



Department of Planning, Lands and Heritage

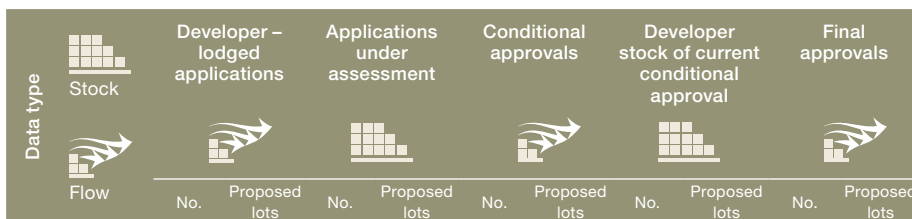


1 State summary

- During the December 2017 quarter the number of developer-lodged applications totalled 581 for residential purposes and 140 for non-residential purposes across Western Australia. This represents an increase of 13 per cent and nine per cent respectively, from the previous quarter (September).
- The number of proposed residential lots among the received applications decreased by 23 per cent from the previous quarter to 4,977. The number of proposed non-residential increased by 23 per cent over the same quarter to 544.
- By the end of December, the number of proposed lots under assessment totalled 8,579 for residential lots and 1,061 for non-residential lots. This represents a decrease of 13 per cent from the previous quarter for residential and an increase of four per cent for non-residential.
- The number of residential conditional approvals during the quarter increased by seven per cent to 4,644; whereas the number of non-residential conditional approvals declined by 57 per cent to 412.
- At the end of December, the developer stock of proposed residential lots and non-residential lots in conditionally approved applications was three per cent and nine per cent lower than the previous quarter, decreasing to 69,423 and 5,892, respectively
- The number of final approvals for residential lots and non-residential lots increased by 20 per cent and 54 per cent, respectively, to 3,191 and 559 between September and December.

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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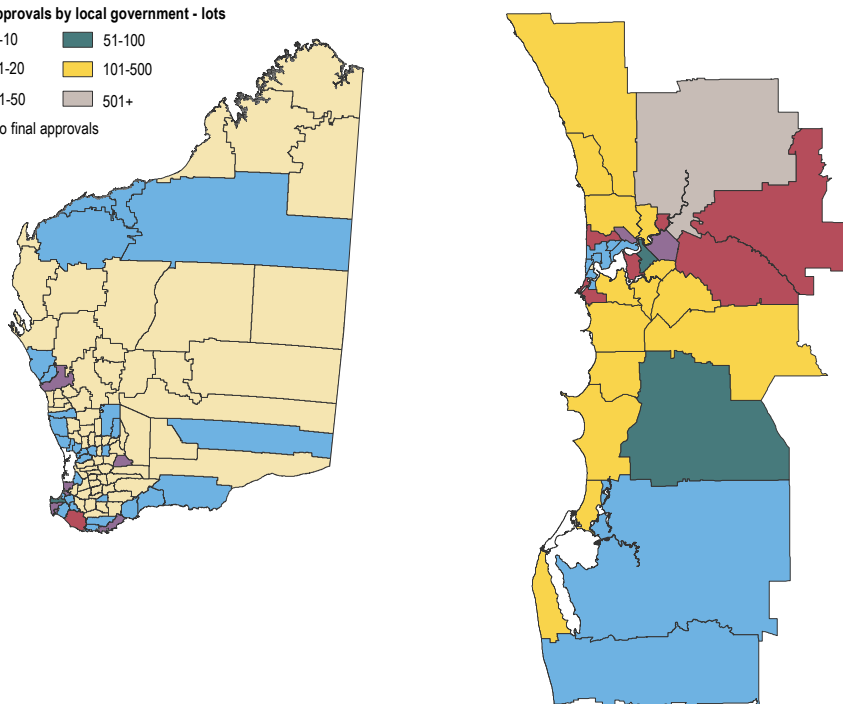


Residential										
	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots
Sept qtr 2017	515	6,479	545	9,885	522	4,345	4,021	71,351	482	2,670
Dec qtr 2017	581	4,977	583	8,579	500	4,644	3,889	69,423	535	3,191
July 2017 to December 2017	1,096	11,456			1,022	8,989			1,017	5,861
Change between quarters	↗ 13%	↘ -23%	↗ 7%	↘ -13%	↘ -4%	↗ 7%	↘ -3%	↘ -3%	↗ 11%	↗ 20%

Non-residential										
	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots
Sept qtr 2017	128	441	170	1,017	155	953	735	6,452	164	362
Dec qtr 2017	140	544	178	1,061	147	412	711	5,892	221	559
July 2017 to December 2017	268	985			302	1,365			385	921
Change between quarters	↗ 9%	↗ 23%	↗ 5%	↗ 4%	↘ -5%	↘ -57%	↘ -3%	↘ -9%	↗ 35%	↗ 54%

