



Department of Planning

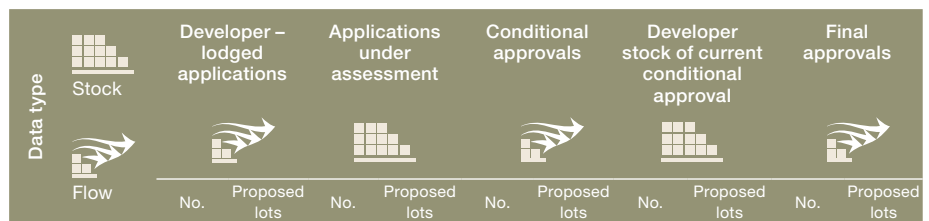


1 State summary

- During the December 2016 quarter the number of developer-lodged applications across Western Australia totalled 607 for residential purposes, a decrease of 14 per cent from the previous quarter (September). The number of lodged applications for non-residential purposes was 164, which was almost the same with the 162 in the previous quarter.
- The number of proposed residential lots among these applications decreased by 20 per cent from the previous quarter to 4,136; while the number of non-residential lots increased by 10 per cent to 744.
- By the end of December the number of proposed lots under assessment totalled 6,510 for residential lots and 1,408 for non-residential lots. This represents a decrease of 37 per cent and six per cent, respectively, from the previous quarter.
- The number of conditional lot approvals increased by nine per cent to 5,528 for residential and 64 per cent to 728 for non-residential.
- At the end of December the developer stock of residential lots in conditionally approved applications totalled 76,330. This was slightly higher than the 75,530 in the previous quarter. The stock of non-residential lots numbered 7,308, which was almost the same as the 7,287 in the previous quarter.
- The number of final lot approvals decreased by 32 per cent between September and December to 2,461 for residential and 23 per cent to 385 for non-residential.

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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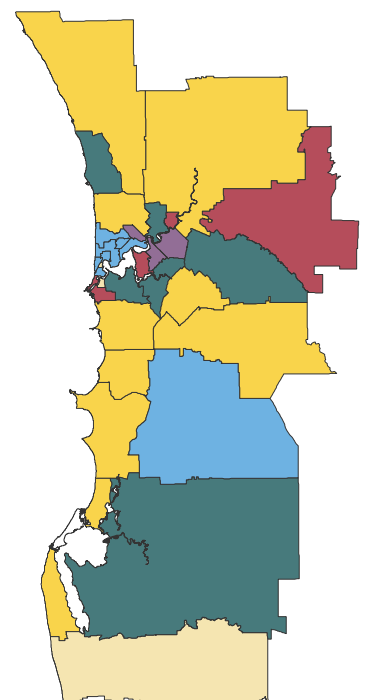


Residential										
	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots
Sept qtr 2016	607	5,198	632	10,338	611	5,069	4,171	75,530	562	3,596
Dec qtr 2016	519	4,136	539	6,510	593	5,528	4,241	76,330	410	2,461
July 2016 to December 2016	1,126	9,334			1,204	10,597			972	6,057
Change between quarters	↘ -14%	↘ -20%	↘ -15%	↘ -37%	↘ -3%	↗ 9%	↗ 2%	↗ 1%	↘ -27%	↘ -32%

Non-residential										
	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots
Sept qtr 2016	162	676	213	1,499	165	444	810	7,287	205	502
Dec qtr 2016	164	744	193	1,408	167	728	816	7,308	192	385
July 2016 to December 2016	326	1,420			332	1,172			397	887
Change between quarters	↗ 1%	↗ 10%	↘ -9%	↘ -6%	↗ 1%	↗ 64%	↗ 1%	↗ 0%	↘ -6%	↘ -23%

1.1 Final approval activity December quarter 2016

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 2016

	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 2016	Proposed lots	Proposed lots up to end of Dec 2016	Lots
Metropolitan¹					
Central sub-region	946	1,113	713	5,391	490
North-west sub-region	549	799	520	14,021	396
North-east sub-region	386	630	684	8,551	391
South-east sub-region	955	1,344	1,098	10,736	278
South-west sub-region	774	1,602	1,275	17,112	534
Peel Region Scheme ²	298	339	556	5,135	235
Total metropolitan¹	3,908	5,827	4,846	60,946	2,324
State planning region					
Perth	3,610	5,488	4,290	55,811	2,089
Peel ³	298	339	556	5,142	235
Sub-total	3,908	5,827	4,846	60,953	2,324
Rest of the State					
Gascoyne	0	0	0	105	0
Goldfields-Esperance	10	9	1	690	18
Great Southern	1	123	284	2,005	15
Kimberley	24	2	22	729	2
Mid West	3	3	55	2,595	8
Pilbara	0	0	164	1,166	2
South West	150	495	145	5,349	83
Wheatbelt	40	51	11	2,738	9
Sub-total	228	683	682	15,377	137
Total State	4,136	6,510	5,528	76,330	2,461

