

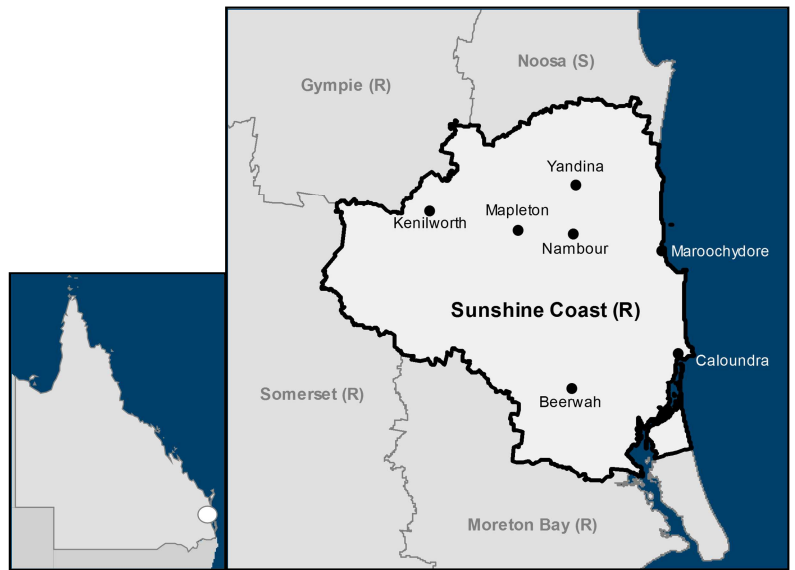
# Residential land development activity profile, September quarter 2016

## 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 m<sup>2</sup>) that is currently suitable for residential development. The latest broadhectare results show that there were approximately 2,680 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 40,000 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 968 residential lots. This was a decrease of 65 per cent compared with the same period last year when 2,779 lots were approved. Figure 2 compares quarterly residential lot approvals on the Sunshine Coast over a number of years.

Figure 1: Residential land development stages

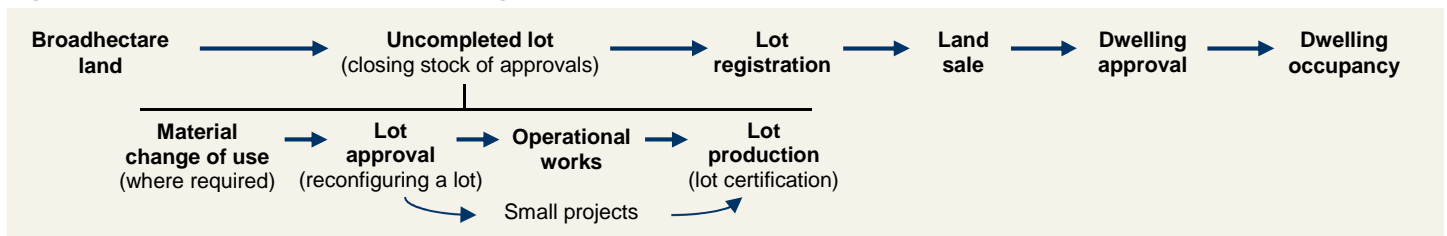
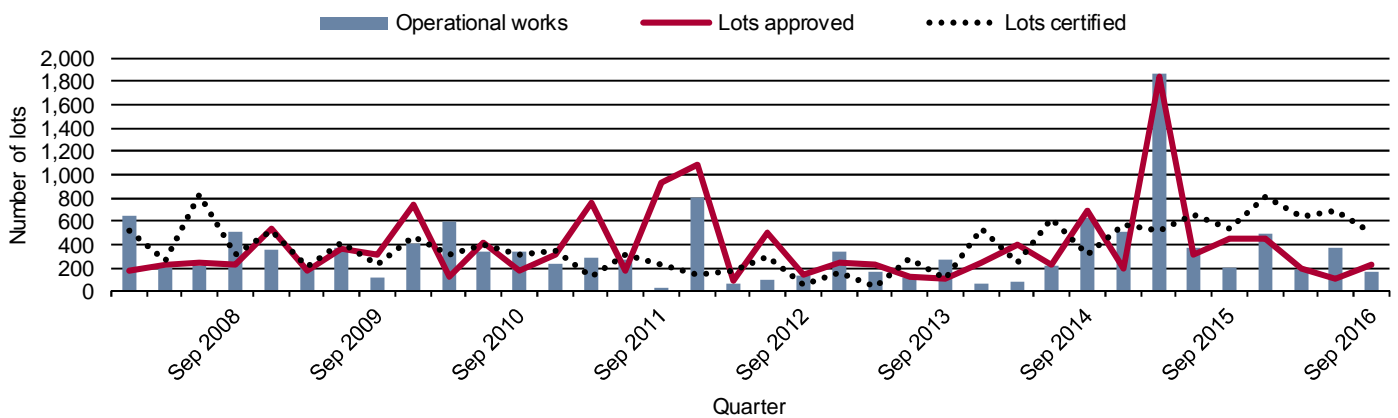


