

# Residential land development activity profile

## Central Highlands Regional Council

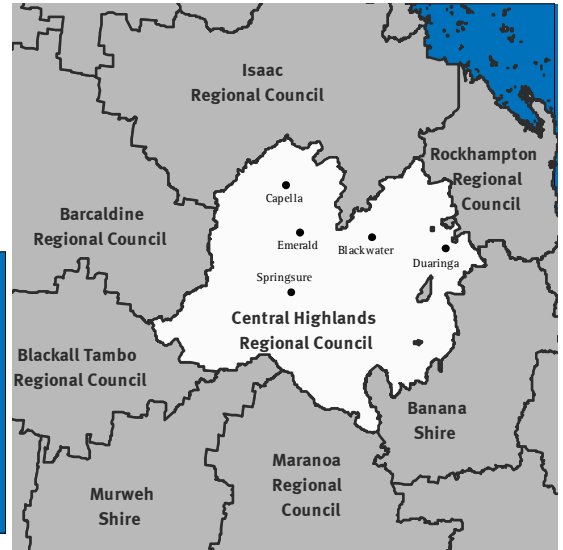
December quarter 2011

The residential land development activity profile for Central Highlands Regional Council 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. In December 2011, there were approximately 1,230 hectares of broadhectare land suitable for residential development in Central Highlands Regional Council.

Based on the planning scheme intent, existing approvals, and an analysis of residential densities by location, this supply is expected to yield some 4,000 dwellings. This expected 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 Central Highlands Regional Council. In the year to December quarter 2011, Central Highlands Regional Council approved the development of 40 residential lots. This was a decrease of 72 per cent compared with the same period last year when 144 lots were approved. Figure 2 compares quarterly lot approvals in Central Highlands Regional Council over recent years.

Figure 1: Residential land development stages

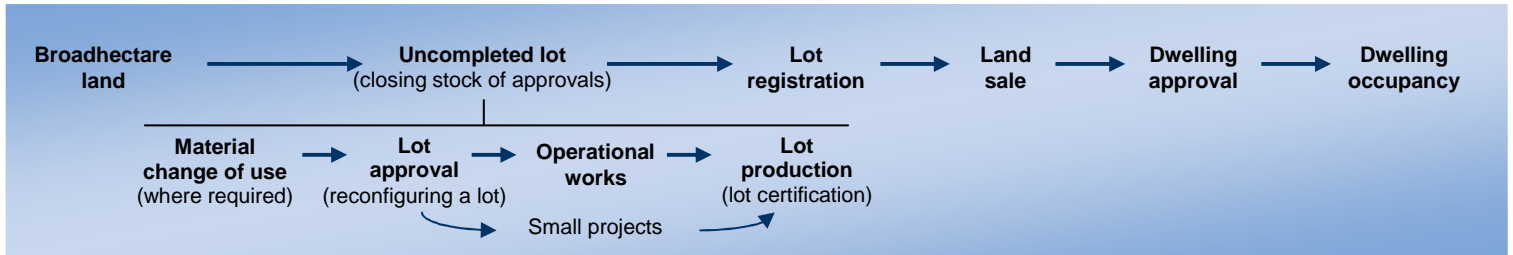
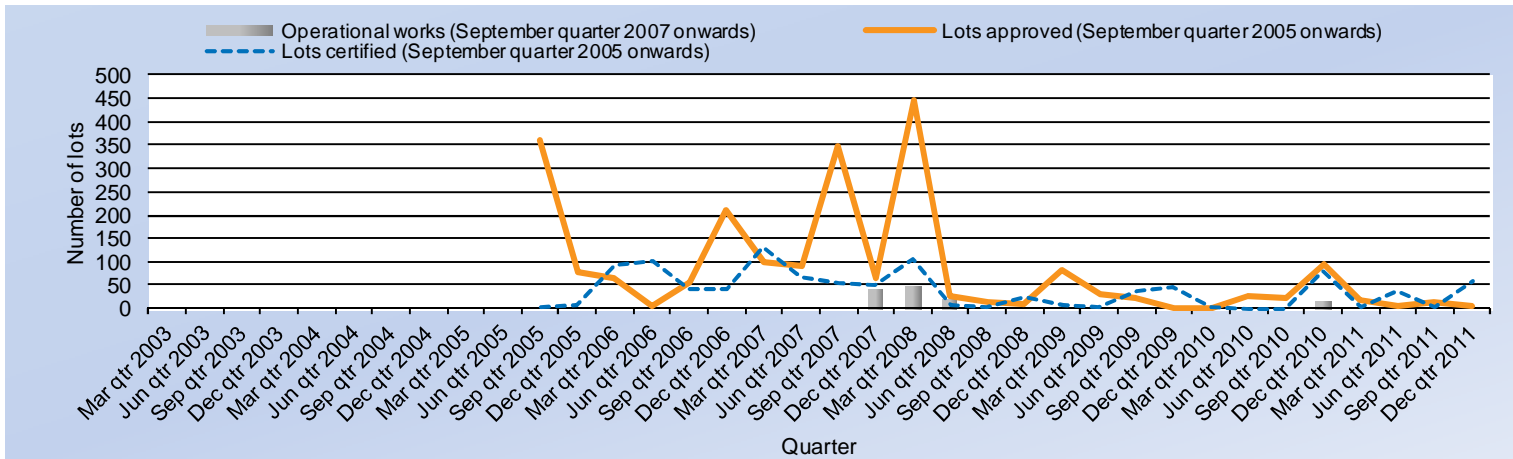


