economics, Housing Development Data

Table Five (b): Dwelling Density Cohorts for Existing Residential Dwelling Stock, 2005

LGA/REGION	Less than 150m²	150 to 300m²	300 to 500m²	500 to 650m²	650 to 800m²	800 to 1,000m²	1,000 to 1,500m²	1,500 to 2,000m²	2,000m² plus
BRIMBANK	1,349	4,003	7,294	26,324	16,718	3,019	991	191	225
HOBSONS BAY	1,684	6,098	8,492	11,738	4,841	784	435	34	13
MARIBYRNONG	4,899	8,175	8,574	3,988	1,489	447	206	31	21
MELTON	37	801	4,406	9,597	7,573	2,048	826	316	1,944
MOONEE VALLEY	6,060	8,331	6,991	13,177	6,458	2,079	683	67	42
WYNDHAM	127	2,230	4,834	19,858	7,618	2,232	1,693	175	1,286
WEST REGION	14,156	29,638	40,591	84,682	44,697	10,609	4,834	814	3,531
BANYULE	988	4,407	6,298	14,700	9,941	5,969	2,829	467	692
DAREBIN	7,203	10,258	14,375	13,352	6,139	3,191	552	52	27
HUME	320	2,452	6,447	20,280	12,644	3,484	1,744	275	2,387
MORELAND	8,284	11,804	15,204	14,095	7,076	1,839	534	58	21
NILLUMBIK	13	372	944	1,419	3,152	4,288	2,884	816	5,917
WHITTLESEA	171	2,627	3,964	24,744	7,093	1,470	577	76	1,856
NORTH REGION	16,979	31,920	47,232	88,590	46,045	20,241	9,120	1,744	10,900
BAYSIDE	1,708	5,890	7,869	9,195	8,215	2,558	1,067	194	93
CARDINIA	7	254	1,614	2,322	2,907	2,053	2,191	648	8,546
CASEY	234	1,650	8,396	27,562	23,335	4,937	2,010	450	5,569
FRANKSTON	674	3,718	5,483	17,497	11,990	3,776	1,967	474	2,669
GLEN EIRA	10,358	9,114	9,437	14,228	8,907	1,811	581	58	32
GREATER DANDENONG	2,508	6,058	6,040	22,649	6,738	1,963	539	84	306
KINGSTON	2,459	9,816	9,667	21,687	9,078	2,486	746	129	135
MORNINGTON PENINSULA	812	3,112	4,806	12,599	16,432	14,865	10,901	2,847	11,434
SOUTH REGION	18,760	39,612	53,312	127,739	87,602	34,449	20,002	4,884	28,784
BOROONDARA	8,569	8,881	10,435	9,711	14,701	6,591	2,985	523	307
KNOX	626	2,201	4,883	7,602	23,412	7,872	4,836	861	979
MANNINGHAM	685	2,327	4,920	4,326	16,742	5,032	1,738	543	5,024
MAROONDAH	340	3,389	6,690	3,863	8,633	10,740	4,416	783	1,043
MONASH	1,359	5,742	9,362	8,867	30,437	5,445	1,305	159	164
WHITEHORSE	1,777	6,071	10,431	18,784	14,579	5,091	2,196	283	249
YARRA RANGES	293	1,113	1,905	1,887	3,084	15,632	10,197	3,471	15,021
EAST REGION	13,649	29,724	48,626	55,040	111,588	56,403	27,673	6,623	22,787
MELBOURNE	36,234	4,390	1,140	234	80	33	29	9	6
PORT PHILLIP	34,403	9,306	3,764	1,012	350	124	65	8	4
STONNINGTON	19,811	9,084	5,980	3,754	3,655	1,649	966	235	206
YARRA	19,202	11,273	3,030	618	228	145	72	30	21
INNER REGION	109,650	34,053	13,914	5,618	4,313	1,951	1,132	282	237
Metropolitan Melbourne	173,194	164,947	203,675	361,669	294,245	123,653	62,761	14,347	66,239

Source: Spatial Economics, Housing Development Data

Table Five (c): Dwelling Density Cohorts for Existing Residential Dwelling Stock, 2006

LGA/REGION	Less than 150m²	150 to 300m²	300 to 500m²	500 to 650m²	650 to 800m²	800 to 1,000m²	1,000 to 1,500m²	1,500 to 2,000m²	2,000m² plus
BRIMBANK	1,363	4,140	7,520	26,443	16,744	3,100	1,043	203	225
HOBSONS BAY	1,682	6,261	8,612	11,728	4,810	775	426	35	13
MARIBYRNONG	4,993	8,378	8,832	3,965	1,487	442	199	31	20
MELTON	44	879	4,951	9,952	7,865	2,212	921	331	1,985
MOONEE VALLEY	6,187	8,452	7,136	13,108	6,422	2,081	684	65	42
WYNDHAM	127	2,356	5,637	20,787	7,868	2,314	1,777	196	1,276
WEST REGION	14,396	30,466	42,688	85,983	45,196	10,924	5,050	861	3,561
BANYULE	972	4,496	6,458	14,789	9,929	5,951	2,814	462	688
DAREBIN	7,356	10,575	14,490	13,366	6,123	3,187	547	52	23
HUME	315	2,586	6,911	20,606	12,788	3,528	1,808	277	2,416
MORELAND	8,410	12,109	15,339	14,061	7,029	1,811	578	55	48
NILLUMBIK	33	370	955	1,425	3,176	4,320	2,921	818	5,951
WHITTLESEA	165	2,670	4,320	25,158	7,329	1,580	640	88	1,812
NORTH REGION	17,251	32,806	48,473	89,405	46,374	20,377	9,308	1,752	10,938
BAYSIDE	1,820	6,004	8,051	9,179	8,164	2,524	1,053	191	92
CARDINIA	9	271	1,878	2,598	3,027	2,152	2,230	657	8,630
CASEY	230	1,719	8,877	28,684	23,691	5,046	2,041	460	5,645
FRANKSTON	633	3,872	5,777	17,701	12,108	3,784	1,938	470	2,657
GLEN EIRA	10,487	9,257	9,577	14,186	8,848	1,790	574	57	33
GREATER DANDENONG	2,478	6,313	6,207	22,807	6,712	1,932	524	75	320
KINGSTON	2,499	10,021	10,047	21,718	9,016	2,451	743	89	114
MORNINGTON PENINSULA	721	2,892	5,621	12,766	16,586	14,884	10,974	2,982	11,436
SOUTH REGION	18,877	40,349	56,035	129,639	88,152	34,563	20,077	4,981	28,927
BOROONDARA	9,146	8,915	10,570	9,679	14,673	6,578	2,975	521	302
KNOX	626	2,316	5,235	7,764	23,435	7,859	4,800	857	977
MANNINGHAM	659	2,379	5,104	4,541	16,579	5,009	1,734	538	5,029
MAROONDAH	469	3,424	6,893	3,919	8,651	10,726	4,391	745	1,045
MONASH	1,330	5,854	9,872	8,916	30,277	5,423	1,294	157	150
WHITEHORSE	1,780	6,205	10,688	18,776	14,533	5,056	2,172	282	244
YARRA RANGES	287	1,135	2,046	1,977	3,125	15,640	10,194	3,484	15,121
EAST REGION	14,297	30,228	50,408	55,572	111,273	56,291	27,560	6,584	22,868
MELBOURNE	39,012	4,400	1,141	233	80	33	29	9	6
PORT PHILLIP	35,025	9,279	3,763	1,000	350	123	64	8	4
STONNINGTON	19,973	9,140	5,987	3,763	3,633	1,637	960	235	206
YARRA	19,436	11,272	3,078	606	228	148	63	36	21
INNER REGION	113,446	34,091	13,969	5,602	4,291	1,941	1,116	288	237
Metropolitan Melbourne	178,267	167,940	211,573	366,201	295,286	124,096	63,111	14,466	66,531

Source: Spatial Economics, Housing Development Data

Table Five (d): Dwelling Density Cohorts for Existing Residential Dwelling Stock, 2007

LGA/REGION	Less than 150m²	150 to 300m²	300 to 500m²	500 to 650m²	650 to 800m²	800 to 1,000m²	1,000 to 1,500m²	1,500 to 2,000m²	2,000m² plus
BRIMBANK	1,445	4,221	8,019	26,765	16,822	3,125	981	200	222
HOBSONS BAY	1,696	6,443	8,718	11,731	4,777	772	416	35	13
MARIBYRNONG	5,145	8,631	8,988	3,970	1,470	436	194	28	16
MELTON	34	962	5,603	10,623	8,361	2,220	895	330	2,015
MOONEE VALLEY	6,514	8,590	7,277	13,044	6,367	2,072	687	65	39
WYNDHAM	145	2,586	6,662	22,091	8,209	2,457	1,736	178	1,228
WEST REGION	14,979	31,433	45,267	88,224	46,006	11,082	4,909	836	3,533
BANYULE	890	4,699	6,660	14,822	9,935	5,925	2,779	455	686
DAREBIN	7,660	10,903	14,612	13,385	6,082	3,167	548	50	20
HUME	320	2,802	7,362	20,925	12,966	3,575	1,828	285	2,446
MORELAND	8,756	12,429	15,647	14,005	6,966	1,789	505	52	15
NILLUMBIK	48	374	1,002	1,460	3,210	4,360	2,957	813	5,976
WHITTLESEA	213	2,896	5,177	25,739	7,536	1,673	671	89	1,811
NORTH REGION	17,887	34,103	50,460	90,336	46,695	20,489	9,288	1,744	10,954
BAYSIDE	1,826	6,069	8,223	9,160	8,121	2,507	1,043	190	92
CARDINIA	12	353	2,317	2,935	3,168	2,216	2,223	679	8,671
CASEY	224	1,946	9,325	29,828	24,085	5,112	2,060	466	5,705
FRANKSTON	668	4,191	6,173	17,880	12,153	3,821	1,946	470	2,670
GLEN EIRA	10,809	9,339	9,682	14,116	8,762	1,773	588	68	35
	2,486	6,467	6,465	22,945	6,682	1,914	516	73	285
KINGSTON	2,925	9,987	10,229	21,784	9,062	2,410	711	85	134
MORNINGTON PENINSULA	449	2,668	7,339	12,896	16,481	14,898	10,977	2,937	11,481
SOUTH REGION	19,399	41,020	59,753	131,544	88,514	34,651	20,064	4,968	29,073
BOROONDARA	9,309	9,014	10,690	9,669	14,658	6,545	2,957	512	298
KNOX	626	2,409	5,521	7,866	23,565	7,829	4,781	859	948
MANNINGHAM	712	2,518	5,577	4,384	16,500	4,973	1,732	539	5,048
MAROONDAH	469	3,271	7,386	3,992	8,665	10,678	4,354	731	1,034
MONASH	1,464	6,111	10,297	8,974	30,123	5,375	1,278	157	158
WHITEHORSE	1,926	6,303	11,014	18,813	14,481	5,007	2,140	276	236
YARRA RANGES	287	1,180	2,270	2,102	3,198	15,592	10,190	3,536	15,206
EAST REGION	14,793	30,806	52,755	55,800	111,190	55,999	27,432	6,610	22,928
MELBOURNE	40,782	4,417	1,153	233	78	34	29	9	6
PORT PHILLIP	36,304	9,284	3,762	995	341	121	62	10	2
STONNINGTON	20,232	9,204	6,054	3,731	3,613	1,632	963	235	205
YARRA	19,947	11,286	3,056	601	229	176	66	33	22
INNER REGION	117,265	34,191	14,025	5,560	4,261	1,963	1,120	287	235
Metropolitan Melbourne	184,323	171,553	222,260	371,464	296,666	124,184	62,813	14,445	66,723

