Never Stand Still | Built Environment | City Futures Research Centre

Strata Data 2013

Residential Strata in NSW

A summary analysis

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Research on High Density Living

Strata is the fastest growing form of residential property ownership in Australia. Over half the new dwellings to be built in our metropolitan areas over the next decades will be strata titled. The growth of this sector raises increasingly important questions over property ownership and governance.

This data update is intended to provide base line information on the strata in NSW and is used to inform a variety of research projects on higher density living that City Futures is undertaking.

Research on strata and higher density living forms a key part of two of City Futures research programmes:

The ***City Change*** programme reflects the Centre's interest an expertise in urban socio-spatial polarisation, differential growth patterns and urban densification seen not only in Sydney but also elsewhere in urban Australia, and internationally. The portfolio also includes our ongoing and world-leading work in higher density housing as well as an international profile in research on the broad process of metropolitan restructuring.

The ***City Shaping*** programme is based on the Centre's longstanding interest in aspects of urban renewal which arises from extensive research and evaluation experience encompassing public housing estate regeneration, incremental suburban renewal and larger-scale state-initiated urban transformation projects. The programme focusses on the mechanisms and institutional arrangements employed in managing and reshaping the contemporary city, including that of the newly emerging residential strata sector, as well as the governance systems that allow efficiency, equity and environmental sustainability of Australia's future cities.

For more information about City Futures research and people, visit: www.cityfutures.net.au

CITY FUTURES

CITY FUTURES RESEARCH CENTRE

City Futures contributes to international debates on cities, their people, the policies that shape their growth and the impacts cities make on society, wellbeing and productivity through applied evidence-based research.

City Futures is Australia's leading urban policy research centre. Led by Professor Bill Randolph since our 2005 founding, we achieved the only 5-star rating in Australia for Urban & Regional Planning under the 2012 Excellence in Research for Australia assessment. Our work spans the interrelated areas of urban planning, housing, design, development and social policy.

City Futures works closely with the leaders in the field. We collaborate with several other research groups, both at UNSW and at universities across Australia, Asia and Europe. Our applied focus also involves strong partnerships with local, state and federal government agencies as well as industry stakeholders and community groups.

City Futures has a robust track record on external research income. Our 2014 receipts totalled over $2.4 million. In the main, this funding is provided by the Australian Research Council, the Australian Housing and Urban Research Institute, Australian Urban Research Infrastructure Network and the NSW Department of Health. Other project sponsors include state government departments, local councils and private companies.

Strata 2013 – Data Overview

The maps and table in this document are based on information retrieved from the New South Wales (NSW) Land and Property Information Strata Database in December 2013.

The data presented pertains to residential strata schemes. To capture all strata properties used for the purpose of residence, residential schemes and lots reported in this newsletter include the zoning categories of A (Residential), B1 (Neighbourhood Centre), B2 (Local Centre), B3 (Commercial Core), B4 (Mixed Use), D (Mixed Use Development), E4 (Environmental Living), M (Mixed Residential / Business), R1 (General Residential), R2 (Low Density Residential), R3 (Medium Density Residential), R4 (High Density Residential), RU4 (rural small holdings), V (Comprehensive Centre) and Z (Undetermined, or Village). Commercial schemes are not included. Some non-residential lots may be included in the presented figures, for example where they form part of a mixed use development.

This data report uses an updated methodology for estimating scheme numbers and sizes, which has resulted in some small variations between the October 2011 data report, and this report. For this reason, estimating actual or proportional increases in scheme numbers across the two data reports should be avoided.

Number residential and mixed use schemes (page 4)

In December 2013, there were 68,398 residential strata schemes in NSW, of which 44,990 (65.8%) were in the Greater Sydney Statistical Area. Within the Greater Sydney area, the highest numbers of residential strata schemes were in the Local Government Areas (LGAs) of Sutherland (2,903), Randwick (2,534), Gosford (2,516) and North Sydney (2,315). There were also large numbers of residential schemes outside the Sydney Metropolitan Area, especially in Wollongong (2,274) and Tweed (2,206).

Number of residential and mixed use lots (page 5)

In December 2013, there were 674,785 residential strata lots in NSW, of which 556,395 (82.5%) were in the Greater Sydney area. Within the Greater Sydney area, the highest numbers of residential strata lots were in the LGAs of Sydney (68,189), North Sydney (30,219) and Randwick (28,436). The highest mean number of lots per scheme was in Sydney LGA, followed by Strathfield, Willoughby, Canada Bay and Burwood LGAs. Outside of the Sydney metropolitan area, Wollongong LGA had the highest number of residential strata lots in NSW (15,659), followed by Tweed (11,875) and Newcastle (11,586).

Percentage resident-owned and investor-owned lots (pages 6-7)

Resident-owned and investor-owned lots are calculated by comparing the address of a lot with the registered address of its owner. When the two addresses match, a lot is noted as resident-owned; if the two addresses do not match, the lot is noted as investor-owned. As such, these figures should be considered an estimate only.

In December 2013, just under half (45.1%) of the residential strata lots in NSW were resident-owned. A greater proportion of lots were resident-owned in the Greater Sydney area (46.4%) than in the rest of NSW (39.2%). Within the Greater Sydney area, the highest concentrations of resident-owned lots were found in the LGAs of Pittwater (66.8%), Sutherland (63.3%), Hurstville (63.2%) and Bankstown (61.3%)

Just over half (54.9%) of the residential strata lots in NSW were investor-owned. There was a higher proportion of investor-owned lots in the rest of NSW (60.8%) than in the Greater Sydney area (53.6%). Within the Greater Sydney area, the highest concentrations of investor-owned residential strata lots were found in the LGAs of Sydney (65.0%), Burwood (62.6%) and North Sydney (61.9%).

Percentage of schemes of 101 lots or more (page 8)

In December 2013, within the Greater Sydney area, Sydney LGA had the highest concentration (11.4%) of schemes with 101 lots or more, followed by Willoughby (3.4%) and Canada Bay (3.2%) LGAs. Outside of the Greater Sydney area, Tweed had the highest concentration of large residential strata schemes in NSW (0.5%).

Scheme registration dates (pages 9-10)

Information regarding the registration dates of strata schemes can be used as an approximation for the age of buildings. However, the registration date of a scheme may be years after its construction. For example, a 60 year-old warehouse building may have only been converted into a 30-lot strata scheme five years ago.

In December 2013, 20.4% of residential strata schemes in NSW were registered prior to 1980. There was a higher concentration of older strata schemes in the Greater Sydney area (27.3%) than in the rest of NSW (7.1%). Within the Greater Sydney area, Botany Bay (58.8%), Rockdale (57.1%) and Lane Cove (52.8%) LGAs had the highest concentration of schemes registered 30 or more years ago.

In December 2013, 5.9% of residential strata schemes in NSW were registered within the last 3 years (since 2010), with a higher concentration of these found in the rest of NSW (7.2%) than in the Greater Sydney area (5.3%). Within the Greater Sydney area, the highest concentration of recently registered schemes were found in the Camden (17.3%), Ku-ring-gai (14.4%) and Penrith (10.3%) LGAs. Outside of the Sydney metropolitan area (excluding LGAs with less than ten schemes total), Goulburn Mulwaree (23.7% of its 76 schemes) and Lithgow (22.7% of its 22 schemes) LGAs had the highest concentrations of newly registered schemes.

