



City of
Whittlesea

2000

2001

2002

2003

2004

2005 Property and People

2006 **Statistical Yearbook**

2007

produced by

**Sustainability Planning Department
City of Whittlesea**

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2005 Property and People Statistical Yearbook

The City of Whittlesea is a rapidly growing municipality with new developments taking place at South Morang, Mernda and Epping North. Meeting the demands of an expanding population is one of the City's greatest challenges. As well, the existing population faces significant social challenges associated with ageing and declining populations in established areas.

This publication has been designed to provide a summary of the Year 2005 results for the statistical collections of the Sustainability Planning Department, City of Whittlesea. The publication draws together the information published in the regular Statistical Bulletin series, and provides a commentary on the state of each major series over the year.¹

This publication is an annual release from the Sustainability Planning Department.

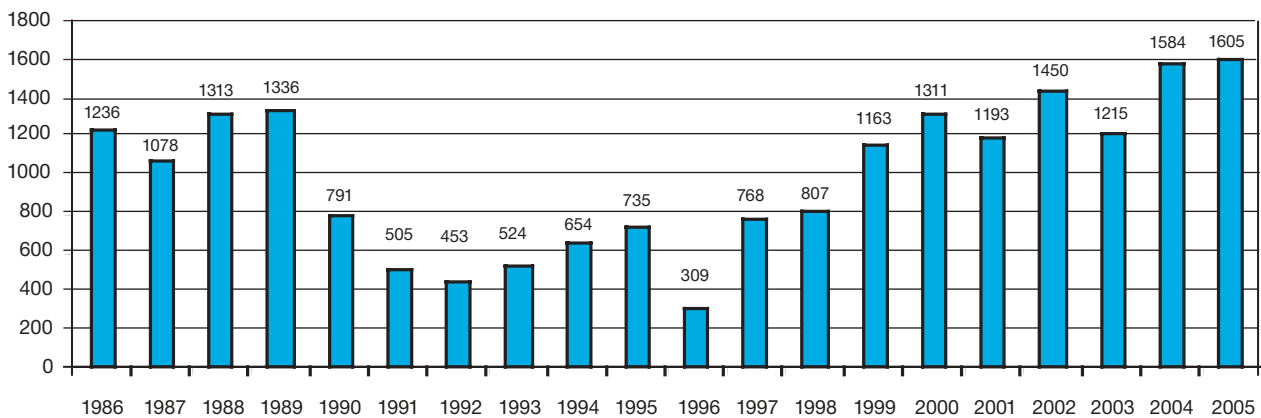
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¹ This report does not cover all the data collections of Sustainability Planning. The aim is to sum the results for information collected on a regular basis. Readers are strongly advised to refer to the Statistical Bulletin series for a more detailed analysis of this data, and to the Yearly Household Survey Main Report and Australian Bureau of Statistics Census of Population & Housing for detailed demographic information on the municipality.

Land Released for Sale

Residential Lots Released for Sale 1986-2005



Source: Department of Infrastructure, Residential Land Bulletin

Residential Lots Released for Sale in each Precinct 2005

Precinct Totals	Mar-05	Jun-05	Sep-05	Dec-05	Total 2005
Mernda	132	144	80	297	653
South Morang	93	162	45	123	423
Epping North	40	210	48	34	332
Bundoora	58		77		135
Thomastown	5	6	4	6	21
Lalor		4	4	9	17
Epping		4		6	10
Whittlesea Township			8		8
Mill Park	2	2	2		6
Blossom Park					0
Rural North					0
City of Whittlesea	330	532	268	475	1,605

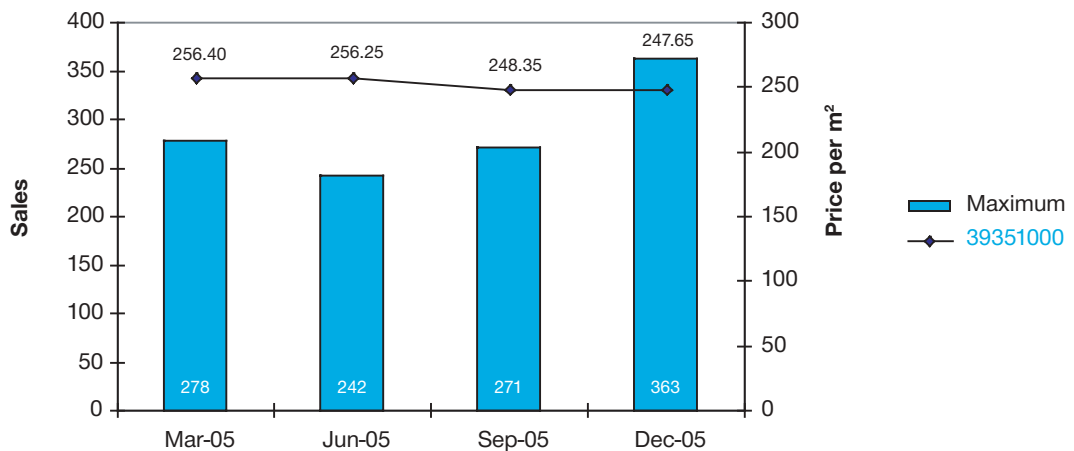
Source: Sustainability Planning Department & Subdivisions, City of Whittlesea

