



GOVERNMENT OF BERMUDA  
**Department of Planning**

# 2023 HOUSING LAND AUDIT





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# 1. Purpose

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The purpose of this paper is to build on the 2022 Housing Land Audit and provide information on activity within the residential development sector. This is important for a number of reasons, such as providing an indication of the health of the construction industry and identifying any additional pressures being placed upon the infrastructure network and where the pressure points are. It also partly assists in determining levels of supply and demand within the sector, which can provide a valuable insight into prevailing economic conditions and one of the key issues which affect property prices.

This is the second iteration of the Housing Land Audit (HLA) and the Department of Planning (DoP) will continue to publish this information on an annual basis, providing a summary of the key trends and statistics which have arisen within that year. Collecting data annually 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 and will highlight any notable trends, where relevant. The data is collected over a calendar year.

Given that this is only the second audit publication, the methodology for data collection and specific data gathered has evolved as we continuously learn from this process. This evolution will continue and the Department has already identified refinements we can make for future audits to ensure that the data presented has enhanced reliability and relevance.

# 2. Methodology

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The first step in preparation of this audit was to collect the supporting data. All residential completions from 2023 were collated into a spreadsheet (see Appendix A). For each residential completion, the number of new dwelling units and total number of dwelling units were recorded; as well as whether the development 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.

The rationale behind categorizing new builds stems from various scenarios observed in urban development. Firstly, while the number of buildings may increase, the count of vacant lots might remain. Secondly, there are cases where building numbers remain unchanged due to replacement in demo and rebuilds. Lastly, the presence of multiple buildings on a single parcel necessitates categorization for accurate representation. The data from 2023 was then included with the previously collected data from 2013-2022 to display the information over an 11-year period. As a note, the Department will continue to build upon this information in future years, establishing a more robust time period within which meaningful trends and associated issues can be identified.

Additional data sources include the 2016 census report and 2016-2026 population projection report (both produced by the Department of Statistics), the Department of Land Valuation's uninhabitable properties database, Department of Tourism Regulation and Policy's vacation rental licenses, Consumer Affairs' Rent Control vacation rental licenses, and the Bermuda Tourism Authority's tourism vacation rental data. All of this information has assisted in establishing an increasingly comprehensive picture of the local housing market. The Department will continue to research information sources relevant to this exercise in the preparation of future housing land audits.

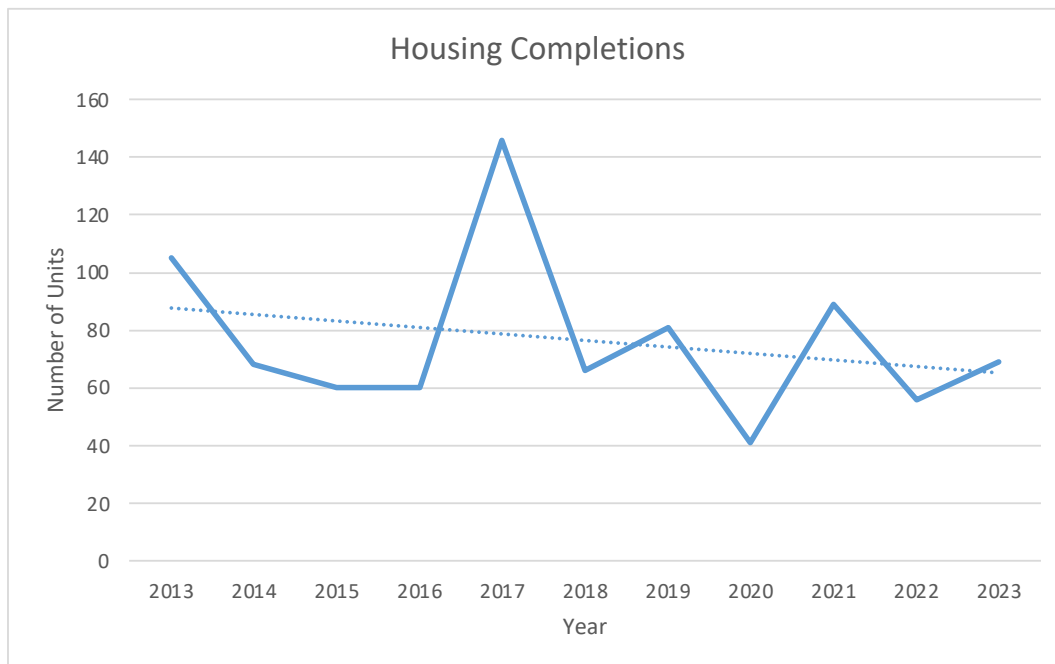
# 3. Housing Completions

## 3.1 Dwelling Units and Residential Completions

For the purposes of this report, “housing completions” refer to new buildings, additions to existing buildings, and internal conversions which create new residential dwelling units. To confirm housing completions, a system-wide search of the Department of Planning’s online hosting system from January 1st, 2023 to December 31st 2023 was undertaken. For confirmation, these searches captured those instances where a building permit was finalized and a Certificate of Completion and Occupancy was issued, meaning that construction work was fully completed and the unit deemed fit for habitation.

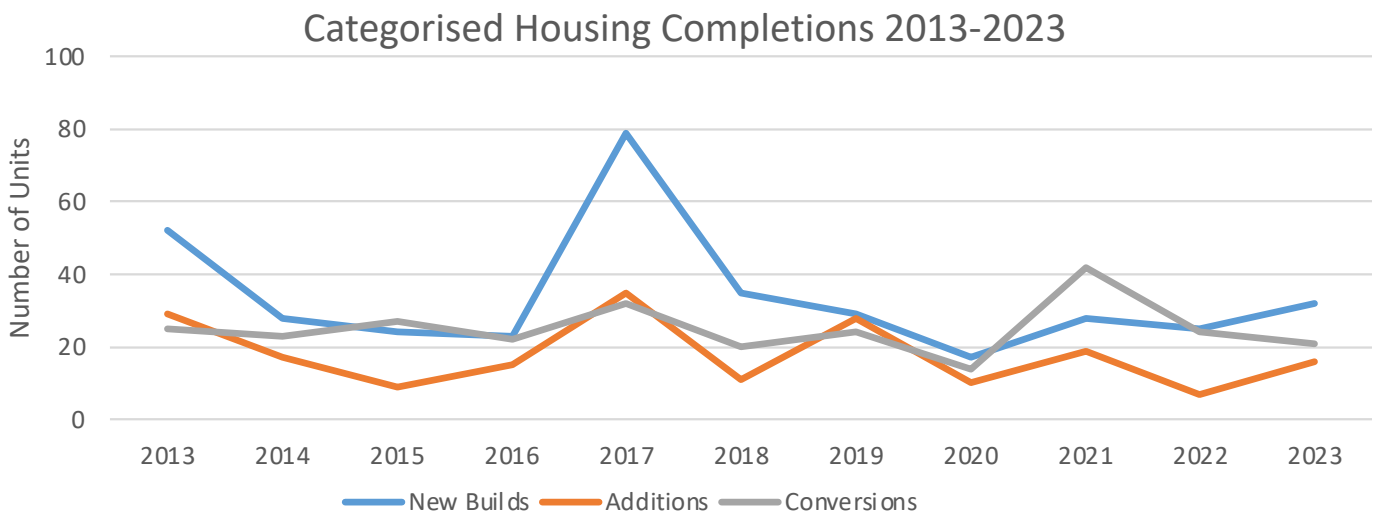
Subsequently, each building permit underwent manual investigation to verify the description details and ensure that it was relevant to the HLA. This involved verifying whether the application pertained to housing development or if it involved other forms of development outside the scope of this paper.

The research has shown that housing completions have declined over the last 11 years. On average there have been 50 housing completions per year over the 2013 – 2023 study period, resulting in an average of 76 new 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 constructed 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 2013 and 2017. A challenging economic context, constrained access to financing, increased construction costs and limited land are all likely to be contributory factors to this trend.