Source: Spatial Economics, Housing Development Data

Table Five (e): Dwelling Density Cohorts for Existing Residential Dwelling Stock, 2008

LGA/REGION	Less than 150m²	150 to 300m²	300 to 500m²	500 to 650m²	650 to 800m²	800 to 1,000m²	1,000 to 1,500m²	1,500 to 2,000m²	2,000m² plus
BRIMBANK	1,504	4,350	8,608	27,156	16,969	3,065	983	230	219
HOBSONS BAY	1,665	6,591	8,757	11,785	4,762	761	416	37	13
MARIBYRNONG	5,513	8,832	9,152	3,997	1,455	424	195	22	16
MELTON	42	1,150	6,360	11,392	8,782	2,309	931	364	2,097
MOONEE VALLEY	6,530	8,750	7,449	12,997	6,335	2,061	683	65	38
WYNDHAM	240	2,786	7,739	23,455	8,646	2,526	1,789	183	1,253
WEST REGION	15,494	32,459	48,065	90,782	46,949	11,146	4,997	901	3,636
BANYULE	896	4,765	6,861	14,922	9,936	5,904	2,764	453	691
DAREBIN	8,023	10,773	14,807	13,390	6,050	3,186	565	51	23
HUME	322	2,997	7,976	21,361	13,099	3,638	1,858	319	2,489
MORELAND	8,794	12,863	15,911	14,007	6,914	1,761	486	54	20
NILLUMBIK	53	361	1,132	1,466	3,227	4,378	2,993	815	5,992
WHITTLESEA	286	3,159	5,911	26,541	7,779	1,786	688	89	1,848
NORTH REGION	18,374	34,918	52,598	91,687	47,005	20,653	9,354	1,781	11,063
BAYSIDE	1,854	6,157	8,331	9,161	8,101	2,489	1,026	193	94
CARDINIA	12	412	2,797	3,329	3,304	2,364	2,252	656	8,748
CASEY	211	1,965	10,131	30,680	24,469	5,220	2,099	540	5,834
FRANKSTON	866	4,335	6,546	18,048	12,066	3,829	1,822	466	2,679
GLEN EIRA	10,878	9,431	9,870	14,100	8,709	1,764	577	70	38
GREATER DANDENONG	2,542	6,684	6,713	22,993	6,644	1,890	507	70	291
KINGSTON	3,059	10,120	10,687	21,781	9,024	2,421	708	92	120
MORNINGTON PENINSULA	324	2,780	7,877	13,138	16,695	15,025	10,981	2,940	11,468
SOUTH REGION	19,746	41,884	62,952	133,230	89,012	35,002	19,972	5,027	29,272
BOROONDARA	9,814	9,060	10,825	9,723	14,675	6,524	2,943	511	301
KNOX	611	2,429	5,834	7,999	23,593	7,830	4,715	858	945
MANNINGHAM	750	2,768	5,609	4,402	16,474	4,956	1,723	543	5,060
MAROONDAH	488	3,380	7,511	4,109	8,673	10,675	4,324	724	1,019
MONASH	1,474	6,104	10,842	9,068	29,986	5,366	1,258	155	143
WHITEHORSE	2,163	6,389	11,252	18,788	14,448	4,980	2,122	274	241
YARRA RANGES	287	1,202	2,448	2,210	3,302	15,603	10,237	3,541	15,261
EAST REGION	15,587	31,332	54,321	56,299	111,151	55,934	27,322	6,606	22,970
MELBOURNE	42,139	4,446	1,154	233	79	32	29	9	6
PORT PHILLIP	36,875	9,282	3,753	999	340	118	61	13	3
STONNINGTON	20,725	9,219	6,033	3,737	3,609	1,637	969	234	204
YARRA	20,134	11,338	3,068	599	224	142	62	30	19
INNER REGION	119,873	34,285	14,008	5,568	4,252	1,929	1,121	286	232
Metropolitan Melbourne	189,074	174,878	231,944	377,566	298,369	124,664	62,766	14,601	67,173

Source: Spatial Economics, Housing Development Data

Table Six: Number of Vacant Residential Allotments, 2004 to 2008

LGA/REGION	2004	2005	2006	2007	2008	Lots Currently Under Dwelling Construction (2008)¹
BRIMBANK	2,603	2,436	2,076	2,103	2,147	160
HOBSONS BAY	910	790	738	670	607	50
MARIBYRNONG	797	824	776	709	640	100
MELTON	6,106	5,804	5,342	4,926	4,275	326
MOONEE VALLEY	441	473	468	565	616	78
WYNDHAM	5,847	6,154	5,794	5,065	4,580	314
WEST REGION	16,704	16,481	15,194	14,038	12,865	1,028
BANYULE	545	538	513	578	553	95
DAREBIN	1,082	951	781	678	558	88
HUME	5,642	4,923	4,465	4,069	2,998	194
MORELAND	682	634	605	567	534	85
NILLUMBIK	1,167	1,218	1,148	1,049	1,102	49
WHITTLESEA	2,826	2,750	3,403	3,861	4,069	233
NORTH REGION	11,944	11,014	10,915	10,802	9,814	744
BAYSIDE	273	298	303	317	327	140
CARDINIA	2,970	3,091	3,222	3,263	3,165	75
CASEY	4,019	4,066	3,560	3,297	3,695	276
FRANKSTON	1,697	1,509	1,274	980	780	33
GLEN EIRA	252	252	263	297	258	106
GREATER DANDENONG	953	683	657	585	503	40
KINGSTON	786	800	748	745	686	90
MORNINGTON PENINSULA	6,438	6,339	6,244	6,163	5,885	145
SOUTH REGION	17,388	17,038	16,271	15,647	15,299	905
BOROONDARA	385	344	380	429	378	86
KNOX	874	753	774	705	625	40
MANNINGHAM	762	741	741	661	692	31
MAROONDAH	531	513	506	507	514	42
MONASH	566	593	693	619	556	96
WHITEHORSE	297	322	332	321	318	62
YARRA RANGES	6,150	3,689	3,588	3,402	3,203	46
EAST REGION	9,565	6,955	7,014	6,644	6,286	403
MELBOURNE	508	303	263	208	181	63
PORT PHILLIP	123	130	123	115	130	56
STONNINGTON	185	170	193	180	182	29
YARRA	203	168	184	179	167	28
INNER REGION	1,019	771	763	682	660	176
Metropolitan Melbourne	56,620	52,259	50,157	47,816	44,924	3,256

Source: Spatial Economics, Housing Development Data

1: Lots currently under dwelling construction refers to lots that as of the date of aerial imagery capture there is some form of activity that suggests construction works are underway. There is no yield information associated. However it highlights that the vacant land stocks is not available for future development, rather it has an existing construction commitment

Table Seven: Number of Vacant Residential Allotments by Zone Type and Suburb, 2008

LGA/REGION	R1Z	CDZ1	GWZ	LDRZ	MUZ	R3Z	GWZ1	RCZ3	GWZ2	GWZ5	GWZ4	GWAZ1
BRIMBANK	1,444	11	11	0	645	0	0	0	0	0	0	0
HOBSONS BAY	593	1	0	0	3	0	0	0	0	0	0	0
MARIBYRNONG	511	11	0	0	22	0	0	0	0	0	0	0
MELTON	3,056	115	710	47	262	0	0	0	0	0	0	0
MOONEE VALLEY	595	0	0	0	8	0	0	0	0	0	0	0
WYNDHAM	4,178	0	277	28	29	0	0	0	0	0	0	0
WEST REGION	10,377	138	998	75	969	0	0	0	0	0	0	0
BANYULE	515	0	0	13	0	0	0	0	0	0	0	0
DAREBIN	539	0	0	0	11	0	0	0	0	0	0	0
HUME	1,055	1,296	349	62	3	0	0	0	0	0	0	0
MORELAND	478	4	0	0	29	0	0	0	0	0	0	0
NILLUMBIK	505	0	56	79	10	0	0	242	0	0	0	0
WHITTLESEA	3,429	5	263	19	0	0	0	0	0	0	0	0
NORTH REGION	6,521	1,305	668	173	53	0	0	242	0	0	0	0
BAYSIDE	321	0	0	0	3	0	0	0	0	0	0	0
CARDINIA	1,261	307	0	279	6	0	620	0	59	0	0	14
CASEY	3,135	0	0	208	1	0	0	0	18	33	3	19
FRANKSTON	482	97	16	55	0	0	0	9	0	0	0	0
GLEN EIRA	241	0	0	0	3	0	0	0	0	0	0	0
GREATER DANDENONG	309	51	55	0	12	0	0	0	0	0	0	0
KINGSTON	163	41	0	0	3	445	0	0	24	0	0	0
MORNINGTON PENINSULA	4,518	182	0	270	0	0	101	0	264	0	161	0
SOUTH REGION	10,430	678	71	812	28	445	721	9	365	33	164	33
BOROONDARA	371	0	0	0	0	0	0	0	0	0	0	0
KNOX	59	1	0	51	0	459	5	0	10	0	0	0
MANNINGHAM	267	3	0	210	1	141	0	32	0	0	0	0
MAROONDAH	488	0	0	7	0	0	0	0	0	0	0	0
MONASH	537	5	0	0	2	0	0	0	0	0	0	0
WHITEHORSE	306	0	0	1	1	0	0	0	0	0	0	0
YARRA RANGES	659	0	0	361	2	0	140	350	211	412	274	398
EAST REGION	2,687	9	0	630	6	600	145	382	221	412	274	398
MELBOURNE	33	28	0	0	44	0	0	0	0	0	0	0
PORT PHILLIP	81	0	0	0	30	0	0	0	0	0	0	0
STONNINGTON	157	0	0	0	1	0	0	0	0	0	0	0
YARRA	107	3	0	0	43	0	0	0	0	0	0	0
INNER REGION	378	31	0	0	118	0	0	0	0	0	0	0
Metropolitan Melbourne	30,393	2,161	1,737	1,690	1,174	1,045	866	633	586	445	438	431

