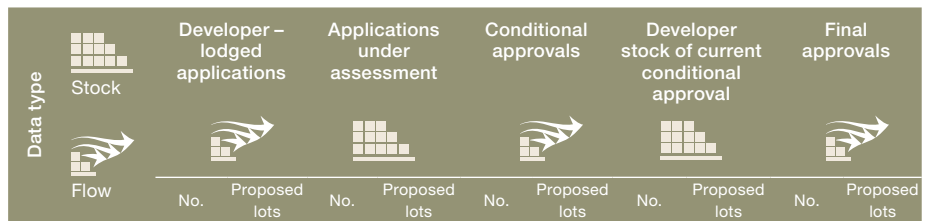




1 State summary

- During the September 2016 quarter, the number of developer-lodged applications across Western Australia totalled 607 for residential purposes and 162 for non-residential purposes. This represents a decrease of six per cent and 18 per cent for residential and non-residential applications respectively, from the previous quarter (June quarter).
- Among these applications were proposals to develop a total of 5,198 residential lots and 676 non-residential lots. This represents a decrease of five and 12 per cent respectively, from the previous quarter.
- By the end of September, the number of proposed residential lots under assessment was 10,338, an increase of 29 per cent from the previous quarter. The number of proposed non-residential lots under assessment was 1,499, a 46 per cent increase over the same quarter.
- The number of conditional lot approvals increased by 33 per cent to 5,069 for residential and 57 per cent to 444 for non-residential respectively.
- At the end of September, the developer stock of residential lots in conditionally approved applications was 75,530, a decrease of two per cent from the previous quarter. The stock of non-residential lots declined by five per cent from the same quarter to 7,287.
- The number of final lot approvals decreased by 17 per cent between June and September to 3,596 for residential and eight per cent to 502 for non-residential.



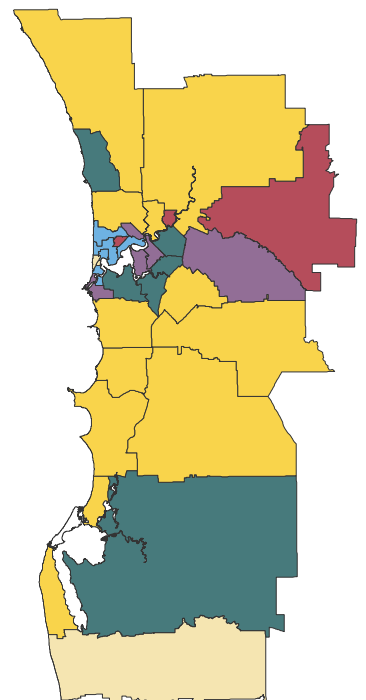
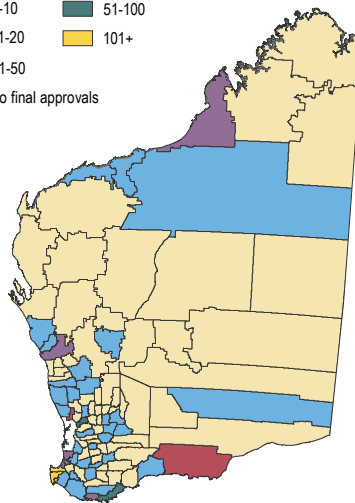
Residential										
June qtr 2016	649	5,456	680	8,003	507	3,798	4,299	77,279	547	4,353
Sept qtr 2016	607	5,198	632	10,338	611	5,069	4,171	75,530	562	3,596
Change between quarters	↘	↘	↘	↗	↗	↗	↘	↘	↗	↘
	-6%	-5%	-7%	29%	21%	33%	-3%	-2%	3%	-17%

Non-residential										
June qtr 2016	197	772	217	1,024	127	283	856	7,667	224	547
Sept qtr 2016	162	676	213	1,499	165	444	810	7,287	205	502
Change between quarters	↘	↘	↘	↗	↗	↗	↘	↘	↘	↘
	-18%	-12%	-2%	46%	30%	57%	-5%	-5%	-8%	-8%

1.1 Final approval activity September quarter 2016

Final approvals by local government - lots

- 1-10
- 11-20
- 21-50
- 51-100
- 101+
- No final approvals



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: September quarter 2016

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sept 2016	Proposed lots	Proposed lots up to end of Sept 2016	Lots
Metropolitan¹					
Central sub-region	896	940	757	5,266	727
North-west sub-region	318	816	683	15,315	386
North-east sub-region	388	1,372	1,385	8,216	267
South-east sub-region	1,184	3,123	1,174	9,917	602
South-west sub-region	1,353	2,204	315	16,541	977
Peel Region Scheme ²	424	393	176	5,023	167
Total metropolitan¹	4,563	8,848	4,490	60,278	3,126
State planning region					
Perth	4,139	8,455	4,314	55,255	2,959
Peel ³	424	393	178	5,030	168
Sub-total	4,563	8,848	4,492	60,285	3,127
Rest of the State					
Gascoyne	0	0	2	129	0
Goldfields-Esperance	2	0	7	731	18
Great Southern	299	483	41	1,758	90
Kimberley	3	3	5	711	38
Mid West	68	68	7	2,730	24
Pilbara	0	167	208	1,163	3
South West	244	633	303	5,284	293
Wheatbelt	19	136	4	2,739	3
Sub-total	635	1,490	577	15,245	469
Total State	5,198	10,338	5,069	75,530	3,596