Figure 2: Quarterly residential lot development activity, Central Highlands Regional Council



## Structure of residential lot approvals

In the year ending December quarter 2011, 23 of the lots approved for development in Central Highlands Regional Council were at urban densities (Figure 3). This represents 58 per cent of the lots approved for development during this period.

Table 1 shows that the total of 40 lots approved for development in Central Highlands Regional Council during the year ending December quarter 2011 were within 16 development projects. Projects approved to produce between 1 and 2 lots per project represented 81 per cent of the projects approved during this period, while accounting for 40 per cent of the total lots approved (Figure 4).

Figure 3: Lot approvals by type, Central Highlands Regional Council

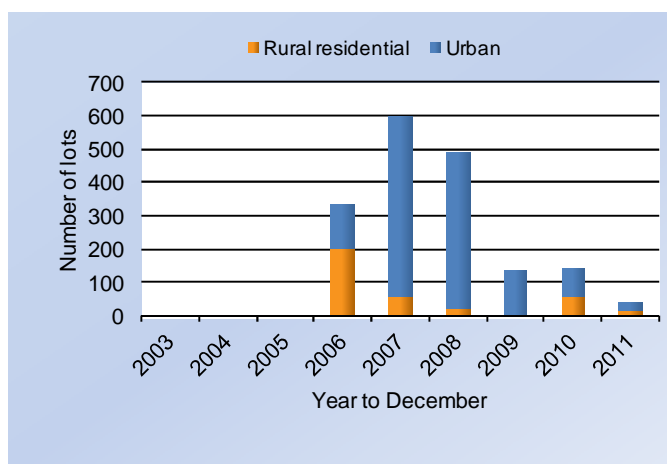


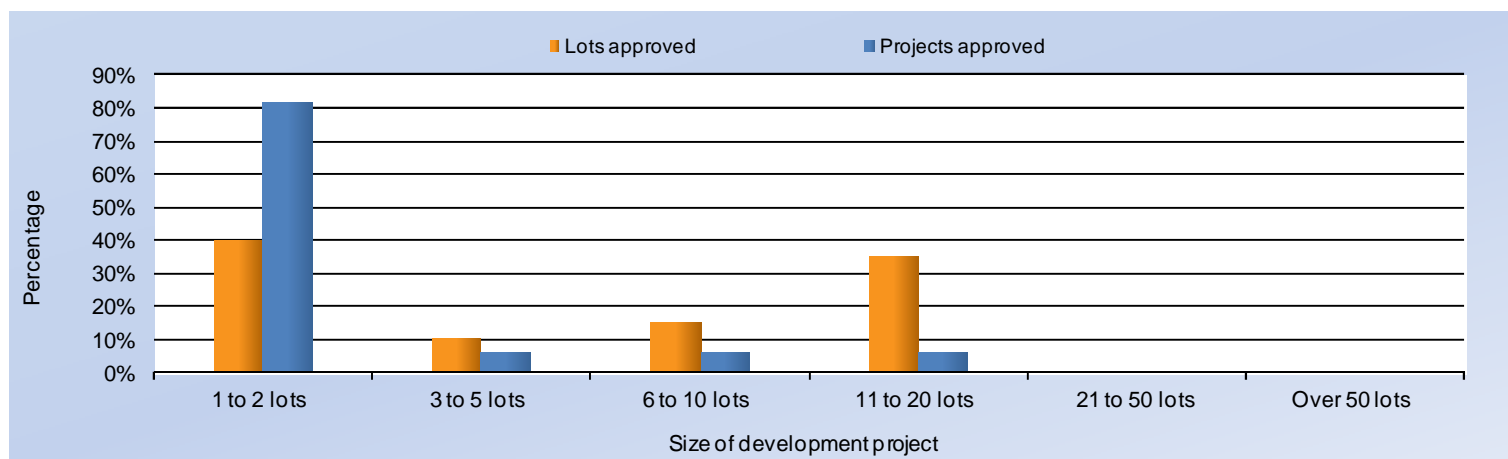
Table 1: Lot approvals by project size, Central Highlands Regional Council <sup>1</sup>

