

state lot activity: WA

DECEMBER QUARTER 2019

1 State summary

- During the December 2019 quarter, the number of developer-lodged applications totalled 463 for residential purposes across Western Australia – a decrease of 13 per cent from the previous quarter (September 2019). The number of developer-lodged applications for non-residential purposes increased by 29 per cent over the same period to 167.
- The number of proposed residential lots and non-residential lots among the lodged applications totalled 5,464 and 511, respectively. This represents an increase of 18 per cent and 14 per cent, respectively, from the previous quarter.
- By the end of December 2019, the number of proposed lots under assessment for residential purposes increased by 18 per cent from the previous quarter to 9,699. The number of proposed non-residential lots under assessment (928) remained virtually unchanged at end of December, when compared to those in the previous quarter (936).
- The number of proposed lots granted conditional approval during the quarter decreased by 26 per cent from the previous quarter to 3,445 for residential; but increased by 45 per cent to 501 for non-residential purposes.
- At the end of December 2019, the developer stock of conditionally approved lots decreased by five per cent and four per cent, respectively, from the previous quarter to 56,847 for residential and 4,232 for non-residential purposes.
- The number of lots granted final approval totalled 2,048 for residential purposes and 390 for non-residential purposes during the December quarter. This represents a decrease of 17 per cent and 10 per cent from the previous quarter, respectively.

This version is designed to be interactive. Click on any chart for an enlarged version, and click on the chart again to close. Contents are also linked.

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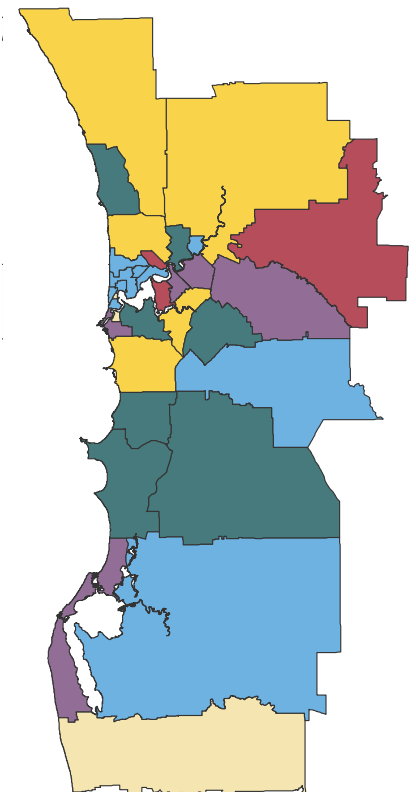
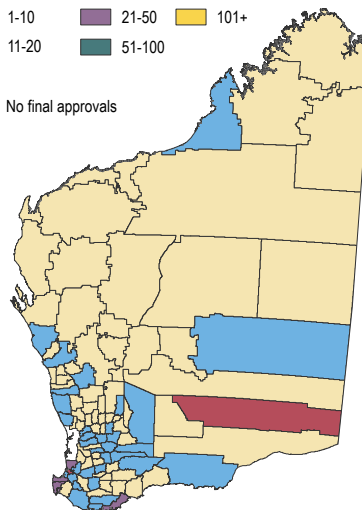
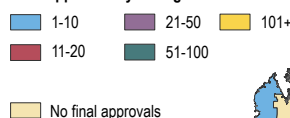
Data type	Developer – lodged applications		Applications under assessment		Conditional approvals		Developer stock of current conditional approval		Final approvals	
	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots

Residential										
Sep qtr 2019	530	4,620	505	8,230	493	4,641	3,483	59,526	495	2,457
Dec qtr 2019	463	5,464	476	9,699	473	3,445	3,381	56,847	380	2,048
July 2019 to December 2019	993	10,084			966	8,086			875	4,505
Change between quarters	↘	↗	↘	↗	↘	↘	↘	↘	↘	↘
	-13%	18%	-6%	18%	-4%	-26%	-3%	-5%	-23%	-17%

Non-residential										
Sep qtr 2019	129	448	157	936	151	345	576	4,420	195	432
Dec qtr 2019	167	511	220	928	173	501	561	4,232	182	390
July 2019 to December 2019	296	959			324	846			377	822
Change between quarters	↗	↗	↗	↘	↗	↗	↘	↘	↘	↘
	29%	14%	40%	-1%	15%	45%	-3%	-4%	-7%	-10%

1.1 Final approval activity: December quarter 2019

Final approvals by local government - lots



NOTE: All pie chart values within the publication have been rounded to 100%

2 Residential activity

2.1 Regional summary: December quarter 2019

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Dec 2019	Proposed lots	Proposed lots up to end of Dec 2019	Lots
Metropolitan¹					
Central sub-region	630	642	717	4,926	529
North-west sub-region	680	1,443	372	10,284	414
North-east sub-region	1,704	2,890	523	6,815	414
South-east sub-region	941	1,983	123	8,318	212
South-west sub-region	812	1,787	280	11,990	333
Peel Region Scheme ²	390	434	270	4,201	37
Total metropolitan¹	5,157	9,179	2,285	46,534	1,939
State planning region					
Perth	4,767	8,745	2,015	42,333	1,902
Peel ³	390	434	270	4,207	37
Sub-total	5,157	9,179	2,285	46,540	1,939
Rest of the State					
Gascoyne	2	2	0	11	0
Goldfields-Esperance	21	19	44	346	11
Great Southern	64	105	65	770	11
Kimberley	0	0	2	314	3
Mid West	21	20	152	1,356	7
Pilbara	0	0	2	430	0
South West	177	357	887	4,557	74
Wheatbelt	22	17	8	2,523	3
Sub-total	307	520	1,160	10,307	109
Total State	5,464	9,699	3,445	56,847	2,048

2.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Gnangara	114	1	Australind	28
2	Treeby	95	2	Witchcliffe	12
3	Bushmead	92	3	Cowaramup	9
4	Byford	87	4	Somerville	7
5	Landsdale	60	5	Abbey/Broadwater	6
6	Alkimos	58			
7	Golden Bay	56			
8	East Cannington	53			
9	Bennett Springs	49			
10	Wellard	47			

