

state^{lot}activity:WA

MARCH QUARTER 2020

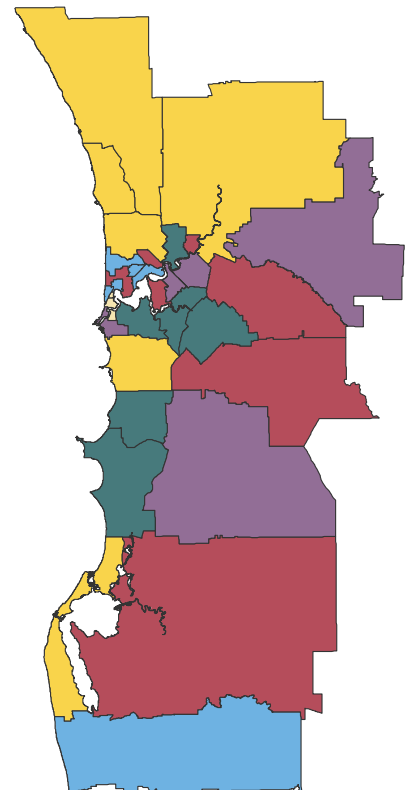
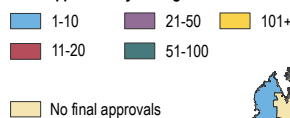
1 State summary

- During the March 2020 quarter, the number of developer-lodged applications totalled 399 for residential purposes and 241 for non-residential purposes across Western Australia. This represents a decrease of 14 per cent from the previous quarter (December) for residential, but an increase of 44 per cent for non-residential purpose.
- The number of proposed residential lots among the received applications notably decreased by 64 per cent from the previous quarter to 1,991. The number of proposed non-residential lots declined by three per cent over the same quarter to 494.
- By the end of March, the number of proposed lots under assessment totalled 7,670 for residential purposes, and 835 for non-residential purposes. This represents a decrease of 21 per cent and 10 per cent from the previous quarter, respectively.
- The number of proposed lots granted conditional approval during the quarter increased by 16 per cent from the previous quarter to 4,004 for residential; but decreased by eight per cent to 460 for non-residential purposes.
- At the end of March 2020, the developer stock of conditionally approved residential lots was marginally one per cent lower than the previous quarter to 56,291. The developer stock of conditionally approved non-residential lots was two per cent higher over the previous quarter to 4,311.
- The number of lots granted final approval totalled 1,948 for residential purposes and 275 for non-residential purposes during the March quarter. This represents a decrease of five per cent and 29 per cent from the previous quarter, respectively.

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										
Dec qtr 2019	463	5,464	476	9,699	473	3,445	3,381	56,847	380	2,048
Mar qtr 2020	399	1,991	456	7,670	399	4,004	3,256	56,291	408	1,948
July 2019 to March 2020	1,392	12,075			1,365	12,090			1,283	6,453
Change between quarters	↘	↘	↘	↘	↘	↗	↘	↘	↗	↘
	-14%	-64%	-4%	-21%	-16%	16%	-4%	-1%	7%	-5%
Non-residential										
Dec qtr 2019	167	511	220	928	173	501	561	4,232	182	390
Mar qtr 2020	241	494	200	835	143	460	550	4,311	158	275
July 2019 to March 2020	537	1,453			467	1,306			535	1,097
Change between quarters	↗	↘	↘	↘	↘	↘	↗	↗	↘	↘
	44%	-3%	-9%	-10%	-17%	-8%	-2%	2%	-13%	-29%

1.1 Final approval activity: March quarter 2020

Final approvals by local government - lots



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

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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2 Residential activity

2.1 Regional summary: March quarter 2020

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Mar 2020	Proposed lots	Proposed lots up to end of Mar 2020	Lots
Metropolitan¹					
Central sub-region	529	618	537	4,774	514
North-west sub-region	201	1,136	499	10,088	324
North-east sub-region	485	1,494	1,858	8,366	298
South-east sub-region	84	1,429	622	8,464	192
South-west sub-region	308	1,789	290	11,143	280
Peel Region Scheme ²	65	482	17	3,780	123
Total metropolitan¹	1,672	6,948	3,823	46,615	1,731
State planning region					
Perth	1,607	6,466	3,806	42,835	1,608
Peel ³	65	482	17	3,786	123
Sub-total	1,672	6,948	3,823	46,621	1,731
Rest of the State					
Gascoyne	2	2	2	13	1
Goldfields-Esperance	5	19	9	272	4
Great Southern	14	116	0	748	8
Kimberley	0	0	0	180	2
Mid West	3	3	20	1,341	4
Pilbara	4	4	0	430	0
South West	284	570	135	4,215	191
Wheatbelt	7	8	15	2,471	7
Sub-total	319	722	181	9,670	217
Total State	1,991	7,670	4,004	56,291	1,948

