

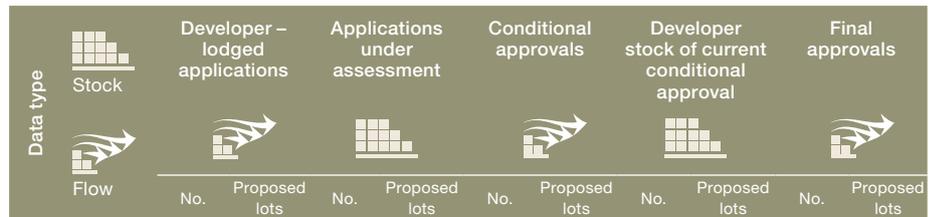


Department of Planning, Lands and Heritage



1 State summary

- During the September 2018 quarter, the number of developer-lodged applications totalled 531 for residential purposes and 123 for non-residential purposes across Western Australia. This represents a decrease of 18 per cent from the previous quarter (June).
- The number of proposed residential lots among the received applications decreased by 36 per cent from the previous quarter to 4,613. The number of proposed non-residential lots decreased by 21 per cent over the same quarter to 459.
- By the end of September, the number of proposed residential lots under assessment totalled 9,472 – one per cent lower from the previous quarter. The number of proposed non-residential lots increased by seven per cent to 1,029.
- The number of conditional approvals during the quarter increased by nine per cent from the previous quarter to 5,376 for residential purposes; but declined by two per cent to 550 for non-residential conditional approvals.
- At the end of September, the developer stock of current conditional approvals decreased by eight per cent and five per cent, respectively, from the previous quarter to 65,615, and 5,960 for residential and non-residential purposes.
- The number of lots for final approval increased by, respectively, 10 per cent and 19 per cent between June and September to 3,424, and 570 for residential and non-residential purposes.

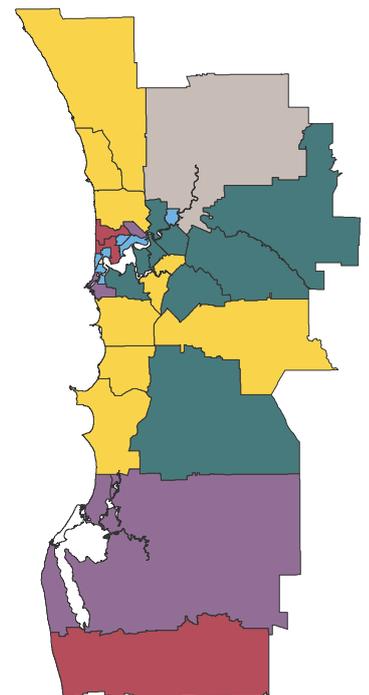
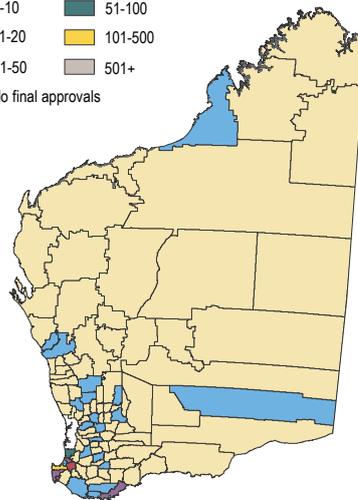


Residential										
	Developer – lodged applications		Applications under assessment		Conditional approvals		Developer stock of current conditional approval		Final approvals	
	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots
Jun qtr 2018	647	7,172	586	9,547	510	4,919	4,111	71,037	575	3,116
Sep qtr 2018	531	4,613	543	9,472	599	5,376	4,012	65,615	536	3,424
Change between quarters	↘	↘	↘	↘	↗	↗	↘	↘	↘	↗
	-18%	-36%	-7%	-1%	17%	9%	-2%	-8%	-7%	10%

Non-residential										
	No.	Proposed lots								
Jun qtr 2018	150	578	171	958	135	560	686	6,298	202	478
Sep qtr 2018	123	459	160	1,029	181	550	666	5,960	212	570
Change between quarters	↘	↘	↘	↗	↗	↘	↘	↘	↗	↗
	-18%	-21%	-6%	7%	34%	-2%	-3%	-5%	5%	19%

1.1 Final approval activity September quarter 2018

Final approvals by local government - lots



This version is designed to be interactive. Click on any chart for an enlarged version, and click on the chart again to close. Contents are also linked.

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

2 Residential activity

2.1 Regional summary: September quarter 2018

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sept 2018	Proposed lots	Proposed lots up to end of Sept 2018	Lots
Metropolitan¹					
Central sub-region	822	925	720	5,736	846
North-west sub-region	715	987	563	12,009	441
North-east sub-region	688	1,239	635	7,769	613
South-east sub-region	466	1,307	686	9,472	442
South-west sub-region	952	1,464	1,671	14,850	733
Peel Region Scheme ²	538	533	311	5,571	42
Total metropolitan¹	4,181	6,455	4,586	55,407	3,117
State planning region					
Perth	3,643	5,922	4,275	49,836	3,075
Peel ³	538	533	311	5,580	42
Sub-total	4,181	6,455	4,586	55,416	3,117
Rest of the State					
Gascoyne	0	0	0	8	0
Goldfields-Esperance	11	11	62	435	9
Great Southern	13	14	33	1,125	19
Kimberley	2	2	2	553	2
Mid West	7	7	10	1,784	7
Pilbara	6	6	3	445	0
South West	345	970	630	5,215	265
Wheatbelt	48	2,007	50	634	5
Sub-total	432	3,017	790	10,199	307
Total State	4,613	9,472	5,376	65,615	3,424