Figure 2: Quarterly residential lot development activity, Sunshine Coast Regional Council

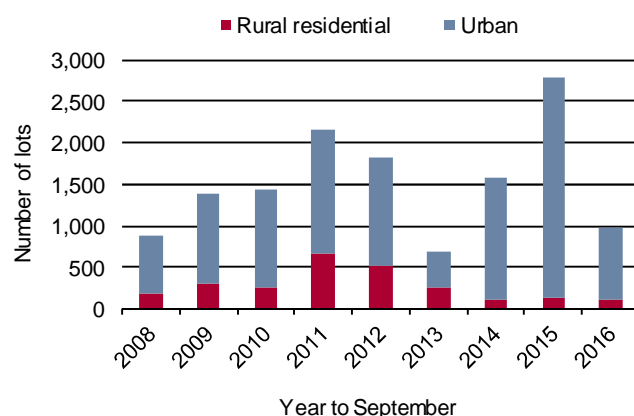


### Structure of residential lot approvals

In the year ending September quarter 2016, 854 of the lots approved for development on the Sunshine Coast were at urban densities (Figure 3). This represented 88 per cent of the lots approved for development during this period.

Table 1 shows that the 968 lots approved for development on the Sunshine Coast during the year ending September quarter 2016 were within 96 development projects. Projects approved to produce over 50 lots per project represented 5 per cent of the projects approved during this period, while accounting for 54 per cent of the total lots approved (Figure 4).

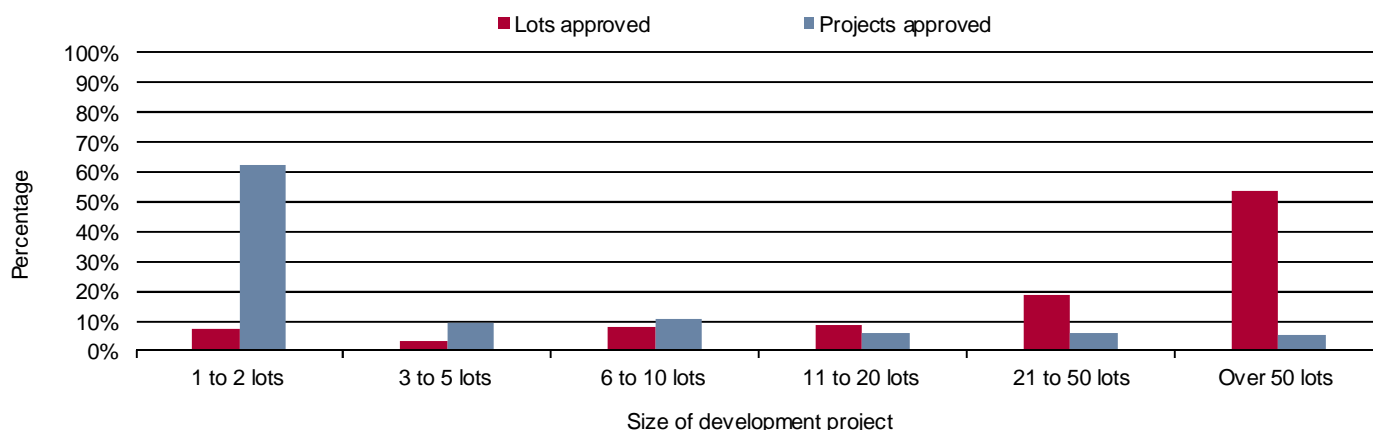
**Figure 3: Lot approvals by type, Sunshine Coast Regional Council**