**Figure 1.** Trend lines of Dwelling units completed per year

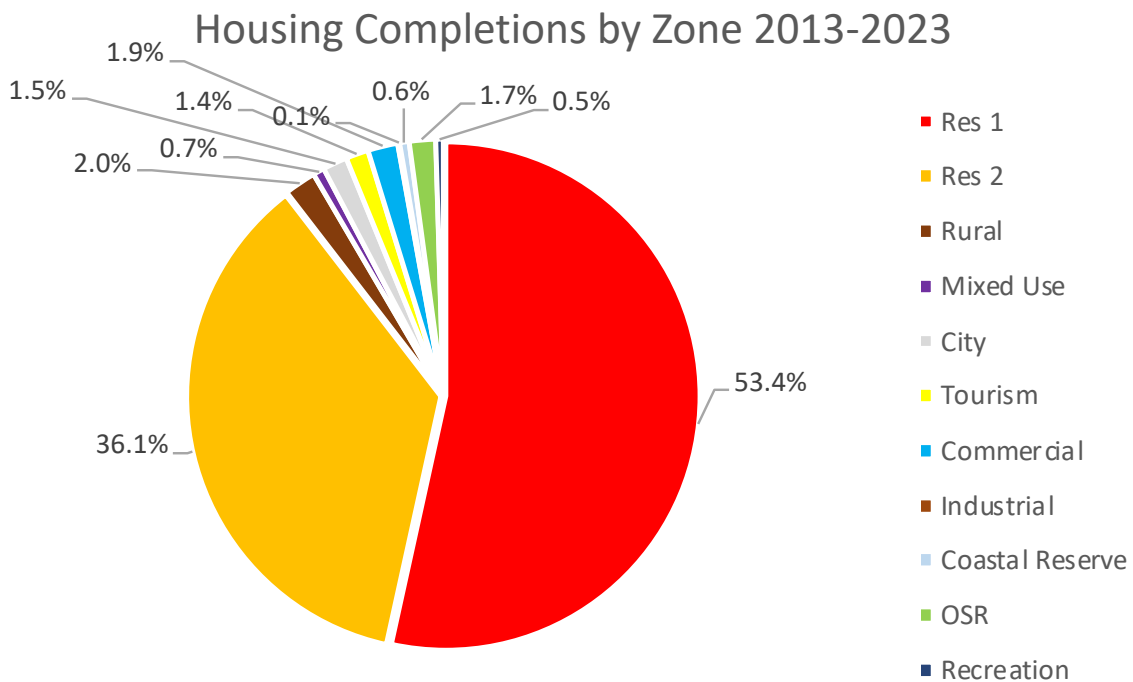
Figure 1 shows the number of dwelling units completed per year between 2013 and 2023. Between 2014 and 2016 the number of dwelling units completed was consistently around 60 per year, with 2013 having 105 units and 2017 at 146. Subsequently, the number of units declined until 2019 before dropping to the lowest point in 2020, with 41 units completed. This decrease can partly be explained by the COVID-19 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. In 2022 there was a decrease in the number of completions, however, 2023 has shown minor positive growth. The notable increase in residential completions in 2017 could be attributed to a surge in demand from both residents and investors seeking to expand the availability of vacation housing, potentially driven by the anticipated tourism boom associated with the hosting of the America's Cup.



**Figure 2.** Number of residential units produced each year 2013-2023 (New Builds, Additions, and Conversions)

Figure 2 provides a breakdown of housing completions into individual categories. Categorising data in this way can assist in establishing a picture of some of the more specific aspects of the housing sector. For example, if “New Builds” are showing to be in decline, this may be an indication of a lack of supply of vacant lots, however, other factors can also influence this indicator. It is crucial to note that the overall trend line for New Builds shows a decrease over the selected timeframe. Similarly, despite fluctuations, the trend line for Additions also shows an overall slight decline.

Figure 3 presents a breakdown of residential completions across each of the zones set out within the Bermuda Plan 2018. As anticipated, residential completions have predominantly taken place on residential-zoned land as illustrated by Figure 3; 53.4% of completions were in Residential 1 zones, 36.1% were in Residential 2 zones and the remaining 10.5% is split between the remaining zones.



**Figure 3.** Pie chart showing the quantity of residential completions per parish and municipality

### 3.2 Parish Residential Data Analysis

The 2016 Population Census (Figure 9) serves as supplementary information, providing a visual representation of population density across the parishes. It is important to note that the last population census was conducted eight years before this publication. Consequently, the data will not precisely reflect current conditions in Bermuda. Nevertheless, the census data remains a valuable reference point for exploring housing trends.

As set out within Section 2, it was determined that there was value in looking at the “New Build” data in more detail, due to the potentially misleading nature of the dataset if not broken down. Figure 4 displays the distribution of New Builds (units) across the parishes over the past decade. Paget has the highest number with 31 in 2017. Across the years there are several instances where no New Builds occur. This is most significantly seen in the years 2020 and 2021. Once again, this was likely due to the COVID-19 pandemic and the associated impacts.