2.2 Final approval activity, top suburbs and localities

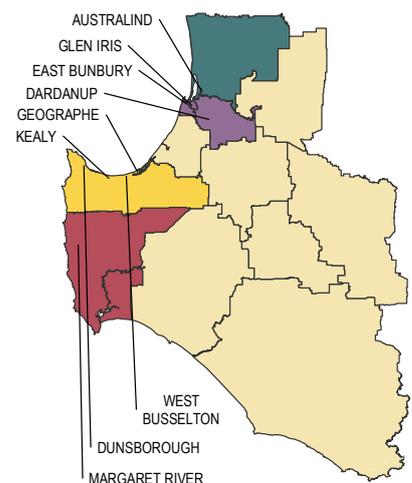
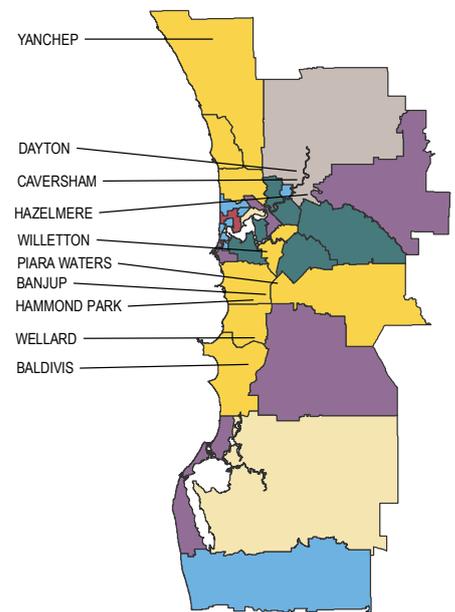
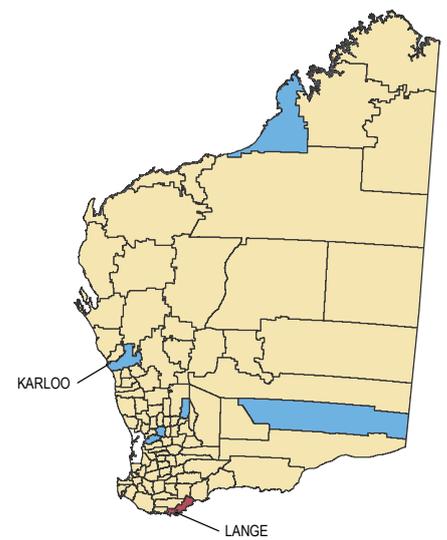
Rank	Metropolitan ¹	Lots	Rank	Balance of State	Lots
1	Baldivis	233	1	Australind	81
2	Hazelmere	184	2	Kealy	47
3	Piara Waters	139	3	Geographe	45
4	Willetton	123	4	Glen Iris	19
5	Banjup	105	5	Dardanup	18
6	Wellard	98	6	East Bunbury	16
7	Yanchep	84	7	Margaret River	11
8	Hammond Park	80	8	West Busselton	8
9	Caversham	78	9	Karlooo	7
10	Dayton	75	10	Dunsborough/Lange	6

Percentage of final approvals by region

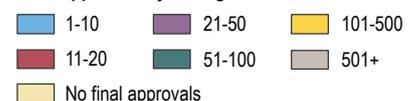
Metropolitan¹

Regionals

Green title lots versus strata lots – State



Final approvals by local government - lots



Note: Top suburbs and localities identified where relevant

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

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						
2012/13	3,494	5,806	2,145	1,110	331	419
2013/14	4,464	7,134	2,526	1,081	372	411
2014/15	5,563	9,782	2,408	963	410	398
2015/16	4,894	7,172	1,729	744	448	384
2016/17	3,264	5,104	855	339	226	377
2017/18	3,540	5,205	751	413	275	367
2018/19						
Sep qtr	1,182	1,509	255	89	80	363

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						
2012/13	261	347	550	730	217	572
2013/14	164	605	547	637	245	556
2014/15	427	469	397	621	194	407
2015/16	251	456	356	407	229	542
2016/17	76	354	288	375	184	571
2017/18	157	275	150	158	123	499
2018/19						
Sep qtr	43	96	57	82	28	519

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 17	262	272	57	43	11	354
Mar qtr 18	178	334	14	14	15	359
Jun qtr 18	291	304	61	21	24	351
Sep qtr 18	332	371	70	37	35	359
North-east sub-region						
Dec qtr 17	146	291	37	32	11	385
Mar qtr 18	78	152	10	1	41	373
Jun qtr 18	313	316	33	15	13	337
Sep qtr 18	238	263	78	24	9	373
North-west sub-region						
Dec qtr 17	130	209	32	23	8	381
Mar qtr 18	103	177	18	0	5	356
Jun qtr 18	160	296	44	20	9	383
Sep qtr 18	172	225	28	9	7	359
South-east sub-region						
Dec qtr 17	243	356	37	16	20	361
Mar qtr 18	121	116	5	4	15	331
Jun qtr 18	140	213	35	14	5	372
Sep qtr 18	189	208	21	4	20	346
South-west sub-region						
Dec qtr 17	172	299	52	65	6	396
Mar qtr 18	193	208	12	8	7	333
Jun qtr 18	243	249	43	9	9	343
Sep qtr 18	242	429	53	6	3	369
Peel Region Scheme²						
Dec qtr 17	15	85	26	7	8	442
Mar qtr 18	15	45	1	1	3	372
Jun qtr 18	29	20	4	6	8	366
Sep qtr 18	9	13	5	9	6	492
Metropolitan¹						
Dec qtr 17	968	1,512	241	179	56	377
Mar qtr 18	688	1,032	60	27	63	377
Jun qtr 18	1,176	1,398	220	85	68	356
Sep qtr 18	1,182	1,509	255	89	80	363
Perth metropolitan region						
Dec qtr 17	953	1,427	215	186	64	374
Mar qtr 18	673	987	59	28	66	374
Jun qtr 18	1,147	1,378	216	79	60	356
Sep qtr 18	1,173	1,496	250	80	74	362
Peel region						
Dec qtr 17	15	85	26	7	8	442
Mar qtr 18	15	45	1	1	3	442
Jun qtr 18	29	20	4	6	8	366
Sep qtr 18	9	13	5	9	6	492

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 17	7	3	0	0	0	291
Mar qtr 18	0	0	0	0	0	NA
Jun qtr 18	0	4	0	0	0	NA
Sep qtr 18	0	0	0	2	0	NA
Central regions						
Dec qtr 17	0	2	1	30	0	936
Mar qtr 18	0	2	5	3	3	599
Jun qtr 18	1	5	6	0	6	537
Sep qtr 18	3	2	4	4	3	NA
Wheatbelt region						
Dec qtr 17	0	0	0	1	2	NA
Mar qtr 18	0	0	1	1	6	NA
Jun qtr 18	0	0	0	1	5	NA
Sep qtr 18	0	0	0	0	5	NA
South West region						
Dec qtr 17	42	52	27	27	24	477
Mar qtr 18	9	69	29	28	25	577
Jun qtr 18	24	65	20	15	13	467
Sep qtr 18	40	94	53	76	20	512

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*.

