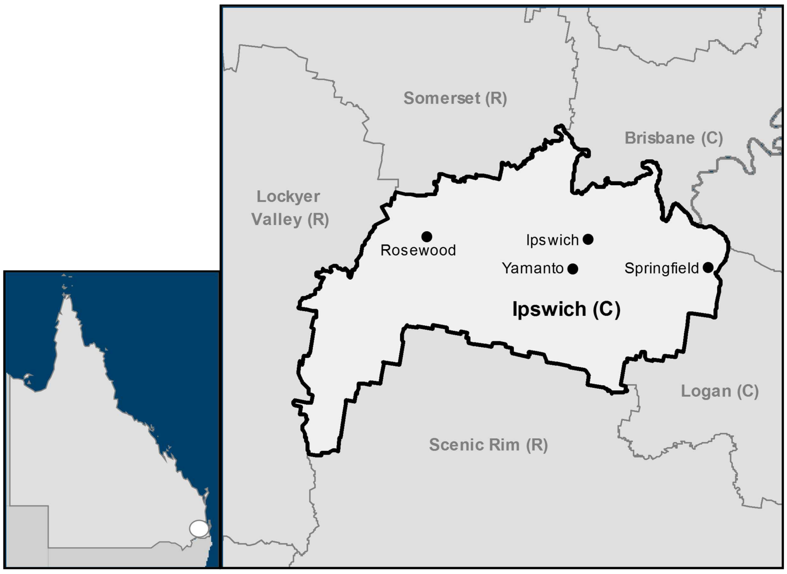
Residential land development activity profile, September quarter 2016

Ipswich City



The residential land development activity profile for Ipswich City, hereafter referred to as Ipswich, provides a comprehensive summary of recent residential land development and dwelling activity indicators within the local government area. Topics covered include broadhectare land supply, uncompleted lots (approvals, operational works, and certifications), lot registrations, lot sales, dwelling sales and dwelling approvals (Figure 1).

Broadhectare land supply

Broadhectare land refers to residential greenfield and brownfield land (greater than 2,500 m²) that is currently suitable for residential development. The latest broadhectare results show that there were approximately 7,170 hectares of broadhectare land suitable for residential development in Ipswich.

Based on the planning scheme intent, existing approvals, and an analysis of residential densities by location, this supply is expected to yield some 100,000 dwellings. This yield takes into account ownership and land fragmentation issues which often reduce the yield.

Residential lot approvals

Before residential lots can be created, an applicant must first obtain a development permit approval for *reconfiguring a lot* (RaL) from the local government authority. In the year to September quarter 2016, council approved the development of 3,188 residential lots. This was a decrease of 11 per cent compared with the same period last year when 3,579 lots were approved. Figure 2 compares quarterly lot approvals in Ipswich over a number of years.

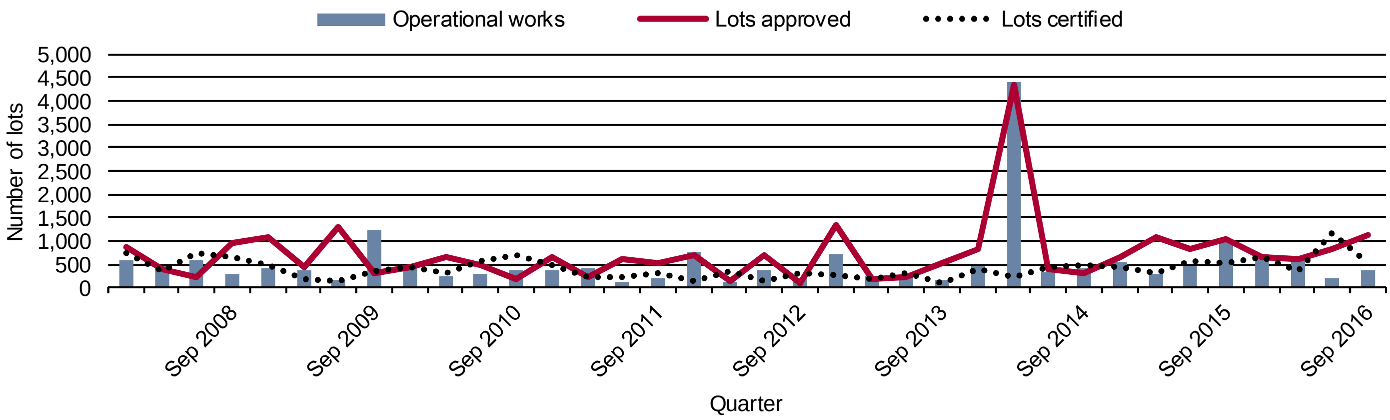
Figure 1: Residential land development stages

Broadhectare land → **Uncompleted lot** (closing stock of approvals) → **Lot registration** → **Land sale** → **Dwelling approval** → **Dwelling occupancy**

Material change of use (where required) → **Lot approval** (reconfiguring a lot) → **Operational works** → **Lot production** (lot certification)

Small projects

Figure 2: Quarterly residential lot development activity, Ipswich City



Structure of residential lot approvals

In the year ending September quarter 2016, almost all of the lots approved for development in Ipswich were at urban densities (Figure 3). During this period, 24 lots were approved at rural residential densities as described in the planning scheme.

