

state lot activity: WA

JUNE QTR 2024

1 State summary

- In the June 2024 quarter, developer submissions for residential subdivisions in Western Australia rose by 14%, totalling 490 applications. This represents a 41% increase in the number of lots proposed compared to the March quarter.
- Applications under assessment increased by 22% in the June quarter, with a 12% rise in the number of residential lots being considered for conditional subdivisional approval.
- The total stock of conditionally approved residential lots remained stable during the June 2024 quarter.
- Compared to the previous quarter, final approvals for residential lots decreased by 13%, totalling 2,277 lots for the June quarter.

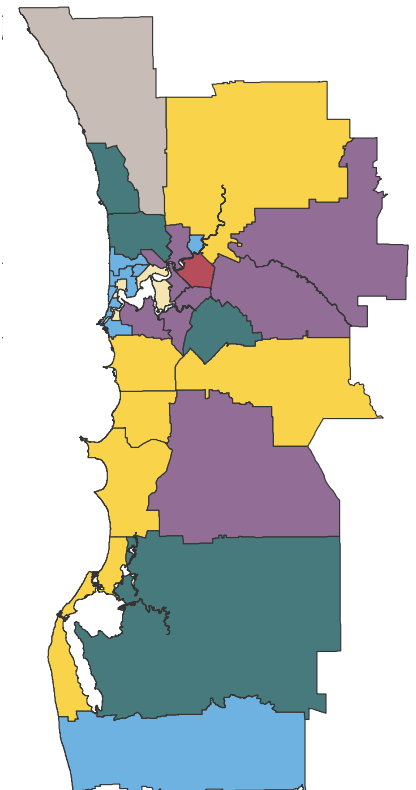
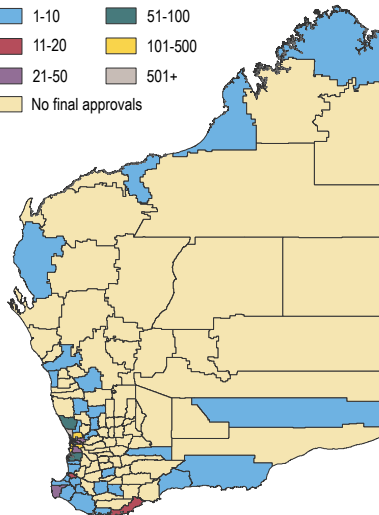
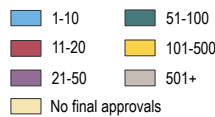
Data type	Developer – lodged applications		Applications under assessment		Conditional approvals		Developers' stock of current conditional approvals		Final approvals	
	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots

Residential										
Mar qtr 2024	429	4,278	481	8,313	370	3,617	4,635	68,824	304	2,606
June qtr 2024	490	6,031	588	9,323	395	5,301	4,106	68,842	284	2,277
July 2023 to June 2024	1720	18,102			1,548	17,138			1,244	9,983
Change between quarters	↗	↗	↗	↗	↗	↗	↘	—	↘	↘
	14%	41%	22%	12%	7%	47%	-11%	0%	-7%	-13%

Non-residential										
Mar qtr 2024	123	645	153	753	129	657	992	6,633	161	634
June qtr 2024	128	545	173	860	133	422	943	6,264	135	537
July 2023 to June 2024	471	2,339			575	2,553			610	2,357
Change between quarters	↗	↘	↗	↗	↗	↘	↘	↘	↘	↘
	4%	-16%	13%	14%	3%	-36%	-5%	-6%	-16%	-15%

1.1 Final approval activity: June quarter 2024

Final approvals by local government - lots



NOTE: All pie chart values within the publication have been rounded to 100%. Other category includes lots created for uses not otherwise classified, such as public open space, drainage, road reserves, balance lots etc.

Note: the developers' stock of lots granted conditional approval includes subdivision approvals that have been granted an automatic two-year extension as a result of the amendments to the *Planning and Development Act 2005* to include Part 18 - Extension of time for endorsement of diagram or plan of survey due to the COVID-19 pandemic.

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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2 Residential activity

2.1 Regional summary: June quarter 2024

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developers' stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of June 2024	Proposed lots	Proposed lots up to end of June 2024	Lots

Metropolitan¹

Central sub-region	538	726	517	5,188	280
North-west sub-region	1,274	2,314	221	13,897	656
North-east sub-region	458	745	678	8,632	176
South-east sub-region	911	2,006	1,857	10,922	192
South-west sub-region	1,049	1,635	1,271	13,193	644
Peel Region Scheme ²	1,126	1,143	174	5,509	203
Total Metropolitan¹	5,356	8,569	4,718	57,341	2,151

State planning region

Perth	4,230	7,426	4,544	51,832	1,948
Peel ³	1,126	1,149	174	5,513	203
Sub-total	5,356	8,575	4,718	57,345	2,151

Rest of the State

Gascoyne	6	11	0	57	2
Goldfields-Esperance	233	243	2	359	5
Great Southern	19	20	75	1,070	12
Kimberley	9	33	114	314	6
Mid West	59	89	25	1,522	10
Pilbara	88	88	0	263	2
South West	215	221	164	5,089	61
Wheatbelt	46	43	203	2,823	28
Sub-total	675	748	583	11,497	126
Total State	6,031	9,323	5,301	68,842	2,277

2.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots	Rank	Balance of State	Lots*
1	Eglinton	262	1	Gingin	19
2	Baldivis	240	2	College Grove	15
3	Mandogalup	98	3	Usher	14
4	Tamala Park	85	4	Margaret River	13
5	Hilbert	79	5	South Bunbury	12
6	Dawesville	76	6	Port Denison	10
7	Wellard	72	7	Chittering	7
8	Alkimos	69	8	Kojonup	5
9	Coogee	64			
10	Sinagra	60			