Year ending December	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 lots	(Total projects)	Total lots	(Total projects)	Total lots	(Total projects)		
2003	na	na	na	na	na	na	na	na	na	na	na	na	na	
2004	na	na	na	na	na	na	na	na	na	na	na	na	na	
2005	na	na	na	na	na	na	na	na	na	na	na	na	na	
2006	22	(21)	23	(6)	10	(1)	0	(0)	123	(4)	158	(1)	336	(33)
2007	29	(28)	11	(3)	27	(3)	102	(7)	112	(3)	318	(1)	599	(45)
2008	16	(13)	10	(3)	9	(1)	11	(1)	56	(2)	389	(1)	491	(21)
2009	7	(6)	3	(1)	0	(0)	20	(1)	27	(1)	80	(1)	137	(10)
2010	8	(6)	0	(0)	0	(0)	22	(2)	46	(2)	68	(1)	144	(11)
2011	16	(13)	4	(1)	6	(1)	14	(1)	0	(0)	0	(0)	40	(16)
Mar qtr 2011	2	(2)	0	(0)	0	(0)	14	(1)	0	(0)	0	(0)	16	(3)
Jun qtr 2011	4	(3)	0	(0)	0	(0)	0	(0)	0	(0)	0	(0)	4	(3)
Sep qtr 2011	3	(2)	4	(1)	6	(1)	0	(0)	0	(0)	0	(0)	13	(4)
Dec qtr 2011	7	(6)	0	(0)	0	(0)	0	(0)	0	(0)	0	(0)	7	(6)

na = not available; lot approvals data collected since September quarter 2005.

1) Lot approvals data is not available for the former shires of Peak Downs prior to December quarter 2005, Duaringa prior to June quarter 2006 and Bauhinia prior to September quarter 2007.

Figure 4: Lot approvals by project size, year ending December 2011, Central Highlands 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 December quarter 2011, Central Highlands Regional Council did not issue any operational works approvals (Table 2). The total stock of lots in Central Highlands Regional Council with current operational works approvals at the end of December quarter 2011 was 101 lots. These lots represent approved land that is most likely to be developed in the short term and accounted for 9 per cent of the 1,112 uncompleted lots in the pipeline (Table 3 and Figure 5).

Table 2: Uncompleted residential lots<sup>1</sup>, Central Highlands Regional Council<sup>2</sup>

Year to December	Opening stock (a)	Lots approved (b)	Operational works approvals	Lots certified (c)	Lots lapsed (d)	Closing stock (a+b-c-d)
2003	na	na	na	na	na	na
2004	na	na	na	na	na	na
2005	na	na	na	na	na	na
2006	609	336	na	275	26	644
2007	644	599	na	305	0	938
2008	938	491	67	138	6	1,285
2009	1,285	137	0	91	86	1,245
2010	1,245	144	14	85	65	1,239
2011	1,239	40	0	102	65	1,112
Mar qtr 2011	1,239	16	0	1	6	1,248
Jun qtr 2011	1,248	4	0	39	24	1,189
Sep qtr 2011	1,189	13	0	3	13	1,186
Dec qtr 2011	1,186	7	0	59	22	1,112

na = not available; operational works data collected since September quarter 2007.

