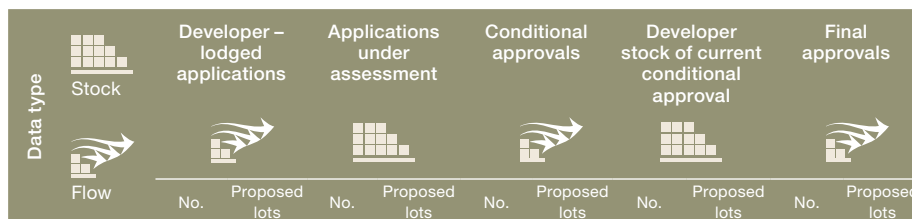




1 State summary

- During the June 2018 quarter, the number of developer-lodged applications totalled 647 for residential purposes and 150 for non-residential purposes across Western Australia. This represents an increase of 18 per cent and six per cent, respectively, from the previous quarter (March).
- The number of proposed residential lots among the received applications increased by 15 per cent from the previous quarter to 7,172 for residential. The number of proposed non-residential decreased by 21 per cent over the same quarter to 578.
- By the end of June, the number of proposed residential lots under assessment totalled 9,547, which was almost the same as the previous quarter. The number of proposed non-residential decreased by 26 per cent to 958.
- The number of conditional approvals during the quarter increased by 45 per cent from the previous quarter to 4,919 for residential purposes and 28 per cent to 560 for non-residential purposes.
- At the end of June, the developer stock of current residential conditional approvals was two per cent higher than previous quarter, totalling 71,037. The developer stock of proposed non-residential lots increased by 13 per cent over the same period to 6,298.
- The number of residential lots for final approval increased by 50 per cent from the previous quarter to 3,116; whereas the number of non-residential final approvals declined by seven per cent to 478.

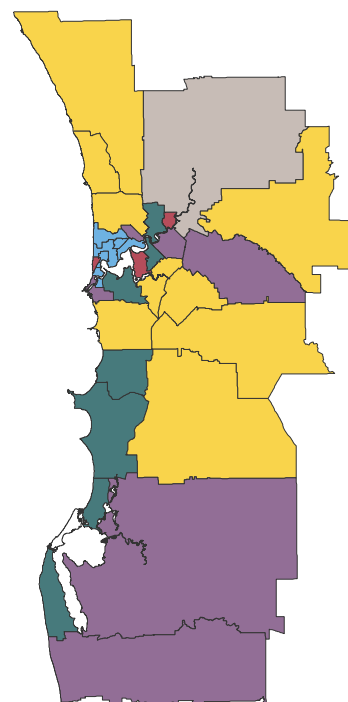
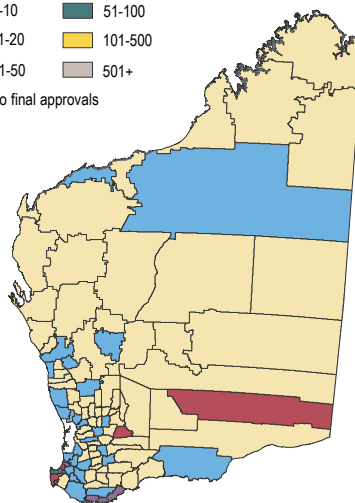


Residential										
	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots
Mar qtr 2018	546	6,217	523	9,469	529	3,394	3,868	69,443	460	2,081
Jun qtr 2018	647	7,172	586	9,547	510	4,919	4,111	71,037	575	3,116
July 2017 to June 2018	2,289	24,845			2,061	17,302			2,052	11,058
Change between quarters	↑ 18%	↑ 15%	↑ 12%	↑ 1%	↓ -4%	↑ 45%	↑ 6%	↑ 2%	↑ 25%	↑ 50%

Non-residential <small>Non-residential includes rural residential, special residential, commercial, industrial, and other uses</small>										
	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots
Mar qtr 2018	142	731	164	1,286	167	438	685	5,589	221	516
Jun qtr 2018	150	578	171	958	135	560	686	6,298	202	478
July 2017 to June 2018	560	2,294			604	2,363			808	1,915
Change between quarters	↑ 6%	↓ -21%	↑ 4%	↓ -26%	↓ -19%	↑ 28%	↑ 0%	↑ 13%	↓ -9%	↓ -7%

1.1 Final approval activity June quarter 2018

Final approvals by local government - lots



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

2 Residential activity

2.1 Regional summary: June quarter 2018

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of June 2018	Proposed lots	Proposed lots up to end of June 2018	Lots
Metropolitan¹					
Central sub-region	956	859	707	5,966	704
North-west sub-region	640	883	1,252	13,102	529
North-east sub-region	1,026	1,224	290	8,423	691
South-east sub-region	559	671	231	10,236	407
South-west sub-region	913	2,226	1,597	15,709	553
Peel Region Scheme ²	325	319	455	5,383	67
Total metropolitan¹	4,419	6,182	4,532	58,819	2,951
State planning region					
Perth	4,094	5,863	4,077	53,436	2,884
Peel ³	325	319	455	5,386	67
Sub-total	4,419	6,182	4,532	58,822	2,951
Rest of the State					
Gascoyne	0	0	0	35	0
Goldfields-Esperance	28	45	48	397	13
Great Southern	52	47	12	1,128	14
Kimberley	2	2	141	553	0
Mid West	16	16	86	2,091	5
Pilbara	2	2	4	459	4
South West	643	1,243	83	5,038	123
Wheatbelt	2,010	2,010	13	2,514	6
Sub-total	2,753	3,365	387	12,215	165
Total State	7,172	9,547	4,919	71,037	3,116