Source: Spatial Economics, Housing Development Data

RCZ2	RCZ1	B1Z	GWAZ	SUZ1	GWZ3	SUZ4	RCZ	R2Z	UGZ	RCZ4	CDZ3	TZ	SUZ3	SUZ2
0	0	10	0	0	0	0	21	0	0	0	0	0	0	0
0	0	6	0	0	0	0	0	4	0	0	0	0	0	0
0	0	4	0	1	0	0	0	0	0	0	82	0	0	2
0	0	0	5	9	0	0	36	0	32	0	0	0	2	1
0	0	6	0	0	0	0	0	0	0	0	0	0	0	0
0	0	1	19	1	0	0	0	0	10	0	0	0	0	0
0	0	27	24	11	0	0	57	4	42	0	82	0	2	3
0	0	21	0	0	0	0	3	0	0	0	0	0	0	0
0	0	6	0	0	0	0	0	0	0	0	0	0	0	0
0	0	26	133	0	0	0	0	0	28	0	0	24	0	0
0	0	13	0	0	0	0	0	0	0	0	0	0	0	0
5	9	1	0	0	0	0	0	0	0	110	0	26	0	33
0	0	10	65	0	0	2	102	44	0	0	8	9	88	0
5	9	77	198	0	0	2	105	44	28	110	8	59	88	33
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
216	88	32	0	183	0	0	0	0	38	0	2	0	0	0
0	0	12	0	2	36	0	21	0	28	0	0	33	0	0
24	10	2	0	0	0	0	0	51	0	1	0	0	0	15
0	0	13	0	0	0	0	0	0	0	0	0	0	0	0
0	0	1	0	5	0	0	0	51	0	0	0	0	0	7
0	0	4	0	3	1	0	0	0	0	0	0	0	0	2
0	0	36	0	0	144	197	0	0	0	0	0	0	0	3
240	98	100	0	193	181	197	21	102	66	1	2	33	0	27
0	0	5	0	0	0	0	0	1	0	0	0	0	0	0
16	5	2	0	3	0	0	0	0	0	0	0	0	0	4
25	6	1	1	0	0	0	0	0	0	1	0	0	0	0
0	0	0	17	0	0	0	0	0	0	0	0	0	0	0
0	0	7	0	0	0	0	0	0	0	0	0	0	0	4
0	0	8	0	0	0	0	0	0	0	0	0	0	0	0
18	181	8	0	2	27	0	0	0	0	0	0	0	0	16
59	192	31	18	5	27	0	0	1	0	1	0	0	0	24
0	0	3	0	0	0	0	0	0	0	0	0	0	0	0
0	0	5	0	0	0	0	0	0	0	0	0	0	0	0
0	0	3	0	0	0	0	0	0	0	0	0	0	0	0
0	0	11	0	0	0	0	0	0	0	0	0	0	0	0
0	0	22	0	0	0	0	0	0	0	0	0	0	0	0
304	299	257	240	209	208	199	183	151	136	112	92	92	90	87

GWZ6	RLZ1	GWAZ2	B2Z	GWAZ4	B5Z	RCZ5	DZ6	RLZ	FZ2	CDZ2	UGZ1	FZ1	CDZ4	CCZ1	RLZ2
0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	6	0	0	0	0	0	0	1	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	6	0	1	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	22	0	0	0	7	0	0	3	0	0	0
0	0	0	17	0	23	0	0	0	7	1	0	3	0	0	0
0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	18	0	0	0	2	0	0	0
0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	26	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0
0	0	0	13	0	0	26	0	18	0	0	0	2	12	0	0
0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0
0	0	33	0	0	0	0	0	0	0	0	16	8	0	0	3
60	0	2	1	63	0	0	0	0	10	0	0	1	0	0	7
0	0	0	2	0	15	0	0	0	0	1	0	0	0	0	0
0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0
60	0	35	7	63	23	0	0	0	10	11	16	9	0	0	10
0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	1	0	4	0	0	5	0	0	0	0	0	0	0
0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0
0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
23	78	42	0	0	0	0	0	0	0	0	0	0	0	0	0
23	78	42	4	0	5	4	0	5	0	0	0	0	0	0	0
0	0	0	1	0	2	0	28	0	0	4	0	0	0	10	0
0	0	0	11	0	3	0	0	0	0	0	0	0	0	0	0
0	0	0	21	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
0	0	0	33	0	6	0	28	0	0	4	0	0	0	10	0
83	78	77	74	63	57	30	28	23	17	16	16	14	12	10	10

Table Eight: Number of Vacant Residential Allotments by Lot Size Cohort, 2008

LGA/REGION	Less than 150m²	150 to 300m²	300 to 500m²	500 to 650m²	650 to 800m²	800 to 1,000m²	1,000 to 1,500m²	1,500 to 2,000m²	2,000m² plus
BRIMBANK	1	59	431	861	439	144	78	31	103
HOBSONS BAY	2	58	180	178	83	49	33	8	16
MARIBYRNONG	28	120	211	134	54	22	18	12	41
MELTON	29	139	601	1,317	949	305	203	82	650
MOONEE VALLEY	4	47	119	198	125	46	31	9	37
WYNDHAM	20	229	1,043	1,734	678	237	108	32	499
WEST REGION	84	652	2,585	4,422	2,328	803	471	174	1,346
BANYULE	54	61	57	119	89	54	44	26	49
DAREBIN	2	44	104	178	97	79	33	9	12
HUME	24	153	554	626	481	206	182	49	723
MORELAND	2	51	147	130	92	44	33	9	26
NILLUMBIK	16	42	46	43	85	104	124	43	599
WHITTLESEA	35	125	997	1,231	553	211	131	34	752
NORTH REGION	133	476	1,905	2,327	1,397	698	547	170	2,161
BAYSIDE	24	7	28	83	100	42	28	8	7
CARDINIA	25	54	312	466	234	247	231	83	1,513
CASEY	9	54	408	1,267	722	263	151	66	755
FRANKSTON	0	9	45	174	130	96	85	23	218
GLEN EIRA	1	13	25	89	69	27	24	3	7
GREATER DANDENONG	2	15	53	159	82	51	33	12	96
KINGSTON	17	63	130	204	155	44	26	9	38
MORNINGTON PENINSULA	11	178	233	623	951	1,192	970	411	1,316
SOUTH REGION	89	393	1,234	3,065	2,443	1,962	1,548	615	3,950
BOROONDARA	1	18	25	69	122	67	51	9	16
KNOX	0	2	36	121	139	84	107	44	92
MANNINGHAM	1	17	22	89	128	61	49	28	297
MAROONDAH	15	15	44	77	58	139	59	23	83
MONASH	6	20	46	116	216	78	30	10	34
WHITEHORSE	3	20	41	75	80	49	32	2	16
YARRA RANGES	4	23	72	135	206	325	384	188	1,866
EAST REGION	30	115	286	682	949	803	712	304	2,404
MELBOURNE	23	39	20	9	5	7	16	1	61
PORT PHILLIP	20	41	32	14	4	5	5	2	7
STONNINGTON	10	23	25	32	35	14	17	9	17
YARRA	42	46	33	9	6	7	8	3	13
INNER REGION	95	149	110	64	50	33	46	15	98
Metropolitan Melbourne	431	1,785	6,120	10,560	7,167	4,299	3,324	1,278	9,959

Source: Spatial Economics, Housing Development Data

Table Nine (a): Vacant Residential Allotment Turnover by Year and Suburb, 2004 to 2005

LGA/REGION	Total Vacant end of 2004	Vacant Stock Consumed 2005	Newly Created Vacant Stock 2005	Total Vacant Stock 2005
BRIMBANK	2,603	530	363	2,436
HOBSONS BAY	910	210	90	790
MARIBYRNONG	797	206	233	824
MELTON	6,106	1,483	1,181	5,804
MOONEE VALLEY	441	120	152	473
WYNDHAM	5,847	1,670	1,977	6,154
WEST REGION	16,704	4,219	3,996	16,481
BANYULE	545	136	129	538
DAREBIN	1,082	344	213	951
HUME	5,642	1,019	300	4,923
MORELAND	682	189	141	634
NILLUMBIK	1,167	204	255	1,218
WHITTLESEA	2,826	740	664	2,750
NORTH REGION	11,944	2,632	1,702	11,014
BAYSIDE	273	150	175	298
CARDINIA	2,970	567	688	3,091
CASEY	4,019	1,291	1,338	4,066
FRANKSTON	1,697	507	319	1,509
GLEN EIRA	252	120	120	252
GREATER DANDENONG	953	398	128	683
KINGSTON	786	225	239	800
MORNINGTON PENINSULA	6,438	748	649	6,339
SOUTH REGION	17,388	4,006	3,656	17,038
BOROONDARA	385	207	166	344
KNOX	874	188	67	753
MANNINGHAM	762	143	122	741
MAROONDAH	531	106	88	513
MONASH	566	184	211	593
WHITEHORSE	297	115	140	322
YARRA RANGES	6,150	2,748	287	3,689
EAST REGION	9,565	3,691	1,081	6,955
MELBOURNE	508	226	21	303
PORT PHILLIP	123	25	32	130
STONNINGTON	185	83	68	170
YARRA	203	58	23	168
INNER REGION	1,019	392	144	771
Metropolitan Melbourne	56,620	14,940	10,579	52,259

