Dwelling Unit Approvals for 2000-2018 - PA

Note: Number of Units approved by MEPA.
APT - Apartments
MAS - Maisonettes
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	2016	2017	2018
APT	2552	2657	3420	4548	5265	7539	8961	10252	6184	4616	3736	3276	2489	2062	2221	3019	6316	7762	11211
MAS	949	774	910	1085	966	1058	932	696	361	400	375	401	298	352	414	471	706	852	1166
TER	384	203	135	414	353	363	375	257	164	182	227	191	202	209	204	342	297	301	396
OTH	85	546	1016	81	123	121	141	138	127	100	106	87	75	84	98	115	189	91	112
Totals	3970	4180	5481	6128	6707	9081	10409	11343	6836	5298	4444	3955	3064	2707	2937	3947	7508	9006	12885

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	2016	2017	2018
First Decision	3686	3968	5037	5438	6487	8437	9503	10728	6229	4820	4231	3613	2655	2612	2839	3897	7438	9005	12812
Reconsidered Decision	175	182	373	653	199	552	793	580	592	448	204	321	208	8	2	2	0	0	0
Appealed Decision	109	30	71	37	21	92	113	35	15	30	9	21	201	87	96	48	70	1	73
Total	3970	4180	5481	6128	6707	9081	10409	11343	6836	5298	4444	3955	3064	2707	2937	3947	7508	9006	12885

ODZ Development: Units

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Units developed within ODZ Areas	136	231	132	224	189	285	161	254	154	204	165	96	42	81	68	71	283	136	139

ODZ Development: Percentage

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
% 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	3.8	1.5	1.1

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.
Previously Developed land refers to those dwellings that were developed as part of the Conversion and Redevelopment process, where a building has previously existed. Virgin land in this context includes land that had never been previously developed such as an open plot of land and airspace.

Land-Type Categorisations (Virgin & Previously Developed Land)

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Virgin land	2788	2836	3230	3366	3705	3585	4909	5269	3456	2947	2044	1884	1472	1275	1067	1407	2860	3144	1224
Previously developed land	1182	1344	2251	2762	3002	5496	5500	6074	3380	2351	2400	2071	1592	1432	1870	2540	4648	5862	8575
Total	3970	4180	5481	6128	6707	9081	10409	11343	6836	5298	4444	3955	3064	2707	2937	3947	7508	9006	9799

Land-Type Categorisations (Percentage of Total Development)

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
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	38.1	34.9	12.5
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	61.9	65.1	87.5
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	100.0	100.0	100.0

Note: Section depicts the proportion of conversion and redevelopment units

The changes serve as the basis for categorical an of the units gained, lost and the esultant balance.

Conversions and Redevelopment: Number of Units Built

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Conversion	142	142	315	252	160	532	394	469	506	407	419	358	321	312	505	605	1215	1804	2409
Redevelopment	1040	1202	1936	2510	2842	4964	5106	5605	2874	1944	1981	1713	1271	1120	1365	1935	3433	4058	6166
Total	1182	1344	2251	2762	3002	5496	5500	6074	3380	2351	2400	2071	1592	1432	1870	2540	4648	5862	8575

Conversions and Redevelopment: Conversion Ratio

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Conversion	1.0	1.2	1.5	1.5	1.2	2.3	1.8	1.5	1.3	1.3	0.9	1.4	0.7	1.0	0.9	1.2	1.5	1.6	1.9
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	4.6	4.7	4.9	5.8
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	2.8	0.0	3.1	0.5

Conversions and Redevelopment: Number of Units Gained, Units Lost and Balance

	2000			2001			2014			2015		
	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	505	545	-40	701	588	+113
Redevelopment	1040	300	+740	1202	327	+875	1365	354	+1011	2287	492	+1795
Total	1182	437	+745	1344	443	+901	1870	899	+971	2988	1080	+1908

	2002			2003			2016			2017		
	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	315	204	+111	252	164	+88	1215	790	+425	1804	1122	+682
Redevelopment	1936	404	+1532	2510	542	+1968	3433	725	+2708	4058	825	+3233
Total	2251	608	+1643	2762	706	+2056	4648	1515	+3133	5862	1947	+3915