1.1 Final approval activity December quarter 2017

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 2017

	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 2017	Proposed lots	Proposed lots up to end of Dec 2017	Lots
Metropolitan¹					
Central sub-region	907	962	860	5,379	645
North-west sub-region	1,656	1,711	1,250	12,822	402
North-east sub-region	837	1,301	785	8,238	517
South-east sub-region	455	874	434	10,638	672
South-west sub-region	693	2,352	711	15,688	594
Peel Region Scheme ²	20	542	300	4,843	141
Total metropolitan¹	4,568	7,742	4,340	57,608	2,971
State planning region					
Perth	4,548	7,200	4,040	52,765	2,830
Peel ³	20	542	300	4,846	141
Sub-total	4,568	7,742	4,340	57,611	2,971
Rest of the State					
Gascoyne	2	8	0	74	0
Goldfields-Esperance	8	25	1	370	2
Great Southern	33	29	17	1,200	20
Kimberley	0	65	9	621	0
Mid West	46	44	1	2,331	31
Pilbara	4	4	3	463	10
South West	310	643	233	4,202	154
Wheatbelt	6	19	40	2,551	3
Sub-total	409	837	304	11,812	220
Total State	4,977	8,579	4,644	69,423	3,191

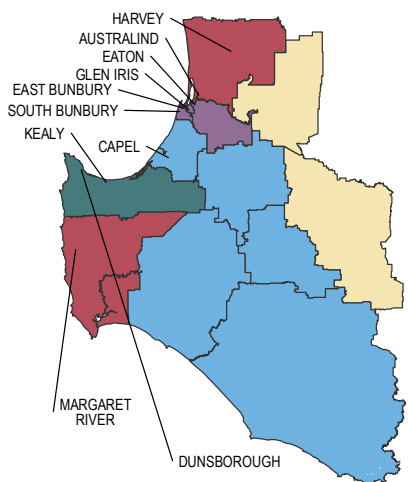
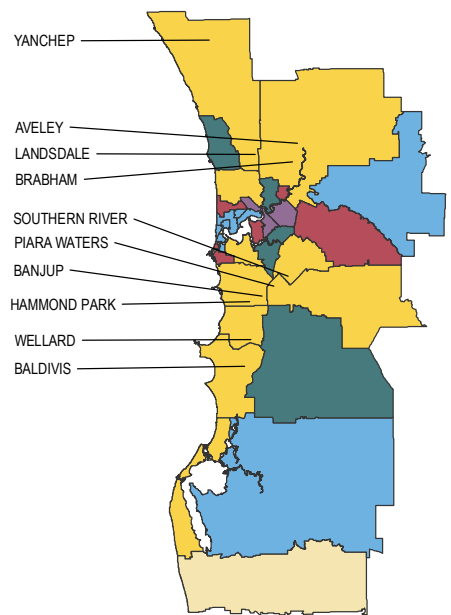
2.2 Final approval activity, top suburbs and localities

Rank	Metropolitan ¹	Lots	Rank	Balance of State	Lots
1	Piara Waters	266	1	Dunsborough	41
2	Brabham	128	2	Wandina	31
3	Southern River	118	3	Eaton	21
4	Yanchep	115	4	Australind	13
5	Baldivis	110	5	Kealy	12
6	Aveley	106	6	Margaret River	11
7	Wellard	92	7	Mira Mar	10
8	Hammond Park	91	8	Glen Iris	9
9	Banjup	75	9	East Bunbury/Harvey/ South Bunbury	7
10	Landsdale	74	10	Capel/Millars Well	5

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						
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	3,264	5,104	855	339	226	377
2017/18						
Sep qtr	708	1,220	230	100	54	381
Dec qtr	968	1,512	241	179	56	377

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						
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	76	354	288	375	184	571
2017/18						
Sep qtr	74	73	61	52	35	501
Dec qtr	49	57	28	58	26	508

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 17	211	237	62	24	11	363
Jun qtr 17	206	229	45	27	16	357
Sep qtr 17	185	233	53	31	17	362
Dec qtr 17	262	272	57	43	11	354
North-east sub-region						
Mar qtr 17	93	198	61	22	35	430
Jun qtr 17	136	134	7	11	13	336
Sep qtr 17	107	301	39	20	29	399
Dec qtr 17	146	291	37	32	11	385
North-west sub-region						
Mar qtr 17	161	95	11	12	6	299
Jun qtr 17	32	105	14	34	10	414
Sep qtr 17	110	258	59	18	2	401
Dec qtr 17	130	209	32	23	8	381
South-east sub-region						
Mar qtr 17	132	188	42	18	12	374
Jun qtr 17	241	365	48	23	7	365
Sep qtr 17	158	221	47	18	2	374
Dec qtr 17	243	356	37	16	20	361
South-west sub-region						
Mar qtr 17	197	342	28	2	5	365
Jun qtr 17	112	174	28	9	1	382
Sep qtr 17	132	178	17	13	4	356
Dec qtr 17	172	299	52	65	6	396
Peel Region Scheme²						
Mar qtr 17	41	42	21	11	1	396
Jun qtr 17	45	60	8	2	30	410
Sep qtr 17	16	29	15	14	3	462
Dec qtr 17	15	85	26	7	8	442
Metropolitan¹						
Mar qtr 17	835	1,102	225	78	69	371
Jun qtr 17	772	1,067	150	104	47	368
Sep qtr 17	708	1,220	230	100	54	381
Dec qtr 17	968	1,512	241	179	56	377
Perth metropolitan region						
Mar qtr 17	794	1,060	204	89	70	370
Jun qtr 17	727	1,007	142	106	77	367
Sep qtr 17	692	1,191	215	114	57	379
Dec qtr 17	953	1,427	215	186	64	374
Peel region						
Mar qtr 17	41	42	21	11	1	396
Jun qtr 17	45	60	8	2	30	410
Sep qtr 17	16	29	15	14	3	462
Dec qtr 17	15	85	26	7	8	442