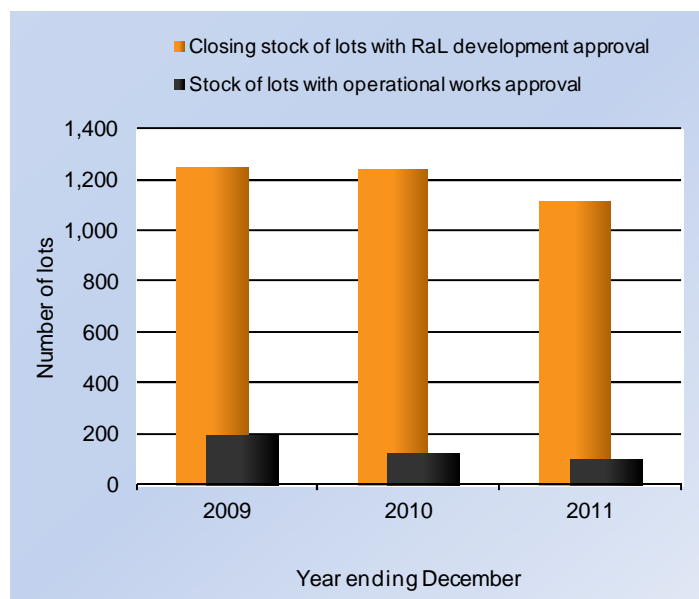
1) Uncompleted lots are lots with a RaL development permit approval but have not proceeded to survey plan certification.

2) Uncompleted lots data is not available for the former shires of Peak Downs prior to December quarter 2005, Daringa prior to June quarter 2006 and Bauhinia prior to September quarter 2007.

Table 3: Stock of approved lots by type, Central Highlands Regional Council

Quarter	Closing stock of lots		Percentage with operational works approval
	RaL development approval	Operational works approval	
Mar qtr 2009	1,359	207	15%
Jun qtr 2009	1,386	203	15%
Sep qtr 2009	1,295	190	15%
Dec qtr 2009	1,245	190	15%
Mar qtr 2010	1,240	190	15%
Jun qtr 2010	1,254	190	15%
Sep qtr 2010	1,274	190	15%
Dec qtr 2010	1,239	124	10%
Mar qtr 2011	1,248	124	10%
Jun qtr 2011	1,189	113	10%
Sep qtr 2011	1,186	113	10%
Dec qtr 2011	1,112	101	9%

Figure 5: Stock of approved lots by type, Central Highlands 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 December quarter 2011, a total of 59 residential lots were certified by Central Highlands Regional Council (Table 2).

## 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 December quarter 2011, 65 lots previously approved for development had lapsed in Central Highlands Regional Council.

## 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 December quarter 2011, Central Highlands Regional Council still had active approvals for the development of 1,112 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. During December quarter 2011 there were 48 urban lots registered in Central Highlands Regional Council. This compares with 6 registrations recorded in the previous quarter (Table 4 and Figure 6). Total lot registrations for the year ending December 2011 were down 35 per cent compared with the previous year. Table 5 categorises the standard lots registered in Central Highlands Regional Council by lot size.

Table 4: Lot registrations, Central Highlands Regional Council

Year to December	Urban residential lot registrations			Low density lot registrations 2,500m <sup>2</sup> to 5ha	Total lot registrations
	Standard lots <sup>1</sup> 60m <sup>2</sup> to <2,500m <sup>2</sup>	Unit and townhouse lots <sup>2</sup>	Total urban lots		
2003	32	0	32	16	48
2004	95	3	98	16	114
2005	73	0	73	39	112
2006	300	35	335	26	361
2007	235	59	294	41	335
2008	228	37	265	16	281
2009	105	30	135	25	160
2010	159	60	219	9	228
2011	65	71	136	12	148
Mar qtr 2011	0	6	6	2	8
Jun qtr 2011	41	35	76	2	78
Sep qtr 2011	0	6	6	2	8
Dec qtr 2011	24	24	48	6	54

1) Lots on a standard format plan that are intended for detached dwellings. Also includes lots intended for detached dwellings within a community title scheme.