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

Year ending September	Size of development project						All project sizes
	smaller projects			larger projects			
	1 to 2 lots	3 to 5 lots	6 to 10 lots	11 to 20 lots	21 to 50 lots	Over 50 lots	
	Total (Total lots projects)	Total (Total lots projects)	Total (Total lots projects)	Total (Total lots projects)	Total (Total lots projects)	Total (Total lots projects)	Total (Total lots projects)
2008	68 (56)	24 (7)	51 (7)	71 (5)	220 (6)	438 (6)	872 (87)
2009	63 (50)	39 (11)	24 (3)	74 (5)	347 (10)	849 (9)	1,396 (88)
2010	53 (45)	13 (4)	86 (11)	35 (2)	441 (12)	814 (6)	1,442 (80)
2011	57 (44)	37 (10)	52 (6)	96 (7)	139 (4)	1,785 (11)	2,166 (82)
2012	31 (29)	31 (7)	90 (11)	120 (8)	214 (6)	1,336 (12)	1,822 (73)
2013	32 (28)	19 (6)	59 (8)	71 (5)	87 (3)	429 (3)	697 (53)
2014	60 (51)	31 (9)	24 (3)	109 (7)	243 (6)	1,102 (6)	1,569 (82)
2015	50 (40)	45 (12)	32 (4)	230 (15)	151 (5)	2,271 (6)	2,779 (82)
2016	74 (60)	31 (9)	76 (10)	85 (6)	182 (6)	520 (5)	968 (96)
Dec qtr 2015	28 (22)	17 (5)	37 (5)	18 (1)	89 (3)	252 (3)	441 (39)
Mar qtr 2016	15 (12)	0 (0)	10 (1)	14 (1)	0 (0)	150 (1)	189 (15)
Jun qtr 2016	17 (14)	7 (2)	6 (1)	38 (3)	43 (1)	0 (0)	111 (21)
Sep qtr 2016	14 (12)	7 (2)	23 (3)	15 (1)	50 (2)	118 (1)	227 (21)

**Figure 4: Lot approvals by project size, year ending September 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 September quarter 2016, council gave operational works approvals for the development of 1,219 lots (Table 2). The total stock of lots with current operational works approvals at the end of September quarter 2016 was 3,358 lots. These lots represent approved land that is most likely to be developed in the short term and accounted for 56 per cent of the 5,973 uncompleted lots in the pipeline (Table 3 and Figure 5).

**Table 2: Uncompleted residential lots<sup>1</sup>, Sunshine Coast Regional Council**

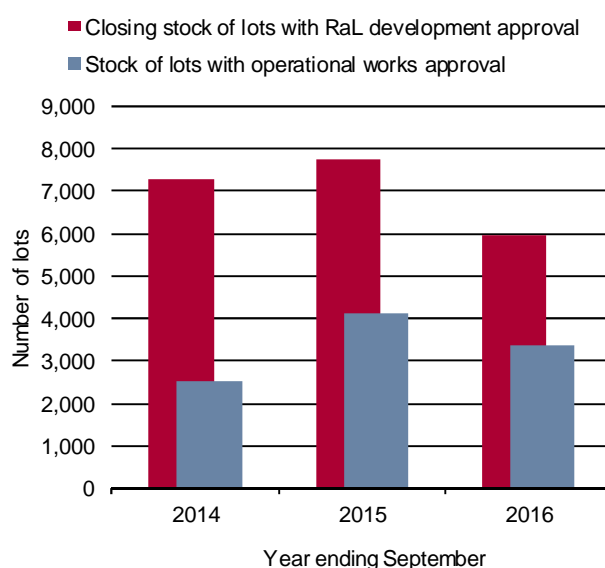
Year to September	Opening stock (a)	Lots approved (b)	Operational works approvals	Lots certified (c)	Lots lapsed (d)	Closing stock (a+b-c-d)
2008	7,352	872	1,566	1,904	98	6,222
2009	6,222	1,396	1,056	1,370	289	5,959
2010	5,959	1,442	1,678	1,493	89	5,819
2011	5,819	2,166	814	1,007	253	6,725
2012	6,725	1,822	1,085	650	287	7,610
2013	7,610	697	870	580	150	7,577
2014	7,577	1,569	997	1,709	159	7,278
2015	7,278	2,779	2,940	2,280	16	7,761
2016	7,761	968	1,219	2,631	125	5,973
Dec qtr 2015	7,761	441	484	803	59	7,340
Mar qtr 2016	7,340	189	185	633	23	6,873
Jun qtr 2016	6,873	111	378	690	2	6,292
Sep qtr 2016	6,292	227	172	505	41	5,973

