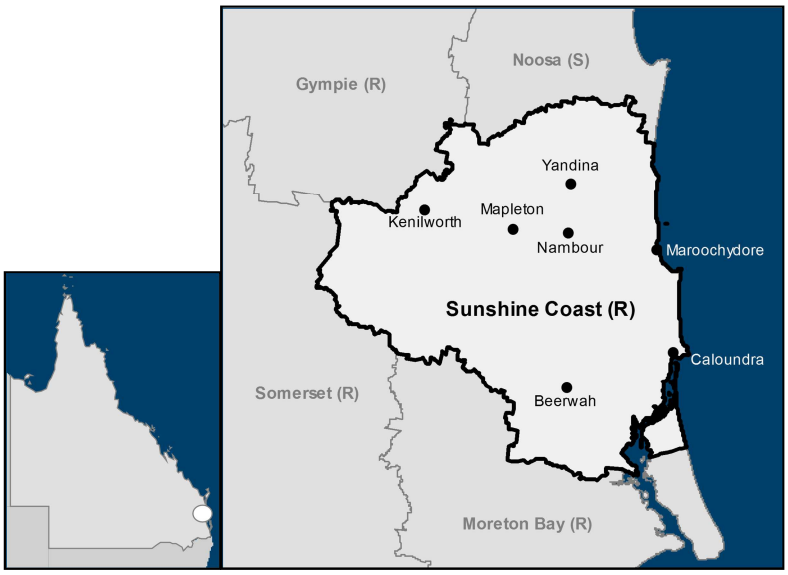
Residential land development activity profile, March quarter 2016

Sunshine Coast Regional Council



The residential land development activity profile for Sunshine Coast Regional Council, hereafter referred to as the Sunshine Coast, 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 2,780 hectares of broadhectare land suitable for residential development on the Sunshine Coast.

Based on the planning scheme intent, existing approvals, and an analysis of residential densities by location, this supply is expected to yield some 41,000 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 March quarter 2016, council approved the development of 1,354 residential lots. This was a decrease of 54 per cent compared with the same period last year when 2,945 lots were approved. Figure 2 compares quarterly lot approvals on the Sunshine Coast over a number of years.

Figure 1: Residential land development stages

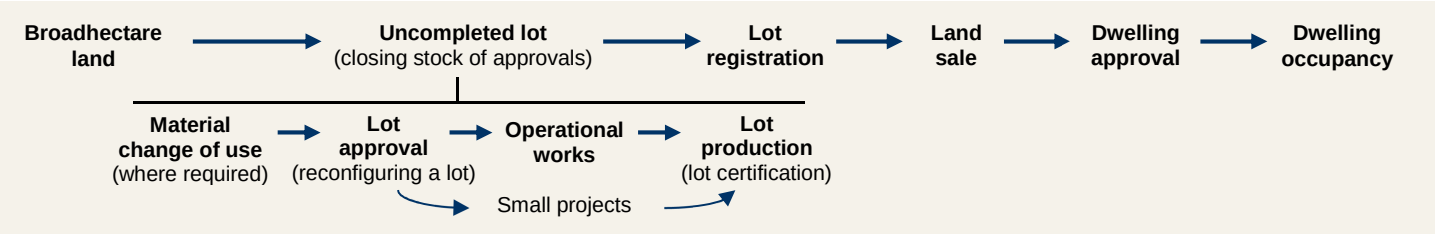
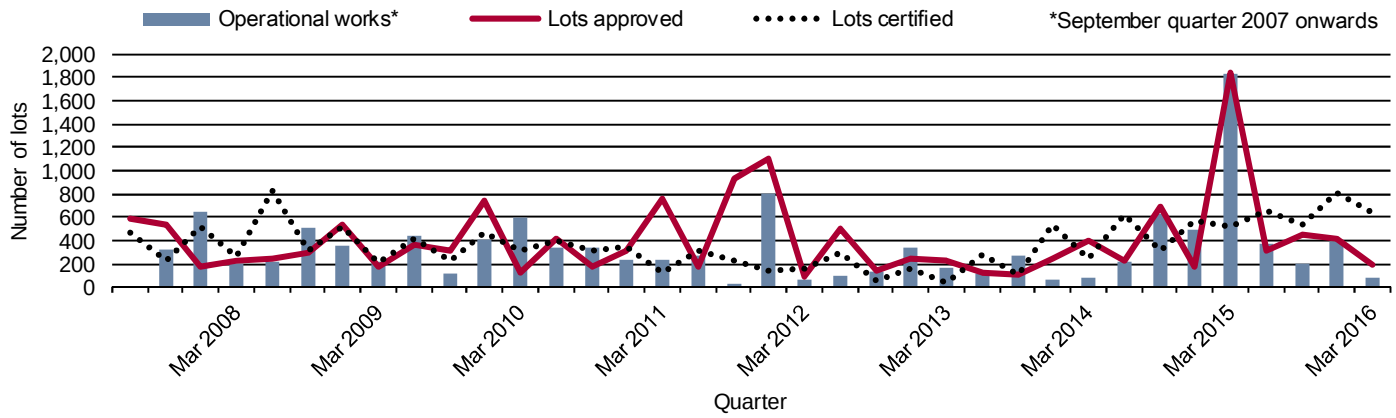