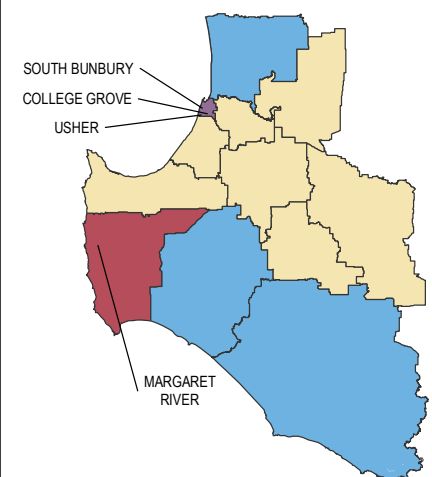
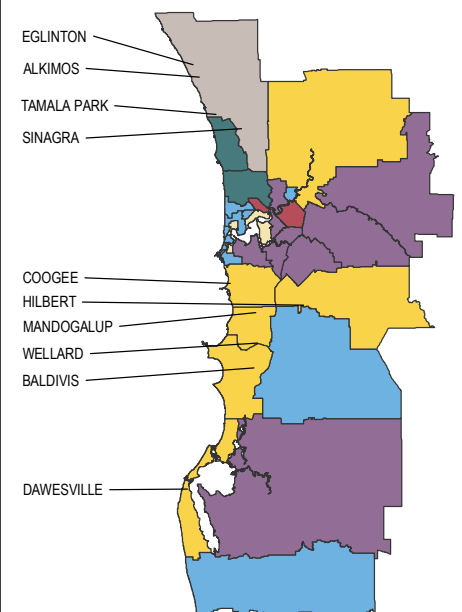
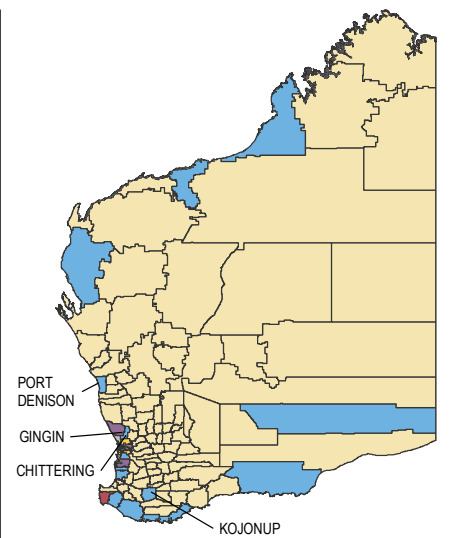
* Five lots or more

Percentage of final approvals by region

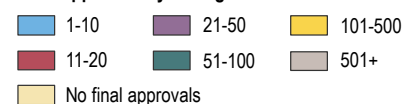
Metropolitan¹

Regional

Green title versus strata – State



Final approvals by local government - lots



Note: Top suburbs and localities identified where relevant

¹ The metropolitan region is made up of the Perth Metropolitan Region Scheme and Peel Region Scheme areas.

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

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

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						
2017/18	3,540	5,205	751	413	275	367
2018/19	3,823	4,510	831	319	185	357
2019/20	3,139	3,682	788	348	243	364
2020/21	4,376	6,532	895	361	164	375
2021/22	3,221	4,957	874	415	155	375
2022/23	2,366	4,736	764	351	187	375
2023/24	2,596	5,126	667	302	188	375
Sep qtr	610	1,227	177	78	38	375
Dec qtr	715	1,292	161	80	48	375
Mar qtr	647	1,375	162	63	55	375
Jun qtr	624	1,232	167	81	47	375

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						
2017/18	157	275	150	158	123	499
2018/19	123	282	177	237	67	518
2019/20	91	215	112	135	158	546
2020/21	155	413	192	297	109	507
2021/22	70	272	129	283	181	599
2022/23	70	267	114	198	194	568
2023/24	161	251	176	311	206	560
Sep qtr	28	106	77	132	87	610
Dec qtr	25	60	52	57	49	544
Mar qtr	98	59	39	88	20	492
Jun qtr	10	26	8	34	50	728

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	
Metro Central sub-region						
Sep qtr 23	188	185	28	21	11	349
Dec qtr 23	192	149	26	14	18	330
Mar qtr 24	153	128	24	23	11	342
Jun qtr 24	114	107	31	14	14	354
Metro North-east sub-region						
Sep qtr 23	38	204	42	19	8	395
Dec qtr 23	80	130	15	12	18	375
Mar qtr 24	97	217	30	7	16	375
Jun qtr 24	32	94	15	15	20	409
Metro North-west sub-region						
Sep qtr 23	115	227	27	7	2	375
Dec qtr 23	186	479	27	20	6	375
Mar qtr 24	216	347	42	19	15	375
Jun qtr 24	225	396	20	11	4	375
Metro South-east sub-region						
Sep qtr 23	61	128	25	14	9	388
Dec qtr 23	53	99	18	4	4	375
Mar qtr 24	45	169	18	3	7	377
Jun qtr 24	44	124	17	5	2	375
Metro South-west sub-region						
Sep qtr 23	189	433	39	14	7	375
Dec qtr 23	159	324	30	2	2	359
Mar qtr 24	90	327	38	9	6	376
Jun qtr 24	187	419	29	5	4	375
Peel Region Scheme²						
Sep qtr 23	591	1,177	161	75	37	375
Dec qtr 23	670	1,181	116	52	48	375
Mar qtr 24	601	1,188	152	61	55	375
Jun qtr 24	602	1,140	112	50	44	375
Metropolitan¹						
Sep qtr 23	19	50	16	3	1	446
Dec qtr 23	45	111	45	28	0	450
Mar qtr 24	46	187	10	2	0	375
Jun qtr 24	22	92	55	31	3	476
Perth metropolitan region						
Sep qtr 23	610	1,227	177	78	38	375
Dec qtr 23	715	1,292	161	80	48	375
Mar qtr 24	647	1,375	162	63	55	375
Jun qtr 24	624	1,232	167	81	47	375
Peel³						
Sep qtr 23	19	50	16	3	1	446
Dec qtr 23	45	111	45	28	0	450
Mar qtr 24	46	187	10	2	0	375
Jun qtr 24	22	92	55	31	3	476