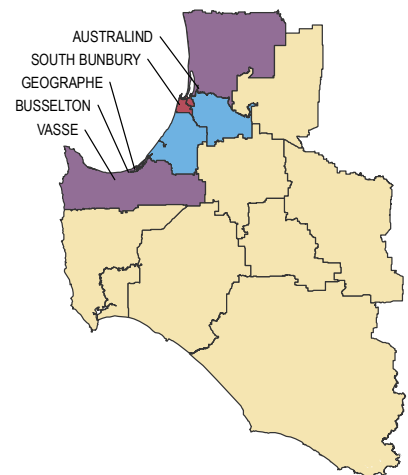
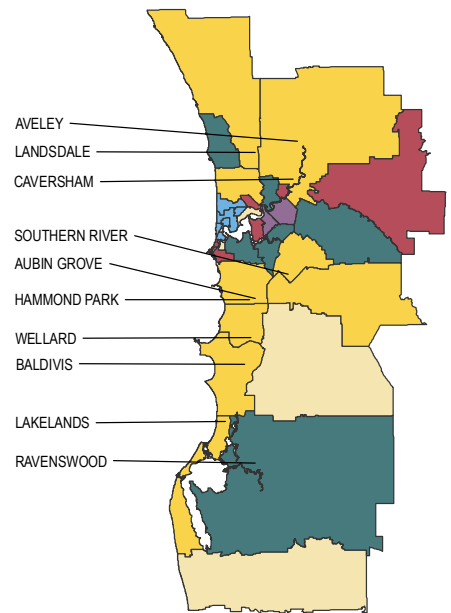
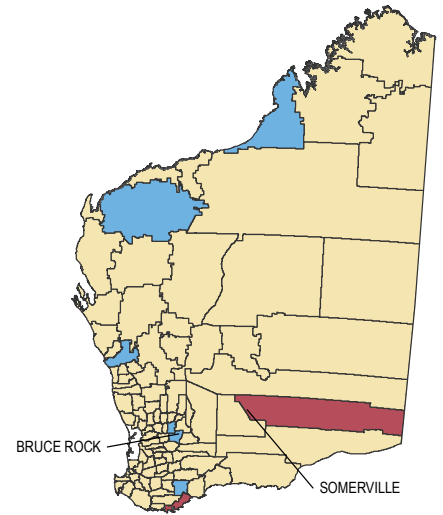
2.2 Final approval activity, top suburbs and localities

Rank	Metropolitan ¹	Lots	Rank	Balance of State	Lots
1	Baldivis	128	1	Australind	23
2	Landsdale	106	2	Vasse	20
3	Wellard	92	3	Somerville	11
4	Hammond Park	66	4	Bruce Rock	8
5	Lakelands	64	5	Busselton	6
6	Ravenswood	64	6	Geographe	6
7	Aubin Grove	63	7	South Bunbury	5
8	Caversham	63	8		
9	Aveley	62	9		
10	Southern River	62	10		

Metropolitan¹

Regionals

Green title lots versus strata lots



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 Directions 2031.

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

³ Peel State Planning region 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 (m ²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Metropolitan¹						
2010/11	2,427	4,538	2,303	1,161	282	445
2011/12	2,449	4,282	2,007	868	234	430
2012/13	3,494	5,806	2,145	1,110	331	419
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						
Sep qtr	982	1,688	302	76	56	379
Dec qtr	675	1,247	178	81	54	386

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						
2010/11	160	466	404	727	282	598
2011/12	117	274	289	602	210	621
2012/13	261	347	550	730	217	572
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						
Sep qtr	34	116	98	145	75	583
Dec qtr	22	46	39	8	21	475

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 16	174	258	67	32	14	382
Jun qtr 16	289	425	60	46	24	369
Sep qtr 16	244	364	80	22	17	370
Dec qtr 16	204	219	33	23	11	350
North-east sub-region						
Mar qtr 16	67	60	10	6	18	358
Jun qtr 16	300	226	31	21	30	323
Sep qtr 16	95	134	14	3	21	370
Dec qtr 16	110	235	11	6	29	380
North-west sub-region						
Mar qtr 16	84	154	30	24	15	395
Jun qtr 16	148	274	76	52	7	414
Sep qtr 16	77	264	28	11	6	403
Dec qtr 16	105	242	40	8	1	393
South-east sub-region						
Mar qtr 16	246	505	80	38	21	387
Jun qtr 16	282	481	142	35	10	391
Sep qtr 16	163	348	77	11	3	396
Dec qtr 16	71	144	30	28	5	391
South-west sub-region						
Mar qtr 16	146	160	16	15	4	344
Jun qtr 16	269	397	59	17	15	368
Sep qtr 16	366	503	70	29	9	360
Dec qtr 16	162	315	31	16	8	374
Peel Region Scheme²						
Mar qtr 16	1	81	25	48	7	499
Jun qtr 16	42	174	74	19	11	463
Sep qtr 16	37	75	33	18	4	562
Dec qtr 16	23	92	33	67	20	507
Metropolitan¹						
Mar qtr 16	718	1,218	228	134	104	385
Jun qtr 16	1,330	1,977	442	171	86	382
Sep qtr 16	982	1,688	302	76	56	379
Dec qtr 16	675	1,247	178	81	54	386
Perth metropolitan region						
Mar qtr 16	717	1,137	203	149	108	384
Jun qtr 16	1,288	1,803	368	190	97	338
Sep qtr 16	945	1,613	269	94	60	377
Dec qtr 16	652	1,155	145	148	74	376
Peel region						
Mar qtr 16	20	132	82	83	9	499
Jun qtr 16	37	111	45	62	61	463
Sep qtr 16	34	116	98	145	75	432
Dec qtr 16	23	92	33	67	20	507

