

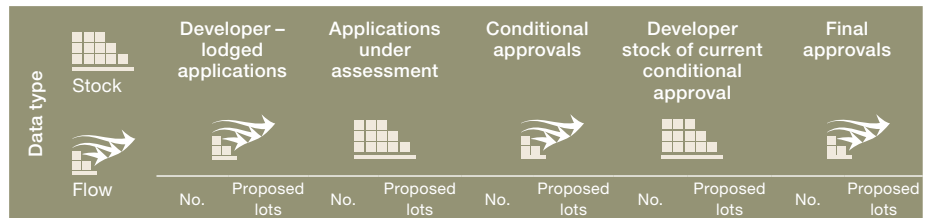


Department of Planning, Lands and Heritage



1 State summary

- During the September 2017 quarter the number of developer-lodged applications totalled 515 for residential purposes and 128 for non-residential purposes across Western Australia. This represents a decrease of 17 per cent and 13 per cent, respectively, from the previous quarter (June).
- The number of proposed residential lots among these applications increased by 16 per cent from the previous quarter to 6,479. The number of non-residential lots decreased by 38 per cent to 441 over the same quarter.
- By the end of June, the number of proposed lots under assessment totalled 9,985 for residential lots and 1,017 for non-residential lots. This represents an increase of 16 per cent from the previous quarter for residential and a 39 per cent decline for non-residential.
- The number of conditional lot approvals during the quarter significantly increased by 40 per cent and 244 per cent to 4,345 for residential and 953 for non-residential purposes.
- At the end of June, the developer stock of proposed residential lots in conditionally approved applications was three per cent lower than the previous quarter, declining to 71,351. The developer stock of proposed non-residential lots totalled 6,452, which is almost the same with the previous quarter.
- The number of final lot approvals for residential lots increased by nine per cent from the previous quarter to 2,670; while the number of final approvals for non-residential lots declined by 25 per cent to 362.

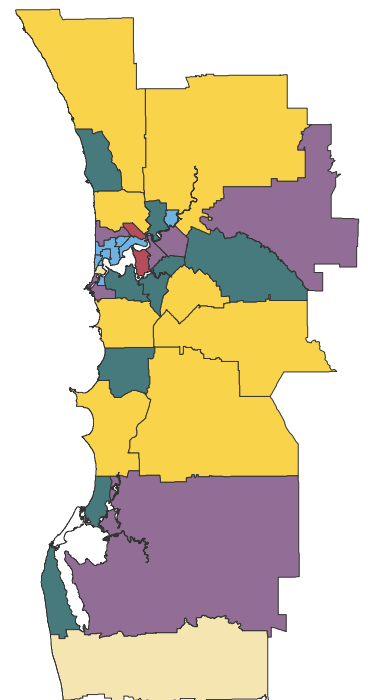


Residential										
	Developer – lodged applications		Applications under assessment		Conditional approvals		Developer stock of current conditional approval		Final approvals	
	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots
Jun qtr 2017	618	5,493	609	8,550	519	3,106	4,078	73,464	475	2,444
Sep qtr 2017	515	6,479	545	9,885	522	4,345	4,021	71,351	482	2,670
Change between quarters	↘	↗	↘	↗	↗	↗	↘	↘	↗	↗
	-17%	18%	-11%	16%	1%	40%	-1%	-3%	1%	9%

Non-residential										
	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
Jun qtr 2017	147	715	189	1,678	115	277	757	6,371	181	481
Sep qtr 2017	128	441	170	1,017	155	953	735	6,452	164	362
Change between quarters	↘	↘	↘	↘	↗	↗	↘	↗	↘	↘
	-13%	-38%	-10%	-39%	35%	244%	-3%	1%	-9%	-25%

1.1 Final approval activity September quarter 2017

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: September quarter 2017

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sept 2017	Proposed lots	Proposed lots up to end of Sept 2017	Lots
Metropolitan¹					
Central sub-region	773	1,089	820	5,403	562
North-west sub-region	1,546	1,809	893	13,004	447
North-east sub-region	790	1,657	469	8,344	496
South-east sub-region	628	964	423	11,161	446
South-west sub-region	1,104	2,431	1,229	16,260	344
Peel Region Scheme ²	599	597	152	4,740	77
Total metropolitan¹	5,440	8,547	3,986	58,912	2,372
State planning region					
Perth	4,841	7,950	3,834	54,172	2,295
Peel ³	599	597	152	4,745	77
Sub-total	5,440	8,547	3,986	58,917	2,372
Rest of the State					
Gascoyne	6	6	0	74	2
Goldfields-Esperance	1	18	4	375	3
Great Southern	21	17	35	1,406	9
Kimberley	74	74	0	614	0
Mid West	2	0	30	2,444	2
Pilbara	5	3	2	475	0
South West	889	1,165	273	4,527	269
Wheatbelt	41	55	15	2,519	13
Sub-total	1,039	1,338	359	12,434	298
Total State	6,479	9,885	4,345	71,351	2,670