2.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Bullsbrook	87	1	Australind	47
2	Wellard	60	2	Dunsborough	36
3	Aveley	58	3	Dalyellup	22
4	Alkimos	56	4	Millbridge	20
5	Treeby	54	5	Cowaramup	11
6	Hammond Park	48	6	Donnybrook/Harvey	8
7	Lakelands	42	7	Margaret River/South Bunbury/ West Busselton	6
8	Fremantle	40	8	Busselton	5
9	East Cannington	38	9		
10	Golden Bay	37	10		

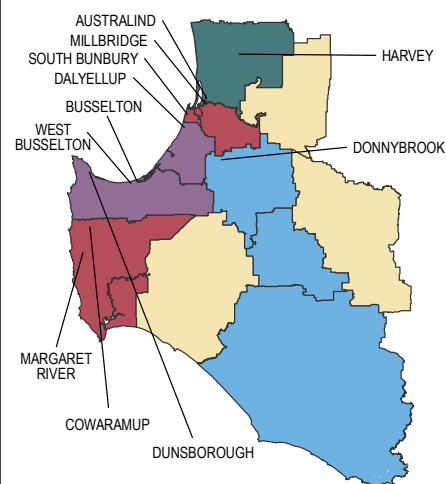
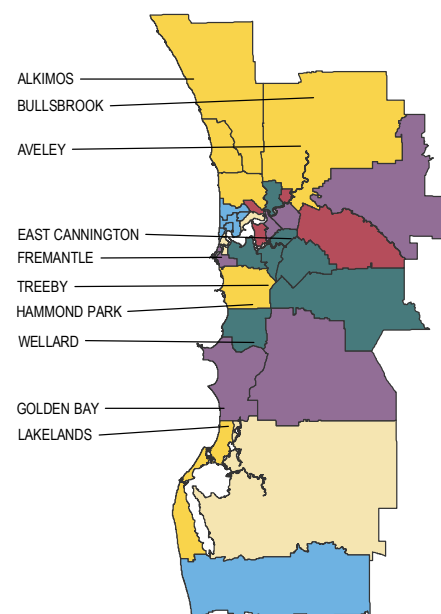
* Five lots or more

Percentage of final approvals by region

Metropolitan¹

Regional

Green title versus strata – State



Final approvals by local government - lots



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.

3 Residential lot size

Financial year	Final approvals by lot size range (m²)					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
Mar qtr	545	794	184	98	109	388

Financial year	Final approvals by lot size range (m²)					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
Mar qtr	19	68	34	59	37	566

3.1 Lot size by planning region

Quarter	Final approvals by lot size range (m²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Central sub-region						
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
Mar qtr 20	186	260	43	15	10	362
North-east sub-region						
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
Mar qtr 20	46	115	60	28	49	489
North-west sub-region						
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
Mar qtr 20	101	154	22	14	33	385
South-east sub-region						
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
Mar qtr 20	77	82	15	7	10	354
South-west sub-region						
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
Mar qtr 20	133	123	9	11	4	329
Peel Region Scheme ²						
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
Mar qtr 20	2	60	35	23	3	500
Metropolitan ¹						
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
Mar qtr 20	545	794	184	98	109	388
Perth metropolitan region						
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	284
Mar qtr 20	543	734	149	75	106	379
Peel						
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	285
Mar qtr 20	2	60	35	23	3	500

Quarter	Final approvals by lot size range (m²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Northern regions						
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
Mar qtr 20	0	0	0	0	2	NA
Central regions						
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
Mar qtr 20	2	0	0	3	4	NA
Wheatbelt region						
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
Mar qtr 20	1	0	0	0	6	NA
South West region						
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
Mar qtr 20	16	68	34	56	25	550

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*.