Definitions

LGA	Local Government Area
Greater Sydney area	Refers to the Greater Sydney Statistical Area, as defined by the Australian Bureau of Statistics and includes the 43 LGAs as listed in Table 1.
Mixed use	A strata scheme that includes residential lots, and is also used for other purposes (e.g. shops, offices, hotels, restaurants etc.)

For further information about this research, please visit: www.cityfutures.net.au

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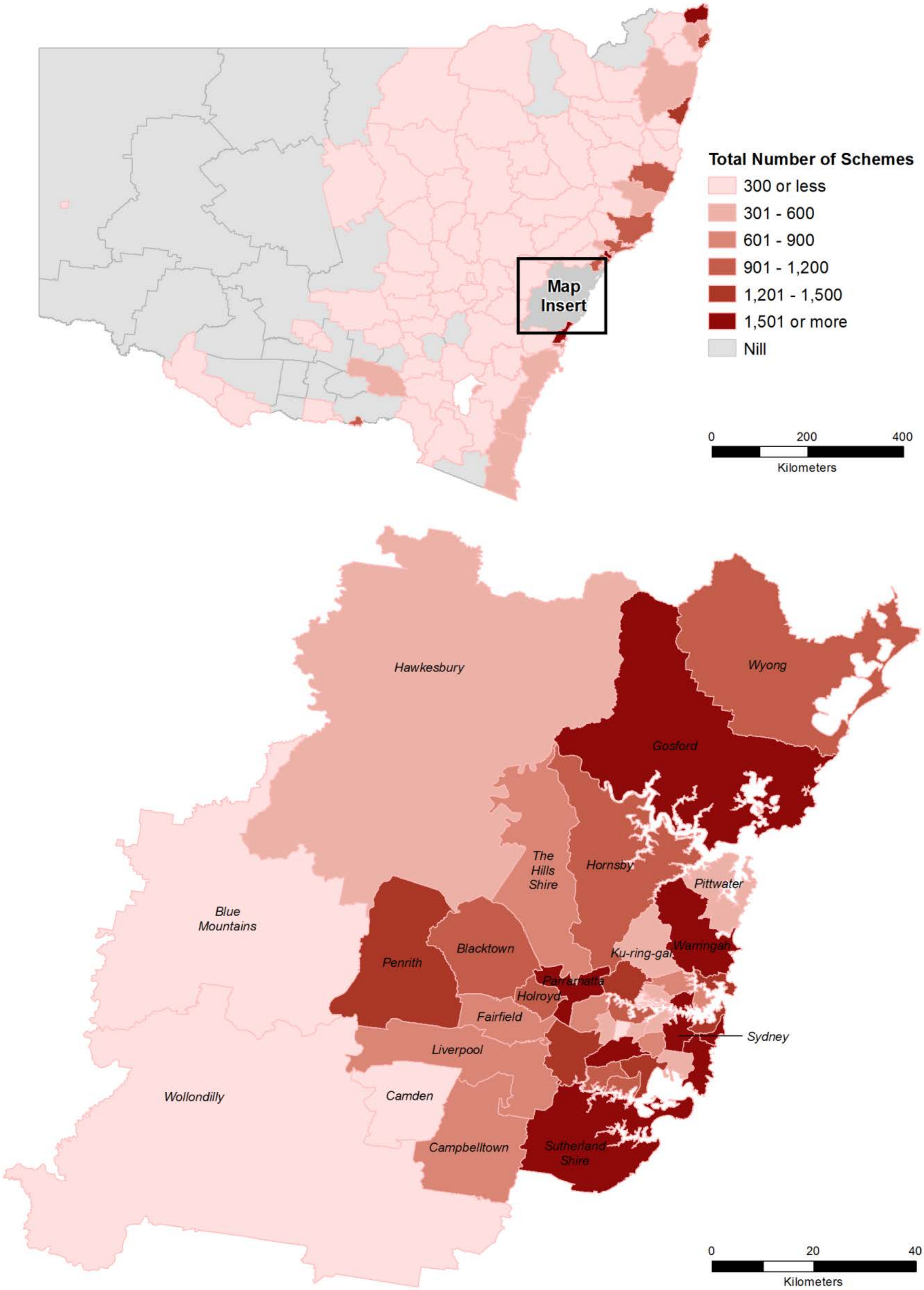
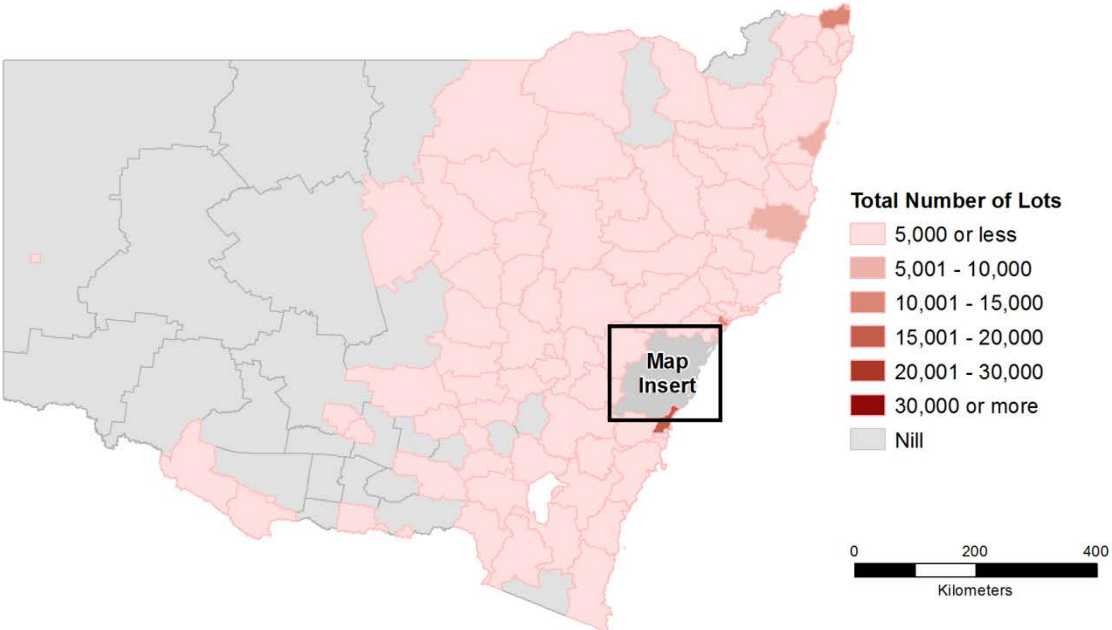
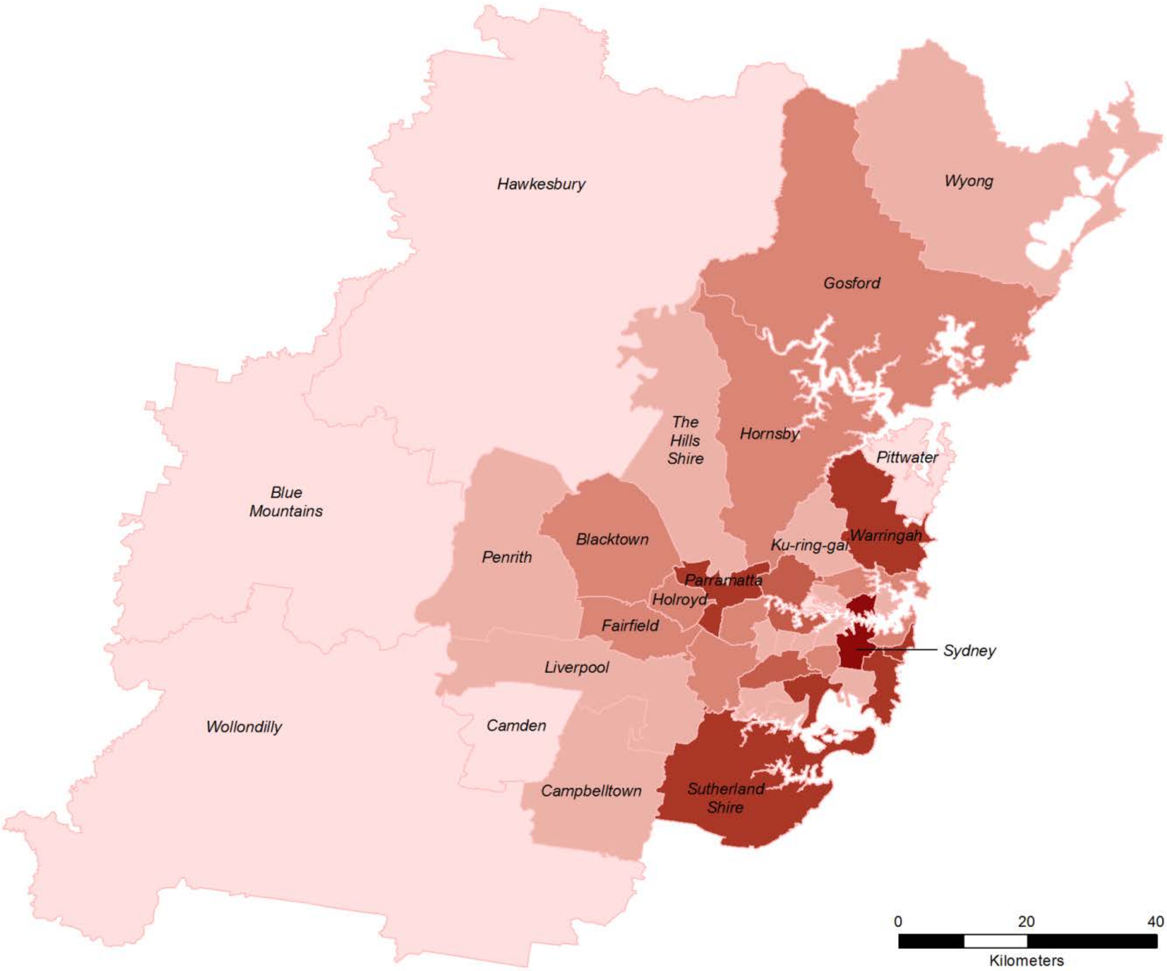
Map 1: Number of residential and mixed use strata schemes for NSW and Greater Sydney by LGA, December 2013