Quarter	Final approvals by lot size range (m ²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Northern regions						
Sep qtr 23	0	4	0	0	0	448
Dec qtr 23	0	2	6	7	2	605
Mar qtr 24	0	3	19	49	0	650
Jun qtr 24	0	3	1	2	2	678
Central regions						
Sep qtr 23	0	3	3	0	12	2,002
Dec qtr 23	4	6	3	3	6	512
Mar qtr 24	77	3	0	4	0	190
Jun qtr 24	0	2	1	12	2	718
Wheatbelt region						
Sep qtr 23	0	0	0	3	2	933
Dec qtr 23	1	4	0	2	4	615
Mar qtr 24	6	7	1	3	2	440
Jun qtr 24	0	0	2	0	28	1,250
South West region						
Sep qtr 23	28	99	74	129	73	602
Dec qtr 23	20	48	43	45	37	544
Mar qtr 24	15	46	19	32	18	516
Jun qtr 24	10	21	4	20	18	678

¹ The metropolitan region is made up of the Perth Metropolitan Region Scheme and Peel Region Scheme areas.

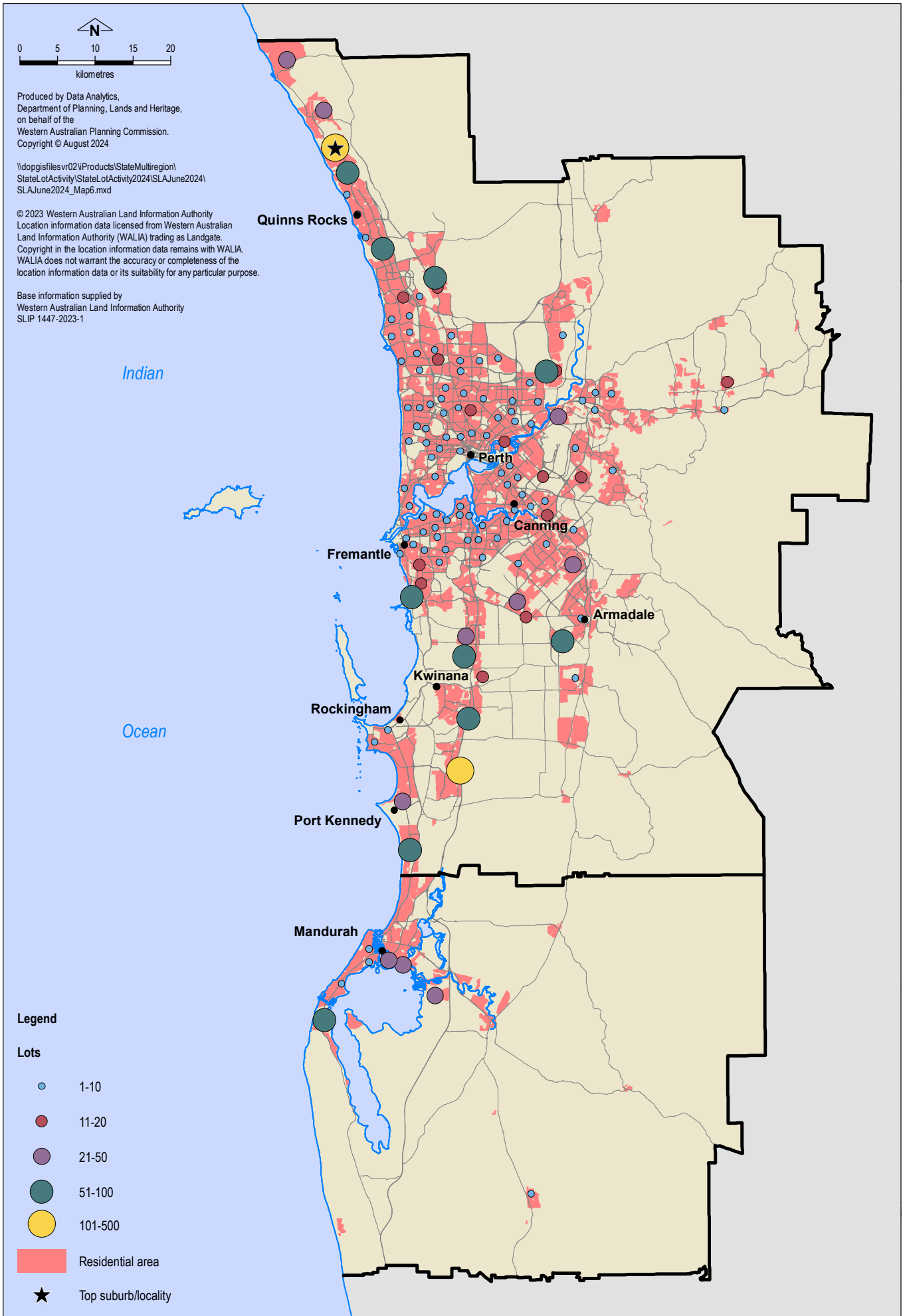
² The Peel Region Scheme includes the City of Mandurah and the Shires of Murray and Waroona.

