

state lot activity: WA



SEPTEMBER QUARTER 2019

1 State summary

- During the September 2019 quarter, the number of developer-lodged applications totalled 530 for residential purposes and 129 for non-residential purposes across Western Australia. This represents an increase of 15 per cent and 16 per cent from the previous quarter (June 2019), respectively.
- The number of proposed residential lots among the lodged applications totalled 4,620 – a decrease of 11 per cent from the previous quarter. The number of proposed non-residential lots increased by 10 per cent over the same quarter to 448.
- By the end of September 2019, the number of proposed lots under assessment for residential and non-residential purposes decreased by five per cent and two per cent, respectively, to 8,230 and 936.
- The number of proposed lots with conditional approval during the quarter decreased by 14 per cent and 35 per cent from previous quarter to 4,641 for residential and 345 for non-residential purposes, respectively.
- At the end of September 2019, the developer stock of conditionally approved lots decreased by five per cent and six per cent, respectively, from the previous quarter to 59,526 for residential and 4,420 for non-residential purposes.
- The number of lots with final approval for residential purposes was four per cent lower than the previous quarter to 2,457. However, the number of lots with final approval for non-residential purposes remained unchanged over the same quarter.

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.

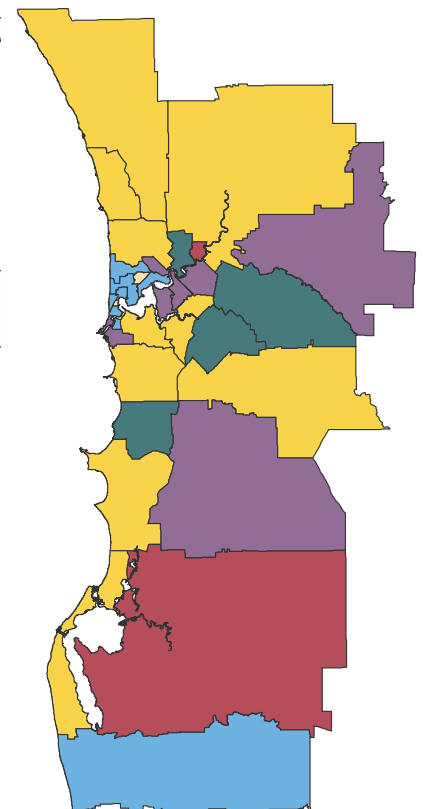
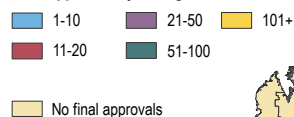
Data type	Developer – lodged applications		Applications under assessment		Conditional approvals		Developer stock of current conditional approval		Final approvals	
	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots

Residential										
Jun qtr 2019	462	5,179	494	8,708	486	5,397	3,635	62,755	476	2,552
Sept qtr 2019	530	4,620	505	8,230	493	4,641	3,483	59,526	495	2,457
Change between quarters	↗	↘	↗	↘	↗	↘	↘	↘	↗	↘
	15%	-11%	2%	-5%	1%	-14%	-4%	-5%	4%	-4%

Non-residential <small>Non-residential includes rural residential, special residential, commercial, industrial, and other uses</small>										
Jun qtr 2019	111	407	154	952	129	533	577	4,709	197	432
Sept qtr 2019	129	448	157	936	151	345	576	4,420	195	432
Change between quarters	↗	↗	↗	↘	↗	↘	→	↘	↘	→
	16%	10%	2%	-2%	17%	-35%	0%	-6%	-1%	0%

1.1 Final approval activity September quarter 2019

Final approvals by local government - lots



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

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2 Residential activity

2.1 Regional summary: September quarter 2019

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sept 2019	Proposed lots	Proposed lots up to end of Sept 2019	Lots
Metropolitan¹					
Central sub-region	906	811	804	4,936	675
North-west sub-region	638	1,186	779	10,850	348
North-east sub-region	1,100	1,812	466	7,370	293
South-east sub-region	268	1,265	442	8,790	268
South-west sub-region	564	1,329	959	13,058	518
Peel Region Scheme ²	288	324	56	4,804	134
Total metropolitan¹	3,764	6,727	3,506	49,808	2,236
State planning region					
Perth	3,476	6,403	3,450	45,004	2,102
Peel ³	288	324	56	4,810	136
Sub-total	3,764	6,727	3,506	49,814	2,238
Rest of the State					
Gascoyne	0	0	2	11	0
Goldfields-Esperance	56	56	5	308	6
Great Southern	99	143	15	710	17
Kimberley	4	2	4	329	0
Mid West	156	156	892	1,406	5
Pilbara	2	2	2	453	0
South West	533	1,134	204	4,004	180
Wheatbelt	6	10	11	2,491	11
Sub-total	856	1,503	1,135	9,712	219
Total State	4,620	8,230	4,641	59,526	2,457

2.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Brabham	106	1	Manjimup/South Bunbury	28
2	Baldivis	89	2	Witchcliffe	21
3	Success	84	3	Cowaramup	20
4	Beeliar	72	4	Yalyalup	17
5	Mandogalup	67	5	Australind	14
6	Lakelands	66	6	Geographe	13
7	North Coogee	58	7	Mckail	12
8	Piara Waters	55	8	Corrigin/Margaret River	9
9	Bayswater	49	9	Dunsborough/West Busselton	6
10	Eglinton	47			