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 17	0	36	4	21	2	492
Jun qtr 17	0	8	11	3	0	525
Sep qtr 17	0	0	0	0	0	0
Dec qtr 17	7	3	0	0	0	291
Central regions						
Mar qtr 17	3	3	3	3	1	NA
Jun qtr 17	2	2	2	1	2	NA
Sep qtr 17	1	4	1	0	1	417
Dec qtr 17	0	2	1	30	0	936
Wheatbelt region						
Mar qtr 17	0	5	2	3	1	NA
Jun qtr 17	2	2	0	4	16	1,138
Sep qtr 17	0	6	2	5	0	525
Dec qtr 17	0	0	0	1	2	NA
South West region						
Mar qtr 17	8	65	65	100	53	634
Jun qtr 17	5	69	55	75	10	548
Sep qtr 17	73	63	58	47	33	501
Dec qtr 17	42	52	27	27	24	477

NA: 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.

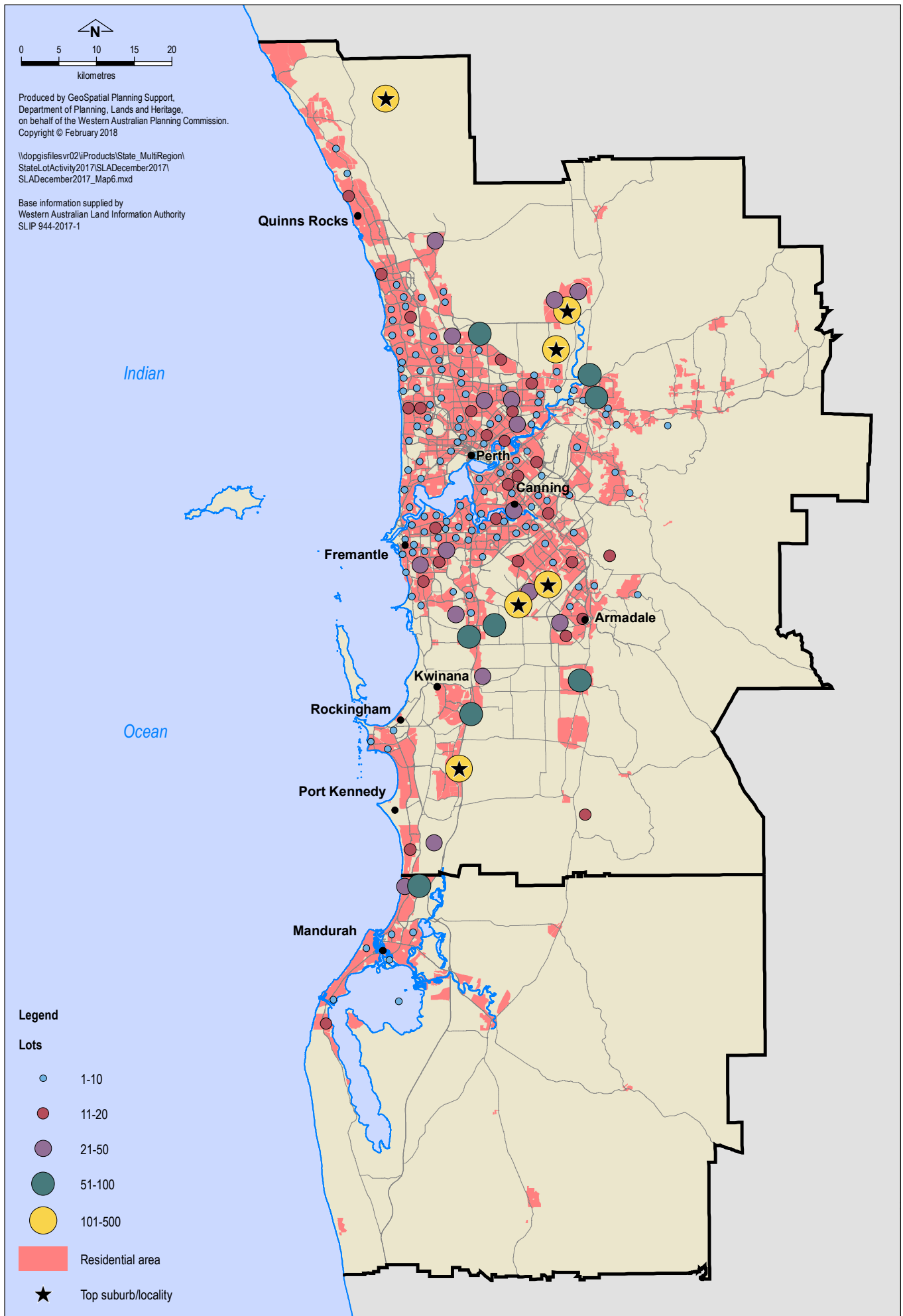
² The Peel Region Scheme includes the City of Mandurah and the shires of Murray and Waroona.

