Granny flats

Where are the greatest opportunities for development?

October 2023

About

Archistar

Founded by Dr. Benjamin Coorey, a global expert in 3D generative design, Archistar is the world's leading digital platform for the property industry. The platform combines architectural design with artificial intelligence to inform decision-making in property and is used by agents, developers, architects, government planners and homeowners nationwide and internationally in Canada and USA.

CoreLogic

CoreLogic is the largest independent provider of property information, analytics and property-related risk management services in Australia and New Zealand.

BLACKFORT

Blackfort is a revolutionary real estate lender, that focusses on the longtail funding needs of the commercial real estate debt market – AU$750,000 to AU$20 million. The company uses proprietary AI-led decision making to rapidly assess sites for their development potential enabling confident and rapid decision making for funders and developers alike.

▶ The Living+ solution, powered by Blackfort, provides homeowners with financing and construction options to build and operate a granny flat.

Contents

Introduction

Australia, like other countries such as Canada and the USA, is facing a housing crisis, both in terms of supply and affordability affecting many Australians including critical community workers such as teachers, police and nurses unable to live in areas where their services are needed.

Housing shortages have been compounded by a range of factors, including the growth of single occupant households and a rise in migration to record levels alongside financial, trade skills and logistics challenges across the construction sector.

Rents are higher than ever, adding to cost of living pressures making it challenging to find a clear end in sight as demand continues to outrun supply. Concerningly, analysis from the National Housing Finance and Investment Corporation (NHFIC) forecasts a supply shortfall of 106,300 homes in the next five years as the federal government sets a target of 1.2 million well-placed homes over this period.

There is clearly political recognition of the issues at federal and state levels, with an increasing stream of policy and incentive solutions being announced which have not yet been effective and may only have an impact over the medium to long term. There needs to be more

focus on addressing short term issues with pragmatic and immediate solutions engaging government and industry, leveraging construction innovation, well-placed real estate and frictionless finance.

One immediate opportunity for the private sector is demonstrated with this report. Blackfort and Archistar have collaborated to create the Living+ solution, which brings together industry knowledge, funding and technology to leverage existing well-placed land to increase supply by creating additional smaller dwellings, commonly known as granny flats, or more appropriately called secondary dwelling units.

> **?**
>
> ## What is a granny flat?
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> For the purposes of this report we have assumed a granny flat to be a self-contained two-bedroom / one-bathroom dwelling of at least 60 square metres internally.

CoreLogic

Challenges

Rental unaffordability

The past few years has seen rental vacancy rates plummet to record lows, pushing rents higher at the fastest pace on record. With rent prices rising faster than household incomes across most cities, renting is increasingly unaffordable for lower income and vulnerable Australians.

Lack of rental supply

State governments have made efforts to improve the rental crisis, such as the ACT government capping rental increases to inflation plus 10%, Victorian legislation to remove no-grounds evictions and Queensland's legislation to limit rent raises to once per year. While these changes have been impactful to existing renters, they do not address the lack of rental supply and affordability.

Proposed solutions are constrained by time, regulations and industry shortages

Proposed solutions, such as incentivising build-to-rent developments and allocating greater funding for social and community housing will support more supply in the long run, but have long-lead times, can require regulatory and zoning changes, and are dependent on materials and trade. The constraint to these solutions, mean that there is a need for a quick response to supply issues so that renters can find homes sooner.

An immediate solution

While state and federal government consider initiatives to improve housing outcomes, a tangible, short-term solution is required.

One solution sits right under the nose of many landowners, being smaller homes or granny flats.

These can be premanufactured and installed on attractively located, pre-identified sites at a low cost to homeowners or government and all within existing town planning guidelines.

CoreLogic

Australia's housing sector

Australia's housing sector is forecast to be undersupplied by more than 100,000 dwellings over the next five years

Analysis from the National Housing Finance and Investment Corporation (NHFIC) forecasts a housing supply shortfall of 106,300 homes over the next five years.

Across capital cities, the shortage is forecast to be most pronounced in Melbourne, at -23,800, while Sydney is expected to be undersupplied to the tune of -12,100 dwellings and Brisbane by -7,000 dwellings. NHFIC expects the undersupply will be most concentrated across the medium to high density sector, with a shortfall of 62,300 over the five years to 2027.

The persistent mismatch between new housing supply and household formation is likely to place upwards pressure on housing costs and create limited options for large parts of the rental market.

With the number of detached house approvals tracking 17% below the ten-year average in July and unit approvals 40% below the decade average, the number of newly built dwellings could be even lower than forecast over the short to medium term.

Given the difficulties governments have in addressing the housing crisis, and the pressing need to address shortfall, there is an opportunity for the private sector to step up to the plate.

Forecast housing supply shortfall over the next five years

Sydney	Melbourne	Brisbane
-12,100	-23,800	-7,000
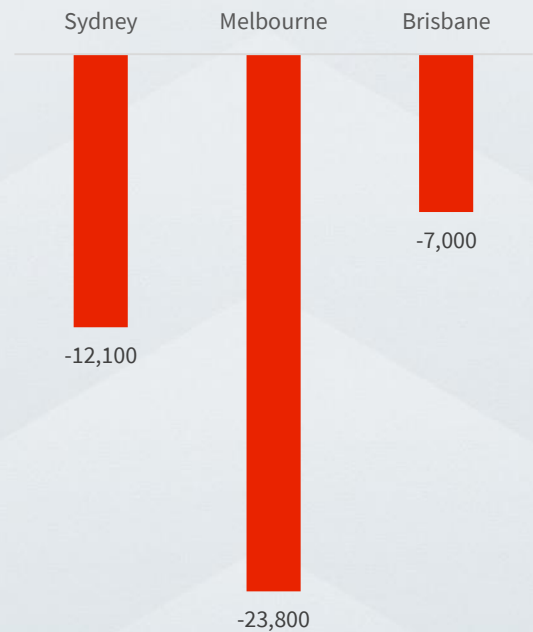
Source: CoreLogic, NHFIC

The greatest opportunities for development

More than 655,000 residential properties suitable for a granny flat have been identified across Australia's three largest capitals

Based on the analysis from Archistar, Blackfort and CoreLogic, granny flats have the ability to quickly and affordably address some of the current housing crisis.

Across Australia's three largest capital cities there is the capacity to introduce 655,792 self-contained two-bedroom units as an addition to existing dwellings, providing an immediate opportunity to address the severe shortage of housing in these cities.

Of these sites, more than a third (36%) are within 2km of a train or light rail station and 17% have a hospital within the suburb boundary, demonstrating a combination of accessibility and a solid example of the opportunity to fast-track housing options for essential workers in the health care sector.

For homeowners, the addition of a second self-contained dwelling provides an opportunity to provide rental housing or additional accommodation for family members, while at the same time, increasing the value of their property and potentially attaining additional rental income.

For policy makers and government, the national housing market is forecast to be undersupplied to the tune of 106,300 dwellings over the next five years. Granny flats present an immediate and cost-effective opportunity to deliver much needed housing supply within existing town planning guidelines. Given recent announcement by the Victorian government on relaxing town planning rules and approvals, the potential of granny flats/secondary dwelling units to relieve supply pressure, increases even more.

The analysis is based on an assessment of planning controls and a spatial analysis of existing properties which identifies individual lots suitable for the construction of a granny flat based on the lot area and position of the existing home on the site. The results highlight significant untapped development potential for secondary dwellings across Sydney, Melbourne and Brisbane.

Sydney is home to the most granny flat development opportunities, with 242,081 existing residential dwellings fitting the zoning, land area and existing home position requirements to build a granny flat. Melbourne has the second largest number of sites available, at 229,051 while Brisbane has 184,660 sites available.

Blackfort's assessment of **manufacturing capability** has established that over 100,000 high quality, pre-fabricated granny flats could be provided over the next five years.
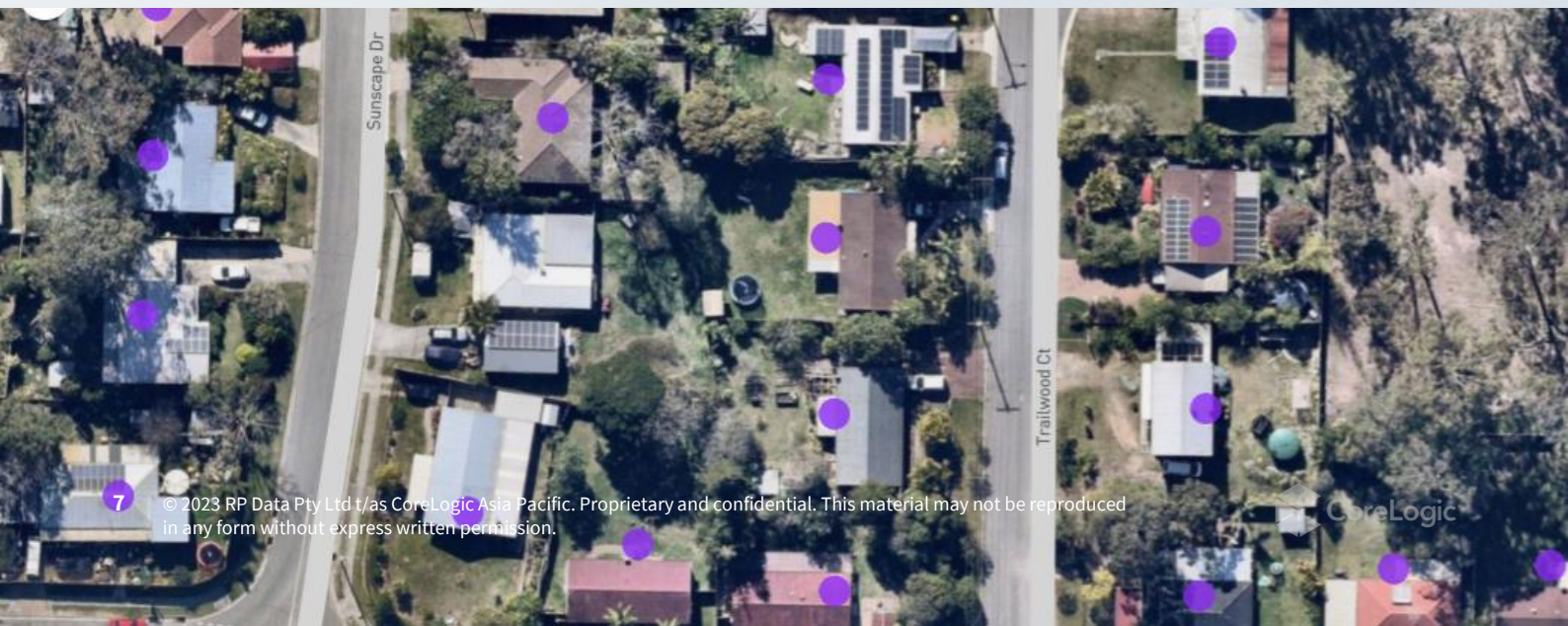
Sydney