* Five lots or more

Percentage of final approvals by region

Metropolitan¹

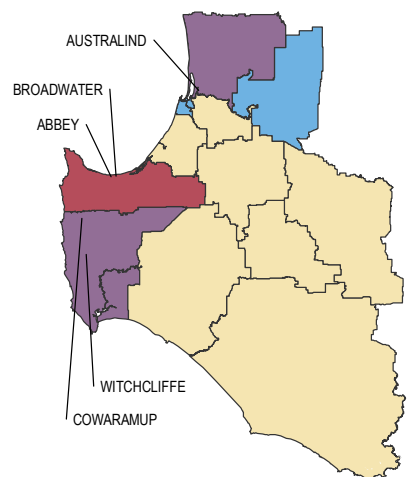
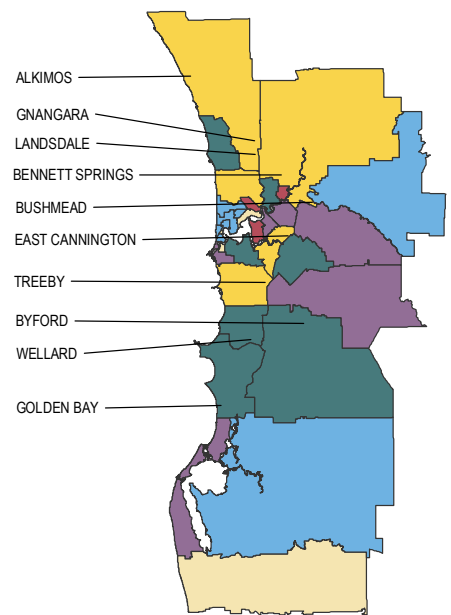
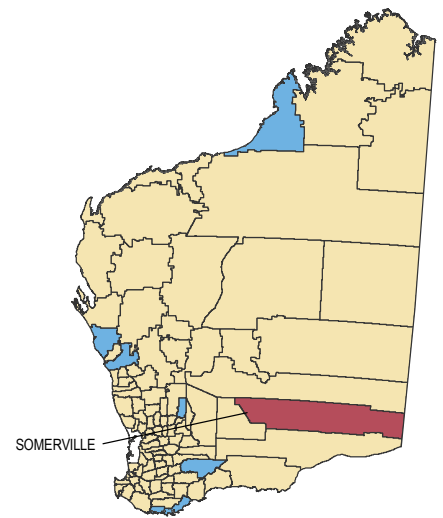
Regional

Green title versus strata – State

¹ The metropolitan region is made up of Metropolitan Region Scheme area and Peel Region Scheme area, as defined by *Perth and Peel@3.5million*.

² The Peel Region Scheme includes the City of Mandurah and the shires of Murray and Waroona.

³ Peel includes the City of Mandurah and the shires of Boddington, Murray and Waroona.



Final approvals by local government - lots



Note: Top suburbs and localities identified where relevant

3 Residential lot size

Financial year	Final approvals by lot size range (m ²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Metropolitan¹						
2013/14	4,464	7,134	2,526	1,081	372	411
2014/15	5,563	9,782	2,408	963	410	398
2015/16	4,894	7,172	1,729	744	448	384
2016/17	3,264	5,104	855	339	226	377
2017/18	3,540	5,205	751	413	275	367
2018/19	3,823	4,510	831	319	185	357
2019/20						
Sep qtr	774	1,149	177	80	55	369
Dec qtr	878	751	198	80	29	340

Financial year	Final approvals by lot size range (m ²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Balance of State						
2013/14	164	605	547	637	245	556
2014/15	427	469	397	621	194	407
2015/16	251	456	356	407	229	542
2016/17	76	354	288	375	184	571
2017/18	157	275	150	158	123	499
2018/19	123	282	177	237	67	518
2019/20						
Sep qtr	46	66	25	20	57	489
Dec qtr	3	30	22	24	29	595

3.1 Lot size by planning region

Quarter	Final approvals by lot size range (m ²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Central sub-region						
Mar qtr 19	286	243	39	26	9	330
Jun qtr 19	320	263	66	39	6	337
Sep qtr 19	261	318	56	23	16	357
Dec qtr 19	203	225	64	30	7	365
North-east sub-region						
Mar qtr 19	103	262	27	13	3	381
Jun qtr 19	105	121	21	20	18	372
Sep qtr 19	121	121	22	13	16	356
Dec qtr 19	171	173	41	14	15	353
North-west sub-region						
Mar qtr 19	240	186	37	8	7	318
Jun qtr 19	257	163	35	7	13	299
Sep qtr 19	117	169	39	18	5	375
Dec qtr 19	241	124	36	12	1	278
South-east sub-region						
Mar qtr 19	129	171	29	6	3	357
Jun qtr 19	116	128	11	9	5	343
Sep qtr 19	60	180	14	6	8	395
Dec qtr 19	49	105	37	18	1	415
South-west sub-region						
Mar qtr 19	164	224	30	7	3	354
Jun qtr 19	256	257	19	7	7	331
Sep qtr 19	200	279	23	10	6	352
Dec qtr 19	190	119	17	3	3	280
Peel Region Scheme²						
Mar qtr 19	28	28	5	0	1	335
Jun qtr 19	3	28	8	1	1	458
Sep qtr 19	15	82	23	10	4	450
Dec qtr 19	24	5	3	3	2	284
Metropolitan¹						
Mar qtr 19	950	1,114	167	60	26	349
Jun qtr 19	1,057	960	160	83	50	337
Sep qtr 19	774	1,149	177	80	55	369
Dec qtr 19	878	751	198	80	29	340
Perth metropolitan region						
Mar qtr 19	922	1,086	162	60	25	350
Jun qtr 19	1,054	932	152	82	49	334
Sep qtr 19	759	1,067	154	70	51	364
Dec qtr 19	854	746	195	77	27	342
Peel						
Mar qtr 19	28	28	5	0	1	335
Jun qtr 19	3	28	8	1	1	458
Sep qtr 19	15	82	23	10	6	452
Dec qtr 19	24	5	3	3	2	284

Quarter	Final approvals by lot size range (m ²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Northern regions						
Mar qtr 19	0	2	0	1	0	NA
Jun qtr 19	5	0	0	0	0	NA
Sep qtr 19	0	0	0	0	0	NA
Dec qtr 19	0	0	0	1	2	NA
Central regions						
Mar qtr 19	4	1	2	4	0	NA
Jun qtr 19	1	5	4	3	0	NA
Sep qtr 19	0	2	1	1	3	NA
Dec qtr 19	0	4	4	10	0	NA
Wheatbelt region						
Mar qtr 19	1	1	1	0	3	NA
Jun qtr 19	19	2	2	9	8	385
Sep qtr 19	0	0	1	7	3	NA
Dec qtr 19	0	0	0	0	3	NA
South West region						
Mar qtr 19	25	55	35	32	10	497
Jun qtr 19	13	71	48	46	5	512
Sep qtr 19	46	64	23	12	49	470
Dec qtr 19	3	26	18	13	24	568

NA: Median lot size cannot be calculated due to lack of data within each lot size range category.