Source: Spatial Economics, Housing Development Data

Table Nine (b): Vacant Residential Allotment Turnover by Year and Suburb, 2005 to 2006

LGA/REGION	Total Vacant end of 2005	Vacant Stock Consumed 2006	Newly created Vacant Stock 2006	Total Vacant Stock 2006
BRIMBANK	2,436	666	306	2,076
HOBSONS BAY	790	129	77	738
MARIBYRNONG	824	246	198	776
MELTON	5,804	1,330	868	5,342
MOONEE VALLEY	473	116	111	468
WYNDHAM	6,154	1,671	1,311	5,794
WEST REGION	16,481	4,158	2,871	15,194
BANYULE	538	152	127	513
DAREBIN	951	283	113	781
HUME	4,923	967	509	4,465
MORELAND	634	180	151	605
NILLUMBIK	1,218	149	79	1,148
WHITTLESEA	2,750	653	1,306	3,403
NORTH REGION	11,014	2,384	2,285	10,915
BAYSIDE	298	178	183	303
CARDINIA	3,091	571	702	3,222
CASEY	4,066	1,317	811	3,560
FRANKSTON	1,509	481	246	1,274
GLEN EIRA	252	128	139	263
GREATER DANDENONG	683	180	154	657
KINGSTON	800	232	180	748
MORNINGTON PENINSULA	6,339	707	612	6,244
SOUTH REGION	17,038	3,794	3,027	16,271
BOROONDARA	344	184	220	380
KNOX	753	144	165	774
MANNINGHAM	741	117	117	741
MAROONDAH	513	86	79	506
MONASH	593	203	303	693
WHITEHORSE	322	135	145	332
YARRA RANGES	3,689	293	192	3,588
EAST REGION	6,955	1,162	1,221	7,014
MELBOURNE	303	48	8	263
PORT PHILLIP	130	44	37	123
STONNINGTON	170	50	73	193
YARRA	168	38	54	184
INNER REGION	771	180	172	763
Metropolitan Melbourne	52,259	11,678	9,576	50,157

Source: Spatial Economics, Housing Development Data

Table Nine (c): Vacant Residential Allotment Turnover by Year and Suburb, 2006 to 2007

LGA/REGION	Total Vacant end of 2006	Vacant Stock Consumed 2007	Newly created Vacant Stock 2007	Total Vacant Stock 2007
BRIMBANK	2,076	431	458	2,103
HOBSONS BAY	738	151	83	670
MARIBYRNONG	776	252	185	709
MELTON	5,342	1,485	1,069	4,926
MOONEE VALLEY	468	144	241	565
WYNDHAM	5,794	2,024	1,295	5,065
WEST REGION	15,194	4,487	3,331	14,038
BANYULE	513	156	221	578
DAREBIN	781	315	212	678
HUME	4,465	1,032	636	4,069
MORELAND	605	192	154	567
NILLUMBIK	1,148	198	99	1,049
WHITTLESEA	3,403	1,190	1,648	3,861
NORTH REGION	10,915	3,083	2,970	10,802
BAYSIDE	303	193	207	317
CARDINIA	3,222	592	633	3,263
CASEY	3,560	1,233	970	3,297
FRANKSTON	1,274	458	164	980
GLEN EIRA	263	171	205	297
GREATER DANDENONG	657	193	121	585
KINGSTON	748	232	229	745
MORNINGTON PENINSULA	6,244	816	735	6,163
SOUTH REGION	16,271	3,888	3,264	15,647
BOROONDARA	380	218	267	429
KNOX	774	201	132	705
MANNINGHAM	741	216	136	661
MAROONDAH	506	108	109	507
MONASH	693	293	219	619
WHITEHORSE	332	163	152	321
YARRA RANGES	3,588	528	342	3,402
EAST REGION	7,014	1,727	1,357	6,644
MELBOURNE	263	82	27	208
PORT PHILLIP	123	42	34	115
STONNINGTON	193	95	82	180
YARRA	184	39	34	179
INNER REGION	763	258	177	682
Metropolitan Melbourne	50,157	13,443	11,099	47,813

Source: Spatial Economics, Housing Development Data

Table Nine (d): Vacant Residential Allotment Turnover by Year and Suburb, 2007 to 2008

LGA/REGION	Total Vacant end of 2007	Vacant Stock Consumed 2008	Newly created Vacant Stock 2008	Total Vacant Stock 2008
BRIMBANK	2,103	549	593	2,147
HOBSONS BAY	670	175	112	607
MARIBYRNONG	709	203	134	640
MELTON	4,926	1,597	946	4,275
MOONEE VALLEY	565	168	219	616
WYNDHAM	5,065	2,114	1,629	4,580
WEST REGION	14,038	4,806	3,633	12,865
BANYULE	578	170	145	553
DAREBIN	678	270	150	558
HUME	4,069	1,449	378	2,998
MORELAND	567	193	160	534
NILLUMBIK	1,049	141	194	1,102
WHITTLESEA	3,861	1,562	1,770	4,069
NORTH REGION	10,802	3,785	2,797	9,814
BAYSIDE	317	188	198	327
CARDINIA	3,263	874	776	3,165
CASEY	3,297	1,200	1,598	3,695
FRANKSTON	980	318	118	780
GLEN EIRA	297	213	174	258
GREATER DANDENONG	585	183	101	503
KINGSTON	745	210	151	686
MORNINGTON PENINSULA	6,163	812	534	5,885
SOUTH REGION	15,647	3,998	3,650	15,299
BOROONDARA	429	280	229	378
KNOX	705	179	99	625
MANNINGHAM	661	165	196	692
MAROONDAH	507	89	96	514
MONASH	619	264	201	556
WHITEHORSE	321	161	158	318
YARRA RANGES	3,402	439	240	3,203
EAST REGION	6,644	1,577	1,219	6,286
MELBOURNE	208	42	15	181
PORT PHILLIP	115	39	54	130
STONNINGTON	180	81	83	182
YARRA	179	53	41	167
INNER REGION	682	215	193	660
Metropolitan Melbourne	47,813	14,381	11,492	44,924

Source: Spatial Economics, Housing Development Data

Table Ten (a): New Residential Dwelling Construction, 2004 to 2008

LGA/REGION	No. of Construction Projects ¹	Constructed Dwellings ²	Demolished Dwellings ³	Net Dwellings ⁴	Median Land Consumed Per Dwelling sqm: Original ⁵	Median Land Consumed Per Dwelling sqm: Result ⁶
BRIMBANK	2,280	4,021	220	3,801	626	453
HOBSONS BAY	903	1,593	535	1,058	593	291
MARIBYRNONG	1,118	2,590	374	2,216	457	296
MELTON	5,822	7,988	30	7,958	632	593
MOONEE VALLEY	980	2,300	815	1,485	648	295
WYNDHAM	7,343	10,907	79	10,828	598	601
WEST REGION	18,446	29,399	2,053	27,346	610	506
BANYULE	946	1,709	455	1,254	769	416
DAREBIN	1,751	3,199	805	2,394	591	263
HUME	4,519	5,641	192	5,449	579	530
MORELAND	1,358	3,398	830	2,568	616	261
NILLUMBIK	705	918	99	819	1,074	853
WHITTLESEA	4,246	6,737	206	6,531	664	602
NORTH REGION	13,525	21,602	2,587	19,015	639	463
BAYSIDE	1,573	2,337	1,476	861	674	431
CARDINIA	2,750	4,402	92	4,310	1,177	561
CASEY	5,424	9,420	222	9,198	687	616
FRANKSTON	1,899	3,580	340	3,240	700	500
GLEN EIRA	1,384	2,482	1,242	1,240	647	322
GREATER DANDENONG	1,395	2,662	498	2,164	635	370
KINGSTON	1,671	3,148	959	2,189	675	331
MORNINGTON PENINSULA	3,539	5,293	924	4,369	1,014	700
SOUTH REGION	19,635	33,324	5,753	27,571	720	557
BOROONDARA	1,497	3,564	1,388	2,176	714	337
KNOX	1,313	2,264	238	2,026	963	479
MANNINGHAM	922	1,873	563	1,310	854	337
MAROONDAH	834	1,534	248	1,286	911	418
MONASH	1,892	3,460	1,320	2,140	722	372
WHITEHORSE	1,245	2,352	896	1,456	719	352
YARRA RANGES	1,649	2,151	212	1,939	1,265	897
EAST REGION	9,352	17,198	4,865	12,333	797	407
MELBOURNE	453	9,333	75	9,258	335	8
PORT PHILLIP	255	3,511	344	3,167	203	41
STONNINGTON	501	1,816	484	1,332	632	67
YARRA	281	1,843	138	1,705	318	80
INNER REGION	1,490	16,503	1,041	15,462	312	24
Metropolitan Melbourne	62,448	118,026	16,299	101,727	677	419

Source: Spatial Economics, Housing Development Data

- 1: Refers to all new residential development projects. A project is defined by the original (prior to construction or subdivision) allotment
- 2: Refers to all newly constructed residential dwellings, including one for one dwelling replacements.
- 3: Refers to all residential dwellings that were demolished, including dwellings demolished in one for one replacement projects
- 4: Net dwellings refers to the net addition to stock, i.e. number of constructed dwellings minus the number of demolished dwellings
- 5: Refers to dwelling density or lot size (if previously vacant) prior to redevelopment or re-subdivision, or lot size created in the case of broadhectare estates. Includes one for one projects and excludes demolition activity.
- 6: Identifies the median land consumed for every new residential construction. This includes one for one replacement activity