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

4 Residential final approvals by suburb

Suburb	2023/24	June 2024 quarter	Quarter rank	Suburb	2023/24	June 2024 quarter	Quarter rank	Suburb	2023/24	June 2024 quarter	Quarter rank
Perth metropolitan region											
Alfred Cove	3	3	76	Gwelup	6	0	0	Riverton	35	2	84
Alkimos	432	69	7	Hamersley	7	0	0	Rivervale	6	0	0
Anketell	47	15	21	Hamilton Hill	76	13	24	Rockingham	63	2	84
Applecross	26	6	46	Hammond Park	161	22	18	Rossmoyne	16	6	46
Ardross	19	2	84	Haynes	43	0	0	Safety Bay	2	0	0
Armadale	13	3	76	Heathridge	23	11	29	Salter Point	1	0	0
Ashby	22	1	114	Helena Valley	13	0	0	Sawyers Valley	4	4	68
Ashfield	8	2	84	Henley Brook	152	1	114	Scarborough	22	7	40
Attadale	6	1	114	High Wycombe	21	1	114	Secret Harbour	1	0	0
Balcatta	44	5	61	Highgate	7	0	0	Serpentine	6	0	0
Baldivis	882	240	2	Hilbert	140	79	5	Shelley	15	0	0
Balga	24	3	76	Hillarys	14	4	68	Shenton Park	34	3	76
Ballajura	20	2	84	Hilton	12	2	84	Shoalwater	2	2	84
Bassendean	17	0	0	Huntingdale	3	0	0	Sinagra	157	60	9
Bateman	2	2	84	Inglewood	6	0	0	Sorrento	14	0	0
Bayswater	48	6	46	Innalloo	12	2	84	South Fremantle	8	2	84
Beaconsfield	4	0	0	Jindalee	57	1	114	South Guildford	47	47	12
Beckenham	44	11	29	Jolimont	2	2	84	South Lake	2	0	0
Bedford	45	8	36	Joonnanna	12	0	0	South Perth	8	0	0
Beechboro	36	6	46	Kalamunda	22	7	40	Southern River	177	0	0
Beelihar	33	0	0	Kallaroo	9	5	61	Spearwood	28	15	21
Beldon	4	0	0	Kardinya	14	4	68	St James	17	0	0
Bellevue	64	2	84	Karnup	34	0	0	Stirling	10	4	68
Belmont	8	0	0	Karrinyup	13	0	0	Subiaco	3	0	0
Bennett Springs	57	57	10	Kenwick	2	0	0	Success	11	0	0
Bentley	14	7	40	Kewdale	27	14	23	Swan View	6	2	84
Bicton	5	3	76	Kingsley	16	0	0	Swanbourne	2	0	0
Booragoon	11	0	0	Kinross	3	0	0	Tamala Park	171	85	4
Brabham	161	0	0	Koondoola	20	7	40	Thornlie	21	4	68
Brentwood	2	0	0	Koongamia	2	0	0	Treeby	208	0	0
Bull Creek	6	4	68	Lake Coogee	17	0	0	Trigg	2	0	0
Bullsbrook	67	0	0	Landsdale	41	0	0	Tuart Hill	15	3	76
Burns Beach	30	0	0	Langford	3	0	0	Two Rocks	212	47	12
Burswood	2	0	0	Lathlain	14	6	46	Upper Swan	86	0	0
Bushmead	47	0	0	Leederville	13	6	46	Victoria Park	5	5	61
Butler	1	0	0	Leeming	8	2	84	Viveash	2	0	0
Byford	141	10	33	Lockridge	2	0	0	Waikiki	16	0	0
Camillo	5	0	0	Lynwood	6	0	0	Walliston	12	0	0
Canning Vale	39	2	84	Maddington	23	4	68	Wanneroo	35	11	29
Cannington	10	6	46	Madeley	1	1	114	Warnbro	2	0	0
Carine	1	1	114	Mandogalup	168	98	3	Warwick	26	16	20
Carlisle	13	8	36	Manning	2	0	0	Watermans Bay	2	0	0
Caversham	25	0	0	Marangaroo	2	0	0	Wattle Grove	43	0	0
Champion Lakes	1	0	0	Marmion	4	2	84	Wellard	229	72	6
Chidlow	9	0	0	Maylands	30	12	27	Wembley	8	2	84
Churchlands	3	2	84	Medina	5	0	0	Wembley Downs	18	6	46
City Beach	1	1	114	Melville	20	3	76	West Leederville	3	0	0
Claremont	19	0	0	Menora	2	0	0	West Perth	4	1	114
Cloverdale	17	0	0	Merriva	2	0	0	Westminster	11	0	0
Como	7	0	0	Middle Swan	6	0	0	White Gum Valley	22	2	84
Connolly	3	0	0	Midland	4	2	84	Willagee	48	6	46
Coogee	70	64	8	Midvale	4	4	68	Willetton	36	6	46
Coolbellup	55	6	46	Mindarie	1	1	114	Wilson	24	2	84
Coolbinia	7	0	0	Mirrabooka	2	0	0	Woodbridge	2	0	0
Cooloongup	2	0	0	Morley	60	10	33	Woodlands	9	0	0
Cottesloe	12	1	114	Mosman Park	13	2	84	Woodvale	4	0	0
Craigie	19	7	40	Mount Claremont	4	0	0	Yanchep	257	42	16
Daglish	2	0	0	Mount Hawthorn	9	0	0	Yangebup	51	0	0
Dalkeith	3	0	0	Mount Helena	22	11	29	Yokine	47	13	24
Darch	25	0	0	Mount Lawley	16	6	46				
Dayton	138	13	24	Mount Nasura	2	0	0				
Dianella	52	7	40	Mount Pleasant	16	5	61				
Doubleview	24	2	84	Mount Richon	2	0	0				
Duncraig	23	10	33	Mullaloo	8	0	0				
East Cannington	51	5	61	Myaree	11	0	0				
East Fremantle	3	0	0	Nedlands	19	8	36				
East Victoria Park	19	5	61	Nollamara	20	6	46				
Eden Hill	5	3	76	Noranda	4	0	0				
Edgewater	9	2	84	North Beach	6	0	0				
Eglinton	695	262	1	North Perth	22	8	36				
Embleton	15	2	84	Ocean Reef	6	0	0				
Floreat	4	2	84	Osborne Park	12	5	61				
Forrestdale	83	12	27	Padbury	5	2	84				
Forrestfield	28	17	19	Palmyra	8	6	46				
Fremantle	9	2	84	Parkwood	6	0	0				
Girrawheen	14	2	84	Parmelia	20	0	0				
Glen Forrest	1	0	0	Perth	2	0	0				
Glendalough	1	0	0	Piara Waters	56	44	14				
Golden Bay	51	51	11	Port Kennedy	77	44	14				
Gosnells	47	25	17	Queens Park	2	0	0				
Greenmount	6	0	0	Quinns Rocks	15	6	46				
Greenwood	11	2	84	Redcliffe	2	0	0				
Total Perth metropolitan region									8,114	1,948	
Peel Region Scheme											
Coodanup	59	29	4	Greenfields	37	0	0	Pinjarra	2	0	0
Dawesville	144	76	1	Halls Head	8	4	5	Ravenswood	13	0	0
Dudley Park	39	39	3	Lakelands	175	0	0	South Yunderup	110	47	2
Erskine	3	3	7	Madora Bay	165	0	0	Waroona	1	1	8
Falcon	8	4	5	Mandurah	2	0	0				
Total Peel Region Scheme									766	203	
Total Perth metropolitan region and Peel Region Scheme									8,880	2,151	