Archistar, Blackfort and CoreLogic have identified 242,081 properties across the Sydney metro area that are suitable for developing a granny flat, representing 17.6% of all properties across the metro region.

242,081
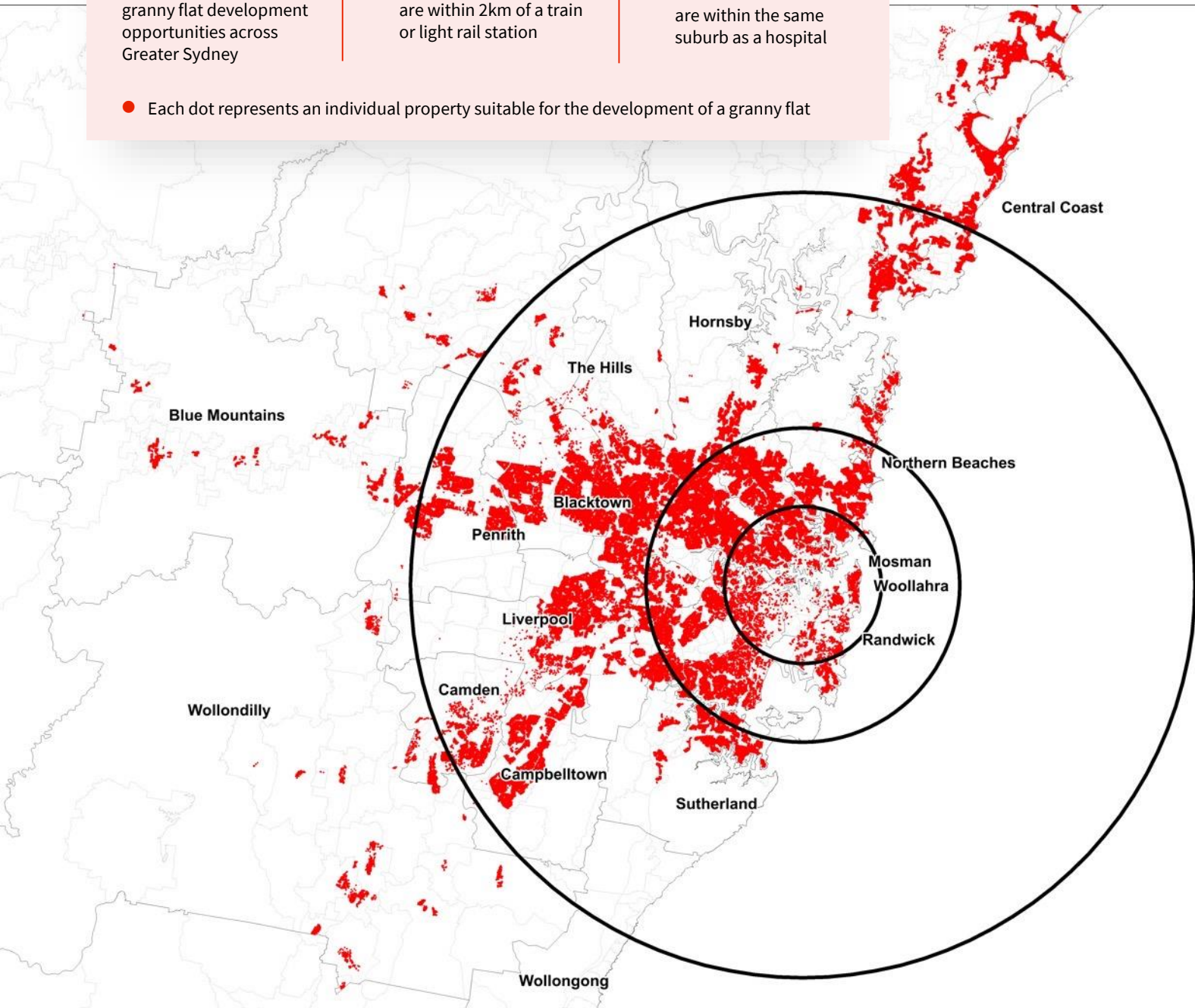granny flat development opportunities across Greater Sydney

34.3%
are within 2km of a train or light rail station

18.5%
are within the same suburb as a hospital

● Each dot represents an individual property suitable for the development of a granny flat

CoreLogic

Forecast supply-household formation balance, Sydney

Chart showing forecast supply-household formation balance for Sydney by year:
- 2023: 7,600
- 2024: 400
- 2025: -8,100
- 2026: -7,800
- 2027: -4,200
- 2028: -3,500
- 2029: -1,300
- 2030: -700
- 2031: -1,500
- 2032: -1,300
- 2033: -1,300

Source: CoreLogic, NHFIC

Household formation is forecast to outpace new housing supply across Sydney from 2025, with the most significant undersupply expected through 2025 and 2026 at -15,900.

Housing demand is forecast to ease from 30,900 per annum in 2025 to around 28,800 per annum by 2030, while new dwelling supply is expected to rise from 22,800 per annum in 2025 to 28,100 per annum in 2030, however residential construction activity is set to remain insufficient relative to demand across the entire forecast period out to 2033.

Number of potential granny flat development sites by council region, Sydney

Chart showing number of potential granny flat development sites by council region:
- Central Coast: 41,569
- Northern Beaches: 19,884
- Hornsby: 18,344
- Blacktown: 17,909
- Ku-Ring-Gai: 14,617
- The Hills: 14,603
- Parramatta: 13,890
- Campbelltown: 12,254
- Penrith: 10,689
- Canterbury-…: 8,497
- Sutherland: 8,002
- Ryde: 7,706
- Fairfield: 7,392
- Georges River: 6,578
- Liverpool: 4,809
- Cumberland: 4,797
- Camden: 4,388
- Blue Mountains: 3,577
- Willoughby: 3,359
- Lane Cove: 2,662
- Hawkesbury: 2,437
- Wollondilly: 2,369
- Randwick: 1,933
- Bayside: 1,709
- Strathfield: 1,460
- Woollahra: 1,394
- Canada Bay: 1,156
- Inner West: 1,119
- Hunters Hill: 1,047
- Others: 1,935

Source: CoreLogic, Archistar

Across the council areas of Sydney, the Central Coast provides the most granny flat development opportunities, with 41,569 sites, or 17.2% of all potential sites across the Greater Sydney area. The Northern Beaches (19,884 / 8.2%), Hornsby (18,344 / 7.6%), Blacktown (17,909 / 7.4%) and Ku-Ring-Gai (14,617 / 6.0%) rounding out the top five.

