

Housing Land Audit and Analysis 2022

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1. Purpose

The purpose of this paper is to provide information on activity within the residential development sector. This is important for a number of reasons; it provides an indication of the health of the construction industry and any additional pressures being placed upon the infrastructure network and in what locations. Additionally, this report will help determine whether Bermuda has sufficient residential land available to satisfy perceived demand. Due to Bermuda being a small island, rarely is it possible to allocate substantial new areas for residential development, however, there are options for policy changes which could address any alarming shortfalls in supply. All of these issues mean that it is important to keep up to date on activity within the residential development sector.

It is the Department's intention that it will prepare an annual housing land audit, providing a summary of the key trends and statistics which have arisen within that year. However, given that this is the first document of its type, it was considered necessary to set out historical residential development information and to analyse the key trends which have been established in recent years. Collecting data on an annual basis provides limited opportunities to conduct detailed analysis as data reliability comes from routine monitoring over a longer period. Nonetheless, we will present the information that we collect annually and conduct the necessary analysis work to determine if there are any emerging issues. The data will be collected over a calendar year and presented as soon as practicable thereafter. For confirmation the next housing land audit will be published early in 2024, once all of the data has been collated.

2. Methodology

The first step in preparation of this housing land audit was to collect the supporting data. All residential completions between 2012 and 2022 were collated into a spreadsheet (see Appendix 1). For each completion the number of proposed new dwelling units and total number of dwelling units were recorded; as well as whether the proposal was a new build, additions to an existing house or an internal conversion. Additionally, new builds were further categorized into those taking place on vacant lots, lots where the existing structure was demolished prior to the new build and new detached builds on lots where there is an existing residence.

Another part of the housing land audit was to determine how much vacant residential zoned land there is on the island. This was initially based on a prior study done in preparation for the 2018 Bermuda Plan where the data was primarily gathered through the use of the government's geographical information system (GIS). It should be noted that information collected in this way has a margin for error as it is known that not all parcel boundaries are entirely accurate on the government's GIS – an issue which can only be verified through title deeds and property surveys. The existing data was updated to reflect the current amount of vacant residential zoned land (including the Rural zone, which does allow for low density residential development) by removing the sites that have been developed and taking account of those that are constrained by conservation areas.

All other data was sourced from the 2016 census report and 2016-2026 population projection report, both produced by the Department of Statistics.

3. Housing Completions

For the purpose of this report housing completions refer to new buildings, additions to existing buildings and internal conversions which create new residential dwelling units. The research has shown that housing completions have overall declined over the last 10 years. On average there have been 55 housing completions per year over the 2012 – 2022 study period, resulting in an average of 84 dwelling units annually. This starkly contrasts with the construction boom of the 1980s where there was an average of 500 new residential units per year. Apart from a peak of nearly 400 new units in 2011, the number of new residential units being built has continued to decline. Within the last decade completions have decreased dramatically, with the number of completions per year consistently being less than 100, with the exception of 2012, 2013 and 2017. A challenging economic context, increased costs of building and limited land have all contributed to this downward trend.

Figure 1: Number of Dwelling Units Completed per Year

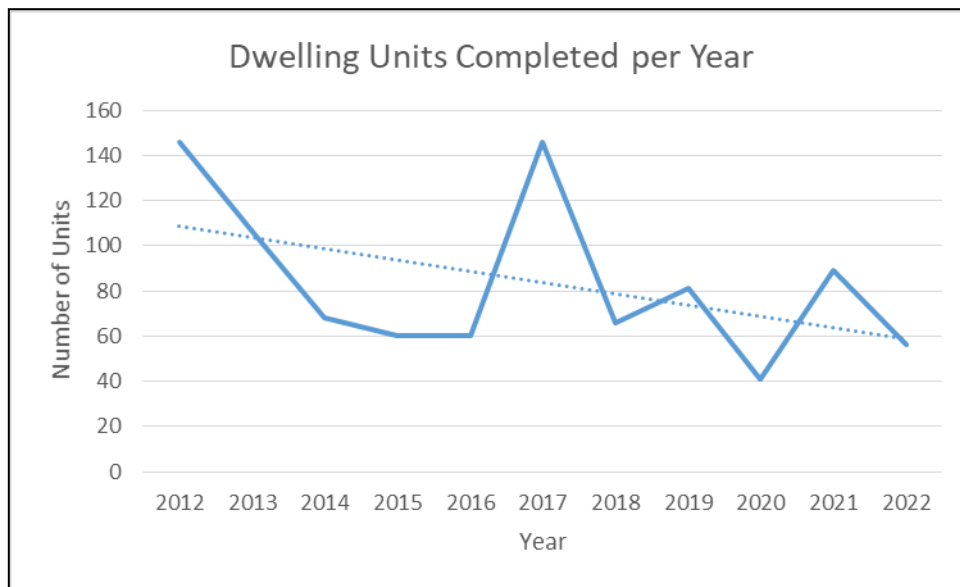


Figure 1 shows the number of dwelling units completed per year between 2012 and 2022. There is an overall downward trend during this period as indicated by the dotted trend line. Between 2014 and 2016 the number of dwelling units completed was consistently around 60 per year, with 2012 and 2017 having the joint highest number of units within the last decade, at 146. Subsequently, the number of units declined until 2019 before dropping to the lowest point in 2020, with just 41 units completed. This decrease can partly be explained by the coronavirus pandemic which stifled all forms of development activity. As the island began to rebound from the effects of the pandemic, 2021 saw a sharp uptick in the number of units completed, rising steeply to 89.

Figure 2: Number Residential Completions per Year

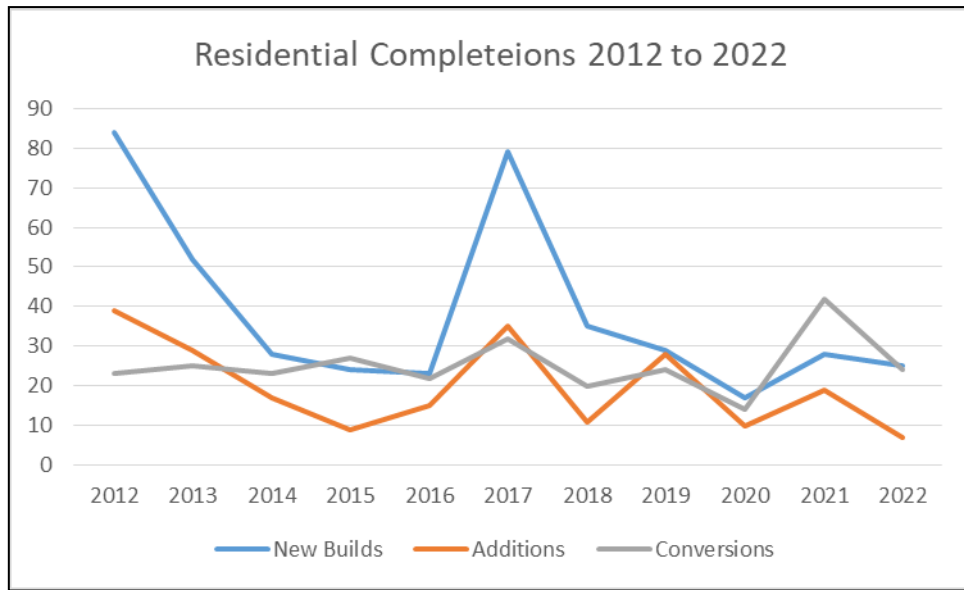
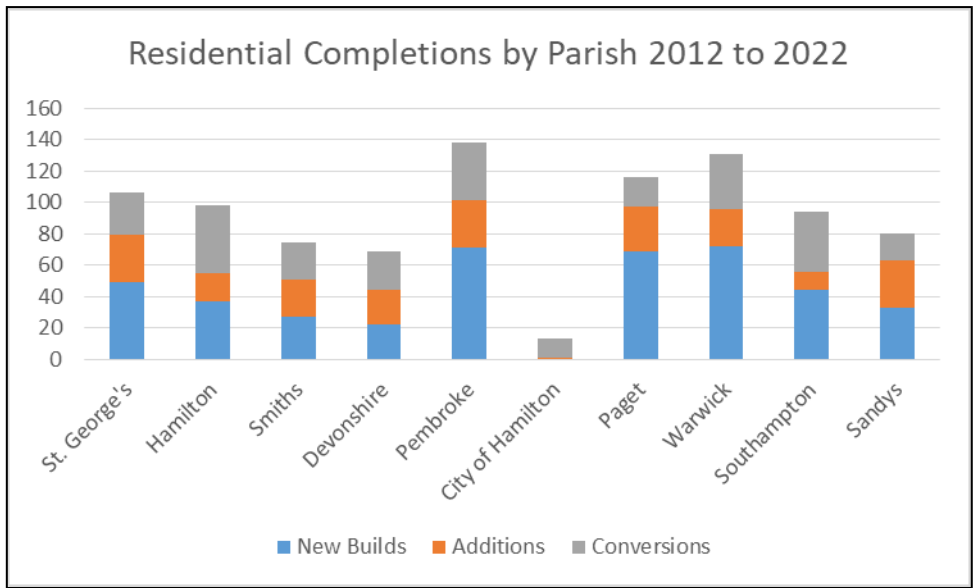


Figure 2 shows the breakdown of residential completions between 2012 and 2022. Over the last decade new dwelling units have predominantly been created through new builds, which make up 46% of all completions, while additions and conversions account for 24% and 30% respectively. Whilst new builds remained the preferred method of creating new units over the 11 year period, additions and conversions fluctuated. In 2012 and 2013 there were more additions than conversions before they traded places in 2014 up until 2017 where additions slightly topped conversions; they continued to trade places until 2020 when conversions outnumbered additions, a trend which continued in 2022. Development activity over these years was severely impacted by the implications of the Coronavirus pandemic. During this time many people took the opportunity to reassess their home environments and adapted properties to suit new ways of living, such as increased working from home arrangements. The sharp increase in the number of conversions could be a consequence of people adapting properties for personal purposes or to pursue an alternative income stream.