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 16	0	0	0	0	0	NA
Jun qtr 16	6	0	0	0	3	NA
Sep qtr 16	21	11	0	5	4	NA
Dec qtr 16	0	2	0	2	0	NA
Central regions						
Mar qtr 16	9	26	3	2	1	423
Jun qtr 16	7	39	24	23	5	508
Sep qtr 16	4	5	9	0	24	2,045
Dec qtr 16	13	8	2	1	2	NA
Wheatbelt region						
Mar qtr 16	0	0	0	0	1	NA
Jun qtr 16	9	32	3	0	9	409
Sep qtr 16	0	0	0	0	1	NA
Dec qtr 16	0	0	0	0	9	NA
South West region						
Mar qtr 16	11	106	79	81	7	530
Jun qtr 16	15	40	18	39	44	620
Sep qtr 16	9	100	89	140	45	593
Dec qtr 16	9	36	37	5	10	513

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

Final approvals by lot size range – Metropolitan¹

Final approvals by lot size range – Balance of State

¹ The metropolitan region is made up of Metropolitan Region Scheme area and Peel Region Scheme area, as defined by Directions 2031.

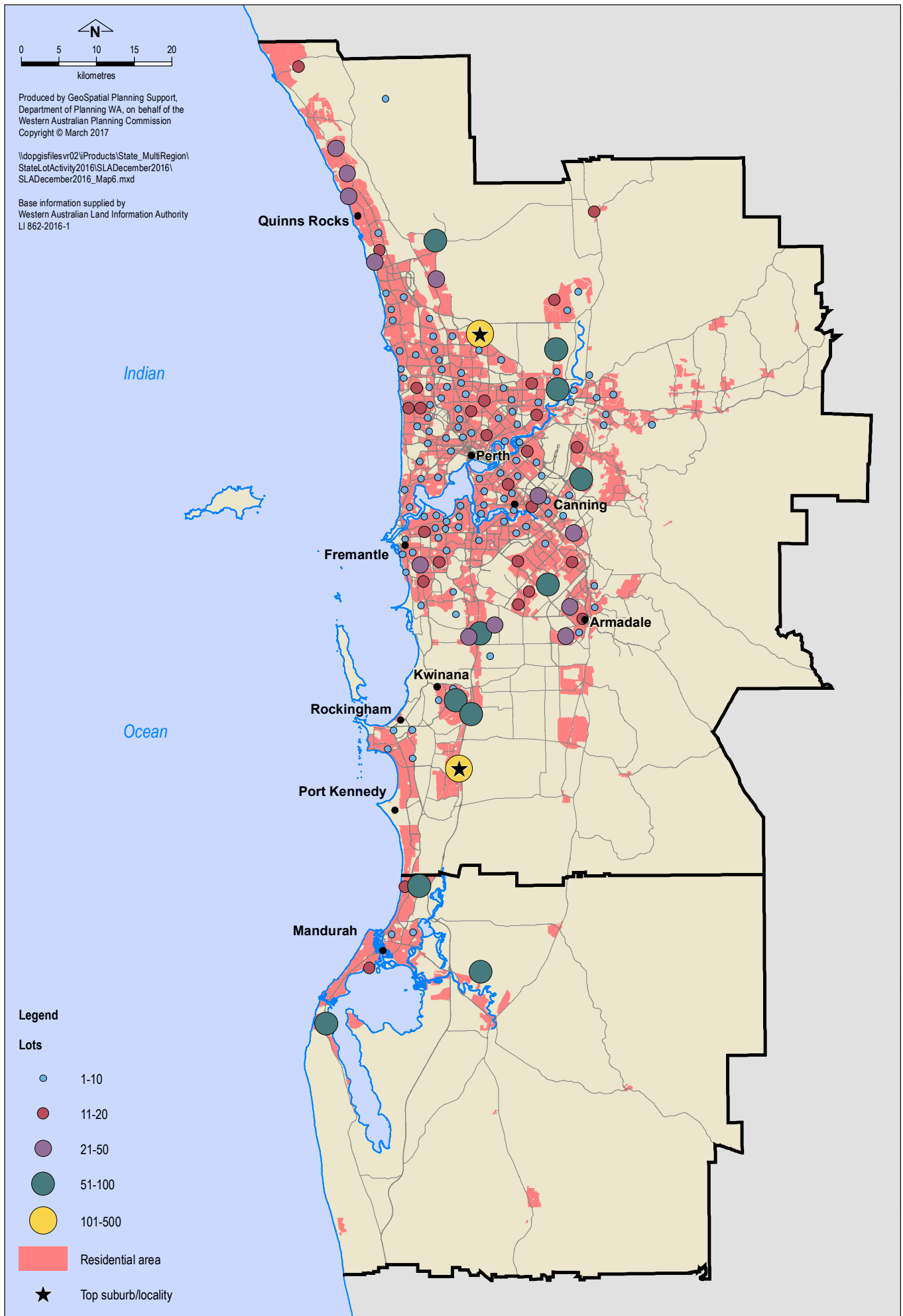
² The Peel Region Scheme includes the City of Mandurah and the shires of Murray and Waroona.