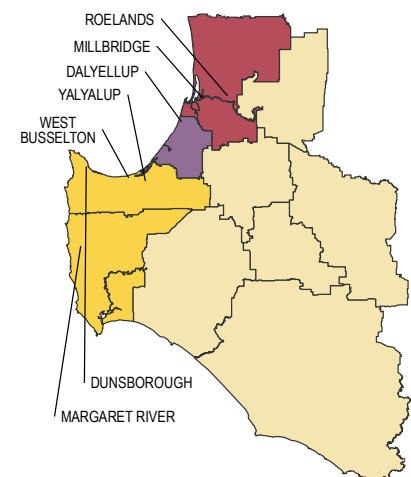
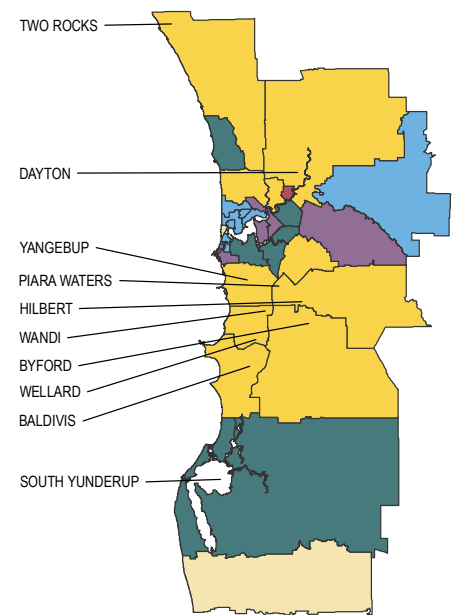
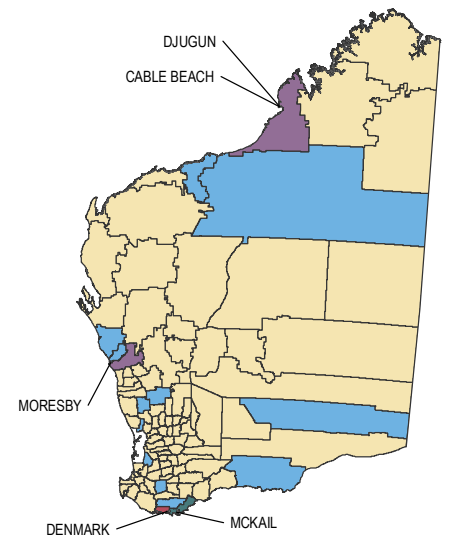
2.2 Final approval activity, top suburbs and localities

Rank	Metropolitan ¹	Lots	Rank	Balance of State	Lots
1	Wellard	235	1	Margaret River	98
2	Baldivis	140	2	Dunsborough	53
3	Piara Waters	128	3	Mckail	40
4	Dayton	118	4	Yalyalup	37
5	Byford	113	5	Cable Beach	27
6	Two Rocks	110	6	Dalyellup	23
7	Hilbert	109	7	Moresby/West Busselton	21
8	South Yunderup	77	8	Denmark/Millbridge	19
9	Yangebup	74	9	Roelands	15
10	Wandi	67	10	Djugun	11

Metropolitan¹

Regionals

Green title lots versus strata lots



Final approvals by local government - lots



Note: Top suburbs and localities identified where relevant

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

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

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

3 Residential lot size

Financial year	Final approvals by lot size range (m ²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Metropolitan¹						
2010/11	2,427	4,538	2,303	1,161	282	445
2011/12	2,449	4,282	2,007	868	234	430
2012/13	3,494	5,806	2,145	1,110	331	419
2013/14	4,464	7,134	2,526	1,081	372	411
2014/15	5,563	9,782	2,408	963	410	398
2015/16	4,894	7,172	1,729	744	448	384
2016/17						
Sep qtr	982	1,688	302	76	56	379

Financial year	Final approvals by lot size range (m ²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Balance of State						
2010/11	160	466	404	727	282	598
2011/12	117	274	289	602	210	621
2012/13	261	347	550	730	217	572
2013/14	164	605	547	637	245	556
2014/15	427	469	397	621	194	407
2015/16	251	456	356	407	229	542
2016/17						
Sep qtr	34	116	98	145	75	583

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 15	259	313	45	32	21	359
Jun qtr 16	289	425	60	46	24	369
Sep qtr 16	244	364	80	22	17	370
North-east sub-region						
Dec qtr 15	199	268	31	11	28	366
Jun qtr 16	300	226	31	21	30	323
Sep qtr 16	95	134	14	3	21	370
North-west sub-region						
Dec qtr 15	212	397	124	24	10	403
Mar qtr 16	84	154	30	24	15	395
Jun qtr 16	148	274	76	52	7	414
Sep qtr 16	77	264	28	11	6	403
South-east sub-region						
Dec qtr 15	183	326	160	48	23	420
Mar qtr 16	246	505	80	38	21	387
Jun qtr 16	282	481	142	35	10	391
Sep qtr 16	163	348	77	11	3	396
South-west sub-region						
Dec qtr 15	228	478	138	22	9	411
Mar qtr 16	146	160	16	15	4	344
Jun qtr 16	269	397	59	17	15	368
Sep qtr 16	366	503	70	29	9	360
Peel Region Scheme²						
Dec qtr 15	58	95	9	21	1	384
Mar qtr 16	1	81	25	48	7	499
Jun qtr 16	42	174	74	19	11	463
Sep qtr 16	37	75	33	18	4	562
Metropolitan¹						
Dec qtr 15	1,139	1,877	507	158	92	393
Mar qtr 16	718	1,218	228	134	104	385
Jun qtr 16	1,330	1,977	442	171	86	382
Sep qtr 16	982	1,688	302	76	56	379
Perth metropolitan region						
Dec qtr 15	1,081	1,782	498	56	31	393
Mar qtr 16	717	1,137	203	149	108	384
Jun qtr 16	1,288	1,803	368	190	97	338
Sep qtr 16	945	1,613	269	94	60	377
Peel region³						
Dec qtr 15	58	95	9	21	1	384
Mar qtr 16	20	132	82	83	9	499
Jun qtr 16	37	111	45	62	61	463
Sep qtr 16	34	116	98	145	75	432

