

state lot activity: WA

JUNE QUARTER 2019

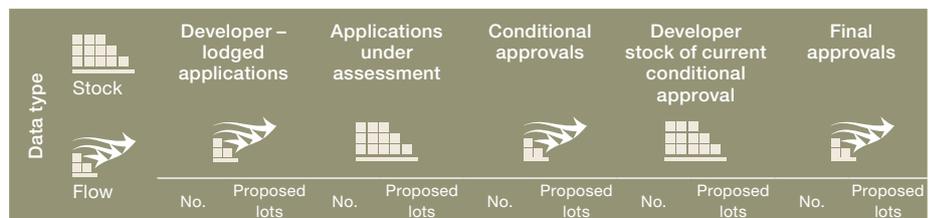
1 State summary

- During the June 2019 quarter, the number of developer-lodged applications totalled 462 for residential purposes and 111 for non-residential purposes across Western Australia. This is almost unchanged from those in the previous quarter (March 2019).
- The number of proposed residential lots among the received applications totalled 5,179 – two per cent higher than the previous quarter. The number of proposed non-residential decreased by 13 per cent over the same quarter to 407.
- By the end of June 2019, the number of proposed lots under assessment for residential and non-residential purposes decreased by six per cent and 20 per cent, respectively, to 8,708 and 952.
- The number of proposed lots with conditional approval during the quarter decreased by 11 per cent from previous quarter to 5,397 for residential purposes; but increased by 14 per cent to 533 for non-residential.
- At the end of June 2019, the developer stock of conditionally approved residential lots totalled 62,755. The developer stock of conditionally approved non-residential lots was 4,709. These numbers are almost the same as the 62,524 and 4,763, respectively in the previous quarter.
- The number of lots with final approval for residential and non-residential purposes was two per cent and 37 per cent higher than the previous quarter to 2,552 and 432 respectively.

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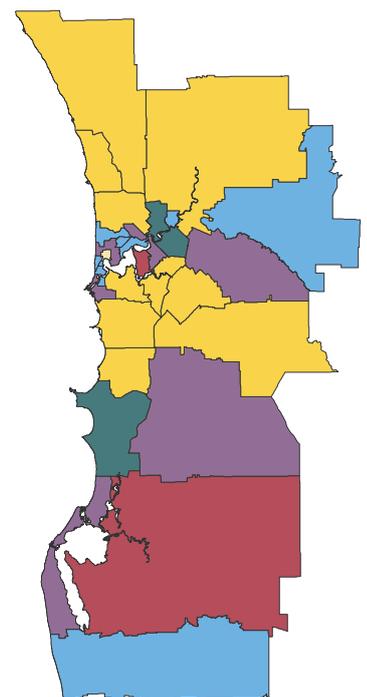
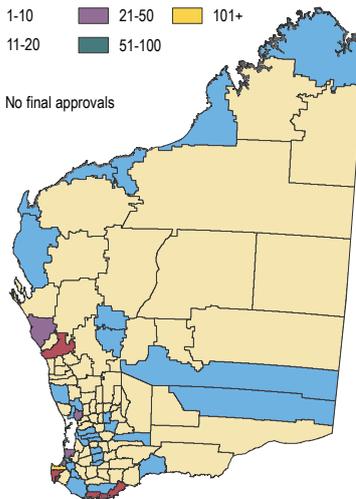
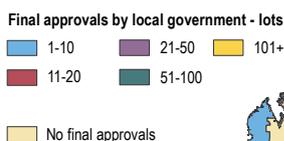
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Residential										
	Developer – lodged applications		Applications under assessment		Conditional approvals		Developer stock of current conditional approval		Final approvals	
	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots
Mar qtr 2019	465	5,102	529	9,303	427	6,058	3,761	62,524	436	2,504
Jun qtr 2019	462	5,179	494	8,708	486	5,397	3,635	62,755	476	2,552
July 2018 to June 2019	2,001	21,599			2,060	21,287			1,361	10,570
Change between quarters	→	↗	↘	↘	↗	↘	↘	→	↗	↗
	0%	2%	-7%	-6%	14%	-11%	-3%	0%	9%	2%

Non-residential Non-residential includes rural residential, special residential, commercial, industrial, and other uses										
	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
Mar qtr 2019	114	467	158	1,187	129	466	609	4,763	147	315
Jun qtr 2019	111	407	154	952	140	533	577	4,709	197	432
July 2018 to June 2019	478	2,094			593	2,251			710	1,695
Change between quarters	↘	↘	↘	↘	↗	↗	↘	↘	↗	↗
	-3%	-13%	-3%	-20%	9%	14%	-5%	-1%	34%	37%