* Five lots or more

Percentage of final approvals by region

Metropolitan¹

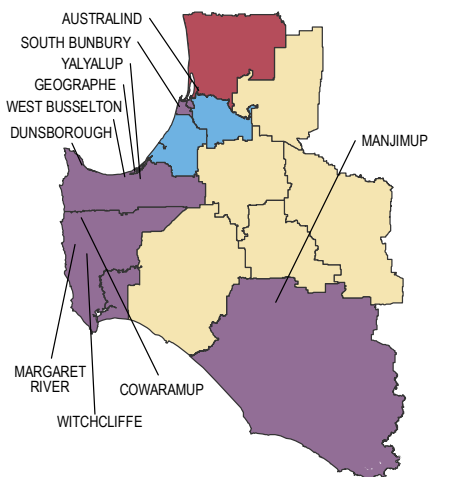
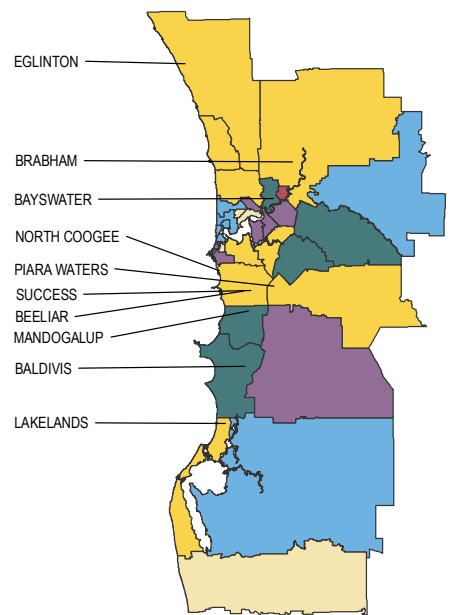
Regionals

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 *Perth and Peel@3.5million*.

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

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



Final approvals by local government - lots



Note: Top suburbs and localities identified where relevant

3 Residential lot size

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

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

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						
Dec qtr 18	271	220	52	22	7	331
Mar qtr 18	286	243	39	26	9	330
Jun qtr 19	320	263	66	39	6	337
Sept qtr 19	261	318	56	23	16	357
North-east sub-region						
Dec qtr 18	100	169	19	7	2	368
Mar qtr 18	103	262	27	13	3	381
Jun qtr 19	105	121	21	20	18	372
Sept qtr 19	121	121	22	13	16	356
North-west sub-region						
Dec qtr 18	129	119	33	9	0	344
Mar qtr 18	240	186	37	8	7	318
Jun qtr 19	257	163	35	7	13	299
Sept qtr 19	117	169	39	18	5	375
South-east sub-region						
Dec qtr 18	34	115	64	20	8	457
Mar qtr 18	129	171	29	6	3	357
Jun qtr 19	116	128	11	9	5	343
Sept qtr 19	60	180	14	6	8	395
South-west sub-region						
Dec qtr 18	100	201	31	10	4	374
Mar qtr 18	164	224	30	7	3	354
Jun qtr 19	256	257	19	7	7	331
Sept qtr 19	200	279	23	10	6	352
Peel Region Scheme²						
Dec qtr 18	0	103	50	19	8	485
Mar qtr 18	28	28	5	0	1	335
Jun qtr 19	3	28	8	1	1	458
Sept qtr 19	15	82	23	10	4	450
Metropolitan¹						
Dec qtr 18	634	927	249	87	29	380
Mar qtr 18	950	1,114	167	60	26	349
Jun qtr 19	1,057	960	160	83	50	337
Sept qtr 19	774	1,149	177	80	55	369
Perth metropolitan region						
Dec qtr 18	634	824	199	68	21	367
Mar qtr 18	922	1,086	162	60	25	350
Jun qtr 19	1,054	932	152	82	49	334
Sept qtr 19	759	1,067	154	70	51	364
Peel						
Dec qtr 18	0	103	50	19	8	485
Mar qtr 18	28	28	5	0	1	335
Jun qtr 19	3	28	8	1	1	458
Sept qtr 19	15	82	23	10	6	452

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						
Dec qtr 18	1	15	1	0	1	NA
Mar qtr 18	0	2	0	1	0	NA
Jun qtr 19	5	0	0	0	0	NA
Sept qtr 19	0	0	0	0	0	NA
Central regions						
Dec qtr 18	0	6	4	3	1	616
Mar qtr 18	4	1	2	4	0	NA
Jun qtr 19	1	5	4	3	0	NA
Sept qtr 19	0	2	1	1	3	NA
Wheatbelt region						
Dec qtr 18	0	0	1	1	4	NA
Mar qtr 18	1	1	1	0	3	NA
Jun qtr 19	19	2	2	9	8	385
Sept qtr 19	0	0	1	7	3	NA
South West region						
Dec qtr 18	11	28	22	56	7	604
Mar qtr 18	25	55	35	32	10	497
Jun qtr 19	13	71	48	46	5	512
Sept qtr 19	46	64	23	12	49	470

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 *Perth and Peel@3.5million*.