¹ The metropolitan region is made up of Metropolitan Region Scheme area and Peel Region Scheme area, as defined by *Perth and Peel@3.5million*.

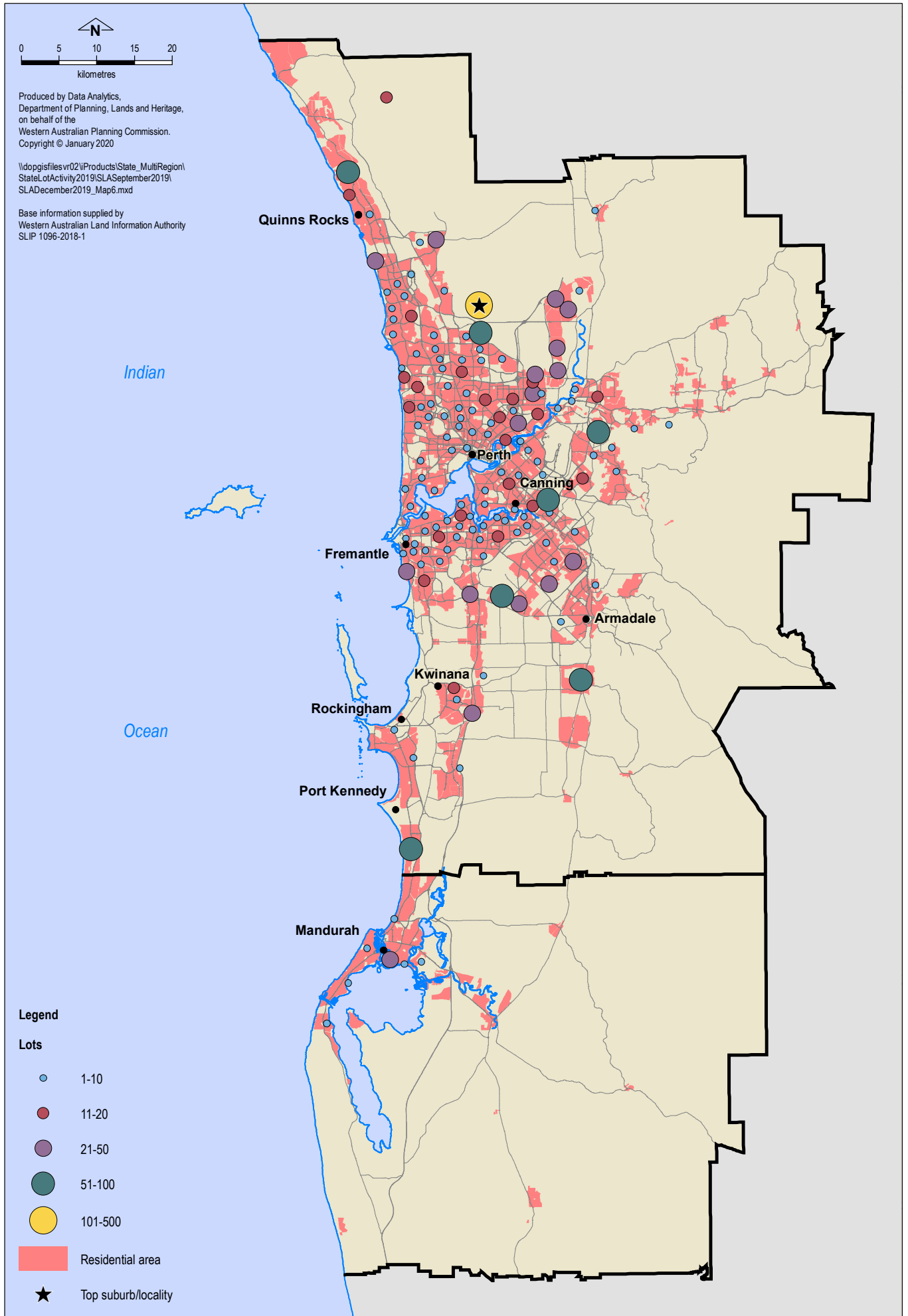
² The Peel Region Scheme includes the City of Mandurah and the shires of Murray and Waroona.

³ Peel includes the City of Mandurah and the shires of Boddington, Murray and Waroona.