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 15	11	0	0	0	2	not applicable
Jun qtr 16	6	0	0	0	3	not applicable
Sep qtr 16	21	11	0	5	4	not applicable
Central regions						
Dec qtr 15	8	9	31	17	11	583
Jun qtr 16	7	39	24	23	5	508
Sep qtr 16	4	5	9	0	24	2,045
Wheatbelt region						
Dec qtr 15	0	0	0	0	2	not applicable
Mar qtr 16	0	0	0	0	1	not applicable
Jun qtr 16	9	32	3	0	9	409
Sep qtr 16	0	0	0	0	1	not applicable
South West region						
Dec qtr 15	61	79	73	39	16	486
Mar qtr 16	11	106	79	81	7	530
Jun qtr 16	15	40	18	39	44	620
Sep qtr 16	9	100	89	140	45	593

* 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.

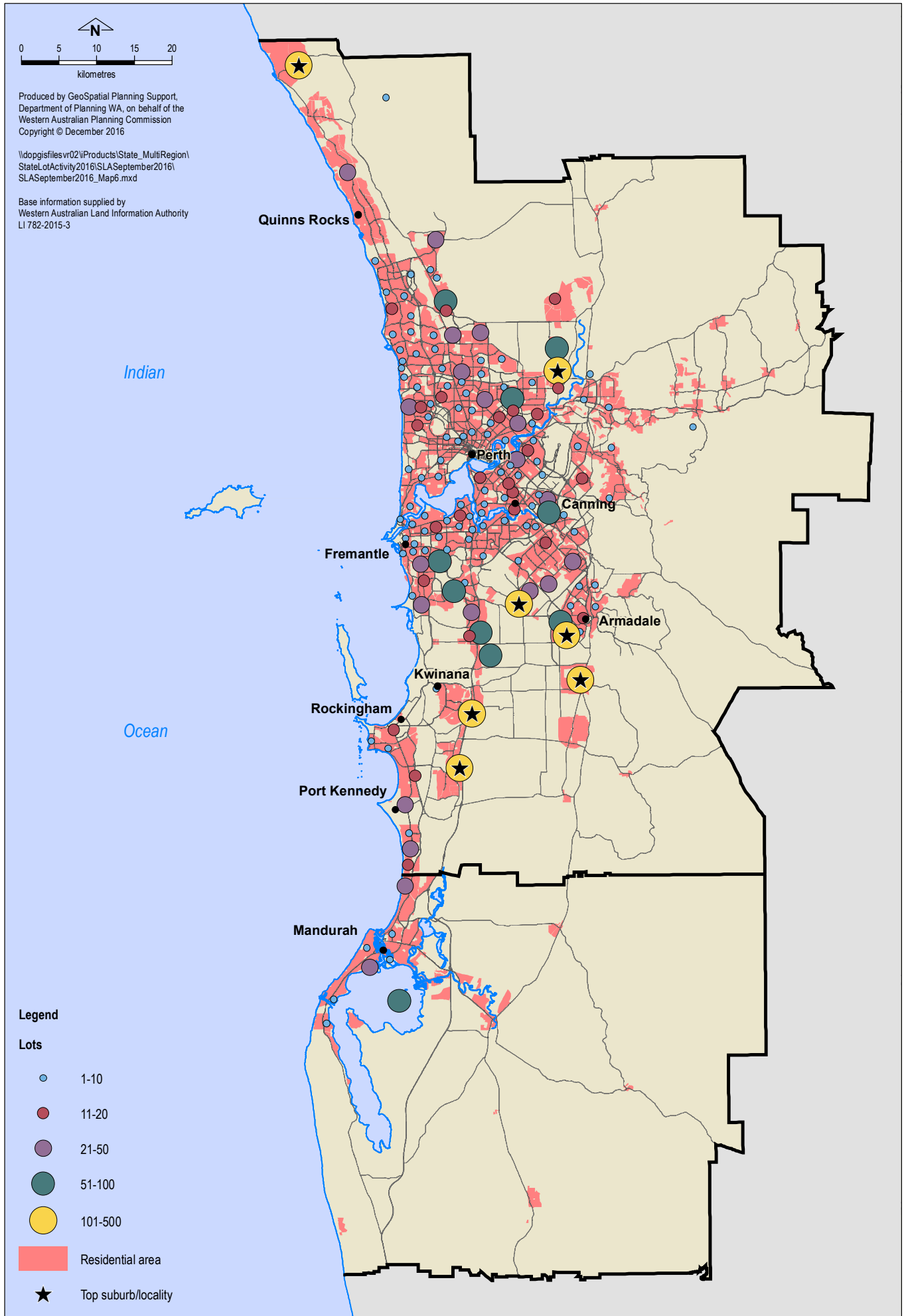
² The Peel Region Scheme includes the City of Mandurah and the shires of Murray and Waroona.