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	
Dec qtr 2013	7,251	2,274	31%
Mar qtr 2014	7,397	2,186	30%
Jun qtr 2014	6,945	2,129	31%
Sep qtr 2014	7,278	2,534	35%
Dec qtr 2014	6,887	2,736	40%
Mar qtr 2015	8,204	4,178	51%
Jun qtr 2015	7,858	4,300	55%
Sep qtr 2015	7,761	4,119	53%
Dec qtr 2015	7,340	4,003	55%
Mar qtr 2016	6,873	3,687	54%
Jun qtr 2016	6,292	3,532	56%
Sep qtr 2016	5,973	3,358	56%

**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, 2,631 residential lots were certified by council in the year to September quarter 2016 (Table 2). Compared with the previous year when 2,280 lots were certified, this represented an increase of 15 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, 125 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 September quarter 2016, the Sunshine Coast still had active approvals for the development of 5,973 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 September quarter 2016 increased by 9 per cent to 707 registrations compared with 651 registrations recorded in the previous quarter (Table 4 and Figure 6). Total lot registrations for the year ending September 2016 were up 7 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 September	Urban residential lot registrations			Low density lot registrations 2,500m <sup>2</sup> to 5ha	Total lot registrations	Median lot size
	Standard lots <sup>a</sup> 60m <sup>2</sup> to <2,500m <sup>2</sup>	Unit and townhouse lots <sup>b</sup>	Total urban lots			Standard lots <sup>a</sup> 60m <sup>2</sup> to <2,500m <sup>2</sup>
2008	1,744	1,008	2,752	284	3,036	650m <sup>2</sup>
2009	1,320	445	1,765	211	1,976	654m <sup>2</sup>
2010	1,310	473	1,783	156	1,939	618m <sup>2</sup>
2011	1,085	390	1,475	113	1,588	600m <sup>2</sup>
2012	593	355	948	112	1,060	626m <sup>2</sup>
2013	480	586	1,066	100	1,166	453m <sup>2</sup>
2014	1,403	716	2,119	140	2,259	476m <sup>2</sup>
2015	1,940	559	2,499	181	2,680	480m <sup>2</sup>
2016	1,847	758	2,605	258	2,863	481m <sup>2</sup>
Dec qtr 2015	542	193	735	106	841	531m <sup>2</sup>
Mar qtr 2016	379	133	512	42	554	450m <sup>2</sup>
Jun qtr 2016	498	153	651	73	724	466m <sup>2</sup>
Sep qtr 2016	428	279	707	37	744	505m <sup>2</sup>

