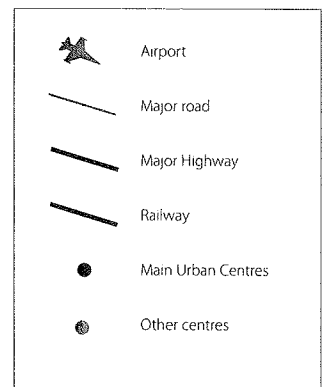
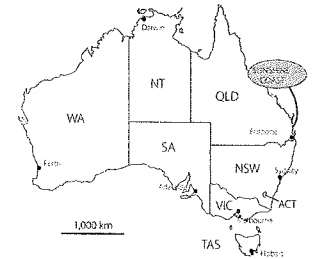
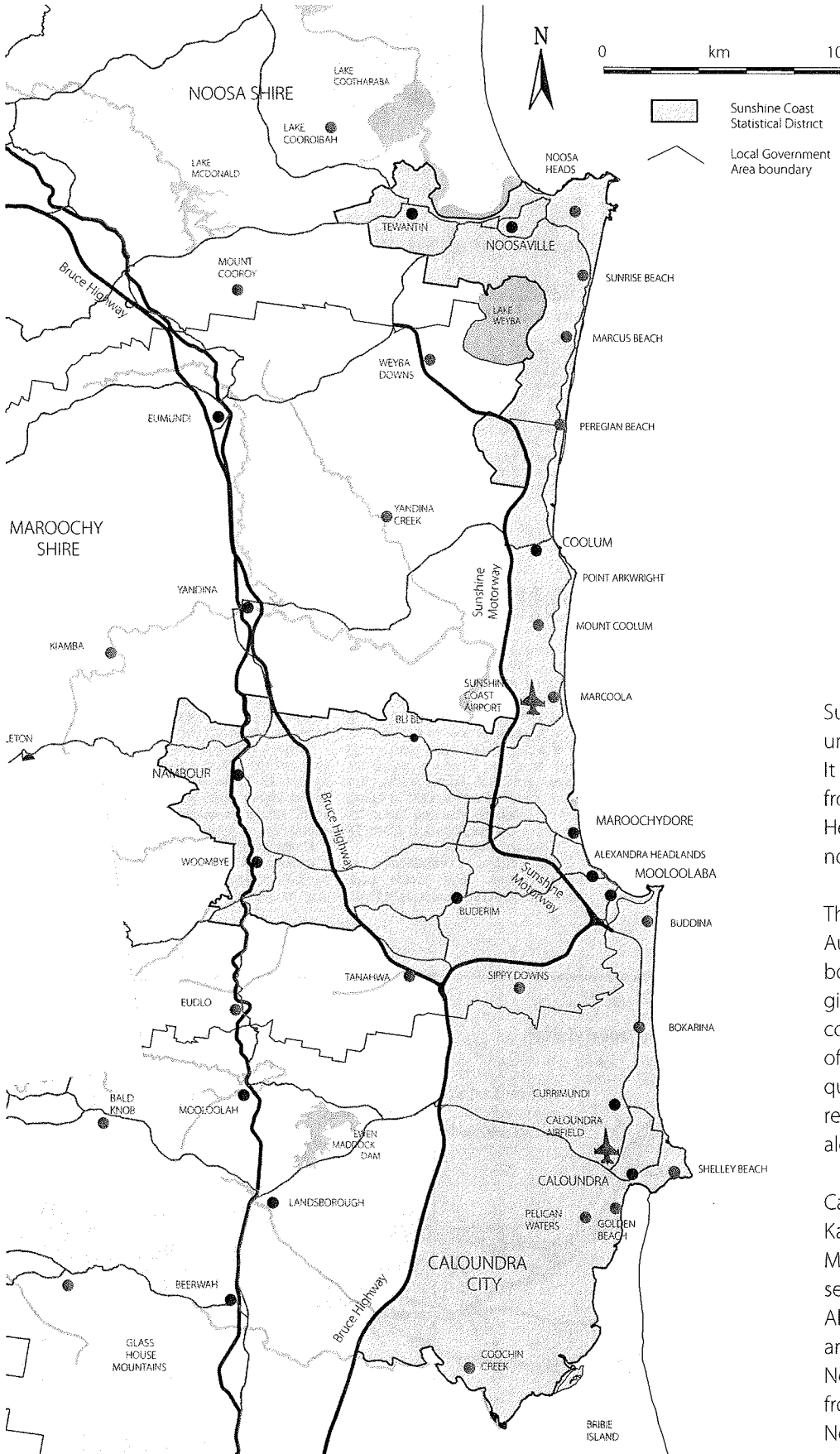