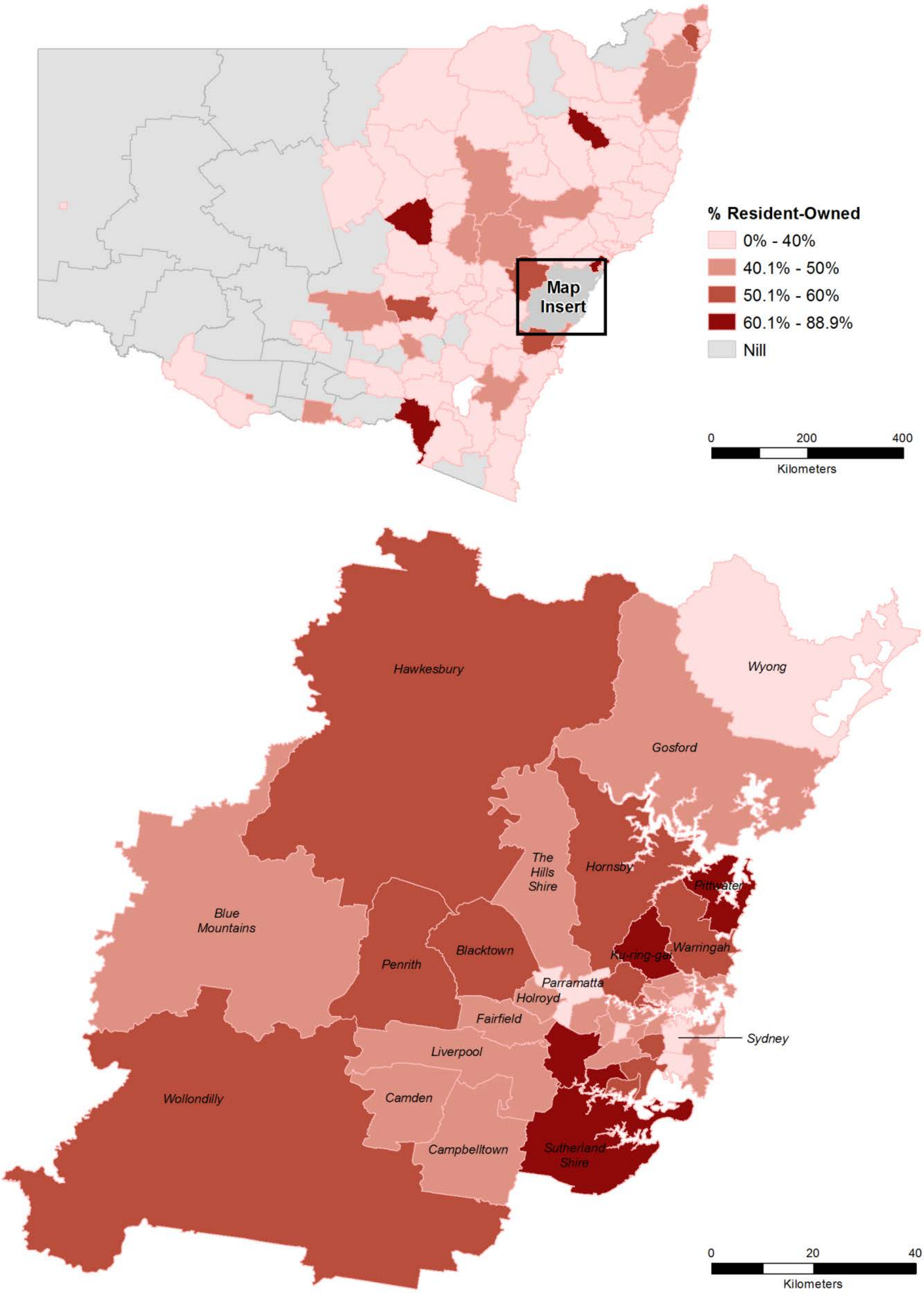


Map 2: Number of residential and mixed use strata lots for NSW and Greater Sydney by LGA, December 2013