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

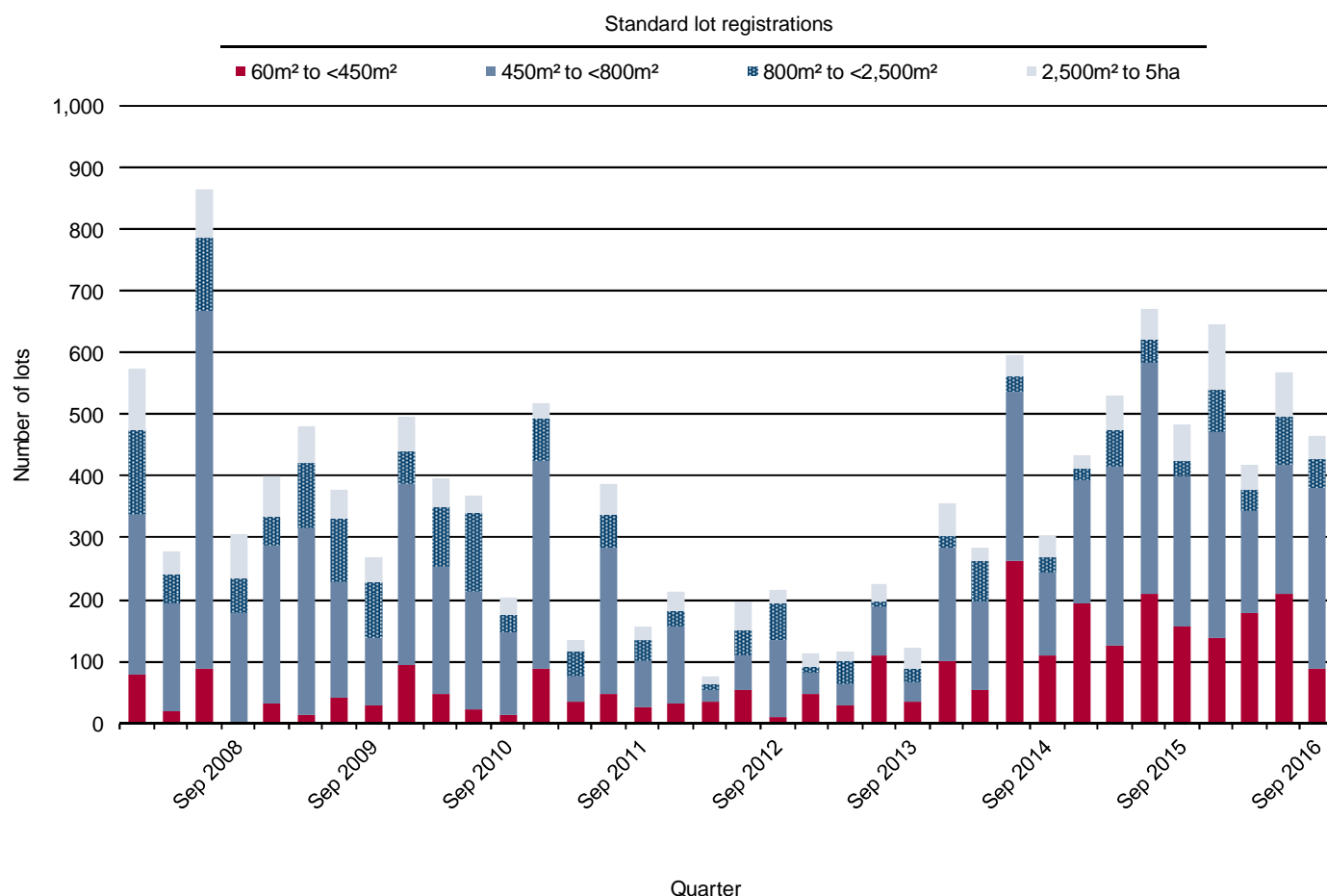
b) Lots on a building format plan or standard format plan that represent attached dwellings within a community title scheme.