Table 1 shows that the 3,188 lots approved for development in Ipswich during the year ending September quarter 2016 were within 96 development projects. Projects approved to produce over 50 lots per project represented 13 per cent of the projects approved during this period, while accounting for 83 per cent of the total lots approved (Figure 4).

Figure 3: Lot approvals by type, Ipswich City

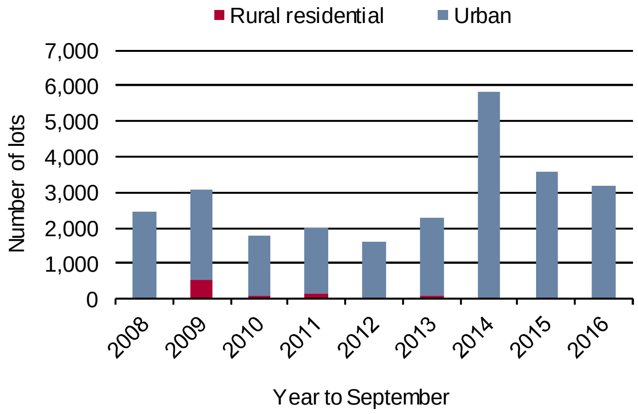
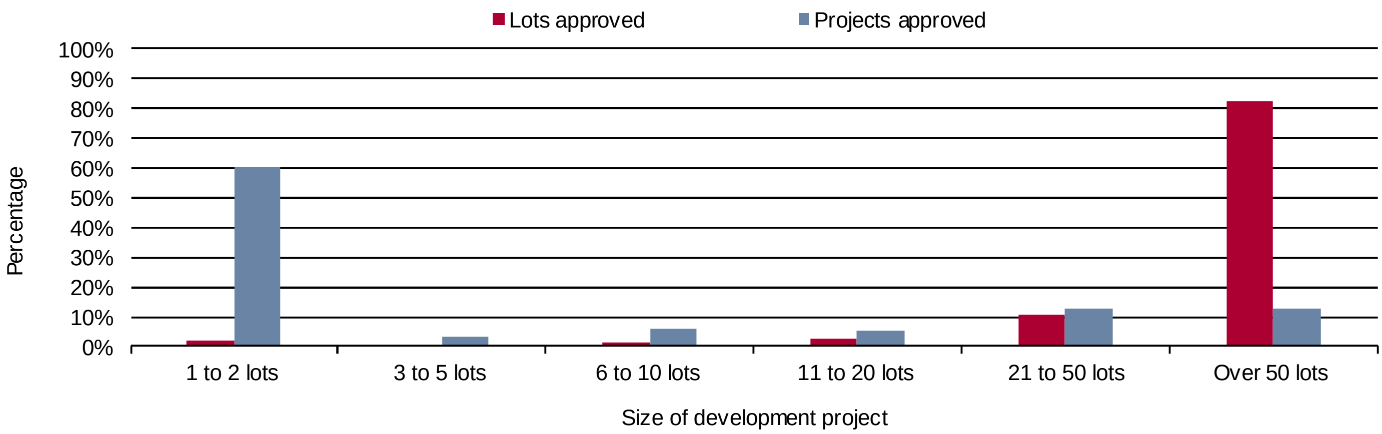