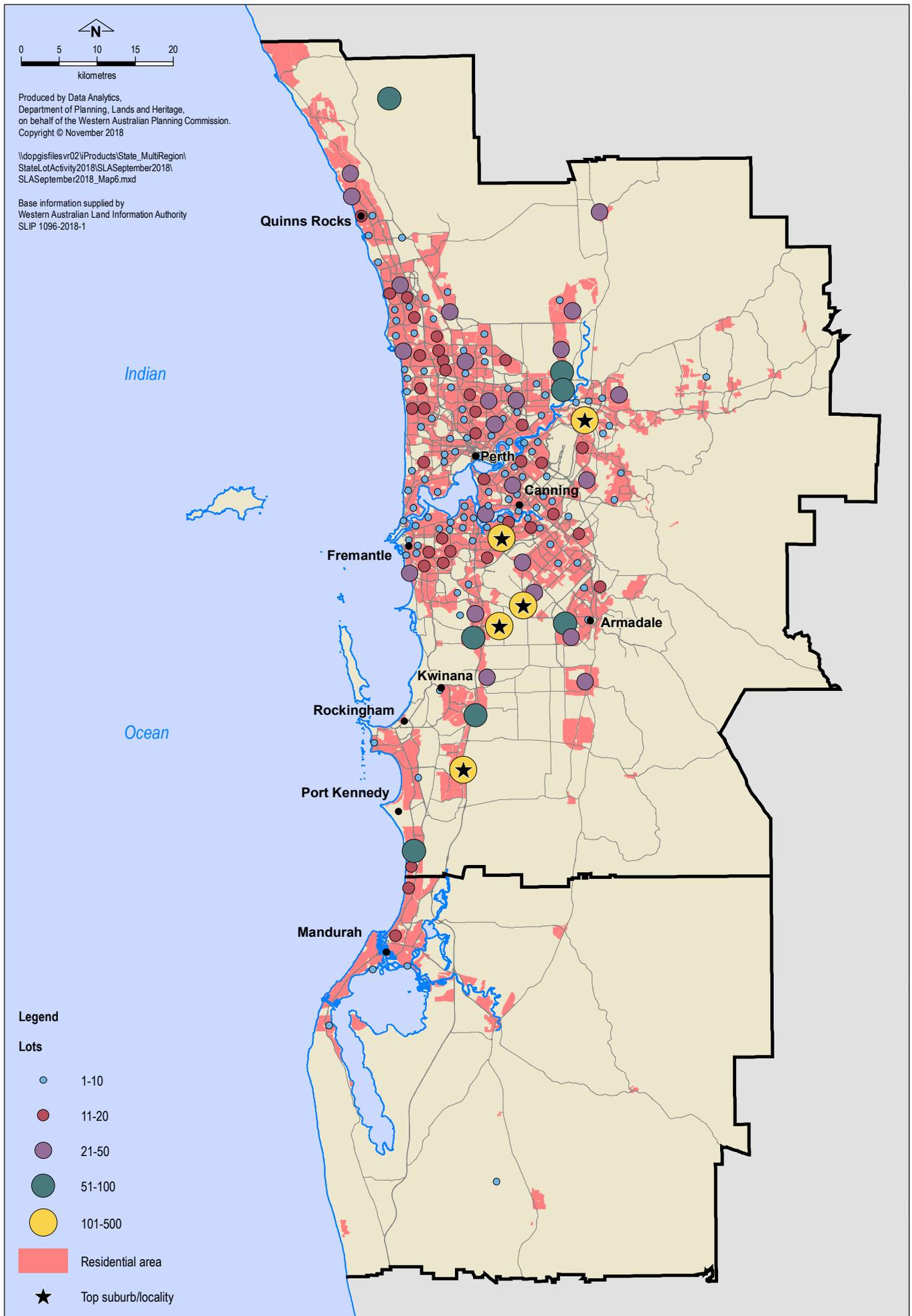
² The Peel Region Scheme includes the City of Mandurah and the shires of Murray and Waroona.