Lot release activity in 2005 was higher than 2004 with 1,605 lots being released, compared with 1,584 in 2004. This return to the levels associated with the late 1980s has been brought about by renewed interest in the opportunities in the Plenty Valley and an increased level of competition between developers. This introduced competition and attention to a range of housing sub markets has been a deliberate strategy employed by the City of Whittlesea in its planning frameworks.

There was spread of activity with 40.7% of lots released being in Mernda, 26.4% in South Morang, and 20.7% in Epping North.

Lands Sales - Residential

Residential Land Sales 2005



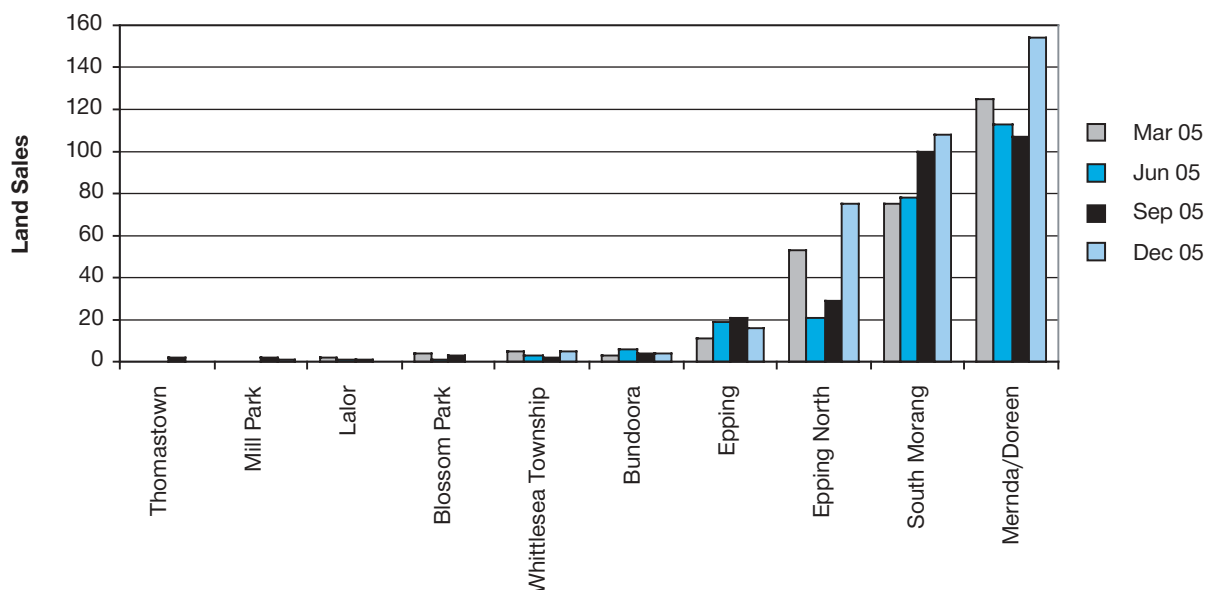
Source: Sustainability Planning Department & Valuation Departments, City of Whittlesea

In order to limit the above sales figures to residential only blocks of up to 1250 m² and with a sales price up to \$275,000 have been included.

Residential land sales were highest in the fourth quarter of 2005, with 363 lots sold in the December quarter, increasing from 278 in the March quarter 2005. There was a total of 1154 sales recorded in 2005. This was a 74.6% increase from the 661 recorded in 2004. The value of residential land sales totalled \$177,436,247, a 74.5% increase on 2004. The average lot size was 610.7 m² compared to 617.9 m² in 2004 and the average price was \$251.8 per m² compared to \$248.9m² in 2004.

The following graph illustrates that the majority of residential land sold in 2005 was in Mernda/Doreen (499) followed by South Morang (361 lots) lots and then Epping North (178 lots).

Residential Land Sales by Precinct 2005



Buildings - Home Sales

During 2005, a total of 1,991 sales of residential dwellings was recorded. These sales were made up of the following dwelling types:

Dwelling Type	Number of Sales	Median Price (\$)
Separate Houses	1,583	280,000
Dual Occupancies ²	177	246,000
Flats or Units ³	231	237,000

Home sales have been limited to sales between \$120,000 and \$600,000 as it is considered that sales of less than \$120,000 and over \$600,000 are land sales.