Figure 2: Quarterly residential lot development activity, Sunshine Coast Regional Council



Structure of residential lot approvals

In the year ending March quarter 2016, 1,252 of the lots approved for development on the Sunshine Coast were at urban densities (Figure 3). This represented 92 per cent of the lots approved for development during this period.

Table 1 shows that the 1,354 lots approved for development on the Sunshine Coast during the year ending March quarter 2016 were within 92 development projects. Projects approved to produce over 50 lots per project represented 7 per cent of the projects approved during this period, while accounting for 65 per cent of the total lots approved (Figure 4).

Figure 3: Lot approvals by type, Sunshine Coast Regional Council

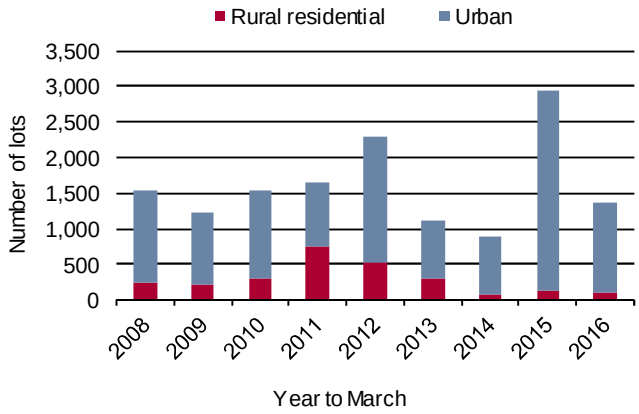
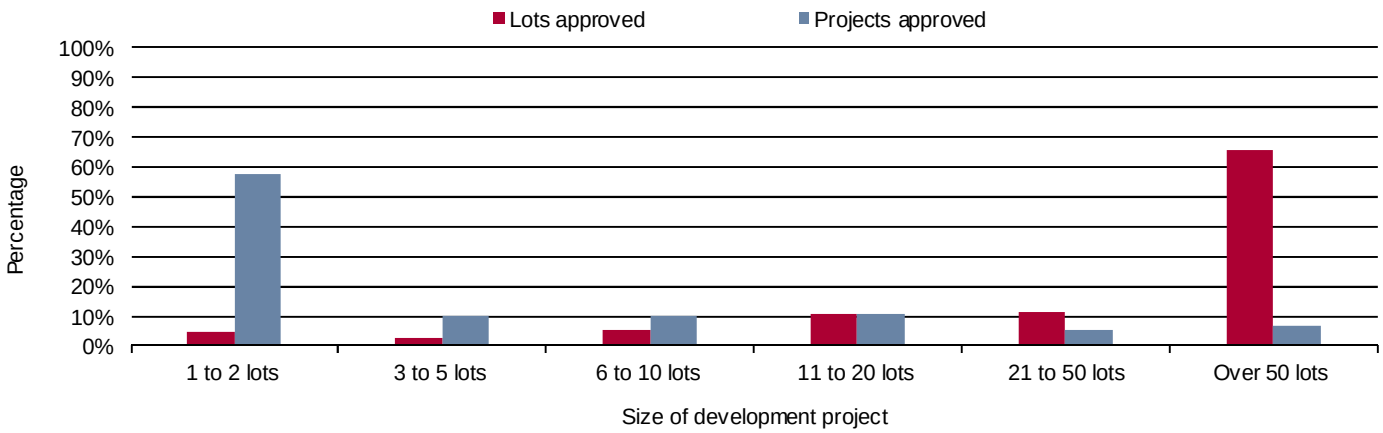