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

4 Residential final approvals by suburb

Suburb	2017/18	Sept 2018 quarter	Quarter rank	Suburb	2017/18	Sept 2018 quarter	Quarter rank	Suburb	2017/18	Sept 2018 quarter	Quarter rank	Suburb	2017/18	Sept 2018 quarter	Quarter rank
Perth metropolitan region															
Alexander Heights	4	2	144	Eglinton	116	0	-	Mullaloo	15	4	113	Wilson	59	8	84
Alfred Cove	7	6	97	Ellenbrook	59	9	75	Munster	18	0	-	Winthrop	8	0	-
Alkimos	217	33	24	Embleton	32	4	113	Myaree	8	5	107	Woodbridge	5	4	113
Anketell	39	46	13	Ferndale	4	2	144	Nedlands	8	0	-	Woodlands	14	2	144
Applecross	13	6	97	Forrestfield	76	46	13	Neerabup	0	3	137	Woodvale	20	9	75
Ardross	14	8	84	Fremantle	10	10	70	Nollamara	26	15	45	Yanchep	135	84	7
Armadale	104	8	84	Girrawheen	16	44	15	Noranda	18	8	84	Yangebup	65	2	144
Ascot	3	10	70	Glen Forrest	2	0	-	North Beach	13	8	84	Yokine	51	12	60
Ashby	2	0	-	Golden Bay	67	51	12	North Coogee	73	27	30				
Ashfield	10	0	-	Gooseberry Hill	2	0	-	North Fremantle	5	2	144				
Attadale	11	0	-	Gosnells	48	6	97	North Perth	34	19	37				
Aveley	302	34	23	Greenmount	20	0	-	Ocean Reef	12	12	60				
Balcatta	32	4	113	Greenwood	28	12	60	Osborne Park	5	0	-				
Baldivis	354	233	1	Gwelup	3	0	-	Padbury	36	7	93				
Balga	37	9	75	Hamersley	21	16	42	Palmyra	12	0	-				
Ballajura	25	14	50	Hamilton Hill	118	15	45	Parkwood	10	0	-				
Banjup	150	105	5	Hammond Park	226	80	8	Parmelia	31	0	-				
Banksia Grove	143	0	-	Harrisdale	41	40	19	Pearsall	2	25	32				
Bassendean	22	8	84	Haynes	144	74	11	Peppermint Grove	4	0	-				
Bateman	14	4	113	Hazelmere	58	184	2	Perth	1	1	170				
Bayswater	88	16	42	Heathridge	31	14	50	Piara Waters	475	139	3				
Beaconsfield	21	10	70	Helena Valley	81	2	144	Queens Park	29	2	144				
Beckenham	128	11	67	Henley Brook	41	0	-	Quinns Rocks	17	14	50				
Bedford	21	7	93	High Wycombe	39	15	45	Redcliffe	10	2	144				
Beechboro	45	4	113	Highgate	1	0	-	Riverton	49	12	60				
Beellar	56	6	97	Hilbert	13	30	25	Rivervale	19	14	50				
Beldon	12	6	97	Hillarys	13	5	107	Rockingham	15	0	-				
Bellevue	1	0	-	Hilton	37	12	60	Roleystone	8	0	-				
Belmont	13	8	84	Hocking	83	0	-	Rossmoyne	20	6	97				
Bennett Springs	108	0	-	Huntingdale	9	3	137	Safety Bay	8	0	-				
Bentley	37	4	113	Iluka	18	0	-	Salter Point	9	36	20				
Bertram	2	0	-	Inglewood	17	29	27	Scarborough	59	20	36				
Bibra Lake	2	0	-	Innaloo	23	0	-	Secret Harbour	42	0	-				
Bicton	12	2	144	Jindalee	111	29	27	Serpentine	13	0	-				
Booragoon	16	8	84	Jolimont	30	0	-	Seville Grove	15	0	-				
Boya	6	0	-	Joondalup	2	0	-	Shelley	24	9	75				
Brabham	319	42	16	Joondanna	16	4	113	Shenton Park	2	1	170				
Brentwood	10	0	-	Kalamunda	18	4	113	Shoalwater	5	2	144				
Bull Creek	10	0	-	Kallaroo	25	4	113	Sinagra	22	0	-				
Bullcreek	0	2	144	Kardinya	68	13	57	Singleton	3	12	60				
Bullsbrook	0	36	20	Karnup	42	0	-	Sorrento	18	21	35				
Burns Beach	24	2	144	Karrinyup	33	14	50	South Fremantle	5	1	170				
Burswood	20	3	137	Kelmscott	40	18	39	South Guildford	174	0	-				
Bushmead	28	9	75	Kenwick	2	2	144	South Lake	0	2	144				
Byford	250	41	17	Kewdale	19	9	75	South Perth	10	11	67				
Calista	4	0	-	Kiara	4	0	-	Southern River	178	0	-				
Camillo	20	2	144	Kingsley	21	12	60	Spearwood	59	0	-				
Canning Vale	80	41	17	Koondoola	23	8	84	St James	29	4	113				
Cannington	21	4	113	Koongamia	4	0	-	Stirling	18	0	-				
Carine	10	4	113	Landsdale	163	7	93	Stoneville	6	2	144				
Carlisle	30	5	107	Langford	14	4	113	Subiaco	9	3	137				
Carmel	2	0	-	Lathlain	15	10	70	Success	105	29	27				
Carramar	2	0	-	Leda	2	0	-	Swan View	3	36	20				
Caversham	63	78	9	Leederville	35	4	113	Swanbourne	2	4	113				
Chidlow	1	0	-	Leeming	19	14	50	Tamala Park	36	0	-				
Churchlands	8	0	-	Lesmurdie	3	3	137	Tapping	2	0	-				
City Beach	13	0	-	Lockridge	10	4	113	The Vines	57	0	-				
Claremont	21	2	144	Lynwood	32	11	67	Thornlie	31	6	97				
Clarkson	2	0	-	Maddington	56	17	40	Treeby	2	0	-				
Cloverdale	39	16	42	Madeley	47	0	-	Trigg	4	5	107				
Cockburn Central	3	0	-	Mahogany Creek	4	0	-	Tuart Hill	20	5	107				
Como	32	9	75	Manning	9	6	97	Two Rocks	20	0	-				
Connolly	6	24	34	Marangaroo	6	2	144	Victoria Park	36	2	144				
Coogee	11	0	-	Marmion	6	0	-	Viveash	18	0	-				
Coolbellup	97	19	37	Martin	38	0	-	Waikiki	21	0	-				
Cooloongup	2	0	-	Maylands	17	10	70	Walliston	26	0	-				
Cottesloe	21	4	113	Medina	2	2	144	Wandi	22	0	-				
Craigie	61	15	45	Melville	38	6	97	Wanneroo	19	6	97				
Daglish	2	4	113	Merriwa	0	2	144	Warnbro	1	4	113				
Dalkeith	0	2	144	Middle Swan	64	0	-	Waroona	2	0	-				
Darch	5	0	-	Midland	2	3	137	Warwick	19	17	40				
Darling Downs	26	0	-	Midvale	199	9	75	Watermans Bay	6	5	107				
Darlington	4	0	-	Mindarie	57	3	137	Wattle Grove	37	0	-				
Dayton	68	75	10	Mirrabooka	2	0	-	Wellard	272	98	6				
Dianella	83	25	32	Morley	113	30	25	Wembley	13	2	144				
Doubleview	62	15	45	Mosman Park	10	4	113	Wembley Downs	28	4	113				
Duncraig	35	13	57	Mount Claremont	7	13	57	West Leederville	8	0	-				
East Cannington	32	7	93	Mount Hawthorn	12	0	-	West Perth	5	0	-				
East Fremantle	3	9	75	Mount Helena	2	0	-	Westminster	19	0	-				
East Perth	2	2	144	Mount Lawley	25	4	113	Whitby	34	0	-				
East Victoria Park	54	27	30	Mount Nasura	4	0	-	White Gum Valley	12	4	113				
Eden Hill	21	0	-	Mount Pleasant	49	2	144	Willagee	57	14	50				
Edgewater	10	2	144	Mount Richon	15	0	-	Willetton	147	123	4				
Total Perth metropolitan region													9,842	3,075	
Peel Region Scheme															
Coodanup	8	2	4	Falcon	6	0	-	Madora Bay	52	19	37	South Yunderup	13	0	-
Dawesville	24	6	97	Greenfields	10	0	-	Mandurah	42	12	60	Wannanup	14	0	-
Dudley Park	33	0	-	Halls Head	12	0	-	Meadow Springs	4	0	-	Waroona	0	1	6
Erskine	19	2	144	Lakelands	108	0	-	Ravenswood	3	0	-				
Total Peel Region Scheme													348	42	
Total Perth metropolitan region and Peel Region Scheme													10,190	3,117	