2.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Alkimos	166	1	Dunsborough	42
2	Aveley	159	2	Usher	15
3	Brabham	136	3	Dardanup	14
4	Byford	101	4	Eaton	12
5	Eglinton	90	5	Capel/Little Grove	9
6	Armadale	88	6	West Busselton	7
7	Hammond Park	82	7	Harvey	5
8	Helena Valley	81			
9	Wellard	73			
10	Yangebup	62			

* Five lots or more

Percentage of final approvals by region

Metropolitan¹

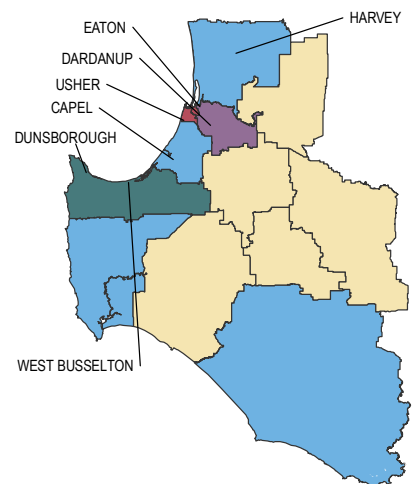
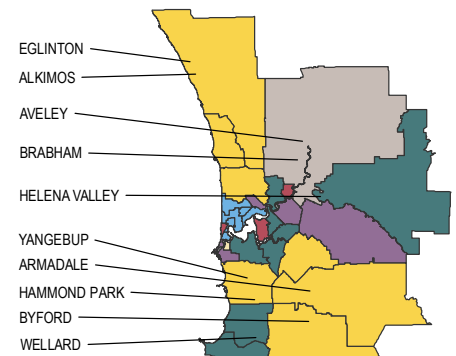
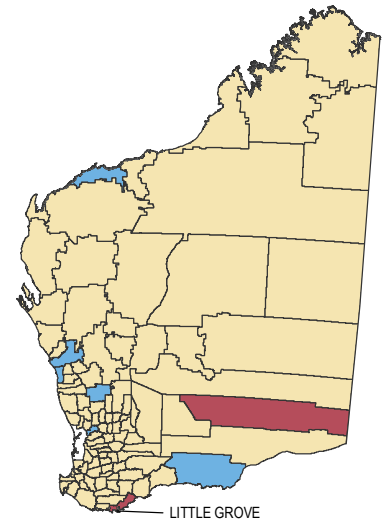
Regionals

Green title lots versus strata lots - State

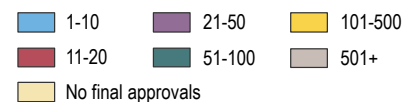
¹ The metropolitan region is made up of Metropolitan Region Scheme area and Peel Region Scheme area, as defined by Directions 2031.

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

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	3,540	5,205	751	413	275	367
Sep qtr	708	1,220	230	100	54	381
Dec qtr	968	1,512	241	179	56	377
Mar qtr	835	1,102	225	78	69	377
Jun qtr	772	1,067	150	104	47	356

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	157	275	150	158	123	499
Sep qtr	74	73	61	52	35	501
Dec qtr	49	57	28	58	26	508
Mar qtr	11	110	83	138	60	558
Jun qtr	9	82	68	84	28	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						
Sep qtr 17	185	233	53	31	17	362
Dec qtr 17	262	272	57	43	11	354
Mar qtr 18	178	334	14	14	15	359
Jun qtr 18	291	304	61	21	24	351
North-east sub-region						
Sep qtr 17	107	301	39	20	29	399
Dec qtr 17	146	291	37	32	11	385
Mar qtr 18	78	152	10	1	41	373
Jun qtr 18	313	316	33	15	13	337
North-west sub-region						
Sep qtr 17	110	258	59	18	2	401
Dec qtr 17	130	209	32	23	8	381
Mar qtr 18	103	177	18	0	5	356
Jun qtr 18	160	296	44	20	9	383
South-east sub-region						
Sep qtr 17	158	221	47	18	2	374
Dec qtr 17	243	356	37	16	20	361
Mar qtr 18	121	116	5	4	15	331
Jun qtr 18	140	213	35	14	5	372
South-west sub-region						
Sep qtr 17	132	178	17	13	4	356
Dec qtr 17	172	299	52	65	6	396
Mar qtr 18	193	208	12	8	7	333
Jun qtr 18	243	249	43	9	9	343
Peel Region Scheme²						
Sep qtr 17	16	29	15	14	3	462
Dec qtr 17	15	85	26	7	8	442
Mar qtr 18	15	45	1	1	3	372
Jun qtr 18	29	20	4	6	8	366
Metropolitan¹						
Sep qtr 17	708	1,220	230	100	54	381
Dec qtr 17	968	1,512	241	179	56	377
Mar qtr 18	688	1,032	60	27	63	377
Jun qtr 18	1,176	1,398	220	85	68	356
Perth metropolitan region						
Sep qtr 17	692	1,191	215	114	57	379
Dec qtr 17	953	1,427	215	186	64	374
Mar qtr 18	673	987	59	28	66	374
Jun qtr 18	1,147	1,378	216	79	60	356
Peel region						
Sep qtr 17	16	29	15	14	3	462
Dec qtr 17	15	85	26	7	8	442
Mar qtr 18	15	45	1	1	3	442
Jun qtr 18	29	20	4	6	8	366