CoreLogic

SYDNEY – Top 50 suburbs with the most granny flat development sites

Suburb name	SA3 Name	Number of properties suitable for a granny flat	As a % of all sites	Average land area (sqm)	Same suburb as a hospital	% within 2km of a train station	Distance to GPO (km)
Baulkham Hills	Baulkham Hills	4,673	43.3%	793	Yes	16.7%	24.3
Castle Hill (NSW)	Baulkham Hills	4,423	39.8%	856	Yes	65.8%	24.3
Cherrybrook	Baulkham Hills	3,421	61.8%	810	No	43.1%	21.5
Carlingford	Carlingford	2,910	46.0%	822	No	67.0%	17.7
West Pennant Hills	Baulkham Hills	2,698	49.3%	980	No	43.4%	20.4
Frenchs Forest	Warringah	2,469	52.8%	753	Yes	-	12.4
St Ives (NSW)	Ku-ring-gai	2,333	47.6%	1,032	No	1.8%	15.6
Epping (NSW)	Pennant Hills - Epping	2,054	36.0%	825	Yes	88.6%	15.5
Wahroonga	Ku-ring-gai	2,029	38.0%	1,130	Yes	81.4%	17.5
Blacktown	Blacktown	1,954	14.6%	667	Yes	47.5%	29.5
Pymble	Ku-ring-gai	1,856	52.6%	1,091	No	98.4%	14.4
Wyoming	Gosford	1,851	54.7%	727	No	51.2%	52.8
Bateau Bay	Wyong	1,844	42.1%	819	No	-	58.5
Terrigal	Gosford	1,791	43.5%	757	No	-	50.7
Turramurra	Ku-ring-gai	1,777	48.4%	1,069	No	78.0%	15.9
Winston Hills	Parramatta	1,732	42.7%	663	No	1.2%	22.9
Quakers Hill	Blacktown - North	1,725	21.4%	631	No	80.3%	32.8
Kellyville	Baulkham Hills	1,692	11.9%	778	Yes	25.2%	29.6
Umina Beach	Gosford	1,660	26.0%	720	No	-	39.4
St Clair (Penrith - NSW)	St Marys	1,620	24.9%	681	No	-	39.3
Beecroft	Pennant Hills - Epping	1,611	50.0%	1,008	No	86.5%	17.9
Seven Hills (NSW)	Blacktown	1,523	22.0%	633	No	66.1%	26.1
Greystanes	Merrylands - Guildford	1,508	19.1%	618	No	6.7%	25.1
Ryde	Ryde - Hunters Hill	1,488	25.4%	702	Yes	5.2%	10.4
Narara	Gosford	1,467	46.7%	781	No	94.3%	53.3
Hornsby	Hornsby	1,408	34.1%	950	Yes	100.0%	20.8
Eastwood (NSW)	Ryde - Hunters Hill	1,369	28.2%	774	Yes	88.1%	13.9
Belrose	Warringah	1,336	45.8%	745	No	-	15.6
North Rocks	Parramatta	1,333	48.0%	788	No	0.8%	20.1
Kings Langley	Blacktown	1,327	41.8%	717	No	1.4%	27.9
Forestville (NSW)	Warringah	1,259	47.7%	794	No	-	11.2
Cranebrook	Penrith	1,245	22.9%	732	No	-	49.1
Berkeley Vale	Wyong	1,240	36.4%	656	No	-	61.6
Killara (NSW)	Ku-ring-gai	1,216	47.1%	1,052	No	86.8%	11.3
Bradbury (NSW)	Campbelltown (NSW)	1,207	36.9%	643	No	12.1%	43.5
Strathfield (NSW)	Strathfield - Burwood - Ashfield	1,198	22.1%	790	Yes	67.8%	11.7
Glenmore Park	Penrith	1,155	14.6%	748	No	-	49.2
Thornleigh	Hornsby	1,153	44.2%	845	No	93.6%	19.4
Roseville	Ku-ring-gai	1,133	36.6%	895	No	97.1%	9.1
Gorokan	Wyong	1,124	34.0%	635	No	-	73.1
Mount Colah	Hornsby	1,120	45.4%	893	No	78.0%	22.5
Hornsby Heights	Hornsby	1,101	49.7%	923	No	37.5%	25.0
Avoca Beach	Gosford	1,097	55.2%	924	No	-	48.5
Doonside	Blacktown	1,096	25.8%	636	No	74.2%	33.0
Beacon Hill	Warringah	1,094	44.9%	698	No	-	13.1
Killarney Vale	Wyong	1,061	37.0%	634	Yes	-	60.0
Green Point (Central Coast - NSW)	Gosford	1,060	45.6%	741	No	-	48.3
South Penrith	Penrith	1,044	24.7%	668	No	11.1%	47.9
North Ryde	Ryde - Hunters Hill	1,031	27.8%	640	Yes	67.5%	9.9
Allambie Heights	Warringah	1,015	47.2%	701	No	-	11.0

Source: CoreLogic, Archistar Housing stats as at August 2023

CoreLogic

SYDNEY – Top 50 suburbs – Houses vs Units

Suburb name	SA3 Name	House stats			Unit stats		
		Median rent	Vacancy rate	Median value	Median unit rent	Vacancy rate units	Median unit value
Baulkham Hills	Baulkham Hills	$866	1.9%	$1,798,305	$681	1.7%	$934,525
Castle Hill (NSW)	Baulkham Hills	$969	1.3%	$2,281,325	$718	2.0%	$995,205
Cherrybrook	Baulkham Hills	$1,010	1.6%	$2,214,084	$753	1.7%	$1,250,708
Carlingford	Carlingford	$873	2.5%	$2,022,514	$665	1.5%	$707,077
West Pennant Hills	Baulkham Hills	$1,051	2.2%	$2,459,321	$739	2.4%	$1,334,893
Frenchs Forest	Warringah	$1,214	2.4%	$2,136,458	$885	1.4%	-
St Ives (NSW)	Ku-ring-gai	$1,416	2.2%	$2,881,309	$800	2.3%	$1,059,001
Epping (NSW)	Pennant Hills - Epping	$1,013	1.4%	$2,325,865	$715	1.8%	$787,377
Wahroonga	Ku-ring-gai	$1,252	2.1%	$2,747,967	$739	2.3%	$1,033,957
Blacktown	Blacktown	$596	1.0%	$918,866	$512	0.6%	$499,803
Pymble	Ku-ring-gai	$1,427	3.5%	$3,229,276	$779	2.3%	$1,073,222
Wyoming	Gosford	$621	0.9%	$773,690	$504	2.5%	$494,149
Bateau Bay	Wyong	$653	0.9%	$983,096	$501	1.6%	$681,301
Terrigal	Gosford	$824	2.0%	$1,453,357	$700	2.8%	$1,233,015
Turramurra	Ku-ring-gai	$1,330	2.1%	$2,932,761	$728	2.0%	$955,042
Winston Hills	Parramatta	$773	1.2%	$1,472,702	$512	0.0%	-
Quakers Hill	Blacktown - North	$673	0.9%	$1,080,252	$616	0.8%	$746,124
Kellyville	Baulkham Hills	$907	1.4%	$1,776,853	$671	0.9%	$771,526
Umina Beach	Gosford	$629	2.5%	$1,013,459	$557	1.4%	$799,536
St Clair (Penrith - NSW)	St Marys	$587	0.7%	$919,298	$520	4.8%	-
Beecroft	Pennant Hills - Epping	$1,033	1.4%	$2,346,743	$686	2.8%	$1,030,834
Seven Hills (NSW)	Blacktown	$604	0.8%	$994,253	$575	1.5%	$656,988
Greystanes	Merrylands - Guildford	$724	0.8%	$1,193,318	$582	2.1%	-
Ryde	Ryde - Hunters Hill	$985	1.9%	$2,231,431	$659	2.4%	$736,649
Narara	Gosford	$656	1.4%	$818,773	$521	0.9%	$592,115
Hornsby	Hornsby	$838	1.4%	$1,679,101	$592	1.2%	$686,346
Eastwood (NSW)	Ryde - Hunters Hill	$977	2.0%	$2,420,726	$622	1.7%	$821,913
Belrose	Warringah	$1,314	1.5%	$2,207,897	$728	0.0%	$795,386
North Rocks	Parramatta	$845	2.6%	$1,848,548	$674	2.2%	$642,050
Kings Langley	Blacktown	$668	1.7%	$1,305,260	$550	2.8%	-
Forestville (NSW)	Warringah	$1,167	2.8%	$2,257,392	$764	0.0%	-
Cranebrook	Penrith	$602	0.6%	$867,535	$458	0.0%	$647,842
Berkeley Vale	Wyong	$629	2.0%	$820,198	$423	2.7%	$405,309
Killara (NSW)	Ku-ring-gai	$1,433	3.4%	$3,694,834	$790	2.1%	$1,114,208
Bradbury (NSW)	Campbelltown (NSW)	$547	0.6%	$770,574	$463	0.7%	$476,183
Strathfield (NSW)	Strathfield - Burwood - Ashfield	$1,076	0.9%	$3,562,427	$715	1.6%	$780,226
Glenmore Park	Penrith	$721	0.3%	$1,083,830	$504	1.7%	$728,672
Thornleigh	Hornsby	$861	3.4%	$1,801,376	$730	2.1%	$1,062,918
Roseville	Ku-ring-gai	$1,391	3.6%	$3,533,099	$754	1.9%	$968,387
Gorokan	Wyong	$538	1.9%	$662,728	$440	1.0%	$496,924
Mount Colah	Hornsby	$869	2.3%	$1,534,685	$623	3.6%	$683,941
Hornsby Heights	Hornsby	$835	2.9%	$1,572,425	$0	0.0%	-
Avoca Beach	Gosford	$802	2.2%	$1,566,204	$684	6.4%	$1,129,061
Doonside	Blacktown	$602	1.0%	$941,259	$587	1.6%	$673,213
Beacon Hill	Warringah	$1,132	1.4%	$2,078,191	$679	0.0%	-
Killarney Vale	Wyong	$611	1.9%	$829,332	$526	0.0%	-
Green Point (Central Coast - NSW)	Gosford	$751	1.5%	$1,126,709	$572	1.6%	-
South Penrith	Penrith	$599	1.0%	$860,589	$494	1.0%	-
North Ryde	Ryde - Hunters Hill	$982	2.9%	$2,243,800	$764	3.0%	$783,171
Allambie Heights	Warringah	$1,175	0.7%	$2,332,171	$735	1.4%	-

Source: CoreLogic, Archistar Housing stats as at August 2023

CoreLogic

Melbourne

Archistar, Blackfort and CoreLogic have identified 229,051 properties across the Melbourne metro area that are suitable for developing a granny flat, representing 13.2% of all properties across the metro region.