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



5 Rural residential and special residential activity

5.1 Regional summary: June quarter 2024

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developers' stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of June 2024	Proposed lots	Proposed lots up to end of June 2024	Lots

Metropolitan¹

Central sub-region	0	0	0	0	0
North-west sub-region	2	2	0	9	0
North-east sub-region	4	16	5	438	1
South-east sub-region	60	106	9	383	7
South-west sub-region	4	14	0	54	2
Peel Region Scheme ²	129	131	0	335	17
Total Metropolitan¹	199	269	14	1,219	27

State planning region

Perth	70	138	14	884	10
Peel ³	129	131	0	335	17
Sub-total	199	269	14	1,219	27

Rest of the State

Gascoyne	0	0	0	2	0
Goldfields-Esperance	0	0	0	69	0
Great Southern	3	10	2	266	3
Kimberley	0	0	2	29	0
Mid West	2	16	0	47	0
Pilbara	0	0	0	0	0
South West	12	14	59	526	2
Wheatbelt	47	114	2	609	28
Sub-total	64	154	65	1,548	33
Total State	263	423	79	2,767	60

5.2 Final approval: top suburbs and localities

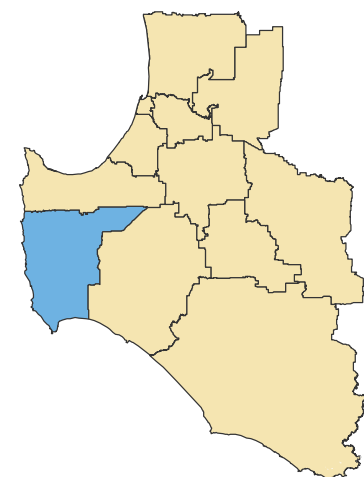
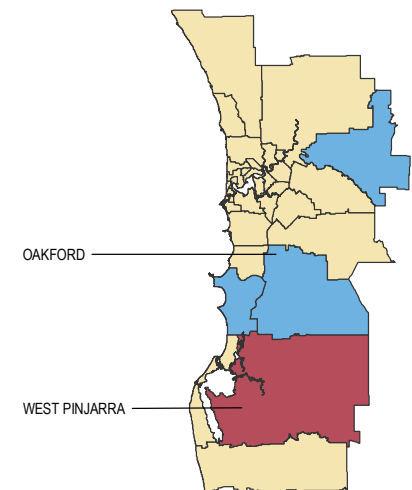
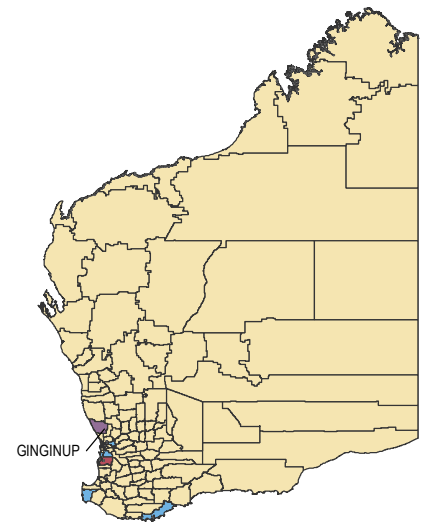
Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	West Pinjarra	17	1	Ginginup	28
2	Oakford	5	2		

* Five lots or more

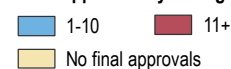
Percentage of final approvals by region

Metropolitan¹

Regional



Final approvals by local government - lots



Note: Top suburbs and localities identified where relevant

¹ The metropolitan region is made up of the Perth Metropolitan Region Scheme and Peel Region Scheme areas.

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

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

6 Commercial activity

6.1 Regional summary: June quarter 2024

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developers' stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of June 2024	Proposed lots	Proposed lots up to end of June 2024	Lots

Metropolitan¹

Central sub-region	7	8	13	101	8
North-west sub-region	0	1	2	64	1
North-east sub-region	4	4	8	93	0
South-east sub-region	10	10	3	45	0
South-west sub-region	7	7	6	37	10
Peel Region Scheme ²	4	4	11	24	43
Total Metropolitan¹	32	34	43	364	62

State planning region

Perth	28	30	32	340	19
Peel ³	4	4	11	24	43
Sub-total	32	34	43	364	62

Rest of the State

Gascoyne	0	2	0	3	0
Goldfields-Esperance	1	1	1	16	0
Great Southern	0	0	0	16	2
Kimberley	0	0	0	10	2
Mid West	2	2	0	24	0
Pilbara	0	0	0	11	0
South West	0	0	1	64	7
Wheatbelt	1	1	9	17	1
Sub-total	4	6	11	161	12
Total State	36	40	54	525	74

6.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Lakelands	37	no localities in this quarter due to low numbers		
2	Dawesville	6			
3	Port Kennedy	6			