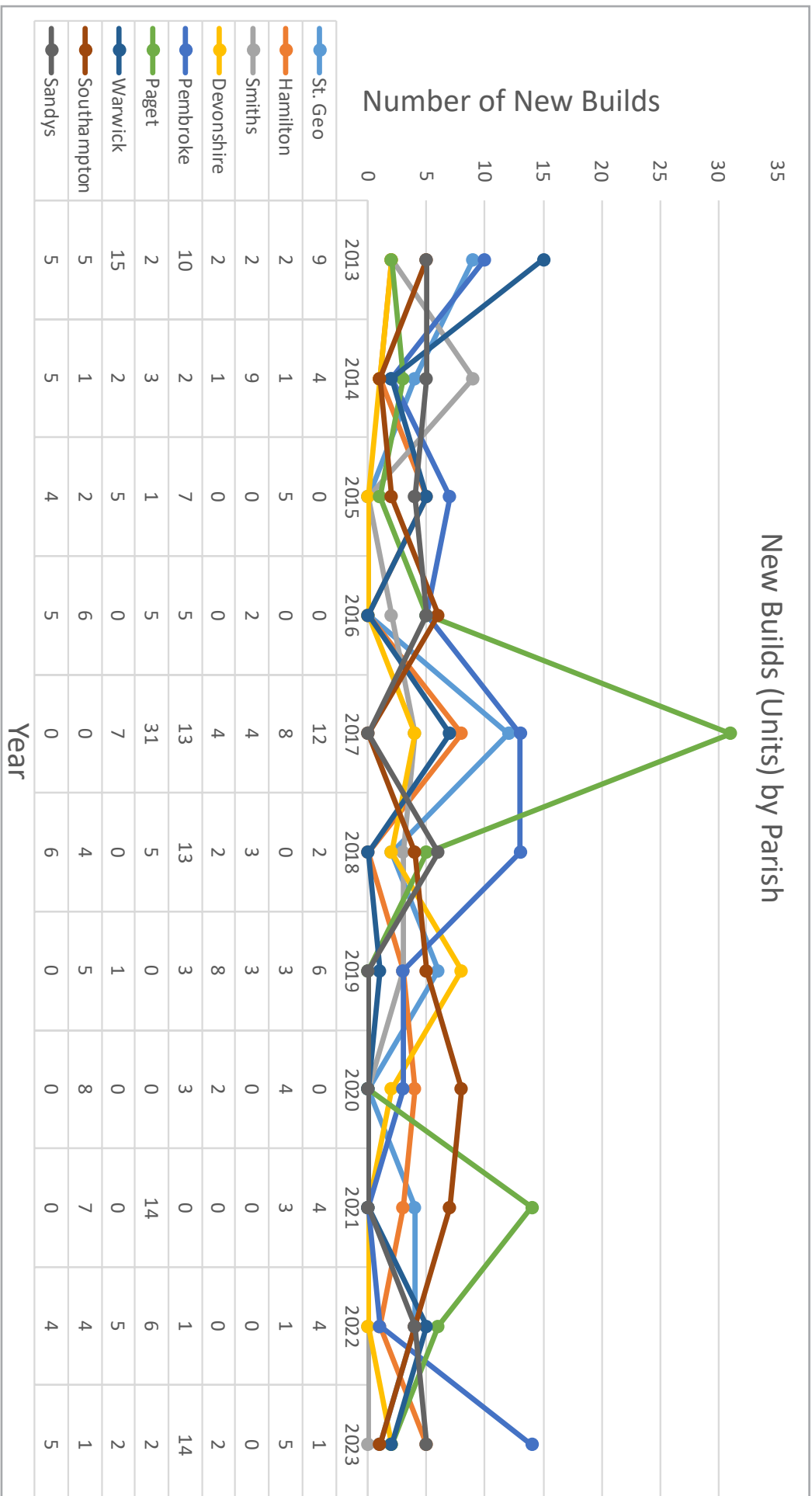


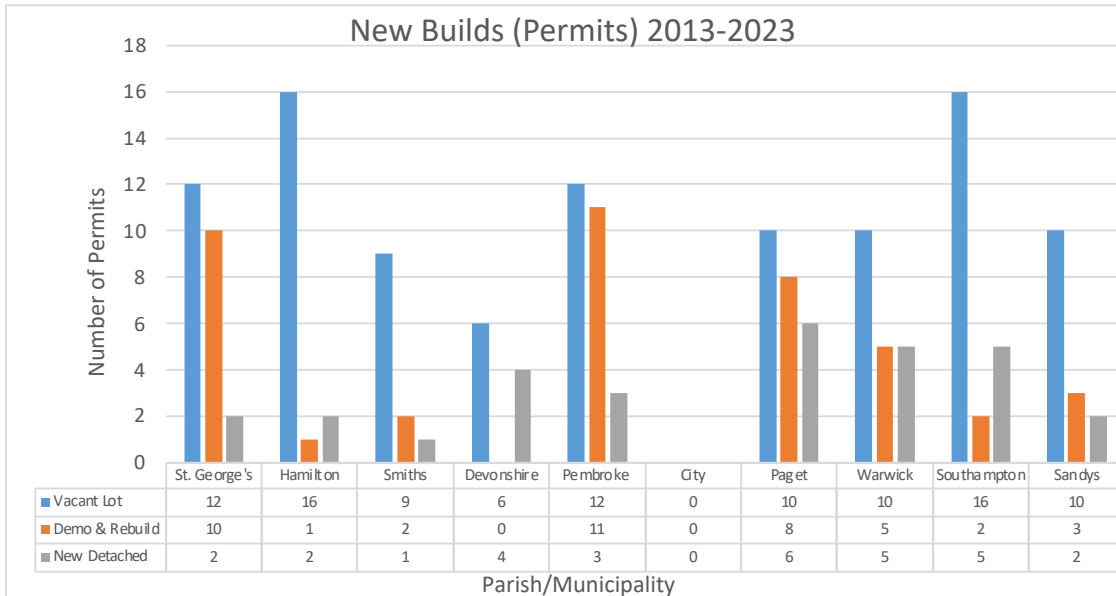
Figure 4. New Build trends over 11-year period by Parish



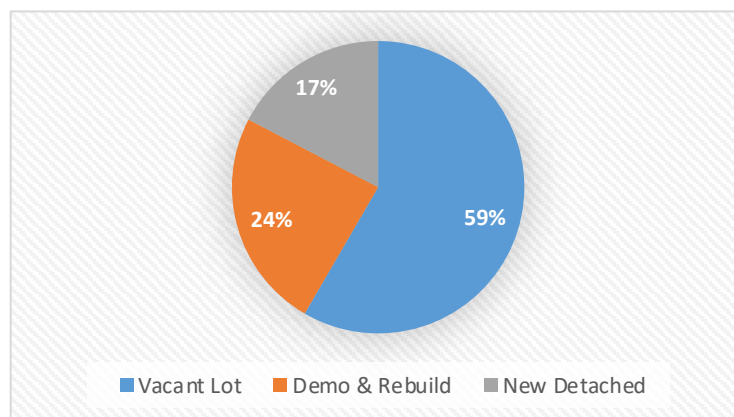
Figure 5 shows the distribution of Certificates of Completion and Occupancy (completed building permits), across the parishes from 2013–2023 for New Builds only. Within Figure 5 and Figure 6, “Vacant Lots” refer to new buildings that are constructed on a lot with no existing building; “Demolition and Rebuild” refers to an existing building on a lot that was demolished and a new building has been constructed on the lot; “New Detached” refers to a lot with an existing building, however, a new dwelling unit has been developed on that same lot as a separate standalone structure.

Southampton has the highest quantity of vacant lots which have been developed compared to the remaining parishes; over the 11 years there have been 16 permits related to vacant lots. Overall, vacant lots make up 59% of the total New Build permits. Pembroke has the highest number of Demolition and Rebuild permits with 11. Demolition and Rebuild permits make up 24% of the total New Build permits. Lastly, Paget has the highest number of New Build permits with 6 for New Detached. New Detached builds make up the final 17% for the distribution of New Build permits.

It is important to emphasise that the data in Figures 5 and 6 relate to permits, not number of units. A single permit can relate to the development of multiple units.

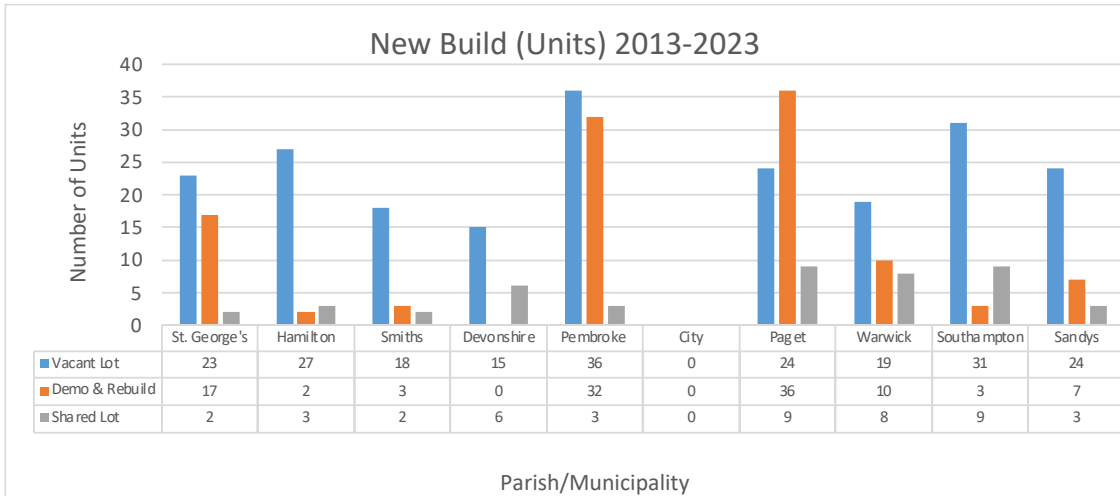


**Figure 5.** Distribution of permits (Parish/Municipality data 2013-2023)

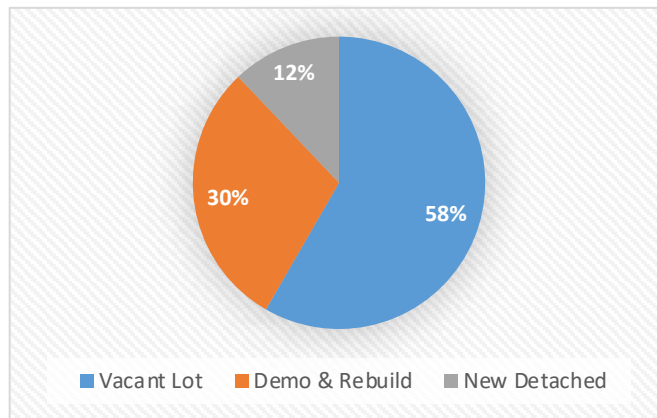


**Figure 6.** Distribution of number of permits

As noted, Figures 4 and 5 refer to the number of permits issued, however, further interrogation of the data is required to determine the geographic spread of the units. Figure 7 displays the total number of New Build units per parish from 2013–2023. Pembroke had the highest number of new units (36) on vacant lots. In terms of distribution across the island, development on vacant lots make up the majority of New Builds at 58% (see Figure 8). Paget had the highest number of new units (36) in the Demolition and Rebuild category. Demolition and Rebuild has the second highest percentage overall, with 30%. Paget and Southampton had the highest quantity of shared lot builds with 9 new units each. New Detached made up the remaining 12% distribution of new units built.