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

4 Residential final approvals by suburb

Suburb	July 2016 to Dec 2016	Dec 2016 quarter	Quarter rank	Suburb	July 2016 to Dec 2016	Dec 2016 quarter	Quarter rank	Suburb	July 2016 to Dec 2016	Dec 2016 quarter	Quarter rank
Perth metropolitan region											
Alexander Heights	2	2	108	Hilbert	150	41	16	Sorrento	8	6	67
Alfred Cove	14	6	67	Hillarys	2	0	-	South Fremantle	10	7	63
Alkimos	46	24	23	Hillman	2	2	108	South Lake	4	0	-
Applecross	9	2	108	Hilton	8	0	-	South Perth	26	8	54
Ardross	15	4	87	Hocking	58	0	-	Southern River	92	62	7
Armadale	31	12	44	Inglewood	3	0	-	Spearwood	32	14	39
Ascot	2	2	108	Innaloo	12	5	79	St James	15	2	108
Ashby	6	0	-	Jindalee	46	46	15	Stirling	28	8	54
Ashfield	2	0	-	Joondalup	4	0	-	Subiaco	2	2	108
Attadale	2	2	108	Joondanna	3	3	102	Success	41	0	-
Aubin Grove	127	63	5	Kalamunda	1	0	-	Swan View	10	10	51
Aveley	62	62	7	Kallaroo	2	2	108	Swanbourne	2	0	-
Balcatta	12	8	54	Kardinya	16	6	67	Tamala Park	12	12	44
Baldivis	268	128	1	Karrinyup	20	15	35	The Vines	7	7	63
Balga	29	6	67	Kelmscott	9	2	108	Thornlie	15	2	108
Ballajura	10	6	67	Kenwick	5	2	108	Tuart Hill	7	4	87
Banjup	37	37	17	Kewdale	11	6	67	Two Rocks	123	13	42
Banksia Grove	103	61	9	Kingsley	4	2	108	Victoria Park	11	5	79
Bassendean	27	14	39	Koondoola	2	0	-	Viveash	1	1	149
Bateman	2	0	-	Koongamia	2	2	108	Waikiki	2	2	108
Bayswater	43	19	28	Landsdale	136	106	2	Wandi	75	8	54
Beaconsfield	14	4	87	Langford	2	0	-	Warnbro	11	0	-
Beckenham	60	9	52	Lathlain	1	0	-	Warwick	3	3	102
Bedford	27	7	63	Leederville	6	4	87	Watermans Bay	6	2	108
Beechboro	23	17	31	Leeming	2	0	-	Wattle Grove	5	5	79
Beeliiar	5	5	79	Lesmurdie	3	0	-	Wellard	365	92	3
Belmont	27	15	35	Lynwood	13	9	52	Wembley	6	4	87
Bentley	18	8	54	Maddington	33	27	22	Wembley Downs	19	6	67
Bicton	4	2	108	Madeley	37	2	108	West Leederville	2	0	-
Booragoon	9	2	108	Manning	10	6	67	Westminster	10	1	149
Brabham	121	59	10	Marmion	2	0	-	White Gum Valley	8	0	-
Brentwood	4	0	-	Maylands	4	2	108	Willagee	8	4	87
Brookdale	4	2	108	Medina	5	0	-	Wilson	17	5	79
Bull Creek	2	2	108	Melville	28	8	54	Woodbridge	2	2	108
Bullsbrook	17	17	31	Middle Swan	8	4	87	Woodlands	8	4	87
Burns Beach	29	22	25	Midland	6	0	-	Woodvale	3	3	102
Byford	113	0	-	Midvale	51	51	12	Yanchep	9	8	54
Calista	2	2	108	Mirrabooka	2	0	-	Yangebup	76	2	108
Camillo	2	0	-	Morley	87	28	20	Yokine	24	14	39
Canning Vale	16	11	48	Mosman Park	5	3	102				
Cannington	24	15	35	Mount Claremont	2	2	108				
Carlisle	15	5	79	Mount Hawthorn	2	2	108				
Caversham	78	63	5	Mount Lawley	21	11	48				
Churchlands	4	4	108	Mount Nasura	6	4	87				
Claremont	8	5	79	Mount Pleasant	8	0	-				
Clarkson	2	2	108	Mullaloo	19	6	67				
Cloverdale	11	1	149	Mundaring	4	0	-				
Como	9	2	108	Munster	46	4	87				
Coogee	4	0	-	Myaree	2	2	108				
Coolbellup	75	16	34	Nedlands	3	1	149				
Cottesloe	6	6	67	Nollamara	11	8	54				
Craigie	2	0	-	Noranda	11	2	108				
Dayton	120	2	108	North Beach	6	4	87				
Dianella	41	17	31	North Coogee	1	1	149				
Doubleview	26	12	44	North Fremantle	2	0	-				
Duncraig	6	4	87	North Perth	11	1	149				
East Cannington	40	2	108	Ocean Reef	10	4	87				
East Fremantle	1	0	-	Orelia	2	2	108				
East Perth	2	0	-	Padbury	8	0	-				
East Victoria Park	34	15	35	Palmyra	20	12	44				
Eden Hill	2	2	108	Parkwood	2	2	108				
Eglington	30	30	19	Parmelia	58	58	11				
Ellenbrook	22	11	48	Pearsall	13	0	-				
Embleton	16	4	87	Perth	3	0	-				
Floreat	2	2	108	Piara Waters	147	19	28				
Forrestfield	67	51	12	Port Kennedy	50	0	-				
Fremantle	9	2	108	Queens Park	37	35	18				
Glen Forrest	5	5	79	Quinns Rocks	7	0	-				
Golden Bay	40	0	-	Redcliffe	7	0	-				
Gooseberry Hill	3	0	-	Riverton	17	8	54				
Gosnells	42	20	26	Rivervale	28	7	63				
Greenmount	5	0	-	Rockingham	23	6	67				
Greenwood	13	6	67	Rossmoyne	8	0	-				
Gwelup	2	2	108	Safety Bay	5	3	102				
Hamersley	6	2	108	Salter Point	5	3	102				
Hamilton Hill	58	23	24	Scarborough	49	20	26				
Hammond Park	78	66	4	Secret Harbour	1	0	-				
Harrisdale	42	18	30	Seville Grove	51	47	14				
Haynes	62	0	-	Shenton Park	2	0	-				
Heathridge	6	4	87	Shoalwater	5	0	-				
Helena Valley	1	1	149	Sinagra	29	28	20				
High Wycombe	22	13	42	Singleton	13	0	-				
Total Perth metropolitan region									5,048	2,089	
Peel Region Scheme											
Dawesville	65	59	3	Halls Head	6	0	-	Ravenswood	64	64	1
Dudley Park	3	0	-	Lakelands	64	64	1	South Yunderup	77	0	-
Erskine	53	19	4	Madora Bay	43	14	5	Wannanup	2	0	-
Greenfields	9	9	6	Mandurah	16	6	7				
Total Peel Region Scheme									402	235	
Total Perth metropolitan region and Peel Region Scheme									5,450	2,324	

