

state lot activity: WA



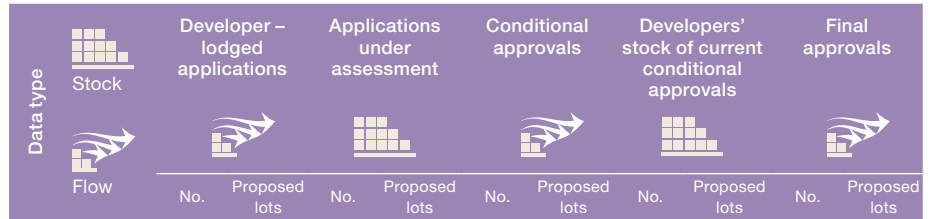
DECEMBER QTR 2024

1 State summary

- During the December 2024 quarter, the number of developer-lodged applications for residential subdivision across Western Australia decreased by 6%, with a total of 565 applications lodged for the quarter. This translates to a 15% decrease in proposed lots when compared to applications lodged in the September 2024 quarter.
- The total number of residential applications under assessment decreased by 3% over the December 2024 quarter. The volume of residential lots being assessed has similarly decreased by 20%.
- The number of proposed residential lots granted conditional approval during the December 2024 quarter increased by 66% from the September 2024 quarter, for a total of 8,749 lots conditionally approved in the December 2024 quarter.
- During the December 2024 quarter, the total stock of developers' residential lots granted conditional approval rose by 3% to a total of 68,272 lots.
- When compared to the September 2024 quarter, the number of residential lots granted final approval during the December quarter decreased by 2% for a total of 3,225 lots approved for the quarter.

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.

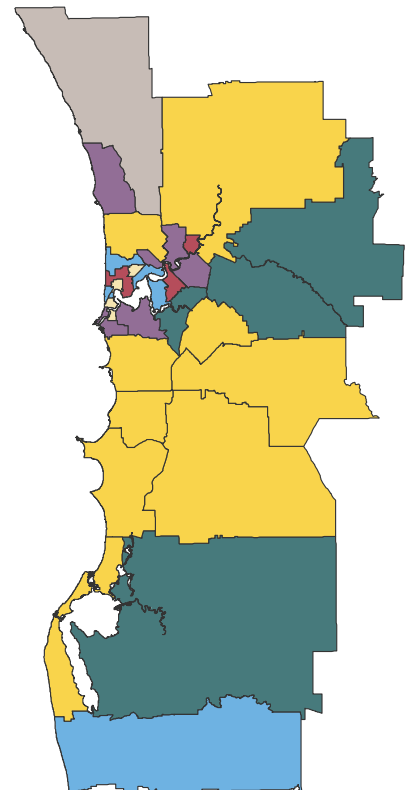
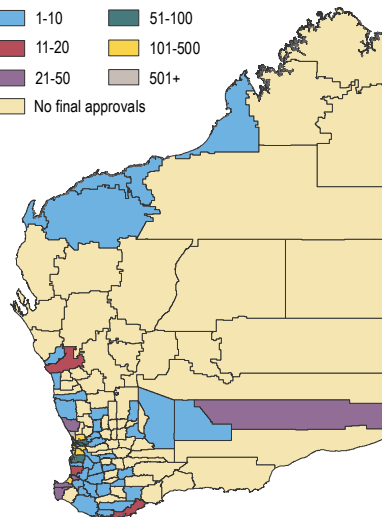
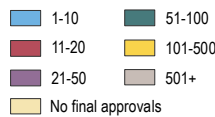


Residential										
	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots
Sept qtr 2024	605	7,772	640	11,761	529	5,276	3,959	66,049	393	3,280
Dec qtr 2024	565	6,578	618	9,413	565	8,749	3,941	68,272	332	3,225
July 2024 to Dec 2024	1168	14,345			1,095	14,028			712	6,505
Change between quarters	↘	↘	↘	↘	↗	↗	—	↗	↘	↘
	-6%	-15%	-3%	-20%	7%	66%	0%	3%	-16%	-2%