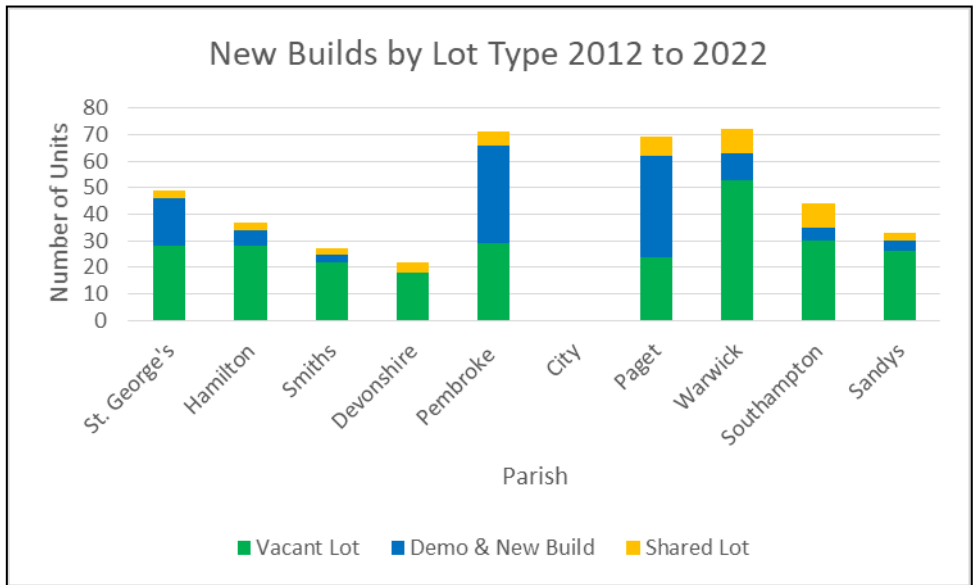
There will always be a demand for housing despite the decreasing amount of available land. It is surprising that new builds have consistently outnumbered additions and conversions over the last decade. However, this could be explained by the fact that 49% of all the units completed since 2012 have had building permits issued before 2012. This means that less than half of the units completed between 2012 and 2022 were initially proposed within that time period suggesting that financial constraints have hampered residential development.

Figure 3: Number of Residential Completions per Year by Parish and Type of Completion



As shown in Figure 3, residential unit completions have been spread relatively evenly across the island with the exception of the City of Hamilton, which was to be expected given the size of the City and the lack of readily available sites. Pembroke had the highest number of units completed with 138, followed closely by Warwick, with 131. On the other hand, with the exception of the City, Devonshire had the joint lowest number of units completed with 69.

Figure 4: Number of New Residential Builds by Parish and Type of Lot



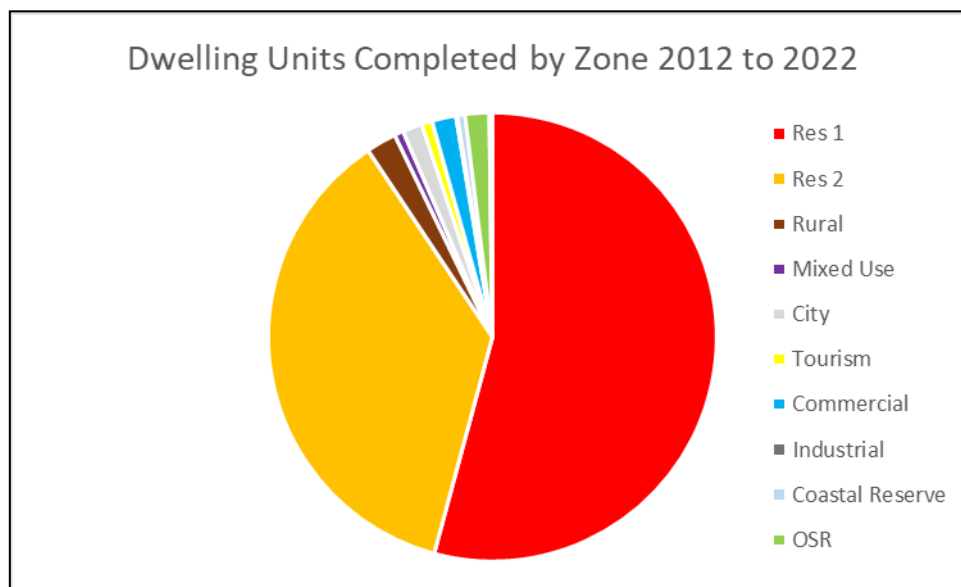
New builds have been spread across the island with the exception of the City, implying that every parish had some capacity for new residential development. Warwick had the most new builds with 72 new units and Pembroke was second with 71 new units. Excluding the City, Devonshire had the least with 22. It should be noted that a single new development can result in multiple new units and each new unit does not necessarily equate to a single new building.

The majority of new builds occur on vacant lots that have had no prior development (61%) which implies that vacant lots on the island are more common than one may think, however, there can be

unforeseen complexities related to the suitability and availability of vacant lots, something which is discussed later within this report. Warwick had the most development on vacant lots, with 53 new units and Devonshire had the least with 18 new units. Of the new builds 29% of them occurred on lots where an existing structure, ruinous or not, was demolished before construction; this happened most often in Pembroke likely due to it being the most urban and populous parish.

Lastly, 11% of new builds occurred on sites where there is an existing residential building, this was most common in Warwick and Southampton where 9 units were created in this way in both parishes. This can only happen on substantially sized lots which can accommodate more than one detached house, given that lots of this size are increasingly rare, it is not surprising that they account for the least amount of new builds.

Figure 5: Residential Completions between 2012 and 2022 by Zoning



As anticipated, residential completions have predominantly taken place on residential-zoned land as illustrated by Figure 5; 54% of completions were in Residential 1 zones, 36% were in Residential 2 zones and the remaining 10% is split between 8 other zonings, most of which afford the Development Applications Board discretion to approve residential development in some capacity.

While it may not seem like much at the moment, there have been 23 (3.2%) residential completions within conservation base zones over the study period. This could be an indication of decreasing desirable/suitable residential zoned land, leading developers to seek development sites outside of residential zones. Although this is not a cause for immediate concern, the long-term implications of this could be damaging for the Island’s natural environment. This will continue to be carefully monitored. It should also be noted that many of the completions within these conservation base zones may be associated with an existing development.

3.1 Conclusion

Overall, the number of residential completions have been steadily declining since the construction boom of the 1980s. Although there have been a few periods of time since the 1980s where residential completions have been high, they have never reached those same levels. However, it should be noted that some of these highs can be attributed to a single project, for example the Grand Atlantic development, and therefore these peak periods do not necessarily reflect a steady output of housing

throughout the island. Moreover, within the last 11 years we have seen a significant decrease in completions where there have been less than 100 annually.

Despite the number of new builds decreasing over the last decade, they have been fairly consistent on an annual basis. However, there has been a considerable increase in the number of completions via additions and conversions when historically, new builds comprised the highest proportion of completions. It would not be unreasonable to suggest that in years to come we would likely see new builds further decline while additions and conversions continue to increase.

Furthermore, with the exception of the City, residential completions have been spread relatively evenly across the island and have predictably occurred predominantly in residential zoned land.

4. Census Data Analysis

According to the 2016 census there were a total of 27,418 occupied private dwelling units (excluding group dwellings), the majority (35%) of which are within 2 dwelling unit buildings. Of these occupied private dwellings, 48% are owner occupied and 52% or 14,140 units are rented. Of all the rented private dwelling units 59% were rented for \$1,500 or more per month and the median rent was \$1,705. Unfortunately the census does not distinguish rents for the different sizes of units. It is important to note that this data is now 7 years old and there have been significant changes to the cost of living in the intervening period.

In a recent article by the Royal Gazette, realtors revealed that rents have increased by up to 30% in the past 12 months alone (June 2021 – June 2022). They have attributed this to a “significantly reduced available rental inventory island-wide”. The reasons behind this are complex and multi-faceted. For example, one reason could be the increasing difficulty of obtaining a mortgage since the 2008 global recession. Since then, banks have tightened their lending policies, making buying unattainable for some and forcing them into the rental market. The Government initiative for digital nomads, although beneficial for renters, removed a number of previously available properties from the rental sector. As of August, 2022, 1,127 permits for digital nomads had been approved, with 234 living on the Island. Another significant factor is the increase in the number of properties which are available for short-term rent, made easier by websites such as AirBNB.