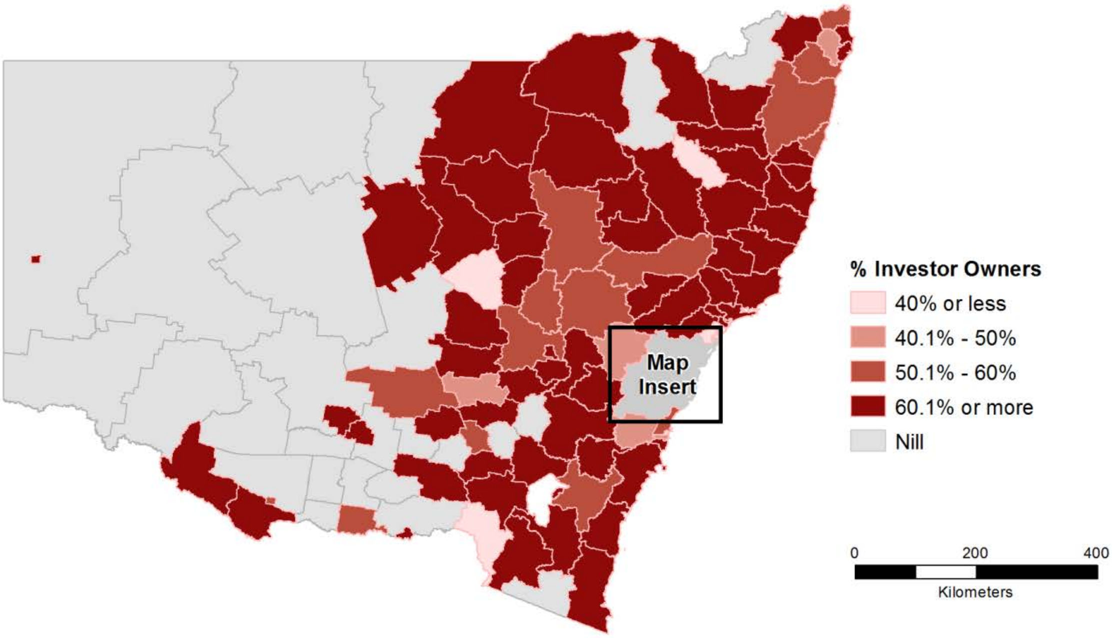


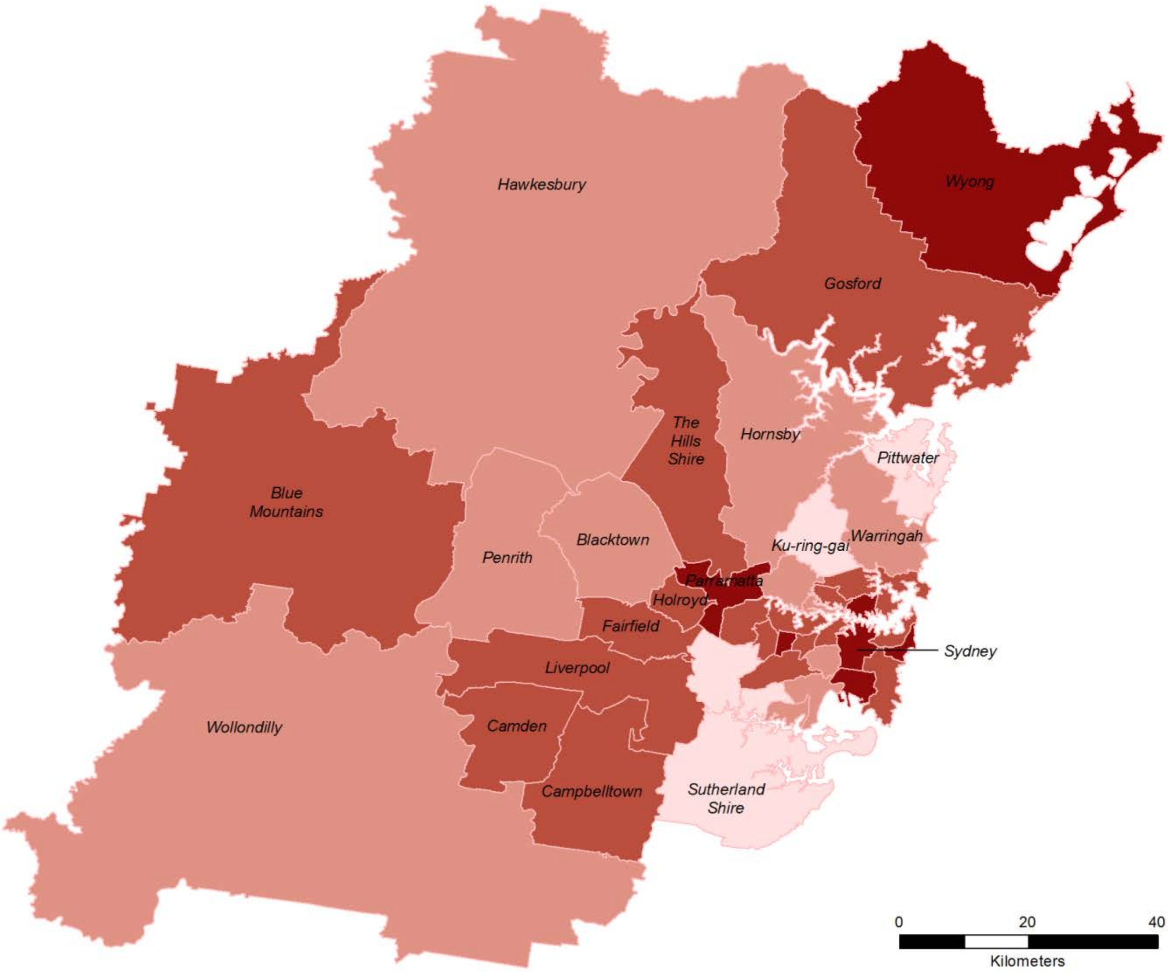


Map 3: Percentage of lots resident-owned for NSW and Greater Sydney by LGA, December 2013

