



Population & Residential Building Hotspots

FASTEST
GROWING
AREAS

VALUE OF
NEW HOUSING
APPROVALS

VALUE OF
ALTERATIONS
& ADDITIONS
APPROVALS

POPULATION
GROWTH

Australia's Fastest Growing Towns, Cities & Regions

2018



Housing Industry Association

Population and Residential Building Hotspots

Australia's Fastest Growing Towns, Cities and Regions

2018

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Summary: Australia's Top 20 Hotspots

The HIA Population and Residential Building Hotspots is a unique annual report which identifies Australia's fastest growing suburbs and regional areas. The report pinpoints the local 'Hotspots' around Australia, areas which enjoy a combination of strong population growth as well as high levels of residential building. They indicate regions with high levels of activity and therefore employment in the building industry.

This year's Hotspots Report is a tale of one city. Last year's census unearthed 144,000 more residents in Melbourne, than was previously known. They have been drawn to Melbourne by the prospects of employment arising from a building boom, significant infrastructure projects and a growing services sector. For that reason, Melbourne dominates the Hotspots list for 2018.

Of the top 20 Hotspots in Australia, 12 of them are located in or around Melbourne. The growth is mostly on the fringes of Melbourne as it expands to the North and South East. The Docklands is still drawing in additional population growth as the mix of housing in the area changes to higher density living.

With a large value of work still to be commenced, no downturn evident in approvals, and population growth still exceeding 2 per cent, Melbourne and its surrounding areas are likely to produce many Hotspots for building activity into 2019.

In previous years, regional areas across Australia have regularly made the list. This year may have struggled to get a mention as the impact of mining projects have evaporated and population growth has focused on metropolitan areas.

The remainder of the top 20 Hotspots are concentrated in NSW and Queensland and predominantly in the growth corridors on the outer areas of metropolitan Sydney and Brisbane.

Melbourne's Mickleham-Yuroke (north of Tullamarine airport) area is Australia's number one Hotspot in this year's report – with population growth of 35.3 per cent and residential building approvals valued at \$222.9 million. Large infrastructure projects in the area are assisting employment growth and the population is forecast to increase four fold (over 24,000 people), over the next 10 years.

Last year's number one Hotspot, Pimpama (between the Gold Coast and Brisbane), slipped to second place with a robust rate of population growth (+30.8 per cent) and a strong pipeline of approvals worth \$352.0 million during the year. The population of Pimpama has increased threefold between the 2011 and 2016 Censuses.

Cranbourne East in Melbourne's South East is placed third on the list with 27.4 per cent population growth and \$638.6 million worth of residential building approved during 2016/17.

A number of Sydney's Western and South Western suburbs are also on the move. From Leppington to Parramatta and Blacktown the large volume of residential approvals will attract significant population growth.

In Queensland, the South Eastern corner is the focus of activity. Population growth in the South East has grown over the past year, indicating that Queensland is starting to see solid employment growth. At this stage it is focused to the South and South-West of Brisbane.

In Queensland the remaining Hotspots include Coomera, a regular on Hotspots, and South Brisbane where the apartment boom has resulted in significant approvals and population growth.