Of all households, including group dwellings, the most common living arrangement was a one person household, accounting for 34%. The overall average household size in Bermuda is 2.26.

Upon the completion of a new dwelling unit homeowners are given an assessment number from the Department of Land Valuation (DLV). At the end of 2016 the DLV had 32,136 residential valuation units which is significantly higher than the 28,192 households recorded in the 2016 census. This discrepancy can be viewed as either a vacancy rate or a housing surplus. There are a number of things that can contribute to the discrepancy, including but not limited to, property owners creating additional units only to register another vehicle, apartments intentionally left vacant or properties with apartments owned by non-Bermudians who cannot legally rent them out. This is also a contributing factor to the aforementioned increasing rents.

In 2016 the Department of Statistics produced a report entitled ‘Bermuda’s Population Projections 2016-2026’ which accompanied the census. In the report it was projected that Bermuda’s population would peak in 2021 and by 2026 the population would be 63,680, down from 63,791 in 2016. From 2021 onward it was projected that Bermuda would have a natural decrease as births and fertility rate continue to decline while the number of deaths have been increasing year on year. Furthermore the

fertility rate (1.4 children) is below the replacement level (2.1 children), meaning that the population will continue to decline.

The median annual household gross income according to the 2016 census was \$93,713 which was down 10% from 2010, reflecting the shrinking of the average household size in part. For individuals, the median annual gross income was \$53,716, down 8% from 2010. If these negative trends continue it would be a worrying sign of the health of Bermuda's economy. Furthermore the aforementioned Royal Gazette article revealed that the average household spends nearly 27% of its expenses on accommodation, the largest expense by far.

5. Vacation Rentals

In 2013 the Government enacted the Bermuda Tourism Authority Act, which created the Bermuda Tourism Authority (BTA), a corporate body separate from the Government. One of the roles the BTA has is to regulate vacation rental units which are defined as "any place, land based or not, which provides sleeping accommodation for nine or fewer guests for which a charge is made." However there is another category of vacation rentals which are those that come under rent control (ARV of \$22,800 or less). Both types of vacation rental are essentially the same but follow a different set of rules when applying for a certificate.

At the end of 2022 there were 565 available vacation rental listings with an average occupancy rate of 65.5% over the course of 2022. It is evident that there is an increasing trend for people to let out privately owned property as short-term vacation rentals. Although more resource intensive, short-term vacation rentals can yield higher returns than long-term rentals.

As mentioned in the Royal Gazette article referenced above, rents have been increasing in Bermuda, partly due to reduced availability of apartments. The recent increase in properties available for short-term vacation rents (made easier through websites such as AirBnB) has also been a contributory factor in this regard. Such properties generally provide a more affordable accommodation offering than hotels and therefore capture a part of the tourism market which may otherwise discount Bermuda as a holiday destination for affordability reasons. Nonetheless, as noted, the gradual increase in the number of units used in this way could become problematic as it means that there are less properties available for purchase or long-term rental. Given the high number of overseas workers on the Island, the availability of properties for long-term rental is a critical factor in supporting the wider economic health of the Island.

As part of the annual housing land audit, we will continue to monitor and report on short-term vacation rental units.

6. Vacant Residential Land

There is a total of 880 vacant parcels of residential-zoned land in Bermuda. This includes Residential 1, Residential 2 and Rural-zoned, all of which permit residential development to varying extents. However, not every parcel is entirely covered by one of the residential zones, some are mixed with conservation base zones such as Coastal or Open Space Reserves but the residential area is large enough to accommodate development. Brownfield sites are not included within this audit as, although previous uses may have ceased, the sites are generally not vacant. There may be additional legal parcels of vacant land on parcels with existing housing that have been subdivided, some prior to the

Development and Planning Act 1974, however, these legal subdivisions are not recognized by the Department of Planning as being a separate parcel of vacant land for a variety of reasons. Rather, when a property owner attempts to develop a separate parcel they bring in their own survey and the Department will research and recognize the subdivision (if legal) and create a unique Planning parcel for this vacant lot. What this means is that this report is likely to underestimate the actual number of vacant lots in Bermuda.

Figure 6: Number of Vacant Residential Parcels by Parish and Predominant Zoning

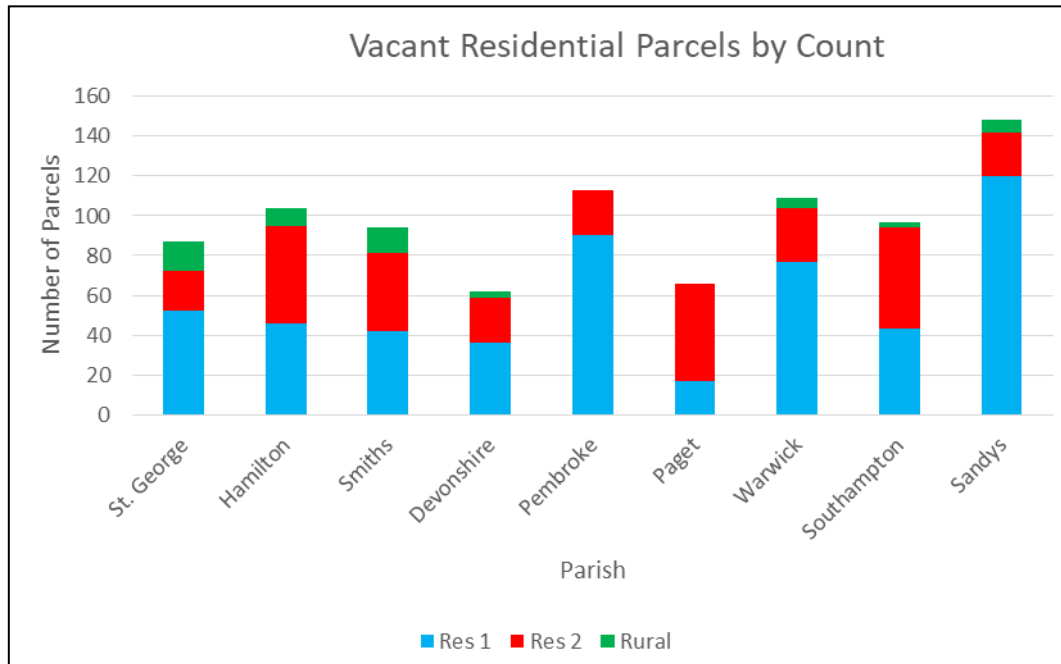
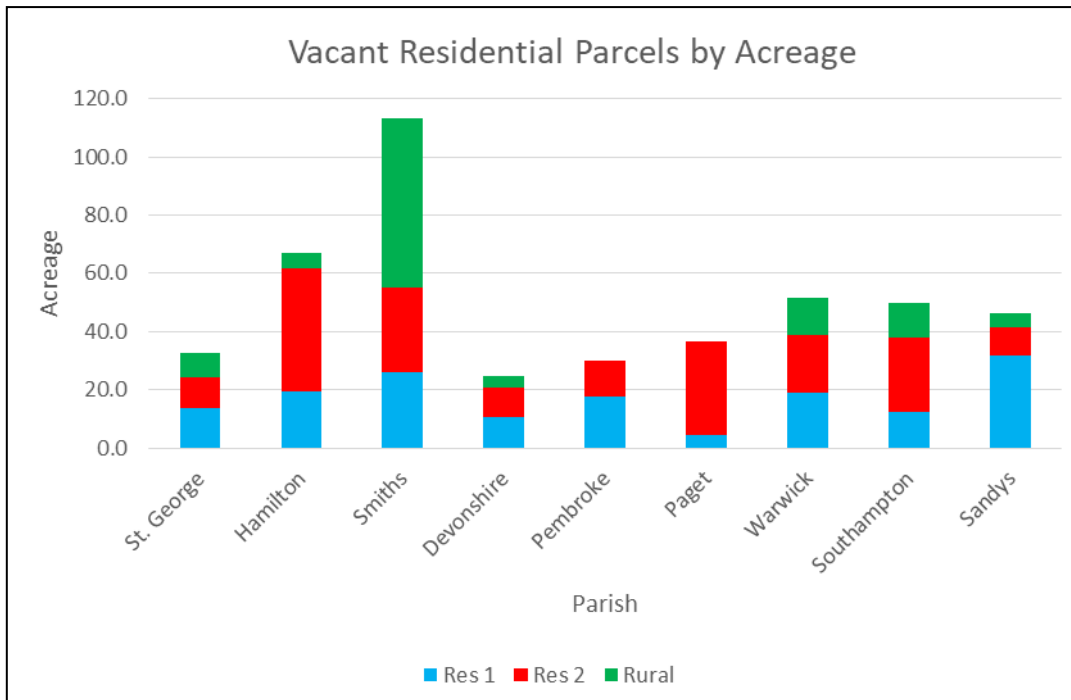


Figure 6 provides a breakdown of vacant parcels by parish and zoning. Sandys has the greatest number of vacant parcels with 148, which are predominantly zoned Residential 1. Devonshire has the lowest number of vacant parcels, with 62. It is interesting that Pembroke has the second highest number of vacant parcels given its central location and the fact that it contains the City of Hamilton. Most of the vacant parcels are zoned Residential 1 which is no surprise, however, Hamilton, Paget and Southampton have higher proportions of Residential 2.

