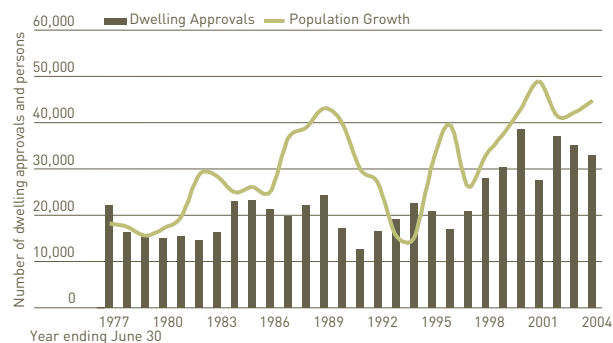


# Future housing

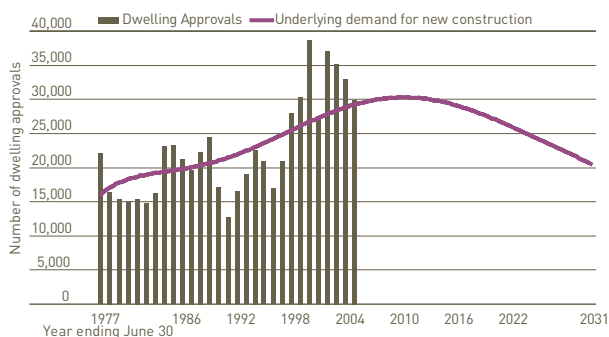
## Dwelling projections

Population growth and household formation generate an emerging demand for housing. Building activity however, is on a year by year basis more determined by business cycles, interest rates and government incentives. Therefore population growth and building activity are not closely related in the short term.

### 1 Population growth and building approvals 1977-2004



### 2 Long term underlying demand (new households) and building approvals projected to 2031



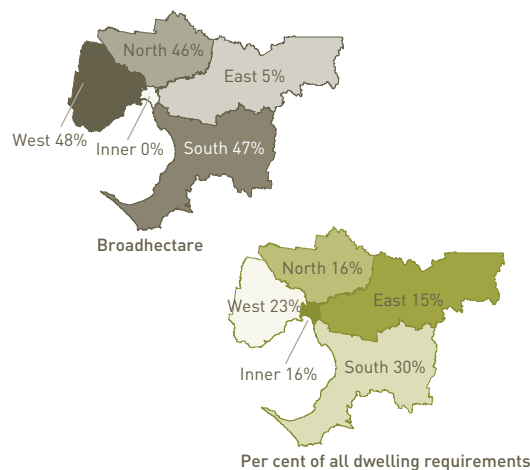
## Future housing

The Victorian Government's Urban Development Program (UDP) monitors supply, demand and adequacy of residential and industrial land across metropolitan Melbourne. The UDP helped inform the Urban Growth Boundary, introduced by the Victorian Government's Melbourne 2030 policy framework to limit urban sprawl. Melbourne 2030 aims to reduce the proportion of new dwellings going to broadhectare sites to 34%, and increase the take-up of new housing in existing areas to 55%.

The key differences between projected additional dwelling numbers based on trends to date and the policy target are a 16% reduction in the number of broadhectare dwellings, and a 10% increase in the number of new dwellings going into established urban areas – with 61% of these additional dwellings in strategic redevelopment sites.\*

### 3 Projected additional dwelling distribution through Melbourne 2030 policy

Melbourne 2030 regions, 2006-2020



### 4 Distribution of projected additional dwelling requirements: projection and policy

Melbourne 2030 regions, 2006-2020