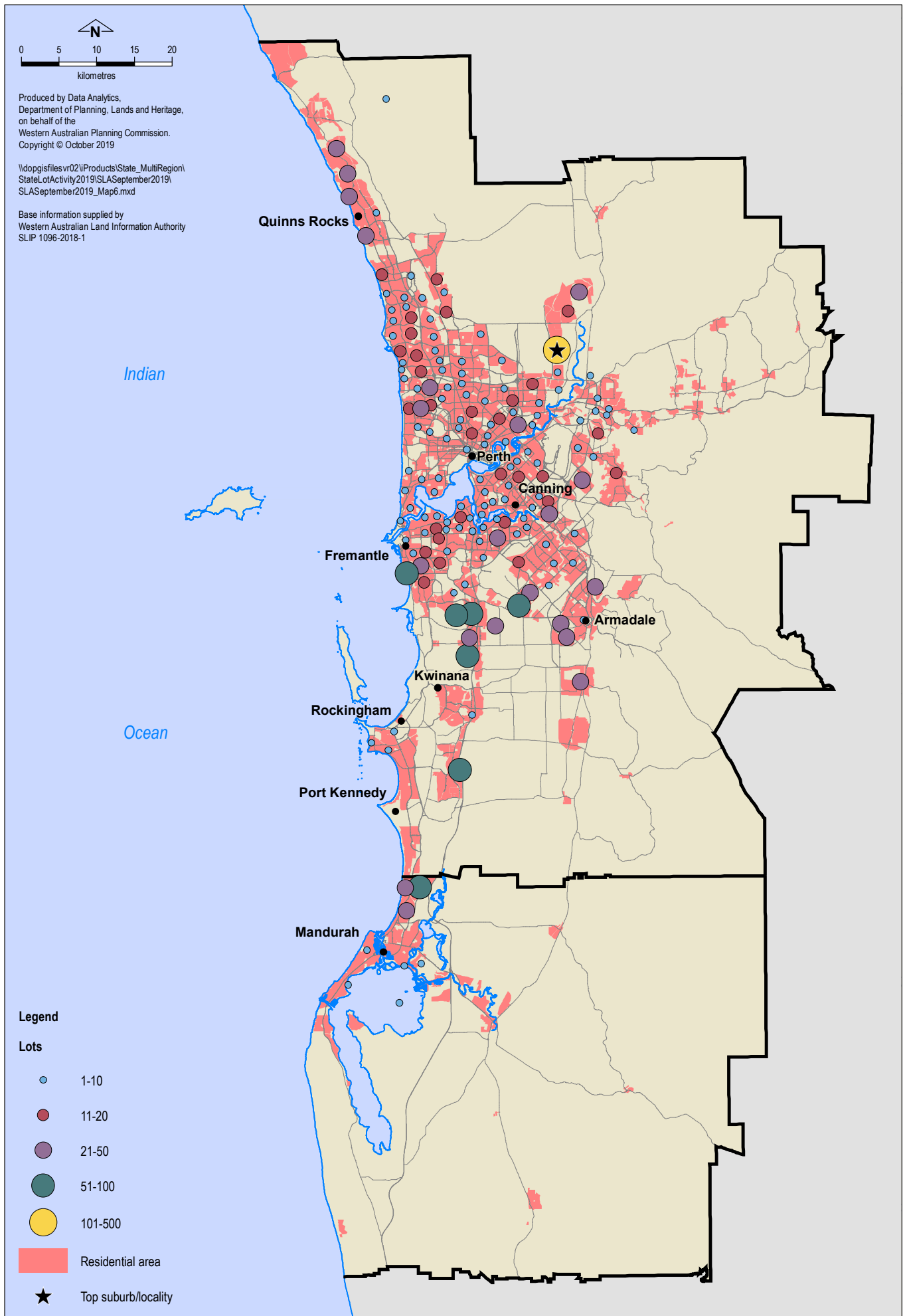
² The Peel Region Scheme includes the City of Mandurah and the shires of Murray and Waroona.