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	Financial year 2015/16	Sept 2016 quarter	Quarter rank	Suburb	Financial year 2015/16	Sept 2016 quarter	Quarter rank	Suburb	Financial year 2015/16	Sept 2016 quarter	Quarter rank
Perth metropolitan region											
Alexander Heights	2	0	-	Glen Forrest	1	0	-	North Beach	14	2	126
Alfred Cove	16	8	73	Glendalough	4	0	-	North Coogee	57	0	-
Alkimos	420	22	32	Gnangara	2	0	-	North Fremantle	14	2	126
Applecross	14	7	80	Golden Bay	223	40	21	North Lake	2	0	-
Ardress	17	11	57	Gooseberry Hill	4	3	117	North Perth	32	10	60
Armadale	132	19	38	Gosnells	146	22	32	Ocean Reef	15	6	90
Ascot	2	0	-	Greenmount	10	5	96	Orella	4	0	-
Ashby	16	6	90	Greenwood	7	7	80	Osborne Park	4	0	-
Ashfield	5	2	126	Guildford	4	0	-	Padbury	6	8	73
Attadale	19	0	-	Gwelup	94	0	-	Palmyra	15	8	73
Aubin Grove	16	64	10	Hamersley	8	4	102	Parkerville	34	0	-
Aveley	445	0	-	Hamilton Hill	143	35	23	Parmelia	57	0	-
Balcatta	22	4	102	Hammond Park	94	12	53	Pearsall	19	13	46
Baldivis	796	140	2	Harrisdale	133	24	28	Peppermint Grove	7	0	-
Balga	102	23	31	Haynes	165	62	11	Perth	8	3	117
Ballajura	0	4	102	Heathridge	9	2	126	Piara Waters	458	128	3
Banjup	299	0	-	Helena Valley	30	0	-	Port Kennedy	0	50	17
Banksia Grove	215	42	18	High Wycombe	30	9	68	Queens Park	63	2	126
Bassendean	48	13	46	Highgate	2	0	-	Quinns Rocks	12	7	80
Bayswater	131	24	28	Hilbert	367	109	7	Redcliffe	14	7	80
Beaconsfield	38	10	60	Hillarys	8	2	126	Ridgewood	16	0	-
Beckenham	191	51	16	Hilton	42	8	73	Riverton	47	9	68
Bedford	23	20	35	Hocking	106	58	15	Rivervale	23	21	34
Beechboro	18	6	90	Huntingdale	37	0	-	Rockingham	47	17	42
Bellevue	4	0	-	Iluka	26	0	-	Roleystone	2	0	-
Belmont	22	12	53	Inglewood	23	3	117	Rossmoyne	3	8	73
Bentley	42	10	60	Innaloo	31	7	80	Safety Bay	9	2	126
Bibra Lake	4	0	-	Jane Brook	10	0	-	Salter Point	4	2	126
Bicton	10	2	126	Jindalee	55	0	-	Scarborough	71	29	27
Booragoon	6	7	80	Joondalup	7	4	102	Secret Harbour	23	1	157
Brabham	410	62	11	Joondanna	23	0	-	Seville Grove	151	4	102
Brentwood	6	4	102	Kalamunda	15	1	157	Shelley	11	0	-
Brookdale	2	2	126	Kallaroo	6	0	-	Shenton Park	0	2	126
Bull Creek	10	0	-	Karawara	6	0	-	Shoalwater	8	5	96
Bullsbrook	34	0	-	Kardinya	41	10	60	Sinagra	44	1	157
Burns Beach	14	7	80	Karnup	168	0	-	Singleton	2	13	46
Butler	29	0	-	Karrinyup	59	5	96	Sorrento	11	2	126
Byford	463	113	5	Kelmscott	31	7	80	South Fremantle	4	3	117
Calista	11	0	-	Kensington	5	0	-	South Guildford	12	0	-
Camillo	5	2	126	Kenwick	16	3	117	South Lake	10	4	102
Canning Vale	25	5	96	Kewdale	24	5	96	South Perth	8	18	40
Cannington	34	9	68	Kingsley	13	2	126	Southern River	190	30	25
Carine	40	0	-	Koondoola	0	2	126	Spearwood	169	18	40
Carisle	39	10	60	Kwinana Town Centre	52	0	-	St James	18	13	46
Caversham	217	15	44	Landsdale	369	30	25	Stirling	20	20	35
Chidlow	30	0	-	Langford	14	2	126	Stoneville	2	0	-
Churchlands	4	0	-	Lathlain	16	1	157	Subiaco	4	0	-
City Beach	3	0	-	Leederville	12	2	126	Success	105	41	20
Claremont	7	3	117	Leeming	10	2	126	Swan View	65	0	-
Clarkson	12	0	-	Lesmurdie	4	3	117	Swanbourne	24	2	126
Cloverdale	38	10	60	Lynwood	15	4	102	Tamala Park	53	0	-
Cockburn Central	1	0	-	Maddington	325	6	90	Tapping	3	0	-
Como	55	7	80	Madeley	65	35	23	The Vines	106	0	-
Connolly	2	0	-	Mahogany Creek	5	0	-	Thornlie	63	13	46
Coogee	29	4	102	Maida Vale	2	0	-	Trigg	4	0	-
Coolbellup	6	59	13	Manning	12	4	102	Tuart Hill	10	3	117
Coolbinia	1	0	-	Marmion	10	2	126	Two Rocks	0	110	6
Cooloongup	2	0	-	Martin	143	0	-	Victoria Park	33	6	90
Cottesloe	24	0	-	Maylands	26	2	126	Waikiki	2	0	-
Craigie	46	2	126	Medina	13	5	96	Wandi	7	67	9
Currambine	3	0	-	Melville	35	20	35	Wanneroo	7	0	-
Dalkeith	2	0	-	Middle Swan	10	4	102	Warnbro	4	11	57
Darch	2	0	-	Midland	28	6	90	Waterford	50	0	-
Darling Downs	25	0	-	Midvale	5	0	-	Watermans Bay	4	4	102
Darlington	2	0	-	Mindarie	4	0	-	Wattle Grove	30	0	-
Dayton	616	118	4	Mirrabooka	2	2	126	Wellard	541	273	1
Dianella	155	24	28	Morley	159	59	13	Wembley	10	2	126
Doubleview	73	14	45	Mosman Park	1	2	126	Wembley Downs	39	13	46
Duncraig	20	2	126	Mount Claremont	52	0	-	West Leederville	7	2	126
East Cannington	91	38	22	Mount Hawthorn	7	0	-	West Perth	5	0	-
East Fremantle	6	1	157	Mount Helena	9	0	-	Westminster	33	9	68
East Perth	0	2	126	Mount Lawley	19	10	60	Whitby	246	0	-
East Victoria Park	49	19	38	Mount Nasura	11	2	126	White Gum Valley	37	8	73
Eden Hill	50	0	-	Mount Pleasant	20	8	73	Willagee	18	4	102
Edgewater	6	0	-	Mount Richon	7	0	-	Willetton	6	0	-
Eglinton	325	0	-	Mullaloo	18	13	46	Wilson	44	12	53
Ellenbrook	155	11	57	Mundaring	2	4	102	Woodbridge	2	0	-
Embleton	54	12	53	Munster	48	42	18	Woodlands	10	4	102
Floreat	4	0	-	Myaree	6	0	-	Woodvale	65	0	-
Forrestfield	41	16	43	Nedlands	2	2	126	Yanchep	230	1	157
Fremantle	31	7	80	Nollamara	27	3	117	Yangebup	2	74	8
Girrawheen	66	0	-	Noranda	22	9	68	Yokine	49	10	60
Total Perth metropolitan region									14,124	2,959	
Peel Region Scheme											
Coodanup	11	0	-	North Beach	14	2	126	Yokine	49	10	60
Dawesville	123	6	5	Lakelands	121	0	-	South Yunderup	33	77	1
Dudley Park	39	3	7	Madora Bay	96	29	3	Wannanup	7	2	8
Erskine	190	34	2	Mandurah	21	10	4				
Falcon	10	0	-	Meadow Springs	121	0	-				
Greenfields	21	0	-	Pinjarra	10	0	-				
Total Peel Region Scheme									869	167	
Total Perth metropolitan region and Peel Region Scheme									15,223	3,126	