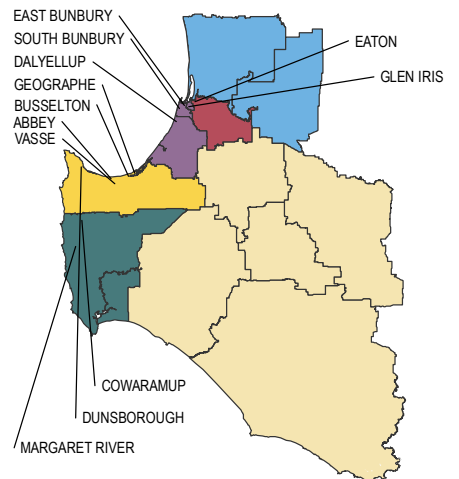
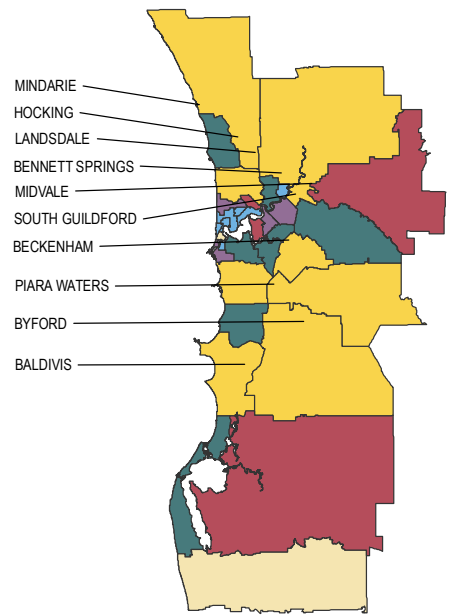
2.2 Final approval activity, top suburbs and localities

Rank	Metropolitan ¹	Lots	Rank	Balance of State	Lots
1	South Guildford	174	1	Margaret River	47
2	Piara Waters	118	2	Geographe	41
3	Baldivis	115	3	Dalyellup	40
4	Beckenham	89	4	Dunsborough	32
5	Byford	78	5	Cowaramup	27
6	Hocking	66	6	Eaton/Vasse	17
7	Landsdale	63	7	Glen Iris	14
8	Midvale	62	8	South Bunbury	7
9	Mindarie	57	9	Busselton	6
10	Bennett Springs	54	10	Abbey/East Bunbury/Gledhow/Moora	5

Metropolitan¹

Regionals

Green title lots versus strata lots



Final approvals by local government - lots



Note: Top suburbs and localities identified where relevant

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

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

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

3 Residential lot size

Financial year	Final approvals by lot size range (m ²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Metropolitan¹						
2011/12	2,449	4,282	2,007	868	234	430
2012/13	3,494	5,806	2,145	1,110	331	419
2013/14	4,464	7,134	2,526	1,081	372	411
2014/15	5,563	9,782	2,408	963	410	398
2015/16	4,894	7,172	1,729	744	448	384
2016/17	3,264	5,104	855	339	226	377
2017/18						
Sep qtr	708	1,220	230	100	54	381

Financial year	Final approvals by lot size range (m ²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Balance of State						
2011/12	117	274	289	602	210	621
2012/13	261	347	550	730	217	572
2013/14	164	605	547	637	245	556
2014/15	427	469	397	621	194	407
2015/16	251	456	356	407	229	542
2016/17	76	354	288	375	184	571
2017/18						
Sep qtr	74	73	61	52	35	501

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 16	204	219	33	23	11	350
Mar qtr 17	211	237	62	24	11	363
Jun qtr 17	206	229	45	27	16	357
Sep qtr 17	185	233	53	31	17	362
North-east sub-region						
Dec qtr 16	110	235	11	6	29	380
Mar qtr 17	93	198	61	22	35	430
Jun qtr 17	136	134	7	11	13	336
Sep qtr 17	107	301	39	20	29	399
North-west sub-region						
Dec qtr 16	105	242	40	8	1	393
Mar qtr 17	161	95	11	12	6	299
Jun qtr 17	32	105	14	34	10	414
Sep qtr 17	110	258	59	18	2	401
South-east sub-region						
Dec qtr 16	71	144	30	28	5	391
Mar qtr 17	132	188	42	18	12	374
Jun qtr 17	241	365	48	23	7	365
Sep qtr 17	158	221	47	18	2	374
South-west sub-region						
Dec qtr 16	162	315	31	16	8	375
Mar qtr 17	197	342	28	2	5	365
Jun qtr 17	112	174	28	9	1	382
Sep qtr 17	132	178	17	13	4	356
Peel Region Scheme²						
Dec qtr 16	23	92	33	67	20	507
Mar qtr 17	41	42	21	11	1	396
Jun qtr 17	45	60	8	2	30	410
Sep qtr 17	16	29	15	14	3	462
Metropolitan¹						
Dec qtr 16	675	1,247	178	81	54	386
Mar qtr 17	835	1,102	225	78	69	371
Jun qtr 17	772	1,067	150	104	47	368
Sep qtr 17	708	1,220	230	100	54	381
Perth metropolitan region						
Dec qtr 16	652	1,155	145	148	74	376
Mar qtr 17	794	1,060	204	89	70	370
Jun qtr 17	727	1,007	142	106	77	367
Sep qtr 17	692	1,191	215	114	57	379
Peel region						
Dec qtr 16	23	92	33	67	20	507
Mar qtr 17	41	42	21	11	1	396
Jun qtr 17	45	60	8	2	30	410
Sep qtr 17	16	29	15	14	3	462

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 16	0	2	0	2	0	NA
Mar qtr 17	0	36	4	21	2	492
Jun qtr 17	0	8	11	3	0	525
Sep qtr 17	0	0	0	0	0	0
Central regions						
Dec qtr 16	13	8	2	1	2	NA
Mar qtr 17	3	3	3	3	1	NA
Jun qtr 17	2	2	2	1	2	NA
Sep qtr 17	1	4	1	0	1	417
Wheatbelt region						
Dec qtr 16	0	0	0	0	9	NA
Mar qtr 17	0	5	2	3	1	NA
Jun qtr 17	2	2	0	4	16	1,138
Sep qtr 17	0	6	2	5	0	525
South West region						
Dec qtr 16	9	36	37	5	10	513
Mar qtr 17	8	65	65	100	53	634
Jun qtr 17	5	69	55	75	10	548
Sep qtr 17	73	63	58	47	33	501

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.