4.1 Quarterly residential final approvals, Perth Metropolitan Region Scheme and Peel Region Scheme



5 Rural residential and special residential activity

5.1 Regional summary: September quarter 2018

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sept 2018	Proposed lots	Proposed lots up to end of Sept 2018	Lots
Metropolitan¹					
Central sub-region	0	0	0	2	0
North-west sub-region	3	15	0	39	0
North-east sub-region	13	186	2	95	36
South-east sub-region	17	30	7	182	26
South-west sub-region	2	31	42	56	13
Peel Region Scheme ²	43	43	1	203	26
Total metropolitan¹	78	305	52	577	101
State planning region					
Perth	35	262	51	374	75
Peel ³	43	43	1	203	26
Sub-total	78	305	52	577	101
Rest of the State					
Gascoyne	0	0	0	2	0
Goldfields-Esperance	9	9	4	30	0
Great Southern	7	62	40	232	8
Kimberley	27	27	0	28	0
Mid West	4	4	0	103	0
Pilbara	0	0	0	0	0
South West	59	183	21	231	33
Wheatbelt	5	5	40	436	2
Sub-total	111	290	105	1,062	43
Total State	189	595	157	1,639	144

5.2 Final approval activity, top suburbs and localities

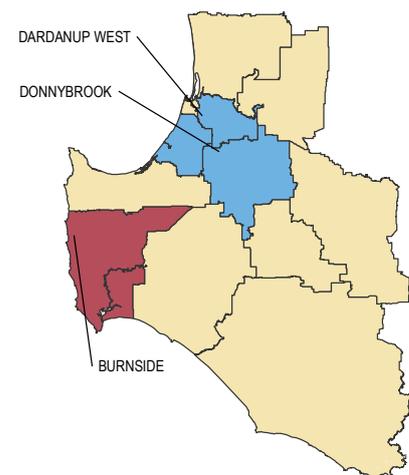
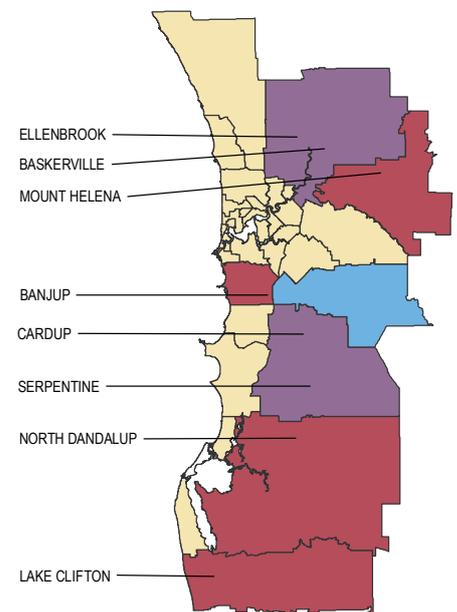
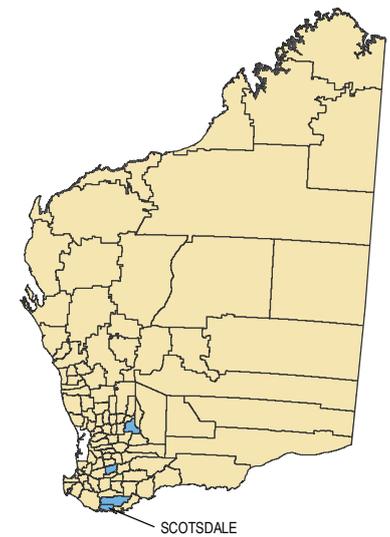
Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Ellenbrook/North Dandalup	15	1	Burnside	11
2	Banjup	13	2	Dardanup West	8
3	Serpentine	12	3	Donnybrook/Scotsdale	6
4	Lake Clifton	11			
5	Cardup	10			
6	Baskerville/Cardup/Mount Helena	6			

* Five lots or more

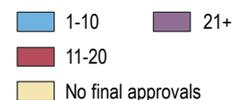
Percentage of final approvals by region

Metropolitan¹

Regionals



Final approvals by local government - lots



Note: Top suburbs and localities identified where relevant

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

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 2018

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sept 2018	Proposed lots	Proposed lots up to end of Sept 2018	Lots
Metropolitan¹					
Central sub-region	10	14	23	67	15
North-west sub-region	2	3	6	38	8
North-east sub-region	4	9	11	34	0
South-east sub-region	0	11	7	51	0
South-west sub-region	1	0	5	64	13
Peel Region Scheme ²	3	2	18	26	1
Total metropolitan¹	20	39	70	280	37
State planning region					
Perth	17	37	52	254	36
Peel ³	3	2	18	26	1
Sub-total	20	39	70	280	37
Rest of the State					
Gascoyne	0	0	0	0	0
Goldfields-Esperance	0	0	0	9	0
Great Southern	0	0	3	14	1
Kimberley	0	0	0	26	0
Mid West	1	1	4	9	0
Pilbara	3	2	1	33	0
South West	8	7	18	48	12
Wheatbelt	2	2	0	2	0
Sub-total	14	12	26	141	13
Total State	34	51	96	421	50