	2004			2005			2018		
	New Units	Old Units	Gain/Loss	New Units	Old Units	Gain/Loss	New Units	Old Units	Gain/Loss
Conversion	160	132	+28	532	233	+299	2409	1265	+1144
Redevelopment	2842	454	+2388	4964	686	+4278	6166	1072	+5094
Total	3002	586	+2416	5496	919	+4577	8575	2337	+6238

	2006			2007								
	New Units	Old Units	Gain/Loss	New Units	Old Units	Gain/Loss						
Conversion	394	225	+169	469	314	+155						
Redevelopment	5106	864	+4242	5605	886	+4719						
Total	5500	1089	+4411	6074	1200	+4874						

	2008			2009								
	New Units	Old Units	Gain/Loss	New Units	Old Units	Gain/Loss						
Conversion	506	397	+109	407	302	+105						
Redevelopment	2874	554	+2321	1944	392	+1552						
Total	3380	951	+2419	2351	694	+1657						

	2010			2011								
	New Units	Old Units	Gain/Loss	New Units	Old Units	Gain/Loss						
Conversion	419	442	-23	358	259	+99						
Redevelopment	1981	453	+1528	1713	364	+1349						
Total	2400	895	+1505	2071	623	+1448						

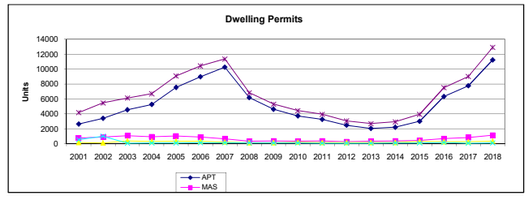
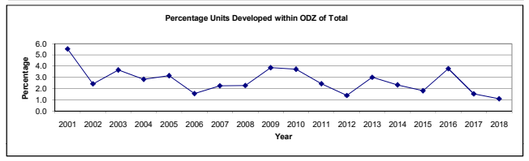
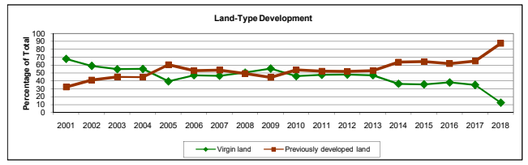
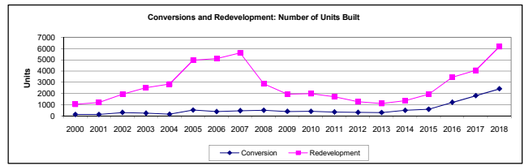
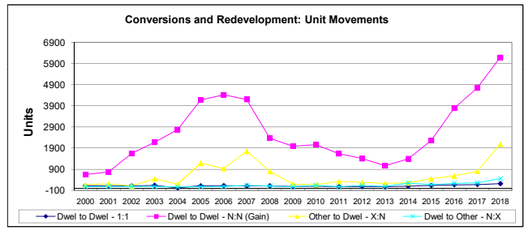
	2012			2013								
	New Units	Old Units	Gain/Loss	New Units	Old Units	Gain/Loss						
Conversion	334	463	-129	312	307	+5						
Redevelopment	1535	339	+1196	1120	252	+868						
Total	1869	802	+923	1432	559	+973						

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

Dwel to Dwel - 1:1 (single dwelling unit is retained: Units that had replaced the original number of units)
Dwel to Dwel - N:N (dwelling units replaced by others of varying amounts)
Other to Dwel - 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	2016	2017	2018
Dwel to Dwel - 1:1	119	106	115	139	23	119	123	106	116	85	101	79	83	75	102	133	163	176	223
Dwel to Dwel - N:N (Gain)	653	780	1649	2177	2783	4184	4427	4201	2371	1997	2066	1634	1409	1075	1396	2260	3789	4744	6195
Other to Dwel - X:N	163	205	102	446	185	1185	932	1752	803	194	169	319	277	225	251	448	581	800	2091
Dwel to Other - N:X	71	83	83	84	63	71	89	137	107	81	131	77	133	88	246	169	227	251	450