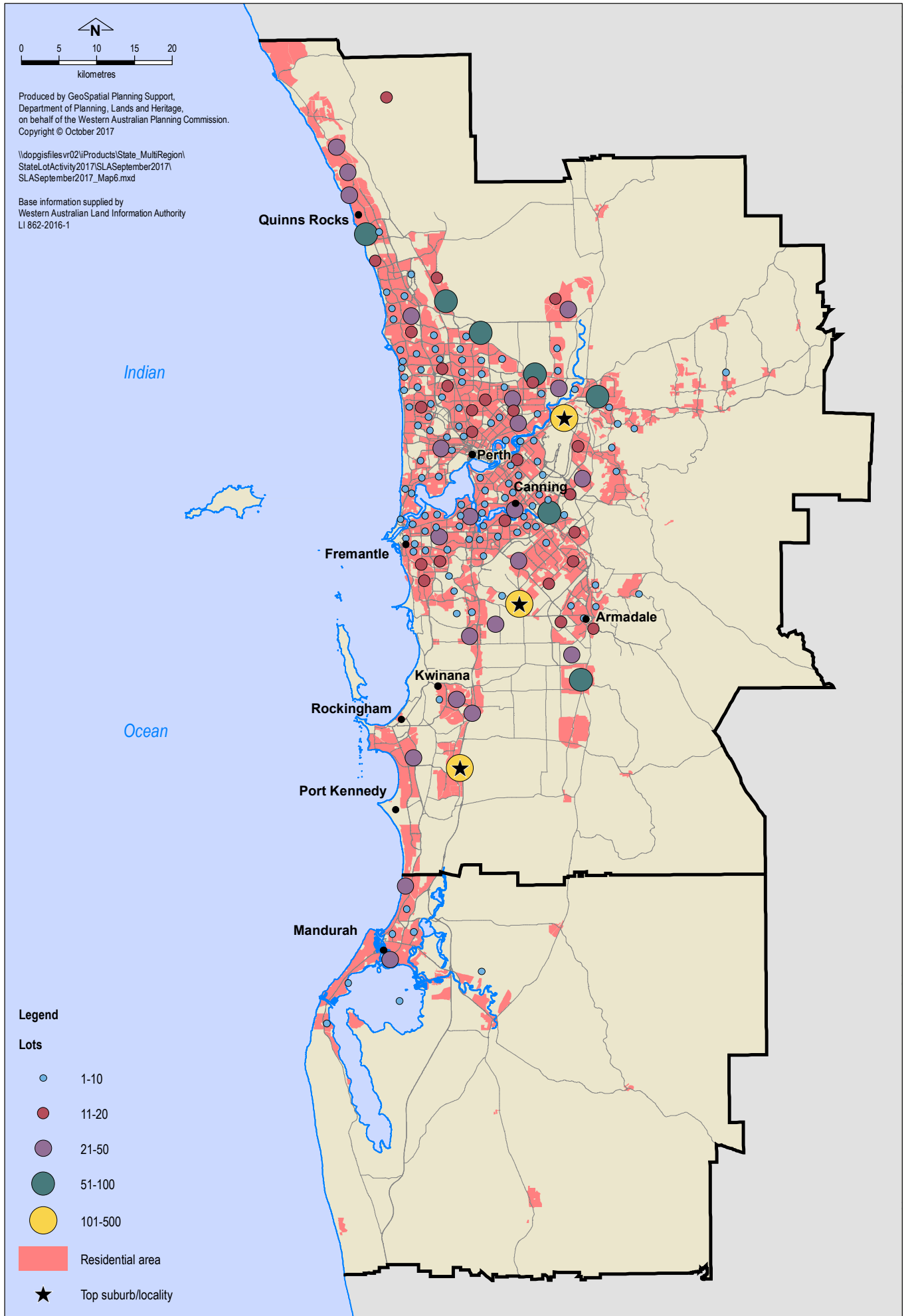
² The Peel Region Scheme includes the City of Mandurah and the shires of Murray and Waroona.