6.2 Final approval activity, top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Osborne Park	8	1	Cowaramup	6
2	Baldivis	6			

* Five lots or more

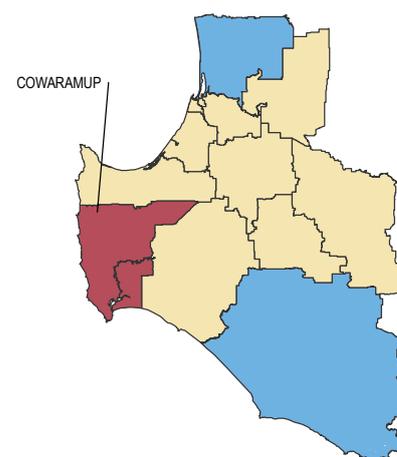
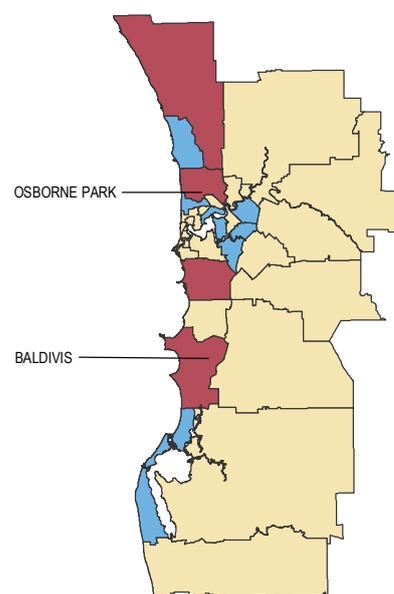
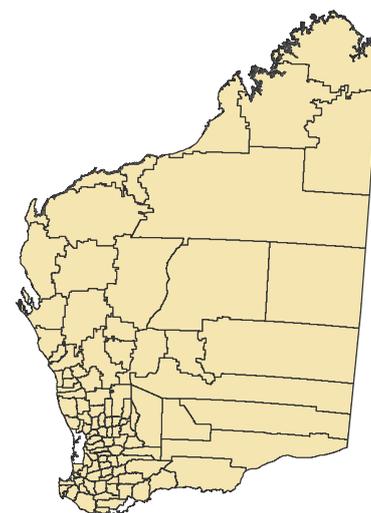
Percentage of final approvals by region

Metropolitan¹

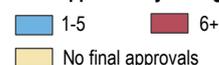
Regionals

NOTE: NO REGIONAL PIE CHART FOR COUNTRY REGION IN THIS QUARTER DUE TO LOW DATA

Green title lots versus strata lots – State



Final approvals by local government - lots



Note: Top suburbs and localities identified where relevant

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

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 2018

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sept 2018	Proposed lots	Proposed lots up to end of Sept 2018	Lots
Metropolitan¹					
Central sub-region	3	17	34	228	13
North-west sub-region	0	5	0	139	19
North-east sub-region	4	4	1	43	2
South-east sub-region	5	5	2	198	5
South-west sub-region	1	3	1	45	9
Peel Region Scheme ²	0	0	0	4	0
Total metropolitan¹	13	34	38	657	48
State planning region					
Perth	13	34	38	653	48
Peel ³	0	0	0	4	0
Sub-total	13	34	38	657	48
Rest of the State					
Gascoyne	0	0	0	0	0
Goldfields-Esperance	1	3	1	20	0
Great Southern	2	2	0	17	0
Kimberley	0	0	0	110	0
Mid West	0	0	0	10	0
Pilbara	9	11	0	14	0
South West	2	87	0	296	2
Wheatbelt	3	3	1	95	2
Sub-total	17	106	2	562	4
Total State	30	140	40	1,219	52

7.2 Final approval activity, top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Canning Vale	13	No localities with final approvals of five lots or more this quarter		
2	Butler	10			
3	Hope Valley	6			
4	Neerabup	5			

* Five lots or more

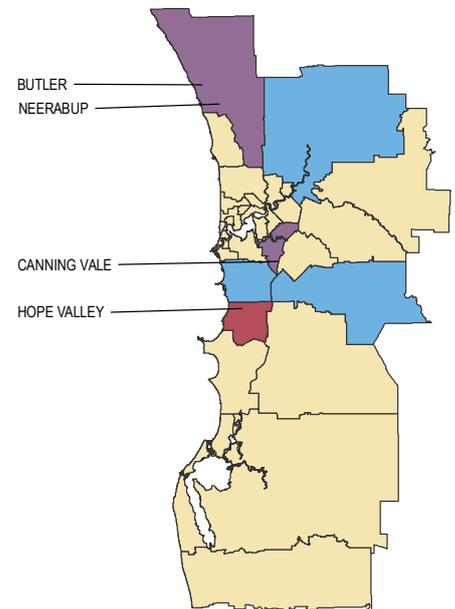
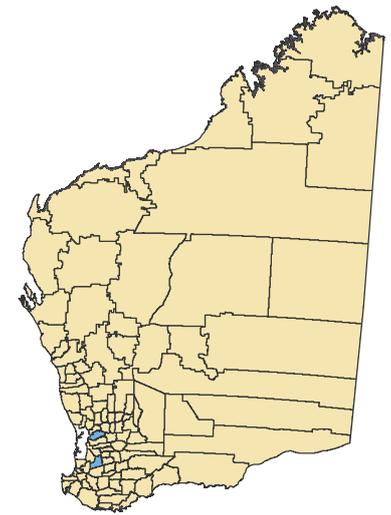
Percentage of final approvals by region