SUNSHINE COAST

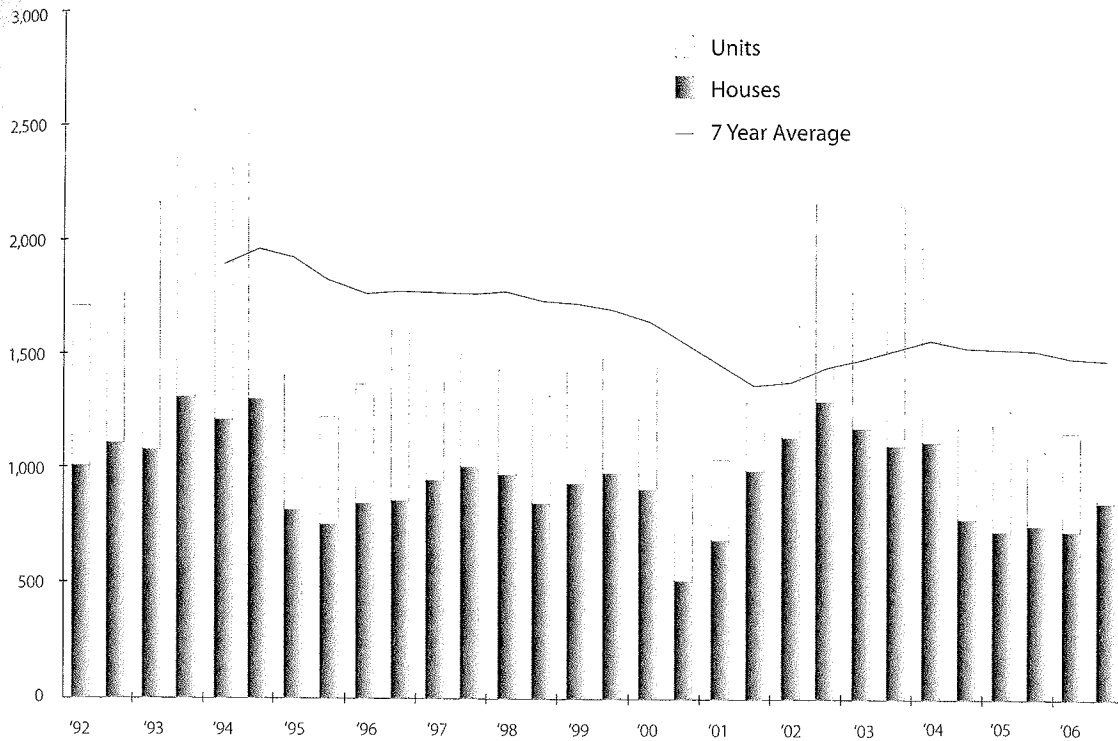


Sunshine Coast is one of the three large urban regions in South East Queensland. It stretches over 60 kilometres of coastline from Caloundra in the south to Noosa Heads in the north. Caloundra is 100 km north of Brisbane.

There are three Local Government Authorities in the region and their boundaries lie roughly east-west, giving each a strip of coastline, a coastal plain and a hinterland area of hills. Consequently there are three quite different sets of Town Planning regulations controlling development along the coastal strip.

Caloundra City controls Caloundra, Kawana Waters and Point Cartwright. Maroochy Shire controls the central section of Mooloolaba, Buderim, Alexandra Headland and Maroolchydore and as far north as Coolool Beach. Noosa Shire controls the northern part from Peregian Beach to Noosa Heads, Noosaville and Tewantin.

Sunshine Coast Half Yearly Dwelling Approvals



Sunshine Coast Half Yearly Dwelling Approvals

Half Year Ending	Sunshine Coast Statistical Division			7 Year Moving Average
	HOUSES	UNITS	TOTAL	
Dec '98	846	468	1,314	1,727
Jun '99	934	528	1,462	1,710
Dec '99	986	487	1,473	1,688
Jun '00	913	561	1,474	1,640
Dec '00	517	459	976	1,527
Jun '01	692	342	1,034	1,437
Dec '01	993	296	1,289	1,351
Jun '02	1,138	483	1,621	1,367
Dec '02	1,293	871	2,164	1,434
Jun '03	1,174	603	1,777	1,463
Dec '03	1,099	1,041	2,140	1,503
Jun '04	1,112	850	1,962	1,546
Dec '04	794	384	1,178	1,521
Jun '05	732	517	1,249	1,508
Dec '05	742	330	1,072	1,491
Jun '06	712	425	1,137	1,468
Dec '06	843	498	1,341	1,458

Total dwelling approvals for the Sunshine Coast increased 25% in the six months to December 2006, compared to the half year to December 2005.

House approvals increased by 14%, while unit approvals showed exceptional growth of 51%.

Approvals have remained well below the seven year average for the last two and a half years, but have shown growth over the last three half year periods, indicating that supply and demand are moving back into balance after the excesses of the 2002-04 period..

Source: ABS 8731.0