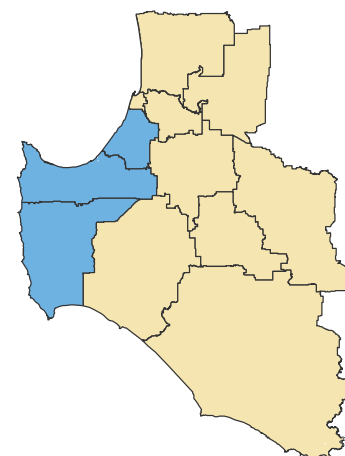
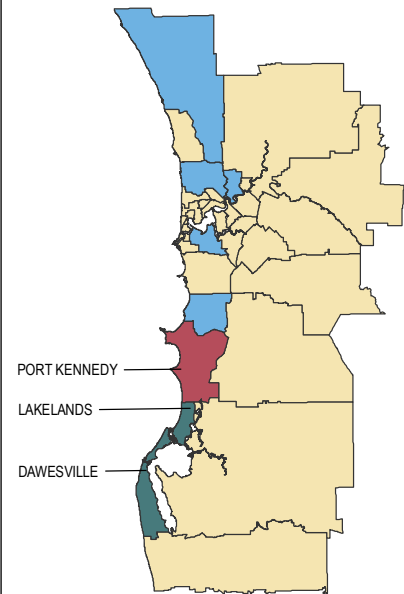
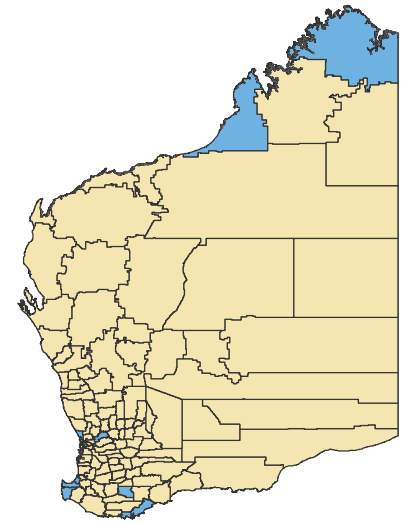
* Five lots or more

Percentage of final approvals by region

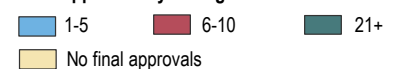
Metropolitan¹

Regional

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 the Perth Metropolitan Region Scheme and Peel Region Scheme areas.

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

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

7 Industrial activity

7.1 Regional summary: June quarter 2024

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developers' stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of June 2024	Proposed lots	Proposed lots up to end of June 2024	Lots

Metropolitan¹

Central sub-region	1	1	5	56	2
North-west sub-region	0	2	22	221	21
North-east sub-region	1	3	5	174	1
South-east sub-region	0	0	3	213	19
South-west sub-region	3	55	0	193	0
Peel Region Scheme ²	21	21	0	95	0
Total Metropolitan¹	26	82	35	952	43

State planning region

Perth	5	61	35	857	43
Peel ³	21	21	0	95	0
Sub-total	26	82	35	952	43

Rest of the State

Gascoyne	0	0	0	0	0
Goldfields-Esperance	1	1	0	87	0
Great Southern	2	2	3	33	0
Kimberley	0	0	0	82	0
Mid West	0	0	2	41	2
Pilbara	0	0	0	126	0
South West	17	56	0	299	3
Wheatbelt	7	7	29	132	0
Sub-total	27	66	34	800	5
Total State	53	148	69	1,752	48

7.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Neerabup	20	no localities in this quarter due to low numbers		
2	Forrestdale	16			

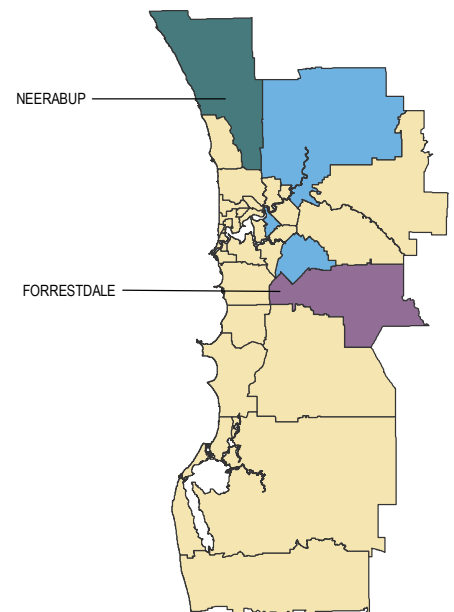
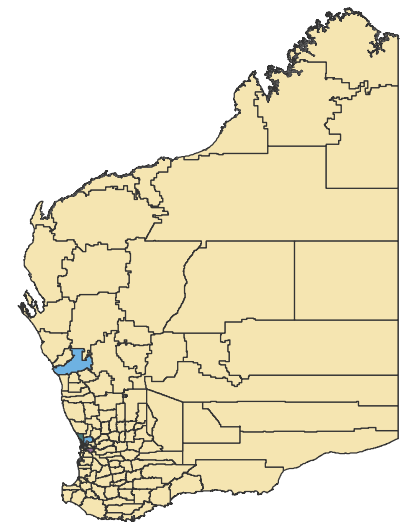
* Five lots or more

Percentage of final approvals by region

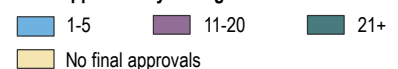
Metropolitan¹

Regional

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 the Perth Metropolitan Region Scheme and Peel Region Scheme areas.
² The Peel Region Scheme includes the City of Mandurah and the Shires of Murray and Waroona.
³ Peel includes the City of Mandurah and the Shires of Boddington, Murray and Waroona.