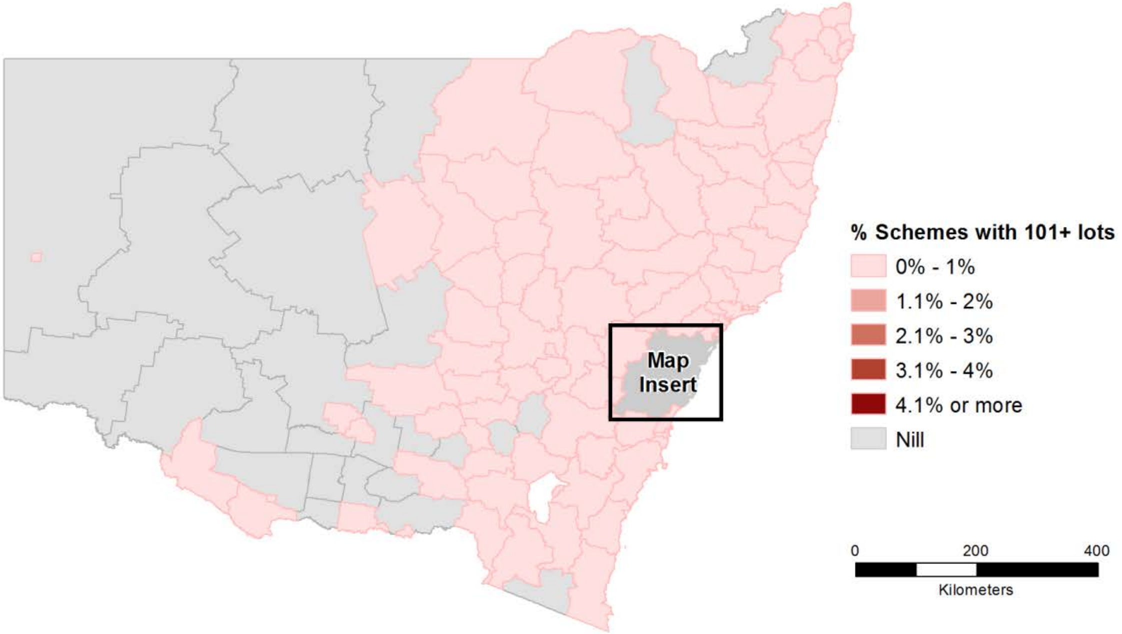


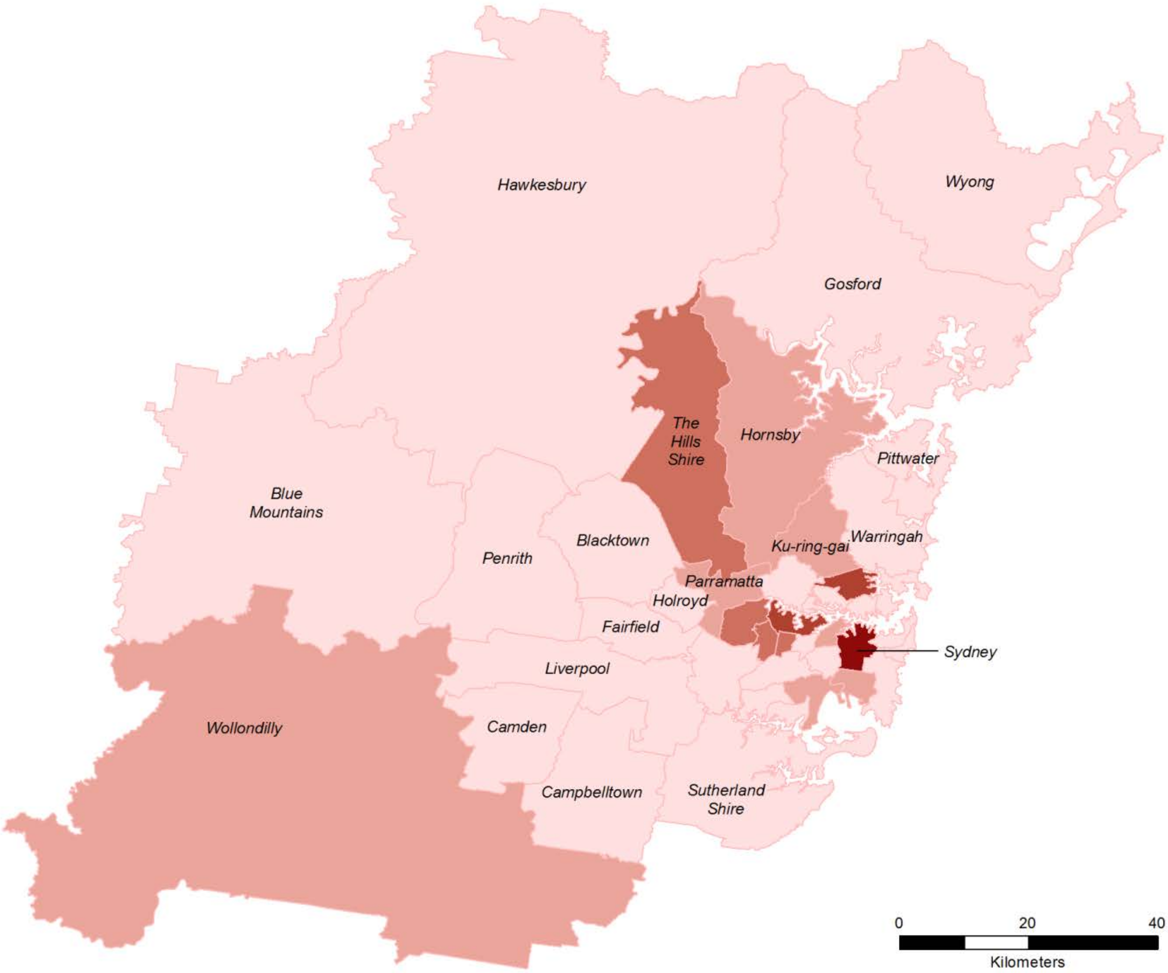
Map 4: Percentage of lots investor owned for NSW and Greater Sydney by LGA, December 2013