229,051
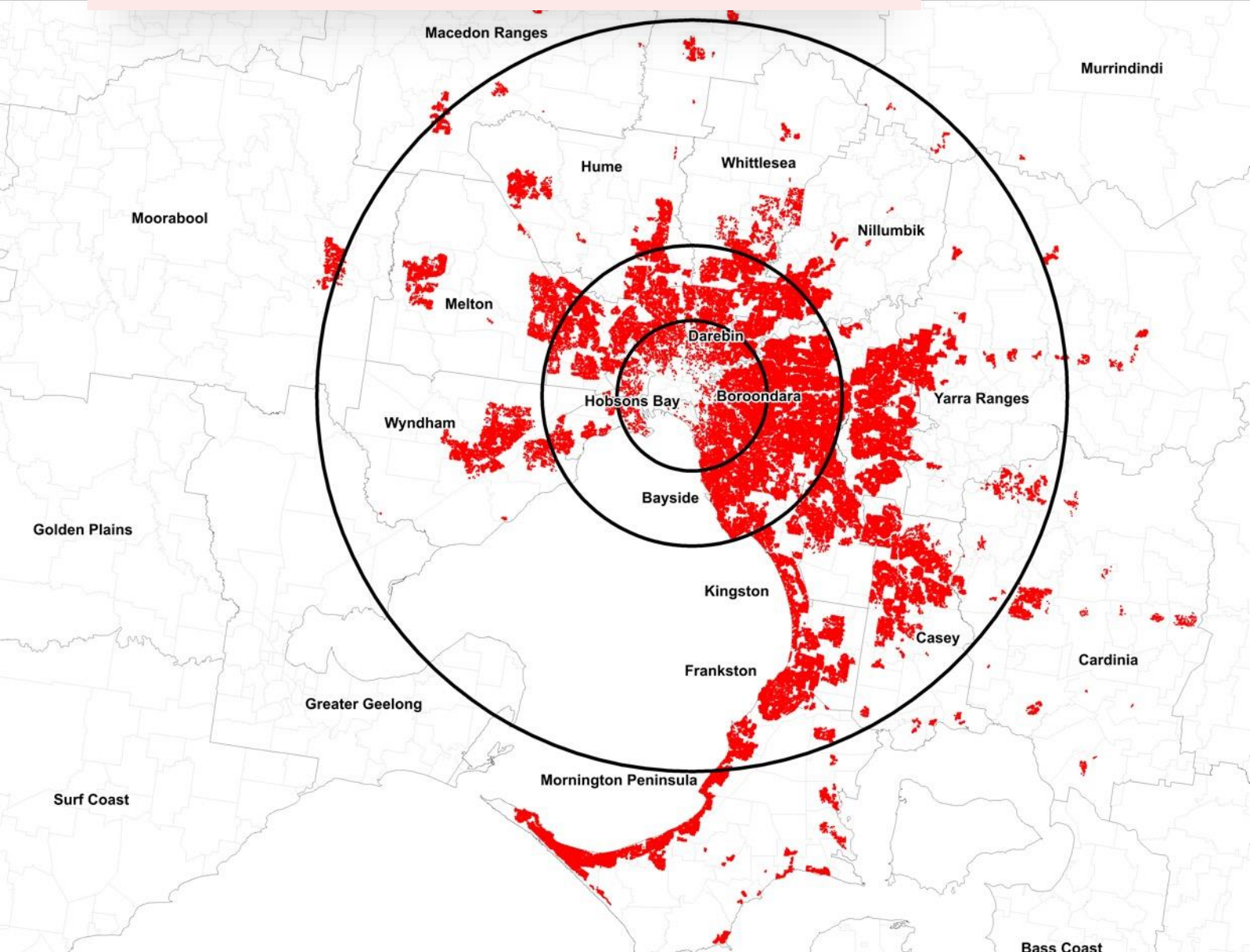granny flat development opportunities across Greater Sydney

43.5%
are within 2km of a train or light rail station

23.3%
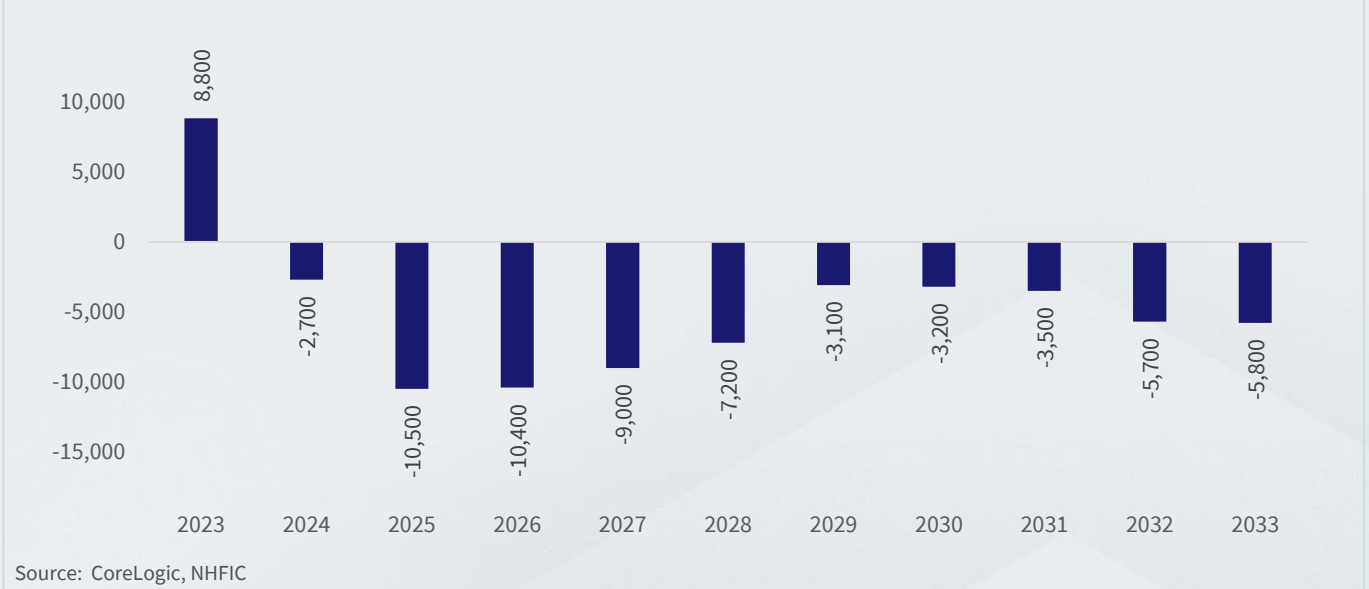are within the same suburb as a hospital

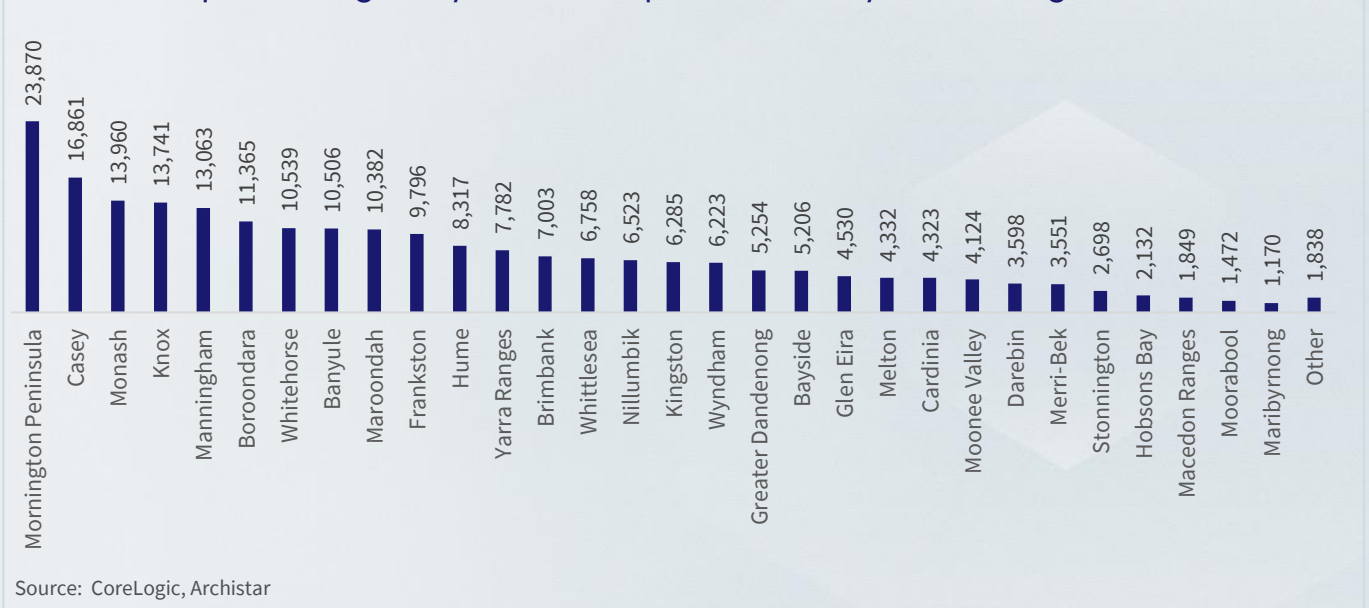● Each dot represents an individual property suitable for the development of a granny flat

Forecast supply-household formation balance, Melbourne

Chart data (year: value):
- 2023: 8,800
- 2024: -2,700
- 2025: -10,500
- 2026: -10,400
- 2027: -9,000
- 2028: -7,200
- 2029: -3,100
- 2030: -3,200
- 2031: -3,500
- 2032: -5,700
- 2033: -5,800

Source: CoreLogic, NHFIC

Melbourne is forecast to experience the most significant housing undersupply over the next five years, with a deficit of 23,800 dwellings between 2023 and 2027; almost double the shortfall of new dwellings forecast across Sydney over the same time frame (12,100).