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						
Sep qtr 17	0	0	0	0	0	0
Dec qtr 17	7	3	0	0	0	291
Mar qtr 18	0	0	0	0	0	NA
Jun qtr 18	0	4	0	0	0	NA
Central regions						
Sep qtr 17	1	4	1	0	1	417
Dec qtr 17	0	2	1	30	0	936
Mar qtr 18	0	2	5	3	3	599
Jun qtr 18	1	5	6	0	6	537
Wheatbelt region						
Sep qtr 17	0	6	2	5	0	525
Dec qtr 17	0	0	0	1	2	NA
Mar qtr 18	0	0	1	1	6	NA
Jun qtr 18	0	0	0	1	5	NA
South West region						
Sep qtr 17	73	63	58	47	33	501
Dec qtr 17	42	52	27	27	24	477
Mar qtr 18	9	69	29	28	25	577
Jun qtr 18	24	65	20	15	13	467

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.

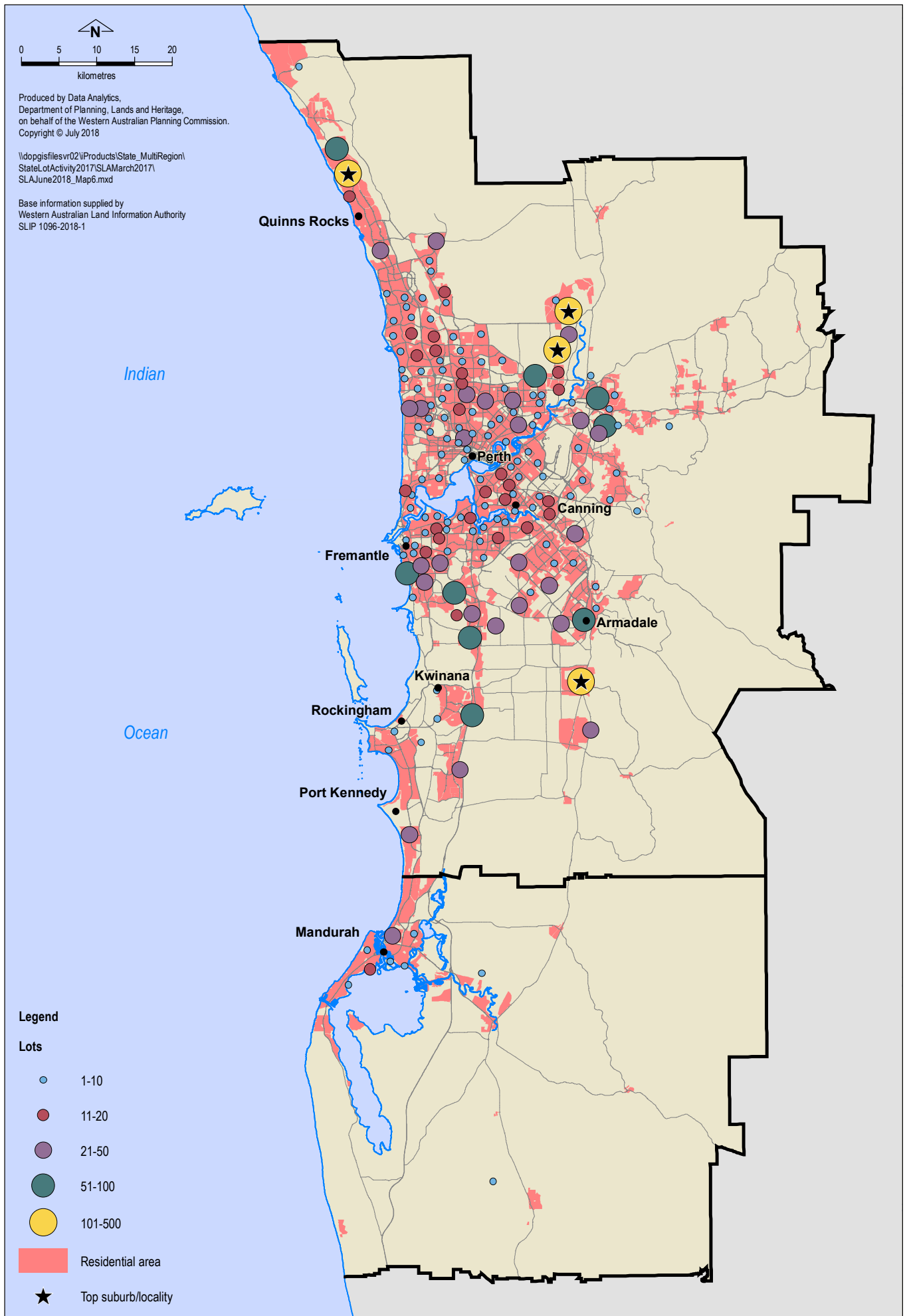
² The Peel Region Scheme includes the City of Mandurah and the shires of Murray and Waroona.