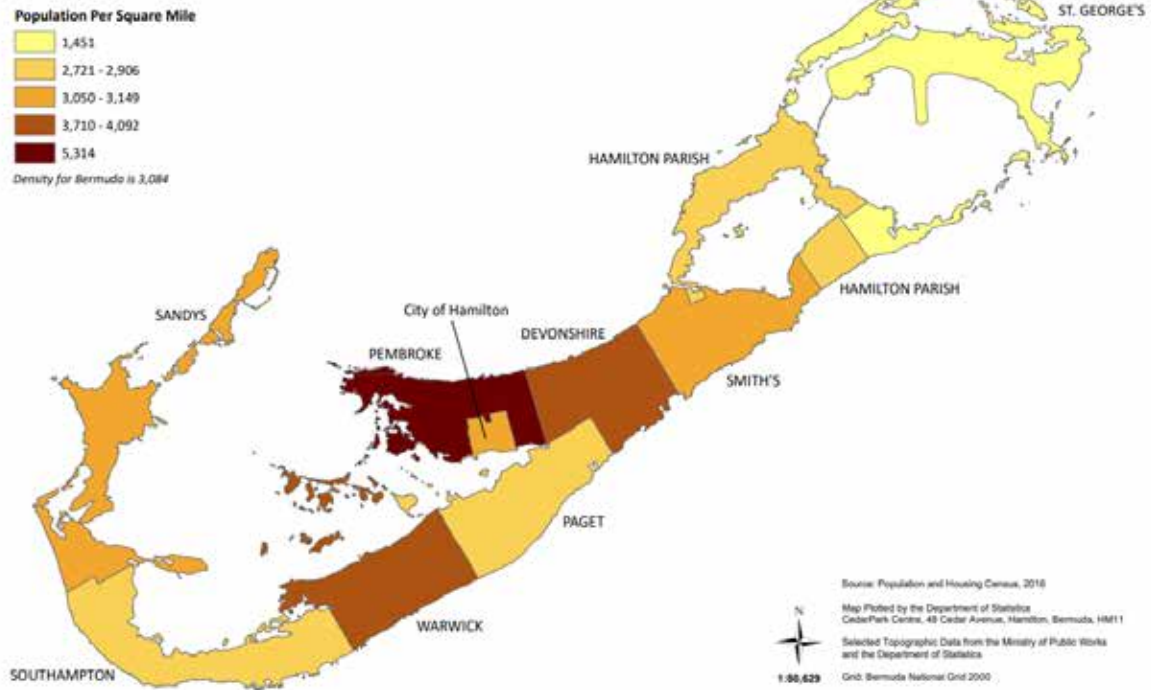


**Figure 7.** Distribution of New Build units by Lot Type (Parish/Municipality data 2013-2023)

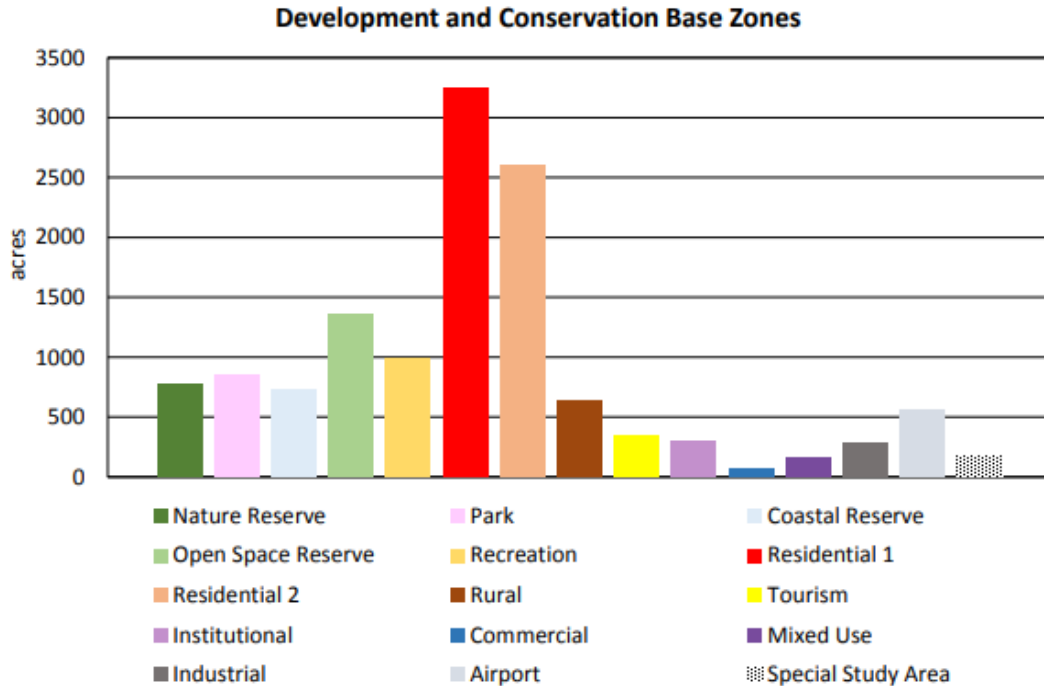


**Figure 8.** Distribution of new units

**POPULATION DENSITY BY PARISH AND MUNICIPALITY, 2016**



**Figure 9.** (Taken from 2016 Population Census Distribution of population density across Bermuda)



**Figure 10.** Distribution of Zones by Acreage  
 (Department of Planning Review and Strategy Report 2018)

## 4. Government Owned Housing Stock

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Through the Bermuda Housing Corporation (BHC), the Bermuda Government also makes a significant contribution to the supply of residential properties. BHC is responsible for the supply of affordable housing to Bermudians for both purchase and rent. At the time of writing, data provided by the Ministry of Economy and Labour confirms that there are 777 units/properties available for rent through BHC. BHC offers 5 types of rental and housing options depending on individual circumstances:

1. Directly Managed Housing: Affordable rental units for applicants seeking economical housing solutions.
2. Rooming Houses: Residential buildings consisting of individual dwelling rooms, providing affordable rental prices.
3. Private Sector Rental: Properties in the private sector leased to BHC, offering affordable rent and guaranteed monthly rent by BHC in case of tenant arrears.
4. Emergency Housing: Properties in the private sector leased to BHC to assist tenants facing hardship.
5. Transitional Housing: A dedicated building for families, regardless of their access to traditional or permanent housing.