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	2016/17	Sept 2017 quarter	Quarter rank	Suburb	2016/17	Sept 2017 quarter	Quarter rank	Suburb	2016/17	Sept 2017 quarter	Quarter rank
Perth metropolitan region											
Alexander Heights	2	0	-	Forrestfield	86	44	12	North Fremantle	2	5	91
Alfred Cove	25	0	-	Fremantle	16	2	123	North Perth	29	11	48
Alkimos	78	29	20	Girrawheen	2	3	112	Ocean Reef	15	4	99
Applecross	11	8	65	Glen Forrest	5	0	-	Orelia	4	0	-
Ardross	24	5	91	Golden Bay	115	0	-	Osborne Park	2	0	-
Armadale	67	2	123	Gooseberry Hill	5	2	123	Padbury	14	11	48
Ascot	2	2	123	Gosnells	99	15	39	Palmyra	26	4	99
Ashby	8	0	-	Greenmount	16	6	79	Parkerville	25	0	-
Ashfield	2	0	-	Greenwood	17	6	79	Parkwood	5	2	123
Attadale	2	2	123	Gwelup	9	0	-	Parmelia	58	31	18
Aubin Grove	127	0	-	Hamersley	12	11	48	Pearsall	20	0	-
Aveley	143	22	27	Hamilton Hill	106	15	39	Peppermint Grove	0	2	123
Balcatta	20	15	39	Hammond Park	145	36	14	Perth	5	0	-
Baldivis	450	115	3	Harrisdale	92	0	-	Piara Waters	363	118	2
Balga	54	10	56	Haynes	90	11	48	Port Kennedy	50	0	-
Ballajura	24	2	123	Hazelmere	100	0	-	Queens Park	51	7	72
Banjup	199	35	15	Heathridge	12	4	99	Quinns Rocks	13	0	-
Banksia Grove	103	0	-	Helena Valley	1	0	-	Redcliffe	9	3	112
Bassendean	46	9	60	High Wycombe	39	19	33	Ridgewood	7	0	-
Bateman	8	6	79	Hilbert	337	0	-	Riverton	31	19	33
Bayswater	88	21	28	Hillarys	7	0	-	Rivervale	39	11	48
Beaconsfield	18	4	99	Hillman	2	0	-	Rockingham	27	0	-
Beckenham	84	89	4	Hilton	30	10	56	Roleystone	2	2	123
Bedford	42	8	65	Hocking	61	66	6	Rossmoyne	22	8	65
Beechboro	38	16	38	Inglewood	13	3	112	Safety Bay	9	0	-
Beeliar	80	8	65	Innaloo	20	3	112	Salter Point	5	2	123
Beldon	2	0	-	Jindalee	72	50	11	Scarborough	88	9	60
Bellevue	5	0	-	Jolimont	3	30	19	Secret Harbour	26	0	-
Belmont	40	0	-	Joondalup	6	2	123	Seville Grove	55	7	72
Bennett Springs	2	54	10	Joondanna	6	0	-	Shelley	9	0	-
Bentley	27	9	60	Kalamunda	14	9	60	Shenton Park	2	0	-
Bibra Lake	2	2	123	Kallaroo	11	6	79	Shoalwater	11	0	-
Bickley	1	0	-	Karawara	8	0	-	Sinagra	50	17	37
Bicton	12	2	123	Kardinya	32	6	79	Singleton	15	0	-
Booragoon	14	3	112	Karrinyup	34	2	123	Sorrento	18	2	123
Boya	0	2	123	Kelmscott	29	7	72	South Fremantle	13	0	-
Brabham	284	3	112	Kenwick	11	2	123	South Guildford	0	174	1
Brentwood	6	0	-	Kewdale	27	4	99	South Lake	6	0	-
Brookdale	39	0	-	Kiara	2	0	-	South Perth	34	2	123
Bull Creek	2	6	79	Kingsley	12	2	123	Southern River	184	18	36
Bullsbrook	35	0	-	Koondoola	4	4	99	Spearwood	74	11	48
Burns Beach	31	13	45	Koongamia	2	0	-	St James	21	6	79
Burswood	20	0	-	Kwinana Town Centre	23	0	-	Stirling	32	5	91
Butler	10	0	-	Landsdale	146	63	7	Subiaco	3	5	91
Byford	281	78	5	Langford	5	5	91	Success	70	7	72
Calista	2	4	99	Lathlain	3	4	99	Swan View	26	0	-
Camillo	5	0	-	Leederville	12	3	112	Swanbourne	8	0	-
Canning Vale	18	23	24	Leeming	4	4	99	Tamala Park	67	0	-
Cannington	33	2	123	Lesmurdie	5	0	-	Tapping	19	0	-
Carine	5	4	99	Lockridge	8	2	123	The Vines	7	0	-
Carlisle	24	7	72	Lynwood	19	7	72	Thornlie	28	6	79
Caversham	95	32	16	Maddington	104	20	31	Treeby	0	2	123
Chidlow	3	0	-	Madeley	127	0	-	Trigg	0	2	123
Churchlands	5	2	123	Manning	16	2	123	Tuart Hill	16	2	123
Claremont	17	6	79	Marangaroo	2	2	123	Two Rocks	123	0	-
Clarkson	5	2	123	Marmion	6	2	123	Victoria Park	19	0	-
Cloverdale	43	6	79	Maylands	16	1	159	Viveash	18	3	112
Como	24	9	60	Medina	5	0	-	Waikiki	4	21	28
Connolly	2	0	-	Melville	46	4	99	Wandi	155	0	-
Coogee	12	0	-	Merriwa	2	0	-	Wanneroo	13	0	-
Coolbellup	101	15	39	Middle Swan	18	0	-	Warnbro	14	0	-
Cottesloe	14	1	159	Midland	25	0	-	Warwick	9	3	112
Craigie	16	23	24	Midvale	51	62	8	Waterford	2	0	-
Crawley	2	0	-	Mindarie	0	57	9	Watermans Bay	6	2	123
Dalkeith	2	0	-	Mirrabooka	4	2	123	Wattle Grove	7	19	33
Darch	0	5	91	Morley	150	32	16	Wellard	384	40	13
Darling Downs	0	26	22	Mosman Park	12	0	-	Wembley	13	7	72
Darlington	0	2	123	Mount Claremont	4	5	91	Wembley Downs	26	10	56
Dayton	217	10	56	Mount Hawthorn	3	3	112	West Leederville	6	0	-
Dianella	74	12	46	Mount Helena	2	2	123	West Perth	1	0	-
Doubleview	62	12	46	Mount Lawley	42	0	-	Westminster	19	3	112
Duncraig	15	6	79	Mount Nasura	11	2	123	Whitby	49	0	-
East Cannington	62	6	79	Mount Pleasant	23	29	20	White Gum Valley	11	1	159
East Fremantle	4	1	159	Mount Richon	8	15	39	Willagee	20	25	23
East Perth	2	0	-	Mullaloo	20	5	91	Willetton	10	2	123
East Victoria Park	39	8	65	Mundaring	4	0	-	Wilson	27	23	24
Eden Hill	4	0	-	Munster	46	0	-	Woodbridge	2	0	-
Edgewater	3	0	-	Myaree	5	0	-	Woodlands	25	8	65
Eglinton	91	21	28	Nedlands	3	4	99	Woodvale	7	0	-
Ellenbrook	51	11	48	Nollamara	14	0	-	Yanchep	16	20	31
Embleton	42	14	44	Noranda	24	8	65	Yangebup	76	2	123
Ferndale	49	4	99	North Beach	12	1	159				
Floreat	4	0	-	North Coogee	11	0	-				
Total Perth metropolitan region									9,285	2,295	
Peel Region Scheme											
Coodanup	54	0	-	Greenfields	40	5	5	Meadow Springs	1	4	7
Dawesville	75	6	4	Halls Head	12	0	-	Ravenswood	64	1	8
Dudley Park	8	23	1	Lakelands	133	0	-	South Yunderup	79	10	3
Erskine	88	0	-	Madora Bay	65	22	2	Wannanup	6	0	-
Falcon	5	1	8	Mandurah	33	5	5				
Total Peel Region Scheme									663	77	
Total Perth metropolitan region and Peel Region Scheme									9,948	2,372	