As Bermuda has such a small land mass it is to be expected that there would not be many rural areas, however, every parish with the exceptions of Pembroke, has some amount of Rural zoning, albeit Paget does not have any vacant rural parcels, as shown in Figure 6. St. George's has the most vacant rural parcels followed closely by Smiths, but it should be noted that all of the vacant rural parcels in St. George's are on Smiths Island. The creation of new Rural lots is now a rare occurrence as the minimum lot size requirement is 4 acres. However the Board can use its discretion to approve a subdivision proposing an undersized lot provided that it accommodates a residential building which was in existence prior to 3 August 1965.

Figure 7: Acreage of Vacant Residential Parcels by Parish and Predominant Zoning



While Figure 6 breaks down the number of vacant parcels, Figure 7 breaks down the acreage of those parcels and a much different picture is painted. Smiths has the largest volume of vacant land where residential development is permissible with over 110 acres, although most of it has a Rural zoning, and Devonshire has the least, with 25 acres.

Generally, the amount of vacant land increases with the distance away from the geographical centre of the island, which is within Devonshire and as the majority of the population lives in the central parishes, it makes sense that these parishes have less vacant residential land. However, St. George’s, Smiths and Sandys are anomalies to this pattern.

Two of these anomalies could be explained by their history. St. George’s was the first part of the island to be permanently inhabited, meaning that the amount of vacant land has had the longest amount of time to be developed and used therefore it is predictable that it would have a low amount of vacant land. Similarly, Sandys is home to the Dockyard which historically employed a lot of people and much development occurred to support the Dockyard and those that worked there.

As the island’s population is predicted to decline it would not be unreasonable to suggest that the island has sufficient residential zoned land, however, as mentioned earlier in this report, rents have been on the rise over the last year as Bermudian homeowners are becoming more inclined to rent short term or convert to vacation rental units, thus shrinking the pool of available rentals and driving up average rents despite there being a supply to meet the perceived demand. The increase in the cost of living will also be a factor in increasing rents. Based on the current density calculations for Residential 1, Residential 2 and Rural zones (where residential development is permissible), there is theoretically a maximum capacity for 4,369 additional dwelling units. However this figure does not take into account the many factors that can affect the residential capacity of a site; such as conservation area constraints. It is emphasised that this is an absolute maximum as other factors can influence permissible on-site density as part of the planning application process.

Notwithstanding the above, it should be noted that there are many nuances that can significantly affect the theoretical residential capacity, including but not limited to: lots subject to Section 34 Agreements which preserve land from development, lots subject to Zoning Orders which may preserve land for amenity space/communal areas or place stricter limitations on density and lots being preserved for family members. Additionally, it should be noted that not every vacant lot will be able to achieve its theoretical capacity and each site will be assessed on a case-by-case basis to determine the appropriate density, scale and form of development.

On the other hand, there have been special acts and special development orders (SDOs) which have enabled residential development, some on lands which were not zoned for residential purposes. In recent times there have been 2 SDOs which have created a significant number of vacant lots for residential development.

In 2011 the Tucker's Point Resort Residential Development (Hamilton and St. George's Parishes) Special Development Order was passed which created 63 new lots (although the initial proposal has been revised to 12 units). However, 6 of the lots were to be reserved for amenity space or conservation, 3 of which have been donated to Government. Similarly, in 2020 the Riddell's Bay (Warwick Parish) Special Development Order was passed, creating 18 residential lots and 4 conservation areas on the former golf course.

Residential developments have been constructed or are under construction at lots created by both SDOs. All of the residential lots created are large, none being less than 0.4 acres (18,000 square feet), meaning that they are being targeted at the upper end of the real estate market.

5.1 Conclusion

This housing audit report is the first of its kind and as such, historical data related to housing completions has been collected. Going forward the Department will collect this data annually, alongside a summary of the data and any notable trends that have emerged.

Overall this report has revealed some key findings related to housing and residential land in Bermuda. Over the last decade the total number of housing completions has generally declined apart from a few standout years. There has been a drastic reduction in the number of new builds, and although they have remained relatively consistent over the last 11 years, the output has been considerably lower than historical trends. Meanwhile, the number of dwelling units created through additions and conversions has increased. This is likely due to a combination of things, most notably rising costs of construction and materials, and the limited amount of land available for residential development.

Analysis of the housing data from the 2016 census report shows that accommodations have been getting progressively more expensive whilst average household size and as a consequence, income, has been in decline. Within recent years this issue has been compounded by an uptick in homeowners preferring to rent short term, thus reducing the rental supply for residents and driving up the cost of long term rental properties.

Through our research on vacant residential land we have learned that there is still a significant amount of land available for residential development and the situation is not in need of immediate policy intervention. The acreage of vacant land within residential zones is spread relatively evenly across the island, meaning every parish has the potential for additional residential development. Furthermore, based on the current amount of vacant residential land there is capacity for a significant volume of new dwellings and therefore there is no immediate pressure to rezone additional lands for residential purposes.

Appendix 1 – Housing Completions data

St. George's

Permit #	Address	New Units	Total Units	New Build	Additions
B0513/16	2 King Street	1	2	No	No
B0132/09	17 Cut Road	1	3	No	No
B1101/07	15 Jacobs Point Road	2	2	Yes	No
B0825/07	27 Ship's Hill	1	1	Yes	No
B0204/07	8 Dolly's Bay Lane	1	2	No	Yes
B0411/12	27 Smiths Hill Road	1	2	No	No
B0586/11	2 Ferry Drive	1	2	No	Yes
B0763/11	7 Smiths Island	1	1	Yes	No
B0589/09	4 Smiths Island	1	1	Yes	No
B0809/08	12A Dolly's Bay Road	2	2	Yes	No
B0442/11	53A Texas Road	2	2	Yes	No
B0819/10	87 Mullet Bay Road	2	3	No	Yes
B0628/09	12 Narrows Lane	1	1	Yes	No
B0390/10	5 DeMello Reach	2	2	Yes	No
B0513/07	1 Great Oswego Island	1	1	Yes	No
B0475/14	15 South Road	1	2	No	Yes
B0013/12	2 Glebe Hill	1	2	Yes	No
B0613/11	2 Cove Valley Lane	1	4	No	Yes
B0237/15	20 Shore Lane	1	1	Yes	No
B0004/12	9 Clarke's Hill	1	2	No	No
B0389/12	14 Vaughan's Bay Drive	1	2	No	No
B0650/10	48 Tuckers Town Road	2	2	Yes	No
B0619/10	2 East Lane	2	3	No	Yes
B0160/11	41900	1	1	Yes	No
B0253/10	32 Wellington Back Road	1	2	No	Yes
B0782/94	7 Barry Lane	1	1	Yes	No
B0493/96	6 Jacobs Point Drive	3	3	Yes	No
B0197/15	1 Wellington Hill	1	3	No	No
B0839/14	1 Barry Lane	1	2	No	No
B0331/13	36 Water Street	3	3	No	Yes
B0461/14	30 Mullet Bay Road	1	3	No	No
B0211/17	32 Tuckers Town Road	2	2	Yes	No
B0491/17	8 Lighthouse Hill	1	2	No	Yes
B0125/18	71 Wellington Slip Road	4	4	Yes	No
B0805/09	3 Texas Road	2	3	No	Yes

B0632/16	14 Shell Point Road	1	2	No	No
B0655/16	1 Speakers Drive	1	1	Yes	No
B0356/16	11 Paynters Road	1	2	No	Yes
B0074/16	27 Water Street	1	3	No	No
B0633/16	21 Shell Point Road	1	2	No	No
B0399/16	24 Narrows Lane	1	2	Yes	No
B0758/17	8 Sunny Lane	1	2	No	Yes
B0394/17	20 Shell Point Road	1	2	No	Yes
B1297/03	3 Sofar Drive	1	2	No	Yes
B0494/19	12 Westcott Road	1	2	No	No
B0135/15	34 Wellington Back Road	1	2	No	Yes
B0453/13	12 Narrows Lane	1	2	No	No
B0332/15	16 Mid Ocean Drive	1	2	No	No
B0293/15	26 Mullet Bay Road	1	2	No	Yes
B0205/14	2 St. Luke's Lane	1	2	No	Yes
B0006/14	18 Bourne Drive	1	4	No	No
B0693/12	24 Shore Lane	1	1	Yes	No
B0020/12	77 Tuckers Town Road	2	2	Yes	No
B0745/01	33 Tuckers Town Road	1	1	Yes	No
B0218/01	5 West Lane	2	2	Yes	No
B0693/01	45 St. David's Road	1	2	No	Yes
B0999/02	21 York Street	1	2	No	No
B0916/03	8A St. Luke's Lane	1	3	No	Yes
B17956	10 Boundary Lane	2	3	No	Yes
B0751/01	10 Cocoa Lane	2	2	Yes	No
B0900/06	9 Echo Lane	2	3	No	Yes
B0147/04	26 Wellington Back Road	1	2	No	Yes
B0630/06	5 Sofar Close	3	3	Yes	No
B0565/12	4 Wellington Back Road	1	3	No	No
B0809/10	7 Salt Spray Lane	1	2	No	No
B0125/19	6 Stokes Point Road	1	2	No	No
B0167/18	44 Cut Road	2	2	Yes	No
B0569/16	26 Shell Point Road	1	2	No	No
B0201/18	7 Stokes Point Road	2	2	Yes	No
BR-0254-20	18 Coot Pond Road	1	2	No	No
BR-0253-20	8 Suffering Lane	1	3	No	No
BR-0237-20	14 Shell Point Road	1	3	No	No
B0768/17	50 Tuckers Town Road	2	2	Yes	No
B0694/08	39A Texas Road	2	2	Yes	No
BR-0178-20	50 Tuckers Town Road	3	5	No	No
B0409/18	15 Tuckers Town Road	1	2	No	Yes
BR-0264-20	15 Tuckers Town Road	1	3	No	No