8 Metropolitan local government summary

June quarter 2024	Residential					Non-residential				
	Developer – lodged applications	Applications under assessment	Conditional approvals	Developers' stock of conditional approvals	Final approvals	Developer – lodged applications	Applications under assessment	Conditional approvals	Developers' stock of conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of June 2024	Proposed lots	Proposed lots up to end of June 2024	Lots	Proposed lots	Proposed lots up to end of June 2024	Proposed lots	Proposed lots up to end of June 2024	Lots

Metropolitan¹

Central sub-region										
Bassendean (T)	4	4	6	112	5	0	0	5	18	0
Bayswater (C)	71	79	50	484	38	4	4	0	12	2
Belmont (C)	43	48	35	237	14	0	0	1	25	0
Cambridge (T)	5	7	6	41	5	0	0	0	0	0
Canning (C)	59	119	111	889	36	0	0	11	30	1
Claremont (T)	2	2	7	36	0	0	0	0	4	0
Cottesloe (T)	10	10	7	37	1	0	0	0	0	0
East Fremantle (T)	4	4	0	13	0	0	0	0	0	0
Fremantle (C)	26	37	81	513	8	0	0	1	23	0
Melville (C)	42	49	49	522	47	1	1	0	17	1
Mosman Park (T)	7	7	4	34	2	0	0	0	1	0
Nedlands (C)	34	54	25	165	8	0	0	0	5	0
Peppermint Grove (S)	0	0	0	10	0	0	0	0	0	0
Perth (C)	1	0	2	9	0	0	4	0	12	0
South Perth (C)	29	34	8	115	0	1	1	0	1	0
Stirling (C)	158	207	100	1,452	68	6	5	2	25	8
Subiaco (C)	6	6	0	25	5	0	0	0	1	0
Victoria Park (T)	18	28	16	277	24	2	2	0	19	2
Vincent (C)	19	31	10	217	19	0	0	2	7	2
Total	538	726	517	5,188	280	14	17	22	200	16

North-west sub-region										
Joondalup (C)	250	271	37	875	61	0	0	2	13	0
Wanneroo (C)	1,024	2,043	184	13,022	595	9	13	33	487	55
Total	1,274	2,314	221	13,897	656	9	13	35	500	55

North-east sub-region										
Kalamunda (C)	27	154	27	332	25	0	2	5	61	2
Mundaring (S)	22	39	2	726	21	6	6	0	100	2
Swan (C)	409	552	649	7,574	130	10	22	32	619	78
Total	458	745	678	8,632	176	16	30	37	780	82

South-east sub-region										
Armadale (C)	237	1,059	1,341	6,169	138	10	19	27	159	40
Gosnells (C)	143	304	220	2,223	44	5	7	5	131	10
Serpentine-Jarrahdale (S)	531	643	296	2,530	10	68	108	14	423	12
Total	911	2,006	1,857	10,922	192	83	134	46	713	62

South-west sub-region										
Cockburn (C)	267	331	604	2,901	120	1	19	2	164	3
Kwinana (C)	520	588	162	4,143	185	26	64	0	28	47
Rockingham (C)	262	716	505	6,149	339	11	16	11	201	32
Total	1,049	1,635	1,271	13,193	644	38	99	13	393	82

Peel Region Scheme ²										
Mandurah (C)	484	500	174	4,044	155	1	1	15	28	66
Murray (S)	642	643	0	1,457	47	153	159	0	467	27
Waroona (S)	0	0	0	8	1	2	4	0	24	0
Total	1,126	1,143	174	5,509	203	156	164	15	519	93

Metropolitan¹ total	5,356	8,569	4,718	57,341	2,151	316	457	168	3,105	390
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Note: (C) City, (T) Town, and (S) Shire

¹ The metropolitan region is made up of the Perth Metropolitan Region Scheme and Peel Region Scheme areas.

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

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

9 Balance of the State and selected local government summary

June quarter 2024	Residential					Non-residential				
	Developer – lodged applications	Applications under assessment	Conditional approvals	Developers' stock of conditional approvals	Final approvals	Developer – lodged applications	Applications under assessment	Conditional approvals	Developers' stock of conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of June 2024	Proposed lots	Proposed lots up to end of June 2024	Lots	Proposed lots	Proposed lots up to end of June 2024	Proposed lots	Proposed lots up to end of June 2024	Lots

Balance of State

Gascoyne										
Carnarvon (S)	0	0	0	48	2	0	0	2	9	0
Exmouth (S)	6	9	0	9	0	0	0	0	3	0
Remaining local governments	0	2	0	0	0	2	4	0	0	0
Total	6	11	0	57	2	2	4	2	12	0

Goldfields-Esperance										
Esperance (S)	48	60	0	81	2	1	1	1	7	0
Kalgoorlie-Boulder (C)	185	183	2	261	3	2	2	1	107	0
Remaining local governments	0	0	0	17	0	0	0	0	77	3
Total	233	243	2	359	5	3	3	2	191	3

Great Southern										
Albany (C)	19	20	5	651	5	5	15	21	251	6
Remaining local governments	0	0	70	419	7	22	25	32	200	2
Total	19	20	75	1,070	12	27	40	53	451	8

Kimberley										
Broome (S)	7	31	114	308	6	0	0	2	92	2
Wyndham-East Kimberley (S)	2	2	0	4	0	0	0	2	35	1
Remaining local governments	0	0	0	2	0	0	0	0	0	0
Total	9	33	114	314	6	0	0	4	127	3

Mid West										
Greater Geraldton (C)	30	60	16	1,304	0	4	23	7	83	2
Irwin (S)	29	29	0	205	10	2	16	0	30	0
Remaining local governments	0	0	9	13	0	6	6	2	55	2
Total	59	89	25	1,522	10	12	45	9	168	4

Pilbara										
Karratha (C)	1	1	0	190	0	0	0	0	55	0
Port Hedland (T)	86	86	0	18	2	0	0	0	74	0
Remaining local governments	1	1	0	55	0	0	1	0	19	0
Total	88	88	0	263	2	0	1	0	148	0

South West										
Augusta-Margaret River (S)	0	0	5	1,440	15	0	0	2	229	32
Bunbury (C)	10	10	20	176	41	34	45	0	26	9
Busselton (C)	159	162	45	1,240	0	9	39	15	452	2
Capel (S)	5	5	70	695	0	10	10	62	109	2
Dardanup (S)	16	14	6	370	0	4	4	1	61	19
Harvey (S)	10	14	5	680	1	8	10	0	133	0
Remaining local governments	15	16	13	488	4	20	20	13	120	9
Total	215	221	164	5,089	61	85	128	93	1,130	73