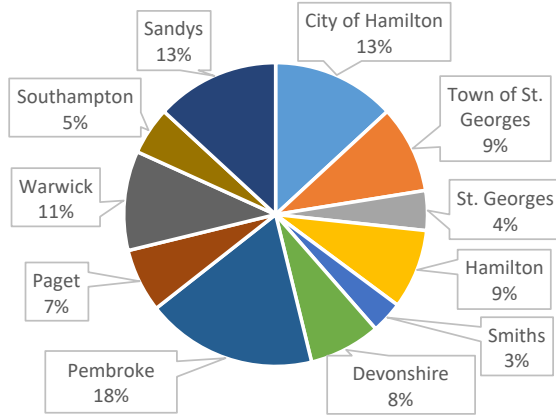
## 5. Uninhabitable Properties

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The DoP undertook a research project to determine the number of vacant and derelict properties across the island with a view to publicizing this information in the hope that it could facilitate the reuse of some of these properties. To collect this information, the DoP obtained a dataset from the Department of Land Valuation (DoLV). This dataset highlights properties with an Annual Rental Value (ARV) of \$0, as determined by the DoLV's criteria for identifying uninhabitable properties. The DoLV must find that the property is incapable of beneficial occupation to apply an ARV of \$0. Some examples of properties which are classified in this way include, a collapsing roof or collapsing floor, or, a combination of smaller defects that go beyond normal repairs can also be used to determine if a house is incapable of beneficial occupation.

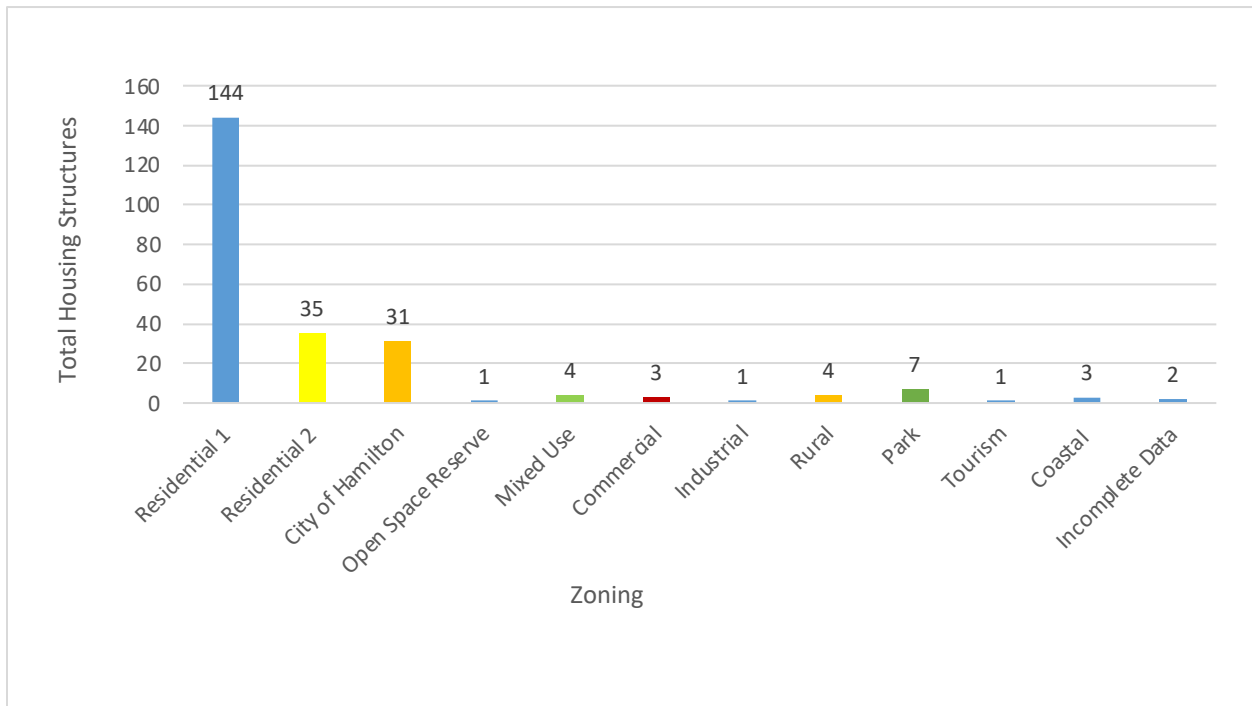
The existing dataset comprises a total of registered uninhabitable properties, presenting opportunities for potential refurbishment or repurposing to contribute to Bermuda's housing stock. It is worth noting that in certain cases, the designation of 'uninhabitable' applies to entire buildings, while in other instances, it pertains to specific units within those buildings. In total, there are 236 structures, either partially or entirely, that have been classified as uninhabitable (Figure 11). Specifically, within these structures, there are 333 valuation units, which have been deemed as "uninhabitable".

### Distribution of Uninhabitable Structures



Municipality/Parish	Property Total
City of Hamilton	31
Town of St. Georges	22
St. Georges	10
Hamilton	20
Smiths	8
Devonshire	18
Pembroke	43
Paget	16
Warwick	25
Southampton	12
Sandys	31

Anecdotal evidence suggests that many of these properties are locked in family disputes, lack of kin readily available to inherit property, or insufficient finances are available to refurbish property so that it can return to the property market. The majority of these properties are distributed between Residential 1 and Residential 2 zones (Figure 12). A critical aspect of this data is that it is highly likely that this list is not exhaustive as the onus is on property owners to apply for an “Uninhabitable” classification and therefore there are likely to be properties which would meet the criteria, however, no application has been made.

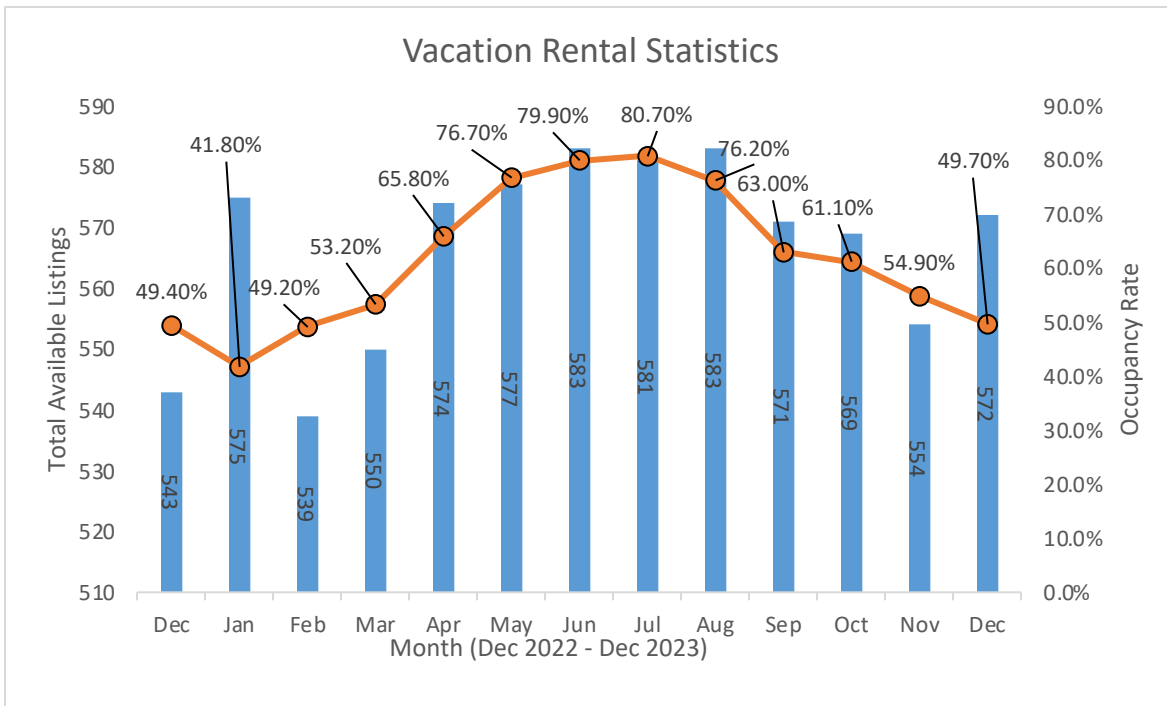


**Figure 12.** Distribution of the 236 Uninhabitable properties by Planning Zone (January 2023-January 2024)

## 6. Vacation Rentals

To gain a comprehensive understanding of the local housing market it is important to consider how residential properties are being used. Consequently, this HLA incorporates data on short-term rental properties as residential units which are used in this way removes the potential for them to be used for conventional sales or long-term rental properties, which can have significant impacts upon local market conditions. This dynamic creates a ripple effect: the supply of conventional residential properties decreases, while demand increases, resulting in higher rental prices, which in turn, prices individuals below a certain earnings threshold out of the market and makes it unviable for some workers to remain or come to Bermuda to contribute to the economy.