1.1 Final approval activity June quarter 2019



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

2 Residential activity

2.1 Regional summary: June quarter 2019

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of June 2019	Proposed lots	Proposed lots up to end of June 2019	Lots
Metropolitan¹					
Central sub-region	661	828	629	5,071	694
North-west sub-region	620	1,390	1,295	11,842	475
North-east sub-region	681	1,141	298	7,433	286
South-east sub-region	495	1,480	403	8,739	269
South-west sub-region	1,317	1,835	2,037	14,033	546
Peel Region Scheme ²	69	105	298	5,233	41
Total metropolitan¹	3,843	6,779	4,960	52,351	2,311
State planning region					
Perth	3,774	6,674	4,662	47,118	2,270
Peel ³	69	105	298	5,242	41
Sub-total	3,843	6,779	4,960	52,360	2,311
Rest of the State					
Gascoyne	3	3	0	8	0
Goldfields-Esperance	10	7	21	355	9
Great Southern	5	65	83	738	3
Kimberley	2	2	0	513	0
Mid West	1,003	1,003	4	1,491	4
Pilbara	2	2	36	462	5
South West	299	828	254	4,293	180
Wheatbelt	12	19	39	2,535	40
Sub-total	1,336	1,929	437	10,395	241
Total State	5,179	8,708	5,397	62,755	2,552

2.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Ridgewood	114	1	Dunsborough	52
2	Banjup	98	2	Broadwater	37
3	Wellard	72	3	Dalyellup	33
4	Piara Waters	70	4	Australind	25
5	Aveley/Beeliar	65	5	Toodyay	22
6	Hammond Park	64	6	East Bunbury	8
7	Brabham	60	7	Nunile	6
8	Southern River	51	8	Boulder/Eaton/Port Hedland/South Bunbury	5
9	Girrawheen	50			
10	Cockburn Central	48			

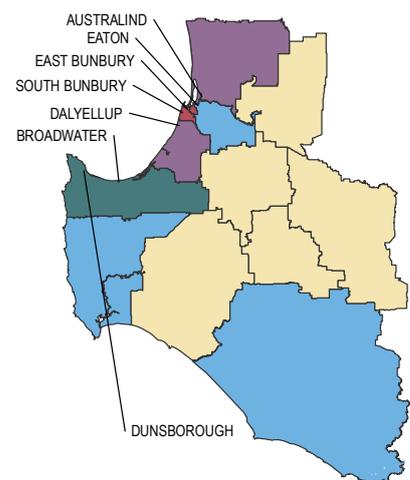
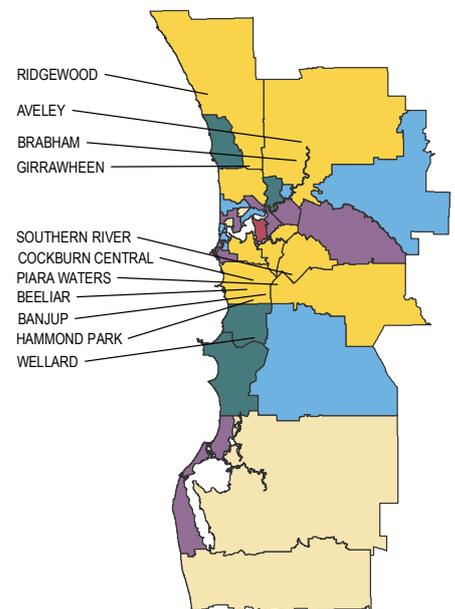
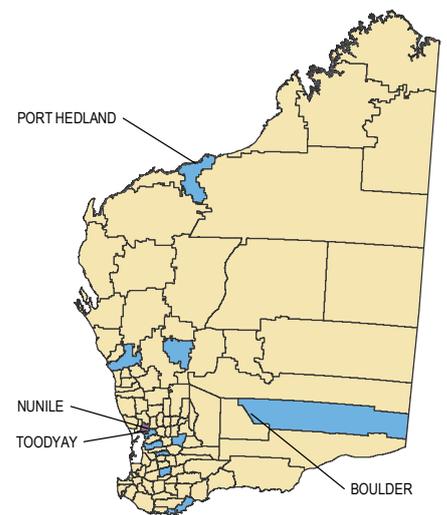
* Five lots or more