Melbourne's undersupply is expected to be at its worst through 2025 and 2026, with new dwelling construction falling 20,900 short of demand, however household formation is expected to outpace new dwelling construction across the entire forecast period extending out to 2033.

Number of potential granny flat development sites by council region, Melbourne

Chart data (council region: value):
- Mornington Peninsula: 23,870
- Casey: 16,861
- Monash: 13,960
- Knox: 13,741
- Manningham: 13,063
- Boroondara: 11,365
- Whitehorse: 10,539
- Banyule: 10,506
- Maroondah: 10,382
- Frankston: 9,796
- Hume: 8,317
- Yarra Ranges: 7,782
- Brimbank: 7,003
- Whittlesea: 6,758
- Nillumbik: 6,523
- Kingston: 6,285
- Wyndham: 6,223
- Greater Dandenong: 5,254
- Bayside: 5,206
- Glen Eira: 4,530
- Melton: 4,332
- Cardinia: 4,323
- Moonee Valley: 4,124
- Darebin: 3,598
- Merri-Bek: 3,551
- Stonnington: 2,698
- Hobsons Bay: 2,132
- Macedon Ranges: 1,849
- Moorabool: 1,472
- Maribyrnong: 1,170
- Other: 1,838

Source: CoreLogic, Archistar

Across the council areas of Melbourne, the Mornington Peninsula has the most granny flat development opportunities, with 23,870 sites comprising 10.4% of all sites across Melbourne. Casey (16,861 / 7.4%), Monash (13,960 / 6.1%), Knox (13,741 / 6.0%) and Manningham (13,063 / 5.7%) round out the top five municipalities for the most granny flat development sites.

CoreLogic

MELBOURNE – Top 50 suburbs – Houses vs Units

Suburb name	SA3 Name	Number of properties suitable for a granny flat	As a % of all sites	Average land area (sqm)	Same suburb as a hospital	% within 2km of a train station	Distance to GPO (km)
Glen Waverley	Monash	4,009	27.4%	745	Yes	62.5%	18.7
Rye	Mornington Peninsula	3,705	38.6%	903	No	-	64.2
Rowville	Knox	3,674	30.3%	792	No	-	26.3
Berwick	Casey - North	3,604	18.3%	932	Yes	39.3%	41.0
Doncaster East	Manningham - West	3,397	34.9%	781	No	-	19.2
Frankston	Frankston	3,356	23.1%	664	Yes	63.3%	39.3
Mount Waverley	Monash	3,194	25.1%	764	Yes	84.6%	15.0
Wheelers Hill	Monash	2,944	41.2%	775	No	-	20.8
Mount Martha	Mornington Peninsula	2,802	33.2%	1,144	No	-	50.4
Endeavour Hills	Casey - North	2,760	31.8%	735	No	-	29.7
Balwyn North	Boroondara	2,617	32.8%	773	No	94.3%	10.5
Mount Eliza	Mornington Peninsula	2,486	35.2%	1,659	No	17.3%	42.6
Greensborough	Banyule	2,465	31.9%	776	No	56.6%	17.8
Sunbury	Sunbury	2,419	13.9%	899	No	27.0%	38.1
Eltham (Vic.)	Nillumbik - Kinglake	2,358	35.0%	979	No	56.9%	20.6
Templestowe	Manningham - West	2,351	40.1%	854	No	-	17.1
Doncaster	Manningham - West	2,265	29.2%	738	No	-	13.9
Mooroolbark	Yarra Ranges	2,265	28.6%	948	No	78.3%	31.4
Ferntree Gully	Knox	2,167	21.0%	816	No	36.8%	28.0
Narre Warren South	Casey - South	2,039	21.0%	800	No	7.4%	38.7
Templestowe Lower	Manningham - West	2,025	40.5%	740	Yes	-	13.9
Narre Warren	Casey - North	2,020	20.2%	686	No	26.5%	36.6
Mill Park	Whittlesea - Wallan	2,012	18.9%	703	No	62.1%	19.5
Frankston South	Frankston	1,995	29.9%	1,202	No	7.4%	41.6
Pakenham	Cardinia	1,860	8.9%	899	No	29.0%	52.9
Glen Iris (Vic.)	Boroondara	1,846	22.3%	750	No	100.0%	9.1
Werribee	Wyndham	1,844	8.5%	777	Yes	55.3%	30.2
Croydon (Vic.)	Maroondah	1,835	19.5%	1,005	No	70.7%	27.4
Blairgowrie	Mornington Peninsula	1,833	46.1%	882	No	-	63.4
Hoppers Crossing	Wyndham	1,815	12.7%	676	No	24.8%	24.4
Mornington (Vic.)	Mornington Peninsula	1,791	16.9%	833	Yes	70.1%	45.7
Boronia	Knox	1,762	21.5%	865	No	57.5%	27.6
Wantirna South	Knox	1,754	23.9%	815	No	-	22.6
Diamond Creek	Nillumbik - Kinglake	1,725	35.6%	1,008	No	79.3%	24.0
Reservoir (Vic.)	Darebin - North	1,687	8.8%	707	No	85.8%	12.7
Langwarrin	Frankston	1,590	19.0%	810	No	6.4%	41.7
Vermont South	Whitehorse - East	1,543	35.6%	749	No	91.6%	19.4
Camberwell (Vic.)	Boroondara	1,527	19.5%	767	Yes	100.0%	9.2
Dandenong North	Dandenong	1,524	19.6%	674	No	2.2%	25.8
Sorrento (Vic.)	Mornington Peninsula	1,496	42.2%	1,029	No	-	61.3
Wantirna	Knox	1,487	28.7%	750	Yes	-	22.3
Mulgrave (Vic.)	Monash	1,465	19.0%	766	Yes	0.1%	20.1
Rosebud	Mornington Peninsula	1,448	17.2%	876	Yes	-	61.1
Ringwood North	Maroondah	1,405	39.1%	857	No	15.4%	23.0
Dromana	Mornington Peninsula	1,391	28.2%	810	No	-	56.6
Ringwood (Vic.)	Maroondah	1,336	21.6%	814	Yes	50.2%	23.4
Bundoora (Vic.)	Banyule	1,312	13.4%	641	Yes	98.1%	15.6
Kew (Vic.)	Boroondara	1,293	16.3%	828	Yes	99.5%	5.7
St Albans (Vic.)	Brimbank	1,284	9.9%	666	Yes	83.1%	16.9
Bulleen	Manningham - West	1,282	28.1%	702	No	-	11.7