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

4 Residential final approvals by suburb

Suburb	2018/19	Sept 2019 quarter	Quarter rank	Suburb	2018/19	Sept 2019 quarter	Quarter rank	Suburb	2018/19	Sept 2019 quarter	Quarter rank
Perth metropolitan region											
Alexander Heights	2	0	-	Fremantle	21	3	124	North Fremantle	12	1	162
Alfred Cove	12	2	133	Girrawheen	147	8	70	North Perth	42	15	40
Alkimos	132	36	15	Golden Bay	94	0	-	Ocean Reef	24	2	133
Anketell	46	0	-	Gosnells	54	4	102	Osborne Park	4	0	-
Applecross	13	2	133	Greenmount	2	2	133	Padbury	42	14	42
Ardross	23	12	47	Greenwood	28	4	102	Palmyra	23	4	102
Armadale	30	2	133	Gwelup	20	22	23	Parkwood	7	2	133
Ascot	10	0	-	Hamersley	23	4	102	Pearsall	43	18	33
Ashfield	6	2	133	Hamilton Hill	103	28	18	Peppermint Grove	5	0	-
Attadale	0	7	78	Hammond Park	221	37	14	Perth	1	0	-
Aveley	139	18	33	Harrisdale	40	42	11	Piara Waters	326	55	7
Balcatta	27	2	133	Haynes	119	28	18	Queens Park	45	2	133
Baldivis	387	89	2	Hazelmere	215	4	102	Quinns Rocks	19	4	102
Balga	56	9	64	Heathridge	33	6	85	Redcliffe	8	0	-
Ballajura	38	4	102	Helena Valley	8	0	-	Ridgewood	114	2	133
Banjup	261	22	23	Henley Brook	1	0	-	Riverton	52	12	47
Banksia Grove	75	0	-	High Wycombe	34	7	78	Rivervale	48	4	102
Bassendean	26	8	70	Highgate	0	3	124	Rockingham	14	2	133
Bateman	15	0	-	Hilbert	167	29	16	Roleystone	7	0	-
Bayswater	82	49	8	Hillarys	17	9	64	Rossmoyne	27	4	102
Beaconsfield	19	5	95	Hilton	38	12	47	Safety Bay	5	2	133
Beckenham	115	21	26	Hocking	4	0	-	Salter Point	38	5	95
Bedford	31	12	47	Huntingdale	5	2	133	Scarborough	69	14	42
Beechboro	48	20	27	Iluka	0	19	30	Secret Harbour	20	0	-
Beelihar	84	72	4	Inglewood	51	4	102	Shelley	35	10	57
Beldon	20	6	85	Innaloo	31	14	42	Shenton Park	36	0	-
Bellevue	9	3	124	Jindalee	63	29	16	Shoalwater	4	7	78
Belmont	27	5	95	Jolimont	4	0	-	Sinagra	0	18	33
Bennett Springs	64	0	-	Joondalup	0	4	102	Singleton	27	0	-
Bentley	23	3	124	Joondanna	9	8	70	Sorrento	54	11	53
Bertram	9	0	-	Kalamunda	14	16	39	South Fremantle	3	0	-
Bicton	13	9	64	Kallaroo	15	10	57	South Guildford	83	0	-
Booragoon	20	4	102	Karawara	2	2	133	South Lake	4	2	133
Brabham	293	106	1	Kardinya	36	8	70	South Perth	20	5	95
Brentwood	3	3	124	Karrinyup	37	7	78	Southern River	87	9	64
Brookdale	2	0	-	Kelmscott	27	23	22	Spearwood	50	11	53
Bull Creek	15	4	102	Kenwick	4	0	-	St James	19	0	-
Bullsbrook	37	0	-	Kewdale	16	13	45	Stirling	2	2	133
Burns Beach	30	0	-	Kingsley	27	6	85	Stoneville	2	0	-
Burswood	3	0	-	Koondoola	24	0	-	Subiaco	4	0	-
Bushmead	9	20	27	Koongamia	7	2	133	Success	106	84	3
Butler	1	0	-	Kwinana	19	0	-	Swan View	38	0	-
Byford	103	26	20	Landsdale	79	2	133	Swanbourne	4	6	85
Calista	4	0	-	Langford	10	0	-	The Vines	13	26	20
Camillo	4	0	-	Lathlain	10	4	102	Thornlie	39	6	85
Canning Vale	47	17	37	Leederville	12	0	-	Treeby	60	0	-
Cannington	31	4	102	Leeming	25	8	70	Trigg	7	0	-
Carabooda	41	0	-	Lesmurdie	3	0	-	Tuart Hill	12	0	-
Carine	14	20	27	Lockridge	18	0	-	Two Rocks	36	0	-
Carlisle	72	18	33	Lynwood	37	6	85	Victoria Park	18	15	40
Caversham	126	4	102	Maddington	96	6	85	Wandi	58	0	-
Churchlands	11	2	133	Maida Vale	9	5	95	Wanneroo	28	4	102
City Beach	2	0	-	Mandogalup	0	67	5	Warnbro	4	0	-
Claremont	12	2	133	Manning	19	4	102	Warwick	38	9	64
Cloverdale	64	7	78	Marangaroo	4	0	-	Waterford	2	0	-
Cockburn Central	48	0	-	Marmion	7	3	124	Watermans Bay	7	4	102
Como	17	10	57	Martin	3	0	-	Wellard	211	10	57
Cannolly	24	0	-	Maylands	53	8	70	Wembley	8	7	78
Coogee	33	0	-	Medina	2	0	-	Wembley Downs	30	4	102
Coolbellup	74	19	30	Melville	54	19	30	West Leederville	6	0	-
Cottesloe	13	2	133	Merrima	2	0	-	West Perth	6	8	70
Craigie	60	13	45	Middle Swan	30	2	133	Westminster	7	3	124
Crawley	6	0	-	Midland	7	0	-	White Gum Valley	15	0	-
Daglish	4	0	-	Midvale	9	3	124	Willagee	59	12	47
Dalkeith	4	1	162	Mindarie	3	38	13	Willetton	172	46	10
Darch	18	0	-	Morley	122	17	37	Wilson	38	0	-
Darlington	3	5	95	Mosman Park	22	9	64	Winthrop	6	0	-
Dayton	171	6	85	Mount Claremont	20	0	-	Woodbridge	9	0	-
Dianella	65	10	57	Mount Hawthorn	8	4	102	Woodlands	8	0	-
Doubleview	46	22	23	Mount Lawley	34	6	85	Woodvale	120	2	133
Duneraig	38	12	47	Mount Nasura	4	0	-	Yanchep	158	2	133
East Cannington	49	11	53	Mount Pleasant	19	10	57	Yangebup	2	8	70
East Fremantle	20	0	-	Mount Richon	1	0	-	Yokine	49	11	53
East Perth	2	0	-	Mullaloo	11	7	78				
East Victoria Park	57	10	57	Mundaring	2	0	-				
Eden Hill	3	2	133	Munster	20	0	-				
Edgewater	12	3	124	Myaree	18	2	133				
Eglinton	88	47	9	Nedlands	9	2	133				
Ellenbrook	86	0	-	Neerabup	3	0	-				
Embleton	18	5	95	Nollamara	28	6	85				
Ferndale	7	2	133	Noranda	26	4	102				
Floreat	1	0	-	North Beach	18	2	133				
Forrestfield	77	40	12	North Coogee	92	58	6				
Total Perth metropolitan region									9,358	2,102	
Peel Region Scheme											
Coodanup	5	2	6	Halls Head	3	3	5	Ravenswood	57	0	-
Dawesville	16	0	-	Lakelands	45	66	1	South Yunderup	0	2	6
Dudley Park	6	0	-	Madora Bay	62	31	2	Wannanup	3	1	9
Erskine	52	0	-	Mandurah	26	1	9	Waroona	1	0	-
Falcon	0	4	4	Meadow Springs	42	22	3				
Furnissdale	0	2	6	North Dandalup	7	0	-				
Total Peel Region Scheme									325	134	
Total Perth metropolitan region and Peel Region Scheme									9,683	2,236	