Table 1: Lot approvals by project size, Ipswich City

Year ending September	Size of development project: smaller projects → larger projects												All project sizes	
	1 to 2 lots		3 to 5 lots		6 to 10 lots		11 to 20 lots		21 to 50 lots		Over 50 lots			
	Total lots	*(Total projects)*	Total lots	*(Total projects)*	Total lots	*(Total projects)*	Total lots	*(Total projects)*	Total lots	*(Total projects)*	Total lots	*(Total projects)*	Total lots	*(Total projects)*
2008	113	*(102)*	7	*(2)*	6	*(1)*	58	*(4)*	252	*(8)*	1,992	*(9)*	2,428	*(126)*
2009	142	*(129)*	21	*(6)*	26	*(4)*	51	*(3)*	162	*(5)*	2,683	*(15)*	3,085	*(162)*
2010	138	*(123)*	19	*(5)*	90	*(12)*	46	*(3)*	295	*(8)*	1,183	*(12)*	1,771	*(163)*
2011	78	*(69)*	21	*(6)*	37	*(4)*	193	*(12)*	242	*(7)*	1,414	*(14)*	1,985	*(112)*
2012	56	*(51)*	35	*(9)*	18	*(3)*	47	*(3)*	256	*(9)*	1,215	*(10)*	1,627	*(85)*
2013	43	*(38)*	19	*(5)*	31	*(4)*	62	*(4)*	516	*(17)*	1,586	*(12)*	2,257	*(80)*
2014	63	*(55)*	6	*(2)*	33	*(4)*	132	*(8)*	392	*(11)*	5,215	*(14)*	5,841	*(94)*
2015	57	*(49)*	22	*(6)*	33	*(4)*	110	*(7)*	328	*(10)*	3,029	*(18)*	3,579	*(94)*
2016	68	*(58)*	13	*(3)*	40	*(6)*	77	*(5)*	352	*(12)*	2,638	*(12)*	3,188	*(96)*
Dec qtr 2015	21	*(17)*	0	*(0)*	6	*(1)*	63	*(4)*	149	*(5)*	394	*(2)*	633	*(29)*
Mar qtr 2016	23	*(21)*	10	*(2)*	21	*(3)*	14	*(1)*	21	*(1)*	525	*(2)*	614	*(30)*
Jun qtr 2016	10	*(9)*	0	*(0)*	7	*(1)*	0	*(0)*	61	*(2)*	757	*(3)*	835	*(15)*
Sep qtr 2016	14	*(11)*	3	*(1)*	6	*(1)*	0	*(0)*	121	*(4)*	962	*(5)*	1,106	*(22)*

Figure 4: Lot approvals by project size, year ending September 2016, Ipswich City



Operational works approvals

Before an approved development proceeds, detailed engineering drawings and specifications for civil engineering and landscaping (or "operational works") must be approved by council. Such works may not be required for small projects.

In the year to September quarter 2016, council gave operational works approvals for the development of 1,893 lots (Table 2). The total stock of lots with current operational works approvals at the end of September quarter 2016 was 7,494 lots. These lots represent approved land that is most likely to be developed in the short term and accounted for 49 per cent of the 15,270 uncompleted lots in the pipeline (Table 3 and Figure 5).

Table 2: Uncompleted residential lots[1], Ipswich City

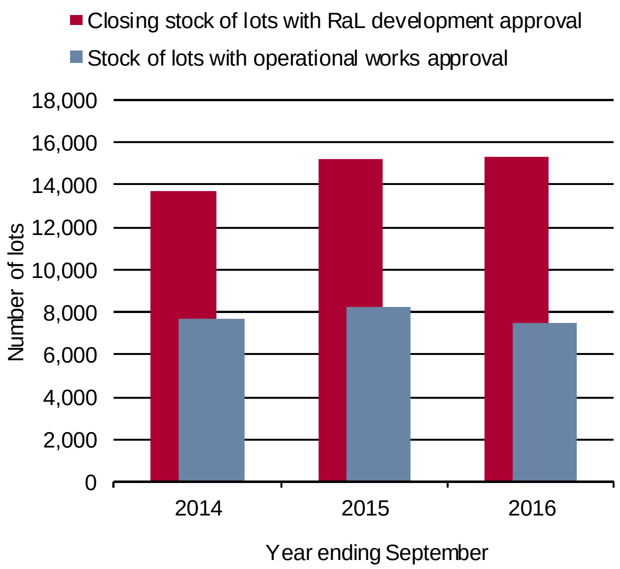
Year to September	Opening stock (a)	Lots approved (b)	Operational works approvals	Lots certified (c)	Lots lapsed (d)	Closing stock (a+b-c-d)
2008	7,464	2,428	1,901	2,473	373	7,046
2009	7,046	3,085	2,177	1,127	601	8,403
2010	8,403	1,771	1,285	1,993	344	7,837
2011	7,837	1,985	1,102	1,223	301	8,298
2012	8,298	1,627	1,391	959	384	8,582
2013	8,582	2,257	1,379	816	408	9,615
2014	9,615	5,841	5,562	1,575	223	13,658
2015	13,658	3,579	2,256	1,830	233	15,174
2016	15,174	3,188	1,893	2,666	426	15,270
Dec qtr 2015	15,174	633	712	648	53	15,106
Mar qtr 2016	15,106	614	628	352	65	15,303
Jun qtr 2016	15,303	835	196	1,146	43	14,949
Sep qtr 2016	14,949	1,106	357	520	265	15,270

1) Uncompleted lots are lots with a RaL development permit approval but have not proceeded to survey plan certification.