4 Residential final approvals by suburb

Suburb	July to Dec 2019	Dec 2019 quarter	Quarter rank	Suburb	July to Dec 2019	Dec 2019 quarter	Quarter rank	Suburb	July to Dec 2019	Dec 2019 quarter	Quarter rank
Perth metropolitan region											
Alexander Heights	2	2	113	Haynes	29	1	142	South Perth	5	0	-
Alfred Cove	4	2	113	Hazelmere	4	0	-	Southern River	48	39	15
Alkimos	94	58	6	Heathridge	16	10	45	Spearwood	25	14	30
Anketell	4	4	87	High Wycombe	7	0	-	Stirling	2	0	-
Applecross	8	6	68	Highgate	3	0	-	Subiaco	1	1	142
Ardross	24	12	35	Hilbert	29	0	-	Success	84	0	-
Armadale	2	0	-	Hillarys	11	2	113	Swanbourne	6	0	-
Ascot	5	5	78	Hilton	19	7	61	The Vines	29	3	99
Ashfield	2	0	-	Huntingdale	4	2	113	Thornlie	12	6	68
Attadale	7	0	-	Iluka	19	0	-	Treeby	95	95	2
Aveley	63	45	11	Inglewood	8	4	87	Tuart Hill	5	5	78
Balcatta	7	5	78	Innaloo	17	3	99	Victoria Park	16	1	142
Baldivis	96	7	61	Jindalee	40	11	42	Viveash	2	2	113
Balga	23	14	30	Joondalup	7	3	99	Waikiki	2	2	113
Ballajura	8	4	87	Joondanna	11	3	99	Wanneroo	12	8	52
Banjup	22	0	-	Kalamunda	25	9	49	Warwick	12	3	99
Banksia Grove	43	43	13	Kallaroo	19	9	49	Watermans Bay	10	6	68
Bassendean	19	11	42	Karawara	2	0	-	Wellard	57	47	10
Bayswater	76	27	21	Kardinya	16	8	52	Wembley	9	2	113
Beaconsfield	13	8	52	Karrinyup	19	12	35	Wembley Downs	10	6	68
Beckenham	25	4	87	Kelmescott	30	7	61	West Perth	10	2	113
Bedford	27	15	27	Kewdale	16	3	99	Westminster	3	0	-
Beechboro	32	12	35	Kiara	30	30	18	White Gum Valley	6	6	68
Beeliar	72	0	-	Kingsley	8	2	113	Willagee	27	15	27
Beldon	6	0	-	Koondoola	2	2	113	Willetton	62	16	27
Bellevue	3	0	-	Koongamia	2	0	-	Wilson	8	8	52
Belmont	12	7	61	Landsdale	62	60	5	Winthrop	2	2	113
Bennett Springs	49	49	9	Lathlain	4	0	-	Woodbridge	8	8	52
Bentley	3	0	-	Leeming	10	2	113	Woodlands	3	3	99
Bicton	11	2	113	Lockridge	2	2	113	Woodvale	2	0	-
Booragoon	9	5	78	Lynwood	8	2	113	Yanchep	19	17	26
Brabham	150	44	12	Maddington	13	7	61	Yangebup	8	0	-
Brentwood	6	3	99	Mahogany Creek	2	2	113	Yokine	19	8	61
Bull Creek	10	6	68	Maida Vale	10	5	78				
Bullsbrook	3	3	99	Mandogalup	67	0	-				
Burns Beach	24	24	22	Manning	8	4	87				
Bushmead	112	92	3	Marmion	3	0	-				
Byford	113	87	4	Maylands	20	12	42				
Canning Vale	17	0	-	Melville	27	8	52				
Cannington	16	12	35	Merriwa	2	2	113				
Carine	20	0	-	Middle Swan	2	0	-				
Carlisle	23	5	78	Midvale	16	13	35				
Carramar	2	2	113	Mindarie	38	0	-				
Caversham	4	0	-	Morley	36	19	24				
Churchlands	2	0	-	Mosman Park	14	5	78				
Claremont	6	4	87	Mount Claremont	2	2	113				
Cloverdale	13	6	68	Mount Hawthorn	7	3	99				
Cockburn Central	28	28	20	Mount Lawley	15	9	52				
Como	18	8	52	Mount Pleasant	14	4	87				
Connolly	2	2	113	Mullaloo	9	2	113				
Coolbellup	29	10	45	Myaree	2	0	-				
Cottesloe	4	2	113	Nedlands	2	0	-				
Craigie	27	14	34	Nollamara	12	6	68				
Dalkeith	5	4	87	Noranda	4	0	-				
Darch	4	4	87	North Beach	13	11	45				
Darlington	6	1	142	North Coogee	97	39	15				
Dayton	36	30	18	North Fremantle	1	0	-				
Dianella	28	18	25	North Perth	25	10	49				
Doubleview	29	7	68	Ocean Reef	6	4	87				
Duneraig	20	8	52	Orelia	14	14	30				
East Cannington	64	53	8	Osborne Park	3	3	99				
East Victoria Park	25	15	30	Padbury	14	0	-				
Eden Hill	2	0	-	Palmyra	6	2	113				
Edgewater	3	0	-	Parkwood	5	3	99				
Eglinton	47	0	-	Parmelia	2	2	113				
Ellenbrook	42	42	14	Pearsall	18	0	-				
Embleton	12	7	61	Piara Waters	92	37	17				
Ferndale	4	2	113	Queens Park	2	0	-				
Forrestfield	52	12	35	Quinns Rocks	6	2	113				
Fremantle	9	6	68	Ridgewood	2	0	-				
Girrawheen	12	4	87	Riverton	14	2	113				
Gnangara	114	114	1	Rivervale	4	0	-				
Golden Bay	56	56	7	Rockingham	7	5	78				
Gooseberry Hill	5	5	78	Rossmoyne	8	4	87				
Gosnells	26	22	23	Safety Bay	2	0	-				
Greenmount	2	0	-	Salter Point	5	0	-				
Greenwood	6	2	113	Scarborough	26	12	35				
Guildford	1	1	142	Shelley	13	3	99				
Gwelup	22	0	-	Shoalwater	7	0	-				
Hamersley	6	2	113	Sinagra	18	0	-				
Hamilton Hill	38	10	45	Sorrento	11	0	-				
Hammond Park	37	0	-	South Fremantle	3	3	99				
Harrisdale	42	0	-	South Lake	2	0	-				
Total Perth metropolitan region									4,004	1,902	
Peel Region Scheme											
Coodanup	4	2	3	Halls Head	5	2	3	Silver Sands	2	2	3
Dawesville	3	3	2	Lakelands	66	0	-	South Yunderup	2	0	-
Dudley Park	25	25	1	Madora Bay	31	0	-	Wannanup	1	0	-
Falcon	5	1	7	Mandurah	1	0	-				
Furnissdale	4	2	3	Meadow Springs	22	0	-				
Total Peel Region Scheme									171	37	
Total Perth metropolitan region and Peel Region Scheme									4,175	1,939	

4.1 Quarterly residential final approvals, Perth metropolitan region and Peel Region Scheme



5 Rural residential and special residential activity

5.1 Regional summary: December quarter 2019

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Dec 2019	Proposed lots	Proposed lots up to end of Dec 2019	Lots
Metropolitan¹					
Central sub-region	0	0	0	2	0
North-west sub-region	33	43	0	30	0
North-east sub-region	12	18	10	137	9
South-east sub-region	7	32	105	220	0
South-west sub-region	2	6	2	72	0
Peel Region Scheme ²	0	0	4	112	0
Total metropolitan¹	54	99	121	573	9
State planning region					
Perth	54	99	117	461	9
Peel ³	0	0	4	112	0
Sub-total	54	99	121	573	9
Rest of the State					
Gascoyne	0	0	0	0	0
Goldfields-Esperance	0	43	0	30	0
Great Southern	2	15	37	163	5
Kimberley	0	0	0	27	0
Mid West	20	20	1	6	0
Pilbara	0	0	0	0	0
South West	51	78	14	271	32
Wheatbelt	102	102	0	659	5
Sub-total	175	258	52	1,156	42
Total State	229	357	173	1,729	51

5.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Gidgegannup	5	1	Crooked Brook	11
			2	Margaret River	7

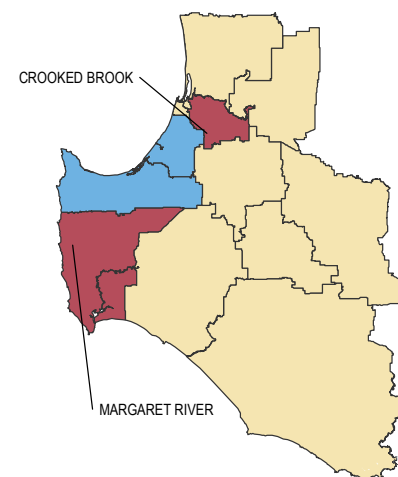
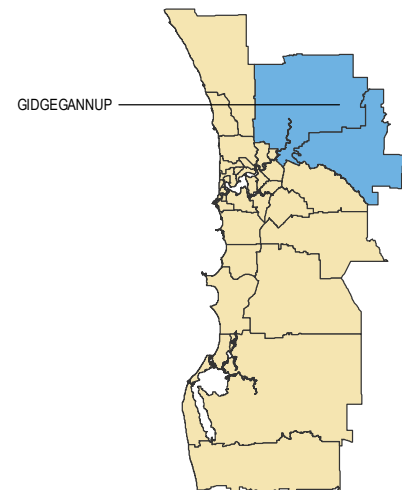
* Five lots or more