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



5 Rural residential and special residential activity

5.1 Regional summary: September quarter 2019

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sept 2019	Proposed lots	Proposed lots up to end of Sept 2019	Lots
Metropolitan¹					
Central sub-region	0	0	0	2	0
North-west sub-region	0	12	3	30	5
North-east sub-region	11	13	11	139	28
South-east sub-region	23	58	2	120	9
South-west sub-region	6	6	7	70	1
Peel Region Scheme ²	6	6	0	114	13
Total metropolitan¹	46	95	23	475	56
State planning region					
Perth	40	89	23	361	43
Peel ³	6	6	0	114	13
Sub-total	46	95	23	475	56
Rest of the State					
Gascoyne	0	0	0	0	0
Goldfields-Esperance	46	46	0	30	0
Great Southern	9	48	3	137	6
Kimberley	0	0	0	27	0
Mid West	2	2	0	17	0
Pilbara	0	0	0	0	0
South West	0	48	27	304	33
Wheatbelt	53	53	2	744	8
Sub-total	110	197	32	1,259	47
Total State	156	292	55	1,734	103

5.2 Final approval: top suburbs and localities

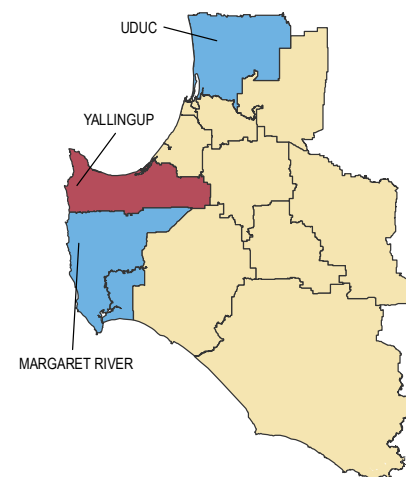
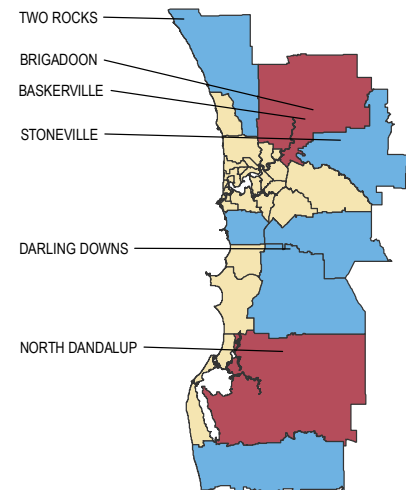
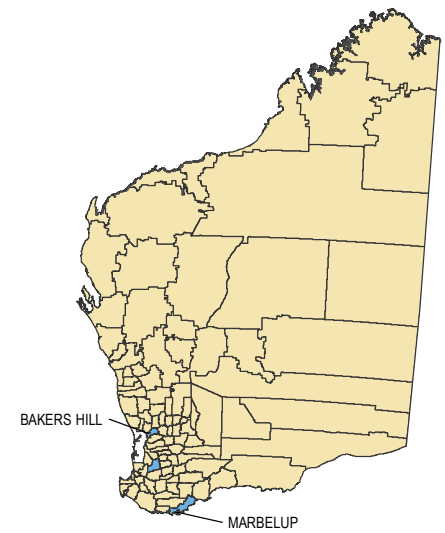
Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Brigadoon	12	1	Yallingup	19
2	North Dandalup	10	2	Uduc	8
3	Stoneville	9	3	Bakers Hill/Marbelup/Margaret River	6
4	Baskerville	7			
5	Darling Downs/Two Rocks	5			

* Five lots or more

Percentage of final approvals by region

Metropolitan¹

Regionals



Final approvals by local government - lots

1-10 11+

No final approvals

Note: Top suburbs and localities identified where relevant

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

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

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

6 Commercial activity

6.1 Regional summary: September quarter 2019

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sept 2019	Proposed lots	Proposed lots up to end of Sept 2019	Lots
Metropolitan¹					
Central sub-region	8	7	9	66	8
North-west sub-region	16	16	9	34	5
North-east sub-region	5	5	7	31	0
South-east sub-region	1	13	7	35	6
South-west sub-region	2	1	9	5	6
Peel Region Scheme ²	2	26	0	16	2
Total metropolitan¹	34	68	41	187	27
State planning region					
Perth	32	42	41	171	25
Peel ³	2	26	0	16	2
Sub-total	34	68	41	187	27
Rest of the State					
Gascoyne	0	0	0	0	0
Goldfields-Esperance	0	0	0	9	0
Great Southern	2	2	2	13	1
Kimberley	0	0	0	27	0
Mid West	0	0	0	4	0
Pilbara	0	0	0	11	2
South West	22	22	11	49	12
Wheatbelt	4	1	6	2	1
Sub-total	28	25	19	115	16
Total State	62	93	60	302	43