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	2017/18	June 2018 quarter	Quarter rank	Suburb	2017/18	June 2018 quarter	Quarter rank	Suburb	2017/18	June 2018 quarter	Quarter rank
Perth metropolitan region											
Alexander Heights	4	0	-	Forrestfield	76	6	95	North Beach	13	4	113
Alfred Cove	7	1	171	Fremantle	10	6	95	North Coogee	73	52	12
Alkimos	217	166	1	Girrawheen	16	9	72	North Fremantle	5	0	-
Anketell	39	0	-	Glen Forrest	2	0	-	North Perth	34	8	77
Applecross	13	0	-	Golden Bay	67	0	-	Ocean Reef	12	6	95
Ardross	14	6	95	Gooseberry Hill	2	0	-	Osborne Park	5	2	134
Armadale	104	88	6	Gosnells	48	8	77	Padbury	36	11	58
Ascot	3	0	-	Greenmount	20	9	72	Palmyra	12	2	134
Ashby	2	2	134	Greenwood	28	12	54	Parkwood	10	0	-
Ashfield	10	4	113	Gwelup	3	0	-	Parmelia	31	0	-
Attadale	11	2	134	Hammersley	21	8	77	Pearsall	2	0	-
Aveley	302	159	2	Hamilton Hill	118	44	16	Peppermint Grove	4	2	134
Balcatta	32	5	107	Hammond Park	226	82	7	Perth	1	0	-
Baldivis	354	37	20	Harrisdale	41	1	171	Piara Waters	475	22	37
Balga	37	13	51	Haynes	144	47	15	Queens Park	29	4	113
Ballajura	25	7	86	Hazelmere	58	34	22	Quinns Rocks	17	8	77
Banjup	150	29	25	Heathridge	31	2	134	Redcliffe	10	0	-
Banksia Grove	143	49	14	Helena Valley	81	81	8	Riverton	49	10	65
Bassendean	22	2	134	Henley Brook	41	41	19	Rivervale	19	1	171
Bateman	14	0	-	High Wycombe	39	9	72	Rockingham	15	5	107
Bayswater	88	23	35	Highgate	1	0	-	Roleystone	8	0	-
Beaconsfield	21	9	72	Hilbert	13	0	-	Rossmoyne	20	4	113
Beckenham	128	11	58	Hillarys	13	4	113	Safety Bay	8	2	134
Bedford	21	7	86	Hilton	37	11	58	Salter Point	9	0	-
Beechboro	45	10	65	Hocking	83	10	65	Scarborough	59	26	30
Beelihar	56	20	39	Huntingdale	9	1	171	Secret Harbour	42	27	28
Beldon	12	8	77	Iluka	18	0	-	Serpentine	13	0	-
Bellevue	1	0	-	Inglewood	17	2	134	Seville Grove	15	0	-
Belmont	13	4	113	Innaloo	23	6	95	Shelley	24	7	86
Bennett Springs	108	51	13	Jindalee	111	20	39	Shenton Park	2	0	-
Bentley	37	19	43	Jolimont	30	0	-	Shoalwater	5	0	-
Bertram	2	0	-	Joondalup	2	0	-	Sinagra	22	0	-
Bibra Lake	2	0	-	Joondanna	16	0	-	Singleton	3	0	-
Bicton	12	3	131	Kalamunda	18	2	134	Sorrento	18	10	65
Booragoon	16	0	-	Kallaroo	25	4	113	South Fremantle	5	2	134
Boya	6	1	171	Kardinya	68	10	65	South Guildford	174	0	-
Brabham	319	136	3	Karnup	42	0	-	South Perth	10	2	134
Brentwood	10	2	134	Karrinyup	33	8	77	Southern River	178	26	30
Bull Creek	10	3	131	Kelmscott	40	7	86	Spearwood	59	25	32
Burns Beach	24	0	-	Kenwick	2	0	-	St James	29	6	95
Burswood	20	20	39	Kewdale	19	7	86	Stirling	18	7	86
Bushmead	28	28	27	Kiara	4	4	113	Stoneville	6	0	-
Byford	250	101	4	Kingsley	21	12	54	Subiaco	9	0	-
Calista	4	0	-	Koondoola	23	8	77	Success	105	44	16