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 2017 to Dec 2017	Dec 2017 quarter	Quarter rank	Suburb	July 2017 to Dec 2017	Dec 2017 quarter	Quarter rank	Suburb	July 2017 to Dec 2017	Dec 2017 quarter	Quarter rank
Perth metropolitan region											
Alexander Heights	2	2	135	Hammond Park	127	91	8	Roleystone	4	2	135
Alfred Cove	4	4	106	Harrisdale	40	40	19	Rossmoyne	12	4	106
Alkimos	32	3	126	Haynes	45	34	21	Safety Bay	6	6	87
Anketell	39	39	20	Heathridge	12	8	64	Salter Point	6	4	106
Applecross	10	2	135	High Wycombe	26	7	76	Scarborough	27	18	32
Ardross	5	0	-	Highgate	1	1	175	Serpentine	13	13	46
Armadale	15	13	46	Hilbert	13	13	46	Seville Grove	11	4	106
Ascot	2	0	-	Hillarys	7	7	76	Shelley	15	15	40
Ashfield	4	4	106	Hilton	20	10	55	Shenton Park	2	2	135
Attadale	4	2	135	Hocking	70	4	106	Shoalwater	2	2	135
Aveley	128	106	6	Huntingdale	6	6	87	Sinagra	17	0	-
Balcatta	15	0	-	Iluka	18	18	32	Sorrento	4	2	135
Baldivis	225	110	5	Inglewood	9	6	87	South Fremantle	2	2	135
Balga	18	8	64	Innaloo	9	6	87	South Guildford	174	0	-
Ballajura	16	14	43	Jindalee	62	12	49	South Perth	5	3	126
Banjup	110	75	9	Jolimont	30	0	-	Southern River	136	118	3
Banksia Grove	44	44	14	Joondalup	2	0	-	Spearwood	27	16	37
Bassendean	13	4	106	Joondanna	9	9	58	St James	11	5	97
Bateman	14	8	64	Kalamunda	16	7	76	Stirling	7	2	135
Bayswater	53	32	22	Kallaroo	14	8	64	Subiaco	9	4	106
Beaconsfield	6	2	135	Kardinya	47	41	18	Success	13	6	87
Beckenham	108	19	29	Karnup	42	42	17	Swanbourne	2	2	135
Bedford	10	2	135	Karrinyup	10	8	64	The Vines	43	43	16
Beechboro	28	12	49	Kelmscott	15	8	64	Thornlie	13	7	76
Beellar	36	28	27	Kenwick	2	0	-	Trebeby	2	0	-
Beldon	2	2	135	Kewdale	6	2	135	Trigg	4	2	135
Belmont	4	4	106	Kingsley	5	3	126	Tuart Hill	2	0	-
Bennett Springs	57	3	126	Koondoola	4	0	-	Victoria Park	7	7	76
Bentley	9	0	-	Koongamia	2	2	135	Viveash	11	8	64
Bibra Lake	2	0	-	Landsdale	137	74	10	Waikiki	21	0	-
Bicton	9	7	76	Langford	7	2	135	Walliston	2	2	135
Booragoon	10	7	76	Lathlain	8	4	106	Wanneroo	5	5	97
Boya	5	3	126	Leederville	12	9	58	Warwick	9	6	87
Brabham	131	128	2	Leeming	9	5	97	Watermans Bay	4	2	135
Brentwood	2	2	135	Lockridge	4	2	135	Wattle Grove	21	2	135
Bull Creek	6	0	-	Lynwood	14	7	76	Wellard	132	92	7
Burns Beach	13	0	-	Maddington	29	9	58	Wembley	7	0	-
Byford	148	70	11	Madeley	31	31	24	Wembley Downs	18	8	64
Calista	4	0	-	Mahogany Creek	2	2	135	West Leederville	2	2	135