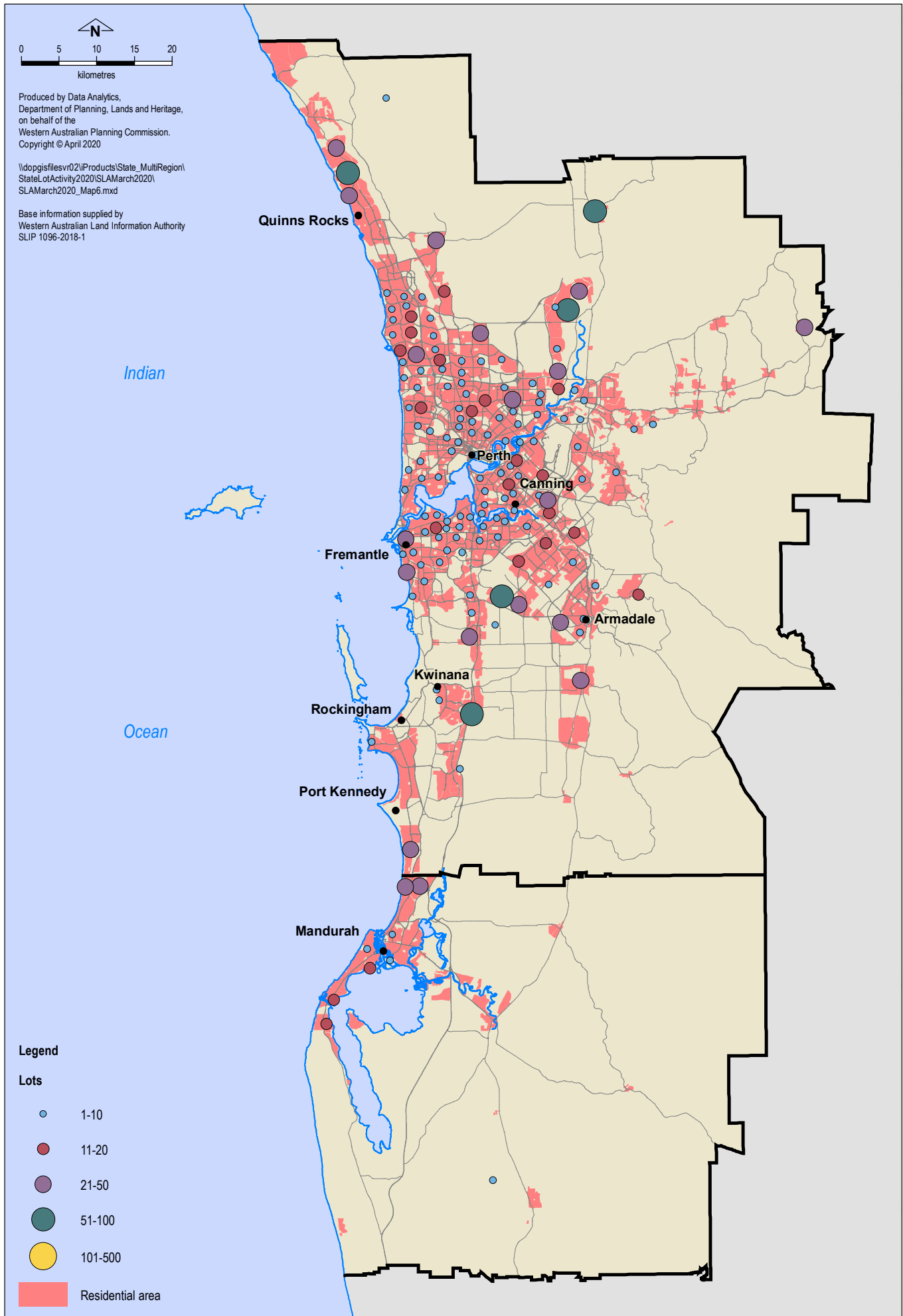
² The Peel Region Scheme includes the City of Mandurah and the shires of Murray and Waroona.