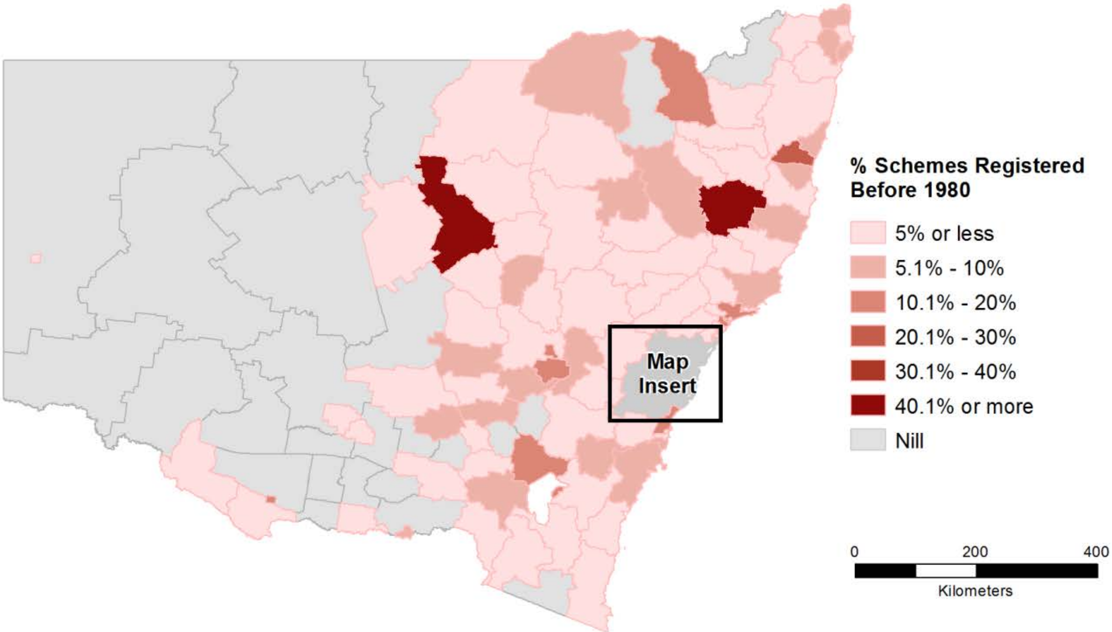


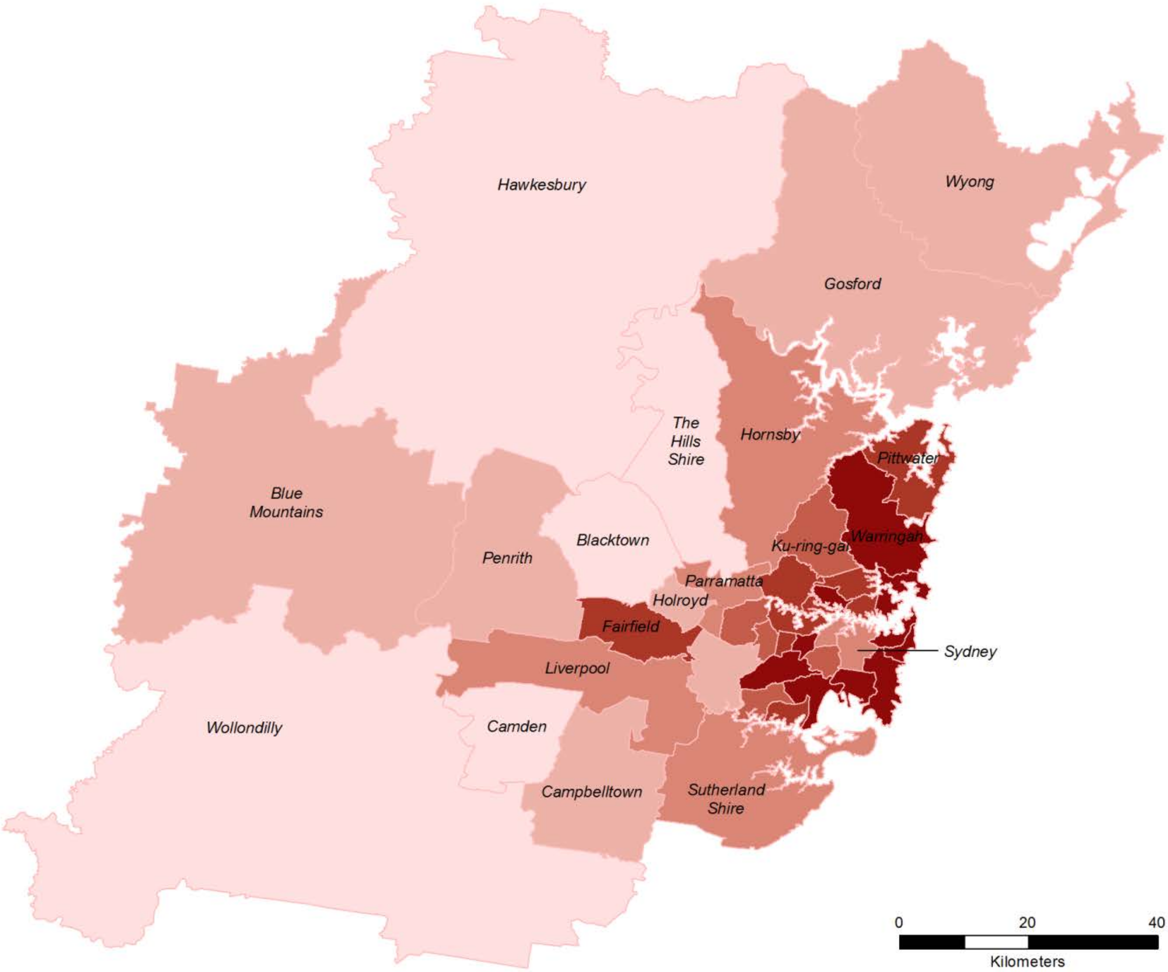
Map 5: Percentage of residential and mixed use schemes with 101 lots or more for NSW and Greater Sydney by LGA, December 2013





Map 6: Percentage of residential and mixed use schemes registered prior to 1980 for NSW and Greater Sydney by LGA, December 2013





Map 7: Percentage of residential and mixed use schemes registered in the last 3 years for NSW and Greater Sydney by LGA, December 2013