6.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Armadale	5	1	Dalyellup	8

* Five lots or more

Percentage of final approvals by region

Metropolitan¹

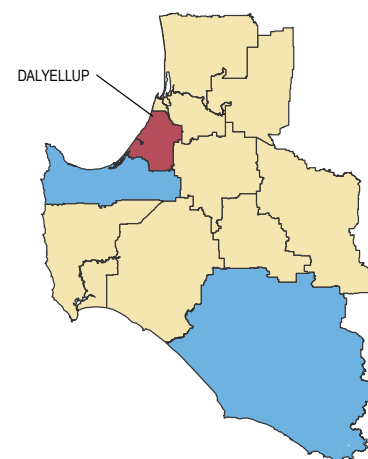
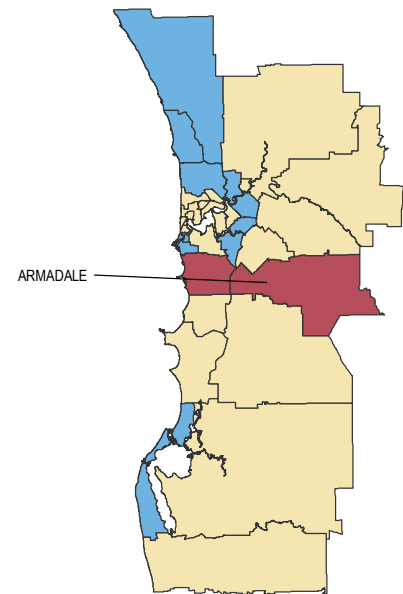
Regionals

Green title lots versus strata lots - State

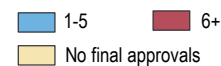
¹ The metropolitan region is made up of Metropolitan Region Scheme area and Peel Region Scheme area, as defined by *Perth and Peel@3.5million*.

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

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



Final approvals by local government - lots



Note: Top suburbs and localities identified where relevant

7 Industrial activity

7.1 Regional summary: September quarter 2019

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sept 2019	Proposed lots	Proposed lots up to end of Sept 2019	Lots
Metropolitan¹					
Central sub-region	1	1	11	135	0
North-west sub-region	0	0	5	63	11
North-east sub-region	7	59	3	42	3
South-east sub-region	0	6	16	220	6
South-west sub-region	2	24	7	58	15
Peel Region Scheme ²	0	0	0	99	0
Total metropolitan¹	10	90	42	617	35
State planning region					
Perth	10	90	42	518	35
Peel ³	0	0	0	99	0
Sub-total	10	90	42	617	35
Rest of the State					
Gascoyne	0	0	0	0	0
Goldfields-Esperance	0	0	2	17	0
Great Southern	2	2	0	24	3
Kimberley	0	53	0	38	0
Mid West	5	8	0	10	0
Pilbara	0	0	0	21	0
South West	3	90	9	215	4
Wheatbelt	18	18	16	112	0
Sub-total	28	171	27	437	7
Total State	38	261	69	1,054	42

7.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Yangebup	15	No localities with final approvals of five lots or more this quarter		
2	Landsdale/Wangara	5			