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 2016

	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 2016	Proposed lots	Proposed lots up to end of Dec 2016	Lots
Metropolitan¹					
Central sub-region	0	0	0	0	0
North-west sub-region	4	4	0	12	9
North-east sub-region	21	39	9	324	23
South-east sub-region	8	14	35	202	14
South-west sub-region	12	42	3	38	3
Peel Region Scheme ²	34	34	49	279	6
Total metropolitan¹	79	133	96	855	55
State planning region					
Perth	45	99	47	576	49
Peel ³	36	38	49	298	6
Sub-total	81	137	96	874	55
Rest of the State					
Gascoyne	0	0	0	2	3
Goldfields-Esperance	0	0	0	162	7
Great Southern	10	10	77	298	0
Kimberley	0	0	0	28	0
Mid West	0	0	6	162	2
Pilbara	0	0	0	136	0
South West	107	185	13	458	16
Wheatbelt	29	105	163	935	5
Sub-total	146	300	259	2,181	33
Total State	227	437	355	3,055	88

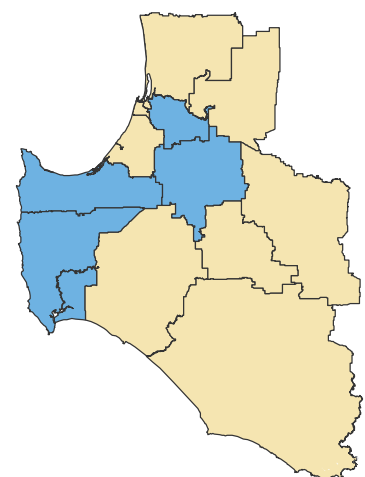
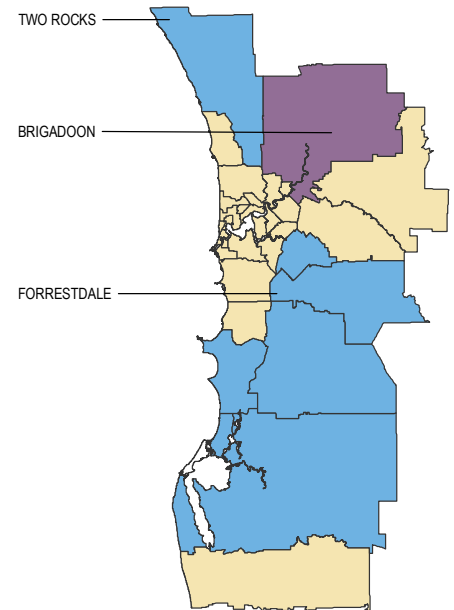
5.2 Final approval activity, top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Brigadoon	22	1	Pink Lake	7
2	Forrestdale	8			
3	Two Rocks	7			