Percentage of final approvals by region

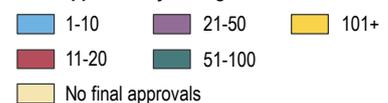
Metropolitan¹

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	3,823	4,510	831	319	185	357
Sep qtr	1,182	1,509	255	89	80	363
Dec qtr	634	927	249	87	29	380
Mar qtr	950	1,114	167	60	26	349
Jun qtr	1,057	960	160	83	50	337

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	123	282	177	237	67	518
Sep qtr	43	96	57	82	28	519
Dec qtr	12	49	28	60	13	566
Mar qtr	30	59	38	37	13	500
Jun qtr	38	78	54	58	13	507

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						
Sep qtr 18	332	371	70	37	35	359
Dec qtr 18	271	220	52	22	7	331
Mar qtr 19	286	243	39	26	9	330
Jun qtr 19	320	263	66	39	6	337
North-east sub-region						
Sep qtr 18	238	263	78	24	9	373
Dec qtr 18	100	169	19	7	2	368
Mar qtr 19	103	262	27	13	3	381
Jun qtr 19	105	121	21	20	18	372
North-west sub-region						
Sep qtr 18	172	225	28	9	7	359
Dec qtr 18	129	119	33	9	0	344
Mar qtr 19	240	186	37	8	7	318
Jun qtr 19	257	163	35	7	13	299
South-east sub-region						
Sep qtr 18	189	208	21	4	20	346
Dec qtr 18	34	115	64	20	8	457
Mar qtr 19	129	171	29	6	3	357
Jun qtr 19	116	128	11	9	5	343
South-west sub-region						
Sep qtr 18	242	429	53	6	3	369
Dec qtr 18	100	201	31	10	4	374
Mar qtr 19	164	224	30	7	3	354
Jun qtr 19	256	257	19	7	7	331
Peel Region Scheme²						
Sep qtr 18	9	13	5	9	6	492
Dec qtr 18	0	103	50	19	8	485
Mar qtr 19	28	28	5	0	1	335
Jun qtr 19	3	28	8	1	1	458
Metropolitan¹						
Sep qtr 18	1,182	1,509	255	89	80	363
Dec qtr 18	634	927	249	87	29	380
Mar qtr 19	950	1,114	167	60	26	349
Jun qtr 19	1,057	960	160	83	50	337
Perth metropolitan region						
Sep qtr 18	1,173	1,496	250	80	74	362
Dec qtr 18	634	824	199	68	21	367
Mar qtr 19	922	1,086	162	60	25	350
Jun qtr 19	1,054	932	152	82	49	334
Peel region						
Sep qtr 18	9	13	5	9	6	492
Dec qtr 18	0	103	50	19	8	485
Mar qtr 19	28	28	5	0	1	335
Jun qtr 19	3	28	8	1	1	458

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 18	0	0	0	2	0	NA
Dec qtr 18	1	15	1	0	1	NA
Mar qtr 19	0	2	0	1	0	NA
Jun qtr 19	5	0	0	0	0	NA
Central regions						
Sep qtr 18	3	2	4	4	3	NA
Dec qtr 18	0	6	4	3	1	516
Mar qtr 19	4	1	2	4	0	NA
Jun qtr 19	1	5	4	3	0	NA
Wheatbelt region						
Sep qtr 18	0	0	0	0	5	NA
Dec qtr 18	0	0	1	1	4	NA
Mar qtr 19	1	1	1	0	3	NA
Jun qtr 19	19	2	2	9	8	385
South West region						
Sep qtr 18	40	94	53	76	20	512
Dec qtr 18	11	28	22	56	7	604
Mar qtr 19	25	55	35	32	10	497
Jun qtr 19	13	71	48	46	5	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*.