Table 1: Lot approvals by project size, Sunshine Coast Regional Council

Year ending March	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	71	*(57)*	38	*(11)*	33	*(5)*	108	*(8)*	383	*(11)*	898	*(8)*	1,531	*(100)*
2009	69	*(60)*	24	*(7)*	40	*(5)*	46	*(3)*	281	*(8)*	778	*(8)*	1,238	*(91)*
2010	55	*(44)*	25	*(7)*	23	*(3)*	92	*(6)*	334	*(9)*	1,006	*(9)*	1,535	*(78)*
2011	64	*(51)*	29	*(8)*	91	*(12)*	37	*(3)*	401	*(11)*	1,022	*(9)*	1,644	*(94)*
2012	41	*(34)*	31	*(8)*	69	*(8)*	151	*(10)*	92	*(3)*	1,904	*(12)*	2,288	*(75)*
2013	29	*(25)*	28	*(7)*	71	*(9)*	58	*(4)*	209	*(6)*	716	*(6)*	1,111	*(57)*
2014	46	*(38)*	16	*(5)*	38	*(5)*	138	*(9)*	112	*(3)*	527	*(4)*	877	*(64)*
2015	64	*(53)*	51	*(14)*	31	*(4)*	118	*(7)*	246	*(7)*	2,435	*(7)*	2,945	*(92)*
2016	65	*(53)*	32	*(9)*	71	*(9)*	146	*(10)*	154	*(5)*	886	*(6)*	1,354	*(92)*
Jun qtr 2015	15	*(11)*	5	*(1)*	9	*(1)*	88	*(6)*	28	*(1)*	163	*(1)*	308	*(21)*
Sep qtr 2015	9	*(9)*	14	*(4)*	16	*(2)*	44	*(3)*	37	*(1)*	321	*(1)*	441	*(20)*
Dec qtr 2015	26	*(21)*	13	*(4)*	36	*(5)*	0	*(0)*	89	*(3)*	252	*(3)*	416	*(36)*
Mar qtr 2016	15	*(12)*	0	*(0)*	10	*(1)*	14	*(1)*	0	*(0)*	150	*(1)*	189	*(15)*

Figure 4: Lot approvals by project size, year ending March 2016, Sunshine Coast Regional Council



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 March quarter 2016, council gave operational works approvals for the development of 1,038 lots (Table 2). The total stock of lots with current operational works approvals at the end of March quarter 2016 was 3,545 lots. These lots represent approved land that is most likely to be developed in the short term and accounted for 51 per cent of the 6,925 uncompleted lots in the pipeline (Table 3 and Figure 5).

Table 2: Uncompleted residential lots[1], Sunshine Coast Regional Council

Year to March	Opening stock (a)	Lots approved (b)	Operational works approvals	Lots certified (c)	Lots lapsed (d)	Closing stock (a+b-c-d)
2008	7,076	1,531	na	1,458	154	6,995
2009	6,995	1,238	1,300	1,870	187	6,176
2010	6,176	1,535	1,536	1,418	270	6,023
2011	6,023	1,644	1,155	1,192	114	6,361
2012	6,361	2,288	1,155	822	234	7,593
2013	7,593	1,111	720	549	299	7,856
2014	7,856	877	527	1,156	105	7,472
2015	7,472	2,945	3,163	2,030	117	8,270
2016	8,270	1,354	1,038	2,621	78	6,925
Jun qtr 2015	8,270	308	370	658	2	7,918
Sep qtr 2015	7,918	441	192	527	5	7,827
Dec qtr 2015	7,827	416	397	803	59	7,381
Mar qtr 2016	7,381	189	79	633	12	6,925