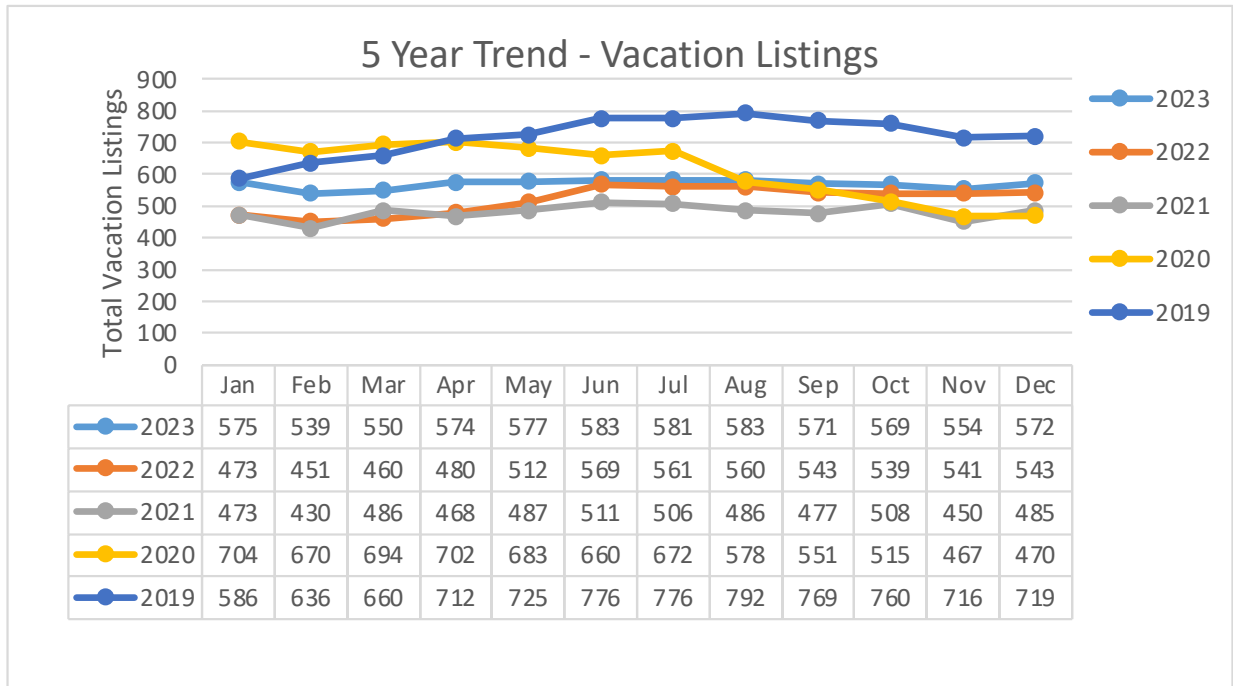
The data shown in Figure 13 was provided by the Bermuda Tourism Authority (BTA). The BTA utilizes AirDNA, an online tracker that monitors listings on prominent platforms like Airbnb and Vrbo, commonly used by listers, to collect this data. While these platforms provide valuable insights, there are inherent limitations, and it is recognized that they do not fully capture the total number of vacation rental properties in Bermuda.



**Figure 13.** Vacation Rental Statistics: Available listing and Occupancy rate (Source: BTA)

As depicted in Figure 13, vacation listings typically exhibit the highest occupancy rates during the peak tourism months from April to September, aligning with Bermuda's most stable and favorable weather conditions. Notably, January and October's total available listings closely mirrors that of the peak months. Bermuda saw an average of 567 rental properties from December 2022 to December 2023.

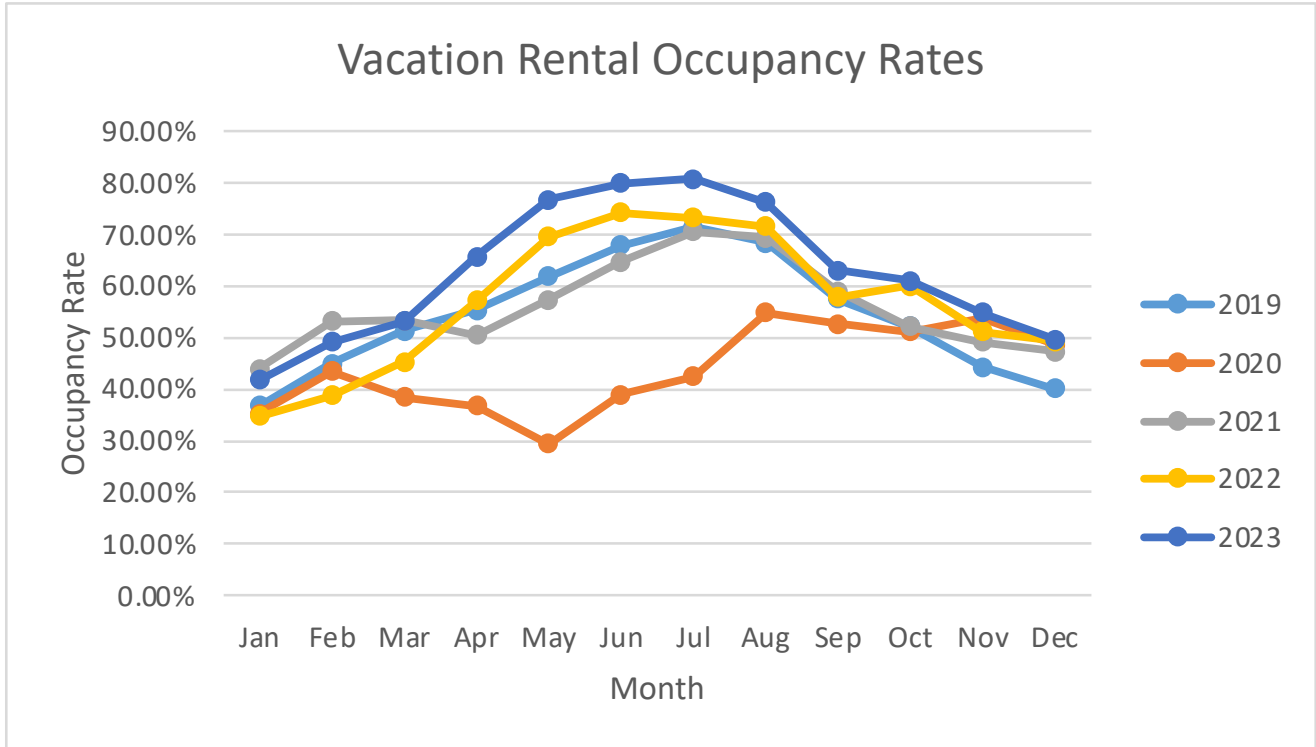
During the off-season for tourism (January, February, March, November, and December), occupancy rates for listed properties tend to decline, typically falling within the range of 40% to 55%. October retained a fairly high occupancy rate, potentially suggesting a slower than expected departure of tourists. On the other hand, during the peak tourism season, April through September, Bermuda experienced an occupancy rate ranging from 60% to 80%. The highest segment of the occupancy rate, 75% to 80%, was observed from late spring to the beginning of autumn. Although January has one of the highest total listings, it has the lowest occupancy rate of the remaining months at 41.80%.