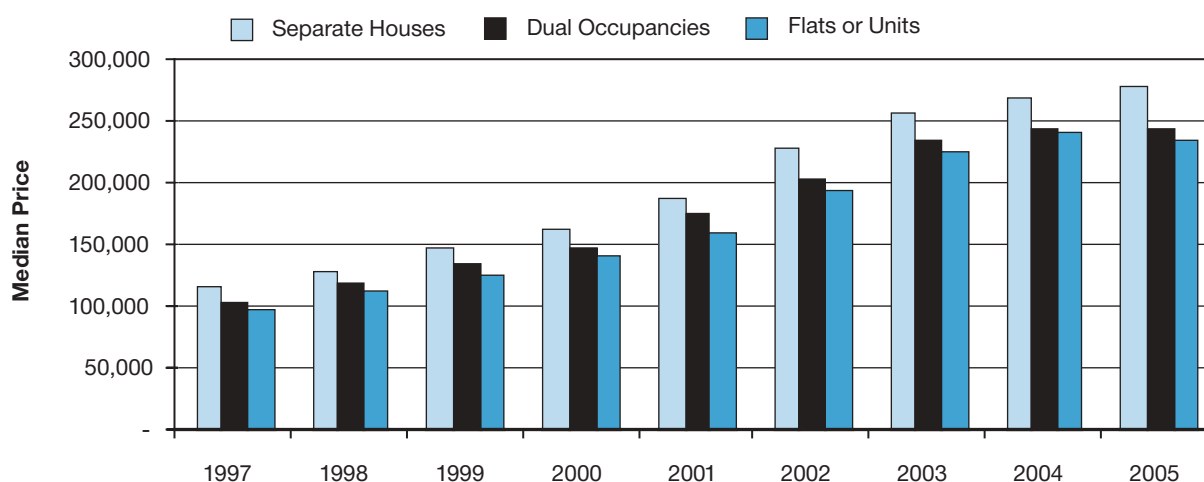
For separate houses, the lowest price was \$120,000 and the highest price \$600,000. The interquartile range or 50% of sales fell between \$250,000 and \$325,000.

For Dual Occupancies, the lowest price was \$150,000 and the highest price \$345,000. The interquartile range or 50% of sales fell between \$225,000 and \$270,000.

For Flats or Units, the lowest price was \$131,000 and the highest price \$368,000. The interquartile range or 50% of sales fell between \$200,000 and \$270,000.

The following graph illustrates the median price of dwellings by type since 1997.

Median Selling Price by Dwelling Type 1997-2005



Source: Sustainability Planning Department & Valuations Department, City of Whittlesea

² Dual Occupancies are two houses built on one block which has been subdivided.

³ Flats are in a block on the one title. Units are in a block with separate strata titles.

The following table shows the median price in each precinct for the various types of dwellings for 2005.

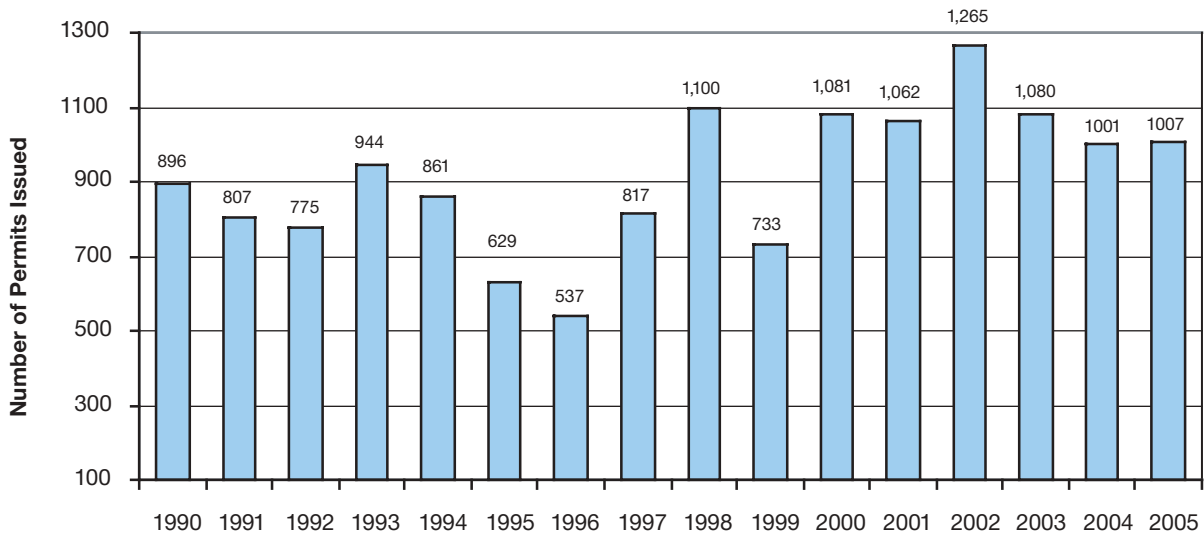
Median Price by Housing Type for each Precinct