Percentage of final approvals by region

Metropolitan¹

There is no pie chart data for this quarter

Regional



Final approvals by local government - lots

1-10 11+

No final approvals

Note: Top suburbs and localities identified where relevant

¹ The metropolitan region is made up of Metropolitan Region Scheme area and Peel Region Scheme area, as defined by *Perth and Peel@3.5million*.

² The Peel Region Scheme includes the City of Mandurah and the shires of Murray and Waroona.

³ Peel includes the City of Mandurah and the shires of Boddington, Murray and Waroona.

6 Commercial activity

6.1 Regional summary: December quarter 2019

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Dec 2019	Proposed lots	Proposed lots up to end of Dec 2019	Lots
Metropolitan¹					
Central sub-region	10	14	8	61	31
North-west sub-region	18	15	15	44	33
North-east sub-region	3	3	2	33	1
South-east sub-region	5	6	4	32	9
South-west sub-region	4	9	2	5	6
Peel Region Scheme ²	1	2	9	18	2
Total metropolitan¹	41	49	40	193	82
State planning region					
Perth	40	47	31	175	80
Peel ³	1	2	9	18	2
Sub-total	41	49	40	193	82
Rest of the State					
Gascoyne	4	4	0	0	0
Goldfields-Esperance	2	2	1	9	0
Great Southern	2	0	3	15	2
Kimberley	0	0	0	27	0
Mid West	0	0	1	4	0
Pilbara	0	0	0	0	2
South West	6	6	15	51	18
Wheatbelt	1	1	1	2	10
Sub-total	15	13	21	108	32
Total State	56	62	61	301	114

6.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Clarkson	25	1	Jurien Bay	6

* Five lots or more

Percentage of final approvals by region

Metropolitan¹

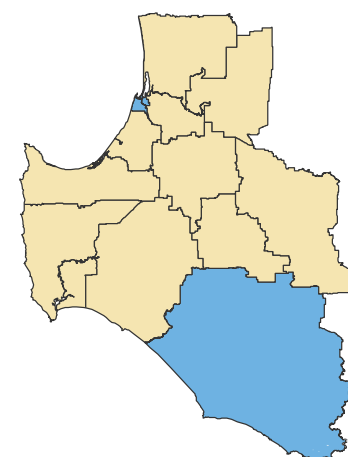
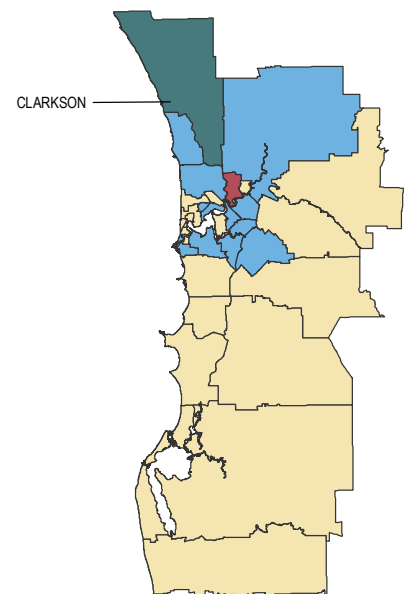
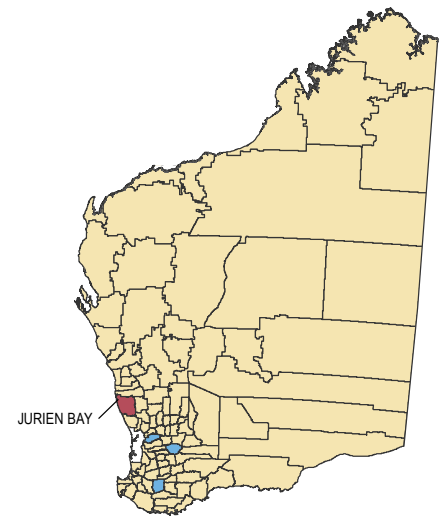
Regional

Green title lots versus strata lots - State

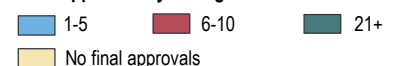
¹ The metropolitan region is made up of Metropolitan Region Scheme area and Peel Region Scheme area, as defined by *Perth and Peel@3.5million*.

² The Peel Region Scheme includes the City of Mandurah and the shires of Murray and Waroona.

³ Peel includes the City of Mandurah and the shires of Boddington, Murray and Waroona.



Final approvals by local government - lots



Note: Top suburbs and localities identified where relevant

7 Industrial activity

7.1 Regional summary: December quarter 2019

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Dec 2019	Proposed lots	Proposed lots up to end of Dec 2019	Lots
Metropolitan¹					
Central sub-region	5	5	1	113	20
North-west sub-region	0	0	0	59	2
North-east sub-region	5	53	0	28	14
South-east sub-region	2	2	4	213	4
South-west sub-region	25	39	5	53	12
Peel Region Scheme ²	0	0	16	99	0
Total metropolitan¹	37	99	26	565	52
State planning region					
Perth	37	99	10	466	52
Peel ³	0	0	16	99	0
Sub-total	37	99	26	565	52
Rest of the State					
Gascoyne	0	0	0	0	0
Goldfields-Esperance	0	0	0	15	1
Great Southern	1	1	0	19	4
Kimberley	0	44	0	38	0
Mid West	5	5	2	10	1
Pilbara	0	0	0	21	0
South West	1	88	3	156	2
Wheatbelt	9	25	7	39	4
Sub-total	16	163	12	298	12
Total State	53	262	38	863	64

7.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Malaga	12	No localities with final approvals of five lots or more this quarter		
2	Cockburn Central	9			
3	Canning Vale	6			