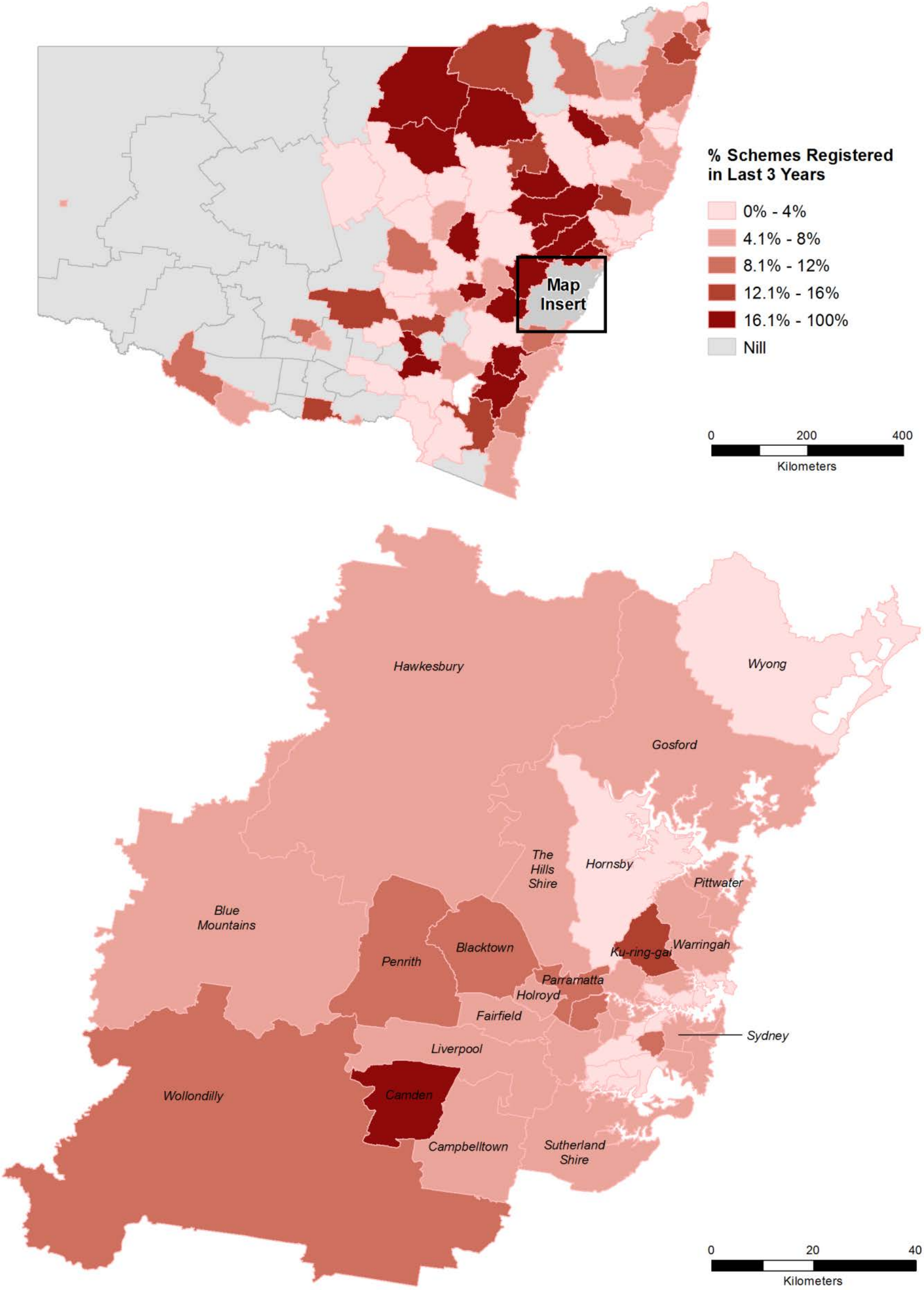


Table 1: Summary table of strata data for residential and mixed use schemes in Greater Sydney by LGA, December 2013

LGA	Total schemes	Total lots	Mean lots per scheme	Median lots per scheme	% owner occupied	% investor owned	% 101+ lot schemes	% schemes reg'd pre-1980	% schemes reg'd last 3 yrs
Ashfield	587	7,590	13	10	45.0%	55.0%	0.3%	52.6%	2.0%
Auburn	769	12,932	17	8	44.0%	56.0%	2.9%	22.1%	8.5%
Bankstown	1,222	10,377	8	5	61.3%	38.7%	0.0%	8.8%	6.0%
Blacktown	998	10,477	10	7	57.0%	43.0%	0.1%	0.5%	8.1%
Blue Mountains	173	1,003	6	4	43.5%	56.5%	0.0%	8.7%	6.9%
Botany Bay	478	7,869	16	9	39.8%	60.2%	1.9%	58.8%	4.4%
Burwood	282	5,491	19	13	37.4%	62.6%	2.1%	31.6%	6.7%
Camden	139	811	6	2	40.7%	59.3%	0.0%		17.3%
Campbelltown	837	6,723	8	4	44.7%	55.3%	0.2%	9.8%	6.6%
Canada Bay	912	18,435	20	9	48.2%	51.8%	3.2%	33.0%	7.6%
Canterbury	1,858	18,085	10	8	49.2%	50.8%	0.1%	42.4%	3.4%
Fairfield	866	10,361	12	9	48.3%	51.7%	0.6%	30.0%	4.4%
Gosford	2,516	11,790	5	3	43.2%	56.8%	0.1%	5.3%	4.2%
Hawkesbury	588	2,165	4	2	52.7%	47.3%	0.0%	1.5%	5.3%
Holroyd	940	10,366	11	9	40.5%	59.5%	0.0%	8.6%	6.1%
Hornsby	1,160	13,147	11	4	51.5%	48.5%	1.5%	16.3%	1.6%
Hunters Hill	166	1,727	10	5	52.4%	47.6%	0.6%	31.9%	6.0%
Hurstville	1,102	9,880	9	7	63.2%	36.8%	0.1%	28.4%	4.0%
Kogarah	946	9,083	10	8	55.6%	44.4%	0.2%	38.5%	3.8%
Ku-ring-gai	522	9,571	18	10	60.1%	39.9%	1.3%	28.5%	14.4%
Lane Cove	405	7,511	19	12	45.4%	54.6%	1.0%	52.8%	3.5%
Leichhardt	543	6,373	12	6	41.2%	58.8%	1.3%	16.8%	3.3%
Liverpool	803	9,240	12	6	43.8%	56.2%	0.7%	14.3%	5.9%
Manly	1,246	10,982	9	5	41.6%	58.4%	0.5%	46.9%	3.2%
Marrickville	773	11,069	14	10	55.0%	45.0%	0.6%	29.1%	8.3%
Mosman	786	8,196	10	6	43.7%	56.3%	0.4%	43.4%	2.9%
North Sydney	2,315	30,219	13	7	38.1%	61.9%	0.9%	39.7%	3.3%
Parramatta	1,834	27,814	15	9	38.7%	61.3%	1.1%	13.8%	9.0%
Penrith	1,387	9,221	7	3	52.9%	47.1%	0.1%	5.6%	10.3%
Pittwater	344	4,114	12	8	66.8%	33.2%	0.6%	35.8%	6.7%
Randwick	2,534	28,436	11	7	42.2%	57.8%	0.6%	42.5%	4.4%
Rockdale	1,498	20,964	14	9	52.5%	47.5%	1.1%	57.1%	2.7%
Ryde	1,420	18,522	13	8	52.4%	47.6%	0.9%	30.8%	6.0%
Strathfield	315	6,773	22	12	43.2%	56.8%	2.2%	29.2%	5.7%
Sutherland	2,903	26,783	9	5	63.3%	36.7%	0.2%	15.6%	6.1%
Sydney	1,651	68,189	41	18	35.0%	65.0%	11.4%	15.9%	6.2%
The Hills Shire	666	9,572	14	7	49.3%	50.7%	2.1%	0.8%	7.2%
Warringah	1,624	20,320	13	10	56.3%	43.7%	0.5%	46.2%	4.4%
Waverley	1,670	20,168	12	8	39.6%	60.4%	0.6%	47.7%	4.8%
Willoughby	620	13,300	21	12	43.4%	56.6%	3.4%	30.8%	4.5%
Wollondilly	84	622	7	4	53.5%	46.5%	1.2%	1.2%	9.5%
Woollahra	1,332	13,742	10	6	45.1%	54.9%	0.5%	44.0%	4.4%
Wyong	1,176	6,382	5	3	39.8%	60.2%	0.2%	9.9%	3.4%
Greater Sydney	44,990	556,395	12	7	46.4%	53.6%	1.1%	27.3%	5.3%
Balance of NSW	23,408	118,390	5	3	39.2%	60.8%	0.1%	7.1%	7.2%
NSW	68,398	674,785	10	5	45.1%	54.9%	0.8%	20.4%	5.9%

Table 2: Summary table of strata data for residential and mixed use schemes in remainder of NSW by LGA, December 2013