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 2016

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sept 2016	Proposed lots	Proposed lots up to end of Sept 2016	Lots
Metropolitan¹					
Central sub-region	0	0	0	0	0
North-west sub-region	0	0	0	14	1
North-east sub-region	6	26	19	321	16
South-east sub-region	3	47	41	192	16
South-west sub-region	12	34	5	41	5
Peel Region Scheme ²	44	40	6	234	2
Total metropolitan¹	65	147	71	802	40
State planning region					
Perth	21	107	65	568	38
Peel ³	46	42	6	253	2
Sub-total	67	149	71	821	40
Rest of the State					
Gascoyne	0	0	0	5	0
Goldfields-Esperance	0	23	17	170	0
Great Southern	8	8	2	304	6
Kimberley	0	0	0	36	0
Mid West	7	7	2	157	12
Pilbara	0	0	0	136	0
South West	112	156	11	466	16
Wheatbelt	137	176	11	777	83
Sub-total	264	370	43	2,051	117
Total State	331	519	114	2,872	157

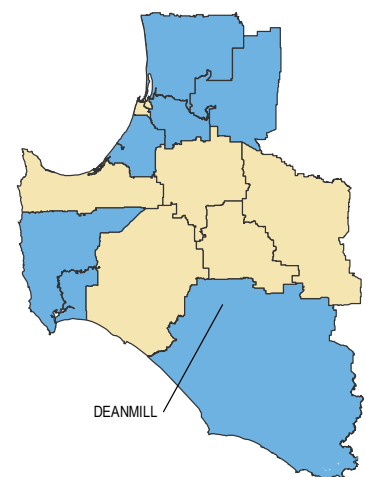
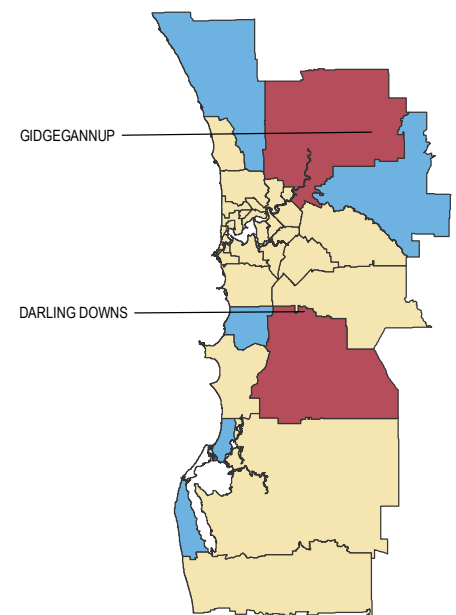
5.2 Final approval activity, top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Darling Downs	16	1	Wundowie	62
2	Gidgegannup	5	1	Bakers Hill	14
			3	Deanmill/Narra Tarra	5

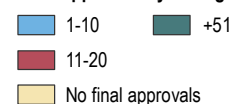
* Five lots or more

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: September quarter 2016

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sept 2016	Proposed lots	Proposed lots up to end of Sept 2016	Lots
Metropolitan¹					
Central sub-region	10	18	27	129	7
North-west sub-region	9	15	5	47	0
North-east sub-region	4	10	9	16	8
South-east sub-region	5	19	2	22	0
South-west sub-region	5	5	3	76	2
Peel Region Scheme ²	0	0	2	12	3
Total metropolitan¹	33	67	48	302	20
State planning region					
Perth	33	67	46	290	17
Peel ³	0	0	2	12	3
Sub-total	33	67	48	302	20
Rest of the State					
Gascoyne	0	0	0	0	0
Goldfields-Esperance	0	0	0	13	0
Great Southern	2	2	1	8	1
Kimberley	0	0	0	24	0
Mid West	0	0	3	9	0
Pilbara	0	0	2	113	1
South West	10	10	1	53	6
Wheatbelt	1	0	2	10	1
Sub-total	13	12	9	230	9
Total State	46	79	57	532	29