Camillo	2	2	135	Manning	2	0	-	Westminster	6	3	126
Canning Vale	34	11	52	Marangaroo	4	2	135	White Gum Valley	3	2	135
Cannington	11	9	58	Marmion	6	4	106	Willagee	29	4	106
Carine	6	2	135	Martin	19	19	29	Willetton	10	8	64
Carisle	18	11	52	Maylands	13	12	49	Wilson	44	21	28
Caversham	38	6	87	Melville	18	14	43	Winthrop	2	2	135
Churchlands	6	4	106	Middle Swan	62	62	12	Woodbridge	3	3	126
City Beach	9	9	58	Midland	2	2	135	Woodlands	12	4	106
Claremont	10	4	106	Midvale	115	53	13	Yanchep	135	115	4
Clarkson	2	0	-	Mindarie	57	0	-	Yangebup	3	1	175
Cloverdale	24	18	32	Mirrabeeka	2	0	-	Yokine	30	19	29
Cockburn Central	3	3	126	Morley	64	32	22				
Como	16	7	76	Mosman Park	5	5	97				
Connolly	5	5	97	Mount Claremont	7	2	135				
Coogee	9	9	58	Mount Hawthorn	5	2	135				
Coolbellup	30	15	40	Mount Helena	2	0	-				
Cottesloe	3	2	135	Mount Lawley	16	16	37				
Craigie	38	15	40	Mount Nasura	2	0	-				
Darch	5	0	-	Mount Pleasant	34	5	97				
Darling Downs	26	0	-	Mount Richon	15	0	-				
Darlington	2	0	-	Mullaloo	9	4	106				
Dayton	14	4	106	Munster	2	2	135				
Dianella	41	29	25	Myaree	2	2	135				
Doubleview	26	14	43	Nedlands	4	0	-				
Duncraig	9	3	126	Nollamara	4	4	106				
East Cannington	14	8	64	Noranda	12	4	106				
East Fremantle	3	2	135	North Beach	7	6	87				
East Victoria Park	25	17	35	North Coogee	1	1	175				
Eden Hill	6	6	87	North Fremantle	5	0	-				
Edgewater	4	4	106	North Perth	18	7	76				
Eglinton	26	5	97	Ocean Reef	4	0	-				
Ellenbrook	55	44	14	Padbury	17	6	87				
Embleton	25	11	52	Palmyra	6	2	135				
Ferndale	4	0	-	Parkwood	10	8	64				
Forrestfield	44	0	-	Parmelia	31	0	-				
Fremantle	4	2	135	Peppermint Grove	2	0	-				
Girrawheen	3	0	-	Perth	1	1	175				
Golden Bay	17	17	35	Piara Waters	384	266	1				
Gooseberry Hill	2	0	-	Queens Park	17	10	55				
Gosnells	31	16	37	Quinns Rocks	5	5	97				
Greenmount	8	2	135	Redcliffe	3	0	-				
Greenwood	11	5	97	Riverton	27	8	64				
Hamersley	13	2	135	Rivervale	18	7	76				
Hamilton Hill	44	29	25	Rockingham	10	10	55				
Total Perth metropolitan region									5,125	2,830	
Peel Region Scheme											
Dawesville	24	18	3	Lakelands	67	67	1	South Yunderup	13	3	7
Dudley Park	27	4	6	Madora Bay	49	27	2	Wannanup	6	6	5
Falcon	1	0	-	Mandurah	15	10	4				
Greenfields	8	3	7	Meadow Springs	4	0	-				
Halls Head	3	3	7	Ravenswood	1	0	-				
Total Peel Region Scheme									218	141	
Total Perth metropolitan region and Peel Region Scheme									5,343	2,971	