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 2017

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sept 2017	Proposed lots	Proposed lots up to end of Sept 2017	Lots
Metropolitan¹					
Central sub-region	0	0	0	0	0
North-west sub-region	0	40	44	12	0
North-east sub-region	4	8	6	275	5
South-east sub-region	9	26	10	168	14
South-west sub-region	0	73	2	18	2
Peel Region Scheme ²	9	9	9	285	17
Total metropolitan¹	22	156	71	758	38
State planning region					
Perth	13	147	62	473	21
Peel ³	9	9	9	306	17
Sub-total	22	156	71	779	38
Rest of the State					
Gascoyne	0	0	0	0	0
Goldfields-Esperance	0	0	0	100	0
Great Southern	37	94	21	235	4
Kimberley	0	0	0	28	0
Mid West	0	0	9	149	2
Pilbara	0	0	0	136	0
South West	6	147	3	262	20
Wheatbelt	11	21	48	523	4
Sub-total	54	262	81	1,433	30
Total State	76	418	152	2,212	68

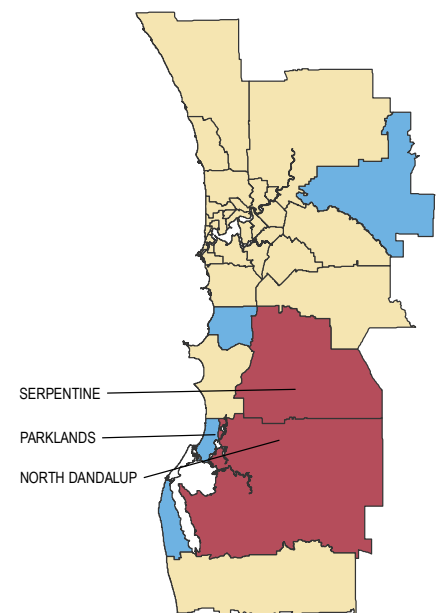
5.2 Final approval activity, top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	North Dandalup	12	1	Vasse	18
2	Serpentine	7			
3	Parklands	5			

* Five lots or more

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 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 2017

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sept 2017	Proposed lots	Proposed lots up to end of Sept 2017	Lots
Metropolitan¹					
Central sub-region	5	5	11	103	2
North-west sub-region	14	14	1	27	2
North-east sub-region	9	8	3	29	9
South-east sub-region	11	9	6	27	0
South-west sub-region	14	14	9	61	3
Peel Region Scheme ²	0	0	1	8	2
Total metropolitan¹	53	50	31	255	18
State planning region					
Perth	53	50	30	247	16
Peel ³	0	0	1	8	2
Sub-total	53	50	31	255	18
Rest of the State					
Gascoyne	0	0	0	0	0
Goldfields-Esperance	0	0	1	11	1
Great Southern	0	0	2	8	2
Kimberley	0	0	1	24	0
Mid West	2	3	0	11	0
Pilbara	0	0	2	50	0
South West	3	3	0	52	2
Wheatbelt	1	1	0	4	0
Sub-total	6	7	6	160	5
Total State	59	57	37	415	23

6.2 Final approval activity, top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Midvale	6	No top lots during the quarter		