Table 3: Stock of approved lots by type, Ipswich City

Quarter	Closing stock of lots		Percentage with operational works approval
	RaL development approval	Operational works approval	
Dec qtr 2013	10,012	3,583	36%
Mar qtr 2014	14,047	7,730	55%
Jun qtr 2014	13,947	7,652	55%
Sep qtr 2014	13,658	7,706	56%
Dec qtr 2014	13,768	7,838	57%
Mar qtr 2015	14,443	7,803	54%
Jun qtr 2015	14,718	7,773	53%
Sep qtr 2015	15,174	8,199	54%
Dec qtr 2015	15,106	8,282	55%
Mar qtr 2016	15,303	8,575	56%
Jun qtr 2016	14,949	7,651	51%
Sep qtr 2016	15,270	7,494	49%

Figure 5: Stock of approved lots by type, Ipswich City



Lot production (lot certification)

Once council is satisfied with all aspects of the development being implemented, it will then issue a certificate of compliance. In total, 2,666 residential lots were certified by council in the year to September quarter 2016 (Table 2). Compared with the previous year when 1,830 lots were certified, this represented an increase of 46 per cent.

Lots lapsed

Lots lapsed refers to the number of lots that receive approval by council, but are not developed or certified by the council within the prescribed period (allowing for time extensions if applicable). Lots lapsed also include previously approved lots that are not expected to proceed due to new or amended approvals (obsolete lots). In the year to September quarter 2016, 426 lots previously approved for development had lapsed in Ipswich.

Closing stock

The total stock of approved lots that are uncompleted is adjusted to take into consideration lots approved, certified and lapsed during the reporting period. Table 2 shows that at the end of September quarter 2016, Ipswich still had active approvals for the development of 15,270 new residential lots. It is expected, however, that some developments will not proceed and a number of approvals will subsequently lapse or be amended.

Lot registrations

New lots within plans certified by council do not legally exist until the titles have been registered by the Department of Natural Resources and Mines. This registration is the final stage in the development of new lots. The number of urban lots registered in Ipswich during September quarter 2016 decreased by 35 per cent to 734 registrations compared with 1,128 registrations recorded in the previous quarter (Table 4 and Figure 6). Total lot registrations for the year ending September 2016 were up 31 per cent compared with the previous year. Table 5 categorises the standard lots registered in Ipswich by lot size.

Table 4: Lot registrations, Ipswich City

Year to September	Urban residential lot registrations			Low density lot registrations 2,500m² to 5ha	Total lot registrations	Median lot size
	Standard lots [a] 60m² to <2,500m²	Unit and townhouse lots [b]	Total urban lots			Standard lots [a] 60m² to <2,500m²
2008	1,812	385	2,197	90	2,287	556m²
2009	1,382	267	1,649	79	1,728	615m²
2010	1,772	157	1,929	148	2,077	602m²
2011	1,095	150	1,245	80	1,325	576m²
2012	835	182	1,017	109	1,126	520m²
2013	811	115	926	41	967	455m²
2014	1,143	223	1,366	81	1,447	502m²
2015	1,856	225	2,081	94	2,175	448m²
2016	2,504	244	2,748	91	2,839	448m²
Dec qtr 2015	630	37	667	59	726	471m²
Mar qtr 2016	178	41	219	15	234	448m²
Jun qtr 2016	1,079	49	1,128	6	1,134	425m²
Sep qtr 2016	617	117	734	11	745	454m²