**Figure 14.** 5 Year trend of vacation rental listings (taken from AirDNA)

Figure 14 illustrates a five-year trend in vacation listings. Before April 2020, the island had a significant stock of vacation rental listings, however, as the impacts of the COVID-19 pandemic expanded, tourism activity inevitably slowed, leading to a notable decrease in available vacation rental listings. In 2020, the largest drop in vacation rental property availability occurred, with vacation rentals plummeting from a peak of 704 listings in January to a minimum of 467 listings in November, marking a reduction of 237 properties.

Vacation listings typically hit their lowest point in January and gradually increase throughout the year, experiencing only minimal declines during the year-end off-season. These year-end figures align with the volume of vacation rentals in January 2020. Post-2020, vacation listings have consistently ranged between 400 and 600. From the tourism season of 2021, there has been year-on-year growth, indicating a potential increase in the abundance and popularity of vacation rentals with visitors, and as a means of Bermudian homeowners to generate additional income.

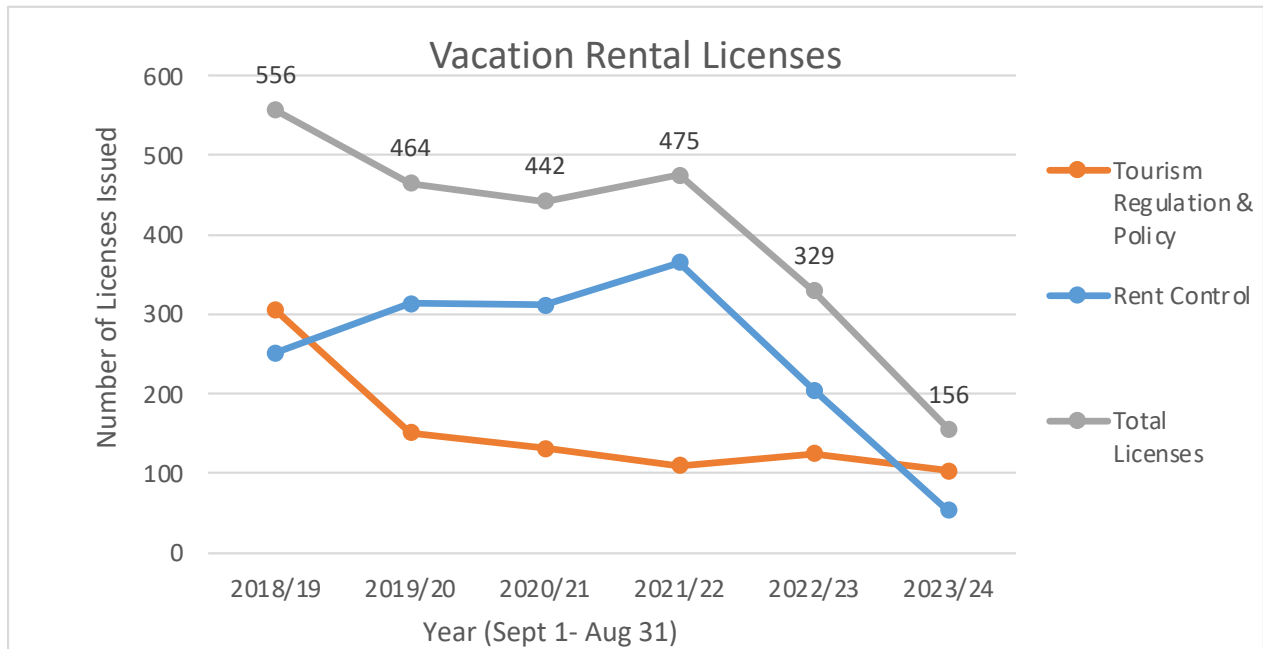


**Figure 15.** Vacation Rental Occupancy rates 2019-2023 (Jan-Dec)

Figure 15 depicts the trends in vacation rental occupancy over the past five years, complementing insights from Figure 13. Notably, 2020, despite having one of the higher numbers of vacation property listings, recorded the lowest occupancy rate, undoubtedly linked to the effect of the pandemic. Since the end of 2020, there has been a consistent year-on-year increase in occupancy rates, with 2023 holding the highest rate, surpassing pre-COVID-19 levels seen in 2019. The reduction in available properties may contribute to a higher occupancy rate, as limited supply is more likely to be filled. However, it is essential to consider the possibility that tourism is rebounding, and more visitors are opting for short-term rental accommodation. Comparing 2023 with 2022 and 2021, which has similar numbers in vacation rental listings, there may be genuine growth with vacation rental occupancy.

While growth in vacation rental occupancy is a positive indicator for the tourism market, its potential impact on the future of long-term rentals may be problematic (See section 3). As occupancy rates rise, there is a possibility that more residents may view vacation rentals as a lucrative means to generate additional income. The uncertainty lies in whether this trend could significantly influence the long-term rental market, as residents might be inclined to prioritize short-term gains over the sustained income from long-term property rentals.





**Figure 16.** Vacation licenses issued 2018/2019 – 2022/2023  
(Licenses issued from Sept 1<sup>st</sup> - Aug 31<sup>st</sup>)

The vacation license data, sourced from the Tourism Regulation and Policy Unit (Ministry of Tourism, Culture and Sport) and Consumer Affairs (Rent Control) (Ministry of Legal Affairs), offers key insights into the confidence and dynamics of the short-term rental market (Figure 16). It is important to note that vacation licenses are issued annually from September 1st to August 31st, and this information should be considered independent from the previously mentioned figures, as the review periods are not comparable.

It should be noted that the 2023/2024 licensing data in the above figure represents the first complete dataset since the implementation of the new Vacation Licensing Fee, which was passed in March 2023 and enacted on September 1st, 2023, marking the start of the 2023/2024 licensing period.

It remains to be seen how the introduction of new licensing fees in March 2023 will affect the volume of licenses issued over the forthcoming years. Under the new fee schedule, properties with an ARV of less than \$22,800 are required to pay a \$1,500 licensing fee, whilst those properties above \$22,800 ARV must pay \$2,000 or \$2,500 depending upon the ARV categorization (Table 1).

Notably, when examining licenses issued by Rent Control for properties with an Annual Rental Value (ARV) of less than \$22,800, there is a consistent growth trend until the 2022/2023 licensing window which shows a sharp decline in licenses. This decline continues into the 2023/2024 licensing period.

**Table 1. Vacation Rental fees based on ARV**

<b>Vacation Rentals (Application and Registration) Fees Act 2023</b>		<b>Fee</b>
<b>Annual Application Fee (Rent Control)</b>		
Nil-\$11,000		\$1,500
\$11,001-\$22,800		\$1,500
<b>Annual Registration Fee (BTA Act 2013)</b>		
\$22,801-\$33,000		\$2,000
\$33,001-\$44,000		\$2,000
\$44,001-\$90,000		\$2,000
\$90,001-\$120,000		\$2,500
\$120,001 and over		\$2,500

In contrast to Rent Control vacation licenses, there has been a consistent decline in licenses issued by Tourism Regulation and Policy since the 2018/2019 licensing period until the 2021/2022 licensing period. In 2022/2023 there was a small increase in issued licenses, which has returned to a downwards trend in the 2023/2024 licensing period. Over the course of 6 licensing periods, the overall highest count of issued vacation licenses was during the initial licensing period of 2018/2019, and the overall lowest was during the 2023/2024 licensing period.

