

Dwelling Approvals for 2000-2015 - MEPA

Note: Number of Units approved by MEPA.
 APT - Apartments
 MAS - Maisonnées
 TER - Terraced Houses
 OTH - Bungalows, Farmhouses, Villas

Approved Units by Dev Type (for CBM consumption)																
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
APT	2552	2657	3420	4548	5265	7539	8961	10252	6184	4616	3736	3276	2489	2062	2221	3019
MAS	949	774	910	1085	966	1058	932	696	361	400	375	401	298	352	414	471
TER	384	203	135	414	353	363	375	257	164	182	227	191	202	209	204	342
OTH	85	546	1016	81	123	121	141	138	127	100	106	87	75	84	98	115
Totals	3970	4180	5481	6128	6707	9081	10409	11343	6836	5298	4444	3955	3064	2707	2937	3947

Note: Decision Process by MEPA.
 Process goes through the initial permitting cycle, which may be followed by a reconsideration of the application, and finally an appeal may be lodged

Decision Process																
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
First Decision	3686	3968	5037	5438	6487	8437	9503	10728	6229	4820	4231	3613	2655	2612	2839	3897
Reconsidered Decision	175	182	373	653	199	552	793	580	592	448	204	321	208	8	2	2
Appealed Decision	109	30	71	37	21	92	113	35	15	30	9	21	201	87	96	48
Total	3970	4180	5481	6128	6707	9081	10409	11343	6836	5298	4444	3955	3064	2707	2937	3947

ODZ Development: Units																
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Units developed within ODZ Areas	136	231	132	224	189	285	161	254	154	204	165	96	42	81	68	71

ODZ Development: Percentage																
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
% Units developed within ODZ of Total	3.4	5.5	2.4	3.7	2.8	3.1	1.5	2.2	2.3	3.9	3.7	2.4	1.4	3.0	2.3	1.8

Note: Development on Virgin or Previously Developed land looks at trends in permitting towards source land analysis. Table analyses the changes in preference to develop within the current physical fabric as against new land. A reversal is evidenced in favour of development on previously developed land with nearly 64% in 2014 and over 64% in 2015.

Land-Type Categorisations (Virgin & Previously Developed Land)																
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Virgin land	2788	2836	3230	3366	3705	3585	4909	5269	3456	2947	2044	1884	1472	1275	1067	1407
Previously developed land	1182	1344	2251	2762	3002	5496	5500	6074	3380	2351	2400	2071	1592	1432	1870	2540
Total	3970	4180	5481	6128	6707	9081	10409	11343	6836	5298	4444	3955	3064	2707	2937	3947

Land-Type Categorisations (Percentage of Total Development)																
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Virgin land	70.2	67.8	58.9	54.9	55.2	39.5	47.2	46.5	50.6	55.6	46.0	47.6	48.0	47.1	36.3	35.6
Previously developed land	29.8	32.2	41.1	45.1	44.8	60.5	52.8	53.5	49.4	44.4	54.0	52.4	52.0	52.9	63.7	64.4
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Note: Whilst conversions have remained relatively stable between 2000 and 2004, 2005 experienced an increase, followed by a decline in 2006 and an increase in 2007 and 2008, with a decline between 2009-2013 and an increase in 2014 & 2015. Redevelopment saw a steady increase with a major jump in 2005 to 2007.

Conversions and Redevelopment: Number of Units Built																
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Conversion	142	142	315	252	160	532	394	469	505	407	419	358	321	312	505	605
Redevelopment	1040	1202	1936	2510	2842	4964	5106	5605	2874	1944	1981	1713	1271	1120	1365	1935
Total	1182	1344	2251	2762	3002	5496	5500	6074	3380	2351	2400	2071	1592	1432	1870	2540

Note: Conversion ratio analysis indicates that conversion permits have a relative 1.5 outcome, with 1 or 2 developments replacing 1 old unit. Redevelopment is more intensive increasing from 1:3.5 to 1:7.2 in 2005 and 1:6.3 in 2007 and decreasing to 1:3.9 in 2014 and 2015 units. Table below depicts the annual gain/loss within each category, 2008 is an abnormal year in the trend and requires further study.

Conversions and Redevelopment: Conversion Ratio																
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Conversion	1.0	1.2	1.5	1.5	1.2	2.3	1.6	1.5	1.3	1.3	0.9	1.4	0.7	1.0	0.9	1.0
Redevelopment	3.5	3.7	4.8	4.6	6.3	7.2	5.9	6.3	5.2	5.0	4.4	4.7	4.5	4.4	3.9	3.9
Total	2.7	3.0	3.7	3.9	5.1	6.0	5.1	5.1	3.6	3.4	2.7	3.3	2.3	2.6	2.1	2.4

Conversions and Redevelopment: Number of Units Gained, Units Lost and Balance																		
	2000			2001			2002			2003			2004			2005		
	New Units	Old Units	Gain/Loss	New Units	Old Units	Gain/Loss	New Units	Old Units	Gain/Loss	New Units	Old Units	Gain/Loss	New Units	Old Units	Gain/Loss	New Units	Old Units	Gain/Loss
Conversion	142	137	+5	142	116	+26	315	252	+63	160	532	-372	394	469	-75	407	419	-12
Redevelopment	1040	300	+740	1202	327	+875	1936	2510	-574	2842	4964	-2122	5106	5605	-599	2874	1944	+930
Total	1182	437	+745	1344	443	+901	2872	786	+2086	3002	6074	-3070	5496	5500	-1004	2874	1944	+930

Note: Unit movements describes pre-permits and post-permit status:

Dwell to Dwell - 1:1 (single dwelling unit is retained; Units that had replaced the original number of units)
 Dwell to Dwell - N:N (dwelling units replaced by others of varying amounts)
 Other to Dwell - X:N (replacement of non-dwelling units to dwellings of varying amounts)
 Dwelling to Other - N:X (dwelling units lost to other non-dwelling categories)

Conversions and Redevelopment: Unit Movements table depicts each category of unit movements by conversion and redevelopment status

Legend
 X - Other
 N - Number of Dwelling Units
 1 - Number of new units (unique or in a block) replacing original units

Conversions and Redevelopment: Unit Movements																
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Dwell to Dwell - 1:1	119	106	115	139	23	119	123	106	116	85	101	79	83	75	102	133
Dwell to Dwell - N:N (Gain)	653	780	1649	2177	2783	4184	4427	4201	2371	1927	2066	1634	1409	1075	1396	2260
Other to Dwell - X:N	163	205	102	446	185	1185	932	1752	803	194	169	319	277	225	251	448
Dwell to Other - N:X	71	83	83	84	63	71	89	137	107	81	131	77	133	88	246	165