* Five lots or more

Metropolitan¹

Regionals



Final approvals by local government - lots

1-10

+21

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 Directions 2031.

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

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

6 Commercial activity

6.1 Regional summary: December quarter 2016

	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 2016	Proposed lots	Proposed lots up to end of Dec 2016	Lots
Metropolitan¹					
Central sub-region	32	18	12	112	3
North-west sub-region	4	4	3	41	7
North-east sub-region	2	1	9	22	0
South-east sub-region	0	12	7	24	2
South-west sub-region	27	31	2	48	3
Peel Region Scheme ²	3	0	1	10	3
Total metropolitan¹	68	66	34	257	18
State planning region					
Perth	65	66	33	247	15
Peel ³	3	0	1	10	3
Sub-total	68	66	34	257	18
Rest of the State					
Gascoyne	0	0	0	0	0
Goldfields-Esperance	1	1	0	13	0
Great Southern	0	0	3	8	2
Kimberley	0	0	0	24	0
Mid West	8	8	0	7	1
Pilbara	0	0	0	113	0
South West	5	5	8	60	4
Wheatbelt	0	0	0	10	1
Sub-total	14	14	11	235	8
Total State	82	80	45	492	26

6.2 Final approval activity, top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Bellevue	5	No top lots during the quarter		

* Five lots or more

Metropolitan¹

Regionals

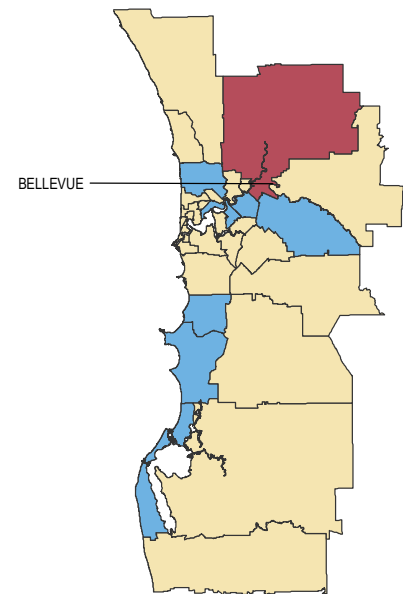
NOTE: NO REGIONAL PIE CHART FOR COUNTRY REGION IN THIS QUARTER

Green title lots versus strata lots

¹ The metropolitan region is made up of Metropolitan Region Scheme area and Peel Region Scheme area, as defined by Directions 2031.

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

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



Final approvals by local government - lots

- 1-5
- 6+
- No final approvals

Note: Top suburbs and localities identified where relevant

7 Industrial activity

7.1 Regional summary: December quarter 2016

	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 2016	Proposed lots	Proposed lots up to end of Dec 2016	Lots
Metropolitan¹					
Central sub-region	0	0	8	178	16
North-west sub-region	33	24	11	204	15
North-east sub-region	0	5	0	19	0
South-east sub-region	0	23	64	108	1
South-west sub-region	4	6	7	51	1
Peel Region Scheme ²	0	0	0	79	1
Total metropolitan¹	37	58	90	639	34
State planning region					
Perth	37	58	90	560	33
Peel ³	0	0	0	79	1
Sub-total	37	58	90	639	34
Rest of the State					
Gascoyne	0	0	2	4	0
Goldfields-Esperance	5	7	2	15	0
Great Southern	10	10	5	47	4
Kimberley	0	0	0	153	0
Mid West	0	0	2	46	0
Pilbara	0	0	3	152	3
South West	5	92	10	227	3
Wheatbelt	11	11	2	120	1
Sub-total	31	120	26	764	11
Total State	68	178	116	1,403	45

7.2 Final approval activity, top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Wangara	15	No top lots during the quarter		
2	Canning Vale	8			