Metropolitan¹

Regionals

NOTE: NO REGIONAL PIE CHART FOR COUNTRY REGION IN THIS QUARTER DUE TO LOW DATA

Green title lots versus strata lots – State



Final approvals by local government - lots



Note: Top suburbs and localities identified where relevant

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

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 2018	Residential					Non-residential				
	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of conditional approvals	Final approvals	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sept 2018	Proposed lots	Proposed lots up to end of Sept 2018	Lots	Proposed lots	Proposed lots up to end of Sept 2018	Proposed lots	Proposed lots up to end of Sept 2018	Lots
Metropolitan¹										
Central sub-region										
Bassendean (T)	27	32	28	131	8	0	14	3	3	0
Bayswater (C)	64	81	92	806	77	0	0	1	103	0
Belmont (C)	65	97	41	262	59	6	8	1	4	1
Cambridge (T)	4	4	4	44	9	0	0	0	0	3
Canning (C)	156	139	117	1,022	192	3	3	9	103	17
Claremont (T)	6	6	3	41	2	0	0	0	0	0
Cottesloe (T)	0	2	4	31	4	0	0	0	0	0
East Fremantle (T)	2	4	9	31	9	0	0	1	0	1
Fremantle (C)	40	86	26	192	39	2	4	25	45	2
Melville (C)	117	91	109	660	90	3	5	8	35	5
Mosman Park (T)	11	13	10	47	4	0	0	0	0	0
Nedlands (C)	10	14	8	264	12	0	0	0	2	0
Peppermint Grove (S)	2	2	4	12	0	0	0	0	0	0
Perth (C)	0	0	0	8	0	0	0	0	4	2
South Perth (C)	42	42	25	146	62	1	1	2	2	1
Stirling (C)	183	198	140	1,552	198	0	0	17	30	8
Subiaco (C)	1	1	2	22	8	0	0	0	5	0
Victoria Park (T)	60	55	47	263	47	1	1	5	13	4
Vincent (C)	32	58	51	202	26	0	0	1	4	3
Total	822	925	720	5,736	846	16	36	73	353	47
North-west sub-region										
Joondalup (C)	114	130	143	1,040	179	4	6	1	10	1
Wanneroo (C)	601	857	420	10,969	262	63	86	23	299	52
Total	715	987	563	12,009	441	67	92	24	309	53
North-east sub-region										
Kalamunda (S)	51	57	71	849	68	4	13	3	8	5
Mundaring (S)	6	322	27	239	40	7	79	4	66	16
Swan (C)	631	860	537	6,681	505	23	123	23	160	47
Total	688	1,239	635	7,769	613	34	215	30	234	68
South-east sub-region										
Armadale (C)	97	838	365	4,875	311	9	20	13	200	60
Gosnells (C)	108	177	142	2,229	90	0	5	3	128	2
Serpentine-Jarrahdale (S)	261	292	179	2,368	41	25	33	5	181	32
Total	466	1,307	686	9,472	442	34	58	21	509	94
South-west sub-region										
Cockburn (C)	549	554	431	3,999	285	15	33	5	49	44
Kwinana (C)	198	383	173	3,874	146	6	9	8	46	26
Rockingham (C)	205	527	1,067	6,977	302	11	27	53	96	23
Total	952	1,464	1,671	14,850	733	32	69	66	191	93
Peel Region Scheme²										
Mandurah (C)	428	425	308	3,995	41	9	8	21	70	5
Murray (S)	110	108	2	1,574	0	49	49	23	233	24
Waroona (S)	0	0	1	2	1	0	3	0	24	16
Total	538	533	311	5,571	42	58	60	44	327	45
Total Perth metropolitan region and Peel Region Scheme	4,181	6,455	4,586	55,407	3,117	241	530	258	1,923	400

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 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 2018	Proposed lots	Proposed lots up to end of Sept 2018	Lots	Proposed lots	Proposed lots up to end of Sept 2018	Proposed lots	Proposed lots up to end of Sept 2018	Lots
Balance of State										
Gascoyne										
Carnarvon (S)	0	0	0	6	0	0	0	0	10	0
Exmouth (S)	0	0	0	2	0	0	0	0	2	0
Remaining local governments	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	8	0	0	0	0	12	0
Goldfields-Esperance										
Esperance (S)	2	2	21	300	0	0	0	12	60	0
Kalgoorlie-Boulder (C)	8	8	41	101	9	3	5	4	23	0
Remaining local governments	1	1	0	34	0	9	9	0	25	0
Total	11	11	62	435	9	12	14	16	108	0
Great Southern										
Albany (C)	8	12	8	648	19	3	24	40	295	25
Remaining local governments	5	2	25	477	0	26	59	32	233	14
Total	13	14	33	1,125	19	29	83	72	528	39
Kimberley										
Broome (S)	0	0	0	351	2	0	0	0	137	0
Wyndham-East Kimberley (S)	2	2	2	14	0	27	27	0	49	0
Remaining local governments	0	0	0	188	0	0	0	0	0	0
Total	2	2	2	553	2	27	27	0	186	0
Mid West										
Greater Geraldton (C)	7	7	10	1,766	7	4	4	8	241	0
Irwin (S)	0	0	0	10	0	0	0	0	100	0
Remaining local governments	0	0	0	8	0	5	5	2	16	2
Total	7	7	10	1,784	7	9	9	10	357	2
Pilbara										
Karratha (C)	0	0	2	31	0	12	11	1	28	0
Port Hedland (T)	6	6	0	356	0	0	2	0	26	0
Remaining local governments	0	0	1	58	0	0	0	0	2	0
Total	6	6	3	445	0	12	13	1	56	0
South West										
Augusta-Margaret River (S)	4	48	268	691	11	5	99	59	259	34
Bunbury (C)	15	12	53	282	40	4	4	0	63	5
Busselton (C)	84	226	77	1,270	111	43	48	24	389	13
Capel (S)	142	280	0	1,073	0	8	8	2	88	3
Dardanup (S)	0	0	37	430	22	4	25	33	73	12
Harvey (S)	90	391	86	1,228	81	9	105	7	81	14
Remaining local governments	10	13	109	241	0	16	25	12	171	20
Total	345	970	630	5,215	265	89	314	137	1,124	101
Wheatbelt										
Beverley (S)	0	0	0	0	0	3	0	0	19	0
Chittering (S)	37	37	0	134	0	0	0	2	274	0
Gingin (S)	0	1,955	0	7	0	0	0	2	965	0
Northam (S)	2	0	46	179	0	6	6	37	276	0
Toodyay (S)	0	0	0	208	0	2	2	0	16	0
York (S)	2	8	4	7	1	0	0	0	4	4
Remaining local governments	7	7	0	99	4	29	31	15	112	24
Total	48	2,007	50	634	5	40	39	56	1,666	28
Peel region - balance										
Boddington (S)	0	0	0	9	0	0	0	0	0	0
Balance of State	432	3,017	790	10,208	307	218	499	292	4,037	170