Precinct	Median Price (\$)		
	Separate House	Dual Occupancy	Flat or Unit
Whittlesea Township	290,000	210,000	188,000
Blossom Park	387,500	N/A	385,000
Bundoora	306,500	254,000	270,000
Thomastown	254,500	232,500	194,000
Epping	260,000	231,500	233,750
Epping North	351,500	N/A	N/A
Lalor	245,000	234,250	222,000
Mill Park	280,000	246,000	217,000
South Morang	328,000	275,000	250,000
Mernda/Doreen	390,000	N/A	N/A

Source: Sustainability Planning Department & Valuations Department, City of Whittlesea 2004

Buildings - Residential Permits

Residential Building Permits 1990 – 2005

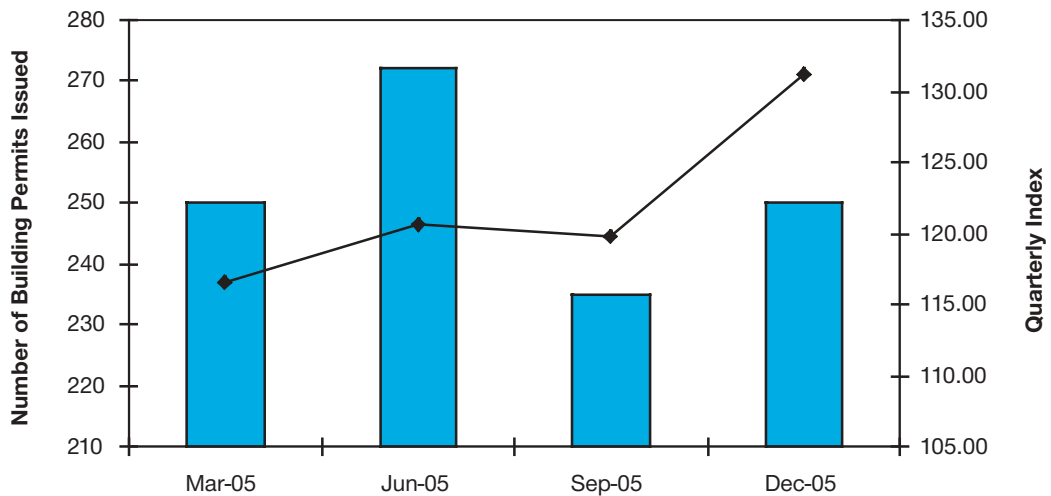


Source: Sustainability Planning Unit & Building Services, City of Whittlesea

The residential building permits quarterly index began 2005 at 116.49 and finished at 131.21 rising 12.6%, during the course of the year.

Residential building activity in 2005 was highest in the June Quarter. Overall residential building permits for 2005 were 0.6% higher than 2004.

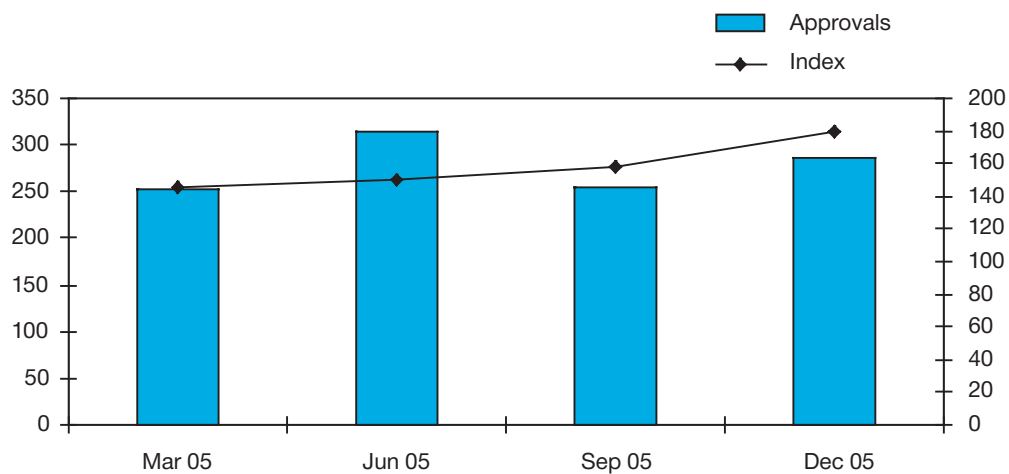
Residential Building Permits Issued 2005



Source: Sustainability Planning Department & Building Services, City of Whittlesea