Table Ten (b): New Residential Dwelling Construction, 2004 to 2005

LGA/REGION	No. of Construction Projects ¹	Constructed Dwellings ²	Demolished Dwellings ³	Net Dwellings ⁴
BRIMBANK	645	874	43	831
HOBSONS BAY	289	523	134	389
MARIBYRNONG	263	533	92	441
MELTON	1,412	2,088	9	2,079
MOONEE VALLEY	232	649	186	463
WYNDHAM	1,609	2,284	16	2,268
WEST REGION	4,450	6,951	480	6,471
BANYULE	233	450	97	353
DAREBIN	511	866	187	679
HUME	1,155	1,473	49	1,424
MORELAND	327	852	177	675
NILLUMBIK	184	227	19	208
WHITTLESEA	742	1,065	47	1,018
NORTH REGION	3,152	4,933	576	4,357
BAYSIDE	355	581	337	244
CARDINIA	566	1,016	23	993
CASEY	1,375	2,264	70	2,194
FRANKSTON	505	926	83	843
GLEN EIRA	373	661	335	326
GREATER DANDENONG	433	816	99	717
KINGSTON	353	600	221	379
MORNINGTON PENINSULA	778	1,155	197	958
SOUTH REGION	4,738	8,019	1,365	6,654
BOROONDARA	351	793	289	504
KNOX	364	552	68	484
MANNINGHAM	216	483	120	363
MAROONDAH	214	368	89	279
MONASH	467	924	337	587
WHITEHORSE	247	431	171	260
YARRA RANGES	454	525	75	450
EAST REGION	2,313	4,076	1,149	2,927
MELBOURNE	230	3,302	16	3,286
PORT PHILLIP	54	847	71	776
STONNINGTON	139	419	115	304
YARRA	92	739	30	709
INNER REGION	515	5,307	232	5,075
Metropolitan Melbourne	15,168	29,286	3,802	25,484

Source: Spatial Economics, Housing Development Data

- 1: Refers to all new residential development projects. A project is defined by the original (prior to construction or subdivision) allotment
- 2: Refers to all newly constructed residential dwellings, including one for one dwelling replacements.
- 3: Refers to all residential dwellings that were demolished, including dwellings demolished in one for one replacement projects
- 4: Refers to the net addition to stock, i.e. number of constructed dwellings minus the number of demolished dwellings

Table Ten (c): New Residential Dwelling Construction, 2005 to 2006

LGA/REGION	No. of Construction Projects ¹	Constructed Dwellings ²	Demolished Dwellings ³	Net Dwellings ⁴
BRIMBANK	454	714	47	667
HOBSONS BAY	189	324	101	223
MARIBYRNONG	272	598	81	517
MELTON	1,241	1,599	7	1,592
MOONEE VALLEY	208	448	158	290
WYNDHAM	1,714	2,303	17	2,286
WEST REGION	4,078	5,986	411	5,575
BANYULE	226	364	96	268
DAREBIN	402	726	157	569
HUME	922	1,232	31	1,201
MORELAND	317	703	178	525
NILLUMBIK	169	190	27	163
WHITTLESEA	656	1,229	34	1,195
NORTH REGION	2,692	4,444	523	3,921
BAYSIDE	378	638	349	289
CARDINIA	567	926	19	907
CASEY	1,381	2,294	45	2,249
FRANKSTON	467	794	102	692
GLEN EIRA	273	533	246	287
GREATER DANDENONG	307	615	132	483
KINGSTON	401	714	219	495
MORNINGTON PENINSULA	849	1,266	215	1,051
SOUTH REGION	4,623	7,780	1,327	6,453
BOROONDARA	294	956	300	656
KNOX	306	644	47	597
MANNINGHAM	194	381	146	235
MAROONDAH	177	413	48	365
MONASH	404	704	271	433
WHITEHORSE	283	477	202	275
YARRA RANGES	375	445	36	409
EAST REGION	2,033	4,020	1,050	2,970
MELBOURNE	64	2,796	8	2,788
PORT PHILLIP	60	658	83	575
STONNINGTON	90	297	103	194
YARRA	73	299	31	268
INNER REGION	287	4,050	225	3,825
Metropolitan Melbourne	13,713	26,280	3,536	22,744

Source: Spatial Economics, Housing Development Data

- 1: Construction Projects refers to all new residential development projects. A project is defined by the original (prior to construction or subdivision) allotment
- 2: Constructed dwellings refers to all newly constructed residential dwellings, including one for one dwelling replacements
- 3: Demolished dwellings refers to all residential dwellings that were demolished, including dwellings demolished in one for one replacement projects
- 4: Net dwellings refers to the net addition to stock, i.e. number of constructed dwellings minus the number of demolished dwellings

Table Ten (d): New Residential Dwelling Construction, 2006 to 2007

LGA/REGION	No. of Construction Projects ¹	Constructed Dwellings ²	Demolished Dwellings ³	Net Dwellings ⁴
BRIMBANK	518	1,086	67	1,019
HOBSONS BAY	227	402	142	260
MARIBYRNONG	302	615	87	528
MELTON	1,455	1,911	8	1,903
MOONEE VALLEY	277	738	260	478
WYNDHAM	1,937	2,974	22	2,952
WEST REGION	4,716	7,726	586	7,140
BANYULE	221	420	128	292
DAREBIN	494	925	217	708
HUME	1,042	1,332	58	1,274
MORELAND	368	957	233	724
NILLUMBIK	208	267	35	232
WHITTLESEA	1,263	2,117	80	2,037
NORTH REGION	3,596	6,018	751	5,267
BAYSIDE	479	594	441	153
CARDINIA	694	1,129	20	1,109
CASEY	1,391	2,412	54	2,358
FRANKSTON	549	1,111	79	1,032
GLEN EIRA	333	702	339	363
GREATER DANDENONG	336	586	122	464
KINGSTON	449	884	255	629
MORNINGTON PENINSULA	984	1,502	241	1,261
SOUTH REGION	5,215	8,920	1,551	7,369
BOROONDARA	420	731	439	292
KNOX	336	589	54	535
MANNINGHAM	292	582	171	411
MAROONDAH	225	358	39	319
MONASH	535	1,045	381	664
WHITEHORSE	372	734	274	460
YARRA RANGES	435	609	58	551
EAST REGION	2,615	4,648	1,416	3,232
MELBOURNE	101	1,826	28	1,798
PORT PHILLIP	80	1,369	110	1,259
STONNINGTON	145	477	142	335
YARRA	56	565	37	528
INNER REGION	382	4,237	317	3,920
Metropolitan Melbourne	16,524	31,549	4,621	26,928

Source: Spatial Economics, Housing Development Data

- 1: Construction Projects refers to all new residential development projects. A project is defined by the original (prior to construction or subdivision) allotment
- 2: Constructed dwellings refers to all newly constructed residential dwellings, including one for one dwelling replacements
- 3: Demolished dwellings refers to all residential dwellings that were demolished, including dwellings demolished in one for one replacement projects
- 4: Net dwellings refers to the net addition to stock, i.e. number of constructed dwellings minus the number of demolished dwellings

Table Ten (e): New Residential Dwelling Construction, 2007 to 2008

LGA/REGION	No. of Construction Projects ¹	Constructed Dwellings ²	Demolished Dwellings ³	Net Dwellings ⁴
BRIMBANK	663	1,347	63	1,284
HOBSONS BAY	198	344	158	186
MARIBYRNONG	281	844	114	730
MELTON	1,714	2,390	6	2,384
MOONEE VALLEY	263	465	211	254
WYNDHAM	2,083	3,346	24	3,322
WEST REGION	5,202	8,736	576	8,160
BANYULE	266	475	134	341
DAREBIN	344	682	244	438
HUME	1,400	1,604	54	1,550
MORELAND	346	886	242	644
NILLUMBIK	144	234	18	216
WHITTLESEA	1,585	2,326	45	2,281
NORTH REGION	4,085	6,207	737	5,470
BAYSIDE	361	524	349	175
CARDINIA	923	1,331	30	1,301
CASEY	1,277	2,450	53	2,397
FRANKSTON	378	749	76	673
GLEN EIRA	405	586	322	264
GREATER DANDENONG	319	645	145	500
KINGSTON	468	950	264	686
MORNINGTON PENINSULA	928	1,370	271	1,099
SOUTH REGION	5,059	8,605	1,510	7,095
BOROONDARA	432	1,084	360	724
KNOX	307	479	69	410
MANNINGHAM	220	427	126	301
MAROONDAH	218	395	72	323
MONASH	486	787	331	456
WHITEHORSE	343	710	249	461
YARRA RANGES	385	572	43	529
EAST REGION	2,391	4,454	1,250	3,204
MELBOURNE	58	1,409	23	1,386
PORT PHILLIP	61	637	80	557
STONNINGTON	127	623	124	499
YARRA	60	240	40	200
INNER REGION	306	2,909	267	2,642
Metropolitan Melbourne	17,043	30,911	4,340	26,571

Source: Spatial Economics, Housing Development Data

- 1: Construction Projects refers to all new residential development projects. A project is defined by the original (prior to construction or subdivision) allotment
- 2: Constructed dwellings refers to all newly constructed residential dwellings, including one for one dwelling replacements
- 3: Demolished dwellings refers to all residential dwellings that were demolished, including dwellings demolished in one for one replacement projects
- 4: Net dwellings refers to the net addition to stock, i.e. number of constructed dwellings minus the number of demolished dwellings

Table Eleven (a): Number of New Residential Construction Projects by Dwelling Yield Range, 2004 to 2008

LGA/REGION	1:1 Replacement	1	2	3	4	5 to 9	10 to 19	20+
BRIMBANK	24	2,002	168	51	10	13	5	7
HOBSONS BAY	110	412	250	79	33	15	2	2
MARIBYRNONG	95	744	151	54	15	25	18	16
MELTON	15	5,759	22	7	1	5	7	6
MOONEE VALLEY	192	408	244	85	12	15	13	11
WYNDHAM	24	7,181	93	9	9	12	4	11
WEST REGION	460	16,506	928	285	80	85	49	53
BANYULE	105	573	126	74	32	22	9	5
DAREBIN	236	1,118	153	102	64	49	21	8
HUME	53	4,264	98	51	18	15	9	11
MORELAND	154	684	193	153	87	57	14	16
NILLUMBIK	38	614	23	10	6	14	0	0
WHITTLESEA	103	3,888	127	29	9	27	25	38
NORTH REGION	689	11,141	720	419	216	184	78	78
BAYSIDE	656	587	238	47	15	17	6	7
CARDINIA	16	2,664	25	9	12	15	3	6
CASEY	58	5,219	74	24	17	20	5	7
FRANKSTON	50	1,600	106	63	32	33	10	5
GLEN EIRA	448	533	303	32	19	26	20	3
GREATER DANDENONG	127	984	104	81	48	33	14	4
KINGSTON	351	910	211	103	32	33	17	14
MORNINGTON PENINSULA	346	2,802	178	79	53	54	13	14
SOUTH REGION	2,052	15,299	1,239	438	228	231	88	60
BOROONDARA	479	713	175	68	13	13	15	21
KNOX	54	1,012	108	70	20	31	12	6
MANNINGHAM	143	461	188	77	15	23	7	8
MAROONDAH	46	606	70	35	24	38	13	2
MONASH	418	905	397	100	17	29	8	18
WHITEHORSE	280	621	181	98	24	21	9	11
YARRA RANGES	81	1,421	69	30	17	22	5	4
EAST REGION	1,501	5,739	1,188	478	130	177	69	70
MELBOURNE	35	309	6	4	4	9	12	74
PORT PHILLIP	71	43	43	12	14	21	18	33
STONNINGTON	158	189	82	15	8	19	10	20
YARRA	42	96	51	18	12	22	25	15
INNER REGION	306	637	182	49	38	71	65	142
Metropolitan Melbourne	5,008	49,322	4,257	1,669	692	748	349	403