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

4 Residential final approvals by suburb

Suburb	July 2019 to March 2020	March 2020 quarter	Quarter rank	Suburb	July 2019 to March 2020	March 2020 quarter	Quarter rank	Suburb	July 2019 to March 2020	March 2020 quarter	Quarter rank
Perth metropolitan region											
Alexander Heights	2	0	-	Gwelup	22	0	-	Roleystone	12	12	33
Alfred Cove	8	4	88	Hamersley	16	10	41	Rossmoyne	14	6	69
Alkimos	150	56	4	Hamilton Hill	47	9	51	Safety Bay	2	0	-
Anketell	4	0	-	Hammond Park	85	48	6	Salter Point	9	4	88
Applecross	8	0	-	Harrisdale	42	0	-	Scarborough	31	5	81
Ardross	25	1	148	Haynes	65	36	10	Shelley	23	10	41
Armadale	6	4	88	Hazelmere	6	2	113	Shoalwater	10	3	106
Ascot	7	2	113	Heathridge	24	8	55	Sinagra	18	0	-
Ashfield	2	0	-	High Wycombe	10	3	106	Sorrento	23	12	33
Attadale	13	6	69	Highgate	3	0	-	South Fremantle	5	2	113
Aveley	121	58	3	Hillbert	29	0	-	South Guildford	2	2	113
Balcatta	16	9	51	Hillarys	15	4	88	South Lake	2	0	-
Baldivis	105	9	51	Hilton	19	0	-	South Perth	7	2	113
Balga	25	2	113	Huntingdale	4	0	-	Southern River	58	10	41
Ballajura	10	2	113	Iluka	19	0	-	Spearwood	29	4	88
Banjup	30	8	55	Inglewood	8	0	-	St James	8	8	55
Banksia Grove	72	29	14	Innaloo	17	0	-	Stirling	2	0	-
Bassendean	27	8	55	Jindalee	70	30	13	Subiaco	3	2	113
Bayswater	83	7	66	Joondalup	7	0	-	Success	87	3	106
Beaconsfield	19	6	69	Joondanna	13	2	113	Swanbourne	9	3	106
Beckenham	40	15	27	Kalamunda	33	8	55	The Vines	52	23	19
Bedford	29	2	113	Kallaroo	26	7	66	Thornlie	26	14	29
Beechboro	36	4	88	Karawara	2	0	-	Treeby	149	54	5
Beelari	72	0	-	Kardinya	24	8	55	Tuart Hill	10	5	81
Beldon	10	4	88	Karrinyup	29	10	41	Victoria Park	22	6	69
Bellevue	3	0	-	Kelmscott	36	6	69	Viveash	6	4	88
Belmont	12	0	-	Kewdale	32	16	25	Waikiki	2	0	-
Bennett Springs	49	0	-	Kiara	30	0	-	Wanneroo	23	11	37
Bentley	8	5	81	Kingsley	12	4	88	Warwick	26	14	29
Bicton	13	2	113	Koondoola	7	5	81	Watermans Bay	10	0	-
Booragoon	11	2	113	Koongamia	2	0	-	Wellard	117	60	2
Brabham	160	10	41	Landsdale	89	27	17	Wembley	13	4	88
Brentwood	6	0	-	Lathlain	12	8	55	Wembley Downs	19	9	51
Brookdale	2	2	113	Leeming	10	0	-	West Leederville	1	1	148
Bull Creek	12	2	113	Lockridge	4	2	113	West Perth	10	0	-
Bullsbrook	90	87	1	Lynwood	14	6	69	Westminster	5	2	113
Burns Beach	24	0	-	Maddington	32	19	23	White Gum Valley	6	0	-
Bushmead	112	0	-	Mahogany Creek	2	0	-	Willagee	37	10	41