Buildings - Residential Approvals

Residential Building Approvals in 2005



Source: ABS, Cat. No. 8731.0

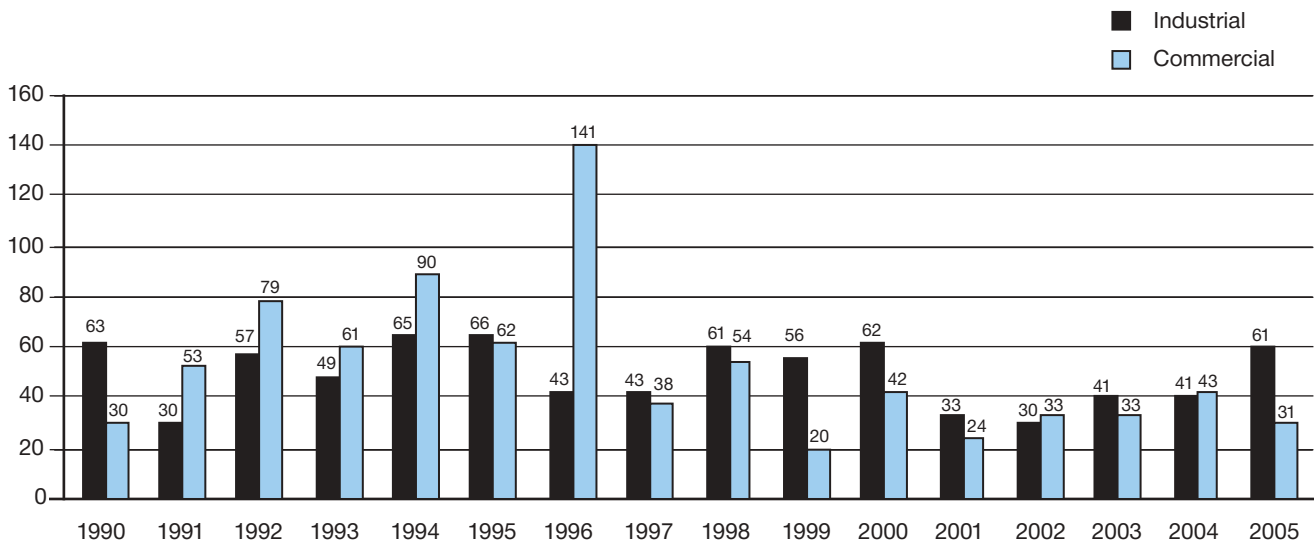
Building Approvals figures from the Australian Bureau of Statistics show a slightly more optimistic picture of residential building activity in the municipality than the permits data obtained from Building Services Department, however the general trend is the same.⁴

A total of 1,108 residential approvals was recorded by the Australian Bureau of Statistics method in 2005 for the City of Whittlesea.

⁴ The Australian Bureau of Statistics compile Building Approvals from information provided by local authorities and licensed building surveyors. The data is published in 'Building Approvals, Victoria, catalogue number 8731.0'.

Buildings - Industrial and Commercial Activity

Industrial and Commercial Building Permits Issued 1990 – 2005

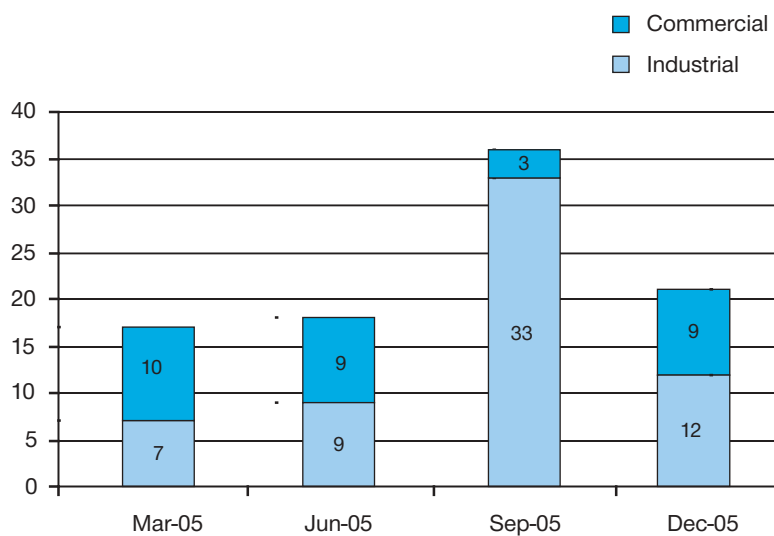


Source: Sustainability Planning Department & Building Services, City of Whittlesea

Commercial building activity fell slightly in 2005 compared with 2004.

Industrial activity rose during 2005 compared with the preceding 4 years mainly due to new industrial development in Epping.