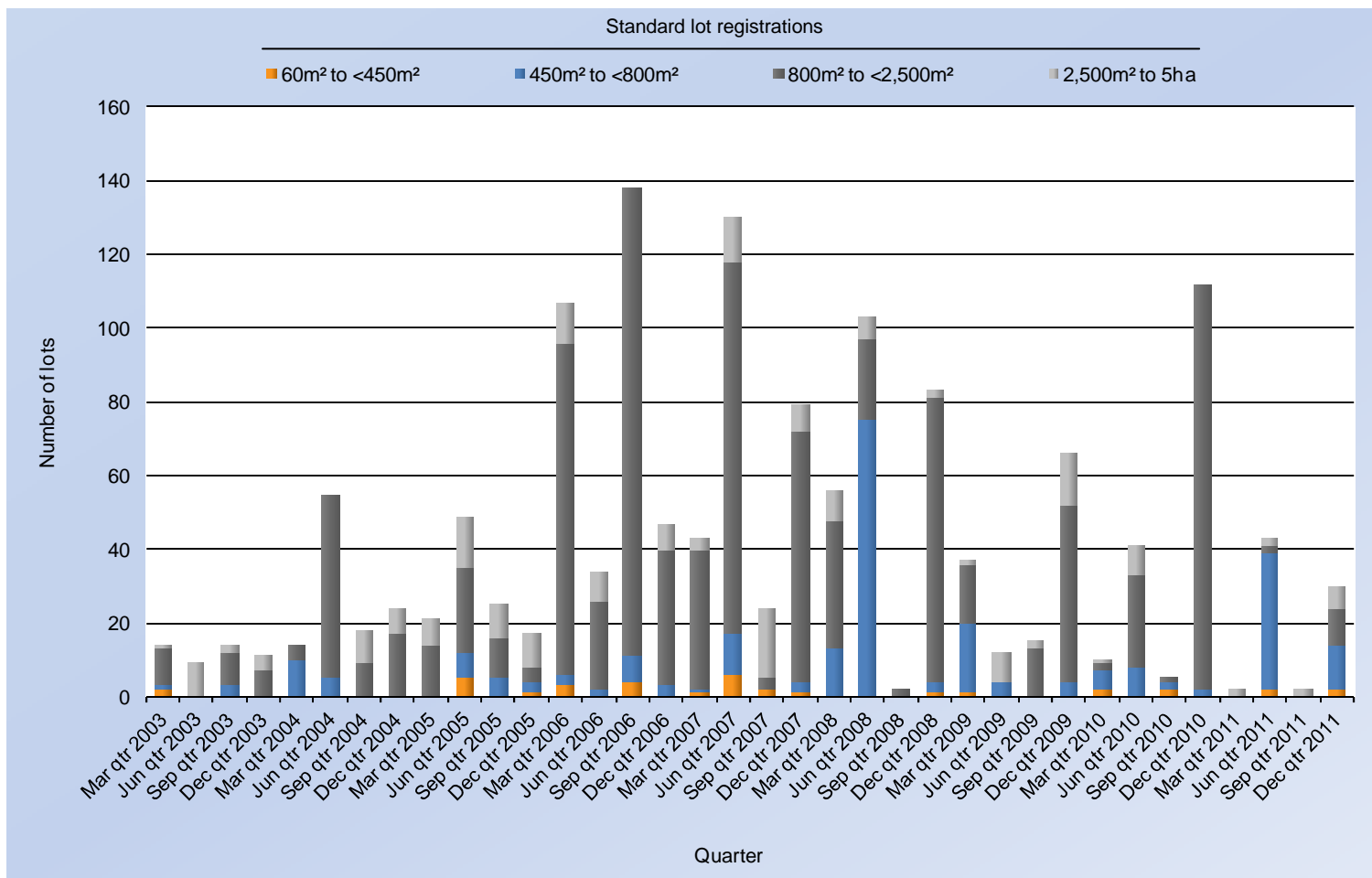
2) Lots on a building format plan or standard format plan that represent attached dwellings within a community title scheme.

Table 5: Standard lot registrations<sup>1</sup> by size, Central Highlands Regional Council

Year to December	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	
2003	0	0	2	1	3	8	18	5	11	48
2004	0	0	0	8	7	60	20	5	11	111
2005	0	0	6	5	10	13	39	13	26	112
2006	0	0	7	3	12	194	84	2	24	326
2007	0	0	10	4	11	164	46	5	36	276
2008	0	0	1	5	86	103	33	4	12	244
2009	0	0	1	1	26	36	41	6	19	130
2010	0	0	4	4	13	114	24	2	7	168
2011	0	0	4	8	41	5	7	1	11	77
Mar qtr 2011	0	0	0	0	0	0	0	1	1	2
Jun qtr 2011	0	0	2	8	29	0	2	0	2	43
Sep qtr 2011	0	0	0	0	0	0	0	0	2	2
Dec qtr 2011	0	0	2	0	12	5	5	0	6	30

1) Lots on a standard format plan that are intended for detached dwellings. Also includes lots intended for detached dwellings within a community title scheme.

Figure 6: Quarterly standard lot registrations by size, Central Highlands Regional Council



## New lot sales (includes house and land packages)

In the year ending December quarter 2011, there were 188 new lots sold in Central Highlands Regional Council of which 154 were vacant (Table 6). The remaining 34 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 December quarter 2011, the median sale price of vacant land in Central Highlands Regional Council was \$158,000. This represents an increase of 17 per cent in median value compared with the previous year (Table 6). Quarterly vacant land sales for Central Highlands Regional Council are shown in Figure 7.

