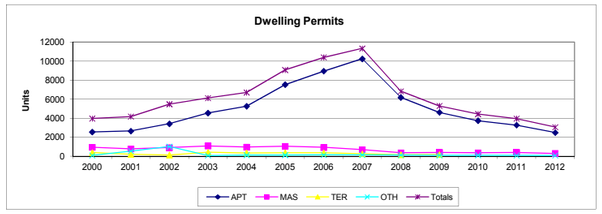
Dwelling Approvals for 2000-2012 - MEPA

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

Approved Units by Dev Type (for CBM consumption)

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
APT	2552	2657	3420	4548	5265	7539	8961	10252	6184	4616	3736	3276	2489
MAS	949	774	910	1085	966	1058	932	696	361	400	375	401	298
TER	384	203	135	414	353	363	375	257	164	182	227	191	202
OTH	85	546	1016	81	123	121	141	138	127	100	106	87	75
Totals	3970	4180	5481	6128	6707	9081	10409	11343	6836	5298	4444	3955	3064



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

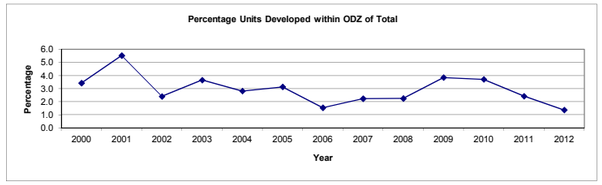
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
First Decision	3686	3968	5037	5438	6487	8437	9503	10728	6229	4820	4231	3613	2655
Reconsidered Decision	175	182	373	653	199	552	793	580	592	448	204	321	208
Appealed Decision	109	30	71	37	21	92	113	35	15	30	9	21	201
Total	3970	4180	5481	6128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

ODZ Development: Units

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Units developed within ODZ Areas	136	231	132	224	189	285	161	254	154	204	165	96	42

ODZ Development: Percentage

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
% 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



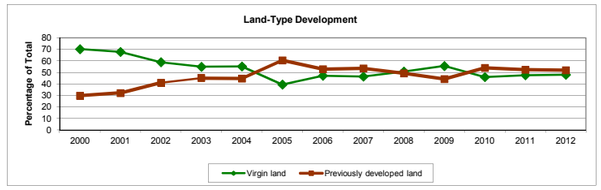
Note: Development on Virgin or Previously Developed land looks at trends in permitting towards source land analysis. Table analysis the changes in preference to develop within the current physical fabric as against new land. A reversal is evidenced in favour of development on previously developed land with over 60% in 2005 and 53% in 2006 and 2007.

Land-Type Categorisations (Virgin & Previously Developed Land)

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Virgin land	2788	2836	3230	3366	3705	3585	4909	5269	3456	2947	2044	1884	1472
Previously developed land	1182	1344	2251	2762	3002	5496	5500	6074	3380	2351	2400	2071	1592
Total	3970	4180	5481	6128	6707	9081	10409	11343	6836	5298	4444	3955	3064

Land-Type Categorisations (Percentage of Total Development)

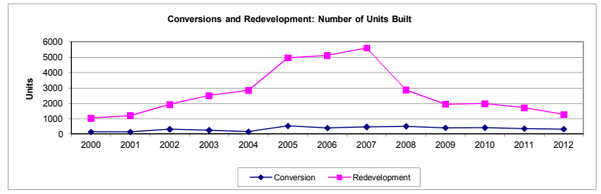
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Virgin land	70.2	67.8	58.9	54.9	55.2	39.5	47.2	46.5	50.8	55.6	46.0	47.6	48.0
Previously developed land	29.8	32.2	41.1	45.1	44.8	60.5	52.8	53.5	49.2	44.4	54.0	52.4	52.0
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0



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. 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
Conversion	142	142	315	252	160	532	394	469	506	407	419	358	321
Redevelopment	1040	1202	1936	2510	2842	4964	5106	5605	2874	1944	1981	1713	1271
Total	1182	1344	2251	2762	3002	5496	5500	6074	3380	2351	2400	2071	1592



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 units resulting in increased density outputs. Table below depicts the annual gain/loss within each category.
2008 is a 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
Conversion	1.0	1.2	1.5	1.5	1.2	2.3	1.8	1.5	1.3	1.3	0.9	-19.2	1.4
Redevelopment	3.5	3.7	4.8	4.6	6.3	7.2	5.9	6.3	5.2	5.0	4.4	0.3	4.7
Total	2.7	3.0	3.7	3.9	5.1	6.0	5.1	5.1	3.6	3.4	2.7	0.6	3.3

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

	2000			2001		
	New Units	Old Units	Gain/Loss	New Units	Old Units	Gain/Loss
Conversion	142	137	+5	142	116	+26
Redevelopment	1040	300	+740	1202	327	+875
Total	1182	437	+745	1344	443	+901

	2002			2003		
	New Units	Old Units	Gain/Loss	New Units	Old Units	Gain/Loss
Conversion	315	204	+111	252	164	+88
Redevelopment	1936	404	+1532	2510	542	+1968
Total	2251	608	+1643	2762	706	+2056

	2004			2005		
	New Units	Old Units	Gain/Loss	New Units	Old Units	Gain/Loss
Conversion	160	132	+28	532	233	+299
Redevelopment	2842	454	+2388	4964	686	+4278
Total	3002	586	+2416	5496	919	+4577

	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		
	New Units	Old Units	Gain/Loss
Conversion	334	463	-129
Redevelopment	1535	339	+1196
Total	1869	802	+923

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

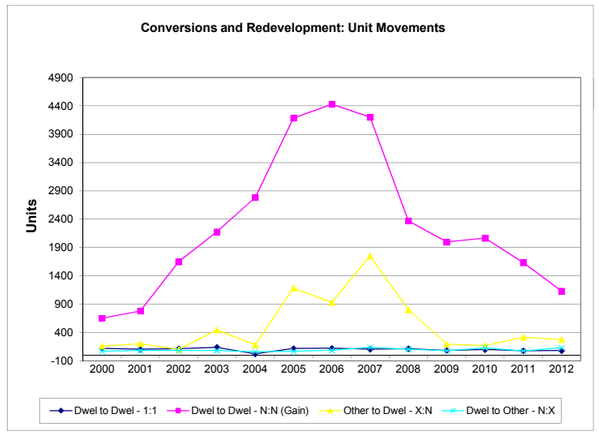
Dwel to Dwel - 1:1 (single dwelling unit is retained: Units that had replaced the original number of units)
Dwel to Dwel - N:N (dwelling units replaced by others of varying amounts)
Other to Dwel - X:N (replacement of non-dwelling units to dwellings of varying amounts)
Dwelling to Other - N:X (dwelling 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
Dwel to Dwel - 1:1	119	106	115	139	23	119	123	106	116	85	101	79	83
Dwel to Dwel - N:N (Gain)	653	780	1649	2177	2783	4184	4427	4201	2371	1997	2066	1634	1132
Other to Dwel - X:N	163	205	102	446	185	1185	932	1752	803	194	169	319	277
Dwel to Other - N:X	71	83	83	84	63	71	89	137	107	81	131	77	133



Source: Information Resources Unit, MEPA, March 2013
Credits: IRU & Forward Planning Division