



More one-bedroom apartments are coming to inner Melbourne — but at least they'll be bigger.
Picture: Jay Town

VIC

One bed the choice size for Melbourne apartment developers: report

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September 28, 2016 9:48am

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THERE are more one-bedroom apartments planned for inner Melbourne suburbs than any other configuration — but new research suggests they're at least getting bigger.

A soon-to-be-released report by [Secret Agent Buyers Advocates](#) has found 49 per cent of apartments planned for suburbs within 15km of the city centre, excluding the CBD, will have one bedroom.

Almost as many two-bedroom units are due to be developed in the next 12-36 months, making up 47 per cent of proposals, but just 4 per cent will have three bedrooms.

The research, based on planning permit applications lodged to councils, also shows inner Melbourne's future one-bedroom apartments will be an average size of 51sq m — 4sq m bigger than the current stock.

The two-bedrooms in the pipeline are set to retain their average size of 73sq m, while the average planned three-bedroom will be 5sq m smaller at 114sq m.

Experts say the data reflects a shift in the Melbourne development market, where projects are increasingly being targeted towards homebuyers rather than just investors.

Secret Agent founder Paul Osborne said developers were increasing their floor sizes to attract local owner-occupier buyers priced out of the inner-city house market, in an effort to capitalise on growing buyer demand and rely less on overseas investors.

Secret Agent sampled 1680 proposed apartments in 34 buildings across 15 suburbs in Melbourne's inner and middle north, south and east.

One- and two-bedroom offerings dominated the proposals, with the largest one-bedrooms planned for Abbotsford at an average of 64sq m, and two-bedrooms for Collingwood, 98sq m.

South Melbourne had the highest proportion of three-bedroom homes in the pipeline, 36 per cent, but Abbotsford had the largest average internal floorplan of 141sq m.

Mr Osborne expected the planned number of three-bedroom apartments to rise in the coming months, with four-bedroom offerings also on the cards: "There's certainly demand for apartments that are bigger and would perhaps accommodate a family."

Mirvac general manager for national apartments, Christian Grahame, said developers were increasingly open to family and downsizer buyers adapting their offerings to create larger apartments.



📷 Buyers have combined smaller apartment offerings in Mirvac’s The Eastbourne project in East Melbourne to create larger homes.

Beller Project Marketing associate director Heath Thompson said the planned apartment sizes outlined in the report fell within “the sweet spot” for buyers, indicating developers were attempting to attract homebuyers with improved “livability”.

He said about 50sq m was spot on for one-bedrooms, as anything smaller could cause finance problems for buyers, while 70sq m two-bedroom apartments were attracting the most demand and 115sq m-plus was ideal for three-bedrooms.

The State Government considered enforcing minimum standards for apartments — 50sq m for one-bedrooms, 65sq m for two and 90sq m for three — this year, but option was later rejected.

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