6.2 Final approval activity, top suburbs and localities

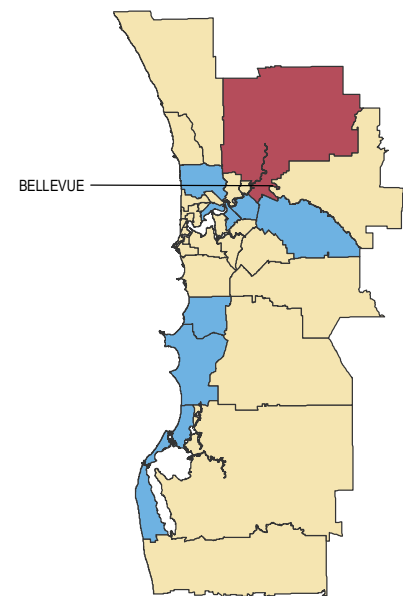
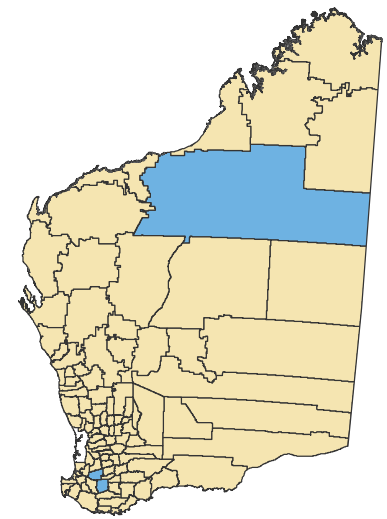
Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Bellevue	5		No top lots during the quarter	

* Five lots or more

Metropolitan¹

Regionals

Green title lots versus strata lots



Final approvals by local government - lots

1-5

6+

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: September quarter 2016

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sept 2016	Proposed lots	Proposed lots up to end of Sept 2016	Lots
Metropolitan¹					
Central sub-region	4	9	1	180	0
North-west sub-region	4	4	3	212	12
North-east sub-region	5	5	0	19	4
South-east sub-region	51	86	1	43	4
South-west sub-region	6	10	18	44	3
Peel Region Scheme ²	0	0	0	83	0
Total metropolitan¹	70	114	23	581	23
State planning region					
Perth	70	114	23	498	23
Peel ³	0	0	0	83	0
Sub-total	70	114	23	581	23
Rest of the State					
Gascoyne	2	2	0	2	0
Goldfields-Esperance	2	2	0	13	0
Great Southern	6	6	7	46	0
Kimberley	0	0	0	153	0
Mid West	2	2	8	101	0
Pilbara	0	4	2	248	0
South West	2	98	0	262	0
Wheatbelt	2	2	0	121	3
Sub-total	16	116	17	946	3
Total State	86	230	40	1,527	26

7.2 Final approval activity, top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Neerabup	10	No top lots during the quarter		