Camillo	20	0	-	Koongamia	4	0	-	Swan View	3	2	134
Canning Vale	80	27	28	Landsdale	163	4	113	Swanbourne	2	0	-
Cannington	21	2	134	Langford	14	0	-	Tamala Park	36	36	21
Carine	10	4	113	Lathlain	15	6	95	Tapping	2	2	134
Carlisle	30	4	113	Leda	2	2	134	The Vines	57	0	-
Carmel	2	2	134	Leederville	35	23	35	Thornlie	31	8	77
Carramar	2	0	-	Leeming	19	8	77	Treeby	2	0	-
Caversham	63	15	49	Lesmurdie	3	2	134	Trigg	4	0	-
Chidlow	1	0	-	Lockridge	10	2	134	Tuart Hill	20	18	45
Churchlands	8	2	134	Lynwood	32	13	51	Two Rocks	20	4	113
City Beach	13	0	-	Maddington	56	24	34	Victoria Park	36	19	43
Claremont	21	3	131	Madeley	47	4	113	Viveash	18	0	-
Clarkson	2	0	-	Mahogany Creek	4	2	134	Waikiki	21	0	-
Cloverdale	39	10	65	Manning	9	4	113	Walliston	26	0	-
Cockburn Central	3	0	-	Marangaroo	6	2	134	Wandi	22	0	-
Como	32	11	58	Marmion	6	0	-	Wanneroo	19	12	54
Connolly	6	0	-	Martin	38	0	-	Warnbro	1	0	-
Coogee	11	2	134	Maylands	17	4	113	Waroona	2	2	134
Coolbellup	97	43	18	Medina	2	2	134	Warwick	19	5	107
Cooloongup	2	2	134	Melville	38	14	50	Watermans Bay	6	2	134
Cottesloe	21	12	54	Middle Swan	64	2	134	Wattle Grove	37	6	95
Craigie	61	6	95	Midland	2	0	-	Wellard	272	73	9
Daglish	2	2	134	Midvale	199	56	11	Wembley	13	4	113
Darch	5	0	-	Mindarie	57	0	-	Wembley Downs	28	10	65
Darling Downs	26	0	-	Mirrabooka	2	0	-	West Leederville	8	2	134
Darlington	4	0	-	Morley	113	29	25	West Perth	5	5	107
Dayton	68	18	45	Mosman Park	10	5	107	Westminster	19	13	51
Dianella	83	31	24	Mount Claremont	7	0	-	Whitby	34	34	22
Doubleview	62	25	32	Mount Hawthorn	12	7	86	White Gum Valley	12	6	95
Duneraig	35	17	47	Mount Helena	2	0	-	Willagee	57	20	39
East Cannington	32	11	58	Mount Lawley	25	7	86	Willetton	147	16	48
East Fremantle	3	0	-	Mount Nasura	4	2	134	Wilson	59	9	72
East Perth	2	1	171	Mount Pleasant	49	11	58	Winthrop	8	0	-
East Victoria Park	54	11	58	Mount Richon	15	0	-	Woodbridge	5	2	134
Eden Hill	21	7	86	Mullaloo	15	0	-	Woodlands	14	2	134
Edgewater	10	4	113	Munster	18	0	-	Woodvale	20	2	134
Eglinton	116	90	5	Myaree	8	2	134	Yanchep	135	0	-
Ellenbrook	59	4	113	Nedlands	8	2	134	Yangebup	65	62	10
Embleton	32	5	107	Nollamara	26	22	37	Yokine	51	6	95
Ferndale	4	0	-	Noranda	18	6	95				
Total Perth metropolitan region									9,842	2,886	
Peel Region Scheme											
Coodanup	8	2	6	Greenfields	10	2	6	Meadow Springs	4	0	-
Dawesville	24	0	-	Halls Head	12	7	3	Ravenswood	3	2	6
Dudley Park	33	4	5	Lakelands	108	0	-	South Yunderup	13	0	-
Erskine	19	19	2	Madora Bay	52	0	-	Wannanup	14	0	-
Falcon	6	5	4	Mandurah	42	24	1				
Total Peel Region Scheme									348	65	
Total Perth metropolitan region and Peel Region Scheme									10,190	2,951	