Non-residential										
	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots
Sept qtr 2024	129	400	181	965	145	373	903	6,053	201	709
Dec qtr 2024	161	497	204	847	162	664	874	5,937	173	569
July 2024 to Dec 2024	290	897			307	1,037			361	1,278
Change between quarters	↗	↗	↗	↘	↗	↗	↘	↘	↘	↘
	25%	24%	13%	-12%	12%	78%	-3%	-2%	-14%	-20%

1.1 Final approval activity: December 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.

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2 Residential activity

2.1 Regional summary: December 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 Dec 2024	Proposed lots	Proposed lots up to end of Dec 2024	Lots

Metropolitan¹					
Central sub-region	636	686	752	4,900	363
North-west sub-region	1,474	2,427	3,282	14,754	981
North-east sub-region	423	579	1,036	8,491	283
South-east sub-region	1,331	2,063	499	10,618	405
South-west sub-region	963	1,542	1,266	12,392	627
Peel Region Scheme ²	547	569	1,045	5,447	263
Total Metropolitan¹	5,374	7,866	7,880	56,602	2,922

State planning region					
Perth	4,827	7,297	6,835	51,155	2,659
Peel ³	547	569	1,045	5,447	263
Sub-total	5,374	7,866	7,880	56,602	2,922

Rest of the State					
Gascoyne	0	0	2	63	3
Goldfields-Esperance	14	14	29	483	41
Great Southern	27	35	63	1,040	14
Kimberley	0	0	0	327	2
Mid West	24	41	45	1,632	8
Pilbara	296	296	141	511	1
South West	753	905	469	4,643	209
Wheatbelt	90	256	120	2,971	25
Sub-total	1,204	1,547	869	11,670	303
Total State	6,578	9,413	8,749	68,272	3,225

2.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots	Rank	Balance of State	Lots*
1	Eglinton	234	1	Dalyellup	110
2	Baldivis	204	2	Yalyalup	30
3	Sinagra	182	3	Kudardup	24
4	Two Rocks	157	4	Karlkurla	22
5	Alkimos	148	5	Gingin	20
6	Madora Bay	146	6	Geographe	17
7	Wellard	117	7	Somerville	13
8	Yanchep	107	8	Roelands	7
9	Piara Waters	103	9	Capel	5
10	Henley Brook	72			

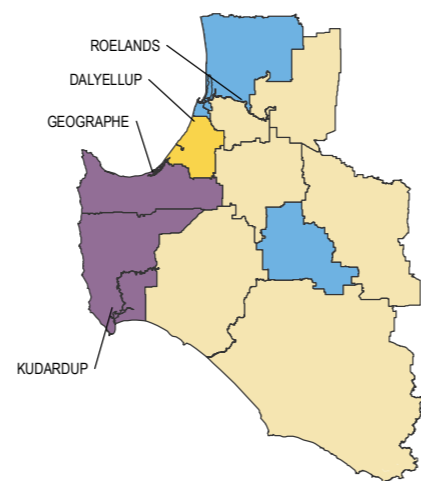
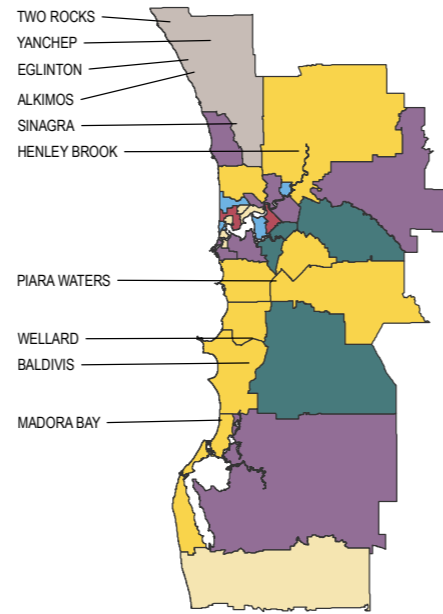
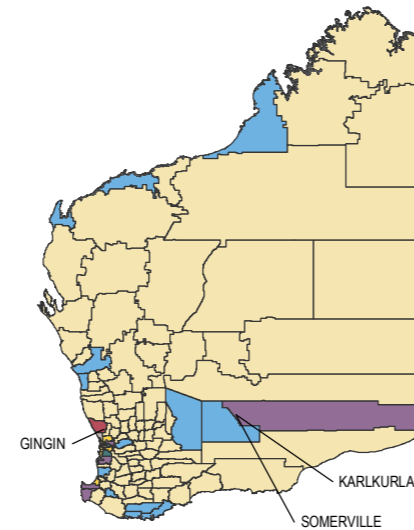
* Five lots or more