* Five lots or more

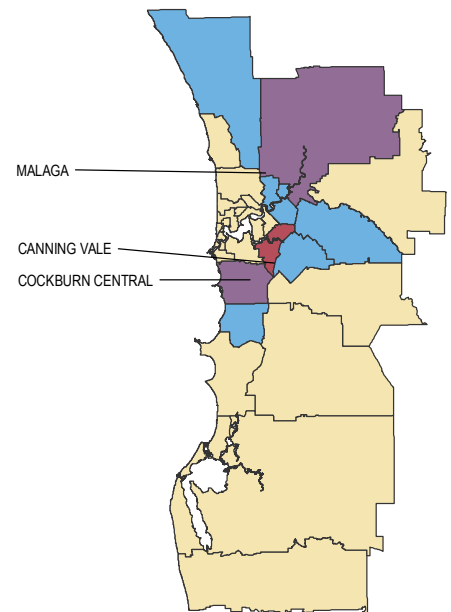
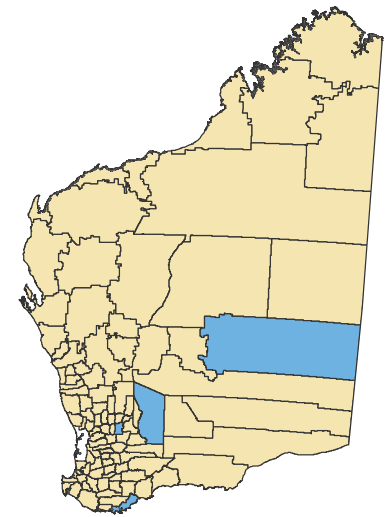
Percentage of final approvals by region

Metropolitan¹

Regional

There is no pie chart data for this quarter

Green title lots versus strata lots - State



Final approvals by local government - lots

1-5 6-10 11+

Yellow: No final approvals

Note: Top suburbs and localities identified where relevant

¹ The metropolitan region is made up of Metropolitan Region Scheme area and Peel Region Scheme area, as defined by *Perth and Peel@3.5million*.

² The Peel Region Scheme includes the City of Mandurah and the shires of Murray and Waroona.

³ Peel includes the City of Mandurah and the shires of Boddington, Murray and Waroona.

8 Metropolitan local government summary

December quarter 2019	Residential					Non-residential				
	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of conditional approvals	Final approvals	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Dec 2019	Proposed lots	Proposed lots up to end of Dec 2019	Lots	Proposed lots	Proposed lots up to end of Dec 2019	Proposed lots	Proposed lots up to end of Dec 2019	Lots
Metropolitan¹										
Central sub-region										
Bassendean (T)	5	8	9	121	11	0	0	0	0	4
Bayswater (C)	63	61	58	547	80	8	8	3	95	13
Belmont (C)	28	31	15	213	21	1	1	0	2	6
Cambridge (T)	9	9	7	27	2	0	0	0	0	0
Canning (C)	70	51	101	945	105	2	2	2	17	15
Claremont (T)	11	13	11	38	4	0	2	2	2	0
Cottesloe (T)	5	2	5	25	2	0	0	0	0	0
East Fremantle (T)	0	0	4	23	0	0	0	0	0	0
Fremantle (C)	31	21	44	227	30	0	5	0	17	1
Melville (C)	92	75	156	680	77	1	3	1	34	5
Mosman Park (T)	8	8	2	33	5	0	0	0	0	0
Nedlands (C)	37	28	26	81	6	0	0	0	4	0
Peppermint Grove (S)	2	5	0	12	0	0	0	0	0	0
Perth (C)	0	0	0	0	0	1	1	2	8	2
South Perth (C)	32	28	20	191	12	0	0	3	4	1
Stirling (C)	183	251	176	1,289	137	3	4	1	13	1
Subiaco (C)	0	0	5	24	1	3	3	0	0	2
Victoria Park (T)	30	24	43	246	21	5	3	3	17	4
Vincent (C)	24	27	35	204	15	0	0	2	6	2
Total	630	642	717	4,926	529	24	32	19	219	56
North-west sub-region										
Joondalup (C)	136	151	108	1,039	85	1	1	2	6	4
Wanneroo (C)	544	1,292	264	9,245	329	61	73	26	295	44
Total	680	1,443	372	10,284	414	62	74	28	301	48
North-east sub-region										
Kalamunda (C)	29	46	29	741	31	4	7	4	11	5
Mundaring (S)	14	24	2	484	7	8	16	5	33	4
Swan (C)	1,661	2,820	492	5,590	376	25	81	25	189	48
Total	1,704	2,890	523	6,815	414	37	104	34	233	57
South-east sub-region										
Armadale (C)	379	1,262	70	3,874	45	15	18	9	146	2
Gosnells (C)	340	499	51	1,847	80	9	12	2	130	17
Serpentine-Jarrahdale (S)	222	222	2	2,597	87	14	40	113	254	8
Total	941	1,983	123	8,318	212	38	70	124	530	27
South-west sub-region										
Cockburn (C)	209	384	220	3,205	196	21	32	6	32	21
Kwinana (C)	63	690	2	3,425	67	18	26	0	33	9
Rockingham (C)	540	713	58	5,360	70	12	44	9	93	3
Total	812	1,787	280	11,990	333	51	102	15	158	33
Peel Region Scheme²										
Mandurah (C)	309	353	270	3,252	35	4	5	2	30	3
Murray (S)	81	81	0	945	2	10	4	43	294	6
Waroona (S)	0	0	0	4	0	3	3	0	18	0
Total	390	434	270	4,201	37	17	12	45	342	9
Total Perth metropolitan region and Peel Region Scheme¹										
	5,157	9,179	2,285	46,534	1,939	229	394	265	1,783	230

Note: (C) City, (T) Town, and (S) Shire

¹ The metropolitan region is made up of Metropolitan Region Scheme area and Peel Region Scheme area, as defined by *Perth and Peel@3.5million*.

² The Peel Region Scheme includes the City of Mandurah and the shires of Murray and Waroona.

³ Peel includes the City of Mandurah and the shires of Boddington, Murray and Waroona.