Source: CoreLogic, Archistar Housing stats as at August 2023

CoreLogic

MELBOURNE − Top 50 suburbs with the most granny flat development sites

Suburb name	SA3 Name	House stats			Unit stats		
		Median rent	Vacancy rate	Median value	Median unit rent	Vacancy rate units	Median unit value
Glen Waverley	Monash	$738	0.6%	$1,776,179	$646	0.6%	$879,382
Rye	Mornington Peninsula	$620	3.1%	$1,072,764	$482	4.6%	$674,327
Rowville	Knox	$627	0.1%	$1,134,634	$532	0.2%	$675,679
Berwick	Casey - North	$593	0.8%	$929,847	$490	0.6%	$654,305
Doncaster East	Manningham - West	$772	0.7%	$1,628,226	$606	0.8%	$911,826
Frankston	Frankston	$541	0.6%	$708,732	$434	0.5%	$490,114
Mount Waverley	Monash	$710	0.6%	$1,705,765	$672	0.4%	$1,067,154
Wheelers Hill	Monash	$723	0.7%	$1,560,084	$558	1.1%	$763,675
Mount Martha	Mornington Peninsula	$775	1.7%	$1,439,045	$608	0.8%	$777,111
Endeavour Hills	Casey - North	$549	0.4%	$835,590	$485	0.5%	$616,120
Balwyn North	Boroondara	$908	1.6%	$2,225,929	$666	0.4%	$1,289,620
Mount Eliza	Mornington Peninsula	$927	2.0%	$1,681,102	$518	1.0%	$765,673
Greensborough	Banyule	$630	0.1%	$1,019,759	$489	0.9%	$700,710
Sunbury	Sunbury	$503	0.8%	$685,416	$432	0.9%	$466,595
Eltham (Vic.)	Nillumbik - Kinglake	$733	0.2%	$1,184,032	$524	0.0%	$797,393
Templestowe	Manningham - West	$853	1.0%	$1,793,777	$631	0.5%	$926,305
Doncaster	Manningham - West	$746	0.7%	$1,577,954	$606	1.2%	$630,879
Mooroolbark	Yarra Ranges	$588	0.5%	$862,328	$489	0.5%	$645,784
Ferntree Gully	Knox	$568	0.3%	$876,665	$501	0.0%	$641,366
Narre Warren South	Casey - South	$585	0.5%	$834,209	$478	1.5%	-
Templestowe Lower	Manningham - West	$712	1.9%	$1,427,040	$637	0.5%	$969,678
Narre Warren	Casey - North	$534	0.9%	$763,603	$445	0.9%	$513,922
Mill Park	Whittlesea - Wallan	$516	0.5%	$811,888	$430	0.7%	$479,212
Frankston South	Frankston	$701	0.5%	$1,110,840	$509	1.5%	$740,331
Pakenham	Cardinia	$513	0.5%	$672,416	$414	0.3%	$498,704
Glen Iris (Vic.)	Boroondara	$1,036	1.1%	$2,393,253	$593	0.5%	$726,529
Werribee	Wyndham	$458	0.8%	$615,503	$381	0.5%	$413,935
Croydon (Vic.)	Maroondah	$590	0.6%	$927,926	$484	0.3%	$628,585
Blairgowrie	Mornington Peninsula	$674	1.7%	$1,357,646	$0	0.0%	-
Hoppers Crossing	Wyndham	$460	0.6%	$619,584	$388	0.5%	$419,139
Mornington (Vic.)	Mornington Peninsula	$673	1.3%	$1,101,906	$550	1.3%	$778,287
Boronia	Knox	$543	0.5%	$844,685	$480	0.4%	$620,556
Wantirna South	Knox	$633	1.1%	$1,241,292	$498	1.4%	$520,085
Diamond Creek	Nillumbik - Kinglake	$706	0.3%	$999,061	$522	0.0%	$707,477
Reservoir (Vic.)	Darebin - North	$554	0.6%	$904,994	$468	0.5%	$598,696
Langwarrin	Frankston	$605	0.6%	$831,310	$476	0.2%	$567,850
Vermont South	Whitehorse - East	$682	0.7%	$1,529,299	$618	0.0%	$845,155
Camberwell (Vic.)	Boroondara	$1,067	1.5%	$2,552,275	$601	0.5%	$854,038
Dandenong North	Dandenong	$521	1.5%	$719,421	$437	1.2%	$512,177
Sorrento (Vic.)	Mornington Peninsula	$789	5.5%	$1,998,614	$0	0.0%	-
Wantirna	Knox	$618	0.5%	$1,139,684	$542	1.1%	$725,189
Mulgrave (Vic.)	Monash	$645	0.1%	$1,065,753	$600	0.6%	$864,450
Rosebud	Mornington Peninsula	$555	2.3%	$807,457	$499	1.9%	$692,721
Ringwood North	Maroondah	$659	0.3%	$1,224,587	$541	0.8%	$820,321
Dromana	Mornington Peninsula	$639	3.3%	$1,032,308	$552	2.6%	$776,119
Ringwood (Vic.)	Maroondah	$581	0.6%	$995,245	$485	0.6%	$615,263
Bundoora (Vic.)	Banyule	$556	0.4%	$877,784	$442	0.6%	$492,784
Kew (Vic.)	Boroondara	$1,159	1.0%	$2,764,443	$591	1.1%	$819,904
St Albans (Vic.)	Brimbank	$448	0.7%	$649,907	$404	0.7%	$455,529
Bulleen	Manningham - West	$697	0.3%	$1,430,550	$620	1.6%	$911,088

Source: CoreLogic, Archistar Housing stats as at August 2023

CoreLogic

Brisbane

Archistar, Blackfort and CoreLogic have identified 184,660 properties across the Brisbane metro area that are suitable for developing a granny flat, representing 23.3% of all properties across the metro region.

184,660
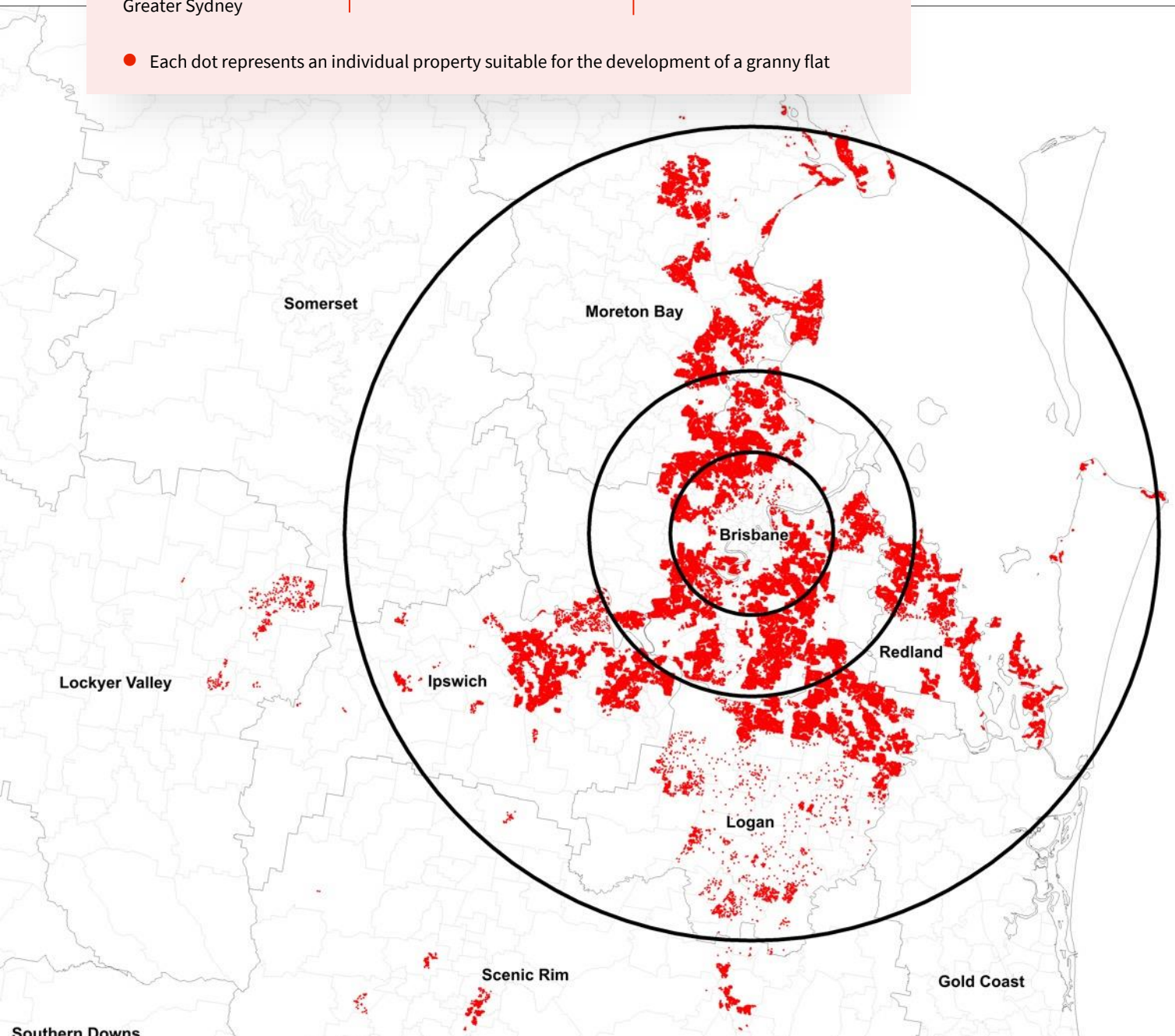granny flat development opportunities across Greater Sydney

28.6%
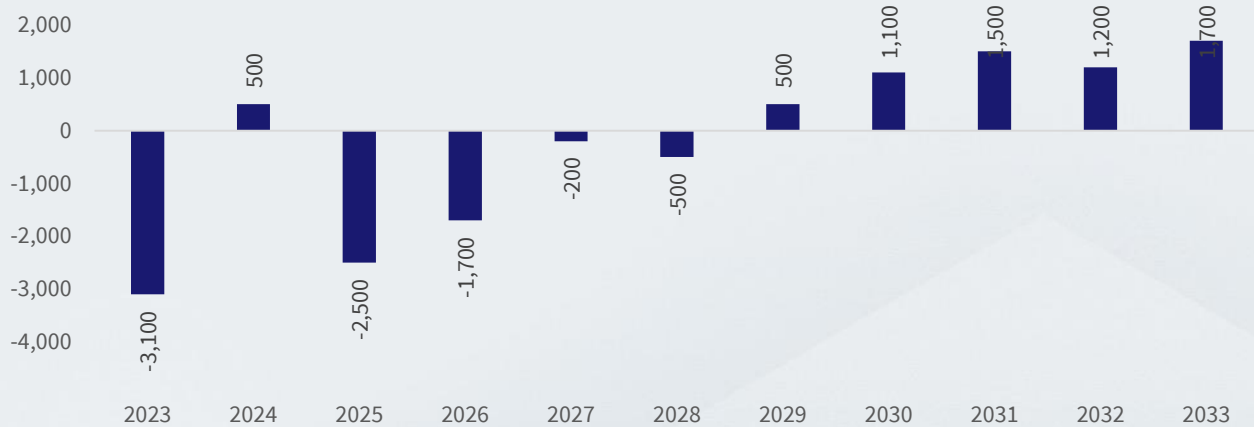are within 2km of a train or light rail station

7.6%
are within the same suburb as a hospital

● Each dot represents an individual property suitable for the development of a granny flat