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
2007/08	32,797	21,165	17,991	12,574	19,797	14,110	13,000	7,055
2008/09	28,364	14,921	14,876	8,739	18,073	10,233	10,291	4,688
2009/10	29,389	12,779	19,219	8,415	20,567	9,093	8,822	3,686
2010/11	30,085	14,525	20,587	10,669	22,063	11,357	8,022	3,168
2011/12	29,486	13,371	17,790	10,338	20,103	10,773	9,383	2,598
2012/13	29,312	16,810	19,807	12,862	22,077	13,644	7,235	3,166
2013/14	37,814	19,281	28,239	15,549	30,739	16,252	7,075	3,029
2014/15	37,346	23,127	27,063	18,573	28,741	20,195	8,605	2,932
2015/16	25,851	18,758	19,420	15,239	21,387	16,204	4,464	2,554
2016/17	19,732	12,991	15,296	10,136	16,955	10,884	2,777	2,107
2017/18	19,665	12,973	15,682	10,913	16,819	11,393	2,846	1,580
July 2018 to Sept 2018	5,926	3,994	4,489	3,430	4,844	3,517	1,082	477

10.2 Residential

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2007/08	26,913	18,135	16,265	11,720	17,905	13,150	9,008	4,985
2008/09	23,561	12,766	13,336	8,063	15,988	9,441	7,573	3,325
2009/10	24,307	10,915	17,618	7,816	18,854	8,421	5,453	2,494
2010/11	25,346	12,695	18,728	10,193	19,999	10,762	5,347	1,933
2011/12	25,394	11,339	16,702	9,489	18,805	9,845	6,589	1,494
2012/13	26,018	15,009	18,787	12,194	20,966	12,894	5,052	2,115
2013/14	34,031	17,781	26,816	14,929	29,179	15,580	4,852	2,201
2014/15	33,931	21,256	25,433	17,607	26,897	19,140	7,034	2,116
2015/16	23,663	16,692	18,751	14,124	20,595	14,993	3,068	1,699
2016/17	17,687	11,228	14,448	9,285	15,976	9,948	1,711	1,280
2017/18	17,302	11,058	14,693	9,840	15,760	10,190	1,542	868
July 2018 to Sept 2018	5,376	3,424	4,275	3,075	4,586	3,117	790	307

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
2007/08	2,438	1,129	545	183	567	214	1,871	915
2008/09	1,898	744	496	198	819	215	1,079	529
2009/10	2,486	560	654	198	670	211	1,816	349
2010/11	1,639	526	437	101	528	118	1,111	408
2011/12	1,673	780	244	349	393	376	1,280	404
2012/13	1,038	405	200	121	236	172	802	233
2013/14	1,371	640	414	252	430	265	941	375
2014/15	1,620	526	783	193	947	233	673	293
2015/16	771	634	112	288	175	320	596	314
2016/17	739	464	185	166	274	179	465	285
2017/18	880	334	186	121	203	175	677	159
July 2018 to Sept 2018	157	144	51	75	52	101	105	43

10.4 Industrial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2007/08	1,160	662	695	350	753	354	407	308
2008/09	888	386	444	217	465	252	423	134
2009/10	649	331	310	174	313	176	336	155
2010/11	603	212	253	124	301	124	302	88
2011/12	571	329	245	162	261	176	310	153
2012/13	626	406	155	191	171	195	455	211
2013/14	820	159	403	101	477	106	343	53
2014/15	478	267	311	199	311	199	167	68
2015/16	205	179	101	133	104	134	101	45
2016/17	251	139	182	100	182	107	69	32
2017/18	610	210	375	169	378	169	232	41
July 2018 to Sept 2018	40	52	38	48	38	48	2	4

■ 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
2007/08	262	222	154	144	169	155	93	67
2008/09	460	137	268	79	305	82	155	55
2009/10	380	151	228	85	235	93	145	58
2010/11	284	140	183	89	190	92	94	48
2011/12	321	222	200	171	207	183	114	39
2012/13	360	189	215	124	226	129	134	60
2013/14	289	136	189	92	194	95	95	41
2014/15	221	95	137	64	141	68	80	27
2015/16	208	172	97	109	113	113	95	59
2016/17	199	125	159	78	163	88	36	37
2017/18	175	103	127	73	136	79	39	24
July 2018 to Sept 2018	96	50	52	36	70	37	26	13

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
2007/08	2,024	1,017	332	177	403	237	1,621	780
2008/09	1,557	888	332	182	496	243	1,061	645
2009/10	1,567	822	409	142	495	192	1,072	630
2010/11	2,213	952	986	162	1,045	261	1,168	691
2011/12	1,527	701	399	167	437	193	1,090	508
2012/13	1,270	801	450	232	478	254	792	547
2013/14	1,303	565	417	175	459	206	844	359
2014/15	1,096	983	399	510	445	555	651	428
2015/16	1,004	1,081	359	585	400	644	604	437
2016/17	856	1,035	322	507	360	562	496	473
2017/18	698	1,268	301	710	342	780	356	488
July 2018 to Sept 2018	257	324	73	196	98	214	159	110

■ 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 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