Byford	139	26	18	Maida Vale	10	0	-	Willetton	70	8	55
Calista	2	2	113	Mandogalup	67	0	-	Wilson	10	2	113
Canning Vale	30	13	31	Manning	18	10	41	Winthrop	4	2	113
Cannington	16	0	-	Marmion	5	2	113	Woodbridge	8	0	-
Carine	22	2	113	Maylands	27	7	66	Woodlands	3	0	-
Carlisle	31	8	55	Medina	2	2	113	Woodvale	8	6	69
Carramar	2	0	-	Melville	42	15	27	Wooroloo	35	35	11
Caversham	20	16	25	Merriwa	2	0	-	Yanchep	27	8	55
Churchlands	6	4	88	Middle Swan	2	0	-	Yangebup	8	0	-
Claremont	11	5	81	Midland	2	2	113	Yokine	30	11	37
Cloverdale	13	0	-	Midvale	16	0	-				
Cockburn Central	34	6	69	Mindarie	38	0	-				
Como	22	4	88	Morley	64	28	16				
Connolly	2	0	-	Mosman Park	14	0	-				
Coogee	2	2	113	Mount Claremont	4	2	113				
Coolbellup	39	10	41	Mount Hawthorn	9	2	113				
Coolbinia	2	2	113	Mount Lawley	21	6	69				
Cottesloe	6	2	113	Mount Pleasant	20	6	69				
Craigie	39	12	33	Mullaloo	11	2	113				
Dalkeith	5	0	-	Murdoch	4	4	88				
Darch	4	0	-	Myaree	5	3	106				
Darlington	8	2	113	Nedlands	6	4	88				
Dayton	59	23	19	Nollamara	18	6	69				
Dianella	39	11	37	Noranda	8	4	88				
Doubleview	48	19	23	North Beach	15	2	113				
Duncraig	49	29	14	North Coogee	120	23	19				
East Cannington	102	38	8	North Fremantle	1	0	-				
East Victoria Park	36	11	37	North Perth	30	5	81				
Eden Hill	5	3	106	Ocean Reef	8	2	113				
Edgewater	4	1	148	Orelia	14	0	-				
Eglinton	70	23	19	Osborne Park	3	0	-				
Ellenbrook	52	10	41	Padbury	27	13	31				
Embleton	16	4	88	Palmyra	8	2	113				
Ferndale	4	0	-	Parkwood	5	0	-				
Forrestfield	56	4	88	Parmelia	2	0	-				
Fremantle	49	40	7	Pearsall	18	0	-				
Girrawheen	20	8	55	Perth	2	2	113				
Glen Forrest	1	1	148	Piara Waters	125	33	12				
Gnangara	114	0	-	Queens Park	12	10	41				
Golden Bay	93	37	9	Quinns Rocks	10	4	88				
Gooseberry Hill	5	0	-	Redcliffe	5	5	81				
Gosnells	28	2	113	Ridgewood	2	0	-				
Greenmount	2	0	-	Riverton	20	6	69				
Greenwood	9	3	106	Rivervale	16	12	33				
Guildford	1	0	-	Rockingham	7	0	-				
Total Perth metropolitan region									5,612	1,608	
Peel Region Scheme											
Coodanup	4	0	-	Furnissdale	4	0	-	Meadow Springs	22	0	-
Dawesville	16	13	4	Halls Head	7	2	7	Silver Sands	2	0	-
Dudley Park	27	2	7	Lakelands	108	42	1	South Yunderup	2	0	-
Erskine	19	19	3	Madora Bay	57	26	2	Wannanup	14	13	4
Falcon	5	0	-	Mandurah	5	4	6	Waroona	2	2	7
Total Peel Region Scheme									294	123	
Total Perth metropolitan region and Peel Region Scheme									5,906	1,731	