Percentage of final approvals by region

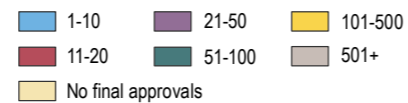
Metropolitan¹

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						
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
2024/25						
Sep qtr	899	1,410	243	86	50	375
Dec qtr	794	1,766	211	72	63	375

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						
Mar qtr 24	153	128	24	23	11	342
Jun qtr 24	114	107	31	14	14	354
Sep qtr 24	172	174	35	19	17	350
Dec qtr 24	133	174	29	8	15	362

Metro North-east sub-region						
Mar qtr 24	97	217	30	7	16	375
Jun qtr 24	32	94	15	15	20	409
Sep qtr 24	98	169	11	5	12	358
Dec qtr 24	44	138	36	30	35	445

Metro North-west sub-region						
Mar qtr 24	216	347	42	19	15	375
Jun qtr 24	225	396	20	11	4	375
Sep qtr 24	235	238	46	14	3	372
Dec qtr 24	225	667	68	14	7	375

Metro South-east sub-region						
Mar qtr 24	45	169	18	3	7	377
Jun qtr 24	44	124	17	5	2	375
Sep qtr 24	145	247	37	16	8	375
Dec qtr 24	138	230	19	5	1	346

Metro South-west sub-region						
Mar qtr 24	90	327	38	9	6	376
Jun qtr 24	187	419	29	5	4	375
Sep qtr 24	192	410	52	19	7	375
Dec qtr 24	214	372	30	6	5	375

Peel Region Scheme²						
Mar qtr 24	601	1,188	152	61	55	375
Jun qtr 24	602	1,140	112	50	44	375
Sep qtr 24	842	1,238	181	73	47	375
Dec qtr 24	754	1,581	182	63	63	375

Metropolitan¹						
Mar qtr 24	46	187	10	2	0	375
Jun qtr 24	22	92	55	31	3	476
Sep qtr 24	57	172	62	13	3	450
Dec qtr 24	40	185	29	9	0	375

Perth metropolitan region						
Mar qtr 24	647	1,375	162	63	55	375
Jun qtr 24	624	1,232	167	81	47	375
Sep qtr 24	899	1,410	243	86	50	375
Dec qtr 24	794	1,766	211	72	63	375

Peel³						
Mar qtr 24	46	187	10	2	0	375
Jun qtr 24	22	92	55	31	3	476
Sep qtr 24	57	172	62	13	3	450
Dec qtr 24	40	185	29	9	0	375