Source: Spatial Economics, Housing Development Data

Table Eleven (b): Number of New Residential Construction Projects by Dwelling Yield Range, 2004 to 2005

LGA/REGION	1:1 Replacement	1	2	3	4	5 to 9	10 to 19	20+
BRIMBANK	5	554	63	13	4	3	1	2
HOBSONS BAY	27	158	69	26	5	2	0	2
MARIBYRNONG	30	171	39	10	4	4	2	3
MELTON	3	1,395	9	1	1	0	2	1
MOONEE VALLEY	45	75	71	28	4	3	2	4
WYNDHAM	4	1,562	29	3	3	3	1	4
WEST REGION	114	3,915	280	81	21	15	8	16
BANYULE	18	152	29	22	4	5	0	3
DAREBIN	53	340	48	34	12	19	3	2
HUME	20	1,084	29	12	4	2	0	4
MORELAND	29	187	48	31	15	10	1	6
NILLUMBIK	8	163	5	5	2	1	0	0
WHITTLESEA	20	662	32	7	5	7	5	4
NORTH REGION	148	2,588	191	111	42	44	9	19
BAYSIDE	141	128	65	13	2	4	0	2
CARDINIA	7	537	8	3	7	3	0	1
CASEY	33	1,303	19	9	3	5	2	1
FRANKSTON	11	436	26	18	7	4	2	1
GLEN EIRA	145	111	94	6	2	6	8	1
GREATER DANDENONG	27	334	30	20	12	6	2	2
KINGSTON	62	196	56	21	7	8	2	1
MORNINGTON PENINSULA	54	623	50	21	10	16	2	2
SOUTH REGION	480	3,668	348	111	50	52	18	11
BOROONDARA	103	149	64	21	4	5	1	4
KNOX	18	287	31	13	4	7	4	0
MANNINGHAM	34	109	41	17	3	7	2	3
MAROONDAH	18	143	23	11	6	10	3	0
MONASH	145	189	86	26	4	9	2	6
WHITEHORSE	41	135	37	24	4	2	3	1
YARRA RANGES	25	397	24	3	1	3	1	0
EAST REGION	384	1,409	306	115	26	43	16	14
MELBOURNE	6	179	1	1	1	6	5	31
PORT PHILLIP	18	7	8	4	1	2	3	11
STONNINGTON	47	42	31	4	2	6	2	5
YARRA	9	29	21	4	7	9	9	4
INNER REGION	80	257	61	13	11	23	19	51
Metropolitan Melbourne	1,206	11,837	1,186	431	150	177	70	111

Source: Spatial Economics, Housing Development Data

Table Eleven (c): Number of New Residential Construction Projects by Dwelling Yield Range, 2005 to 2006

LGA/REGION	1:1 Replacement	1	2	3	4	5 to 9	10 to 19	20+
BRIMBANK	6	401	32	10	2	3	0	0
HOBSONS BAY	16	89	60	11	7	5	1	0
MARIBYRNONG	14	191	36	9	4	10	5	3
MELTON	4	1,227	6	2	0	1	0	1
MOONEE VALLEY	34	93	50	20	3	4	2	2
WYNDHAM	2	1,676	27	0	1	3	3	2
WEST REGION	76	3,677	211	52	17	26	11	8
BANYULE	15	141	38	19	8	4	1	0
DAREBIN	51	267	32	22	18	6	4	2
HUME	9	872	19	8	4	5	2	3
MORELAND	36	169	41	33	14	15	6	3
NILLUMBIK	9	153	3	1	0	3	0	0
WHITTLESEA	12	588	29	3	0	5	9	10
NORTH REGION	132	2,190	162	86	44	38	22	18
BAYSIDE	147	131	64	16	6	9	2	3
CARDINIA	1	553	5	2	1	2	1	2
CASEY	5	1,351	14	1	2	5	2	1
FRANKSTON	13	400	21	13	8	9	2	1
GLEN EIRA	77	96	71	10	5	10	3	1
GREATER DANDENONG	32	217	13	20	11	7	7	0
KINGSTON	90	204	57	23	13	6	6	2
MORNINGTON PENINSULA	83	673	43	19	9	14	4	4
SOUTH REGION	448	3,625	288	104	55	62	27	14
BOROONDARA	83	137	38	18	4	4	4	6
KNOX	10	236	20	17	10	4	6	3
MANNINGHAM	21	94	41	25	5	7	0	1
MAROONDAH	7	131	18	8	4	4	3	2
MONASH	73	200	103	15	4	5	1	3
WHITEHORSE	60	137	43	30	5	6	1	1
YARRA RANGES	19	328	13	8	3	3	1	0
EAST REGION	273	1,263	276	121	35	33	16	16
MELBOURNE	5	35	1	2	0	1	2	18
PORT PHILLIP	12	12	11	4	4	8	3	6
STONNINGTON	28	28	18	6	2	3	2	3
YARRA	13	24	13	9	0	4	7	3
INNER REGION	58	99	43	21	6	16	14	30
Metropolitan Melbourne	987	10,854	980	384	157	175	90	86

Source: Spatial Economics, Housing Development Data

Table Eleven (d): Number of New Residential Construction Projects by Dwelling Yield Range, 2006 to 2007

LGA/REGION	1:1 Replacement	1	2	3	4	5 to 9	10 to 19	20+
BRIMBANK	6	463	28	15	1	3	0	2
HOBSONS BAY	30	88	70	26	9	3	1	0
MARIBYRNONG	18	201	44	16	5	7	8	3
MELTON	3	1,440	5	2	0	3	2	0
MOONEE VALLEY	65	117	63	16	2	5	4	5
WYNDHAM	5	1,906	18	1	2	3	0	2
WEST REGION	127	4,215	228	76	19	24	15	12
BANYULE	24	129	29	16	11	7	4	1
DAREBIN	82	307	39	25	23	10	6	2
HUME	16	975	24	15	2	4	3	3
MORELAND	50	171	47	44	33	15	3	5
NILLUMBIK	17	175	9	1	2	4	0	0
WHITTLESEA	52	1,138	36	8	1	9	7	12
NORTH REGION	241	2,895	184	109	72	49	23	23
BAYSIDE	214	180	68	11	5	0	1	0
CARDINIA	2	673	8	3	1	6	1	0
CASEY	11	1,339	20	6	7	5	0	3
FRANKSTON	14	446	39	23	10	11	4	2
GLEN EIRA	102	143	64	6	6	5	6	1
GREATER DANDENONG	33	237	27	13	14	10	2	0
KINGSTON	102	243	54	27	7	7	3	6
MORNINGTON PENINSULA	88	805	42	19	11	12	4	3
SOUTH REGION	566	4,066	322	108	61	56	21	15
BOROONDARA	159	195	41	14	2	1	5	3
KNOX	9	257	35	16	2	15	1	1
MANNINGHAM	53	141	59	23	3	6	4	3
MAROONDAH	8	175	16	8	6	9	3	0
MONASH	96	269	118	32	2	9	1	8
WHITEHORSE	92	183	49	25	9	6	5	3
YARRA RANGES	23	360	21	10	11	7	2	1
EAST REGION	440	1,580	339	128	35	53	21	19
MELBOURNE	18	68	1	1	0	2	1	10
PORT PHILLIP	21	14	17	2	6	5	6	9
STONNINGTON	45	53	23	5	4	7	4	4
YARRA	8	18	11	2	3	4	5	5
INNER REGION	92	153	52	10	13	18	16	28
Metropolitan Melbourne	1,466	12,909	1,125	431	200	200	96	97

Source: Spatial Economics, Housing Development Data

Table Eleven (e): Number of New Residential Construction Projects by Dwelling Yield Range, 2007 to 2008

LGA/REGION	1:1 Replacement	1	2	3	4	5 to 9	10 to 19	20+
BRIMBANK	7	584	45	13	3	4	4	3
HOBSONS BAY	37	77	51	16	12	5	0	0
MARIBYRNONG	33	181	32	19	2	4	3	7
MELTON	5	1,697	2	2	0	1	3	4
MOONEE VALLEY	48	123	60	21	3	3	5	0
WYNDHAM	13	2,037	19	5	3	3	0	3
WEST REGION	143	4,699	209	76	23	20	15	17
BANYULE	48	151	30	17	9	6	4	1
DAREBIN	50	204	34	21	11	14	8	2
HUME	8	1,333	26	16	8	4	4	1
MORELAND	39	157	57	45	25	17	4	2
NILLUMBIK	4	123	6	3	2	6	0	0
WHITTLESEA	19	1,500	30	11	3	6	4	12
NORTH REGION	168	3,468	183	113	58	53	24	18
BAYSIDE	154	148	41	7	2	4	3	2
CARDINIA	6	901	4	1	3	4	1	3
CASEY	9	1,226	21	8	5	5	1	2
FRANKSTON	12	318	20	9	7	9	2	1
GLEN EIRA	124	183	74	10	6	5	3	0
GREATER DANDENONG	35	196	34	28	11	10	3	2
KINGSTON	97	267	44	32	5	12	6	5
MORNINGTON PENINSULA	121	701	43	20	23	12	3	5
SOUTH REGION	558	3,940	281	115	62	61	22	20
BOROONDARA	134	232	32	15	3	3	5	8
KNOX	17	232	22	24	4	5	1	2
MANNINGHAM	35	117	47	12	4	3	1	1
MAROONDAH	13	157	13	8	8	15	4	0
MONASH	104	247	90	27	7	6	4	1
WHITEHORSE	87	166	52	19	6	7	0	6
YARRA RANGES	14	336	11	9	2	9	1	3
EAST REGION	404	1,487	267	114	34	48	16	21
MELBOURNE	6	27	3	0	3	0	4	15
PORT PHILLIP	20	10	7	2	3	6	6	7
STONNINGTON	38	66	10	0	0	3	2	8
YARRA	12	25	6	3	2	5	4	3
INNER REGION	76	128	26	5	8	14	16	33
Metropolitan Melbourne	1,349	13,722	966	423	185	196	93	109