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 2017

	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 2017	Proposed lots	Proposed lots up to end of Dec 2017	Lots
Metropolitan¹					
Central sub-region	0	0	1	2	0
North-west sub-region	0	0	39	51	0
North-east sub-region	4	4	4	243	27
South-east sub-region	15	23	13	179	5
South-west sub-region	13	72	1	14	4
Peel Region Scheme ²	3	0	5	289	1
Total metropolitan¹	35	99	63	778	37
State planning region					
Perth	32	99	58	489	36
Peel ³	3	0	5	310	1
Sub-total	35	99	63	799	37
Rest of the State					
Gascoyne	2	0	2	2	0
Goldfields-Esperance	0	0	0	26	0
Great Southern	0	62	7	239	16
Kimberley	0	0	0	28	0
Mid West	2	2	0	144	6
Pilbara	0	0	0	136	0
South West	52	195	5	251	14
Wheatbelt	0	8	12	767	2
Sub-total	56	267	26	1,593	38
Total State	91	366	89	2,392	75

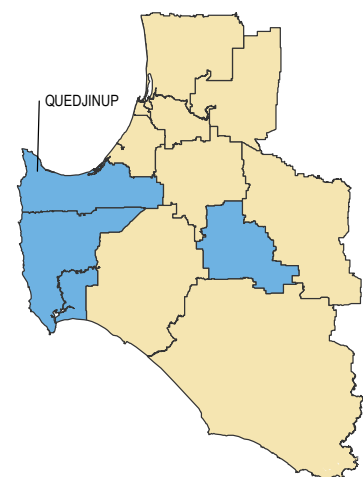
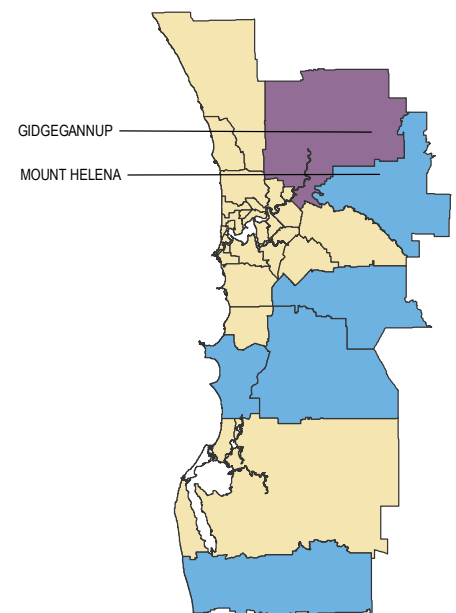
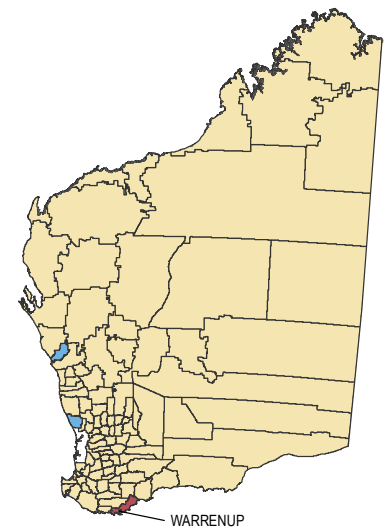
5.2 Final approval activity, top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Gidgegannup	18	1	Warrenup	14
2	Mount Helena	5		Quedjinup	9

* Five lots or more

Metropolitan¹

Regionals



Final approvals by local government - lots

1-10 11-20 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 2017

	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 2017	Proposed lots	Proposed lots up to end of Dec 2017	Lots
Metropolitan¹					
Central sub-region	15	15	5	103	2
North-west sub-region	3	9	5	28	17
North-east sub-region	4	4	8	26	2
South-east sub-region	22	26	5	30	3
South-west sub-region	12	20	6	61	2
Peel Region Scheme ²	0	0	2	8	2
Total metropolitan¹	56	74	31	256	28
State planning region					
Perth	56	74	29	248	26
Peel ³	0	0	2	8	2
Sub-total	56	74	31	256	28
Rest of the State					
Gascoyne	0	0	0	0	0
Goldfields-Esperance	1	1	0	9	0
Great Southern	3	3	2	7	4
Kimberley	2	2	0	24	0
Mid West	0	0	3	7	6
Pilbara	1	1	0	45	2
South West	12	12	2	54	1
Wheatbelt	6	6	2	6	0
Sub-total	25	25	9	152	13
Total State	81	99	40	408	41

6.2 Final approval activity, top suburbs and localities

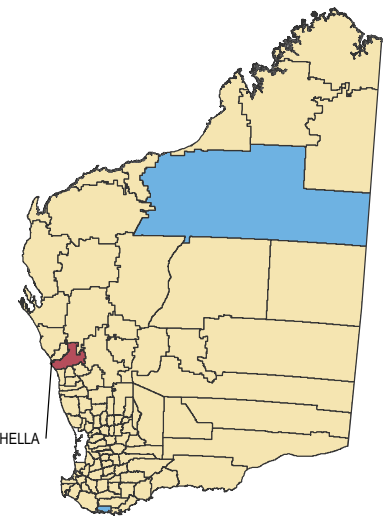
Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Wanneroo	11	1	Wonthella	6

* Five lots or more

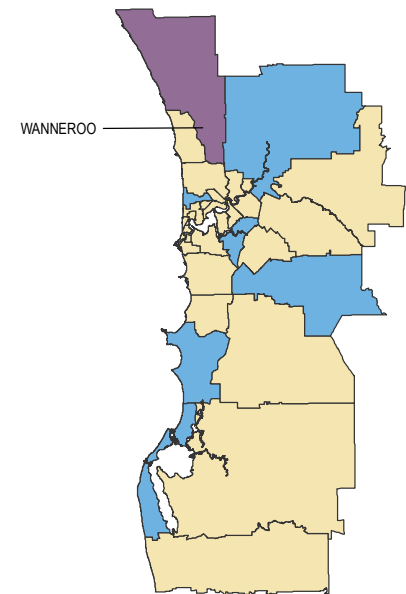
Metropolitan¹

Regionals

Green title lots versus strata lots



WONTHELLA



WANNEROO



Final approvals by local government - lots

1-5 6-10 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 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.