Table 6: Sales of new lots, Central Highlands Regional Council

Year to December	Number of new lot sales (140m <sup>2</sup> to 2,500m <sup>2</sup> )			Median sale price (140m <sup>2</sup> to 2,500m <sup>2</sup> )	
	Vacant land <sup>1</sup>	House & land package <sup>2</sup>	Total sales	Vacant land <sup>1</sup>	House & land package <sup>2</sup>
2003	116	4	120	\$36,375	na
2004	288	11	299	\$40,250	\$81,000
2005	189	9	198	\$67,000	na
2006	278	19	297	\$115,500	\$405,193
2007	164	34	198	\$130,000	\$385,000
2008	145	33	178	\$98,000	\$380,000
2009	247	50	297	\$122,000	\$369,000
2010	234	36	270	\$135,000	\$374,234
2011p	154	34	188	\$158,000	\$393,500
Mar qtr 2011	19	4	23	\$142,000	na
Jun qtr 2011	36	8	44	\$105,000	na
Sep qtr 2011	58	12	70	\$167,000	\$378,000
Dec qtr 2011p	41	10	51	\$163,000	\$431,250

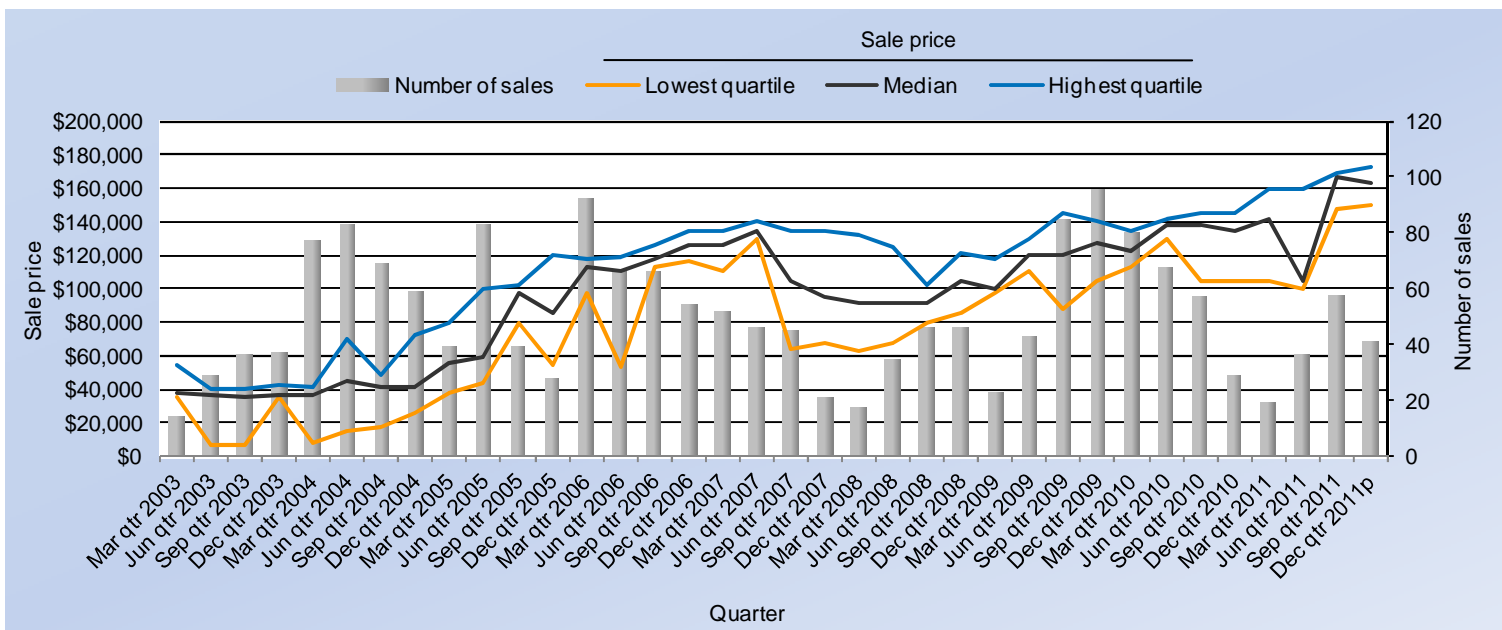
na = not available due to low number of sales

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

1) May include resales of vacant land.