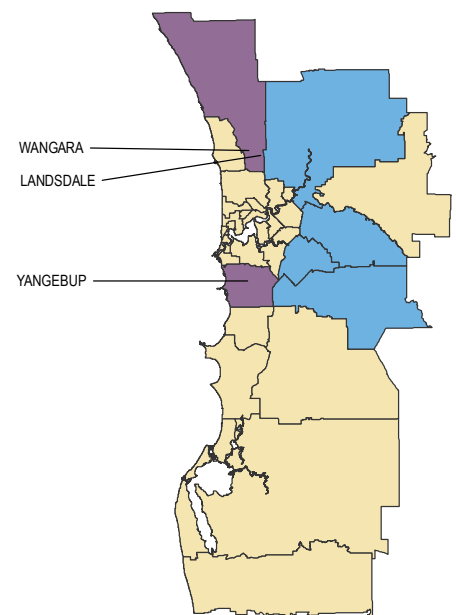
* Five lots or more

Percentage of final approvals by region

Metropolitan¹

Regionals

Green title lots versus strata lots - State



Final approvals by local government - lots

Blue: 1-5 Red: 6+

Yellow: No final approvals

Note: Top suburbs and localities identified where relevant

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

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

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

8 Metropolitan local government summary

September quarter 2019	Residential					Non-residential				
	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of conditional approvals	Final approvals	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sept 2019	Proposed lots	Proposed lots up to end of Sept 2019	Lots	Proposed lots	Proposed lots up to end of Sept 2019	Proposed lots	Proposed lots up to end of Sept 2019	Lots
Metropolitan¹										
Central sub-region										
Bassendean (T)	14	13	26	128	12	0	0	6	5	1
Bayswater (C)	70	63	76	609	95	5	5	3	99	4
Belmont (C)	34	24	36	224	29	0	0	5	6	2
Cambridge (T)	8	8	3	22	7	0	0	0	0	0
Canning (C)	114	97	114	968	104	4	4	2	30	1
Claremont (T)	29	16	2	36	6	0	2	0	0	0
Cottesloe (T)	2	2	0	22	2	0	0	0	0	0
East Fremantle (T)	4	4	5	19	0	0	0	0	0	1
Fremantle (C)	48	41	32	221	21	0	5	0	17	5
Melville (C)	170	148	102	631	106	1	3	0	37	0
Mosman Park (T)	0	3	0	35	9	0	0	0	0	0
Nedlands (C)	23	18	18	58	5	0	0	0	4	0
Peppermint Grove (S)	3	3	0	14	0	0	0	0	0	0
Perth (C)	0	0	0	2	0	4	4	1	6	1
South Perth (C)	31	22	42	188	26	5	5	1	2	0
Stirling (C)	241	262	267	1,318	172	1	0	1	17	8
Subiaco (C)	6	6	1	18	0	0	0	0	5	0
Victoria Park (T)	67	44	56	229	47	2	2	1	15	3
Vincent (C)	42	37	24	194	34	2	2	2	6	3
Total	906	811	804	4,936	675	24	32	22	249	29
North-west sub-region										
Joondalup (C)	192	135	236	1,049	140	1	3	3	6	3
Wanneroo (C)	446	1,051	543	9,801	208	37	39	36	289	38
Total	638	1,186	779	10,850	348	38	42	39	295	41
North-east sub-region										
Kalamunda (C)	40	54	94	750	68	4	4	5	9	5
Mundaring (S)	13	17	72	531	10	14	14	8	30	13
Swan (C)	1,047	1,741	300	6,089	215	24	80	24	204	46
Total	1,100	1,812	466	7,370	293	42	98	37	243	64
South-east sub-region										
Armadale (C)	118	1,035	45	4,081	179	11	24	15	143	23
Gosnells (C)	148	228	192	2,018	63	2	2	33	140	16
Serpentine-Jarrahdale (S)	2	2	205	2,691	26	31	70	7	145	9
Total	268	1,265	442	8,790	268	44	96	55	428	48
South-west sub-region										
Cockburn (C)	356	435	256	3,421	341	2	19	10	37	46
Kwinana (C)	144	640	487	3,835	77	3	4	13	43	7
Rockingham (C)	64	254	216	5,802	100	8	44	18	87	11
Total	564	1,329	959	13,058	518	13	67	41	167	64
Peel Region Scheme²										
Mandurah (C)	287	324	56	3,521	130	2	2	1	45	8
Murray (S)	1	0	0	1,279	4	14	38	2	263	12
Waroona (S)	0	0	0	4	0	0	0	0	20	2
Total	288	324	56	4,804	134	16	40	3	328	22
Total Perth metropolitan region and Peel Region Scheme¹										
	3,764	6,727	3,506	49,808	2,236	177	375	197	1,710	268

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

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

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

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

9 Balance of the State and selected local government summary

June quarter 2019	Residential					Non-residential				
	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of conditional approvals	Final approvals	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sept 2019	Proposed lots	Proposed lots up to end of Sept 2019	Lots	Proposed lots	Proposed lots up to end of Sept 2019	Proposed lots	Proposed lots up to end of Sept 2019	Lots
Balance of State										
Gascoyne										
Carnarvon (S)	0	0	0	6	0	2	2	2	10	0
Exmouth (S)	0	0	2	5	0	0	0	0	0	0
Remaining local governments	0	0	0	0	0	0	0	0	0	0
Total	0	0	2	11	0	2	2	2	10	0
Goldfields-Esperance										
Esperance (S)	8	8	0	237	0	0	0	0	53	2
Kalgoorlie-Boulder (C)	46	46	5	71	6	8	8	2	31	0
Remaining local governments	2	2	0	0	0	46	46	0	34	0
Total	56	56	5	308	6	54	54	2	118	2
Great Southern										
Albany (C)	6	6	15	588	15	22	24	7	245	22
Remaining local governments	93	137	0	122	2	10	47	1	141	6
Total	99	143	15	710	17	32	71	8	386	28
Kimberley										
Broome (S)	2	2	0	313	0	0	53	0	63	0
Wyndham-East Kimberley (S)	0	0	2	14	0	0	0	0	33	0
Remaining local governments	2	0	2	2	0	0	0	0	0	0
Total	4	2	4	329	0	0	53	0	96	0
Mid West										
Greater Geraldton (C)	152	152	892	1,390	2	7	5	7	48	0
Irwin (S)	0	0	0	14	0	2	2	0	18	0
Remaining local governments	4	4	0	2	3	10	13	2	14	5
Total	156	156	892	1,406	5	19	20	9	80	5
Pilbara										
Karratha (C)	2	2	0	27	0	0	5	0	32	5
Port Hedland (T)	0	0	0	347	0	0	0	0	17	1
Remaining local governments	0	0	2	79	0	0	0	0	0	0
Total	2	2	2	453	0	0	5	0	49	6
South West										
Augusta-Margaret River (S)	41	41	8	638	50	10	101	6	136	19
Bunbury (C)	10	8	12	195	34	4	6	2	63	4
Busselton (C)	415	441	107	1,141	48	14	16	14	362	34
Capel (S)	13	84	63	1,132	3	10	15	20	62	13
Dardanup (S)	0	19	0	213	2	2	43	2	16	2
Harvey (S)	9	496	11	498	15	6	6	12	159	9
Remaining local governments	45	45	3	187	28	17	62	8	139	4
Total	533	1,134	204	4,004	180	63	249	64	937	85
Wheatbelt										
Beverley (S)	0	0	0	0	0	0	0	8	24	0
Chittering (S)	0	0	0	121	0	4	2	2	335	0
Gingin (S)	0	0	0	1,964	0	4	6	0	316	2
Northam (S)	3	3	0	162	0	71	71	0	238	7
Toodyay (S)	0	0	0	177	0	5	5	0	11	0
York (S)	0	0	0	7	0	0	0	6	6	0
Remaining local governments	3	7	11	60	11	17	23	47	104	29
Total	6	10	11	2,491	11	101	107	63	1,034	38
Peel region - balance										
Boddington (S)	0	0	0	6	2	0	0	0	0	0
Balance of State	856	1,503	1,135	9,718	221	271	561	148	2,710	164