Forecast supply-household formation balance, Brisbane

Bar chart values by year:
- 2023: -3,100
- 2024: 500
- 2025: -2,500
- 2026: -1,700
- 2027: -200
- 2028: -500
- 2029: 500
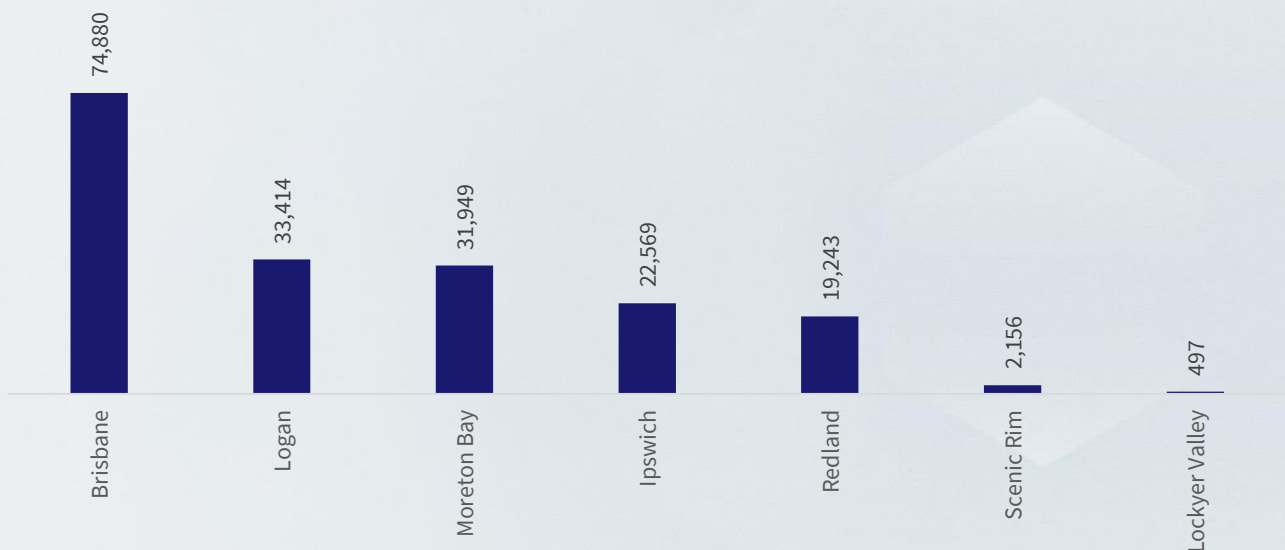- 2030: 1,100
- 2031: 1,500
- 2032: 1,200
- 2033: 1,700

Source: CoreLogic, NHFIC

Brisbane's housing undersupply is more immediate relative to the larger capital cities, with newly built housing supply forecast to fall 3,100 short of demand in 2023.

Although newly built supply is set to move into a modest surplus through 2024, new housing supply is expected to fall behind household formation consistently between 2025 to 2028, resulting in a cumulative undersupply of 7,500 dwellings over the next six years (2023 to 2028).

Number of potential granny flat development sites by council region, Brisbane

Bar chart values by council region:
- Brisbane: 74,880
- Logan: 33,414
- Moreton Bay: 31,949
- Ipswich: 22,569
- Redland: 19,243
- Scenic Rim: 2,156
- Lockyer Valley: 497

Source: CoreLogic, Archistar

Across the council areas of Greater Brisbane, the Brisbane LGA has the most granny flat development sites, with 40.5% of all opportunities. Logan (33,414 / 18.1%), Moreton Bay (31,949 / 17.3%), Ipswich (22,569 / 12.2%) and Redland (19,243 / 10.4%) round out the top five council regions for the most granny flat development sites.

BRISBANE – Top 50 suburbs with the most granny flat development sites

Suburb name	SA3 Name	Number of properties suitable for a granny flat	As a % of all sites	Average land area (sqm)	Same suburb as a hospital	% within 2km of a train station	Distance to GPO (km)
The Gap (Brisbane - Qld)	The Gap - Enoggera	2,986	48.8%	790	No	-	8.8
Alexandra Hills	Capalaba	2,789	46.0%	814	No	-	21.2
Redbank Plains	Springfield - Redbank	2,479	30.3%	875	No	-	26.8
Albany Creek	The Hills District	2,378	44.0%	842	No	-	14.3
Rochedale South	Springwood - Kingston	2,215	42.3%	756	No	-	17.4
Chapel Hill (Qld)	Kenmore - Brookfield - Moggill	2,056	53.3%	845	No	-	8.4
Caboolture	Caboolture	2,055	19.1%	822	Yes	44.9%	45.4
Crestmead	Browns Plains	2,048	48.9%	723	No	-	24.6
Ferny Hills	The Hills District	1,965	62.8%	734	No	84.9%	13.4
Kallangur	North Lakes	1,928	26.6%	724	No	76.8%	24.9
Kenmore	Kenmore - Brookfield - Moggill	1,862	52.0%	794	No	-	10.1
Deception Bay	Narangba - Burpengary	1,859	27.1%	691	No	-	32.2
Shailer Park	Loganlea - Carbrook	1,828	46.1%	1,139	No	-	24.7
Carindale	Carindale	1,800	32.6%	750	No	-	9.4
Kingston (Qld)	Springwood - Kingston	1,741	48.9%	730	No	80.6%	22.9
Sunnybank Hills	Sunnybank	1,733	30.6%	718	No	72.9%	13.8
Slacks Creek	Springwood - Kingston	1,732	44.9%	781	No	46.2%	21.1
Brassall	Ipswich Inner	1,706	37.8%	942	No	47.1%	31.8
Morayfield	Caboolture	1,688	19.3%	793	No	63.9%	38.3
Capalaba	Capalaba	1,673	26.8%	1,106	No	-	19.0
Birkdale	Capalaba	1,656	31.8%	834	No	-	18.0
Marsden	Browns Plains	1,642	40.2%	837	No	0.2%	23.5
Aspley	Chermside	1,626	38.7%	722	No	43.4%	11.8
Eagleby	Beenleigh	1,621	44.1%	856	No	0.4%	32.0
Victoria Point (Qld)	Cleveland - Stradbroke	1,569	29.2%	768	No	-	28.5
Arana Hills	The Hills District	1,541	62.7%	781	No	60.4%	11.2
Raceview	Ipswich Inner	1,535	43.0%	699	No	30.6%	30.9
Stafford Heights	Chermside	1,534	54.2%	665	No	-	8.5
Goodna	Springfield - Redbank	1,528	43.7%	802	No	25.9%	20.0
Tarragindi	Nathan	1,500	34.6%	683	No	-	6.3
Thornlands	Cleveland - Stradbroke	1,462	22.9%	1,172	No	-	25.4
Regents Park (Qld)	Browns Plains	1,454	38.2%	730	No	-	22.9
Redland Bay	Cleveland - Stradbroke	1,444	21.2%	826	Yes	-	32.6
Wellington Point	Capalaba	1,416	29.6%	789	No	-	21.3
Cleveland (Qld)	Cleveland - Stradbroke	1,410	26.5%	841	Yes	-	24.4
Mount Gravatt East	Mt Gravatt	1,381	35.2%	671	No	-	8.6
Narangba	Narangba - Burpengary	1,378	17.4%	895	No	31.1%	33.1
Woodridge (Qld)	Springwood - Kingston	1,368	39.7%	702	No	97.9%	19.1
Russell Island	Cleveland - Stradbroke	1,365	12.1%	714	No	-	42.1
Bracken Ridge	Sandgate	1,361	22.9%	660	No	24.2%	17.1
Springwood (Qld)	Springwood - Kingston	1,347	45.5%	875	No	-	19.9
Inala	Forest Lake - Oxley	1,318	26.4%	661	No	13.7%	14.4
Collingwood Park (Qld)	Springfield - Redbank	1,308	35.8%	767	No	20.8%	24.0
Bray Park (Qld)	Strathpine	1,285	33.9%	655	No	54.5%	20.6
Petrie	Strathpine	1,277	40.0%	789	No	47.4%	23.8
Strathpine	Strathpine	1,255	30.8%	686	Yes	90.2%	19.2
Forest Lake	Forest Lake - Oxley	1,186	14.5%	770	No	23.7%	17.8
Boronia Heights	Browns Plains	1,163	45.0%	831	No	-	24.2
Macleay Island	Cleveland - Stradbroke	1,161	27.1%	855	No	-	36.7
Wishart (Qld)	Mt Gravatt	1,160	36.0%	665	No	-	12.0