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



5 Rural residential and special residential activity

5.1 Regional summary: March quarter 2020

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of March 2020	Proposed lots	Proposed lots up to end of March 2020	Lots
Metropolitan¹					
Central sub-region	0	0	0	2	0
North-west sub-region	0	10	33	63	0
North-east sub-region	0	12	4	134	7
South-east sub-region	105	111	24	218	5
South-west sub-region	0	6	0	68	2
Peel Region Scheme ²	10	10	0	102	2
Total metropolitan¹	115	149	61	587	16
State planning region					
Perth	105	139	61	485	14
Peel ³	10	10	0	102	2
Sub-total	115	149	61	587	16
Rest of the State					
Gascoyne	0	0	0	0	0
Goldfields-Esperance	0	43	0	30	0
Great Southern	0	13	0	158	24
Kimberley	0	0	0	27	0
Mid West	0	18	2	8	0
Pilbara	0	0	0	0	0
South West	0	27	51	286	4
Wheatbelt	3	3	102	754	1
Sub-total	3	104	155	1,263	29
Total State	118	253	216	1,850	45

5.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
No localities with final approvals of five lots or more this quarter			1	Milpara	15
			2	Marbellup	5

* Five lots or more

Percentage of final approvals by region

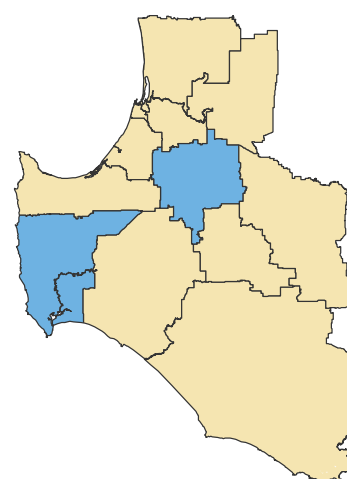
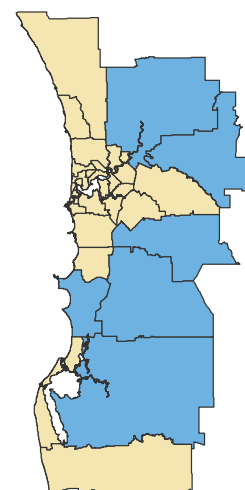
Metropolitan¹

Regional

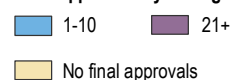
¹ The metropolitan region is made up of Metropolitan Region Scheme area and Peel Region Scheme area, as defined by *Perth and Peel@3.5million*.

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

6 Commercial activity

6.1 Regional summary: March quarter 2020

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of March 2020	Proposed lots	Proposed lots up to end of March 2020	Lots
Metropolitan¹					
Central sub-region	8	9	8	56	2
North-west sub-region	7	17	15	45	2
North-east sub-region	0	0	2	32	4
South-east sub-region	1	2	4	38	0
South-west sub-region	4	9	2	7	1
Peel Region Scheme ²	0	2	9	18	1
Total metropolitan¹	20	39	40	196	10
State planning region					
Perth	20	37	31	178	9
Peel ³	0	2	9	18	1
Sub-total	20	39	40	196	10
Rest of the State					
Gascoyne	0	0	0	4	0
Goldfields-Esperance	0	0	1	9	2
Great Southern	1	0	3	12	2
Kimberley	0	0	0	6	0
Mid West	0	0	1	4	0
Pilbara	0	0	0	0	0
South West	5	3	15	55	3
Wheatbelt	0	0	1	0	0
Sub-total	6	3	21	90	7
Total State	26	42	61	286	17

6.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
No localities with final approvals of five lots or more this quarter			No localities with final approvals of five lots or more this quarter		

* Five lots or more

Percentage of final approvals by region

Metropolitan¹

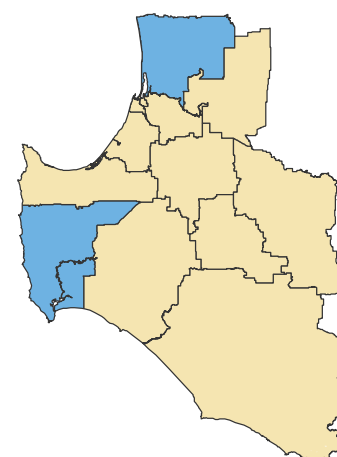
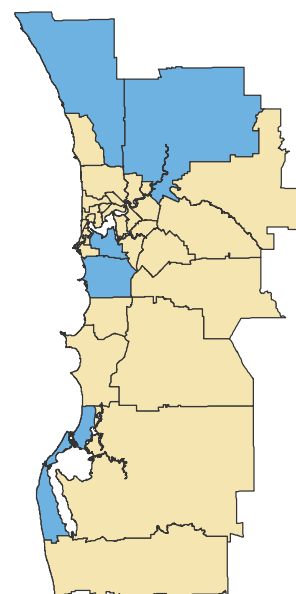
Regional

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

1-5
No final approvals

Note: Top suburbs and localities identified where relevant

7 Industrial activity

7.1 Regional summary: March quarter 2020

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of March 2020	Proposed lots	Proposed lots up to end of March 2020	Lots
Metropolitan¹					
Central sub-region	0	0	3	110	9
North-west sub-region	40	35	5	36	0
North-east sub-region	1	51	3	13	3
South-east sub-region	28	28	2	207	4
South-west sub-region	3	10	32	79	3
Peel Region Scheme ²	0	0	0	99	0
Total metropolitan¹	72	124	45	544	19
State planning region					
Perth	72	124	45	445	19
Peel ³	0	0	0	99	0
Sub-total	72	124	45	544	19
Rest of the State					
Gascoyne	0	0	0	0	0
Goldfields-Esperance	2	2	0	10	1
Great Southern	5	5	0	19	0
Kimberley	2	46	0	38	0
Mid West	0	0	5	13	1
Pilbara	0	0	0	21	0
South West	2	87	3	156	4
Wheatbelt	2	18	9	46	0
Sub-total	13	158	17	303	6
Total State	85	282	62	847	25