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

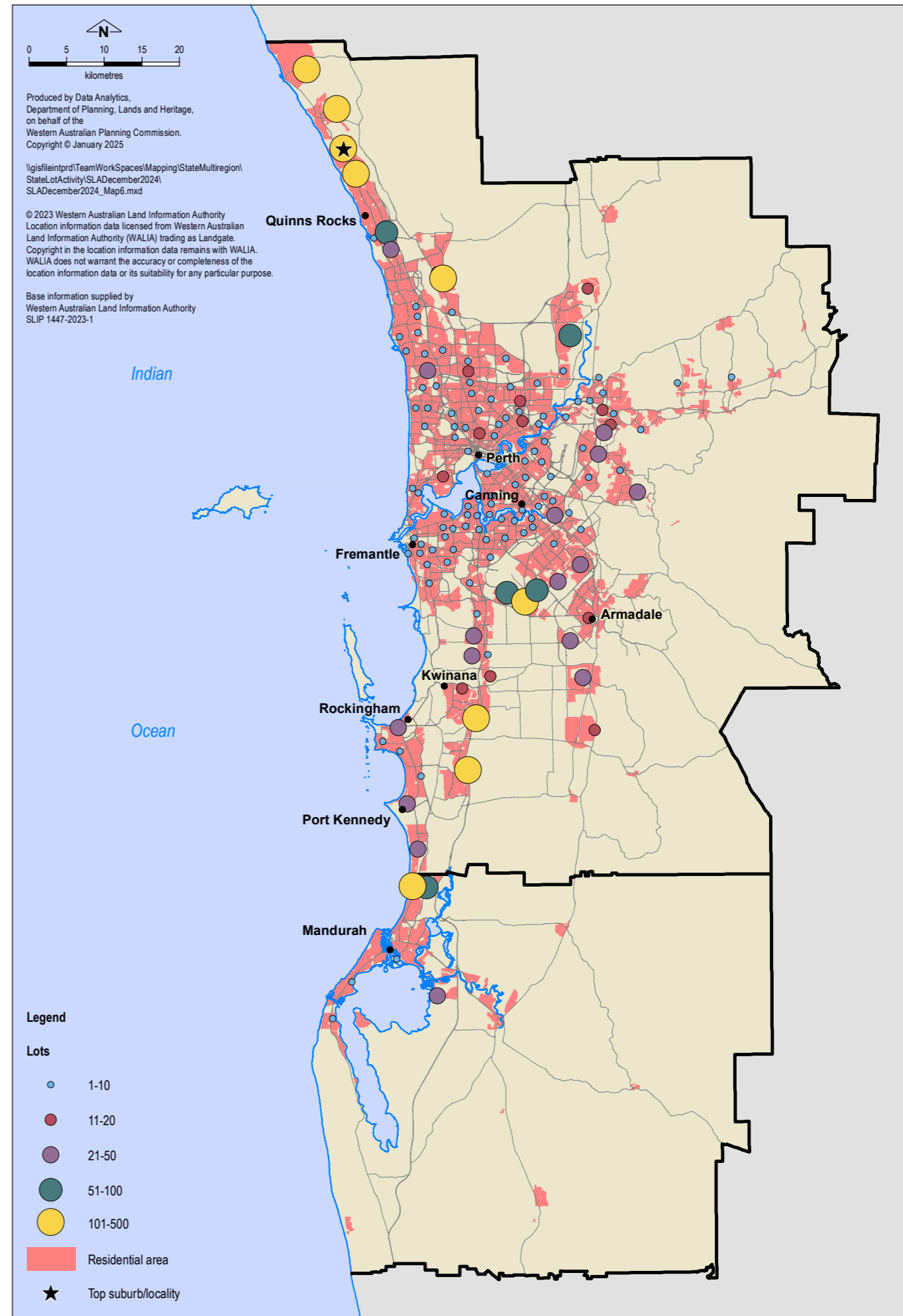
² The Peel Region Scheme includes the City of Mandurah and the Shires of Murray and Waroona.