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



5 Rural residential and special residential activity

5.1 Regional summary: June quarter 2018

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of June 2018	Proposed lots	Proposed lots up to end of June 2018	Lots
Metropolitan¹					
Central sub-region	6	0	0	2	0
North-west sub-region	0	12	0	39	0
North-east sub-region	0	81	6	153	19
South-east sub-region	2	20	34	196	17
South-west sub-region	0	39	12	14	5
Peel Region Scheme ²	0	2	3	237	27
Total metropolitan¹	8	154	55	641	68
State planning region					
Perth	8	152	52	404	41
Peel ³	0	2	3	237	29
Sub-total	8	154	55	641	70
Rest of the State					
Gascoyne	0	0	0	2	0
Goldfields-Esperance	0	4	0	26	0
Great Southern	23	97	28	256	28
Kimberley	0	0	0	28	0
Mid West	0	0	4	144	0
Pilbara	0	0	0	132	0
South West	25	144	53	298	17
Wheatbelt	0	39	85	433	2
Sub-total	48	284	170	1,319	47
Total State	56	438	225	1,960	117

5.2 Final approval: top suburbs and localities

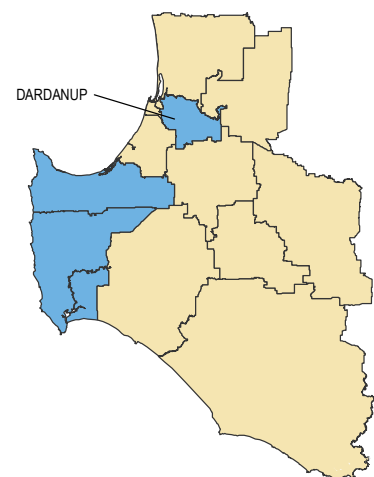
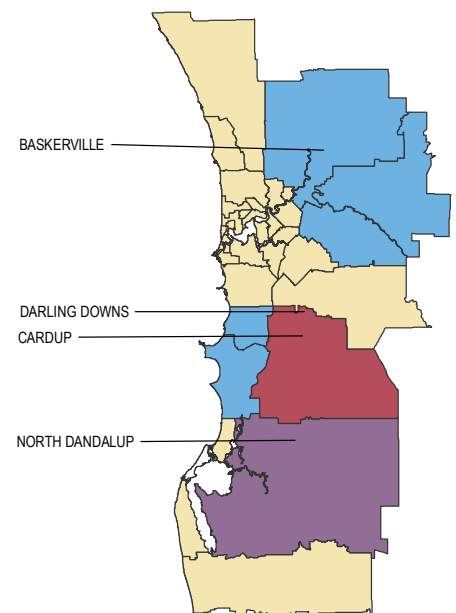
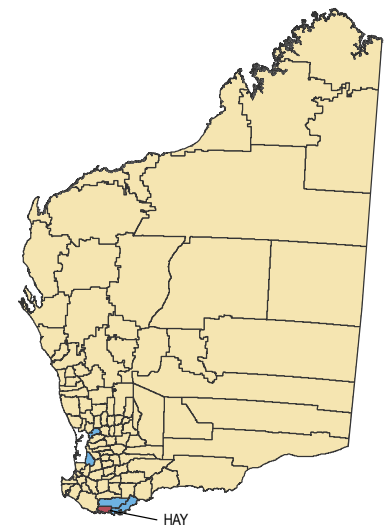
Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	North Dandalup	25	1	Hay	18
2	Cardup	7	2	Dardanup	6
3	Baskerville/Cardup/Darling Downs	5	3		

* Five lots or more

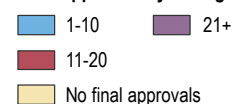
Percentage of final approvals by region

Metropolitan¹

Regionals



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.

6 Commercial activity

6.1 Regional summary: June quarter 2018

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of June 2018	Proposed lots	Proposed lots up to end of June 2018	Lots
Metropolitan¹					
Central sub-region	27	33	3	60	7
North-west sub-region	5	5	5	44	0
North-east sub-region	15	17	0	22	0
South-east sub-region	7	6	5	47	2
South-west sub-region	0	2	2	73	1
Peel Region Scheme ²	10	13	3	8	1
Total metropolitan¹	64	76	18	254	11
State planning region					
Perth	54	63	15	246	10
Peel ³	10	13	3	8	1
Sub-total	64	76	18	254	11
Rest of the State					
Gascoyne	0	0	0	0	0
Goldfields-Esperance	0	0	0	9	0
Great Southern	6	6	0	11	0
Kimberley	0	0	0	26	0
Mid West	5	5	1	7	1
Pilbara	0	0	0	33	1
South West	15	15	1	38	2
Wheatbelt	1	1	0	6	0
Sub-total	27	27	2	130	4
Total State	91	103	20	384	15

6.2 Final approval: top suburbs and localities

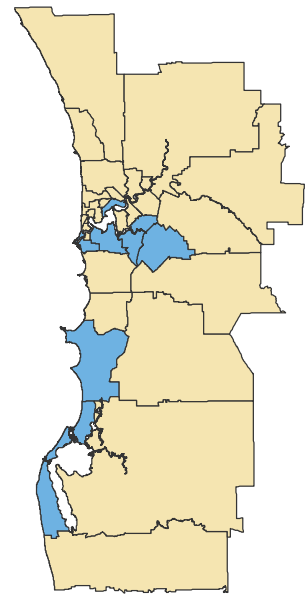
No localities with final approvals of five lots or more this quarter

Percentage of final approvals by region

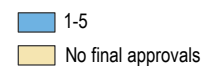
Metropolitan¹

Regionals

Green title lots versus strata lots - 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 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: June quarter 2018