Hamilton

Permit #	Address	New Units	Total Units	New Build	Additions
B0490/19	31 Summit View Drive	2	2	Yes	No
B0140/18	16 Commonland Point Road	1	3	No	No
B0066/13	19 Wilkinson Avenue	1	2	No	Yes
B0225/12	50A Harrington Sound Road	2	2	Yes	No
BR-0413-20	4 Sandy Lane	1	3	No	No
B0521/19	6 Hexham Drive	1	2	No	No
B0374/16	21 Abbot's Crescent	2	3	No	No
B0191/18	6 Sandy Lane	2	2	No	No
B0382/16	2 Clingstone Lane	2	2	Yes	No
B0218/08	12 My Lord's Bay Road	1	3	No	Yes
B0019/08	34 Harbour Drive	1	1	Yes	No
B0540/08	4 Radnor Drive	1	3	No	No
B0762/07	31 North Shore Road	1	2	No	Yes
B0069/09	9 Harvest Lane	1	1	Yes	No
B0266/11	91 North Shore Road	1	2	No	Yes
B0343/10	43404	6	6	Yes	No
B0663/10	20 Redkiln Road	1	3	No	No
B0075/00	24 Harrington Sound Road	1	1	Yes	No
B0551/11	17 Kitty's Drive	1	4	No	No
B0560/12	22 Sleepy Hollow Drive	1	3	No	No
B0536/12	41 My Lord's Bay Road	1	2	No	No
B0363/15	6 Stardust Drive	2	2	Yes	No
B0517/13	5 Cedarberry Drive	3	3	Yes	No
B0430/10	13 Sleepy Hollow Drive	1	2	No	Yes
B0786/10	32 Cottage Hill Road West	2	6	No	No
B0785/10	11 Wyndham Hill	2	2	Yes	No
B0248/10	11 Lynwood Drive	2	2	Yes	No
B0466/12	10 Brown Estates Road	1	2	No	Yes
B1016/96	42733	2	2	Yes	No
B0351/96	3 East Point Lane	2	2	Yes	No
B1207/95	6 Green Bay Road	2	10	Yes	No
B0273/15	5 East Point Lane	1	2	No	Yes
B0444/15	5 Cedarberry Drive	1	4	No	No
B0140/15	41 Harrington Sound Road	1	2	No	No
B0620/13	97 North Shore Road	1	3	No	No
BR-0299-20	16 South Road	1	2	No	No
B0329/16	6 Hidden Cove Lane	1	2	No	No

B0899/15	5 Hexham Drive	1	2	No	Yes
B0112/15	10 Kitty's Lane	1	4	No	Yes
BR-0003-19	63 Harrington Sound Road	1	2	No	No
B0493/15	5 South Road	1	2	No	Yes
B0615/12		1	3	No	Yes
B0233/15	5 Sunrise Drive	1	2	No	Yes
B0674/17	6 Home Port Drive	1	2	No	Yes
B0679/18	13 South Road	1	3	No	Yes
B0621/11	3 Cedarberry Drive	1	1	Yes	No
B0610/12	20 Harvest Lane	1	4	No	No
B0581/01	53 Harrington Sound Road	2	2	Yes	No
B0031/04	3 Savannah Road	1	3	No	Yes
B0253/02	19 Summit View Drive	1	3	No	No
BR0021-21	34 Trinity Church Road	1	1	Yes	No
B0133/19	11 Middle Road	1	2	No	No
BR0055-22	8 Glebe Hill	1	2	No	No
B0768/04	5 Seon Drive	2	3	No	No
B1080/03	3 Arrowroot Lane	1	2	No	Yes
B0143/18	6 Kitty's Drive	1	2	No	Yes
B0142/18	51 Paynters Hill	1	1	Yes	No
B0236/18	10 Sandy Lane	14	14	No	No
B0439/15	182 North Shore Road	1	2	No	No
B0631/95	3 Cottage Hill Road West	2	2	Yes	No
B0144/05	3 Harrington Sound Road	1	2	No	No
B0293/00	5 Brown Estates Road	1	2	No	Yes
B0834/14	16 Green Bay Road	1	2	No	No

Smiths

Permit #	Address	New Units	Total Units	New Build	Additions
BR-0024-19	2 Holly Lane	1	2	No	Yes
B0340/18	21 Pokiok Crescent	2	2	Yes	No
B0129/17	89 South Road	1	2	No	No
B0237/19	11 Wilderness Lane	1	3	No	No
BR0139-21	30 Skyline Road	1	2	No	No
B0335/07	4 Knapton Close	1	2	No	No
B0954/07	11 Oleander Hill	1	2	No	No
B0504/09	4 Salt House Drive	1	3	No	No
B0321/09	3 Spanish View Lane	2	2	Yes	No
B0323/11	1 Crest View Road	1	2	No	Yes
B0598/06	8 Skyline Road	1	1	Yes	No
B0582/97	10 Sommersall Road	1	2	No	Yes

B0006/12	10 Skyline Road	1	2	No	No
B0130/12	25 Idle Acres Road	1	4	No	Yes
B0440/12	15 Peet Point Lane	2	2	Yes	No
B0427/12	22 Knapton Estates Road	1	2	No	No
B0672/11	9 Verdmont Valley Drive	1	3	No	Yes
B0124/12	1 Lightbourne Lane	1	2	No	Yes
B0007/11	15 Ramgoat Hill	2	2	Yes	No
B0264/11	32 Sommersall Road	1	3	No	Yes
B0172/11	59 Verdmont Road	1	3	No	Yes
B0614/10	21A Ramgoat Hill	2	2	Yes	No
B0702/94	2 Pokiok Close	1	1	Yes	No
B0566/97	20 Morer Estate Road	1	1	Yes	No
B0634/12	21 Harrington Hundreds Road	1	2	No	No
B0234/13	3 Club Road	4	4	Yes	No
B0172/06	1 Harvey Hill Road	2	4	No	Yes
B0240/15	1 Hillsdale	2	2	Yes	No
B0642/17	92 Middle Road	1	3	No	Yes
BR-0109-19	8 Middle Road	1	2	No	No
B0104/16	5 Crest View Road	1	2	No	No
B0138/16	78 Harrington Sound Road	1	2	No	No
B0140/16	9A Salt House Lane	1	2	No	No
B0726/16	9 Club Road	1	3	No	No
B0448/17	11 Crest View Road	1	3	No	No
B0038/18	14 Harrington Hundreds Road	1	4	No	No
B0163/19	9 Rocky Ridge Road	1	1	No	No
B0199/99	24 Skyline Road	1	1	Yes	No
B0278/18	6A Zuill's Park Road	3	3	No	Yes
B0334/18	19 Saucos Hill	1	3	No	Yes
B0500/13	29A Middle Road	2	2	Yes	No
B0423/13	3 Lolly's Well Road	1	2	No	No
B0042/13	34 Hillsdale	1	2	No	Yes
B0009/16	42 Jennings Road	1	2	No	No
B0070/13	26A North Shore Road	1	3	No	No
B0765/01	2 Harrington Hundreds Road	1	2	No	Yes
B0865/00	21 Knapton Estates Road	1	2	No	No
B1207/02	70 Harrington Sound Road	1	2	No	No

B0180/01	6 Frascati Lane	1	3	No	Yes
B0646/04	6 Devil's Hole Hill	2	2	No	Yes
B1094/04	12 Hinson Lane	1	3	No	No
B0498/03	30 Town Hill Road	1	3	No	Yes
B0061/11	45 Harrington Hundreds Road	1	2	No	Yes
B0551/16	41 Middle Road	3	3	Yes	No
B0985/97	4 Palmetto Vale	2	2	Yes	No
B0814/16	64 Harrington Sound Road	1	3	No	Yes
B0453/12	19 Gilbert Hill	1	2	No	Yes

Devonshire

Permit #	Address	New Units	Total Units	New Build	Additions
BR-0303-20	7 Garthowen Road	1	2	No	Yes
B0480/09	14 Poinciana Road	1	2	No	No
B0699/14	19 Chaingate Hill	1	2	No	Yes
B0560/09	7 Sousa Estate Road	2	3	No	No
B0593/08	15 Chaingate Hill	1	2	No	Yes
B0351/07	29 Second Avenue	1	3	No	Yes
B0308/12	36 Orange Valley Road	1	2	No	Yes
B0499/10	8 Lamas Drive	1	2	No	Yes
B0295/09	13 Poinciana Crescent	1	3	No	Yes
B0658/08	19 Orange Valley Road	1	3	Yes	No
B0405/11	6 Morning Glory Drive	1	2	No	No
B0732/11	21 Upland Street	1	3	No	Yes
B0221/12	27 Green Acres Road	1	3	No	Yes
B0815/14	43 Brighton Hill Road	1	1	Yes	No
B0104/12	22 Brighton Hill Road	2	2	Yes	No
B0087/12	11 Watlington Road East	1	2	No	No
B0490/10	14 Sousa Estate Road	1	6	No	Yes
B0165/97	3 Pereira's Drive	2	2	Yes	No
B0213/99	46 Middle Road	1	3	No	Yes
B0069/98	8 Jackson Drive	1	1	Yes	No
B0760/14	6 Three Chimneys Lane	1	2	No	No
B0374/99	39A First Avenue	2	2	Yes	No
B0631/16	8 Tribe Road No 3	1	2	No	No
B0816/15	6 Belmer Drive	1	2	No	No