2) 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, Central Highlands Regional Council



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

## Dwelling sales

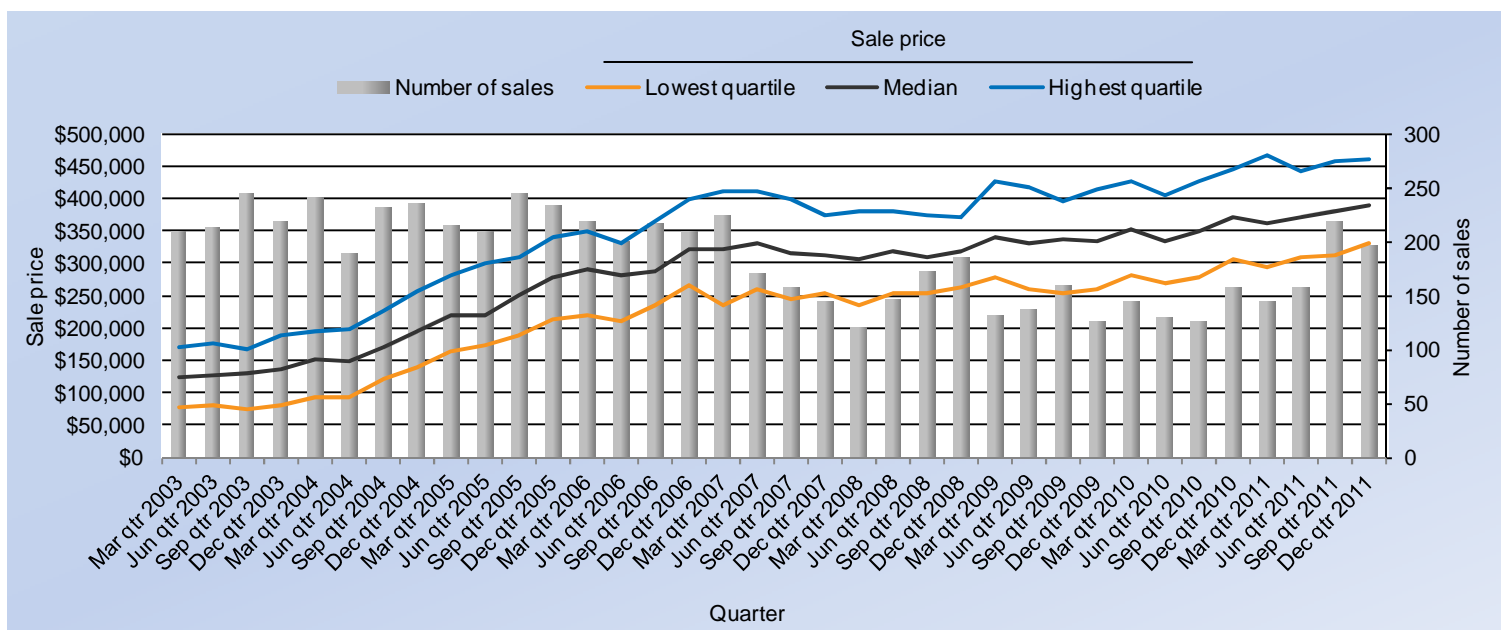
In the year ending December quarter 2011, there were 858 new and established dwellings sold in Central Highlands Regional Council. Of these dwellings, 716 (83 per cent) were detached houses (Table 7).

In December quarter 2011, 196 detached house sales were recorded with a median value of \$390,000. This was an increase of 24 per cent in dwelling sales volume and an increase of 5 per cent in median value compared with the same quarter last year (Figure 8).

Table 7: Dwelling sales, Central Highlands Regional Council

Year to December	Number of dwelling sales			Median sale price	
	Detached houses	Units & townhouses	Total dwellings	Detached houses	Units & townhouses
2003	885	84	969	\$130,000	\$121,250
2004	898	103	1,001	\$165,000	\$147,000
2005	902	89	991	\$245,000	\$216,250
2006	845	102	947	\$295,000	\$282,500
2007	697	134	831	\$320,000	\$296,500
2008	624	82	706	\$315,000	\$288,500
2009	554	79	633	\$331,500	\$310,000
2010	559	115	674	\$351,000	\$300,000
2011	716	142	858	\$375,000	\$310,000
Mar qtr 2011	144	25	169	\$361,750	\$295,000
Jun qtr 2011	158	27	185	\$370,000	\$295,000
Sep qtr 2011	218	51	269	\$380,000	\$310,000
Dec qtr 2011	196	39	235	\$390,000	\$360,000

Figure 8: Quarterly detached house sales, Central Highlands Regional Council



## Dwelling approvals

In the year ending December quarter 2011, Central Highlands Regional Council recorded a 34 per cent decrease in residential dwelling approvals compared with the previous year. There were a total of 235 approvals (58 per cent of which were for separate houses) compared with 355 approvals in the year ending December 2010 (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 December 2011. The table shows that a considerable amount of the State's development activity is occurring in the local government areas of Moreton Bay Regional Council, Brisbane City, Gold Coast City, Logan City and Ipswich City.