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of June 2018	Proposed lots	Proposed lots up to end of June 2018	Lots
Metropolitan¹					
Central sub-region	28	26	7	214	2
North-west sub-region	5	5	9	162	15
North-east sub-region	1	1	1	45	3
South-east sub-region	2	2	43	233	4
South-west sub-region	1	3	1	52	5
Peel Region Scheme ²	0	0	3	6	0
Total metropolitan¹	37	37	64	712	29
State planning region					
Perth	37	37	61	706	29
Peel ³	0	0	3	6	0
Sub-total	37	37	64	712	29
Rest of the State					
Gascoyne	0	0	0	0	0
Goldfields-Esperance	3	3	0	20	1
Great Southern	0	0	7	29	2
Kimberley	0	0	0	135	0
Mid West	0	0	0	10	0
Pilbara	0	2	1	14	1
South West	0	87	45	296	0
Wheatbelt	0	0	13	110	0
Sub-total	3	92	66	614	4
Total State	40	129	130	1,326	33

7.2 Final approval: top suburbs and localities

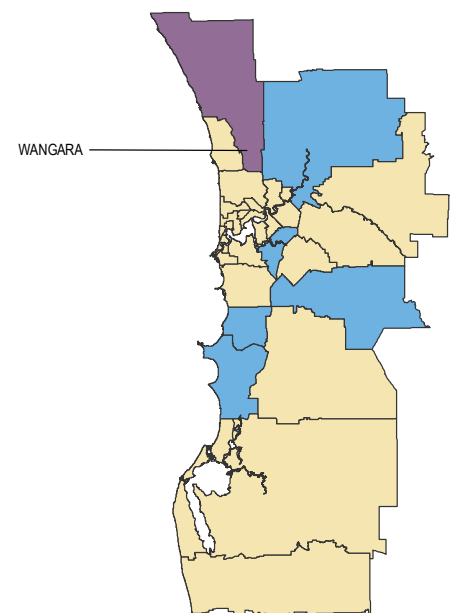
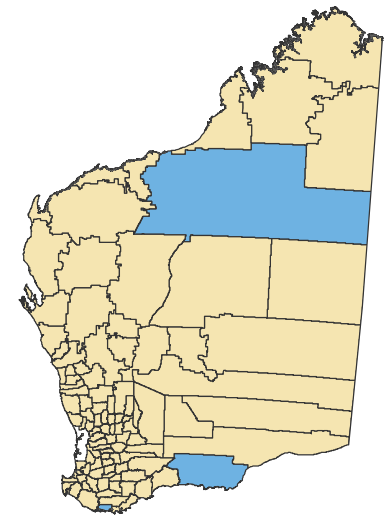
No localities with final approvals of five lots or more this quarter

Percentage of final approvals by region

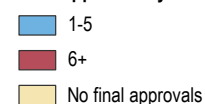
Metropolitan¹

Regionals

Green title lots versus strata lots - 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 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

June quarter 2018	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 June 2018	Proposed lots	Proposed lots up to end of June 2018	Lots	Proposed lots	Proposed lots up to end of June 2018	Proposed lots	Proposed lots up to end of June 2018	Lots
Metropolitan¹										
Central sub-region										
Bassendean (T)	29	30	12	118	13	17	17	1	0	0
Bayswater (C)	140	119	96	800	74	5	3	2	103	0
Belmont (C)	57	83	51	285	22	1	3	1	4	0
Cambridge (T)	5	5	2	52	6	0	0	1	3	0
Canning (C)	128	111	117	1,125	99	7	7	6	114	6
Claremont (T)	6	4	8	43	3	0	0	0	0	1
Cottesloe (T)	6	6	4	33	12	0	0	0	0	0
East Fremantle (T)	11	11	3	32	0	1	1	1	0	1
Fremantle (C)	63	71	39	210	34	13	14	2	23	1
Melville (C)	119	90	84	670	84	11	11	2	34	5
Mosman Park (T)	12	12	14	41	5	0	0	0	0	0
Nedlands (C)	11	13	2	264	2	0	0	0	2	0
Peppermint Grove (S)	2	4	0	8	2	0	0	1	0	0
Perth (C)	0	0	0	8	1	1	0	1	6	6
South Perth (C)	30	25	42	194	17	2	2	0	2	0
Stirling (C)	215	170	162	1,612	219	17	20	5	26	2
Subiaco (C)	4	2	10	24	2	1	0	0	5	0
Victoria Park (T)	63	46	43	271	62	12	6	2	10	6
Vincent (C)	55	57	18	176	47	0	0	0	4	3
Total	956	859	707	5,966	704	88	84	25	336	31
North-west sub-region										
Joondalup (C)	181	173	156	1,110	103	7	7	10	24	1
Wanneroo (C)	459	710	1,096	11,992	426	16	33	27	324	35
Total	640	883	1,252	13,102	529	23	40	37	348	36
North-east sub-region										
Kalamunda (C)	100	82	54	894	27	14	16	2	6	9
Mundaring (S)	305	344	32	263	95	74	74	4	74	10
Swan (C)	621	798	204	7,266	569	23	27	5	215	44
Total	1,026	1,224	290	8,423	691	111	117	11	295	63
South-east sub-region										
Armadale (C)	364	367	17	5,363	167	23	20	5	233	22
Gosnells (C)	142	221	185	2,262	105	14	17	47	128	5
Serpentine-Jarrahdale (S)	53	83	29	2,611	135	7	15	39	207	38
Total	559	671	231	10,236	407	44	52	91	568	65
South-west sub-region										
Cockburn (C)	336	456	500	5,177	403	10	32	26	78	14
Kwinana (C)	263	352	1,034	4,002	77	5	7	10	51	12
Rockingham (C)	314	1,418	63	6,530	73	2	32	16	51	16
Total	913	2,226	1,597	15,709	553	17	71	52	180	42
Peel Region Scheme²										
Mandurah (C)	324	318	455	3,789	63	10	13	12	54	4
Murray (S)	0	0	0	1,590	2	23	25	8	232	30
Waroona (S)	1	1	0	4	2	15	3	2	40	20
Total	325	319	455	5,383	67	48	41	22	326	54
Total Perth metropolitan region and Peel Region Scheme¹	4,419	6,182	4,532	58,819	2,951	331	405	238	2,053	291