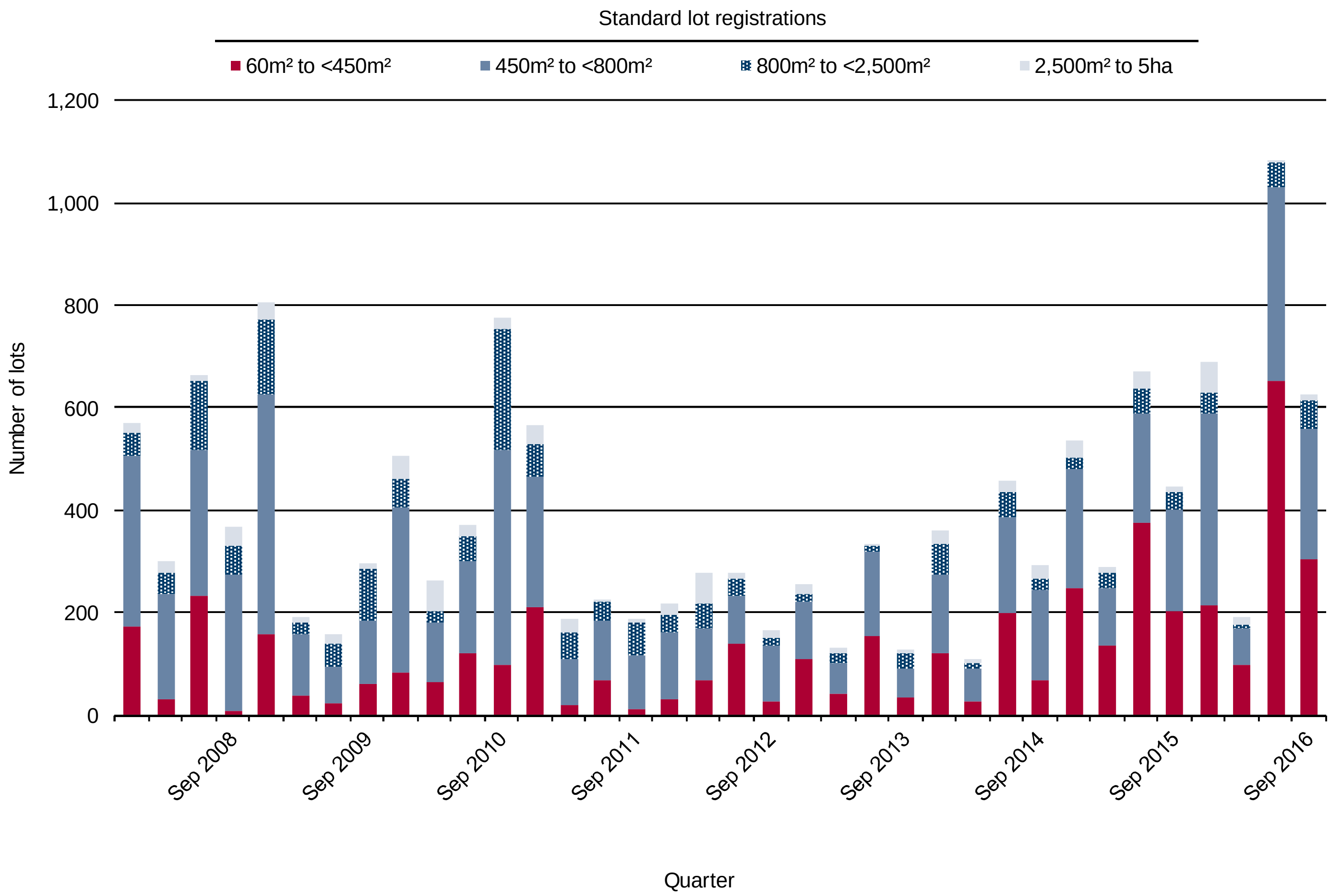
a) Lots on a standard format plan intended for detached dwellings, including lots intended for detached dwellings in a community title scheme.
b) Lots on a building format plan or standard format plan that represent attached dwellings within a community title scheme.

Table 5: Standard lot registrations[a] by size, Ipswich City

Year to September	Standard lot registrations by lot size category									Total standard registrations 60m² to 5ha
	60m² to <200m²	200m² to <350m²	350m² to <450m²	450m² to <600m²	600m² to <800m²	800m² to <1,000m²	1,000m² to <2,500m²	2,500m² to <4,000m²	4,000m² to 5ha	
2008	0	237	214	559	534	186	82	16	74	1,902
2009	0	145	142	254	529	238	74	14	65	1,461
2010	0	144	228	402	634	192	172	17	131	1,920
2011	0	120	196	256	308	156	59	22	58	1,175
2012	0	136	135	252	180	86	46	16	93	944
2013	0	160	189	261	128	45	28	6	35	852
2014	0	163	255	298	282	102	43	11	70	1,224
2015	0	366	600	560	198	95	37	22	72	1,950
2016	12	385	876	721	356	72	82	57	34	2,595
Dec qtr 2015	0	68	147	246	130	28	11	48	11	689
Mar qtr 2016	0	31	68	53	17	4	5	3	12	193
Jun qtr 2016	0	196	457	252	125	33	16	3	3	1,085
Sep qtr 2016	12	90	204	170	84	7	50	3	8	628

a) Lots on a standard format plan intended for detached dwellings, including lots intended for detached dwellings in a community title scheme.

Figure 6: Quarterly standard lot registrations by size, Ipswich City



New lot sales (includes house and land packages)

In the year ending September quarter 2016, there were 2,084 new lots sold in Ipswich, of which 1,813 were vacant (Table 6). The remaining 271 lots were either part of a developer house and land package sale or consisted of an existing dwelling that was sold after subdivision of a parent parcel.