Source: Spatial Economics, Housing Development Data

Table Twelve (a): Number of Newly Constructed Residential Dwellings by Dwelling Yield Range, 2004 to 2008

LGA/REGION	1:1 Replacement	1	2	3	4	5 to 9	10 to 19	20+	No. of Demolished Dwellings
BRIMBANK	24	3,012	336	153	40	81	59	316	220
HOBSONS BAY	111	412	500	237	132	89	23	89	535
MARIBYRNONG	95	744	302	162	60	177	228	822	374
MELTON	15	7,514	44	21	4	30	96	264	30
MOONEE VALLEY	193	408	488	255	48	100	192	616	815
WYNDHAM	24	10,022	186	27	36	84	57	471	79
WEST REGION	462	22,112	1,856	855	320	561	655	2,578	2,053
BANYULE	106	573	252	222	128	140	125	163	455
DAREBIN	237	1,118	306	306	256	293	265	418	805
HUME	53	4,655	196	153	72	104	119	289	192
MORELAND	154	687	386	459	348	342	189	833	830
NILLUMBIK	38	688	46	30	24	92	0	0	99
WHITTLESEA	103	3,888	254	87	36	181	331	1,857	206
NORTH REGION	691	11,609	1,440	1,257	864	1,152	1,029	3,560	2,587
BAYSIDE	658	587	476	141	60	99	79	237	1,476
CARDINIA	16	3,839	50	27	48	102	41	279	92
CASEY	58	8,425	148	72	68	134	72	443	222
FRANKSTON	50	2,465	212	189	128	209	129	198	340
GLEN EIRA	449	533	606	96	76	178	271	273	1,242
GREATER DANDENONG	127	1,274	208	243	192	221	175	222	498
KINGSTON	352	953	422	309	128	206	223	555	959
MORNINGTON PENINSULA	346	3,184	356	237	212	344	180	434	924
SOUTH REGION	2,056	21,260	2,478	1,314	912	1,493	1,170	2,641	5,753
BOROONDARA	486	713	350	204	52	74	195	1,490	1,388
KNOX	54	1,135	216	210	80	183	175	211	238
MANNINGHAM	143	461	376	231	60	146	85	371	563
MAROONDAH	46	606	140	105	96	244	161	136	248
MONASH	418	905	794	300	68	184	105	686	1,320
WHITEHORSE	280	621	362	294	96	131	115	453	896
YARRA RANGES	81	1,469	138	90	68	134	59	112	212
EAST REGION	1,508	5,910	2,376	1,434	520	1,096	895	3,459	4,865
MELBOURNE	35	309	12	12	16	63	167	8,719	75
PORT PHILLIP	71	43	86	36	56	140	242	2,837	344
STONNINGTON	162	189	164	45	32	126	170	928	484
YARRA	42	96	102	54	48	128	332	1,041	138
INNER REGION	310	637	364	147	152	457	911	13,525	1,041
Metropolitan Melbourne	5,027	61,528	8,514	5,007	2,768	4,759	4,660	25,763	16,299

Source: Spatial Economics, Housing Development Data

Table Twelve (b): Number of Newly Constructed Residential Dwellings by Dwelling Yield Range, 2004 to 2005

LGA/REGION	1:1 Replacement	1	2	3	4	5 to 9	10 to 19	20+	No. of Demolished Dwellings
BRIMBANK	5	607	126	39	16	18	11	52	43
HOBSONS BAY	28	158	138	78	20	12	0	89	134
MARIBYRNONG	30	171	78	30	16	30	32	146	92
MELTON	3	1,985	18	3	4	0	23	52	9
MOONEE VALLEY	45	75	142	84	16	26	34	227	186
WYNDHAM	4	2,028	58	9	12	20	15	138	16
WEST REGION	115	5,024	560	243	84	106	115	704	480
BANYULE	18	152	58	66	16	35	0	105	97
DAREBIN	54	340	96	102	48	107	37	82	187
HUME	20	1,215	58	36	16	16	0	112	49
MORELAND	29	189	96	93	60	64	19	302	177
NILLUMBIK	8	181	10	15	8	5	0	0	19
WHITTLESEA	20	662	64	21	20	38	68	172	47
NORTH REGION	149	2,739	382	333	168	265	124	773	576
BAYSIDE	141	128	130	39	8	26	0	109	337
CARDINIA	7	879	16	9	28	18	0	59	23
CASEY	33	2,016	38	27	12	35	24	79	70
FRANKSTON	11	710	52	54	28	26	24	21	83
GLEN EIRA	146	111	188	18	8	42	101	47	335
GREATER DANDENONG	27	387	60	60	48	41	30	163	99
KINGSTON	62	197	112	63	28	50	25	63	221
MORNINGTON PENINSULA	54	713	100	63	40	108	30	47	197
SOUTH REGION	481	5,141	696	333	200	346	234	588	1,365
BOROONDARA	104	149	128	63	16	33	14	286	289
KNOX	18	317	62	39	16	43	57	0	68
MANNINGHAM	34	109	82	51	12	45	26	124	120
MAROONDAH	18	143	46	33	24	67	37	0	89
MONASH	145	189	172	78	16	60	22	242	337
WHITEHORSE	41	135	74	72	16	13	30	50	171
YARRA RANGES	25	410	48	9	4	19	10	0	75
EAST REGION	385	1,452	612	345	104	280	196	702	1,149
MELBOURNE	6	179	2	3	4	41	64	3,003	16
PORT PHILLIP	18	7	16	12	4	15	37	738	71
STONNINGTON	47	42	62	12	8	43	34	171	115
YARRA	9	29	42	12	28	58	126	435	30
INNER REGION	80	257	122	39	44	157	261	4,347	232
Metropolitan Melbourne	1,210	14,613	2,372	1,293	600	1,154	930	7,114	3,802

Source: Spatial Economics, Housing Development Data

Table Twelve (c): Number of Newly Constructed Residential Dwellings by Dwelling Yield Range, 2005 to 2006

LGA/REGION	1:1 Replacement	1	2	3	4	5 to 9	10 to 19	20+	No. of Demolished Dwellings
BRIMBANK	6	585	64	30	8	21	0	0	47
HOBSONS BAY	16	89	120	33	28	27	11	0	101
MARIBYRNONG	14	191	72	27	16	68	52	158	81
MELTON	4	1,548	12	6	0	5	0	24	7
MOONEE VALLEY	34	93	100	60	12	22	33	94	158
WYNDHAM	2	2,113	54	0	4	21	42	67	17
WEST REGION	76	4,619	422	156	68	164	138	343	411
BANYULE	15	141	76	57	32	27	16	0	96
DAREBIN	51	267	64	66	72	41	50	115	157
HUME	9	1,007	38	24	16	34	27	77	31
MORELAND	36	169	82	99	56	82	79	100	178
NILLUMBIK	9	155	6	3	0	17	0	0	27
WHITTLESEA	12	588	58	9	0	33	110	419	34
NORTH REGION	132	2,327	324	258	176	234	282	711	523
BAYSIDE	149	131	128	48	24	53	26	79	349
CARDINIA	1	790	10	6	4	15	13	87	19
CASEY	5	2,158	28	3	8	35	29	28	45
FRANKSTON	13	557	42	39	32	55	25	31	102
GLEN EIRA	77	96	142	30	20	73	39	56	246
GREATER DANDENONG	32	321	26	60	44	45	87	0	132
KINGSTON	90	219	114	69	52	39	72	59	219
MORNINGTON PENINSULA	83	757	86	57	36	83	49	115	215
SOUTH REGION	450	5,029	576	312	220	398	340	455	1,327
BOROONDARA	84	137	76	54	16	20	61	508	300
KNOX	10	258	40	51	40	21	89	135	47
MANNINGHAM	21	94	82	75	20	45	0	44	146
MAROONDAH	7	131	36	24	16	29	34	136	48
MONASH	73	200	206	45	16	29	10	125	271
WHITEHORSE	60	137	86	90	20	36	15	33	202
YARRA RANGES	19	333	26	24	12	16	15	0	36
EAST REGION	274	1,290	552	363	140	196	224	981	1,050
MELBOURNE	5	35	2	6	0	5	29	2,714	8
PORT PHILLIP	12	12	22	12	16	48	37	499	83
STONNINGTON	28	28	36	18	8	19	31	129	103
YARRA	13	24	26	27	0	24	88	97	31
INNER REGION	58	99	86	63	24	96	185	3,439	225
Metropolitan Melbourne	990	13,364	1,960	1,152	628	1,088	1,169	5,929	3,536

Source: Spatial Economics, Housing Development Data

Table Twelve (d): Number of Newly Constructed Residential Dwellings by Dwelling Yield Range, 2006 to 2007