Source: CoreLogic, Archistar Housing stats as at August 2023

CoreLogic

BRISBANE – Top 50 suburbs – Houses vs Units

Suburb name	SA3 Name	House stats			Unit stats		
		Median rent	Vacancy rate	Median value	Median unit rent	Vacancy rate units	Median unit value
The Gap (Brisbane - Qld)	The Gap - Enoggera	$777	2.0%	$1,052,643	$668	2.1%	$755,343
Alexandra Hills	Capalaba	$658	1.4%	$732,300	$487	0.0%	$477,942
Redbank Plains	Springfield - Redbank	$514	1.0%	$537,180	$415	0.8%	$363,526
Albany Creek	The Hills District	$753	1.0%	$943,185	$574	1.9%	$601,602
Rochedale South	Springwood - Kingston	$651	1.0%	$791,549	$447	0.0%	$452,767
Chapel Hill (Qld)	Kenmore - Brookfield - Moggill	$920	2.4%	$1,262,217	$0	0.0%	-
Caboolture	Caboolture	$544	1.7%	$588,282	$370	1.1%	$316,470
Crestmead	Browns Plains	$532	1.5%	$523,972	$455	0.0%	$451,939
Ferny Hills	The Hills District	$686	1.3%	$819,742	$0	0.0%	-
Kallangur	North Lakes	$555	1.3%	$607,343	$443	0.7%	$424,261
Kenmore	Kenmore - Brookfield - Moggill	$855	2.2%	$1,040,848	$702	1.4%	$794,107
Deception Bay	Narangba - Burpengary	$542	1.8%	$567,766	$461	0.6%	$403,930
Shailer Park	Loganlea - Carbrook	$711	1.3%	$848,235	$449	0.0%	-
Carindale	Carindale	$876	3.1%	$1,351,938	$660	0.6%	$720,455
Kingston (Qld)	Springwood - Kingston	$516	2.2%	$483,450	$445	2.2%	$340,407
Sunnybank Hills	Sunnybank	$699	1.6%	$1,048,144	$549	1.0%	$523,467
Slacks Creek	Springwood - Kingston	$539	1.4%	$555,926	$410	0.7%	$305,053
Brassall	Ipswich Inner	$529	1.1%	$552,624	$394	0.9%	-
Morayfield	Caboolture	$556	1.7%	$604,752	$446	0.0%	$419,282
Capalaba	Capalaba	$672	1.1%	$778,729	$490	0.5%	$459,373
Birkdale	Capalaba	$744	1.9%	$942,656	$532	0.7%	$531,090
Marsden	Browns Plains	$552	0.9%	$564,208	$449	0.3%	$433,551
Aspley	Chermside	$730	1.8%	$941,573	$533	1.5%	$543,183
Eagleby	Beenleigh	$540	1.4%	$498,929	$428	0.9%	$357,514
Victoria Point (Qld)	Cleveland - Stradbroke	$704	1.0%	$838,328	$550	0.7%	-
Arana Hills	The Hills District	$688	1.4%	$844,763	$538	1.0%	$603,832
Raceview	Ipswich Inner	$520	1.7%	$539,030	$348	0.0%	-
Stafford Heights	Chermside	$703	1.1%	$905,426	$0	0.0%	-
Goodna	Springfield - Redbank	$487	1.4%	$462,510	$385	0.5%	$310,263
Tarragindi	Nathan	$765	0.7%	$1,210,837	$441	1.4%	-
Thornlands	Cleveland - Stradbroke	$718	1.0%	$864,567	$588	2.6%	-
Regents Park (Qld)	Browns Plains	$568	1.1%	$663,223	$465	0.0%	-
Redland Bay	Cleveland - Stradbroke	$710	1.3%	$859,193	$566	0.0%	-
Wellington Point	Capalaba	$757	1.6%	$1,002,882	$564	0.6%	$574,272
Cleveland (Qld)	Cleveland - Stradbroke	$767	1.2%	$987,789	$584	0.7%	$579,921
Mount Gravatt East	Mt Gravatt	$705	1.1%	$1,023,004	$571	0.9%	$553,570
Narangba	Narangba - Burpengary	$631	1.3%	$771,888	$508	1.2%	$391,154
Woodridge (Qld)	Springwood - Kingston	$498	1.4%	$467,949	$363	0.5%	$258,908
Russell Island	Cleveland - Stradbroke	$423	4.8%	$378,857	$0	0.0%	-
Bracken Ridge	Sandgate	$631	0.5%	$753,004	$531	0.0%	$517,179
Springwood (Qld)	Springwood - Kingston	$648	1.3%	$776,939	$463	0.0%	$384,467
Inala	Forest Lake - Oxley	$510	1.4%	$553,673	$0	0.0%	-
Collingwood Park (Qld)	Springfield - Redbank	$528	1.4%	$587,589	$419	0.0%	$391,060
Bray Park (Qld)	Strathpine	$580	0.5%	$643,277	$0	0.0%	-
Petrie	Strathpine	$595	1.6%	$686,054	$456	0.5%	$438,389
Strathpine	Strathpine	$572	1.1%	$615,041	$463	0.8%	$397,318
Forest Lake	Forest Lake - Oxley	$590	1.2%	$706,343	$0	0.0%	$407,241
Boronia Heights	Browns Plains	$540	1.6%	$590,561	$475	0.0%	$393,023
Macleay Island	Cleveland - Stradbroke	$445	3.7%	$443,946	$307	0.0%	-
Wishart (Qld)	Mt Gravatt	$782	1.7%	$1,174,367	$606	0.9%	$627,199

Source: CoreLogic, Archistar Housing stats as at August 2023

CoreLogic

Why build a granny flat?

For homeowners, there are a variety of reasons they may choose to build a granny flat on their existing property.

The presence of a well-designed and properly permitted granny flat can enhance the overall value of the property, attracting potential buyers or renters and contributing to **increased equity**.

Multi generational households may consider it as a first step into the property market for family members, while parents may opt for an additional dwelling so older children can stay close to the family unit longer. This can also limit the strain on the 'Bank of Mum & Dad' which is often relied on to give younger Australians a leg up in the property market.

Other homeowners may simply be looking to **supplement their income**. A granny flat could increase a households cash flow by hundreds of dollars a week, if not more.

The model also supports **retirees**, many of whom are looking for additional income, **or vulnerable homeowners,** who can build a granny flat for support / care workers to live in, providing around the clock assistance.

Further, **investors** are always looking for ways to improve their yield, and a granny flat could provide an additional source of rental income to supplement or boost their overall return.

Will a granny flat provide me with rental income?

CoreLogic figures show a two-bedroom self-contained apartment could add an additional 22% in rent each week, contributing more than one percentage point to the overall gross yield of the property.

What sort of value could a granny flat add to a property?

Analysis from CoreLogic shows an extra two bedrooms and additional bathroom could add around 32% to the value of an existing dwelling. That means for a house worth $500,000, building a granny flat could add around $160,000 to the value of the property.

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Why build a granny flat?

Benefits

► This report identifies over 655,000 potential granny flat sites across Australia's three largest cities that are within existing local town planning guidelines – i.e., with no further approvals required. Many of these sites are close to existing infrastructure such as railways, bus routes and major road networks and within close proximity to major working hubs. A third of the sites identified are within 2km of a train station.

► Granny flats can be predeveloped at high quality with minimal lead time. Prefabricated dwellings also allow for more prescriptive design components providing low carbon footprints and in-built sustainability features.

► Granny flats can provide multi-generational accommodation options for grown up kids saving for a home of their own, for live-in aged or child carers, for elderly parents or grandparents, or simply for temporary accommodation in cases of natural disasters.

► Granny flats require a lower level of government financial support, no changes in town planning regulation and delivers a genuine short term social benefit.

► Furthermore, there are many funding options available for the deployment of granny flats increasing the accessibility for homeowners.

Where can a granny flat be built?

Granny flats can't be built just anywhere. The property must have appropriate town planning rules, the land area needs to be large enough to accommodate the new dwelling and the footprint of the existing property must be located in a position that allows for the development.

Using proprietary data assets and technologies, Archistar, Blackfort and CoreLogic have assessed every property across Sydney, Melbourne and Brisbane to determine whether individual properties have the potential to develop a granny flat in this report.

How can I build a granny flat in my property?

Archistar's technology allows property owners to see if a granny flat is suitable for their property. If the site is, Archistar can automatically generate designs options for homeowners to discuss with quality granny flat builders.

Blackfort can provide homeowners with granny flat builders and financing options that could have a granny flat deployed on their property in 3-6 months, given recent announcements from state governments on compressed approval times.

Assessing Permissibility and Feasibility of a Granny Flat

This methodology statement outlines a systematic approach to assess the permissibility and feasibility of constructing a granny flat on a given site, taking into account various factors and regulatory requirements. It ensures a comprehensive evaluation while considering any unique regional considerations.

Methodology Steps

Zoning Analysis:

► Identify the zoning regulations applicable to the site.

► Determine whether the zoning permits the construction of a granny flat.

Parcel Size Verification:

► Verify that the parcel size meets the minimum requirements stipulated by local regulations for a granny flat.

Building Count Assessment:

► Confirm that there is currently only one building on the site that exceeds 20 square metres in size.

► CoreLogic Check:

► Utilise CoreLogic data or similar resources to identify properties that are known to already have a granny flat.

► Exclude properties identified as having existing granny flats from further assessment.

Spatial Assessment:

► Calculate the available space on the site by subtracting the combined area of existing structures from the total site area.

► Assess whether there is sufficient space to accommodate a granny flat with a standard size of 60 square metres, considering any setbacks or spatial requirements mandated by local regulations.

Open Space Evaluation:

► Determine if the remaining space on the site, after accommodating the granny flat, meets the minimum open space requirements outlined in local regulations.

Dual Occupancy Prohibition Check (if applicable):

► If the site is subject to dual occupancy prohibition regulations, investigate whether the site complies with these restrictions.

Consideration of Regional Nuances:

► This report does not take into consideration any regional nuances or specific zoning regulations that may apply, especially in cases where different states or regions have varying requirements. For example, consider R-codes in WA or equivalent specific area density codes in other states.

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