LGA	Total schemes	Total lots	Mean lots per scheme	Median lots per scheme	% owner occupied	% investor owned	% 101+ lot schemes	% schemes reg'd pre-1980	% schemes reg'd last 3 yrs
Albury	932	3,299	4	2	31.6%	68.4%	0.1%	8.2%	6.9%
Armidale Dumaresq	216	836	4	2	24.8%	75.2%		4.6%	10.6%
Ballina	1,237	4,517	4	2	39.1%	60.9%		5.0%	6.0%
Bathurst Regional	159	1,125	7	6	33.7%	66.3%		5.7%	6.3%
Bega Valley	492	2,462	5	4	25.3%	74.7%		2.8%	4.9%
Bellingen	38	193	5	4	39.9%	60.1%		28.9%	2.6%
Bland	7	30	4	3	46.7%	53.3%			14.3%
Blayney	9	32	4	2	15.6%	84.4%		11.1%	22.2%
Bogan	5	16	3	3	6.3%	93.8%			
Broken Hill	20	67	3	3	17.9%	82.1%		5.0%	5.0%
Byron	466	1,950	4	2	30.2%	69.8%		2.4%	12.7%
Cabonne	1	5	5	5	40.0%	60.0%			
Cessnock	242	956	4	2	28.1%	71.9%			33.5%
Clarence Valley	459	1,675	4	2	40.2%	59.8%		3.7%	8.9%
Coffs Harbour	1,248	6,140	5	3	42.1%	57.9%	0.2%	6.2%	5.2%
Cooma-Monaro	14	68	5	4	27.9%	72.1%			14.3%
Coonamble	1	7	7	7	0.0%	100.0%			100.0%
Cootamundra	24	97	4	3	40.2%	59.8%			29.2%
Corowa Shire	189	711	4	2	40.9%	59.1%		4.2%	13.8%
Cowra	43	149	3	3	25.5%	74.5%		7.0%	7.0%
Deniliquin	39	149	4	3	45.0%	55.0%		10.3%	
Dubbo	139	747	5	4	28.2%	71.8%		6.5%	5.0%
Dungog	2	6	3	3	16.7%	83.3%			
Eurobodalla	503	2,723	5	3	32.9%	67.1%		2.8%	8.7%
Forbes	15	63	4	4	23.8%	76.2%		6.7%	
Gilgandra	1	4	4	4	0.0%	100.0%			
Glen Innes Severn	18	66	4	4	31.8%	68.2%			5.6%
Gloucester	8	33	4	4	18.2%	81.8%			12.5%
Goulburn Mulwaree	76	560	7	4	31.4%	68.6%		6.6%	23.7%
Great Lakes	1,071	4,528	4	2	31.8%	68.2%		6.5%	2.8%
Greater Taree	438	1,649	4	2	34.9%	65.1%		3.0%	8.0%
Griffith	117	459	4	3	29.2%	70.8%			9.4%
Gundagai	5	27	5	4	25.9%	74.1%			40.0%
Gunnedah	55	198	4	2	26.8%	73.2%		5.5%	12.7%
Guyra	4	11	3	3	18.2%	81.8%			
Inverell	27	125	5	4	26.4%	73.6%		14.8%	11.1%
Kempsey	187	766	4	2	35.6%	64.4%		2.7%	4.8%
Kiama	239	1,370	6	3	32.7%	67.3%		8.4%	5.9%
Kyogle	15	55	4	3	25.5%	74.5%			6.7%
Lake Macquarie	1,044	4,633	4	3	63.0%	37.0%		1.7%	5.1%
Leeton	75	275	4	3	36.7%	63.3%		4.0%	6.7%
Lismore	430	1,329	3	2	52.2%	47.8%		7.2%	8.4%
Lithgow	22	103	5	2	50.5%	49.5%			22.7%
Liverpool Plains	6	25	4	4	4.0%	96.0%			33.3%
Maitland	517	2,091	4	3	39.2%	60.8%		1.2%	15.9%
Mid-Western Regional	74	334	5	4	41.3%	58.7%		1.4%	2.7%

LGA	Total schemes	Total lots	Mean lots per scheme	Median lots per scheme	% owner occupied	% investor owned	% 101+ lot schemes	% schemes reg'd pre-1980	% schemes reg'd last 3 yrs
Moree Plains	41	194	5	4	20.6%	79.4%		7.3%	12.2%
Murray	118	541	5	2	34.0%	66.0%		3.4%	7.6%
Muswellbrook	94	383	4	2	17.8%	82.2%			36.2%
Nambucca	124	633	5	4	28.4%	71.6%		7.3%	3.2%
Narrabri	18	89	5	4	16.9%	83.1%			16.7%
Narromine	6	27	5	3	88.9%	11.1%			
Newcastle	1,726	11,586	7	4	37.6%	62.4%	0.2%	11.4%	9.1%
Oberon	15	64	4	2	18.8%	81.3%			20.0%
Orange	192	1,350	7	5	23.4%	76.6%		10.9%	8.9%
Palerang	10	53	5	5	49.1%	50.9%			30.0%
Parkes	29	103	4	3	36.9%	63.1%			10.3%
Port Macquarie-Hastings	1,129	6,311	6	3	36.0%	64.0%		8.8%	4.7%
Port Stephens	980	4,657	5	2	21.2%	78.8%	0.1%	10.6%	2.9%
Queanbeyan	573	4,971	9	6	39.2%	60.8%		12.9%	10.3%
Richmond Valley	229	790	3	3	40.1%	59.9%		2.6%	13.5%
Shellharbour	797	2,875	4	2	50.0%	50.0%		3.4%	9.9%
Shoalhaven	375	2,077	6	4	36.1%	63.9%		6.7%	6.7%
Singleton	172	639	4	2	19.4%	80.6%		2.9%	18.0%
Snowy River	190	1,086	6	4	26.2%	73.8%		2.6%	3.2%
Tamworth Regional	285	1,163	4	3	39.0%	61.0%		8.8%	3.5%
Temora	18	61	3	3	37.7%	62.3%		5.6%	
Tumbarumba	2	5	3	3	80.0%	20.0%			
Tumut Shire	33	161	5	4	36.0%	64.0%		6.1%	3.0%
Tweed	2,206	11,875	5	2	49.5%	50.5%	0.5%	8.0%	3.1%
Upper Hunter Shire	32	159	5	3	46.5%	53.5%			34.4%
Upper Lachlan Shire	1	3	3	3	33.3%	66.7%			
Uralla	5	15	3	3	80.0%	20.0%			20.0%
Wagga Wagga	494	2,097	4	3	38.7%	61.3%		4.3%	3.8%
Wakool	18	91	5	3	25.3%	74.7%			11.1%
Walcha	2	18	9	9	11.1%	88.9%		50.0%	
Walgett	2	10	5	5	0.0%	100.0%			50.0%
Warren	3	17	6	6	29.4%	70.6%		66.7%	
Warrumbungle Shire	2	9	5	5	44.4%	55.6%			
Weddin	6	25	4	4	56.0%	44.0%			
Wellington	4	17	4	5	41.2%	58.8%			25.0%
Wingecarribee	197	1,557	8	6	53.6%	46.4%		2.0%	8.1%
Wollongong	2,274	15,659	7	4	44.6%	55.4%	0.2%	14.8%	5.8%
Yass Valley	22	114	5	4	27.2%	72.8%		13.6%	4.5%
Young	55	241	4	4	24.1%	75.9%		9.1%	14.5%