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

4 Residential final approvals by suburb

Suburb	2024/25	Dec 2024 quarter	Quarter rank	Suburb	2024/25	Dec 2024 quarter	Quarter rank	Suburb	2024/25	Dec 2024 quarter	Quarter rank
Perth metropolitan region											
Alkimos	283	148	5	Inglewood	3	3	93	The Vines	21	17	28
Anketell	93	16	30	Jandakot	51	0	0	Thornlie	11	4	79
Applecross	8	6	57	Joondalup	2	0	0	Treeby	116	54	12
Ardross	6	6	57	Kalamunda	9	4	79	Two Rocks	187	157	4
Armadale	18	12	37	Kallaroo	4	0	0	Upper Swan	64	0	0
Ashby	11	11	39	Kardinya	8	2	100	Victoria Park	3	0	0
Ashfield	5	3	93	Karnup	77	0	0	Waikiki	2	0	0
Attadale	11	3	93	Karrinyup	8	4	79	Walliston	24	24	27
Balcatta	3	0	0	Kelmscott	3	0	0	Wandi	36	6	57
Baldivis	372	204	2	Kenwick	2	2	100	Wanneroo	2	2	100
Balga	21	13	35	Kewdale	10	4	79	Warnbro	2	2	100
Ballajura	10	6	57	Kingsley	3	0	0	Watermans Bay	2	0	0
Bassendean	13	6	57	Koongamia	4	4	79	Wellard	179	117	6
Bayswater	31	16	30	Landsdale	39	0	0	Wembley	2	2	100
Beaconsfield	10	6	57	Langford	2	0	0	Wembley Downs	18	8	47
Beckenham	34	30	25	Leeming	6	4	79	West Perth	9	5	72
Bedford	13	4	79	Lesmurdie	5	0	0	Westminster	8	3	93
Beechboro	12	4	79	Lynwood	6	6	57	Whitby	14	14	34
Beldon	2	2	100	Maddington	49	6	57	White Gum Valley	8	2	100
Bellevue	17	17	28	Madeley	3	0	0	Willagee	16	7	52
Belmont	6	4	79	Mahogany Creek	2	0	0	Willetton	13	6	57
Bennett Springs	46	0	0	Maida Vale	34	34	22	Wilson	22	7	52
Bentley	12	0	0	Mandogalup	49	48	14	Woodbridge	2	2	100
Booragoon	2	2	100	Manning	2	2	100	Woodvale	2	0	0
Boya	1	0	0	Maylands	9	0	0	Yanchep	160	107	7
Brabham	122	0	0	Melville	17	2	100	Yokine	17	9	46
Brentwood	7	2	100	Middle Swan	7	2	100				
Brookdale	47	0	0	Midland	9	5	72				
Bull Creek	2	2	100	Midvale	4	2	100				
Burns Beach	4	0	0	Mindarie	2	2	100				
Bushmead	47	47	15	Morley	34	15	33				
Byford	123	47	15	Mosman Park	2	0	0				
Canning Vale	2	0	0	Mount Claremont	4	0	0				
Cannington	4	2	100	Mount Hawthorn	2	2	100				
Carine	32	30	25	Mount Helena	10	5	72				
Carlisle	12	7	52	Mount Lawley	9	6	57				
Churchlands	6	0	0	Mount Pleasant	22	10	41				
City Beach	1	0	0	Myaree	2	2	100				
Clarkson	60	60	10	Nedlands	38	13	35				
Cloverdale	11	10	41	Nollamara	13	10	41				
Como	4	2	100	Noranda	7	2	100				
Coogee	1	0	0	North Beach	5	0	0				
Coolbellup	21	10	41	North Coogee	6	0	0				
Cottesloe	5	2	100	North Perth	20	12	37				
Craigie	19	6	57	Ocean Reef	2	0	0				
Currabine	48	0	0	Orelia	11	11	39				
Darlington	2	2	100	Osborne Park	2	2	100				
Dayton	12	3	93	Padbury	9	2	100				
Dianella	22	8	47	Parkerville	1	1	137				
Doubleview	16	6	57	Parkwood	11	7	52				
Duncraig	9	7	52	Pearsall	2	2	100				
East Cannington	7	2	100	Peppermint Grove	2	2	100				
East Victoria Park	10	6	57	Piara Waters	114	103	8				
Eden Hill	2	0	0	Port Kennedy	40	39	18				
Edgewater	2	0	0	Queens Park	11	8	47				
Eglinton	381	234	1	Quinns Rocks	6	0	0				
Embleton	6	2	100	Redcliffe	3	2	100				
Ferndale	10	8	47	Riverton	16	6	57				
Floreat	1	0	0	Rivervale	4	4	79				
Forrestdale	63	0	0	Rockingham	35	31	24				
Forrestfield	12	4	79	Rossmoyne	6	0	0				
Fremantle	9	5	72	Safety Bay	2	2	100				
Girrawheen	8	5	72	Salter Point	2	2	100				
Glendalough	15	1	137	Scarborough	9	4	79				
Golden Bay	36	36	21	Secret Harbour	33	0	0				
Gosnells	43	40	17	Shelley	5	3	93				
Greenwood	7	5	72	Shenton Park	2	0	0				
Gwelup	3	1	137	Shoalwater	4	2	100				
Hamersley	6	0	0	Sinagra	203	182	3				
Hamilton Hill	25	8	47	Singleton	19	0	0				
Hammond Park	115	33	23	Sorrento	8	6	57				
Harrisdale	55	55	11	South Fremantle	5	5	72				
Haynes	41	0	0	South Guildford	10	10	41				
Heathridge	4	0	0	South Lake	2	2	100				
Helena Valley	16	16	30	South Perth	6	2	100				
Henley Brook	72	72	9	Southern River	135	54	12				
High Wycombe	5	2	100	Spearwood	8	4	79				
Hilbert	106	38	20	Stirling	6	0	0				
Hillarys	4	4	79	Subiaco	4	0	0				
Hilton	8	3	93	Success	2	2	100				
Hocking	2	0	0	Swanbourne	4	0	0				
Huntingdale	1	0	0	Tamala Park	39	39	18				
Total Perth metropolitan region	5080	2659									
Peel Region Scheme											
Coodanup	40	0	0	Lakelands	71	71	2	South Yunderup	94	36	3
Dawesville	2	2	5	Madora Bay	272	146	1	Wannanup	1	0	0
Dudley Park	45	2	5	Mandurah	3	0	0	Waroona	8	0	0
Falcon	6	6	4	Ravenswood	28	0	0				
Total Peel Region Scheme	570	263									
Total Perth metropolitan region and Peel Region Scheme	8,880	2,728									