* Five lots or more

Metropolitan¹

Regionals

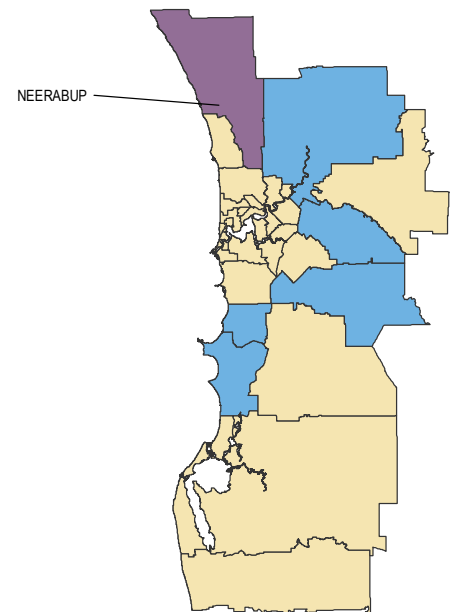
NOTE: NO REGIONAL PIE CHART FOR COUNTRY REGION IN THIS QUARTER

Green title lots versus strata lots

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

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

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



Final approvals by local government - lots

- 1-5
- 11+
- No final approvals

Note: Top suburbs and localities identified where relevant

8 Metropolitan local government summary

Sept quarter 2016	Residential					Non-residential				
	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of conditional approvals	Final approvals	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sept 2016	Proposed lots	Proposed lots up to end of Sept 2016	Lots	Proposed lots	Proposed lots up to end of Sept 2016	Proposed lots	Proposed lots up to end of Sept 2016	Lots
Metropolitan¹										
Central sub-region										
Bassendean (T)	26	31	19	150	15	0	0	0	2	0
Bayswater (C)	149	150	91	786	126	2	2	0	5	0
Belmont (C)	29	44	29	219	55	1	1	0	2	1
Cambridge (T)	12	20	11	97	4	0	0	1	0	0
Canning (C)	112	163	116	890	96	5	7	3	223	3
Claremont (T)	4	5	7	52	5	0	0	0	0	0
Cottesloe (T)	4	6	3	33	0	0	0	0	2	0
East Fremantle (T)	4	6	0	19	1	2	2	0	0	0
Fremantle (C)	26	20	26	196	38	4	5	1	17	0
Melville (C)	109	91	129	520	93	1	0	25	49	0
Mosman Park (T)	0	3	4	22	2	0	0	1	0	0
Nedlands (C)	7	11	8	211	2	0	3	0	2	0
Peppermint Grove (S)	2	2	0	7	0	0	0	0	0	0
Perth (C)	2	4	0	0	2	0	4	0	9	3
South Perth (C)	19	21	22	146	31	0	0	0	2	0
Stirling (C)	329	294	236	1,519	187	3	12	5	14	13
Subiaco (C)	0	0	2	15	2	5	5	0	0	9
Victoria Park (T)	43	51	35	235	47	3	3	2	7	1
Vincent (C)	19	18	19	149	21	1	1	1	4	3
Total	896	940	757	5,266	727	27	45	39	338	33
North-west sub-region										
Joondalup (C)	133	119	128	712	59	0	4	1	4	0
Wanneroo (C)	185	697	555	14,603	327	22	34	32	353	32
Total	318	816	683	15,315	386	22	38	33	357	32
North-east sub-region										
Kalamunda (S)	47	105	37	599	32	0	0	0	2	3
Mundaring (S)	38	60	10	521	9	6	14	0	141	11
Swan (C)	303	1,207	1,338	7,096	226	32	55	47	371	35
Total	388	1,372	1,385	8,216	267	38	69	47	514	49
South-east sub-region										
Armadale (C)	217	1,881	988	5,637	359	64	91	13	178	29
Gosnells (C)	167	325	141	2,135	130	8	40	7	31	8
Serpentine-Jarrahdale (S)	800	917	45	2,145	113	5	49	49	193	19
Total	1,184	3,123	1,174	9,917	602	77	180	69	402	56
South-west sub-region										
Cockburn (C)	132	600	120	5,668	353	16	42	13	78	8
Kwinana (C)	666	666	95	4,171	345	6	10	4	74	24
Rockingham (C)	555	938	100	6,702	279	21	70	21	123	13
Total	1,353	2,204	315	16,541	977	43	122	38	275	45
Peel Region Scheme²										
Mandurah (C)	316	266	126	3,357	90	7	2	8	48	13
Murray (S)	108	127	50	1,664	77	24	24	10	339	12
Waroona (S)	0	0	0	2	0	30	30	4	32	0
Total	424	393	176	5,023	167	61	56	22	419	25
Total Perth metropolitan region and Peel Region Scheme										
	4,563	8,848	4,490	60,278	3,126	268	510	248	2,305	240

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

Sept quarter 2016	Residential					Non-residential				
	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of conditional approvals	Final approvals	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sept 2016	Proposed lots	Proposed lots up to end of Sept 2016	Lots	Proposed lots	Proposed lots up to end of Sept 2016	Proposed lots	Proposed lots up to end of Sept 2016	Lots
Balance of State										
Gascoyne										
Carnarvon (S)	0	0	2	52	0	2	2	0	33	0
Exmouth (S)	0	0	0	77	0	2	2	0	4	0
Remaining local governments	0	0	0	0	0	0	0	0	2	0
Total	0	0	2	129	0	4	4	0	39	0
Goldfields-Esperance										
Esperance (S)	0	0	0	265	8	0	23	0	40	5
Kalgoorlie-Boulder (C)	2	0	6	414	10	2	2	0	17	0
Remaining local governments	0	0	1	52	0	0	0	22	230	1
Total	2	0	7	731	18	2	25	22	287	6
Great Southern										
Albany (C)	296	305	37	1,015	63	19	41	11	264	9
Remaining local governments	3	178	4	743	27	16	20	13	298	14
Total	299	483	41	1,758	90	35	61	24	562	23
Kimberley										
Broome (S)	2	2	2	516	38	0	0	0	155	2
Wyndham-East Kimberley (S)	0	0	0	2	0	0	0	0	74	0
Remaining local governments	1	1	3	193	0	0	0	1	35	0
Total	3	3	5	711	38	0	0	1	264	2
Mid West										
Greater Geraldton (C)	53	53	7	2,621	21	7	7	17	324	11
Irwin (S)	4	4	0	14	0	5	5	0	92	0
Remaining local governments	11	11	0	95	3	2	2	2	112	12
Total	68	68	7	2,730	24	14	14	19	528	23
Pilbara										
Karratha (C)	0	0	0	418	0	0	0	2	419	3
Port Hedland (T)	0	167	169	344	1	0	6	6	360	0
Remaining local governments	0	0	39	401	2	1	3	0	135	1
Total	0	167	208	1,163	3	1	9	8	914	4
South West										
Augusta-Margaret River (S)	20	16	19	708	104	13	100	45	197	6
Bunbury (C)	17	14	12	311	16	5	5	3	69	9
Busselton (C)	144	140	220	1,636	111	80	80	12	236	24
Capel (S)	12	17	4	502	23	11	11	0	124	7
Dardanup (S)	10	10	0	521	19	2	2	2	90	6
Harvey (S)	31	332	48	1,363	20	32	84	0	235	5
Remaining local governments	10	104	0	243	0	17	21	10	299	16
Total	244	633	303	5,284	293	160	303	72	1,250	73
Wheatbelt										
Beverley (S)	0	0	0	2	0	0	0	0	16	4
Chittering (S)	2	107	0	30	2	140	179	6	251	10
Gingin (S)	3	3	0	1,953	0	2	316	0	44	2
Northam (S)	2	3	2	323	0	5	27	8	545	81
Toodyay (S)	0	0	0	207	0	0	3	9	20	0
York (S)	0	8	0	12	0	0	2	0	46	0
Remaining local governments	12	15	2	212	1	39	40	27	191	31
Total	19	136	4	2,739	3	186	567	50	1,113	128
Peel region - balance										
Boddington (S)	0	0	2	7	1	6	6	0	25	3
Balance of State	635	1,490	579	15,252	470	408	989	196	4,982	262