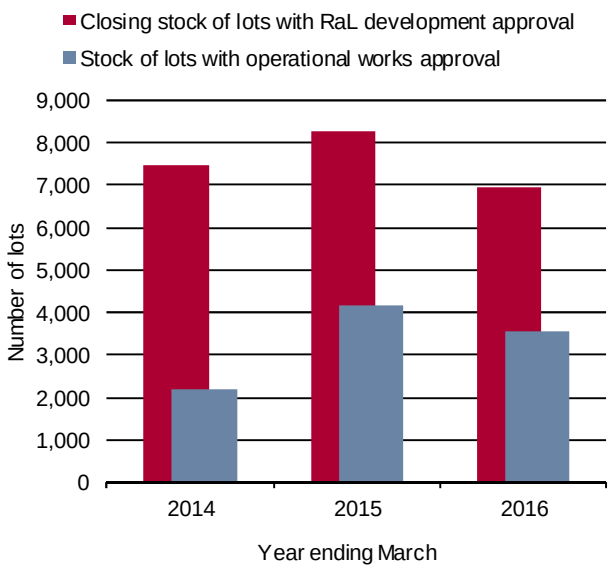
na = not available; operational works data collected since September quarter 2007.

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, Sunshine Coast Regional Council

Quarter	Closing stock of lots		Percentage with operational works approval
	RaL development approval	Operational works approval	
Jun qtr 2013	7,685	2,493	32%
Sep qtr 2013	7,651	2,659	35%
Dec qtr 2013	7,325	2,286	31%
Mar qtr 2014	7,472	2,198	29%
Jun qtr 2014	7,020	2,141	30%
Sep qtr 2014	7,356	2,574	35%
Dec qtr 2014	6,953	2,761	40%
Mar qtr 2015	8,270	4,182	51%
Jun qtr 2015	7,918	4,298	54%
Sep qtr 2015	7,827	4,123	53%
Dec qtr 2015	7,381	3,967	54%
Mar qtr 2016	6,925	3,545	51%

Figure 5: Stock of approved lots by type, Sunshine Coast Regional Council



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, 2,621 residential lots were certified by council in the year to March quarter 2016 (Table 2). Compared with the previous year when 2,030 lots were certified, this represented an increase of 29 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 March quarter 2016, 78 lots previously approved for development had lapsed on the Sunshine Coast.

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 March quarter 2016, the Sunshine Coast still had active approvals for the development of 6,925 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 on the Sunshine Coast during March quarter 2016 decreased by 30 per cent to 512 registrations compared with 735 registrations recorded in the previous quarter (Table 4 and Figure 6). Total lot registrations for the year ending March 2016 were up 3 per cent compared with the previous year. Table 5 categorises the standard lots registered on the Sunshine Coast by lot size.

Table 4: Lot registrations, Sunshine Coast Regional Council

Year to March	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	1,586	986	2,572	283	2,855	677m²
2009	1,784	822	2,606	269	2,875	650m²
2010	1,354	349	1,703	191	1,894	628m²
2011	1,127	443	1,570	99	1,669	612m²
2012	722	336	1,058	112	1,170	600m²
2013	538	497	1,035	107	1,142	653m²
2014	858	651	1,509	134	1,643	480m²
2015	1,722	783	2,505	144	2,649	461m²
2016	1,971	495	2,466	255	2,721	480m²
Jun qtr 2015	624	97	721	49	770	480m²
Sep qtr 2015	426	72	498	58	556	485m²
Dec qtr 2015	542	193	735	106	841	531m²
Mar qtr 2016	379	133	512	42	554	450m²