7 Industrial activity

7.1 Regional summary: December quarter 2017

	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 2017	Proposed lots	Proposed lots up to end of Dec 2017	Lots
Metropolitan¹					
Central sub-region	9	12	41	307	8
North-west sub-region	45	24	21	176	1
North-east sub-region	21	26	0	18	1
South-east sub-region	0	0	4	201	2
South-west sub-region	3	7	4	56	3
Peel Region Scheme ²	0	0	0	68	0
Total metropolitan¹	78	69	70	826	15
State planning region					
Perth	78	69	70	758	15
Peel ³	0	0	0	68	0
Sub-total	78	69	70	826	15
Rest of the State					
Gascoyne	0	0	0	2	0
Goldfields-Esperance	0	4	3	18	1
Great Southern	0	2	11	32	1
Kimberley	3	3	34	166	0
Mid West	0	0	1	10	2
Pilbara	10	8	2	104	0
South West	46	133	0	169	1
Wheatbelt	20	18	1	103	2
Sub-total	79	168	52	604	7
Total State	157	237	122	1,430	22

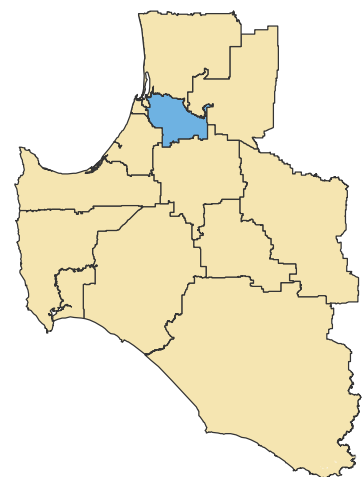
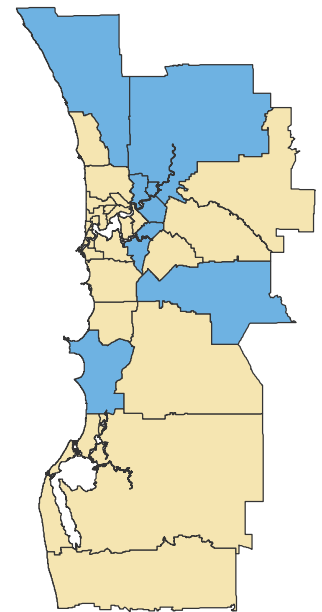
7.2 Final approval activity, top suburbs and localities

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

Metropolitan¹

Regionals

Green title lots versus strata lots



Final approvals by local government - lots

1-5

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.

8 Metropolitan local government summary

Dec quarter 2017	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 2017	Proposed lots	Proposed lots up to end of Dec 2017	Lots	Proposed lots	Proposed lots up to end of Dec 2017	Proposed lots	Proposed lots up to end of Dec 2017	Lots
Metropolitan¹										
Central sub-region										
Bassendean (T)	6	10	8	119	14	0	0	0	0	2
Bayswater (C)	80	82	69	748	99	12	12	40	136	4
Belmont (C)	61	96	44	184	31	0	0	3	6	3
Cambridge (T)	5	5	2	51	11	0	0	0	3	1
Canning (C)	184	197	333	1,083	98	4	7	0	216	6
Claremont (T)	4	4	4	40	4	0	0	0	0	0
Cottesloe (T)	8	6	2	42	2	0	0	0	2	0
East Fremantle (T)	7	7	0	22	2	0	0	0	0	0
Fremantle (C)	29	32	24	206	18	1	1	1	21	0
Melville (C)	128	118	78	545	109	4	4	1	41	2
Mosman Park (T)	3	3	11	26	5	0	0	0	0	0
Nedlands (C)	14	14	5	252	4	0	0	0	2	0
Peppermint Grove (S)	0	0	2	13	0	0	0	0	0	0
Perth (C)	6	6	0	2	1	3	3	5	10	0
South Perth (C)	36	41	15	148	14	0	0	0	2	1
Stirling (C)	207	229	194	1,434	163	8	8	5	14	4
Subiaco (C)	0	0	6	14	6	2	2	0	3	1
Victoria Park (T)	65	44	40	296	42	0	0	8	6	9
Vincent (C)	64	68	23	154	22	1	1	0	6	1
Total	907	962	860	5,379	645	35	38	63	468	34
North-west sub-region										
Joondalup (C)	136	119	104	969	100	1	7	0	14	1
Wanneroo (C)	1,520	1,592	1,146	11,853	302	57	43	79	331	41
Total	1,656	1,711	1,250	12,822	402	58	50	79	345	42
North-east sub-region										
Kalamunda (C)	114	113	56	825	18	14	16	5	8	2
Mundaring (S)	24	85	28	363	7	4	9	0	72	7
Swan (C)	699	1,103	701	7,050	492	34	36	18	286	105
Total	837	1,301	785	8,238	517	52	61	23	366	114
South-east sub-region										
Armadale (C)	192	399	137	5,574	382	24	24	9	217	37
Gosnells (C)	234	446	182	2,209	207	5	9	14	93	9
Serpentine-Jarrahdale (S)	29	29	115	2,855	83	20	28	12	182	10
Total	455	874	434	10,638	672	49	61	35	492	56
South-west sub-region										
Cockburn (C)	532	869	404	5,019	276	16	56	3	56	38
Kwinana (C)	0	916	4	3,837	131	0	2	10	58	11
Rockingham (C)	161	567	303	6,832	187	20	63	7	50	14
Total	693	2,352	711	15,688	594	36	121	20	164	63
Peel Region Scheme²										
Mandurah (C)	18	538	44	3,192	138	6	6	7	53	15
Murray (S)	2	2	256	1,647	3	6	5	6	344	2
Waroona (S)	0	2	0	4	0	3	0	3	50	1
Total	20	542	300	4,843	141	15	11	16	447	18
Total Perth metropolitan region and Peel Region Scheme										
	4,568	7,742	4,340	57,608	2,971	245	342	236	2,282	327