B0679/15	6 Leeson Lane	1	2	No	No
B0307/16	9 Vickers Bay Road	1	2	No	No
B0225/16	20 Brighton Hill Road	1	3	No	Yes
B0649/15	84 The Glebe Road	1	3	No	No
B0124/16	12 Turk's Head Lane	1	2	Yes	No
B0037/17	55 South Road	1	2	No	Yes
B0373/17	6 North Ridge Crescent	8	8	Yes	No
B0175/19	17 Tee Street	1	3	No	Yes
B0529/14	5 Tribe Road No 1	1	3	No	No
B0679/13	4 Meadow Lane	1	3	No	Yes
B0594/15	16 Fourth Avenue	1	3	No	No
B0107/18	32 Jubilee Road	1	3	No	Yes
BR-0032-19	33 Green Acres Road	1	3	No	No
B0048/12	15 Third Avenue	1	3	No	No
B0288/01	12 Railway Trail	1	1	Yes	No
B0419/02	9 Gables Lane	1	2	No	Yes
B0796/02	8 High Point Lane	1	3	No	No
B0720/02	6 Cable Hill	2	3	No	Yes
B0188/03	9 Oleander Lane	1	2	No	No
B0575/04	2 Endsmeet	2	2	Yes	No
B0681/04	7 Devondale Drive	2	3	No	Yes
B1096/04	12 Devon Heights Road	1	2	No	No
B0028/05	122 Middle Road	1	4	No	No
BR0071-22	8 Bell Lane	1	2	No	No
B0023/18	5 Loyal Hill Pass	1	3	No	No
B0502/14	24 North Shore Road	1	2	No	No
B0767/11	32 Devon Spring Road	1	1	Yes	No
B0192/93	4 Cable Hill	3	5	No	No
B0249/11	31 Second Avenue	1	3	No	Yes

Pembroke

Permit #	Address	New Units	Total Units	New Build	Additions
B0201/19	14 Langton Hill	1	4	No	No
B0245/14	6 Inghams Drive	1	2	No	No
B0224/08	4 School Lands Lane	1	3	No	Yes
B0288/09	27 Marsh Folly Road	3	3	Yes	No
B0001/10	57 Pitts Bay Road	1	3	No	No
B0434/09	21A St. John's Hill	2	2	Yes	No

B0012/08	43 Happy Valley Road	1	2	No	No
B0418/08	2 Rockville Lane	2	3	Yes	No
B0309/14	7 Hallett Crescent	1	2	No	Yes
B0226/07	4 Cedar Avenue	1	3	No	Yes
B1111/06	7 Tatems Hill	2	3	No	Yes
B12480	13 Chapel Lane	2	4	No	Yes
B0330/08	4 Flat Rock Close	1	2	No	Yes
B0607/09	21 Ferrars Lane	7	7	Yes	No
B0802/10	12 Spanish Point Road	3	3	Yes	No
B0769/10	23 Seagull Lane	2	2	Yes	No
B0325/09	40 St. John's Road	1	2	No	Yes
B0131/09	6 High Point Road	1	1	Yes	No
B0849/95	24 Deepdale Road West	1	2	No	No
B0631/11	46 Pitts Bay Road	1	2	No	No
B0169/15	8 Friswells Lane	1	3	No	No
B0204/11	2 Old Slip Lane	2	2	Yes	No
B0409/12	1B Tatem Lane	3	3	Yes	No
B0601/11	12 Point Shares Road	1	2	No	No
B0729/11	62 Pitts Bay Road	1	2	Yes	No
B0554/10	130 North Shore Road	1	3	No	Yes
B0436/11	7 Fairyland Road	1	1	Yes	No
B0549/11	27 High Point Road	2	2	Yes	No
B0485/96	1 Stowe Court	3	5	No	Yes
B0422/96	30 North Shore Road	1	3	No	No
B0190/14	145 North Shore Road	1	1	Yes	No
B0251/14	8 Bluff Lane	1	6	No	No
B0719/14	15 Rockville Lane	1	2	Yes	No
B0447/13	27 High Point Road	1	3	No	No
B0253/13	7 North Cote West	2	2	Yes	No
B0580/13	1A Ferrars Close	1	4	No	Yes
B0617/14	7 Fairyland Road	1	2	Yes	No
B0883/15	8 First Avenue	2	2	Yes	No
B0593/15	4 Seagull Lane	2	2	Yes	No
B0034/16	36 Spanish Point Road	2	3	No	Yes
B0639/15	15 Grasmere Road	1	2	No	No
B0400/16	4 First Avenue	1	2	No	No
B0173/16	20 Rockville Lane	1	1	Yes	No

B0154/16	2 Ocean Lane	1	3	No	No
B0659/15	11 Spruce Lane	1	1	Yes	No
B0530/15	6 Lone Palm Drive	1	2	Yes	No
B0312/16	5 Green Bay Lane	1	2	No	No
B0758/16	7 Hurst Crescent	1	2	No	Yes
B0279/18	14 Parsons Road	1	2	No	No
B0628/17	29 Rosemont Avenue	2	2	No	Yes
B0209/18	18 Mariners Lane	1	2	No	Yes
B0586/17	115 St. John's Road	1	2	No	No
B0333/18	26 Point Shares Road	1	3	No	No
B0075/19	24 Spanish Point Road	1	2	No	No
B0794/11	7 Footpath Lane	1	3	No	No
B0278/15	26 Crow Lane	12	12	Yes	No
B0131/15	12 Grasmere Road	1	1	Yes	No
B0275/15	7 Bluff Lane	1	3	No	No
B0498/15	6 Old Slip Lane	1	2	No	No
B0425/15	17 Tribe Road No 1	1	1	Yes	No
B0692/12	9 Sunset Pass	1	3	No	No
B0668/13	2A Ferrars Close	1	1	Yes	No
B0083/15	5 Waterloo Lane	1	5	No	No
B0123/05	9 Sharon Lane	2	3	No	Yes
B0184/19	3 Halcyon Lane	1	2	No	Yes
B0712/01	1 Sunset Pass	1	2	No	Yes
B0902/01	5A East Park Lane	3	3	Yes	No
B0802/00	3 North Terrace	1	2	No	Yes
B1333/02	12 Peat Lane	4	4	Yes	No
B0122/03	12 Swansbay Hill	2	3	No	Yes
B1112/01	10 Band Room Lane	3	3	Yes	No
B0425/05	6 Richmond Road	1	2	No	Yes
BR0105-21	11 Waterloo Lane	3	8	No	No
B0183/16	37 Pitts Bay Road	1	1	Yes	No
B0147/19	17 Mariners Lane	5	5	No	No
BR-0164-20	17 Mariners Lane Unit: A	1	6	No	No
B0326/19	36 Mill Shares Road	1	1	No	No
B18136	10 South Terrace	1	2	No	Yes
B0619/05	13 Crane Lane	4	4	Yes	No
B0203/06	27 St. Monica's Road	1	2	No	Yes
B0479/17	2 Elizabeth Hills Road	1	2	No	No

BR-0270-20	3A Bluck Point Road	1	2	No	No
B0382/17	6 Orchard Lane	1	3	No	No

City of Hamilton

Permit #	Address	New Units	Total Units	New Build	Additions
B0493/17	6 Parliament Street	1	1	No	No
BR-0379-20	6 Parliament Street	2	3	No	No
B0312/12	29 Princess Street	1	2	No	Yes
BR-0072-19	12 Princess Street	1	2	No	No
B0102/19	54 North Street	1	1	No	No
B0068/18	75 Victoria Street	1	3	No	No
B0625/17	14 Cedar Avenue	2	2	No	No
B0634/13	13 Dundonald Street West	1	2	No	No

Paget

Permit #	Address	New Units	Total Units	New Build	Additions
B1139/96	21 Cataract Hill	1	3	No	Yes
B0575/17	37 Grape Bay Drive	1	2	No	Yes
BR-0132-19	5 St. Michael's Road	1	2	No	No
B0499/16	14 Chapel Road	2	2	Yes	No
B0516/17	38 Middle Road	2	2	Yes	No
BR-0342-20	9 Salt Kettle Lane	1	2	No	Yes
B1011/05	51 Valley Road	2	3	No	Yes
BR-0201-20	76 Middle Road	10	10	Yes	No
B0482/08	144 Harbour Road	1	1	Yes	No
B1154/06	83 Cobbs Hill Road	1	2	No	Yes
B0655/09	5 Mission Heights	2	2	Yes	No
B0208/11	88 White Sands Road	1	1	Yes	No
B0195/08	25 Ord Road	2	3	No	Yes
B0998/07	1 Crada Glen	1	2	No	No
B1046/99	41 Tankfield Hill	1	1	Yes	No
B0493/95	1 Chapel Road	1	1	Yes	No
B0307/12	6 Mission Heights	1	3	No	No
B0274/12	12 Mission Drive	1	1	Yes	No
B0782/10	13 Southcote Road	1	2	No	Yes
B0062/15	181 South Road	1	3	No	No
B0840/10	3 Bellevue Drive	1	1	Yes	No
B0818/10	4 Sanz Crescent	2	2	No	Yes
B0022/11	78 Ord Road	2	2	Yes	No
B0547/10	129 South Road	1	2	Yes	No