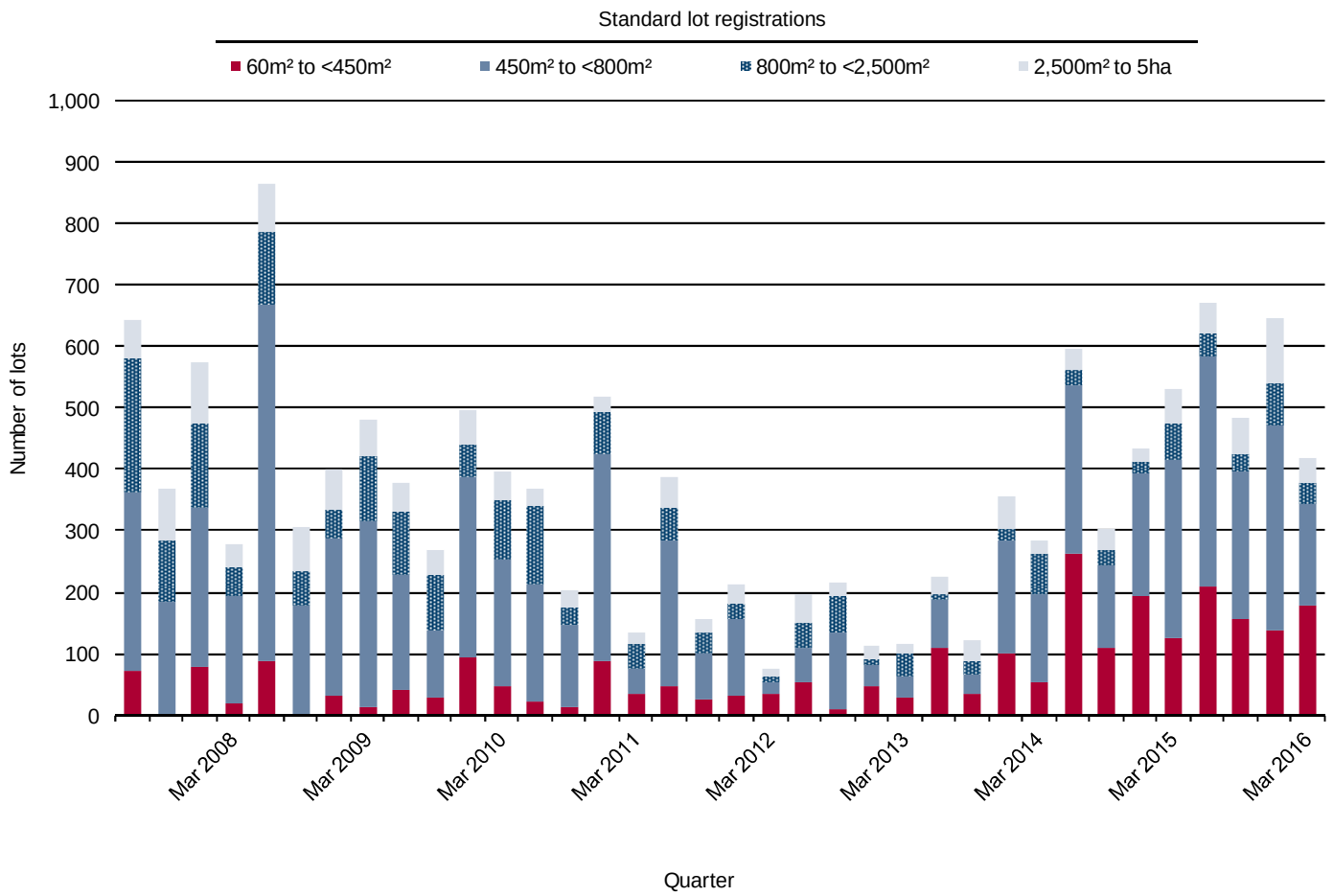
a) Lots on a standard format plan intended for detached dwellings, including lots intended for detached dwellings in a community title scheme.
b) Lots on a building format plan or standard format plan that represent attached dwellings within a community title scheme.

Table 5: Standard lot registrations[a] by size, Sunshine Coast Regional Council

Year to March	Standard lot registrations by lot size category									Total standard registrations
	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	60m² to 5ha
2008	0	61	116	352	553	274	230	21	262	1,869
2009	0	28	115	570	740	221	110	33	236	2,053
2010	0	12	202	348	450	218	124	31	160	1,545
2011	0	12	150	299	403	135	128	8	91	1,226
2012	0	2	141	213	244	65	57	12	100	834
2013	1	25	117	106	146	57	86	15	92	645
2014	28	68	206	288	149	40	79	29	105	992
2015	32	172	495	489	407	55	72	32	112	1,866
2016	32	179	476	550	563	82	89	60	195	2,226
Jun qtr 2015	3	61	147	191	182	23	17	5	44	673
Sep qtr 2015	0	41	117	107	134	8	19	5	53	484
Dec qtr 2015	3	26	109	176	159	31	38	38	68	648
Mar qtr 2016	26	51	103	76	88	20	15	12	30	421

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, Sunshine Coast Regional Council



New lot sales (includes house and land packages)

In the year ending March quarter 2016, there were 2,168 new lots sold on the Sunshine Coast, of which 1,896 were vacant (Table 6). The remaining 272 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.