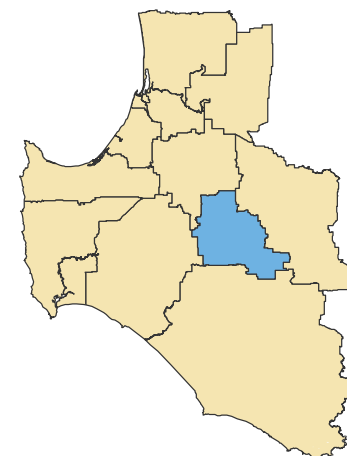
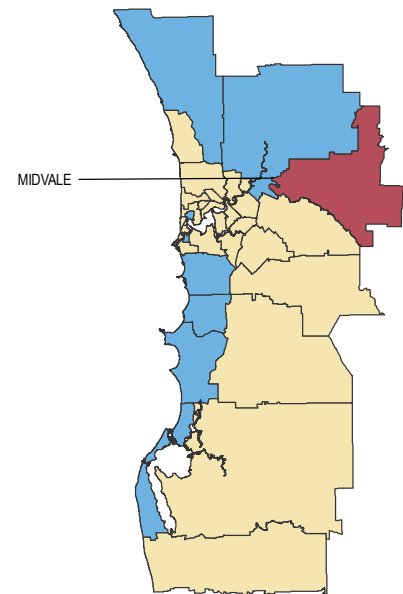
* Five lots or more

Metropolitan¹

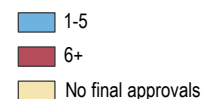
Regionals

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

Green title lots versus strata lots



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: September quarter 2017

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sept 2017	Proposed lots	Proposed lots up to end of Sept 2017	Lots
Metropolitan¹					
Central sub-region	41	45	96	269	2
North-west sub-region	0	0	0	197	15
North-east sub-region	5	5	0	20	0
South-east sub-region	3	3	68	199	5
South-west sub-region	6	8	25	54	6
Peel Region Scheme ²	0	0	0	68	0
Total metropolitan¹	55	61	189	807	28
State planning region					
Perth	55	61	189	739	28
Peel ³	0	0	0	68	0
Sub-total	55	61	189	807	28
Rest of the State					
Gascoyne	0	0	0	4	0
Goldfields-Esperance	7	7	0	18	0
Great Southern	14	14	0	32	2
Kimberley	40	40	0	131	0
Mid West	3	3	0	9	0
Pilbara	0	0	0	145	0
South West	0	87	96	175	8
Wheatbelt	1	1	0	107	9
Sub-total	65	152	96	621	19
Total State	120	213	285	1,428	47

7.2 Final approval activity, top suburbs and localities

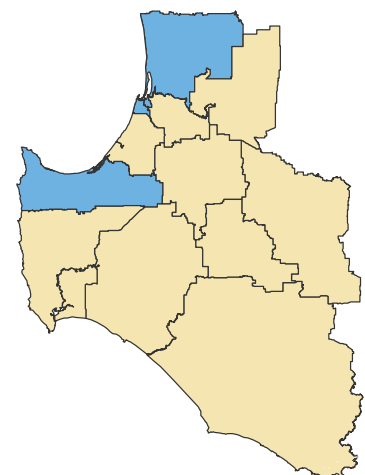
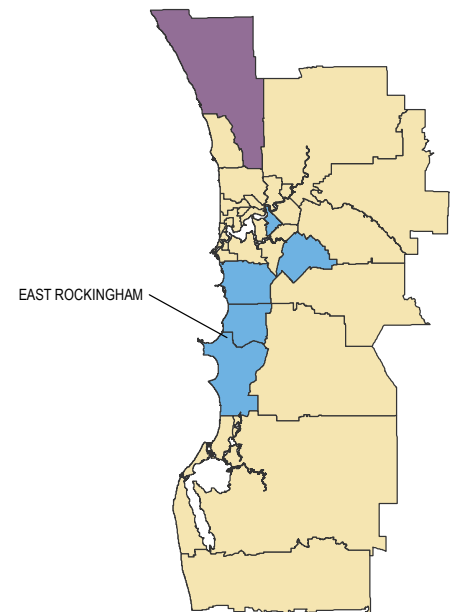
Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	East Rockingham	7	No top lots during the quarter		

* 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.

