

# Dwelling Unit Approvals for 2000-2017 - PA

Note: Number of Units approved by MEPA.  
 APT - Apartments  
 MAS - Maisonnettes  
 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
APT	2552	2657	3420	4548	5265	7539	8961	10252	6184	4616	3736	3276	2489	2062	2221	3019	6316	7762
MAS	949	774	910	1085	966	1058	932	696	361	400	375	401	298	352	414	471	706	852
TER	384	203	135	414	353	363	375	257	164	182	227	191	202	209	204	342	297	301
OTH	85	546	1016	81	123	121	141	136	127	100	106	87	75	84	98	115	189	91
<b>Totals</b>	<b>3970</b>	<b>4180</b>	<b>5481</b>	<b>6128</b>	<b>6707</b>	<b>9081</b>	<b>10409</b>	<b>11343</b>	<b>6836</b>	<b>5298</b>	<b>4444</b>	<b>3955</b>	<b>3064</b>	<b>2707</b>	<b>2937</b>	<b>3947</b>	<b>7508</b>	<b>9006</b>

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

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

ODZ Development: Percentage																		
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
% 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

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.

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
Virgin land	2788	2836	3230	3366	3705	5585	4909	5269	3456	2947	2044	1894	1472	1275	1067	1407	2890	3144
Previously developed land	1182	1344	2251	2762	3002	5496	5500	6074	3380	2351	2400	2071	1592	1432	1870	2540	4648	5862
<b>Total</b>	<b>3970</b>	<b>4180</b>	<b>5481</b>	<b>6128</b>	<b>6707</b>	<b>9081</b>	<b>10409</b>	<b>11343</b>	<b>6836</b>	<b>5298</b>	<b>4444</b>	<b>3955</b>	<b>3064</b>	<b>2707</b>	<b>2937</b>	<b>3947</b>	<b>7508</b>	<b>9006</b>

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
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
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
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Note: Section depicts the proportion of conversion and redevelopment units.  
 The changes serve as the basis for categorial analysis of the units gained, lost and the resultant 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
Conversion	142	142	315	252	160	394	469	505	407	419	358	321	312	505	605	605	1215	1804
Redevelopment	1040	1202	1936	2510	2842	4964	5106	5605	2874	1944	1981	1713	1120	1365	1935	3433	4058	4058
<b>Total</b>	<b>1182</b>	<b>1344</b>	<b>2251</b>	<b>2762</b>	<b>3002</b>	<b>5496</b>	<b>5500</b>	<b>6074</b>	<b>3380</b>	<b>2351</b>	<b>2400</b>	<b>2071</b>	<b>1592</b>	<b>1432</b>	<b>1870</b>	<b>2540</b>	<b>4648</b>	<b>5862</b>

Conversions and Redevelopment: Conversion Ratio																		
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
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
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
<b>Total</b>	<b>2.7</b>	<b>3.0</b>	<b>3.7</b>	<b>3.9</b>	<b>5.1</b>	<b>6.0</b>	<b>5.1</b>	<b>5.1</b>	<b>3.6</b>	<b>3.4</b>	<b>2.7</b>	<b>3.3</b>	<b>2.3</b>	<b>2.6</b>	<b>2.1</b>	<b>2.8</b>	<b>3.1</b>	<b>3.1</b>

Conversions and Redevelopment: Number of Units Gained, Units Lost and Balance																																																						
	2000			2001			2002			2003			2004			2005			2006			2007			2008			2009			2010			2011			2012			2013			2014			2015			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	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	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	252	160	+92	160	394	-234	394	469	-75	407	419	-12	419	358	+61	321	312	+9	312	505	-193	505	605	-100	605	605	0	1215	1804	-589	1804	1122	+682												
Redevelopment	1040	300	+740	1202	327	+875	1936	2510	-574	2510	2842	-332	2842	4964	-2122	4964	5106	-1142	5605	2874	+2731	1944	1981	-37	1713	1120	+593	1365	1935	-570	1935	3433	-1498	1935	4058	-2123	3433	4058	-625	4058	4058	0												
<b>Total</b>	<b>1182</b>	<b>437</b>	<b>+745</b>	<b>1344</b>	<b>443</b>	<b>+901</b>	<b>2251</b>	<b>2762</b>	<b>-511</b>	<b>2762</b>	<b>706</b>	<b>+2056</b>	<b>6074</b>	<b>899</b>	<b>+5175</b>	<b>6074</b>	<b>1515</b>	<b>+4559</b>	<b>2400</b>	<b>2071</b>	<b>+3229</b>	<b>2400</b>	<b>1592</b>	<b>+808</b>	<b>1432</b>	<b>1870</b>	<b>-438</b>	<b>1432</b>	<b>2540</b>	<b>-1108</b>	<b>1870</b>	<b>2540</b>	<b>-670</b>	<b>2540</b>	<b>4648</b>	<b>-2108</b>	<b>2540</b>	<b>4648</b>	<b>-2108</b>															

Conversions and Redevelopment: Unit Movements																		
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Dwell to Dwell - 1:1	119	106	115	139	23	119	123	106	116	85	101	79	83	75	102	133	163	176
Dwell to Dwell - N:N (Gain)	653	780	1649	2177	2783	4184	4427	4201	2371	1997	2066	1634	1409	1075	1396	2260	3789	4744
Other to Dwell - X:N	163	205	102	446	165	1165	932	1752	803	194	169	319	277	225	251	448	581	800
Dwell to Other - N:X	71	83	83	84	63	71	89	137	107	81	131	77	133	88	246	169	227	251