**Table 5: Standard lot registrations<sup>a</sup> by size, Sunshine Coast Regional Council**

Year to September	Standard lot registrations by lot size category									Total standard registrations 60m <sup>2</sup> to 5ha
	60m <sup>2</sup> to <200m <sup>2</sup>	200m <sup>2</sup> to <350m <sup>2</sup>	350m <sup>2</sup> to <450m <sup>2</sup>	450m <sup>2</sup> to <600m <sup>2</sup>	600m <sup>2</sup> to <800m <sup>2</sup>	800m <sup>2</sup> to <1,000m <sup>2</sup>	1,000m <sup>2</sup> to <2,500m <sup>2</sup>	2,500m <sup>2</sup> to <4,000m <sup>2</sup>	4,000m <sup>2</sup> to 5ha	
2008	0	63	130	512	677	213	149	19	265	2,028
2009	0	0	120	391	462	202	145	30	181	1,531
2010	0	12	168	340	485	188	117	21	135	1,466
2011	0	12	189	323	366	100	95	10	103	1,198
2012	1	14	116	140	189	42	91	17	95	705
2013	14	44	167	106	73	34	42	9	91	580
2014	40	132	360	451	283	53	84	34	106	1,543
2015	9	180	504	557	545	64	81	34	147	2,121
2016	32	130	456	544	456	131	98	57	201	2,105
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
Jun qtr 2016	3	49	160	123	84	45	34	4	69	571
Sep qtr 2016	0	4	84	169	125	35	11	3	34	465

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 September quarter 2016, there were 1,990 new lots sold on the Sunshine Coast, of which 1,719 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 on the Sunshine Coast was \$256,320. This represented an increase of 2 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 September	Number of new lot sales <sup>a</sup> (140m <sup>2</sup> to 2,500m <sup>2</sup> )			Median sale price <sup>b</sup> (140m <sup>2</sup> to 2,500m <sup>2</sup> )		Median price per m <sup>2</sup>
	Vacant land <sup>c</sup>	House & land package <sup>d</sup>	Total sales	Vacant land <sup>c</sup>	House & land package <sup>d</sup>	Vacant land <sup>bc</sup> (140m <sup>2</sup> to 2,500m <sup>2</sup> )
2008	1,678	281	1,959	\$232,000	\$451,000	\$383
2009	1,674	288	1,962	\$235,000	\$445,000	\$407
2010	1,494	215	1,709	\$253,000	\$458,000	\$431
2011	761	127	888	\$247,000	\$450,000	\$429
2012	790	149	939	\$240,000	\$467,500	\$447
2013	1,255	148	1,403	\$230,000	\$445,000	\$452
2014	2,062	200	2,262	\$239,900	\$449,950	\$502
2015	2,318	273	2,591	\$250,500	\$465,000	\$544
2016p	1,719	271	1,990	\$256,320	\$499,000	\$582
Dec qtr 2015	512	70	582	\$250,500	\$490,000	\$566
Mar qtr 2016	452	62	514	\$250,500	\$490,000	\$569
Jun qtr 2016	422	71	493	\$266,000	\$519,820	\$618
Sep qtr 2016p	333	68	401	\$264,500	\$487,500	\$596

p = preliminary; subject to revision as a number of sale contracts may not have reached settlement at time of data collection.