LGA/REGION	1:1 Replacement	1	2	3	4	5 to 9	10 to 19	20+	No. of Demolished Dwellings
BRIMBANK	6	793	56	45	4	22	0	160	67
HOBSONS BAY	30	88	140	78	36	18	12	0	142
MARIBYRNONG	18	201	88	48	20	52	113	75	87
MELTON	3	1,842	10	6	0	17	33	0	8
MOONEE VALLEY	65	117	126	48	8	31	48	295	260
WYNDHAM	5	2,793	36	3	8	21	0	108	22
WEST REGION	127	5,834	456	228	76	161	206	638	586
BANYULE	24	129	58	48	44	40	49	28	128
DAREBIN	82	307	78	75	92	62	72	157	217
HUME	16	1,068	48	45	8	28	43	76	58
MORELAND	50	171	94	132	132	93	42	243	233
NILLUMBIK	17	192	18	3	8	29	0	0	35
WHITTLESEA	52	1,138	72	24	4	58	93	676	80
NORTH REGION	241	3,005	368	327	288	310	299	1,180	751
BAYSIDE	214	180	136	33	20	0	11	0	441
CARDINIA	2	1,049	16	9	4	39	10	0	20
CASEY	11	2,093	40	18	28	31	0	191	54
FRANKSTON	14	686	78	69	40	71	59	94	79
GLEN EIRA	102	143	128	18	24	30	87	170	339
GREATER DANDENONG	33	314	54	39	56	69	21	0	122
KINGSTON	102	270	108	81	28	49	43	203	255
MORNINGTON PENINSULA	88	996	84	57	44	76	61	96	241
SOUTH REGION	566	5,731	644	324	244	365	292	754	1,551
BOROONDARA	164	195	82	42	8	5	54	181	439
KNOX	9	328	70	48	8	89	16	21	54
MANNINGHAM	53	141	118	69	12	40	47	102	171
MAROONDAH	8	175	32	24	24	56	39	0	39
MONASH	96	269	236	96	8	56	10	274	381
WHITEHORSE	92	183	98	75	36	40	70	140	274
YARRA RANGES	23	368	42	30	44	43	23	36	58
EAST REGION	445	1,659	678	384	140	329	259	754	1,416
MELBOURNE	18	68	2	3	0	17	17	1,701	28
PORT PHILLIP	21	14	34	6	24	34	85	1,151	110
STONNINGTON	45	53	46	15	16	42	71	189	142
YARRA	8	18	22	6	12	21	73	405	37
INNER REGION	92	153	104	30	52	114	246	3,446	317
Metropolitan Melbourne	1,471	16,382	2,250	1,293	800	1,279	1,302	6,772	4,621

Source: Spatial Economics, Housing Development Data

Table Twelve (e): Number of Newly Constructed Residential Dwellings by Dwelling Yield Range, 2007 to 2008

LGA/REGION	1:1 Replacement	1	2	3	4	5 to 9	10 to 19	20+	No. of Demolished Dwellings
BRIMBANK	7	1,027	90	39	12	20	48	104	63
HOBSONS BAY	37	77	102	48	48	32	0	0	158
MARIBYRNONG	33	181	64	57	8	27	31	443	114
MELTON	5	2,139	4	6	0	8	40	188	6
MOONEE VALLEY	49	123	120	63	12	21	77	0	211
WYNDHAM	13	3,088	38	15	12	22	0	158	24
WEST REGION	144	6,635	418	228	92	130	196	893	576
BANYULE	49	151	60	51	36	38	60	30	134
DAREBIN	50	204	68	63	44	83	106	64	244
HUME	8	1,365	52	48	32	26	49	24	54
MORELAND	39	158	114	135	100	103	49	188	242
NILLUMBIK	4	160	12	9	8	41	0	0	18
WHITTLESEA	19	1,500	60	33	12	52	60	590	45
NORTH REGION	169	3,538	366	339	232	343	324	896	737
BAYSIDE	154	148	82	21	8	20	42	49	349
CARDINIA	6	1,121	8	3	12	30	18	133	30
CASEY	9	2,158	42	24	20	33	19	145	53
FRANKSTON	12	512	40	27	28	57	21	52	76
GLEN EIRA	124	183	148	30	24	33	44	0	322
GREATER DANDENONG	35	252	68	84	44	66	37	59	145
KINGSTON	98	267	88	96	20	68	83	230	264
MORNINGTON PENINSULA	121	718	86	60	92	77	40	176	271
SOUTH REGION	559	5,359	562	345	248	384	304	844	1,510
BOROONDARA	134	232	64	45	12	16	66	515	360
KNOX	17	232	44	72	16	30	13	55	69
MANNINGHAM	35	117	94	36	16	16	12	101	126
MAROONDAH	13	157	26	24	32	92	51	0	72
MONASH	104	247	180	81	28	39	63	45	331
WHITEHORSE	87	166	104	57	24	42	0	230	249
YARRA RANGES	14	358	22	27	8	56	11	76	43
EAST REGION	404	1,509	534	342	136	291	216	1,022	1,250
MELBOURNE	6	27	6	0	12	0	57	1,301	23
PORT PHILLIP	20	10	14	6	12	43	83	449	80
STONNINGTON	42	66	20	0	0	22	34	439	124
YARRA	12	25	12	9	8	25	45	104	40
INNER REGION	80	128	52	15	32	90	219	2,293	267
Metropolitan Melbourne	1,356	17,169	1,932	1,269	740	1,238	1,259	5,948	4,340

Source: Spatial Economics, Housing Development Data

Table Thirteen (a): Number of Newly Constructed Dwellings by Zone Type, 2004 to 2008

Year	R1Z	MUZ	CDZ1	CCZ1	B2Z	R3Z	B5Z	B1Z	R2Z	LDRZ	DZ4	CDZ3	CCZ2	DZ3	PUZ2
2004-2005	20,757	2,439	1,479	930	664	0	392	491	350	263	445	96	0	189	0
2005-2006	19,570	1,166	1,091	1,550	563	0	296	267	242	187	0	97	378	0	202
2006-2007	23,280	2,088	1,318	443	543	1,011	793	460	247	220	0	117	0	129	1
2007-2008	23,612	1,717	1,546	734	492	1,136	64	282	208	290	0	72	0	0	29
Total	87,219	7,410	5,434	3,657	2,262	2,147	1,545	1,500	1,047	960	445	382	378	318	232

Source: Spatial Economics, Housing Development Data

Table Thirteen (b): Median land consumed per dwelling by Zone Type, 2004 to 2008

Year	R1Z	MUZ	CDZ1	CCZ1	B2Z	R3Z	B5Z	B1Z	R2Z	LDRZ	DZ4	CDZ3	CCZ2	DZ3	PUZ2
2004-2005	578	502	538	4	68	0	329	88	353	4,026	3	330	0	12	0
2005-2006	573	455	551	8	43	0	231	76	340	4,046	0	311	5	0	30
2006-2007	561	524	511	7	76	523	90	94	325	4,033	0	310	0	20	891
2007-2008	561	493	492	10	49	524	150	98	352	4,043	0	295	0	0	393

Source: Spatial Economics, Housing Development Data

GWZ	DZ2	GWZ1	SUZ4	CDZ2	GWAZ1	PUZ4	GWZ2	PPRZ	RCZ3	IN1Z	GWZ4	FZ1	GWZ5	GWAZ2	RCZ2
49	0	54	7	52	71	62	50	80	36	59	28	0	15	6	20
78	142	63	33	0	47	2	40	14	26	3	23	10	20	10	15
37	64	47	130	144	45	25	29	16	28	4	19	21	24	46	18
60	0	39	32	0	32	106	20	22	25	28	22	59	17	11	19
224	206	203	202	196	195	195	139	132	115	94	92	90	76	73	72

GWZ	DZ2	GWZ1	SUZ4	CDZ2	GWAZ1	PUZ4	GWZ2	PPRZ	RCZ3	IN1Z	GWZ4	FZ1	GWZ5	GWAZ2	RCZ2
60,991	0	51,419	713	96	2,042	60	45,669	133	29,761	36,557	11,733	0	5,959	12,234	15,619
45,703	24	83,631	16,664	0	4,312	78	62,987	25,048	57,739	98	20,275	4,107	47,006	18,371	46,107
20,862	40	48,152	576	29	5,944	106,704	40,594	14,787	58,217	202	9,332	27,515	4,004	21,025	16,621
40,829	0	40,119	359	0	5,524	91,636	75,196	23,853	52,639	18	1,669	1,842	16,573	18,031	18,461

TZ	RCZ	PUZ5	GWAZ	SUZ2	UFZ	RCZ1	SUZ1	SUZ3	GWZ3	FZ	RLZ1	RCZ4	GWAZ4	PUZ1	PUZ7
8	5	0	14	9	23	24	23	0	6	0	10	14	10	8	1
17	36	0	15	4	23	10	11	0	7	0	7	4	3	1	1
30	2	0	12	6	4	11	5	40	18	31	5	4	0	0	12
17	27	62	18	35	2	5	4	1	7	1	7	6	9	11	6
72	70	62	59	54	52	50	43	41	38	32	29	28	22	20	20

TZ	RCZ	PUZ5	GWAZ	SUZ2	UFZ	RCZ1	SUZ1	SUZ3	GWZ3	FZ	RLZ1	RCZ4	GWAZ4	PUZ1	PUZ7
819	144,264	0	11,966	649	4,003	24,984	80,507	0	21,453	0	911	40,501	59,585	3,987	821
1,001	168,629	0	10,118	1,167	809	40,896	158,968	0	104,130	0	843	40,411	40,982	141,815	719
801	2,881	0	10,158	878	598	24,650	20,465	432	40,431	19,988	877	57,081	0	0	785
748	322,276	118,298	70,955	3,600	2,838	43,016	115,663	343,378	27,512	18,109	911	94,355	73,221	40	727

B3Z	PUZ6	FZ2	RLZ	GWZ6	GWAZ6	PCRZ	RDZ2	IN3Z	RLZ2	RUZ1	RUZ4	RUZ5	GWAZ5	RCZ5	RDZ1	SUZ5
18	3	0	5	2	3	2	0	2	0	3	3	3	2	0	1	0
0	0	0	0	2	1	1	0	0	1	0	0	0	0	0	0	1
0	10	0	3	3	0	2	2	1	0	0	0	0	0	1	0	0
0	0	9	1	1	1	0	3	1	2	0	0	0	0	1	0	0
18	13	9	9	8	5	5	5	4	3	3	3	3	2	2	1	1

B3Z	PUZ6	FZ2	RLZ	GWZ6	GWAZ6	PCRZ	RDZ2	IN3Z	RLZ2	RUZ1	RUZ4	RUZ5	GWAZ5	RCZ5	RDZ1	SUZ5
169	445	0	2,073	108,125	10,011	18,770	0	76	0	20,494	472	426	12,089	0	2,078	0
0	0	0	0	39,288	9,989	33,835	0	0	32,119	0	0	0	0	0	0	520
0	207	0	27,479	80,373	0	5,940	584	417	0	0	0	0	0	16,242	0	0
0	0	578	15,120	80,020	5,513	0	562	4,104	19,795	0	0	0	0	187,238	0	0