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

June quarter 2018	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 June 2018	Proposed lots	Proposed lots up to end of June 2018	Lots	Proposed lots	Proposed lots up to end of June 2018	Proposed lots	Proposed lots up to end of June 2018	Lots
Balance of State										
Gascoyne										
Carnarvon (S)	0	0	0	6	0	0	0	0	10	0
Exmouth (S)	0	0	0	29	0	0	0	0	2	0
Remaining local governments	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	35	0	0	0	0	12	0
Goldfields-Esperance										
Esperance (S)	4	4	40	283	1	12	12	0	50	4
Kalgoorlie-Boulder (C)	24	41	8	80	12	8	8	0	20	0
Remaining local governments	0	0	0	34	0	0	0	0	25	0
Total	28	45	48	397	13	20	20	0	95	4
Great Southern										
Albany (C)	19	16	11	680	14	41	63	39	286	18
Remaining local governments	33	31	1	448	0	32	75	2	227	28
Total	52	47	12	1,128	14	73	138	41	513	46
Kimberley										
Broome (S)	0	0	141	353	0	0	0	0	137	0
Wyndham-East Kimberley (S)	2	2	0	12	0	0	0	0	49	0
Remaining local governments	0	0	0	188	0	0	0	0	25	0
Total	2	2	141	553	0	0	0	0	211	0
Mid West										
Greater Geraldton (C)	16	16	82	2,067	3	9	9	5	281	0
Irwin (S)	0	0	2	10	2	0	0	0	100	1
Remaining local governments	0	0	2	14	0	2	2	1	19	1
Total	16	16	86	2,091	5	11	11	6	400	2
Pilbara										
Karratha (C)	2	2	4	29	4	0	0	0	28	2
Port Hedland (T)	0	0	0	356	0	0	2	1	158	0
Remaining local governments	0	0	0	74	0	0	0	0	2	1
Total	2	2	4	459	4	0	2	1	188	3
South West										
Augusta-Margaret River (S)	136	372	0	463	4	5	138	13	256	13
Bunbury (C)	57	53	10	269	20	0	0	1	65	2
Busselton (C)	157	221	13	1,386	55	22	29	49	378	22
Capel (S)	138	138	0	1,103	9	2	2	11	97	4
Dardanup (S)	41	39	37	424	26	21	21	0	68	8
Harvey (S)	95	396	21	1,251	5	7	111	51	91	2
Remaining local governments	19	24	2	142	4	23	20	16	182	17
Total	643	1,243	83	5,038	123	80	321	141	1,137	68
Wheatbelt										
Beverley (S)	0	0	0	0	0	0	0	0	22	0
Chittering (S)	0	0	0	134	0	2	2	99	306	2
Gingin (S)	1,955	1,955	0	1,942	0	4	4	2	963	2
Northam (S)	51	51	2	126	2	37	37	2	242	4
Toodyay (S)	0	0	0	208	0	0	0	6	16	2
York (S)	1	1	2	4	0	0	0	0	8	0
Remaining local governments	3	3	9	100	4	20	18	24	132	52
Total	2,010	2,010	13	2,514	6	63	61	133	1,689	62
Peel region - balance										
Boddington (S)	0	0	0	3	0	0	0	0	0	2
Balance of State	2,753	3,365	387	12,218	165	247	553	322	4,245	187

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
2017/18	19,665	12,973	15,682	10,913	16,819	11,393	2,846	1,580

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
2017/18	17,302	11,058	14,693	9,840	15,760	10,190	1,542	868

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
2017/18	880	334	186	121	203	175	677	159

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
2017/18	610	210	375	169	378	169	232	41

■ 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
2017/18	175	103	127	73	136	79	39	24

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
2017/18	698	1,268	301	710	342	780	356	488

■ 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
- 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
- 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