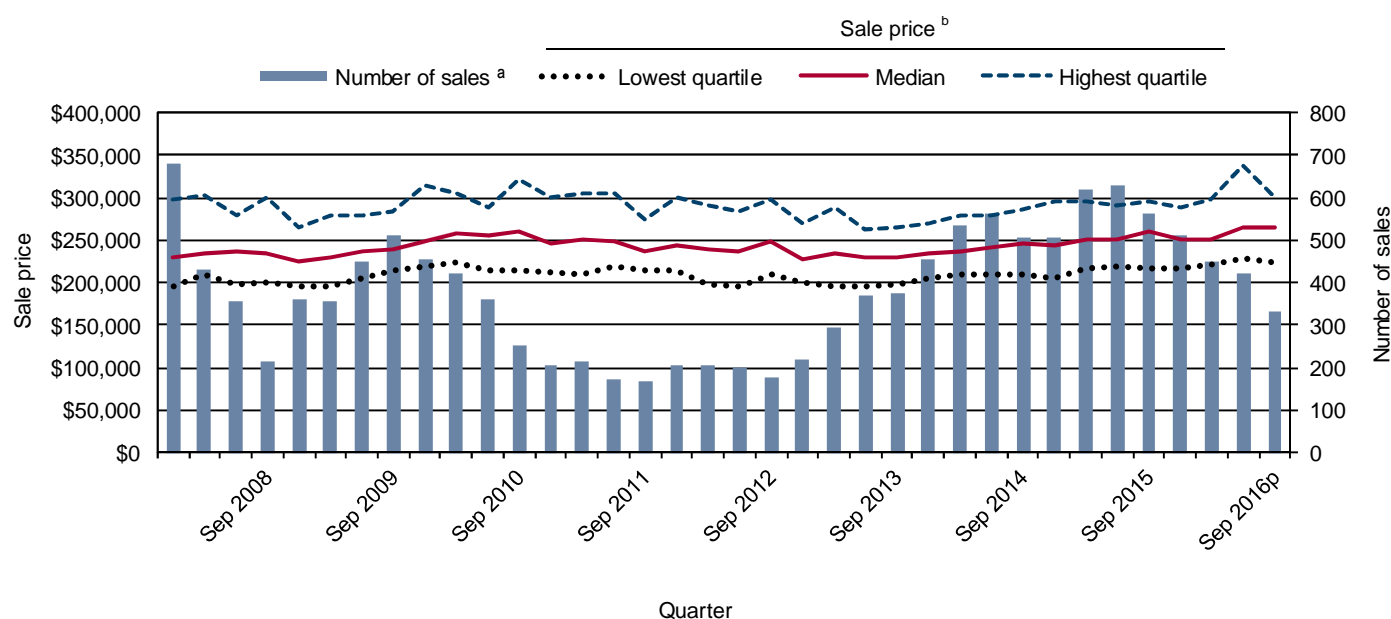
a) Normal sales and multi-sale transactions. Excludes part-sales and sales made under other special circumstances.

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 September quarter 2016, there were 8,835 new and established dwellings sold on the Sunshine Coast. Of these dwellings, 5,881 (67 per cent) were detached houses (Table 7).

In September quarter 2016, 1,575 detached house sales were recorded with a median value of \$540,000. This represented almost no change in dwelling sales volume and an increase of 4 per cent in median value compared with the same quarter last year (Figure 8).

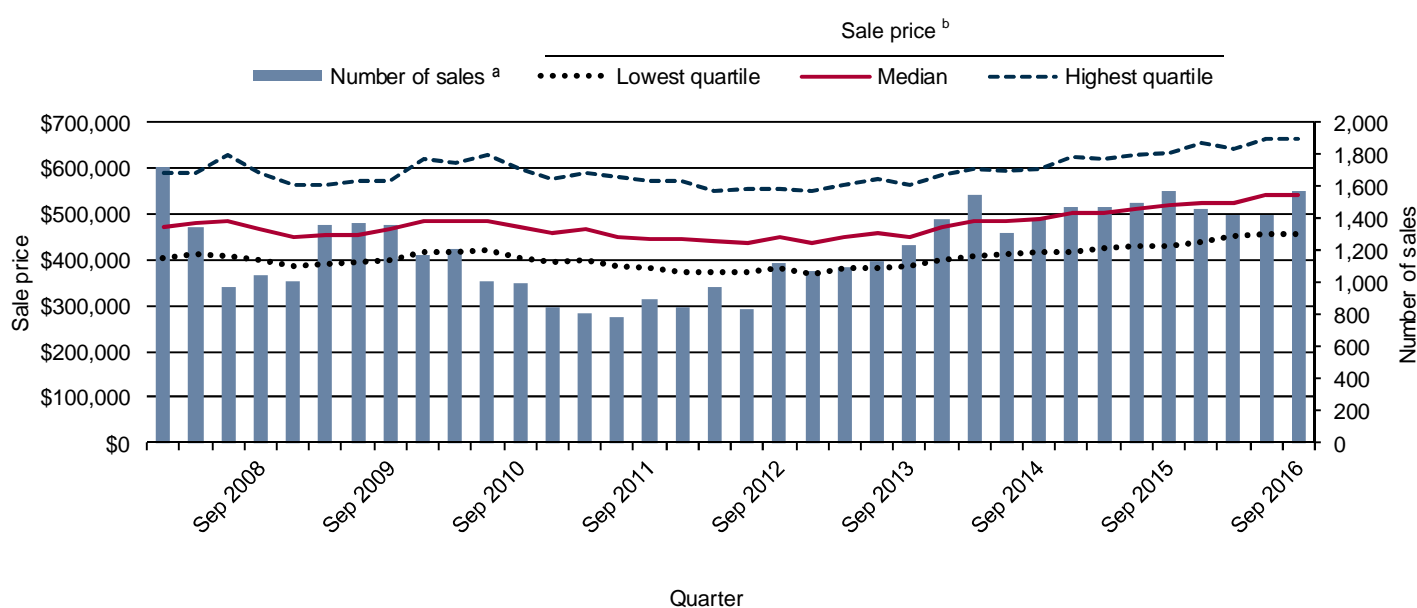
**Table 7: Dwelling sales, Sunshine Coast Regional Council**