9 Balance of the State and selected local government summary

December quarter 2019	Residential					Non-residential				
	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of conditional approvals	Final approvals	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Dec 2019	Proposed lots	Proposed lots up to end of Dec 2019	Lots	Proposed lots	Proposed lots up to end of Dec 2019	Proposed lots	Proposed lots up to end of Dec 2019	Lots
Balance of State										
Gascoyne										
Carnarvon (S)	2	2	0	6	0	4	4	2	10	0
Exmouth (S)	0	0	0	5	0	0	0	0	0	0
Remaining local governments	0	0	0	0	0	0	0	0	0	0
Total	2	2	0	11	0	4	4	2	10	0
Goldfields-Esperance										
Esperance (S)	5	5	0	237	0	1	1	0	51	2
Kalgoorlie-Boulder (C)	16	14	44	107	11	2	2	8	36	1
Remaining local governments	0	0	0	2	0	0	43	0	34	1
Total	21	19	44	346	11	3	46	8	121	4
Great Southern										
Albany (C)	5	5	2	569	9	5	3	20	250	12
Remaining local governments	59	100	63	201	2	6	20	40	159	5
Total	64	105	65	770	11	11	23	60	409	17
Kimberley										
Broome (S)	0	0	2	308	3	0	45	0	63	0
Wyndham-East Kimberley (S)	0	0	0	4	0	0	0	0	33	0
Remaining local governments	0	0	0	2	0	0	0	0	0	0
Total	0	0	2	314	3	0	45	0	96	0
Mid West										
Greater Geraldton (C)	8	8	148	1,342	0	7	7	5	45	2
Irwin (S)	10	10	0	12	0	23	23	2	12	0
Remaining local governments	3	2	4	2	7	3	5	12	16	6
Total	21	20	152	1,356	7	33	35	19	73	8
Pilbara										
Karratha (C)	0	0	2	4	0	0	4	0	21	0
Port Hedland (T)	0	0	0	347	0	0	0	0	15	0
Remaining local governments	0	0	0	79	0	0	0	0	0	0
Total	0	0	2	430	0	0	4	0	36	0
South West										
Augusta-Margaret River (S)	40	40	37	636	21	19	106	10	126	24
Bunbury (C)	35	11	30	214	1	3	5	4	8	4
Busselton (C)	79	164	312	1,311	18	17	17	16	349	11
Capel (S)	0	69	13	1,054	0	0	0	15	73	4
Dardanup (S)	21	21	18	232	0	7	34	9	11	16
Harvey (S)	0	7	477	931	32	0	2	5	157	1
Remaining local governments	2	45	0	179	2	29	39	47	116	9
Total	177	357	887	4,557	74	75	203	106	840	69
Wheatbelt										
Beverley (S)	0	0	0	0	0	0	0	0	18	6
Chittering (S)	0	0	0	104	0	116	118	0	310	0
Gingin (S)	0	0	0	1,961	0	2	4	3	316	2
Northam (S)	0	0	2	217	0	4	20	8	105	7
Toodyay (S)	0	0	0	177	0	2	2	1	11	0
York (S)	0	0	0	5	0	0	0	0	2	8
Remaining local governments	22	17	6	59	3	32	30	29	102	39
Total	22	17	8	2,523	3	156	174	41	864	62
Peel region - balance										
Boddington (S)	0	0	0	6	0	0	0	0	0	0
Balance of State	307	520	1,160	10,313	109	282	534	236	2,449	160

Note: (C) City, (T) Town, and (S) Shire

10 State lot approvals

10.1 Total approvals

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2008/09	28,364	14,921	14,164	8,522	17,768	10,233	9,713	4,554
2009/10	29,389	12,779	19,219	8,415	20,567	9,093	8,822	3,686
2010/11	30,085	14,525	20,587	10,669	22,063	11,357	8,022	3,168
2011/12	29,486	13,371	17,790	10,338	20,103	10,773	9,383	2,598
2012/13	29,312	16,810	19,807	12,862	22,077	13,644	7,235	3,166
2013/14	37,814	19,281	28,239	15,549	30,739	16,252	7,075	3,029
2014/15	37,346	23,127	27,063	18,573	28,741	20,195	8,605	2,932
2015/16	25,851	18,758	19,420	15,239	21,387	16,204	4,464	2,554
2016/17	19,732	12,991	15,296	10,136	16,955	10,884	2,777	2,107
2017/18	19,665	12,973	15,682	10,913	16,819	11,393	2,846	1,580
2018/19	23,538	12,265	17,426	10,315	18,629	10,753	4,909	1,512
July to Dec 2019	8,932	5,327	5,879	4,471	6,253	4,673	2,679	654

10.2 Residential

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2008/09	23,561	12,766	13,336	8,063	15,988	9,441	7,573	3,325
2009/10	24,307	10,915	17,618	7,816	18,854	8,421	5,453	2,494
2010/11	25,346	12,695	18,728	10,193	19,999	10,762	5,347	1,933
2011/12	25,394	11,339	16,702	9,489	18,805	9,845	6,589	1,494
2012/13	26,018	15,009	18,787	12,194	20,966	12,894	5,052	2,115
2013/14	34,031	17,781	26,816	14,929	29,179	15,580	4,852	2,201
2014/15	33,931	21,256	25,433	17,607	26,897	19,140	7,034	2,116
2015/16	23,663	16,692	18,751	14,124	20,595	14,993	3,068	1,699
2016/17	17,687	11,228	14,448	9,285	15,976	9,948	1,711	1,280
2017/18	17,302	11,058	14,693	9,840	15,760	10,190	1,542	868
2018/19	21,287	10,570	16,528	9,358	17,478	9,683	3,809	887
July to Dec 2019	8,086	4,505	5,465	4,004	5,791	4,175	2,295	330

10.3 Rural residential and special residential

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2008/09	1,898	744	496	198	819	215	1,079	529
2009/10	2,486	560	654	198	670	211	1,816	349
2010/11	1,639	526	437	101	528	118	1,111	408
2011/12	1,673	780	244	349	393	376	1,280	404
2012/13	1,038	405	200	121	236	172	802	233
2013/14	1,371	640	414	252	430	265	941	375
2014/15	1,620	526	783	193	947	233	673	293
2015/16	771	634	112	288	175	320	596	314
2016/17	739	464	185	166	274	179	465	285
2017/18	880	334	186	121	203	175	677	159
2018/19	836	316	316	157	381	202	455	114
July to Dec 2019	228	154	140	52	144	65	84	89

10.4 Industrial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2008/09	465	252	0	0	465	252	0	0
2009/10	649	331	310	174	313	176	336	155
2010/11	603	212	253	124	301	124	302	88
2011/12	571	329	245	162	261	176	310	153
2012/13	626	406	155	191	171	195	455	211
2013/14	820	159	403	101	477	106	343	53
2014/15	478	267	311	199	311	199	167	68
2015/16	205	179	101	133	104	134	101	45
2016/17	251	139	182	100	182	107	69	32
2017/18	610	210	375	169	378	169	232	41
2018/19	388	155	125	131	222	136	166	19
July to Dec 2019	107	106	52	87	68	87	39	19