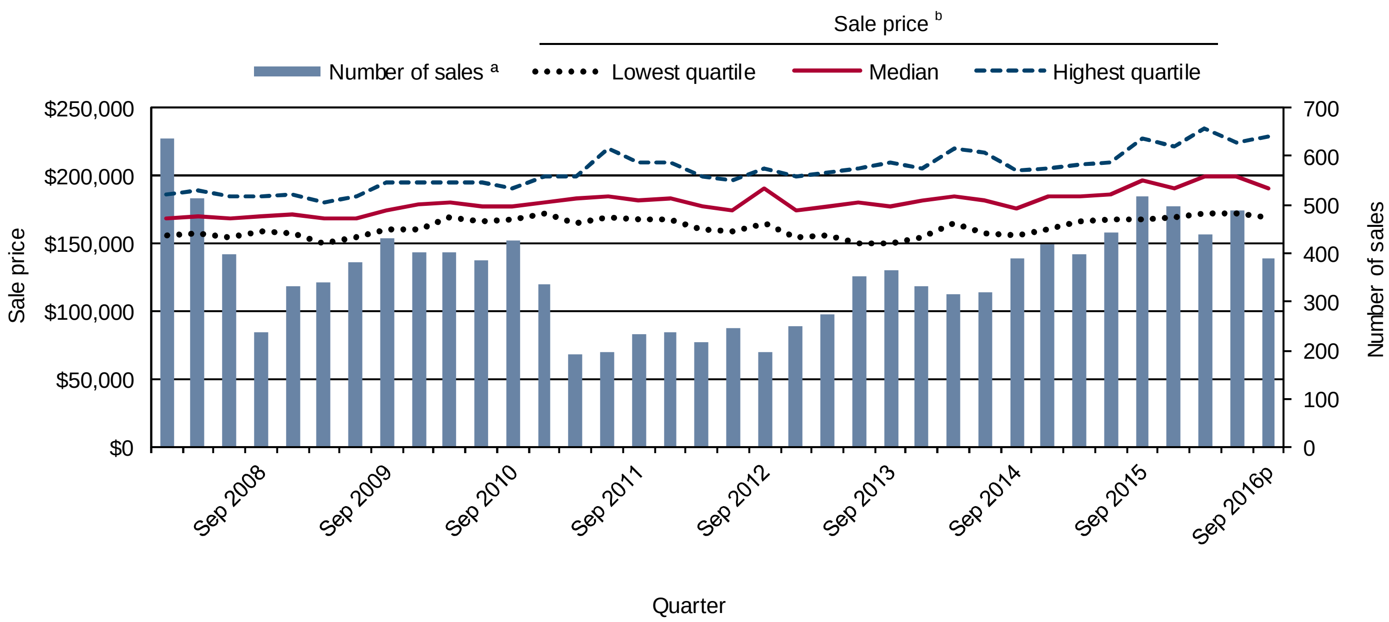
In the year ending September quarter 2016, the median sale price of vacant land in Ipswich was $195,000. This represented an increase of 4 per cent in median value compared with the previous year (Table 6). Quarterly vacant land sales for Ipswich are shown in Figure 7.

Table 6: Sales of new lots, Ipswich City

Year to September	Number of new lot sales [a] (140m² to 2,500m²)			Median sale price [b] (140m² to 2,500m²)		Median price per m²
	Vacant land [c]	House & land package [d]	Total sales	Vacant land [c]	House & land package [d]	Vacant land [bc] (140m² to 2,500m²)
2008	1,785	239	2,024	$169,000	$385,000	$296
2009	1,491	385	1,876	$170,000	$375,000	$320
2010	1,616	220	1,836	$178,300	$367,000	$313
2011	960	191	1,151	$182,500	$377,000	$320
2012	895	247	1,142	$179,000	$367,500	$330
2013	1,241	224	1,465	$177,000	$345,000	$371
2014	1,358	225	1,583	$180,000	$375,000	$391
2015	1,775	379	2,154	$187,000	$403,000	$418
2016p	1,813	271	2,084	$195,000	$387,500	$441
Dec qtr 2015	498	73	571	$190,000	$392,500	$424
Mar qtr 2016	438	64	502	$200,000	$385,000	$455
Jun qtr 2016	487	74	561	$198,900	$379,000	$444
Sep qtr 2016p	390	60	450	$190,900	$385,000	$444

p = preliminary; subject to revision as a number of sale contracts may not have reached settlement at time of data collection.
a) Normal sales and multi-sale transactions. Excludes part-sales and sales made under other special circumstances.
b) Normal sale transactions. Excludes multi-sales, part-sales and sales made under other special circumstances.
c) May include resales of vacant land. Excludes intermediate vacant land transactions relating to developer house and land package sales.
d) Includes lots as a component of a developer house and land package in addition to subdivided lots containing an existing dwelling.

Figure 7: Quarterly vacant land sales, Ipswich City



p = preliminary; subject to revision as a number of sale contracts may not have reached settlement at time of data collection.
a) Normal sales and multi-sale transactions. Excludes part-sales and sales made under other special circumstances.
b) Normal sale transactions. Excludes multi-sales, part-sales and sales made under other special circumstances.