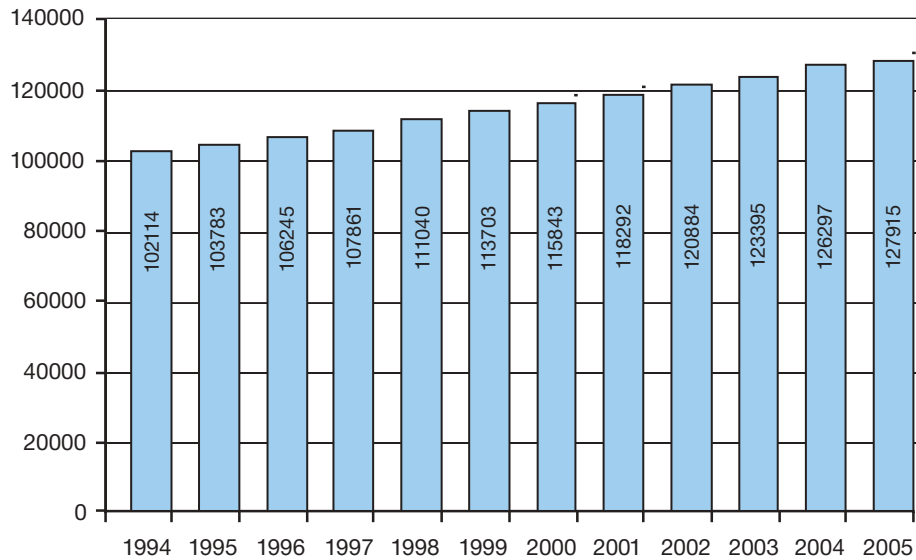
Industrial and Commercial Building Permits 2005



Source: Sustainability Planning Department & Building Services, City of Whittlesea

Social - 2005 Population Estimate

Estimated Resident Population 1994-2005



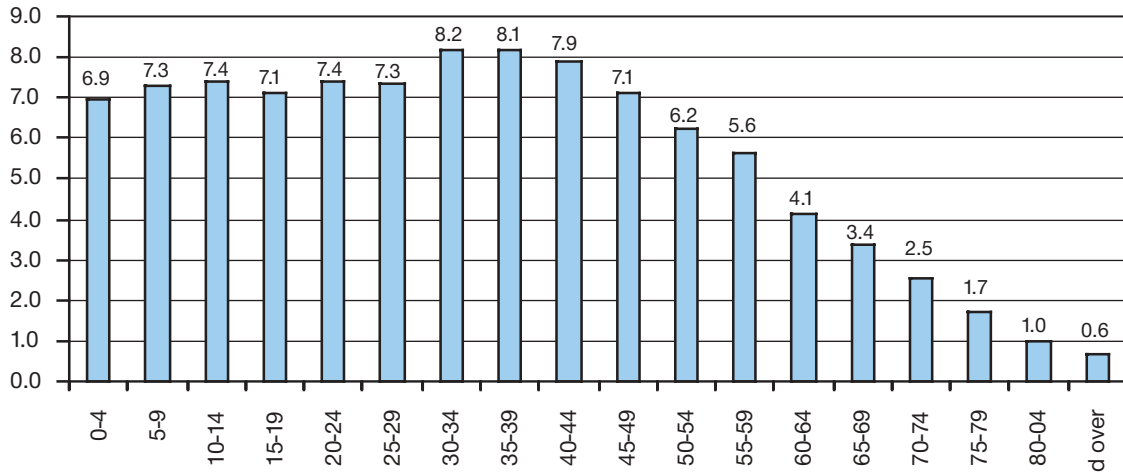
Source: ABS, Cat No. 3218.0.55.001

The ABS Estimated Resident Population for the City of Whittlesea, June 2005, was 127,915 an increase of 1.3% over 2004.

Social - 2005 Age Structure

The population estimates for the 12 months to 30 June 2005 produced by the ABS shows the municipal age structure.