B0439/93	33 Harvey Road	1	1	Yes	No
B0703/94	1 Dudley Lane	2	4	No	Yes
B0281/15	16 Harbour Road	1	2	No	Yes
B0379/13	13 Trimmingham Hill	1	3	No	No
B0193/14	94 Harbour Road	2	2	Yes	No
B0651/13	25 Harbour Road	5	5	No	No
B0297/13	32 Berry Hill Road	1	2	No	No
B0267/16	22 Trimmingham Hill	1	2	Yes	No
B0620/15	3 Ardsheal Drive	1	2	No	No
B0611/16	16 Chapel Road	1	2	No	Yes
BR-0240-20	15 Mission Crescent	1	2	No	No
B0540/17	10 Mission Crescent	1	3	No	Yes
B0390/18	33 Camden North Road	1	2	No	No
B0743/16	13 Grape Bay Drive	1	2	No	No
B0077/18	11 Stowe Hill	1	2	No	No
B0761/16	6 Berwyn Hill	1	4	Yes	No
B0124/19	32 White Sands Road	1	2	No	Yes
B0014/15	5 St. Michael's Road	1	2	No	Yes
B0429/13	44094	1	1	Yes	No
B0278/14	2A Salt Kettle Road	3	3	Yes	No
B0285/14	7 Windcrest Drive	1	2	No	No
B0541/02	3 Trimmingham Hill	2	3	Yes	No
B0781/03	7 Friths Farm Road	1	2	No	Yes
B0193/02	4 Harvey Road	1	3	No	Yes
B0033/02	6 Sanz Lane	1	1	Yes	No
B19897	49 Berry Hill Road	1	2	No	Yes
BR-0230-20	1 Windcrest Drive Unit: A	1	2	No	No
BR-0340-20	21 Ord Road	1	2	No	Yes
B1191/04	75 Cobbs Hill Road	2	3	Yes	No
BR-0323-20	31 Grape Bay Drive	2	2	Yes	No
B0520/19	7 Ord Road	1	3	No	Yes
B0593/14	9 Happy Talk Drive	2	2	Yes	No
BR-0313-20	3 Seabright Avenue	1	2	No	Yes
B1217/05	26 Bostock Hill East	1	2	No	Yes
B0817/04	37 Mission Crescent	1	1	Yes	No
B0713/04	2 Train Track Lane	2	3	No	Yes
BR0207-21	27 Harbour Road	1	1	No	No
B0453/19	20 Southcote Road	1	2	No	Yes
B0830/15	2 Middle Road	3	3	No	No
B1201/02	2 Mellow Sky Lane	25	25	Yes	No

Warwick

Permit #	Address	New Units	Total Units	New Build	Additions
B0857/08	10 Rock Valley	1	4	No	Yes
B0354/09	9 Ord Valley Lane	1	4	No	Yes
B0651/09	31 Ord Road	1	2	No	Yes
B0823/07	8 Burnt House Drive	1	2	Yes	No
B0506/11	42940	1	9	Yes	No
B0684/08	7 Melissa Close	22	22	Yes	No
B0107/11	82A South Road	1	1	Yes	No
B0166/11	13 Harbour Road	2	2	Yes	No
B0360/11	36 Harbour Road	1	2	No	No
B0591/09	3 Khyber Pass	1	3	No	Yes
B0233/11	26 Keith Hall Road	1	2	Yes	No
B0250/10	5 Dunscombe Road	1	3	No	Yes
B0806/09	16 Burnt House Hill	1	2	Yes	No
B1133/07	2 Jones Village Lane	1	2	No	No
B0707/16	3 Glenwood Park Crescent	2	3	No	No
B0544/11	13 Sun Valley Road	1	2	No	No
B0800/11	5 Marley Beach Drive	1	1	Yes	No
B0401/15	22 Burgess Point Road	1	2	Yes	No
B0561/12	1 Scott's Lane North	1	2	No	Yes
B0684/11	1 Burnt House Hill	1	3	No	No
B0244/12	13 Riddell's Bay Road	1	3	No	Yes
B0446/12	7 Khyber Pass	1	3	No	No
B0407/10	6 Scott's Lane North	4	4	Yes	No
B0545/09	2 Ettrick Lee Drive	5	5	Yes	No
B0271/16	13 Middle Road Unit: A	2	2	Yes	No
B0168/02	13 Witchery Lane	1	1	Yes	No
BR0008-22	12 Tamarind Vale	1	2	No	Yes
BR0072-22	90 Cobbs Hill Road	1	2	No	No
B0001/19	6 Westmount Lane	2	2	Yes	Yes
B0255/11	92 Middle Road	5	5	Yes	No
B0225/11	9 Belmont Road	1	2	No	Yes
B0259/11	1 Park Hill	1	1	Yes	No
B0659/10	4 Kings Lane South	3	3	No	No
B0770/10	6 Harbour Road	1	1	Yes	No
B0530/10	1 Keith Hall Lane	2	2	Yes	No
B0375/96	20 Rockland Crescent	1	2	No	No
B0657/99	10 Random Lane	1	4	No	Yes
B0332/13	24 Tamarind Vale	1	2	No	No
B0287/13	4A Ord Road	2	2	Yes	No
BR0028-21	14 Ocean Sands Drive	1	2	No	No

B0877/15	8 Cross End Lane	1	3	No	No
B0005/16	1 Greendale Lane	1	1	Yes	No
B0381/16	10 Stacey Estates Road	1	2	No	No
B0494/15	15 Fairways Road	1	2	No	No
B0763/15	21 Middle Road	1	4	No	Yes
B0656/15	2 Spicery Road	2	4	No	No
B0041/18	32 Burgess Point Road	1	2	No	No
B0518/17	1 Park Hill	1	2	No	No
B0756/17	18 Burgess Point Road	1	2	No	No
B0727/16	19 Spring Hill	1	2	No	Yes
B0763/16	9 St. Mary's Road	1	2	No	No
B0350/19	5 Marley Beach Drive	1	2	No	No
B0082/16	15 Middle Road	2	3	No	Yes
B0772/04	7 Easedale Lane	1	2	No	Yes
B0304/18	12 Moonlight Lane	1	2	No	Yes
B0532/18	7 Tribe Road No 2 South	1	2	No	No
B0765/15	4 Frith Estate Road	1	3	No	No
B0022/14	15 Middle Road	1	4	No	No
B0370/14	35 Keith Hall Road	2	3	No	No
B0441/14	12 Sunning Lane	1	3	No	No
B0103/14	76 Harbour Road	1	2	No	No
B0662/12	4 Wellman Lane	1	4	No	No
B0572/14	11 Bayfield Road	1	3	No	No
B0366/02	13A Warwickshire Drive	4	4	Yes	No
B0391/01	3 Warwick Park Road	3	3	Yes	No
B0657/02	7 Piper's Peak	2	3	No	Yes
B1008/02	16 Sun Valley Road	1	2	No	Yes
B1119/03	44217	1	1	Yes	No
B15061	9 Warwick Park Road	3	3	Yes	No
B1210/05	6 Ord Valley Lane	1	2	No	No
B0542/05	7 Rings Court	1	2	No	No
B0256/99	44 Railway Trail	3	5	No	Yes
B1068/02	9 Witchery Lane	1	3	No	Yes
B0267/98	18365	4	4	Yes	No
B0404/12	11 Purvis Estate Road	1	3	No	Yes