It is crucial to acknowledge that while AirDNA provides valuable data on occupancy rates, offering insights into completed bookings during peak and off-peak seasons, it may not fully capture the comprehensive licensing landscape, as evidenced by the disparity in figures. This disparity can be seen when looking at total vacation licenses issued (Figure 16) vs. total vacation listings provided by AirDNA (Figures 13 and 14).

## **7. Conclusion**

This HLA builds upon the work undertaken in preparation of the 2022 Audit, while further investigating the trends within the short-term rental market. Ultimately, the Department of Planning hopes to gain a thorough understanding of residential development in Bermuda as we continue to collect and analyse the data over a longer timeframe. As this is the second report of its kind, the DoP aims to incorporate more data as it relates to available housing and potential impacts that may contribute to the island’s housing sector.

The findings presented in this report are instrumental in comprehending housing trends in Bermuda. Additionally, it offers valuable insights into the impact of significant events such as the America’s Cup (2017) and the COVID-19 pandemic (2020) on growth patterns. In part, this allows the Department of Planning to project the potential effects of positive and negative events that impact Bermuda as a whole and plan for these impacts in policy terms.

Over the past 11 years, New Builds and conversions have exhibited an overall negative trend, while additions have shown positive growth. Various underlying factors may contribute to this, including increasing construction costs and the price of vacant land in the market. In contrast, additions to existing homes offer several advantages, such as obtaining an additional assessment number or the potential for rental income.

Uninhabitable properties pose a significant challenge in Bermuda, impacting housing stock and the potential use of available lots. Compounding factors such as a high cost of living, declining birth rate and an aging population leads to a growing concern that more properties may fall into disuse and become derelict or vacant.

Government housing stock plays a crucial role as an essential resource, ensuring that housing costs remain low for low-income earners in Bermuda. The continuous increase in this resource not only provides essential support but also instills confidence in Bermudians to remain on island. As the cost of living, particularly rent, continues to rise, continuing investment in housing for low-income earners will be hugely beneficial for many residents.

Vacation rental statistics are a key component in developing a comprehensive understanding of Bermuda's housing market. As more properties transition to short-term rentals, the supply of available long-term housing decreases, leading to an increase in demand and subsequently, rising rental costs across the island. While vacation rentals contribute to reducing housing stock, they play a vital role in the local economy by providing tourists with alternative, often more affordable accommodations compared to hotels. However, the recent introduction of new fees raises the possibility of a reduction in short-term rentals.

## 8. Data Gaps

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### Residential Data

To obtain building permits pertinent to this study, specifically for new dwelling units, the DoP conducts a comprehensive search within its Energov portal. This involves scanning completed building permit applications for keywords such as “unit,” “bedroom,” “dwelling,” and similar terms. While the wording in application descriptions is generally consistent, there is a possibility that alternative wording may have been accepted or overlooked by technical officers during the search.

Furthermore, each application retrieved from this search undergoes manual scrutiny to ensure that the completed application aligns with the description and to confirm the absence of any revisions in the final stages. Although uncommon, certain outlier applications require additional scrutiny.

### Uninhabitable properties

To collect data on uninhabitable properties in Bermuda, the Department of Land Valuation relies on members of the public to submit applications for properties to be classified in this way. However, a notable challenge is the potential underrepresentation of uninhabitable properties, as some members of the public may not apply for this classification. Consequently, there is a likelihood that certain uninhabitable houses are missed in this data collection process.

Moreover, though uncommon, there exists a slim possibility that some properties included in this list might have undergone restorative work before the publication release, leading to a change in their uninhabitable status.

## Vacation rental flaws

As mentioned in section 6 of this report, AirDNA currently serves as the primary source for obtaining data on listed vacation rental properties. Unfortunately, AirDNA only collects data from Airbnb and VRBO, which does not capture the entire picture of listed properties. This study also shows that there are more listed properties than there are vacation licenses issued.

Looking ahead, the Department of Planning intends to combine data from AirDNA with vacation rental license data to increase the reliability of vacation rental data. It is important to note that property owners may choose to list their properties selectively, such as during peak months or for shorter durations, such as when they are away for a few weeks. This variability in listing behavior makes it difficult to present definitive figures in a concise manner, as is the intention with this report.

## 9. Appendix A – Permits and Units

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**Table 2.** List of Completed Permits (Occupancy Certificate issued), Units, New Builds, Additions, and Conversions (2013-2023)

Year	Permits	Units	New Builds	Additions	Conversions
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
2023	38	69	32	16	21
Totals	555	842	372	196	274

**Table 3: Completed permits by parish (2023)**

Parish	Permit #	Address	New Units	Total Units	New Build	Additions	Conversion
St. George's	BR0117-21	47 Paynter's Hill St.	1	1	Yes	No	No
Hamilton	BR-0211-20	1 Adolphus Court	2	2	Yes	No	No
	BR-0214-20	3 Adolphus Court	2	2	Yes	No	No
	B0051/98	121 North Shore Road	3	5	No	Yes	No
	BR0085-21	61 Harrington Sound Road	1	2	No	Yes	No
	BR0258-21	14 Green Bay Road	1	1	Yes	No	No
	B0053/06	23 Fractious Street	1	2	No	Yes	No
	B0226/17	60 Harrington Sound Road	2	4	No	No	Yes
	BR0037-21	4 WB's Way	2	4	No	Yes	No
Smith's	BR0349-21	39 Lolly's Well Road	1	2	No	Yes	No
	B20682	167 Sommersall Road	1	5	No	No	Yes
	BR0008-23	4 Mcgall's Bay Drive	1	2	No	No	Yes
Devonshire	BR0297-21	12 Belmer Drive	1	3	No	No	Yes
	BR0196-22	30 Middle Road	1	1	No	No	Yes
	BC-0236-20	1 Tribe Road No 1	2	2	Yes	No	No
Pembroke	BR0251-21	2 North Shore Road	2	2	Yes	No	No
	BC0061-21	13 Sharon Lane	12	12	Yes	No	No
Paget	BR0036-21	13 Bellevue Drive	2	3	Yes	Yes	No
	BR0071-21	1 Southlyn Lane	1	2	No	Yes	No
	B0046/17	27 Harbour Road	5	5	No	No	Yes
	BR-0320-20	65 Berry Hill Road	2	2	No	Yes	No
	B0823/16	86 Harbour Road	1	2	No	Yes	Yes
Warwick	B0354/16	5 Forest Hill Drive	1	2	No	Yes	No
	B1169/04	9 Burnt Hill Lane	1	1	Yes	No	No
	B0555/06	35 Sun Valley Road	1	3	No	Yes	No
	B1231/05	5 Tribe Road No 5	1	4	No	Yes	No
	B0205/11	20 Quarry Hill Road	1	4	No	No	Yes
	BR0222-21	26 Castile Road	1	1	Yes	No	No
	B0012/15	1 Burnt Hill Lane	1	3	No	No	Yes
	BR0018-22	16 Paddock Drive	2	2	No	No	Yes

Southampton	BR-0258-20	12 Camp Hill	1	2	No	No	Yes
	BR0177-21	15 Middle Road Unit:A	1	1	Yes	No	No
	BR0129-23	2 Hampton Head Court	2	4	No	No	Yes
	BR-0328-20	6 Eustace Close	1	2	No	No	Yes
	B0243/09	22 Palm Valley	1	4	No	Yes	No
Sandy's	*B18092	Lot between 12 -14 Heathcote Hill	1	2	Yes	No	No
	B0605/08	5 Tranquillity Hill	3	3	Yes	No	No
	B0406/18	148 Somerset Road	2	4	No	No	Yes
	BR0092-22	26 Peace Haven Drive	2	2	Yes	No	No

\* Application B18092 is deemed to be an outlier in this dataset. There is little evidence in the application to suggest that this property was completed in 2023. Additionally, satellite imagery does not show a building recently constructed in this location. This property was likely completed in 1989 when it was applied for but only updated in 2023 to be closed out in the Energov system.