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



5 Rural residential and special residential activity

5.1 Regional summary: December 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 Dec 2024	Proposed lots	Proposed lots up to end of Dec 2024	Lots

Metropolitan ¹					
Central sub-region	0	0	0	0	0
North-west sub-region	0	0	2	10	0
North-east sub-region	6	27	4	443	10
South-east sub-region	4	49	48	403	8
South-west sub-region	0	11	10	50	2
Peel Region Scheme ²	19	74	77	329	5
Total Metropolitan¹	29	161	141	1,235	25

State planning region					
Perth	10	87	64	906	20
Peel ³	19	126	77	329	5
Sub-total	29	213	141	1,235	25

Rest of the State					
Gascoyne	0	0	0	2	0
Goldfields-Esperance	0	0	0	60	0
Great Southern	50	65	6	211	0
Kimberley	0	0	0	2	0
Mid West	0	0	10	67	2
Pilbara	0	0	0	0	2
South West	52	71	48	458	9
Wheatbelt	16	23	108	623	30
Sub-total	118	159	172	1,423	43
Total State	147	372	313	2,658	68

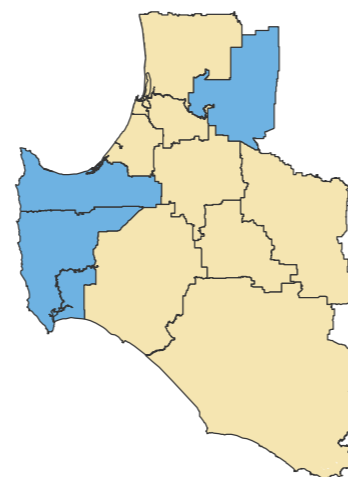
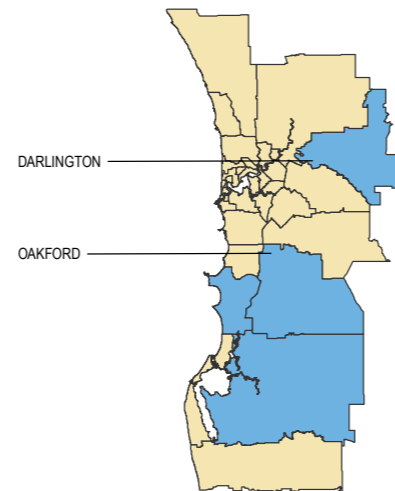
5.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Darlington	10	1	Lower Chittering	26
2	Oakford	8			

* Five lots or more

Percentage of final approvals by region

Metropolitan¹ Regional



Final approvals by local government - lots

1-10
No final approvals

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: December 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 Dec 2024	Proposed lots	Proposed lots up to end of Dec 2024	Lots

Metropolitan ¹					
Central sub-region	8	10	6	72	17
North-west sub-region	8	12	16	47	10
North-east sub-region	6	10	6	80	0
South-east sub-region	7	16	1	33	38
South-west sub-region	10	4	9	36	1
Peel Region Scheme ²	2	2	5	18	1
Total Metropolitan¹	41	54	43	286	67

State planning region					
Perth	39	52	38	268	66
Peel ³	2	2	5	18	1
Sub-total	41	54	43	286	67