8 Metropolitan local government summary

Sept quarter 2017	Residential					Non-residential				
	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of conditional approvals	Final approvals	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sept 2017	Proposed lots	Proposed lots up to end of Sept 2017	Lots	Proposed lots	Proposed lots up to end of Sept 2017	Proposed lots	Proposed lots up to end of Sept 2017	Lots
Metropolitan¹										
Central sub-region										
Bassendean (T)	7	13	16	137	9	0	0	0	2	0
Bayswater (C)	70	85	96	801	84	38	40	94	98	1
Belmont (C)	61	85	48	176	26	1	3	2	4	0
Cambridge (T)	0	2	5	65	42	0	3	3	3	0
Canning (C)	118	365	123	913	91	3	3	11	219	0
Claremont (T)	2	4	7	40	6	0	0	1	0	1
Cottesloe (T)	0	0	8	46	1	0	0	0	2	0
East Fremantle (T)	3	2	6	24	1	0	0	0	0	1
Fremantle (C)	25	36	18	204	22	0	0	0	21	0
Melville (C)	101	83	76	587	85	0	0	4	41	1
Mosman Park (T)	9	12	5	18	0	0	0	0	0	0
Nedlands (C)	5	5	6	256	2	0	0	2	2	0
Peppermint Grove (S)	2	2	0	15	2	0	0	0	0	0
Perth (C)	0	0	1	2	2	3	5	0	8	3
South Perth (C)	30	27	26	148	15	0	0	2	2	0
Stirling (C)	262	260	319	1,532	129	2	8	2	13	4
Subiaco (C)	8	8	5	8	5	4	4	2	3	0
Victoria Park (T)	46	67	39	280	23	2	8	0	4	2
Vincent (C)	24	33	16	151	17	0	0	4	6	2
Total	773	1,089	820	5,403	562	53	74	127	428	15
North-west sub-region										
Joondalup (C)	137	108	172	981	89	6	6	0	14	6
Wanneroo (C)	1,409	1,701	721	12,023	358	20	60	71	312	31
Total	1,546	1,809	893	13,004	447	26	66	71	326	37
North-east sub-region										
Kalamunda (S)	25	67	249	846	93	5	7	0	4	3
Mundaring (S)	63	102	3	379	13	6	5	9	78	12
Swan (C)	702	1,488	217	7,119	390	14	16	9	338	39
Total	790	1,657	469	8,344	496	25	28	18	420	54
South-east sub-region										
Armadale (C)	142	357	49	5,957	164	17	19	61	220	10
Gosnells (C)	360	447	104	2,272	178	28	26	28	86	12
Serpentine-Jarrahdale (S)	126	160	270	2,932	104	7	22	11	178	29
Total	628	964	423	11,161	446	52	67	100	484	51
South-west sub-region										
Cockburn (C)	143	782	188	5,161	133	23	49	5	58	23
Kwinana (C)	831	920	67	4,044	75	8	12	27	50	10
Rockingham (C)	130	729	974	7,055	136	0	57	19	60	7
Total	1,104	2,431	1,229	16,260	344	31	118	51	168	40
Peel Region Scheme²										
Mandurah (C)	586	559	98	3,324	66	7	7	11	52	13
Murray (S)	13	36	54	1,412	11	2	4	7	341	18
Waroona (S)	0	2	0	4	0	0	0	0	48	0
Total	599	597	152	4,740	77	9	11	18	441	31
Total Perth metropolitan region and Peel Region Scheme										
	5,440	8,547	3,986	58,912	2,372	196	364	385	2,267	228

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 2017	Residential					Non-residential				
	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of conditional approvals	Final approvals	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sept 2017	Proposed lots	Proposed lots up to end of Sept 2017	Lots	Proposed lots	Proposed lots up to end of Sept 2017	Proposed lots	Proposed lots up to end of Sept 2017	Lots
Balance of State										
Gascoyne										
Carnarvon (S)	6	6	0	21	2	4	4	0	10	0
Exmouth (S)	0	0	0	53	0	0	0	0	6	0
Remaining local governments	0	0	0	0	0	0	0	0	0	0
Total	6	6	0	74	2	4	4	0	16	0
Goldfields-Esperance										
Esperance (S)	0	0	0	258	0	2	2	0	56	0
Kalgoorlie-Boulder (C)	1	18	4	81	3	5	5	4	20	1
Remaining local governments	0	0	0	36	0	4	4	0	95	0
Total	1	18	4	375	3	11	11	4	171	1
Great Southern										
Albany (C)	15	11	33	936	8	42	90	27	238	3
Remaining local governments	6	6	2	470	1	27	58	8	253	24
Total	21	17	35	1,406	9	69	148	35	491	27
Kimberley										
Broome (S)	74	74	0	426	0	40	40	1	133	0
Wyndham-East Kimberley (S)	0	0	0	2	0	0	0	1	50	0
Remaining local governments	0	0	0	186	0	0	0	0	25	0
Total	74	74	0	614	0	40	40	2	208	0
Mid West										
Greater Geraldton (C)	2	0	30	2,389	2	5	6	5	286	4
Irwin (S)	0	0	0	18	0	0	0	10	104	0
Remaining local governments	0	0	0	37	0	10	12	1	41	0
Total	2	0	30	2,444	2	15	18	16	431	4
Pilbara										
Karratha (C)	0	0	0	32	0	0	0	0	413	0
Port Hedland (T)	5	3	2	369	0	0	0	0	170	0
Remaining local governments	0	0	0	74	0	0	0	2	72	2
Total	5	3	2	475	0	0	0	2	655	2
South West										
Augusta-Margaret River (S)	5	7	4	536	74	4	141	5	148	7
Bunbury (C)	12	12	16	237	28	1	1	1	62	2
Busselton (C)	65	65	138	1,402	105	4	12	103	388	33
Capel (S)	582	587	25	570	40	4	4	0	92	2
Dardanup (S)	5	3	4	486	18	4	38	0	90	3
Harvey (S)	161	432	78	1,132	3	2	138	3	43	4
Remaining local governments	59	59	8	164	1	25	23	13	207	12
Total	889	1,165	273	4,527	269	44	357	125	1,030	63
Wheatbelt										
Beverley (S)	0	0	0	2	0	0	0	0	26	4
Chittering (S)	0	0	0	136	0	4	4	45	299	6
Gingin (S)	0	0	0	1,940	0	9	9	314	335	2
Northam (S)	38	38	8	96	4	8	16	8	288	3
Toodyay (S)	2	2	0	205	0	7	11	0	16	0
York (S)	0	8	0	4	0	3	3	0	45	0
Remaining local governments	1	7	7	136	9	27	32	17	151	22
Total	41	55	15	2,519	13	58	75	384	1,160	37
Peel region - balance										
Boddington (S)	0	0	0	5	0	4	0	0	23	0
Balance of State	1,039	1,338	359	12,439	298	245	653	568	4,185	134