* Five lots or more

Metropolitan¹

Regionals

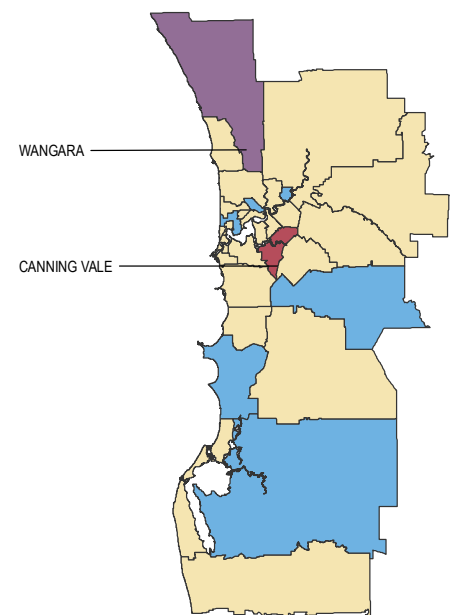
NOTE: NO REGIONAL PIE CHART FOR COUNTRY REGION IN THIS QUARTER

Green title lots versus strata lots

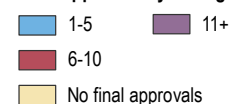
¹ The metropolitan region is made up of Metropolitan Region Scheme area and Peel Region Scheme area, as defined by Directions 2031.

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

³ Peel State Planning region 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

8 Metropolitan local government summary

Dec quarter 2016	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 2016	Proposed lots	Proposed lots up to end of Dec 2016	Lots	Proposed lots	Proposed lots up to end of Dec 2016	Proposed lots	Proposed lots up to end of Dec 2016	Lots
Metropolitan¹										
Central sub-region										
Bassendean (T)	16	24	20	153	16	0	0	0	0	4
Bayswater (C)	74	86	114	818	64	0	0	2	7	0
Belmont (C)	16	30	28	206	31	0	0	1	2	1
Cambridge (T)	11	19	9	98	6	0	0	0	0	0
Canning (C)	355	365	133	921	86	9	9	7	213	9
Claremont (T)	9	7	6	56	5	0	0	0	0	1
Cottesloe (T)	10	14	2	30	6	1	1	0	2	0
East Fremantle (T)	1	3	5	25	0	1	1	1	0	0
Fremantle (C)	28	28	17	203	13	2	3	5	21	3
Melville (C)	111	110	94	561	52	16	16	0	35	1
Mosman Park (T)	0	3	0	19	3	0	0	0	0	0
Nedlands (C)	0	0	6	215	3	0	3	0	0	2
Peppermint Grove (S)	2	2	2	9	0	0	0	0	0	0
Perth (C)	3	5	2	2	0	0	2	0	9	1
South Perth (C)	21	29	13	133	19	1	1	0	2	0
Stirling (C)	226	318	208	1,532	143	17	2	7	16	1
Subiaco (C)	1	1	0	10	2	5	5	3	3	2
Victoria Park (T)	33	39	37	245	25	2	2	3	9	2
Vincent (C)	29	30	17	155	16	2	2	1	4	6
Total	946	1,113	713	5,391	490	56	47	30	323	33
North-west sub-region										
Joondalup (C)	139	117	126	794	62	4	4	14	14	3
Wanneroo (C)	410	682	394	13,227	334	54	53	26	343	54
Total	549	799	520	14,021	396	58	57	40	357	57
North-east sub-region										
Kalamunda (S)	33	26	123	652	69	4	4	2	2	5
Mundaring (S)	9	60	5	403	14	10	16	10	145	4
Swan (C)	344	544	556	7,496	308	18	47	24	376	48
Total	386	630	684	8,551	391	32	67	36	523	57
South-east sub-region										
Armadale (C)	615	633	528	6,002	145	25	56	35	176	20
Gosnells (C)	254	417	140	2,118	133	9	2	38	68	9
Serpentine-Jarrahdale (S)	86	294	430	2,616	0	8	11	42	215	6
Total	955	1,344	1,098	10,736	278	42	69	115	459	35
South-west sub-region										
Cockburn (C)	225	630	139	5,552	231	39	58	9	76	12
Kwinana (C)	128	154	586	4,631	162	5	5	13	60	7
Rockingham (C)	421	818	550	6,929	141	17	38	8	84	12
Total	774	1,602	1,275	17,112	534	61	101	30	220	31
Peel Region Scheme²										
Mandurah (C)	26	20	442	3,495	171	5	2	5	44	11
Murray (S)	270	317	114	1,638	64	37	40	24	347	8
Waroona (S)	2	2	0	2	0	3	3	29	61	0
Total	298	339	556	5,135	235	45	45	58	452	19
Total Perth metropolitan region and Peel Region Scheme										
	3,908	5,827	4,846	60,946	2,324	294	386	309	2,334	232

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 Directions 2031.