Rest of the State					
Gascoyne	0	2	1	4	0
Goldfields-Esperance	0	0	0	11	0
Great Southern	3	3	0	11	0
Kimberley	0	0	0	10	0
Mid West	0	0	0	25	2
Pilbara	0	0	4	9	1
South West	12	12	0	51	4
Wheatbelt	2	2	7	19	1
Sub-total	17	19	12	140	8
Total State	58	73	55	426	75

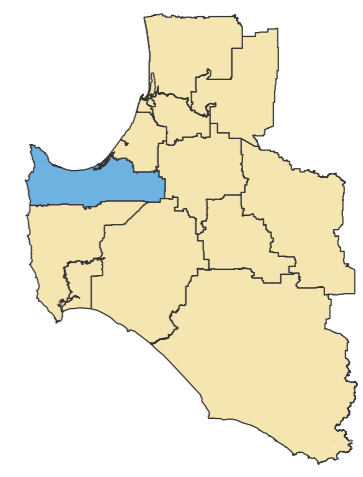
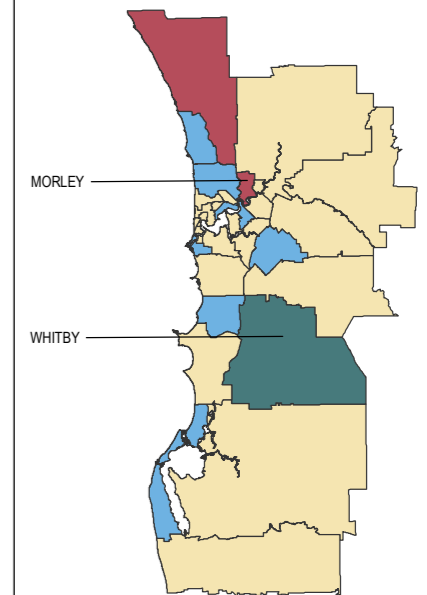
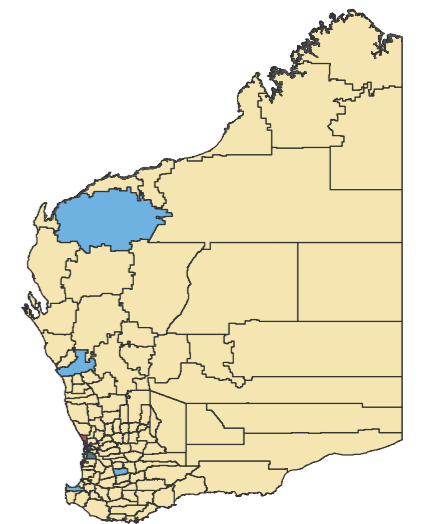
6.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Whitby	37	1		
2	Morley	6	2		

* Five lots or more

Percentage of final approvals by region

Metropolitan¹ Regional



Final approvals by local government - lots

1-5 6-10 21+
No final approvals

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: December 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 Dec 2024	Proposed lots	Proposed lots up to end of Dec 2024	Lots
Metropolitan¹					
Central sub-region	6	6	1	41	9
North-west sub-region	6	9	13	232	1
North-east sub-region	0	3	3	162	1
South-east sub-region	3	5	1	208	1
South-west sub-region	1	2	25	233	1
Peel Region Scheme ²	9	9	21	116	1
Total Metropolitan¹	25	34	64	992	14
State planning region					
Perth	16	25	43	876	13
Peel ³	9	9	21	116	1
Sub-total	25	34	64	992	14
Rest of the State					
Gascoyne	0	0	0	0	0
Goldfields-Esperance	3	1	3	85	1
Great Southern	0	0	9	44	0
Kimberley	0	35	0	82	0
Mid West	0	0	0	36	28
Pilbara	35	35	0	121	0
South West	10	13	0	334	2
Wheatbelt	1	1	11	145	0
Sub-total	49	85	23	847	31
Total State	74	119	87	1,839	45