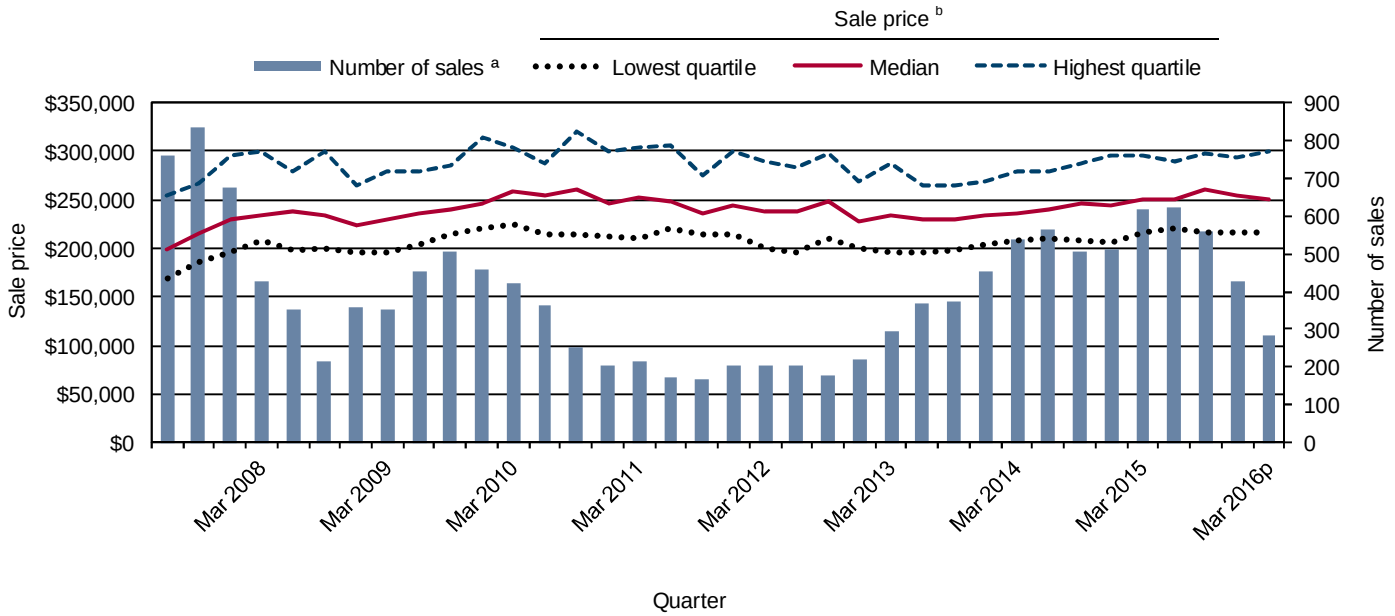
In the year ending March quarter 2016, the median sale price of vacant land on the Sunshine Coast was $255,000. This represented an increase of 4 per cent in median value compared with the previous year (Table 6). Quarterly vacant land sales for the Sunshine Coast are shown in Figure 7.

Table 6: Sales of new lots, Sunshine Coast Regional Council

Year to March	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	2,703	443	3,146	$219,500	$429,000	$343
2009	1,284	208	1,492	$230,000	$442,000	$397
2010	1,842	288	2,130	$246,000	$449,000	$413
2011	1,033	156	1,189	$253,000	$453,900	$435
2012	752	145	897	$241,500	$450,000	$439
2013	890	147	1,037	$235,000	$480,000	$460
2014	1,732	176	1,908	$234,500	$429,000	$471
2015	2,202	209	2,411	$245,500	$459,000	$532
2016p	1,896	272	2,168	$255,000	$480,000	$552
Jun qtr 2015	623	82	705	$250,000	$469,300	$549
Sep qtr 2015	560	66	626	$260,000	$475,000	$544
Dec qtr 2015	429	64	493	$254,900	$489,900	$569
Mar qtr 2016p	284	60	344	$250,000	$487,500	$556

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, Sunshine Coast Regional Council



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 March quarter 2016, there were 8,807 new and established dwellings sold on the Sunshine Coast. Of these dwellings, 5,902 (67 per cent) were detached houses (Table 7).