■ conditional approvals ■ final approvals

10.5 Commercial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2008/09	460	137	0	79	0	82	0	55
2009/10	380	151	228	85	235	93	145	58
2010/11	284	140	183	89	190	92	94	48
2011/12	321	222	200	171	207	183	114	39
2012/13	360	189	215	124	226	129	134	60
2013/14	289	136	189	92	194	95	95	41
2014/15	221	95	137	64	141	68	80	27
2015/16	208	172	97	109	113	113	95	59
2016/17	199	125	159	78	163	88	36	37
2017/18	175	103	127	73	136	79	39	24
2018/19	186	208	99	125	128	148	58	60
July to Dec 2019	121	114	72	80	81	82	40	32

10.6 Other land use categories

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2008/09	1,557	888	332	182	496	243	1,061	645
2009/10	1,567	822	409	142	495	192	1,072	630
2010/11	2,213	952	986	162	1,045	261	1,168	691
2011/12	1,527	701	399	167	437	193	1,090	508
2012/13	1,270	801	450	232	478	254	792	547
2013/14	1,303	565	417	175	459	206	844	359
2014/15	1,096	983	399	510	445	555	651	428
2015/16	1,004	1,081	359	585	400	644	604	437
2016/17	856	1,035	322	507	360	562	496	473
2017/18	698	1,268	301	710	342	780	356	488
2018/19	841	1,016	358	544	420	584	421	432
July to Dec 2019	390	448	150	248	169	264	221	184

■ conditional approvals ■ final approvals

¹ The metropolitan region is made up of Metropolitan Region Scheme area and Peel Region Scheme area, as defined by *Perth and Peel@3.5million*.

² The Peel Region Scheme includes the City of Mandurah and the shires of Murray and Waroona.

³ Peel includes the City of Mandurah and the shires of Boddington, Murray and Waroona.

Introduction

This publication contains statistical details of subdivision activity in Western Australia.

Coverage

1. Lot creation statistics are compiled from subdivision (including survey strata and vacant strata) applications lodged with the Western Australian Planning Commission (WAPC) for approval.
2. These statistics relate to lots for residential and non-residential purposes; for urban residential lots less than 3,000 square metres; and all non-residential and residential strata lots, irrespective of size. The non-residential component of these statistics includes counts of rural residential and special residential lots.
3. Strata lot statistics provided include all survey strata lots and vacant strata lots that require determination by the WAPC. Built strata lots are not included in the strata lot statistics because they do not require determination by the WAPC.

Definitions

Developer – lodged applications refers to those applications received by the WAPC for the purpose of subdivision.

Applications under assessment is the number of applications under assessment for conditional approval by the WAPC and includes those which have been deferred.

Conditional approval is granted by the WAPC for subdivision development to begin. The approval is preceded by an assessment of the proposed subdivision plan in consultation with servicing agencies. On receipt of conditional approval, the proponent may commence subdivision development in accordance with the conditions of approval within four years of the approval date. These approval conditions are based on outcomes from the consultative assessment.

Current conditional approvals are approvals creating five lots or less not older than three years and approvals for more than five lots not older than four years.

Formerly, development of lots was to be completed within three years. This period has been extended to four years by the *Planning and Development Act 2005* proclaimed on 9 April 2006. State lot activity statistics for the June quarter 2006 and later, reflect the new legislation.

Final approval is the WAPC endorsement of the proponent's submitted deposited plan or strata/survey strata plan describing the now complete subdivision constructed in accordance with the conditions set down in the conditional approval.

Deposited plans/strata plans that have final approval are registered with Landgate (formerly Department of Land Information) where certificates of titles for the newly created lots can be issued. The characteristic difference in lot numbers seen between conditional and final approvals arises from proponents choosing not to proceed with the subdivision in the specified four year period in accordance with the conditions of the conditional approval; either at all, only in part, or via another conditional approval incorporating a new plan for the subject land.

Green title lot is a conventional land parcel shown on a deposited plan registered with Landgate. The purpose of the lot is determined by an appropriate zoning under the relevant local government local planning scheme.

Survey strata is a new form of strata created by the *Strata Titles Amendment Act 1995*. Simply, it defines ownership of a land parcel without reference to a building, even though buildings exist or will be constructed on all parcels. Survey strata schemes are either all vacant or all developed, excluding those lots where ownership is shared as common property. The lots on a survey strata plan look much the same as lots that are shown on plans and diagrams for green titles.

Vacant strata is created by the subdivision of a lot containing an existing dwelling. On coming into existence the strata plan will comprise a mix of developed and vacant lots, of which at least one will contain a dwelling.

Estimated median lot size is calculated from a count of created lots grouped within lot size intervals that have become standards of the Department's application processing. This is an estimate only. An accurate median needs to be calculated from counts using the specific size of each created lot.

Contact

For more information regarding the data, please call (08) 6551 8002.

Caveat

Any statement, opinion or advice, expressed or implied in this publication is made in good faith but on the basis that the WAPC, its agents and employees are not liable to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking or not taking action in respect of any statement, or advice referred to in this document.

Reproduction of these statistics, either in part or full, is permitted. However, acknowledgement of the source would be appreciated.

Geographic explanation

Data in this publication is presented by local government area and State planning region.

Metropolitan

Includes the following local government areas:

Central sub-region

- Town of Bassendean
- City of Bayswater
- City of Belmont
- Town of Cambridge
- City of Canning
- Town of Claremont
- Town of Cottesloe
- Town of East Fremantle
- City of Fremantle
- City of Melville
- Town of Mosman Park
- City of Nedlands
- Shire of Peppermint Grove
- City of Perth
- City of South Perth
- City of Stirling
- City of Subiaco
- Town of Victoria Park
- City of Vincent

North-east sub-region

- City of Kalamunda
- Shire of Mundaring
- City of Swan

North-west sub-region

- City of Wanneroo
- City of Joondalup

South-east sub-region

- City of Armadale
- City of Gosnells
- Shire of Serpentine-Jarahdale

South-west sub-region

- City of Cockburn
- City of Kwinana
- City of Rockingham

Peel Region Scheme

- City of Mandurah
- Shire of Murray
- Shire of Waroona

State planning region

Perth metropolitan region

- Central sub-region
- North-east sub-region
- North-west sub-region
- South-east sub-region
- South-west sub-region

Peel

- City of Mandurah
- Shire of Murray
- Shire of Waroona
- Shire of Boddington

Gascoyne

Goldfields-Esperance

Great Southern

Kimberley

Mid West

Pilbara

South West

Wheatbelt

Balance of State

Includes all regional planning regions plus the Shire of Boddington. Excludes the Metropolitan region.

Regional

Northern regions

- Includes the Kimberley and Pilbara planning regions

Central regions

- Includes the Gascoyne, Mid West and Goldfields-Esperance planning regions

Wheatbelt region

- Refers to the Wheatbelt planning region

South West regions

- Includes the South West and Great Southern planning regions