Table 8: Dwelling approvals by type, Central Highlands Regional Council

Year to December	Number of dwellings		
	Houses	Other	Total
2003	82	2	84
2004	127	4	131
2005	174	13	187
2006	249	72	321
2007	208	128	336
2008	100	41	141
2009	229	40	269
2010	278	77	355
2011	137	98	235
Mar qtr 2011	45	13	58
Jun qtr 2011	24	27	51
Sep qtr 2011	27	11	38
Dec qtr 2011	41	47	88

Figure 9: Dwelling approvals by type, Central Highlands Regional Council

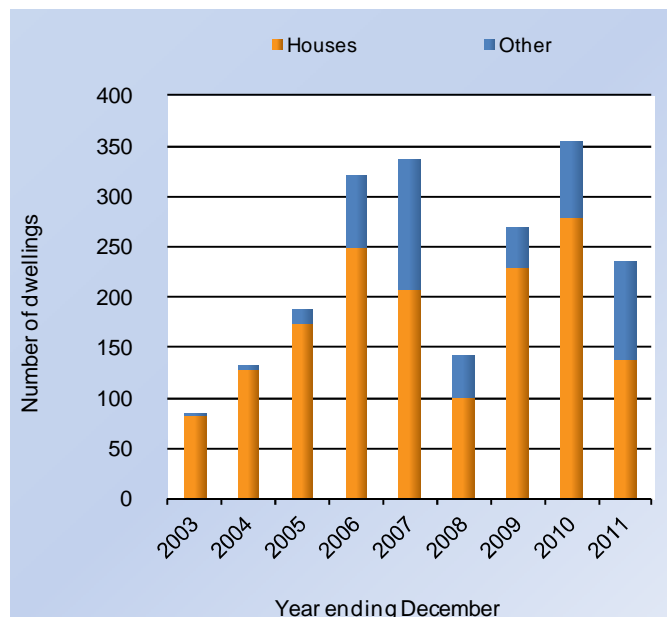


Table 9: Top local government areas for development activity in Queensland, year ending December 2011

Rank	Lot approvals		Standard lot registrations		New lot sales		Detached dwelling approvals <sup>1</sup>	
	Local government area	No.	Local government area	No.	Local government area	No.	Local government area	No.
1	Sunshine Coast (R)	2,932	Brisbane (C)	2,084	Moreton Bay (R)	1,447	Brisbane (C)	1,994
2	Logan (C)	2,680	Moreton Bay (R)	1,937	Brisbane (C)	1,297	Moreton Bay (R)	1,633
3	Moreton Bay (R)	2,526	Gold Coast (C)	1,182	Mackay (R)	1,013	Logan (C)	1,355
4	Townsville (C)	2,128	Mackay (R)	1,075	Ipswich (C)	944	Gold Coast (C)	1,317
5	Brisbane (C)	2,014	Townsville (C)	1,072	Townsville (C)	881	Ipswich (C)	1,225
6	Ipswich (C)	1,988	Sunshine Coast (R)	796	Gold Coast (C)	736	Sunshine Coast (R)	1,200
7	Fraser Coast (R)	1,530	Ipswich (C)	763	Sunshine Coast (R)	713	Townsville (C)	1,004
8	Gold Coast (C)	1,510	Logan (C)	662	Gladstone (R)	712	Mackay (R)	891
9	Gladstone (R)	1,388	Gladstone (R)	512	Rockhampton (R)	629	Gladstone (R)	786
10	Mackay (R)	1,290	Rockhampton (R)	510	Logan (C)	544	Toowoomba (R)	580

1) Detached dwelling approvals can occur on existing lots and are not directly comparable with new lot approvals, registrations and sales.

Sources for the Residential land development activity profile:

ABS unpublished dwelling approvals data; QDNRM Digital Cadastral Database (DCDB); OESR uncompleted lots database; QDNRM QVAS database.

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