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

10 State lot approvals

10.1 Total approvals

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2005/06	38,917	23,429	24,132	15,506	27,463	17,365	11,454	6,064
2006/07	34,051	24,303	17,993	14,791	21,325	16,514	12,726	7,789
2007/08	32,797	21,165	17,991	12,574	19,797	14,110	13,000	7,055
2008/09	28,364	14,921	14,876	8,739	18,073	10,233	10,291	4,688
2009/10	29,389	12,779	19,219	8,415	20,567	9,093	8,822	3,686
2010/11	30,085	14,525	20,587	10,669	22,063	11,357	8,022	3,168
2011/12	29,486	13,371	17,790	10,338	20,103	10,773	9,383	2,598
2012/13	29,312	16,810	19,807	12,862	22,077	13,644	7,235	3,166
2013/14	37,814	19,281	28,239	15,549	30,739	16,252	7,075	3,029
2014/15	37,346	23,127	27,063	18,573	28,741	20,195	8,605	2,932
2015/16	25,851	18,758	19,420	15,239	21,387	16,204	4,464	2,554

10.2 Residential

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2005/06	33,875	20,687	22,291	14,602	25,339	16,303	8,536	4,384
2006/07	29,759	21,087	16,707	13,577	19,846	15,178	9,913	5,909
2007/08	26,913	18,135	16,265	11,720	17,905	13,150	9,008	4,985
2008/09	23,561	12,766	13,336	8,063	15,988	9,441	7,573	3,325
2009/10	24,307	10,915	17,618	7,816	18,854	8,421	5,453	2,494
2010/11	25,346	12,695	18,728	10,193	19,999	10,762	5,347	1,933
2011/12	25,394	11,339	16,702	9,489	18,805	9,845	6,589	1,494
2012/13	26,018	15,009	18,787	12,194	20,966	12,894	5,052	2,115
2013/14	34,031	17,781	26,816	14,929	29,179	15,580	4,852	2,201
2014/15	33,931	21,256	25,433	17,607	26,897	19,140	7,034	2,116
2015/16	23,663	16,692	18,751	14,124	20,595	14,993	3,068	1,699

10.3 Rural residential and special residential

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2005/06	2,353	1280	529	307	613	383	1,740	897
2006/07	1,470	1599	382	511	393	601	1,077	998
2007/08	2,438	1129	545	183	567	214	1,871	915
2008/09	1,898	744	496	198	819	215	1,079	529
2009/10	2,486	560	654	198	670	211	1,816	349
2010/11	1,639	526	437	101	528	118	1,111	408
2011/12	1,673	780	244	349	393	376	1,280	404
2012/13	1,038	405	200	121	236	172	802	233
2013/14	1,371	640	414	252	430	265	941	375
2014/15	1,620	526	783	193	947	233	673	293
2015/16	771	634	112	288	175	320	596	314

10.4 Industrial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2005/06	878	490	570	308	651	318	227	172
2006/07	829	562	394	384	397	387	432	175
2007/08	1,160	662	695	350	753	354	407	308
2008/09	888	386	444	217	465	252	423	134
2009/10	649	331	310	174	313	176	336	155
2010/11	603	212	253	124	301	124	302	88
2011/12	571	329	245	162	261	176	310	153
2012/13	626	406	155	191	171	195	455	211
2013/14	820	159	403	101	477	106	343	53
2014/15	478	267	311	199	311	199	167	68
2015/16	205	179	101	133	104	134	101	45

■ conditional approvals ■ final approvals

10.5 Commercial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2005/06	406	193	314	143	331	155	75	38
2006/07	379	249	233	148	247	153	132	96
2007/08	262	222	154	144	169	155	93	67
2008/09	460	137	268	79	305	82	155	55
2009/10	380	151	228	85	235	93	145	58
2010/11	284	140	183	89	190	92	94	48
2011/12	321	222	200	171	207	183	114	39
2012/13	360	189	215	124	226	129	134	60
2013/14	289	136	189	92	194	95	95	41
2014/15	221	95	137	64	141	68	80	27
2015/16	208	172	97	109	113	113	95	59
July to Sept 2016	57	29	46	17	48	20	9	9

10.6 Other land use categories

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2005/06	1,405	779	428	146	529	206	876	573
2006/07	1,614	806	277	171	442	195	1,172	611
2007/08	2,024	1,017	332	177	403	237	1,621	780
2008/09	1,557	888	332	182	496	243	1,061	645
2009/10	1,567	822	409	142	495	192	1,072	630
2010/11	2,213	952	986	162	1,045	261	1,168	691
2011/12	1,527	701	399	167	437	193	1,090	508
2012/13	1,270	801	450	232	478	254	792	547
2013/14	1,303	565	417	175	459	206	844	359
2014/15	1,096	983	399	510	445	555	651	428
2015/16	1,004	1,081	359	585	400	644	604	437

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.

■ conditional approvals ■ final approvals

Introduction

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

Coverage

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

Definitions

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

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

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

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

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

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

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

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

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

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

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

Contact

For more information regarding the data, please call (08) 6551 9000.

Caveat

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

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

Geographic explanation

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

Metropolitan

Includes the following local government areas:

Central sub-region

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

North-east sub-region

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

North-west sub-region

- City of Wanneroo
- City of Joondalup

South-east sub-region

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

South-west sub-region

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

Peel Region Scheme

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

State planning region

Perth metropolitan region

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

Peel planning region

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

Gascoyne

Goldfields-Esperance

Great Southern

Kimberley

Mid West

Pilbara

South West

Wheatbelt

Balance of State

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

Regionals

Northern regions

- Includes the Kimberley and Pilbara planning regions

Central regions

- Includes the Gascoyne, Mid West and Goldfields-Esperance planning regions

Wheatbelt region

- Refers to the Wheatbelt planning region

South West regions

- Includes the South West and Great Southern planning regions