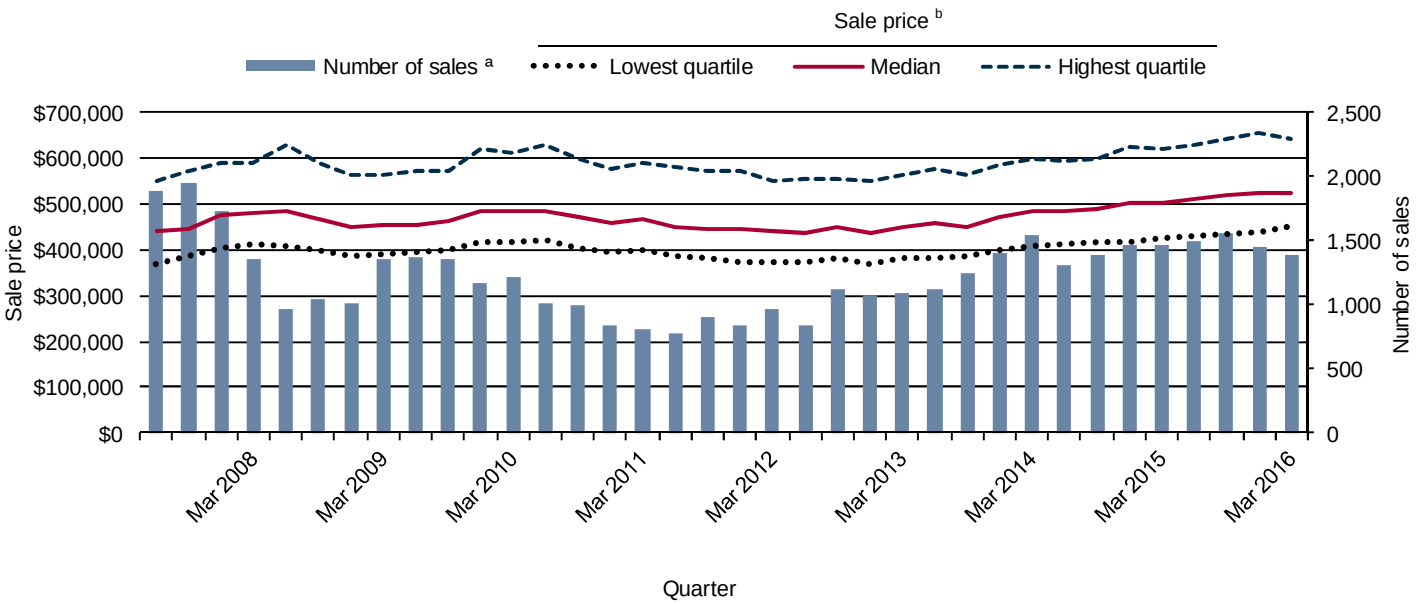
In March quarter 2016, 1,394 detached house sales were recorded with a median value of $525,000. This was a decrease of 5 per cent in dwelling sales volume and an increase of 5 per cent in median value compared with the same quarter last year (Figure 8).

Table 7: Dwelling sales, Sunshine Coast Regional Council

Year to March	Number of dwelling sales [a]			Median sale price [b]	
	Detached houses	Units & townhouses	Total dwellings	Detached houses	Units & townhouses
2008	6,919	3,875	10,794	$459,000	$350,000
2009	4,393	2,181	6,574	$461,000	$345,000
2010	5,107	2,607	7,714	$470,000	$369,900
2011	3,658	1,942	5,600	$470,000	$365,000
2012	3,500	1,803	5,303	$445,150	$336,500
2013	4,133	2,275	6,408	$445,000	$345,000
2014	5,307	2,980	8,287	$467,000	$352,000
2015	5,637	3,056	8,693	$495,000	$365,000
2016	5,902	2,905	8,807	$520,000	$376,400
Jun qtr 2015	1,493	812	2,305	$510,000	$376,000
Sep qtr 2015	1,562	697	2,259	$520,000	$375,000
Dec qtr 2015	1,453	660	2,113	$525,000	$377,500
Mar qtr 2016	1,394	736	2,130	$525,000	$380,000

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, Sunshine Coast Regional Council



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 March quarter 2016, the Sunshine Coast recorded a 23 per cent increase in residential dwelling approvals compared with the previous year. There was a total of 3,711 approvals (73 per cent of which were for separate houses) compared with 3,025 approvals in the year ending March 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 March 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, Sunshine Coast Regional Council and Moreton Bay Regional Council.