7.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
No localities with final approvals of five lots or more this quarter			No localities with final approvals of five lots or more this quarter		

* Five lots or more

Percentage of final approvals by region

Metropolitan¹

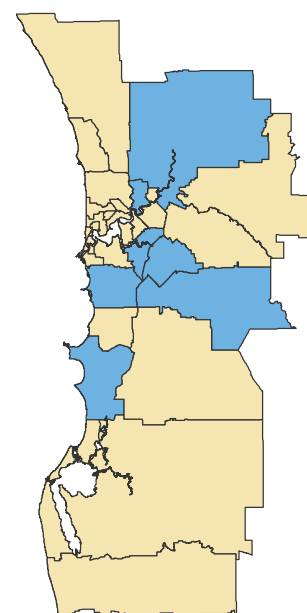
Regional

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

1-5
No final approvals

Note: Top suburbs and localities identified where relevant

8 Metropolitan local government summary

March quarter 2020	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 March 2020	Proposed lots	Proposed lots up to end of March 2020	Lots	Proposed lots	Proposed lots up to end of March 2020	Proposed lots	Proposed lots up to end of March 2020	Lots
Metropolitan¹										
Central sub-region										
Bassendean (T)	6	9	5	108	11	0	0	0	0	0
Bayswater (C)	63	61	63	542	52	10	0	3	96	7
Belmont (C)	24	21	33	206	35	7	6	0	2	1
Cambridge (T)	6	6	9	31	5	0	0	0	0	0
Canning (C)	69	60	64	876	91	10	1	4	16	5
Claremont (T)	1	12	2	36	5	0	2	0	2	0
Cottesloe (T)	6	6	2	19	2	2	1	0	0	0
East Fremantle (T)	2	2	0	23	0	0	0	0	0	0
Fremantle (C)	55	54	22	183	48	8	7	0	9	1
Melville (C)	88	66	93	657	67	13	2	3	34	2
Mosman Park (T)	11	2	17	51	0	0	0	0	0	0
Nedlands (C)	49	48	29	104	9	8	1	0	2	3
Peppermint Grove (S)	3	3	4	17	0	0	0	0	0	0
Perth (C)	0	0	0	0	0	1	1	0	8	1
South Perth (C)	7	7	28	191	20	1	0	2	4	0
Stirling (C)	100	217	120	1,275	113	12	4	2	13	2
Subiaco (C)	0	0	0	22	2	0	0	3	2	0
Victoria Park (T)	24	22	26	226	41	2	0	2	15	1
Vincent (C)	15	22	20	207	13	3	1	0	6	2
Total	529	618	537	4,774	514	77	26	19	209	25
North-west sub-region										
Joondalup (C)	87	124	106	964	123	11	1	1	6	0
Wanneroo (C)	114	1,012	393	9,124	201	57	70	62	309	16
Total	201	1,136	499	10,088	324	68	71	63	315	16
North-east sub-region										
Kalamunda (C)	34	41	27	743	15	5	1	5	13	0
Mundaring (S)	54	65	11	495	38	0	12	4	32	6
Swan (C)	397	1,388	1,820	7,128	245	23	75	20	171	28
Total	485	1,494	1,858	8,366	298	28	88	29	216	34
South-east sub-region										
Armadale (C)	31	808	484	4,212	93	34	40	10	150	13
Gosnells (C)	35	393	126	1,822	73	3	8	2	126	9
Serpentine-Jarrahdale (S)	18	228	12	2,430	26	108	116	24	263	10
Total	84	1,429	622	8,464	192	145	164	36	539	32
South-west sub-region										
Cockburn (C)	231	319	280	2,856	167	19	30	8	32	14
Kwinana (C)	23	709	4	3,162	64	2	12	16	49	2
Rockingham (C)	54	761	6	5,125	49	10	33	19	101	9
Total	308	1,789	290	11,143	280	31	75	43	182	25
Peel Region Scheme²										
Mandurah (C)	29	366	16	2,833	121	2	4	3	30	8
Murray (S)	35	116	0	945	0	12	14	9	278	12
Waroona (S)	1	0	1	2	2	2	0	5	23	0
Total	65	482	17	3,780	123	16	18	17	331	20
Total Perth metropolitan region and Peel Region Scheme¹										
	1,672	6,948	3,823	46,615	1,731	365	442	207	1,792	152