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

10 State lot approvals

10.1 Total approvals

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2006/07	34,051	24,303	17,993	14,791	21,325	16,514	12,726	7,789
2007/08	32,797	21,165	17,991	12,574	19,797	14,110	13,000	7,055
2008/09	28,364	14,921	14,876	8,739	18,073	10,233	10,291	4,688
2009/10	29,389	12,779	19,219	8,415	20,567	9,093	8,822	3,686
2010/11	30,085	14,525	20,587	10,669	22,063	11,357	8,022	3,168
2011/12	29,486	13,371	17,790	10,338	20,103	10,773	9,383	2,598
2012/13	29,312	16,810	19,807	12,862	22,077	13,644	7,235	3,166
2013/14	37,814	19,281	28,239	15,549	30,739	16,252	7,075	3,029
2014/15	37,346	23,127	27,063	18,573	28,741	20,195	8,605	2,932
2015/16	25,851	18,758	19,420	15,239	21,387	16,204	4,464	2,554
2016/17	19,732	12,991	15,296	10,136	16,955	10,884	2,777	2,107
July 2017 to Sept 2017	5,298	3,032	4,201	2,492	4,371	2,600	927	432

10.2 Residential

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2006/07	29,759	21,087	16,707	13,577	19,846	15,178	9,913	5,909
2007/08	26,913	18,135	16,265	11,720	17,905	13,150	9,008	4,985
2008/09	23,561	12,766	13,336	8,063	15,988	9,441	7,573	3,325
2009/10	24,307	10,915	17,618	7,816	18,854	8,421	5,453	2,494
2010/11	25,346	12,695	18,728	10,193	19,999	10,762	5,347	1,933
2011/12	25,394	11,339	16,702	9,489	18,805	9,845	6,589	1,494
2012/13	26,018	15,009	18,787	12,194	20,966	12,894	5,052	2,115
2013/14	34,031	17,781	26,816	14,929	29,179	15,580	4,852	2,201
2014/15	33,931	21,256	25,433	17,607	26,897	19,140	7,034	2,116
2015/16	23,663	16,692	18,751	14,124	20,595	14,993	3,068	1,699
2016/17	17,687	11,228	14,448	9,285	15,976	9,948	1,711	1,280
July 2017 to Sept 2017	4,345	2,670	3,834	2,295	3,986	2,372	359	298

10.3 Rural residential and special residential

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2006/07	1,470	1599	382	511	393	601	1,077	998
2007/08	2,438	1129	545	183	567	214	1,871	915
2008/09	1,898	744	496	198	819	215	1,079	529
2009/10	2,486	560	654	198	670	211	1,816	349
2010/11	1,639	526	437	101	528	118	1,111	408
2011/12	1,673	780	244	349	393	376	1,280	404
2012/13	1,038	405	200	121	236	172	802	233
2013/14	1,371	640	414	252	430	265	941	375
2014/15	1,620	526	783	193	947	233	673	293
2015/16	771	634	112	288	175	320	596	314
2016/17	739	464	185	166	274	179	465	285
July 2017 to Sept 2017	152	68	62	21	71	38	81	30

10.4 Industrial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2006/07	829	562	394	384	397	387	432	175
2007/08	1,160	662	695	350	753	354	407	308
2008/09	888	386	444	217	465	252	423	134
2009/10	649	331	310	174	313	176	336	155
2010/11	603	212	253	124	301	124	302	88
2011/12	571	329	245	162	261	176	310	153
2012/13	626	406	155	191	171	195	455	211
2013/14	820	159	403	101	477	106	343	53
2014/15	478	267	311	199	311	199	167	68
2015/16	205	179	101	133	104	134	101	45
2016/17	251	139	182	100	182	107	69	32
July 2017 to Sept 2017	285	47	189	28	189	28	96	19

■ conditional approvals ■ final approvals

10.5 Commercial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2006/07	379	249	233	148	247	153	132	96
2007/08	262	222	154	144	169	155	93	67
2008/09	460	137	268	79	305	82	155	55
2009/10	380	151	228	85	235	93	145	58
2010/11	284	140	183	89	190	92	94	48
2011/12	321	222	200	171	207	183	114	39
2012/13	360	189	215	124	226	129	134	60
2013/14	289	136	189	92	194	95	95	41
2014/15	221	95	137	64	141	68	80	27
2015/16	208	172	97	109	113	113	95	59
2016/17	199	125	159	78	163	88	36	37
July 2017 to Sept 2017	37	23	30	16	31	18	6	5

10.6 Other land use categories

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2006/07	1,614	806	277	171	442	195	1,172	611
2007/08	2,024	1,017	332	177	403	237	1,621	780
2008/09	1,557	888	332	182	496	243	1,061	645
2009/10	1,567	822	409	142	495	192	1,072	630
2010/11	2,213	952	986	162	1,045	261	1,168	691
2011/12	1,527	701	399	167	437	193	1,090	508
2012/13	1,270	801	450	232	478	254	792	547
2013/14	1,303	565	417	175	459	206	844	359
2014/15	1,096	983	399	510	445	555	651	428
2015/16	1,004	1,081	359	585	400	644	604	437
2016/17	856	1,035	322	507	360	562	496	473
July 2017 to Sept 2017	479	224	86	132	94	144	385	80

■ conditional approvals ■ final approvals

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

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

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

Introduction

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

Coverage

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

Definitions

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

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

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

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

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

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

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

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

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

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

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

Contact

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

Caveat

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

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

Geographic explanation

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

Metropolitan

Includes the following local government areas:

Central sub-region

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

North-east sub-region

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

North-west sub-region

- City of Wanneroo
- City of Joondalup

South-east sub-region

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

South-west sub-region

- City of Cockburn
- 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