Estimated Resident Population by Age Group for 2005

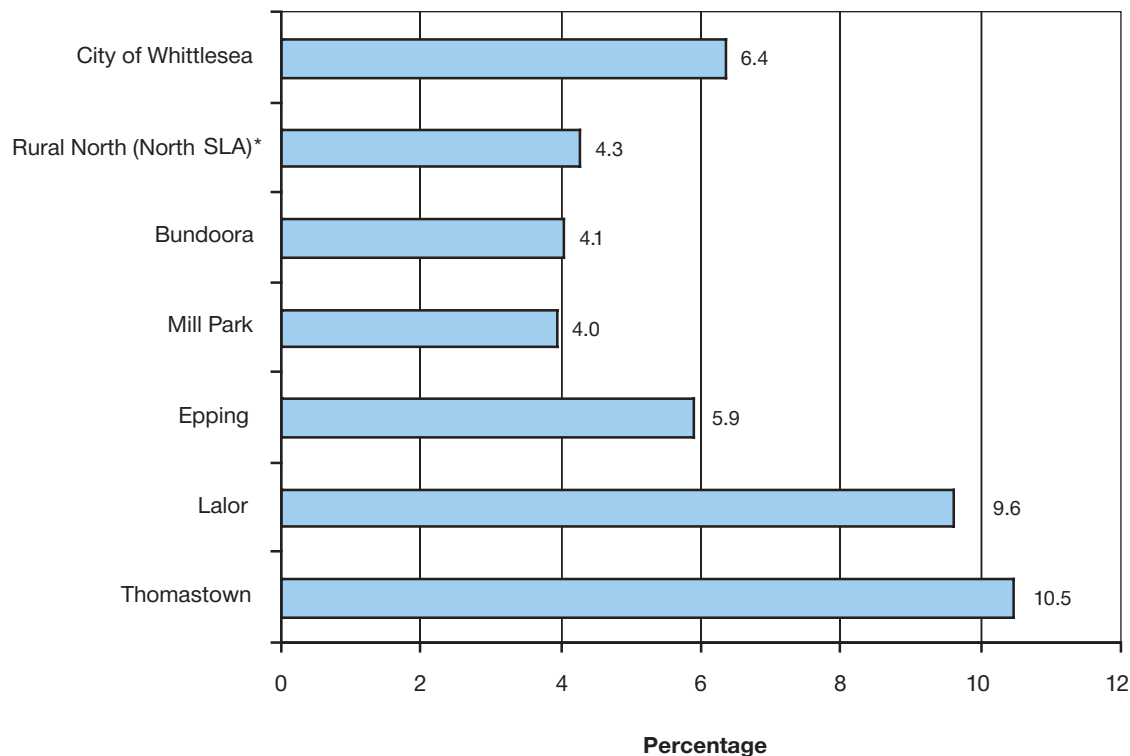


Source: ABS, Population by Age and Sex Cat No. 3235.2.55.001

Social: Unemployment Estimate

Unemployment Estimate

City of Whittlesea December 2005



Source: Sustainability Planning Department, City of Whittlesea

* * Includes Whittlesea Township, Mernda, South Morang, Wollert etc.

The unemployment estimates show that the highest levels of unemployment are in the western half of the municipality, that is in Thomastown and Lalor. These precincts have high proportions of people in unskilled and semi skilled occupations, and it is these occupations which show higher levels of unemployment in Victoria.

The December 2005 unemployment estimates have been produced by the Sustainability Planning Department and have been designed to agree with the Department of Employment Workplace Relations and Small Business (DEWRSB) Small Area Labour Market estimated unemployment for the City of Whittlesea by Statistical Local Areas (SLA).

The DEWRSB unemployment estimate for December 2005 for the City of Whittlesea was 6.4% (4.3% for the Rural North and 6.7% for the Southern urban areas). This compares with 5.1% for Melbourne Metropolitan Area and 5.4% for Victoria.

5 Details of the methodology employed are available from the Sustainability Planning Department on request

Social: Unemployment Benefit

The following tables record the number of individuals in receipt of either Newstart or Youth Allowance from the Department of Family and Community Services. This information forms the basis of the unemployment estimates presented earlier in this report.

Consistent with decreases in the unemployment rate during 2005, the number of individuals in receipt of Newstart Allowance decreased in most precincts between the March 2005 Quarter and the December 2005 Quarter.⁶

NEWSTART

Precinct	Mar Qtr	June Qtr	Sept Qtr	Dec Qtr	Average
Thomastown	815	751	749	742	764
Lalor	709	678	669	640	674
Epping	415	403	392	421	408
Mill Park	545	511	484	473	503
Bundoora	165	150	147	139	150
South Morang	120	119	122	113	119
Mernda Doreen	19	<20	19	<20	19
Whittlesea Township	50	51	55	57	53
City of Whittlesea (excluding Rural North)	2,838	2,663	2,636	2,585	2,681

The number of individuals in receipt of Youth Allowance decreased slightly in the City of Whittlesea between March 2005 Quarter and December 2005 Quarter. Youth Allowance provides income support mainly to full-time students aged 16 to 24 years.

YOUTH ALLOWANCE

Precinct	Mar Qtr	June Qtr	Sept Qtr	Dec Qtr	Average
Thomastown	654	667	641	569	633
Lalor	519	502	548	500	517
Epping	465	491	491	431	470
Mill Park	687	709	734	648	695
Bundoora	227	243	256	202	232
South Morang	126	133	135	110	126
Mernda Doreen	18	20	19	16	18
Whit Tsnshp	55	65	66	67	63
City of Whittlesea (excluding Rural North)	2,750	2,830	2,889	2,543	2,753

⁶ In the interests of confidentiality, where there were less than 20 recipients of an allowance or benefit in a postcode Centrelink did not provide the actual figures. The figure was indicated by '<20'. As the Rural North comprises all or part of seven postcodes, it has not been possible to include this precinct in the following analysis. The postcodes for Rural North are 3064, 3091, 3750, 3751, 3757, 3753 and 3755.