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

March quarter 2020	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 app- rovals	Final approvals
	Proposed lots	Proposed lots up to end of March 2020	Proposed lots	Proposed lots up to end of March 2020	Lots	Proposed lots	Proposed lots up to end of March 2020	Proposed lots	Proposed lots up to end of March 2020	Lots
Balance of State										
Gascoyne										
Carnarvon (S)	0	0	2	8	1	0	0	0	12	1
Exmouth (S)	2	2	0	5	0	0	0	0	0	0
Remaining local governments	0	0	0	0	0	0	0	0	0	0
Total	2	2	2	13	1	0	0	0	12	1
Goldfields-Esperance										
Esperance (S)	0	0	9	165	4	4	4	0	40	4
Kalgoorlie-Boulder (C)	5	19	0	105	0	2	2	2	36	3
Remaining local governments	0	0	0	2	0	4	47	0	30	4
Total	5	19	9	272	4	10	53	2	106	11
Great Southern										
Albany (C)	5	7	0	547	8	8	8	2	236	35
Remaining local governments	9	109	0	201	0	9	20	5	152	4
Total	14	116	0	748	8	17	28	7	388	39
Kimberley										
Broome (S)	0	0	0	174	2	2	47	0	42	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	0	180	2	2	47	0	75	0
Mid West										
Greater Geraldton (C)	3	3	8	1,314	0	6	6	8	45	0
Irwin (S)	0	0	10	23	0	0	23	0	12	0
Remaining local governments	0	0	2	4	4	11	11	5	21	3
Total	3	3	20	1,341	4	17	40	13	78	3
Pilbara										
Karratha (C)	0	0	0	4	0	2	2	0	21	0
Port Hedland (T)	2	2	0	347	0	0	0	0	15	0
Remaining local governments	2	2	0	79	0	0	0	0	0	0
Total	4	4	0	430	0	2	2	0	36	0
South West										
Augusta-Margaret River (S)	100	135	5	611	17	10	105	2	118	7
Bunbury (C)	20	21	9	206	12	5	6	1	10	3
Busselton (C)	111	266	75	1,268	48	7	6	16	342	4
Capel (S)	2	71	0	1,006	24	4	4	4	73	1
Dardanup (S)	0	19	2	105	20	4	14	24	35	1
Harvey (S)	2	9	0	857	57	2	2	4	153	11
Remaining local governments	49	49	44	162	13	11	21	31	124	8
Total	284	570	135	4,215	191	43	158	82	855	35
Wheatbelt										
Beverley (S)	0	0	0	0	0	0	0	0	18	0
Chittering (S)	5	5	0	104	3	0	9	109	415	2
Gingin (S)	0	0	0	1,961	0	0	2	2	314	2
Northam (S)	0	0	0	155	1	4	22	2	107	2
Toodyay (S)	0	0	0	177	0	6	6	4	8	0
York (S)	2	2	0	0	3	5	5	0	0	2
Remaining local governments	0	1	15	74	0	23	21	32	107	26
Total	7	8	15	2,471	7	38	65	149	969	34
Peel region - balance										
Boddington (S)	0	0	0	6	0	0	0	0	0	0
Balance of State	319	722	181	9,676	217	129	393	253	2,519	123

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	14,876	8,739	18,073	10,233	10,291	4,688
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 Mar 2020	13,396	7,550	9,875	6,211	10,283	6,556	3,113	994

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 Mar 2020	12,090	6,453	9,271	5,612	9,614	5,906	2,476	547

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 Mar 2020	444	199	201	66	205	81	239	118

10.4 Industrial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2008/09	888	386	444	217	465	252	423	134
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 Mar 2020	169	131	97	106	113	106	56	25

■ 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	268	79	305	82	155	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 Mar 2020	182	131	103	89	121	92	61	39

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 Mar 2020	511	636	203	338	230	371	281	265

■ 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