7.2 Final approval: top suburbs and localities

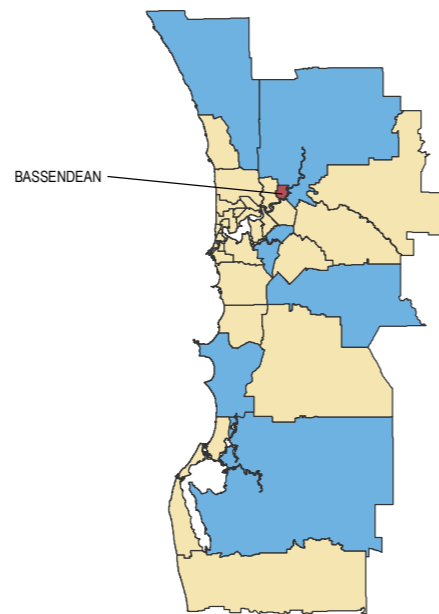
Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Bassendean	6	1	Moonyoonooka	21

* 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

1-5 6+
No final approvals

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

Dec 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 Dec 2024	Proposed lots	Proposed lots up to end of Dec 2024	Lots	Proposed lots	Proposed lots up to end of Dec 2024	Proposed lots	Proposed lots up to end of Dec 2024	Lots

Metropolitan¹

Central sub-region										
Bassendean (T)	13	13	9	77	9	1	1	0	9	7
Bayswater (C)	65	71	67	446	39	0	0	1	16	7
Belmont (C)	44	41	49	257	24	3	3	0	24	2
Cambridge (T)	4	4	6	41	2	1	1	0	0	0
Canning (C)	67	68	84	810	55	0	0	0	24	3
Claremont (T)	4	6	4	17	0	0	0	0	1	0
Cottesloe (T)	14	14	0	33	2	0	0	0	0	0
East Fremantle (T)	4	4	2	13	0	0	0	0	0	0
Fremantle (C)	52	48	94	577	21	2	2	2	16	3
Melville (C)	68	70	63	473	48	3	3	0	3	1
Mosman Park (T)	8	11	4	32	0	0	0	0	0	0
Nedlands (C)	15	22	97	250	13	1	1	3	4	0
Peppermint Grove (S)	0	0	0	5	2	0	0	0	0	0
Perth (C)	2	2	0	7	0	5	6	3	8	6
South Perth (C)	34	36	25	123	8	0	0	3	5	0
Stirling (C)	184	212	203	1,312	104	3	3	1	23	6
Subiaco (C)	10	12	3	23	0	0	0	2	2	0
Victoria Park (T)	26	26	22	218	13	0	1	0	12	4
Vincent (C)	22	26	20	186	23	2	2	5	10	0
Total	636	686	752	4,900	363	21	23	20	157	39

North-west sub-region

Joondalup (C)	45	38	70	880	32	3	3	1	4	3
Wanneroo (C)	1,429	2,389	3,212	13,874	949	19	33	54	414	74
Total	1,474	2,427	3,282	14,754	981	22	36	55	418	77

North-east sub-region

Kalamunda (C)	59	92	18	344	68	8	10	0	53	0
Mundaring (S)	5	14	262	684	41	9	7	6	168	16
Swan (C)	359	473	756	7,463	174	23	50	17	532	33
Total	423	579	1,036	8,491	283	40	67	23	753	49

South-east sub-region

Armadale (C)	446	481	155	6,055	208	8	20	10	146	24
Gosnells (C)	81	143	122	2,041	136	4	5	2	126	8
Serpentine-Jarrahdale (S)	804	1,439	222	2,522	61	11	63	61	432	62
Total	1,331	2,063	499	10,618	405	23	88	73	704	94

South-west sub-region

Cockburn (C)	439	589	543	2,759	113	1	27	2	121	14
Kwinana (C)	348	516	263	4,069	198	3	5	27	69	14
Rockingham (C)	176	437	460	5,564	316	8	10	20	193	17
Total	963	1,542	1,266	12,392	627	12	42	49	383	45

Peel Region Scheme²

Mandurah (C)	221	241	401	3,762	227	7	6	5	20	8
Murray (S)	326	328	642	1,683	36	69	128	100	461	17
Waroona (S)	0	0	2	2	0	5	7	2	25	2
Total	547	569	1,045	5,447	263	81	141	107	506	27

Metropolitan¹ total	5,374	7,866	7,880	56,602	2,922	199	397	327	2,921	331
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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.

10.5 Commercial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
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
2023/24	190	279	113	174	131	230	59	49
July 2024 to Dec 2024	88	163	62	123	70	132	18	31

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

■ conditional approvals ■ final approvals

11 Notes

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