Dwelling sales

In the year ending September quarter 2016, there were 4,280 new and established dwellings sold in Ipswich. Of these dwellings, 3,826 (89 per cent) were detached houses (Table 7).

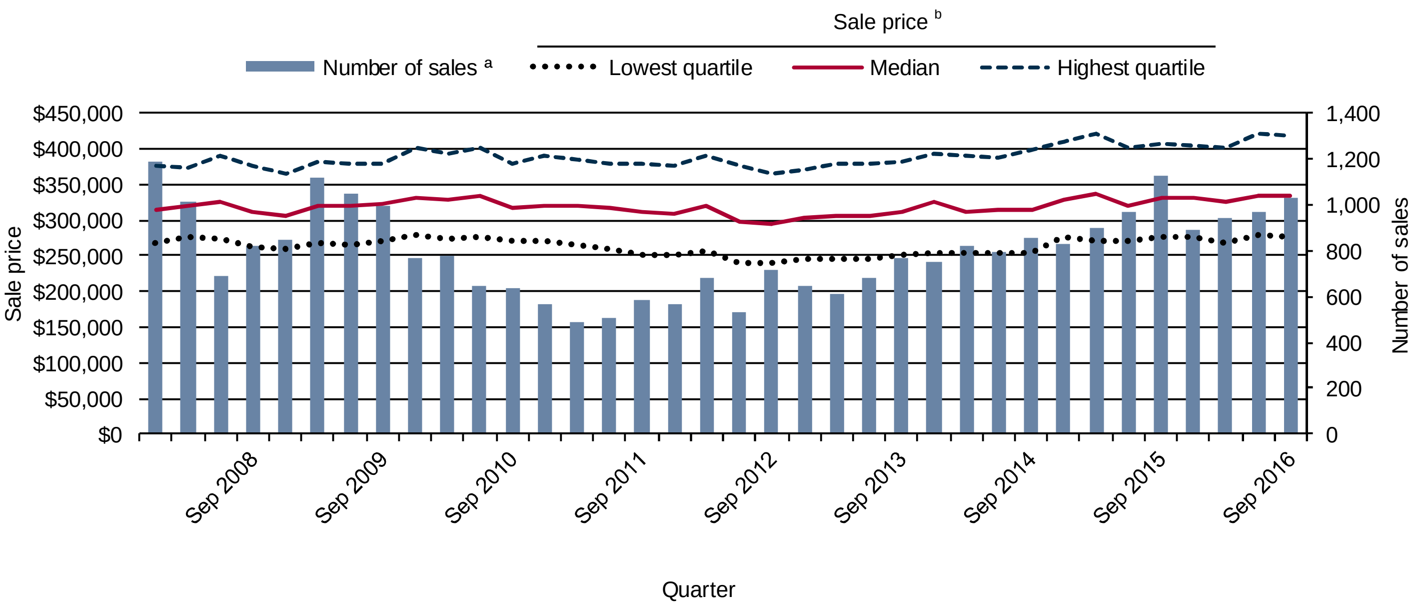
In September quarter 2016, 1,026 detached house sales were recorded with a median value of $335,000. This was a decrease of 9 per cent in dwelling sales volume and an increase of 2 per cent in median value compared with the same quarter last year (Figure 8).

Table 7: Dwelling sales, Ipswich City

Year to September	Number of dwelling sales [a]			Median sale price [b]	
	Detached houses	Units & townhouses	Total dwellings	Detached houses	Units & townhouses
2008	3,704	483	4,187	$319,150	$262,000
2009	4,001	430	4,431	$318,000	$255,000
2010	2,834	302	3,136	$328,000	$273,500
2011	2,141	206	2,347	$317,500	$270,000
2012	2,497	257	2,754	$305,000	$275,900
2013	2,703	245	2,948	$307,000	$252,000
2014	3,226	447	3,673	$315,000	$290,000
2015	3,817	457	4,274	$329,000	$299,000
2016	3,826	454	4,280	$330,000	$295,000
Dec qtr 2015	889	124	1,013	$330,000	$300,000
Mar qtr 2016	946	100	1,046	$326,000	$284,000
Jun qtr 2016	965	122	1,087	$333,000	$272,000
Sep qtr 2016	1,026	108	1,134	$335,000	$290,000

a) Normal sales and multi-sale transactions. Excludes part-sales and sales made under other special circumstances.
b) Normal sale transactions. Excludes multi-sales, part-sales and sales made under other special circumstances.

Figure 8: Quarterly detached house sales, Ipswich City



a) Normal sales and multi-sale transactions. Excludes part-sales and sales made under other special circumstances.
b) Normal sale transactions. Excludes multi-sales, part-sales and sales made under other special circumstances.