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 2017	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 2017	Proposed lots	Proposed lots up to end of Dec 2017	Lots	Proposed lots	Proposed lots up to end of Dec 2017	Proposed lots	Proposed lots up to end of Dec 2017	Lots
Balance of State										
Gascoyne										
Carnarvon (S)	0	6	0	21	0	2	0	3	10	0
Exmouth (S)	2	2	0	53	0	0	0	0	6	0
Remaining local governments	0	0	0	0	0	0	0	0	0	0
Total	2	8	0	74	0	2	0	3	16	0
Goldfields-Esperance										
Esperance (S)	2	2	0	258	0	3	1	4	56	2
Kalgoorlie-Boulder (C)	6	23	1	78	0	1	5	1	18	2
Remaining local governments	0	0	0	34	2	0	4	0	21	0
Total	8	25	1	370	2	4	10	5	95	4
Great Southern										
Albany (C)	15	11	12	725	19	5	62	7	237	21
Remaining local governments	18	18	5	475	1	25	60	22	262	7
Total	33	29	17	1,200	20	30	122	29	499	28
Kimberley										
Broome (S)	0	65	9	435	0	7	7	35	168	0
Wyndham-East Kimberley (S)	0	0	0	0	0	2	2	0	47	0
Remaining local governments	0	0	0	186	0	0	0	0	25	0
Total	0	65	9	621	0	9	9	35	240	0
Mid West										
Greater Geraldton (C)	40	40	0	2,278	31	13	10	7	279	7
Irwin (S)	2	2	0	18	0	0	0	0	104	0
Remaining local governments	4	2	1	35	0	2	4	3	7	19
Total	46	44	1	2,331	31	15	14	10	390	26
Pilbara										
Karratha (C)	4	4	0	27	5	25	21	2	111	0
Port Hedland (T)	0	0	3	362	2	0	0	0	162	0
Remaining local governments	0	0	0	74	3	0	0	0	14	3
Total	4	4	3	463	10	25	21	2	287	3
South West										
Augusta-Margaret River (S)	112	112	6	477	11	27	156	10	139	18
Bunbury (C)	32	24	17	236	27	5	5	0	59	1
Busselton (C)	161	138	83	1,314	55	80	88	4	360	40
Capel (S)	0	5	0	562	7	14	18	0	87	3
Dardanup (S)	0	0	3	358	23	0	34	2	86	7
Harvey (S)	0	301	124	1,158	20	9	145	4	41	7
Remaining local governments	5	63	0	97	11	9	15	15	214	12
Total	310	643	233	4,202	154	144	461	35	986	88
Wheatbelt										
Beverley (S)	1	0	1	2	0	0	0	0	26	0
Chittering (S)	0	0	0	134	0	25	25	2	293	9
Gingin (S)	0	0	0	1,940	0	4	4	9	333	2
Northam (S)	0	0	38	132	2	0	8	6	257	1
Toodyay (S)	3	3	0	205	0	0	9	2	14	4
York (S)	0	8	0	2	0	2	0	5	0	4
Remaining local governments	2	8	1	136	1	39	36	33	151	61
Total	6	19	40	2,551	3	70	82	57	1,074	81
Peel region - balance										
Boddington (S)	0	0	0	3	0	0	0	0	23	2
Balance of State	409	837	304	11,815	220	299	719	176	3,610	232

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
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
2016/17	19,732	12,991	15,296	10,136	16,955	10,884	2,777	2,107
July 2017 to Dec 2017	10,354	6,782	8,461	5,631	8,947	5,898	1,407	884

10.2 Residential

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
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
2016/17	17,687	11,228	14,448	9,285	15,976	9,948	1,711	1,280
July 2017 to Dec 2017	8,989	5,861	7,874	5,125	8,326	5,343	663	518

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
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
2016/17	739	464	185	166	274	179	465	285
July 2017 to Dec 2017	555	143	120	57	134	75	421	68

10.4 Industrial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
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
2016/17	251	139	182	100	182	107	69	32
July 2017 to Dec 2017	407	69	259	43	259	43	148	26

■ 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
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
2016/17	199	125	159	78	163	88	36	37
July 2017 to Dec 2017	77	64	59	42	62	46	15	18

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
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
2016/17	856	1,035	322	507	360	562	496	473
July 2017 to Dec 2017	326	645	149	364	166	391	160	254

■ 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.

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
- 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
- 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 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