

Wednesday 27 June 2017

Census data 2016: Melbourne outpacing Sydney in population sprint, highlights need for more housing

Melbourne is tipped to become Australia's most populous city; the number of people coming to live in the world's most liveable city outnumbering those going to Sydney by more than 10.5 thousand people per year.

According to 2016 Census data released Tuesday, almost 2,000 people are arriving in Melbourne every single week, while Sydney is getting about 200 fewer people per week.

Can Melbourne accommodate all these people and remain a liveable city? Yes, if Victorian policy-makers make housing and infrastructure the centre of their policy focus, says the Urban Development Institute of Australia (UDIA).

"It sounds very simple, but to maintain liveability we need more housing and more infrastructure, which will support our newest communities and accommodate people from all walks of life," said Danni Addison, Victorian CEO of the UDIA.

"The Census confirms Melburnians are struggling with housing affordability, with renters paying about \$780 more on rent per year than the national average," said Ms Addison.

"There's also been a rapid increase in group households – that is homes with two or more unrelated people over the age of 15 – indicating that people are changing the way they live to counter affordability constraints."

One thing worth mentioning is that the census data was collected in August last year. Since then the building approval boom has come off its record peak, especially in regards to the Melbourne apartment market. If apartment supply continues to decline, that will exasperate the housing affordability crisis.

"That's not to say that housing affordability issues magically disappear once you've purchased a home. The number of Victorian households classed as living in housing stress – that is paying more than 30 percent of their incomes on a mortgage; is above the national average."

One surprise to come from the Census data is that the ACT experienced a larger rate of population growth (11.44%) than Victoria (10.69%).

"To ensure we remain competitive on a national scale, Victoria must invest more money on key infrastructure items like roads and public transport which will unlock opportunities for our growth areas," said Ms Addison.

"The census reinforces the need for long term policy that's focused on affordability and housing a rapidly increasing population. It's important for our industry and our policy-makers to work together and use the census data to effectively guide our future."

-ENDS-

UDIA (Victoria) Media Release



ABOUT

Urban Development Institute of Australia (UDIA) – Victorian Division

The Urban Development Institute of Australia (UDIA) is a nationally recognised advocacy body that supports Australia’s urban development industry. The UDIA informs and engages government, key policy makers, and industry members, **enabling better policy and better business decisions.**

With a primary focus on the residential property sector, UDIA’s Victorian Division protects and promotes over 50,000 individuals from over 350 member companies across the state. UDIA members are property developers, consultants and a range of other professionals involved in producing, financing and marketing residential property.

MEDIA CONTACT

Hyatt Nidam

Marketing and Communications Manager
Urban Development Institute of Australia (Victoria)

E: hyatt@udiavic.com.au

T: 03 9832 9600

M: 0478 415 105