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

10 State lot approvals

10.1 Total approvals

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2008/09	28,364	14,921	14,876	8,739	18,073	10,233	10,291	4,688
2009/10	29,389	12,779	19,219	8,820	20,567	9,498	8,822	3,954
2010/11	30,085	14,525	20,587	10,928	22,063	11,613	8,022	3,322
2011/12	29,486	13,371	17,790	10,533	20,103	10,978	9,383	2,906
2012/13	29,312	16,810	19,807	13,304	22,077	14,091	7,235	3,611
2013/14	37,814	19,281	28,239	15,717	30,739	16,425	7,075	3,129
2014/15	37,346	23,127	27,063	18,865	28,741	20,483	8,605	3,106
2015/16	25,851	18,758	19,420	15,455	21,387	16,419	4,464	2,591
2016/17	19,732	12,991	15,296	10,318	16,955	11,065	2,777	2,137
2017/18	19,665	12,973	15,682	11,220	16,819	11,694	2,846	1,679
2018/19	23,538	12,265	17,426	10,554	18,629	10,974	4,909	1,504
July to Sept 2019	4,986	2,889	3,644	2,348	3,703	2,504	1,283	385

10.2 Residential

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2008/09	23,561	12,766	13,336	8,063	15,988	9,441	7,573	3,325
2009/10	24,307	10,915	17,618	7,816	18,854	8,421	5,453	2,494
2010/11	25,346	12,695	18,728	10,193	19,999	10,762	5,347	1,933
2011/12	25,394	11,339	16,702	9,489	18,805	9,845	6,589	1,494
2012/13	26,018	15,009	18,787	12,194	20,966	12,894	5,052	2,115
2013/14	34,031	17,781	26,816	14,929	29,179	15,580	4,852	2,201
2014/15	33,931	21,256	25,433	17,607	26,897	19,140	7,034	2,116
2015/16	23,663	16,692	18,751	14,124	20,595	14,993	3,068	1,699
2016/17	17,687	11,228	14,448	9,285	15,976	9,948	1,711	1,280
2017/18	17,302	11,058	14,693	9,840	15,760	10,190	1,542	868
2018/19	21,287	10,570	16,528	9,358	17,478	9,683	3,809	887
July to Sept 2019	4,641	2,457	3,450	2,102	3,506	2,236	1,135	221

10.3 Rural residential and special residential

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2008/09	1,898	744	496	198	819	215	1,079	529
2009/10	2,486	560	654	198	670	211	1,816	349
2010/11	1,639	526	437	101	528	118	1,111	408
2011/12	1,673	780	244	349	393	376	1,280	404
2012/13	1,038	405	200	121	236	172	802	233
2013/14	1,371	640	414	252	430	265	941	375
2014/15	1,620	526	783	193	947	233	673	293
2015/16	771	634	112	288	175	320	596	314
2016/17	739	464	185	166	274	179	465	285
2017/18	880	334	186	121	203	175	677	159
2018/19	836	316	316	157	381	202	455	114
July to Sept 2019	55	103	23	43	23	56	32	47

10.4 Industrial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2008/09	888	386	444	217	465	252	423	134
2009/10	649	331	310	174	313	176	336	155
2010/11	603	212	253	124	301	124	302	88
2011/12	571	329	245	162	261	176	310	153
2012/13	626	406	155	191	171	195	455	211
2013/14	820	159	403	101	477	106	343	53
2014/15	478	267	311	199	311	199	167	68
2015/16	205	179	101	133	104	134	101	45
2016/17	251	139	182	100	182	107	69	32
2017/18	610	210	375	169	378	169	232	41
2018/19	388	155	125	131	222	136	166	19
July to Sept 2019	69	42	42	35	42	35	27	7

■ conditional approvals ■ final approvals

10.5 Commercial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2008/09	460	137	268	79	305	82	155	55
2009/10	380	824	228	490	235	498	145	326
2010/11	284	550	183	348	190	348	94	202
2011/12	321	735	200	366	207	388	114	347
2012/13	360	1,081	215	566	226	576	134	505
2013/14	289	409	189	260	194	268	95	141
2014/15	221	557	137	356	141	356	80	201
2015/16	208	424	97	325	113	328	95	96
2016/17	199	336	159	260	163	269	36	67
2017/18	175	503	127	380	136	380	39	123
2018/19	186	421	99	364	128	369	58	52
July to Sept 2019	60	43	41	25	41	27	19	16

10.6 Other land use categories

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2008/09	1,557	888	332	182	496	243	1,061	645
2009/10	1,567	822	409	142	495	192	1,072	630
2010/11	2,213	952	986	162	1,045	261	1,168	691
2011/12	1,527	701	399	167	437	193	1,090	508
2012/13	1,270	801	450	232	478	254	792	547
2013/14	1,303	565	417	175	459	206	844	359
2014/15	1,096	983	399	510	445	555	651	428
2015/16	1,004	1,081	359	585	400	644	604	437
2016/17	856	1,035	322	507	360	562	496	473
2017/18	698	1,268	301	710	342	780	356	488
2018/19	841	1,016	358	544	420	584	421	432
July to Sept 2019	161	244	88	143	91	150	70	94

■ conditional approvals ■ final approvals

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

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

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

Introduction

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

Coverage

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

Definitions

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

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

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

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

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

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

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

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

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

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

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

Contact

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

Caveat

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

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

Geographic explanation

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

Metropolitan

Includes the following local government areas:

Central sub-region

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

North-east sub-region

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

North-west sub-region

- City of Wanneroo
- City of Joondalup

South-east sub-region

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

South-west sub-region

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

Peel Region Scheme

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

State planning region

Perth metropolitan region

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

Peel

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

Gascoyne

Goldfields-Esperance

Great Southern

Kimberley

Mid West

Pilbara

South West

Wheatbelt

Balance of State

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

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