Southampton

Permit #	Address	New Units	Total Units	New Build	Additions
B0522/12	4 Jennings Bay Road	1	2	No	Yes
B0012/01	14 Cross Bay Road	2	2	Yes	No
BR-0346-20	124 Middle Road	1	2	No	Yes
B0673/18	4 Colony Valley	4	4	Yes	No
B0601/16	10 Rebecca Road	1	1	Yes	No
BR0074-21	9 Peppercorn Lane	1	2	No	No
B0425/19	7 Southampton Road	1	2	No	No
B0619/18	19 Lighthouse Lane	1	1	Yes	No
B0811/16	17 Rose Hill Road	1	1	Yes	No
B1144/06	25 Middle Road	1	1	No	No
B0257/07	17 Palm Valley	1	2	No	No
B0787/07	38 Riviera Crescent	1	4	No	No
B0467/12	22 Whaling Hill	1	2	No	No
B0177/11	3 Palm Valley	1	2	No	No
B0009/18	5 Eustace Close	2	2	Yes	No
BR-0328-20	6 Eustace Close	1	2	No	No
BR-0078-19	50 Middle Road	1	2	No	No
BR0152-21	109 Harbour View Drive	1	2	No	No
B1260/02	104 Middle Road	2	2	Yes	No
B0062/10	8 Wild Wood Court	3	3	Yes	No
B0003/09	30 Lighthouse Road	1	2	No	Yes
B0737/05	4 Newport Gardens	1	2	No	No
B0079/12	111 South Road	1	2	No	No
B0471/12	10 Herons Nest Drive	2	2	Yes	No
B0056/12	10 Benevides Lane	1	3	No	No
B0386/11	18 Shawn Acres Lane	1	2	No	No
B0102/11	3 High Point Road	2	2	Yes	No
B0842/10	1 West Avenue	1	3	No	Yes
B0004/11	18 Church Road	1	2	Yes	No
B0726/14	11 Scenic Heights Pass	1	3	No	No
B0242/14	8 Railway Trail	2	3	No	No
B0877/14	34 Middle Road	1	3	No	No
B0700/14	12 Rebecca Road	1	1	Yes	No
BR-0117-19	13A Lighthouse Road	1	2	No	No
B0354/17	1 Dolphin Ridge	2	2	Yes	No
B0564/15	2 Seymour Farm Road	1	3	No	No
B0105/14	4 Herons Nest Drive	3	3	Yes	No
B0182/17	151 Middle Road	1	2	No	No
B0700/16	4A Rebecca Road	1	1	Yes	No

B0454/13	4 Turtle Bay Crescent	1	2	No	No
B0326/03	17 Beaming Hill	1	2	No	Yes
B0834/16	14 Lighthouse Lane	2	2	Yes	No
B0232/18	10 Turtle Bay Lane	1	2	No	No
B0199/18	166 Middle Road	2	2	No	No
B0306/18	97 Middle Road	1	2	No	No
B0802/09	20 Eastdale Lane	3	3	Yes	No
B0561/18	12 Lighthouse Lane	1	2	No	Yes
B0134/16	133 Middle Road	1	2	No	No
B0537/15	139A Middle Road	1	1	Yes	No
B0691/14	2 Fairmont Drive	3	3	Yes	No
B0690/13	6 Heron's Nest Drive	2	2	Yes	No
B0659/12	1 Avocado Lane	1	3	No	Yes
B0216/14	4 Fairmont Drive	1	4	No	Yes
B0063/97	6 Hampton Head Court	2	2	Yes	No
B0061/18	1 Undina Watch	1	1	Yes	No
B0543/13	221 Middle Road	1	2	No	No
B0507/05	34 Rose Hill Road	1	4	No	Yes
B0801/03	6 Lukes Pond Drive	2	3	No	Yes
B0651/03	5 Evans Bay Road	1	2	No	No
B0789/06	2 Scenic Heights Lane	5	5	No	No
B0460/04	11B Lighthouse Road	1	2	No	No
B0147/09	11 Lukes Pond Road	2	2	Yes	No
B0583/15	44 St. Anne's Road	1	2	No	No
B0688/99	15 Palm Valley	1	4	No	Yes
B0182/19	6 Cross Bay Road	1	2	No	No
B0114/15	8 Whaling Hill	1	3	No	No

Sandys

Permit #	Address	New Units	Total Units	New Build	Additions
BR0050-21	111 Somerset Road	1	3	No	No
B0248/00	4 Rushy Lane	2	5	No	Yes
B0659/09	14 Beulah Lane	2	2	Yes	No
B0323/09	12 Royal Gardens	4	4	Yes	No
B0722/11	26 Long Bay Lane	1	3	No	Yes
B0228/07	5 Portland Lane	1	2	No	Yes
B0183/09	7 Gatehouse Park	2	3	No	Yes
B0508/10	49A Sound View Road	2	2	Yes	No
B0256/11	4 Crossfield Lane	1	2	No	No
B0776/10	15A Beach Road	1	1	Yes	No
B0121/10	11 Acacia Lane	3	3	Yes	No

B0126/10	11A Scour Lane	2	2	Yes	No
B0332/10	16 Olive Lane	2	3	No	Yes
B0706/09	4 Cedars Lane	1	2	No	Yes
B0516/08	4 Spring Benny Drive	1	2	No	Yes
B0843/00	2 Craddock Road	1	2	No	No
B0439/12	8 Bridge Lane	1	2	No	No
B0548/12	3 Tankard Lane	1	2	No	No
B0513/12	98 Somerset Road	1	2	No	Yes
B0005/11	5 Bay Lane	2	3	No	Yes
B0253/11	7A Wreck Road	2	2	Yes	No
B0627/92	7 Benny's Bay Road	1	2	No	Yes
B0134/15	16 Woodlawn Road	1	2	No	Yes
B0538/13	6 Nursery Lane	2	2	Yes	No
B0683/14	21 Mount Pleasant Road	1	3	No	Yes
B0492/13	30 Spring Benny Road	1	2	No	Yes
B0565/11	15 Cooks Hill Road	2	3	No	Yes
B0619/15	22 Scour Hill Drive	2	2	Yes	No
B0534/16	66 West Side Road	1	2	No	No
B0897/15	14A Benny's Bay Road	1	2	No	No
B0587/09	25 Cambridge Road	2	2	No	Yes
B0721/14	5 Cedars Lane	1	3	No	Yes
B0570/14	6 Spring Benny Road	1	3	No	No
B0687/13	22 Wilson Place	1	2	No	No
B0188/14	5 Pleasantville Lane	1	3	No	No
B0072/15	6 Middle Road	1	2	No	No
B12332	42 Tribe Road No 6	3	3	Yes	No
B1174/02	2 Sunshine Lane	3	3	Yes	No
B0714/04	1 Bat-N-Ball Lane	1	2	No	Yes
B1251/04	24 Railway Trail	2	3	No	Yes
B1107/05	2 Weathervane Lane	2	3	No	Yes
BR-0081-19	12 Heydon Gardens	1	3	No	No
B0516/18	60 West Side Road	1	1	No	No

B1146/05	12 Rockywold Road	1	2	No	No
B0955/07	26 Valley Lane	1	2	No	No
B16474A	3 Kiskadee Lane	1	2	No	Yes
BR-0215-20	14 Cooks Hill Road	1	3	No	No
BR-0061-19	44 Scott's Hill Road	1	4	No	Yes
B0399/05	3 Southbend Lane	2	2	Yes	No
B0803/00	2 Morgan Hill	2	2	Yes	No
BR0282-21	38 Middle Road	1	2	No	Yes
BR0175-22	115 Somerset Road	1	2	No	No
B0397/97	7 Gibbons Drive	2	2	Yes	No
B0516/15	8 West Side Road	1	2	Yes	No

Table 1: Completions by Year

Year	Permits	Units	New Builds	Additions	Conversions
2012	83	146	84	39	23
2013	69	106	52	29	25
2014	47	68	28	17	23
2015	43	60	24	9	27
2016	46	60	23	15	22
2017	90	146	79	35	32
2018	44	66	35	11	20
2019	54	81	29	28	24
2020	34	41	17	10	14
2021	53	89	28	19	42
2022	37	56	25	7	24
Totals	600	919	424	219	276

Table 2: Breakdown of Completions by Parish

Parish	Permits	New Units	New Builds	Additions	Conversions
St. George's	77	106	49	30	27
Hamilton	63	98	37	18	43
Smiths	57	74	27	24	23
Devonshire	53	69	22	22	25
Pembroke	83	138	71	30	37
City of Hamilton	9	13	0	1	12
Paget	63	116	69	28	19
Warwick	75	131	72	24	35
Southampton	66	94	44	12	38
Sandys	54	80	33	30	17

Table 3: Completions by Predominant Zoning.

Zoning		%
Res 1	498	54%
Res 2	335	36%
Rural	20	2%
Mixed Use	6	1%
City	13	1%
Tourism	7	1%
Commercial	16	2%
Industrial	1	0%
Coastal Reserve	5	1%
OSR	16	2%
Recreation	2	0.2%

Appendix 2 – Vacant Parcels

Table 1: Summary Totals

Vacant Parcels	880
Vacant Acreage	451.90
Dwelling Capacity	4369
Res 1	523
Res 2	303
Rural	54
Average Lot Size	0.51

Table 2: Breakdown of Parcel Acreage by Parish and Zone

Parcel Acreage				
Parish	Acreage	Res 1	Res 2	Rural
St. George	32.6	13.6	10.6	8.4
Hamilton	66.8	19.7	41.9	5.3
Smiths	113.2	26.1	29.1	58.0
Devonshire	24.9	10.8	10.0	4.1
Pembroke	30.2	17.6	12.6	0.0
Paget	36.6	4.7	31.9	0.0
Warwick	51.5	19.0	20.0	12.5
Southampton	49.9	12.5	25.3	12.1
Sandys	46.2	31.8	9.4	5.0
Total	451.9	155.8	190.9	105.2

Table 3: Breakdown of Parcel Count by Parish and Zone

Parcel Count				
Parish	Parcels	Res 1	Res 2	Rural
St. George	87	52	20	15
Hamilton	104	46	49	9
Smiths	94	42	39	13
Devonshire	62	36	23	3
Pembroke	113	90	23	0
Paget	66	17	49	0
Warwick	109	77	27	5
Southampton	97	43	51	3
Sandys	148	120	22	6
Total	880	523	303	54