Table 8: Dwelling approvals by type, Sunshine Coast Regional Council

Year to March	Number of dwellings		
	Houses	Other	Total
2009	1,850	751	2,601
2010	1,905	511	2,416
2011	1,522	756	2,278
2012	987	513	1,500
2013	1,028	403	1,431
2014	1,391	957	2,348
2015	2,306	719	3,025
2016	2,713	998	3,711
Jun qtr 2015	631	153	784
Sep qtr 2015	885	378	1,263
Dec qtr 2015	599	321	920
Mar qtr 2016	598	146	744

Figure 9: Dwelling approvals by type, Sunshine Coast Regional Council

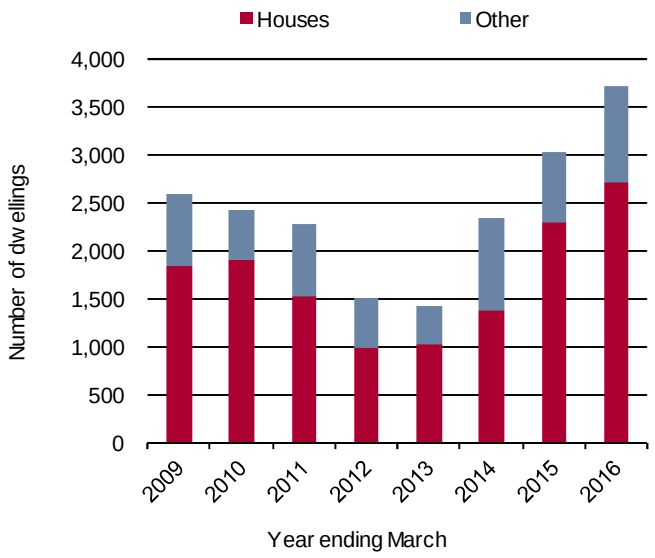


Table 9: Top local government areas for development activity in Queensland, year ending March 2016

Rank	Lot approvals		Standard lot registrations		New lot sales		Detached dwelling approvals [1]	
	Local government area	No.	Local government area	No.	Local government area	No.	Local government area	No.
1	Moreton Bay (R)	3,417	Gold Coast (C)	2,825	Gold Coast (C)	3,060	Gold Coast (C)	3,538
2	Ipswich (C)	2,916	Brisbane (C)	2,609	Brisbane (C)	2,368	Brisbane (C)	3,049
3	Logan (C)	2,520	Sunshine Coast (R)	1,971	Moreton Bay (R)	2,308	Sunshine Coast (R)	2,713
4	Brisbane (C)	2,465	Ipswich (C)	1,882	Sunshine Coast (R)	2,168	Moreton Bay (R)	2,603
5	Gold Coast (C)	2,129	Moreton Bay (R)	1,690	Ipswich (C)	1,743	Logan (C)	2,127
6	Toowoomba (R)	1,894	Logan (C)	936	Logan (C)	1,180	Ipswich (C)	2,028
7	Sunshine Coast (R)	1,354	Redland (C)	893	Redland (C)	845	Townsville (C)	823
8	Fraser Coast (R)	750	Cairns (R)	700	Cairns (R)	801	Redland (C)	800
9	Cairns (R)	693	Townsville (C)	565	Townsville (C)	721	Toowoomba (R)	746
10	Redland (C)	684	Toowoomba (R)	556	Toowoomba (R)	702	Cairns (R)	700

1) Detached dwelling approvals can occur on existing lots and are not directly comparable with new lot approvals, registrations and sales.
(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*, December 2015; DNRM Digital Cadastral Database (DCDB); QGSO uncompleted lots database; QGSO *Broadhectare Study*; DNRM QVAS database.

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