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

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

9 Balance of the State and selected local government summary

Dec quarter 2016	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 2016	Proposed lots	Proposed lots up to end of Dec 2016	Lots	Proposed lots	Proposed lots up to end of Dec 2016	Proposed lots	Proposed lots up to end of Dec 2016	Lots
Balance of State										
Gascoyne										
Carnarvon (S)	0	0	0	52	0	0	0	2	32	3
Exmouth (S)	0	0	0	53	0	0	0	2	6	0
Remaining local governments	0	0	0	0	0	0	0	0	2	0
Total	0	0	0	105	0	0	0	4	40	3
Goldfields-Esperance										
Esperance (S)	4	3	1	265	0	8	8	0	32	10
Kalgoorlie-Boulder (C)	6	6	0	389	18	1	3	2	19	0
Remaining local governments	0	0	0	36	0	0	0	0	228	2
Total	10	9	1	690	18	9	11	2	279	12
Great Southern										
Albany (C)	0	97	281	1,269	12	31	50	26	258	14
Remaining local governments	1	26	3	736	3	3	8	74	317	7
Total	1	123	284	2,005	15	34	58	100	575	21
Kimberley										
Broome (S)	10	0	10	522	2	0	0	0	155	4
Wyndham-East Kimberley (S)	14	2	12	14	0	0	0	0	74	0
Remaining local governments	2	0	0	193	0	0	0	0	25	0
Total	24	2	22	729	2	0	0	0	254	4
Mid West										
Greater Geraldton (C)	2	2	51	2,538	8	12	12	7	331	3
Irwin (S)	1	1	4	18	0	1	1	4	96	0
Remaining local governments	0	0	0	39	0	4	4	2	45	7
Total	3	3	55	2,595	8	17	17	13	472	10
Pilbara										
Karratha (C)	0	0	0	418	0	0	0	0	419	6
Port Hedland (T)	0	0	164	409	0	0	0	5	266	2
Remaining local governments	0	0	0	757	2	1	3	1	554	8
Total	0	0	164	1,166	2	1	3	6	820	10
South West										
Augusta-Margaret River (S)	54	7	57	764	0	43	130	8	189	11
Bunbury (C)	33	33	8	290	16	2	2	4	69	9
Busselton (C)	15	12	22	1,615	41	90	93	12	188	16
Capel (S)	31	31	17	519	1	0	0	11	126	8
Dardanup (S)	0	0	6	526	2	35	35	2	90	2
Harvey (S)	10	311	30	1,386	23	70	145	8	241	3
Remaining local governments	7	101	5	249	0	16	16	19	310	4
Total	150	495	145	5,349	83	256	421	64	1,213	53
Wheatbelt										
Beverley (S)	0	0	0	2	0	16	16	0	14	4
Chittering (S)	0	0	0	134	0	2	78	105	354	0
Gingin (S)	0	0	3	1,956	0	4	316	4	27	2
Northam (S)	5	8	0	280	0	13	13	91	632	3
Toodyay (S)	24	24	0	207	0	5	5	0	16	6
York (S)	2	10	0	10	0	0	0	2	48	0
Remaining local governments	9	9	8	149	9	91	78	26	209	20
Total	40	51	11	2,738	9	131	506	228	1,300	35
Peel region - balance										
Boddington (S)	0	0	0	7	0	2	6	2	21	5
Balance of State	228	683	682	15,384	137	450	1,022	419	4,974	153

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
2005/06	38,917	23,429	24,132	15,506	27,463	17,365	11,454	6,064
2006/07	34,051	24,303	17,993	14,791	21,325	16,514	12,726	7,789
2007/08	32,797	21,165	17,991	12,574	19,797	14,110	13,000	7,055
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
July 2016 to December 2016	11,769	6,944	9,081	5,476	9,893	5,922	1,876	1,022

10.2 Residential

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2005/06	33,875	20,687	22,291	14,602	25,339	16,303	8,536	4,384
2006/07	29,759	21,087	16,707	13,577	19,846	15,178	9,913	5,909
2007/08	26,913	18,135	16,265	11,720	17,905	13,150	9,008	4,985
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
July 2016 to December 2016	10,597	6,057	8,604	5,048	9,336	5,450	1,261	607

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
2005/06	2,353	1280	529	307	613	383	1,740	897
2006/07	1,470	1599	382	511	393	601	1,077	998
2007/08	2,438	1129	545	183	567	214	1,871	915
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
July 2016 to December 2016	469	245	112	87	167	95	302	150

10.4 Industrial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2005/06	878	490	570	308	651	318	227	172
2006/07	829	562	394	384	397	387	432	175
2007/08	1,160	662	695	350	753	354	407	308
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
July 2016 to December 2016	156	71	113	56	113	57	43	14

■ 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
2005/06	406	193	314	143	331	155	75	38
2006/07	379	249	233	148	247	153	132	96
2007/08	262	222	154	144	169	155	93	67
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
July 2016 to December 2016	102	55	79	32	82	38	20	17

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
2005/06	1,405	779	428	146	529	206	876	573
2006/07	1,614	806	277	171	442	195	1,172	611
2007/08	2,024	1,017	332	177	403	237	1,621	780
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
July 2016 to December 2016	445	516	173	253	195	282	250	234

■ conditional approvals ■ final approvals

¹ The metropolitan region is made up of Metropolitan Region Scheme area and Peel Region Scheme area, as defined by Directions 2031.

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

³ Peel State Planning region 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.
4. Country region statistics include lots produced by the State Land Services of the Department of Planning (formerly done by the Department of Land Information).

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 9000.

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
- Town 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
- Town 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 planning region

- 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.

Regionals

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