Dwelling approvals

In the year ending September quarter 2016, Ipswich recorded a 23 per cent increase in residential dwelling approvals compared with the previous year. There was a total of 3,106 approvals (72 per cent of which were for separate houses) compared with 2,517 approvals in the year ending September 2015 (Table 8 and Figure 9).

Top local government areas for development activity

Table 9 displays the top 10 local government areas in Queensland for several development activity indicators for the year ending September 2016. The table shows that a considerable amount of the state's development activity is occurring in the local government areas of Gold Coast City, Brisbane City, Moreton Bay Regional Council, Ipswich City and Sunshine Coast Regional Council.

Table 8: Dwelling approvals by type, Ipswich City

Year to September	Number of dwellings		
	Houses	Other	Total
2009	1,729	74	1,803
2010	1,845	347	2,192
2011	1,558	321	1,879
2012	1,174	141	1,315
2013	1,298	174	1,472
2014	1,586	371	1,957
2015	2,034	483	2,517
2016	2,244	862	3,106
Dec qtr 2015	546	298	844
Mar qtr 2016	449	147	596
Jun qtr 2016	511	198	709
Sep qtr 2016	738	219	957

Figure 9: Dwelling approvals by type, Ipswich City

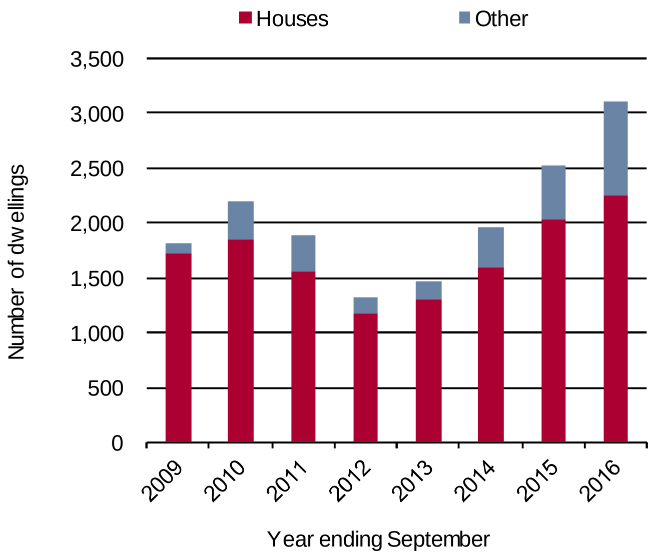


Table 9: Top local government areas for development activity in Queensland, year ending September 2016

Rank	Lot approvals		Standard lot registrations		New lot sales (p)		Detached dwelling approvals [1]	
	Local government area	No.	Local government area	No.	Local government area	No.	Local government area	No.
1	Moreton Bay (R)	3,899	Gold Coast (C)	3,126	Gold Coast (C)	2,892	Gold Coast (C)	3,890
2	Ipswich (C)	3,188	Brisbane (C)	2,691	Brisbane (C)	2,293	Brisbane (C)	3,243
3	Logan (C)	2,793	Ipswich (C)	2,504	Moreton Bay (R)	2,091	Sunshine Coast (R)	2,800
4	Brisbane (C)	2,216	Moreton Bay (R)	1,972	Ipswich (C)	2,084	Moreton Bay (R)	2,713
5	Gold Coast (C)	2,037	Sunshine Coast (R)	1,847	Sunshine Coast (R)	1,990	Ipswich (C)	2,244
6	Toowoomba (R)	1,479	Logan (C)	1,022	Logan (C)	1,198	Logan (C)	2,020
7	Sunshine Coast (R)	968	Redland (C)	977	Redland (C)	864	Redland (C)	1,019
8	Cairns (R)	677	Cairns (R)	428	Cairns (R)	704	Toowoomba (R)	827
9	Fraser Coast (R)	663	Toowoomba (R)	425	Townsville (C)	628	Fraser Coast (R)	689
10	Townsville (C)	586	Fraser Coast (R)	407	Fraser Coast (R)	616	Townsville (C)	688

1) Detached dwelling approvals can occur on existing lots and are not directly comparable with new lot approvals, registrations and sales.
(p) = Preliminary (C) = City (R) = Regional Council

Note: Previous editions of this profile are not directly comparable due to ongoing data revisions and indicator classification adjustments. For the latest time series data, please refer to our online residential development data tables via the link below.

Residential development data tables are available for download on the QGSO website:
www.qgso.qld.gov.au/products/tables/res-land-devel-indicators

Sources for the Residential land development activity profile: ABS 8731.0, *Building Approvals, Australia*, September 2016; DNRM Digital Cadastral Database (DCDB); QGSO uncompleted lots database; QGSO *Broadhectare Study*; DNRM QVAS database.

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