Wheatbelt										
Beverley (S)	0	0	0	5	0	2	2	2	4	0
Chittering (S)	2	2	0	60	7	0	0	10	257	1
Gingin (S)	10	10	119	2,234	21	2	4	3	264	30
Northam (S)	9	6	55	189	0	37	106	24	89	6
Toodyay (S)	18	18	0	107	0	7	9	4	22	0
York (S)	5	5	12	42	0	7	0	4	10	0
Remaining local governments	2	2	17	186	0	45	61	36	278	19
Total	46	43	203	2,823	28	100	182	83	924	56

Peel region - balance										
Boddington (S)	0	6	0	4	0	0	0	8	8	0

Balance of State	675	754	583	11,501	126	229	403	254	3,159	147
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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
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
2018/19	23,538	12,265	17,426	10,315	18,629	10,753	4,909	1,512
2019/20	18,345	10,391	13,784	8,683	14,644	9,121	3,701	1,270
2020/21	23,690	15,593	19,209	12,910	20,831	13,660	2,859	1,933
2021/22	20,636	12,596	15,121	9,971	16,972	10,929	3,664	1,667
2022/23	18,657	9,925	13,964	8,140	15,893	8,862	2,764	1,063
July 2023 to June 2024	18,777	10,768	14,951	8,478	16,106	9,334	2,671	1,434

10.2 Residential

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2012/13	26,018	15,009	18,787	12,194	20,966	12,894	5,052	2,115
2013/14	34,031	17,781	26,816	14,929	29,179	15,580	4,852	2,201
2014/15	33,931	21,256	25,433	17,607	26,897	19,140	7,034	2,116
2015/16	23,663	16,692	18,751	14,124	20,595	14,993	3,068	1,699
2016/17	17,687	11,228	14,448	9,285	15,976	9,948	1,711	1,280
2017/18	17,302	11,058	14,693	9,840	15,760	10,190	1,542	868
2018/19	21,287	10,570	16,528	9,358	17,478	9,683	3,809	887
2019/20	16,663	8,930	13,010	7,861	13,798	8,211	2,865	719
2020/21	22,004	13,617	18,583	11,823	20,109	12,437	1,895	1,180
2021/22	18,512	10,582	13,967	8,913	15,730	9,647	2,782	935
2022/23	17,366	9,261	13,493	7,754	15,263	8,405	2,103	856
July 2023 to June 2024	17,138	9,983	14,385	8,114	15,396	8,880	1,742	1,103

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
2012/13	1,038	405	200	121	236	172	802	233
2013/14	1,371	640	414	252	430	265	941	375
2014/15	1,620	526	783	193	947	233	673	293
2015/16	771	634	112	288	175	320	596	314
2016/17	739	464	185	166	274	179	465	285
2017/18	880	334	186	121	203	175	677	159
2018/19	836	316	316	157	381	202	455	114
2019/20	525	242	214	82	228	112	297	130
2020/21	424	351	155	89	227	140	197	211
2021/22	655	326	372	90	437	179	218	147
2022/23	646	240	106	107	260	155	386	85
July 2023 to June 2024	940	342	188	97	314	117	626	225

10.4 Industrial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2012/13	626	406	155	191	171	195	455	211
2013/14	820	159	403	101	477	106	343	53
2014/15	478	267	311	199	311	199	167	68
2015/16	205	179	101	133	104	134	101	45
2016/17	251	139	182	100	182	107	69	32
2017/18	610	210	375	169	378	169	232	41
2018/19	388	155	125	131	222	136	166	19
2019/20	311	184	172	140	188	153	123	31
2020/21	290	100	110	62	111	63	179	37
2021/22	530	113	349	77	349	77	181	36
2022/23	414	197	226	140	227	148	187	49
July 2023 to June 2024	509	164	265	93	265	107	244	57

■ conditional approvals ■ final approvals

¹ The metropolitan region is made up of the Perth Metropolitan Region Scheme and Peel Region Scheme areas.

10.5 Commercial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
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
2018/19	186	208	99	125	128	148	58	60
2019/20	188	174	118	114	128	117	60	57
2020/21	172	177	136	109	146	129	26	48
2021/22	205	297	119	197	123	201	82	96
2022/23	231	227	139	139	143	154	88	73
July 2023 to June 2024	190	279	113	174	131	230	59	49

■ conditional approvals ■ final approvals

¹ The metropolitan region is made up of the Perth Metropolitan Region Scheme and Peel Region Scheme areas.

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, special residential, commercial, industrial and other categories' lots.
3. Strata lot statistics provided include all survey strata lots and vacant strata lots that require determination by WAPC. Built strata lots are not included in the strata lot statistics, as the majority of built strata applications are determined by local governments under delegated authority from 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 must complete 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.

The developers' stock of current conditional approvals includes subdivision approvals that have been granted an automatic two-year extension as a result of the amendments to the *Planning and Development Act 2005* to include Part 18 - Extension of time for endorsement of diagram or plan of survey due to the COVID-19 pandemic.

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 planning scheme.

Survey strata is a 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 using the legal area of the newly created lots. Prior to the September 2020 quarter, estimated median lot size had been calculated from a count of created lots grouped within lot size intervals that had become standards of the Department's application processing.

Contact

For more information regarding the data, please call (08) 6551 8002 or contact Reporting@dplh.wa.gov.au.

Caveat

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

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

Geographic explanation

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

Metropolitan

Includes the following local government areas:

Central sub-region

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

North-east sub-region

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

North-west sub-region

- City of Wanneroo
- City of Joondalup

South-east sub-region

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

South-west sub-region

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

Peel Region Scheme

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

State planning region

Perth metropolitan region

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

Peel

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

Gascoyne

Goldfields-Esperance

Great Southern

Kimberley

Mid West

Pilbara

South West

Wheatbelt

Balance of State

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

Regional

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