Year to September	Number of dwelling sales <sup>a</sup>			Median sale price <sup>b</sup>	
	Detached houses	Units & townhouses	Total dwellings	Detached houses	Units & townhouses
2008	5,091	2,908	7,999	\$475,000	\$361,000
2009	5,103	2,469	7,572	\$456,000	\$348,000
2010	4,384	2,291	6,675	\$481,500	\$375,000
2011	3,334	1,765	5,099	\$455,000	\$350,000
2012	3,779	1,887	5,666	\$445,000	\$339,000
2013	4,539	2,702	7,241	\$450,000	\$347,600
2014	5,638	3,066	8,704	\$480,000	\$360,000
2015	6,012	3,289	9,301	\$510,000	\$375,000
2016	5,881	2,954	8,835	\$531,000	\$379,000
Dec qtr 2015	1,462	715	2,177	\$525,000	\$378,000
Mar qtr 2016	1,419	781	2,200	\$525,000	\$380,000
Jun qtr 2016	1,425	744	2,169	\$540,000	\$375,000
Sep qtr 2016	1,575	714	2,289	\$540,000	\$375,000

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 September quarter 2016, the Sunshine Coast recorded almost no change in the number of residential dwelling approvals compared with the previous year. There was a total of 3,614 approvals, 77 per cent of which were for separate houses (Table 8 and Figure 9).

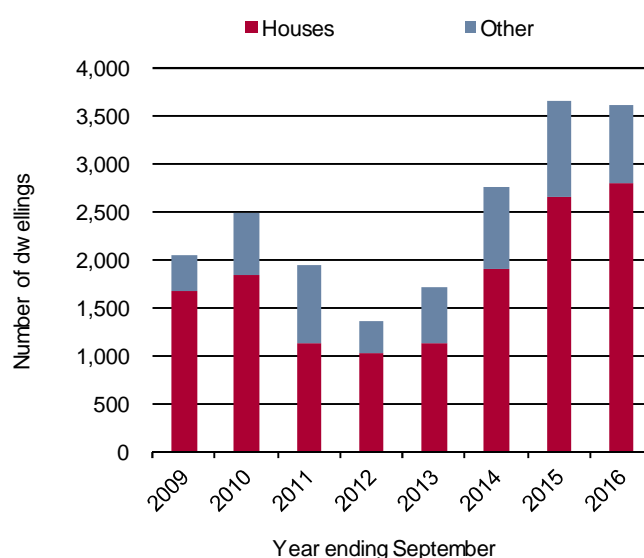
### Top local government areas for development activity

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, Sunshine Coast Regional Council**

Year to September	Number of dwellings		
	Houses	Other	Total
2009	1,678	382	2,060
2010	1,846	646	2,492
2011	1,125	812	1,937
2012	1,034	339	1,373
2013	1,131	583	1,714
2014	1,896	870	2,766
2015	2,663	990	3,653
2016	2,800	814	3,614
Dec qtr 2015	599	321	920
Mar qtr 2016	603	154	757
Jun qtr 2016	807	120	927
Sep qtr 2016	791	219	1,010

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



**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 <sup>1</sup>	
	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](http://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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