Social: Other Social Security Benefits

The following tables record the number of individuals in receipt of the various forms of benefit made available by the Department of Family and Community Services. This information is sourced from the Department of Family and Community Services Customers by Postcode data set.⁷

AGE PENSION

Precinct	Mar Qtr	June Qtr	Sept Qtr	Dec Qtr	Average
Thomastown	2,905	2,927	2,932	2,945	2,927
Lalor	2,853	2,867	2,882	2,871	2,868
Epping	1,017	1,028	1,032	1,047	1,031
Mill Park	1,551	1,583	1,597	1,608	1,585
Bundoora	1,031	1,050	1,056	1,062	1,050
South Morang	440	452	469	475	459
Mernda Doreen	72	72	78	76	75
Whittlesea Township	350	355	360	366	358
City of Whittlesea (excluding Rural North)	10,219	10,334	10,406	10,451	10,352

Approximately 8.3% of the population⁸ were in receipt of an Age Pension.

The numbers of pension recipients grew during 2005.

⁷ In the interests of confidentiality, where there were less than 20 recipients of an allowance or benefit in a postcode Centrelink did not provide the actual figure, the figure was indicated by "<20".

⁸ Estimated resident population (ERP) as at June 30, 2005 = 127,915 (Australian Bureau of Statistics). Figure used in this calculation is 124,430 being ERP less estimated Rural North population.

Social: Other Social Security Benefits

PEOPLE WITH DISABILITY SUPPORT

Precinct	Mar Qtr	June Qtr	Sept Qtr	Dec Qtr	Average
Thomastown	1,608	1,622	1,607	1,598	1,609
Lalor	1,406	1,398	1,405	1,404	1,403
Epping	793	803	806	821	806
Mill Park	1,040	1,034	1,050	1,054	1,045
Bundoora	353	359	357	357	356
South Morang	198	211	214	228	213
Mernda Doreen	29	28	30	32	30
Whittlesea Township	123	124	125	127	125
City of Whittlesea (excluding Rural North)	5,550	5,579	5,594	5,621	5,586

Approximately 4.5% of the population were in receipt of a Disability Support Pension. The numbers of pension recipients increased slightly during 2005.

WIVES OR CARERS SUPPORT

Precinct	Mar Qtr	June Qtr	Sept Qtr	Dec Qtr	Average
Thomastown	432	439	438	451	440
Lalor	394	394	395	415	400
Epping	177	123	126	130	139
Mill Park	258	253	252	259	256
Bundoora	72	74	77	78	75
South Morang	25	24	25	30	26
Mernda Doreen	<20	<20	<20	<20	<20
Whittlesea Township	<20	<20	<20	<20	<20
City of Whittlesea (excluding Rural North)	1,358	1,307	1,313	1,363	1,335

Approximately 1.1% of the population was in receipt of a Wives/Carers benefit.

FAMILY SUPPORT BENEFITS


Family Tax Benefit Part A and Part B are designed to assist with the costs of bringing up children. In the City of Whittlesea (excluding Rural North), 34.4% of all households receive Family Tax Benefit Part A and over one quarter (25.5%) receive Part B. In most cases, families receiving Part B will also be receiving Part A.

Family Tax Benefit A

	Mar Qtr	June Qtr	Sept Qtr	Dec Qtr	Average
Thomastown	2,344	2,335	2,303	2,262	2,311
Lalor	2,124	2,143	2,101	2,105	2,118
Epping	2,485	2,460	2,463	2,456	2,466
Mill Park	4,091	4,085	3,997	3,964	4,034
Bundoora	826	824	811	817	819
South Morang	1,314	1,368	1,390	1,435	1,377
Mernda Doreen	214	229	254	272	243
Whittlesea Township	545	545	534	533	539
City of Whittlesea (excluding Rural North)	13,943	13,990	13,854	13,844	13,908

Family Tax Benefit B

	Mar Qtr	June Qtr	Sept Qtr	Dec Qtr	Average
Thomastown	1,862	1,854	1,829	1,791	1,834
Lalor	1,709	1,732	1,699	1,702	1,711
Epping	1,846	1,813	1,840	1,844	1,836
Mill Park	2,823	2,839	2,803	2,763	2,807
Bundoora	590	582	572	580	581
South Morang	934	971	993	1,029	982
Mernda Doreen	144	157	179	185	166
Whittlesea Township	389	385	374	375	381
City of Whittlesea (excluding Rural North)	10,297	10,333	10,289	10,269	10,297



This is the latest in a series of publications produced by the Data Advice Service within the Sustainability Planning Department of the City of Whittlesea.

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