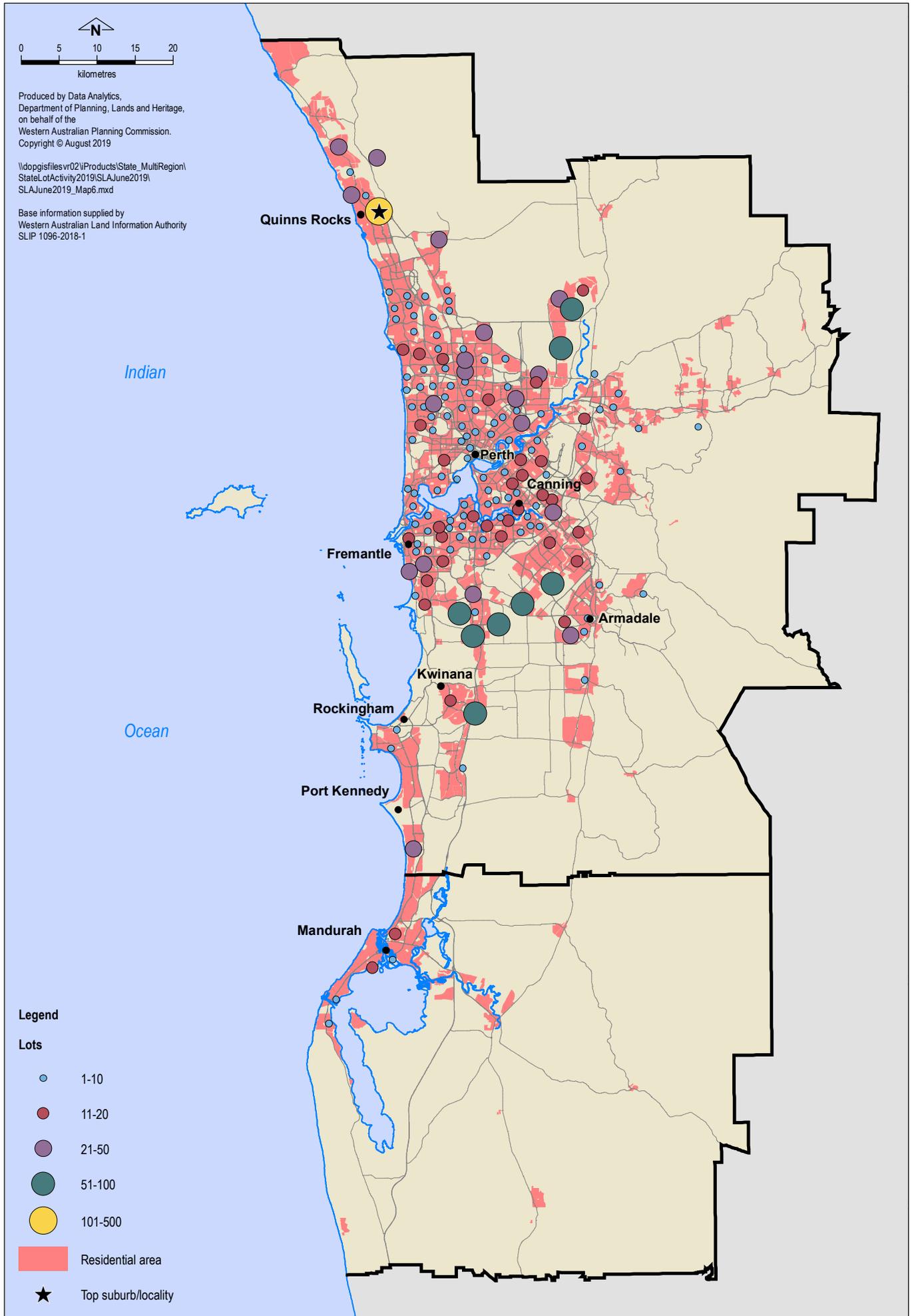
² The Peel Region Scheme includes the City of Mandurah and the shires of Murray and Waroona.

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	2018/19	June 2019 quarter	Quarter rank	Suburb	2018/19	June 2019 quarter	Quarter rank	Suburb	2018/19	June 2019 quarter	Quarter rank
Perth metropolitan region											
Alexander Heights	2	0	-	Golden Bay	94	43	13	Pearsall	43	8	68
Alfred Cove	12	2	140	Gosnells	54	12	53	Peppermint Grove	5	3	127
Alkimos	132	3	127	Greenmount	2	2	140	Perth	1	0	-
Anketell	46	0	-	Greenwood	28	6	85	Piara Waters	326	70	4
Applecross	13	5	97	Gwelup	20	5	97	Queens Park	45	17	35
Ardross	23	9	63	Hamersley	23	3	127	Quinns Rocks	19	3	127
Armadale	30	8	68	Hamilton Hill	103	30	22	Redcliffe	8	4	110
Ascot	10	0	-	Hammond Park	221	64	7	Ridgewood	114	114	1
Ashfield	6	0	-	Harrisdale	40	0	-	Riverton	52	18	31
Aveley	139	65	5	Haynes	119	18	31	Rivervale	48	17	35
Balcatta	27	2	140	Hazelmere	215	11	56	Rockingham	14	7	75
Baldivis	387	6	85	Heathridge	33	2	140	Roleystone	7	1	162
Balga	56	26	26	Helena Valley	8	0	-	Rossmoyne	27	17	35
Ballajura	38	5	97	Henley Brook	1	0	-	Safety Bay	5	3	127
Banjup	261	98	2	High Wycombe	34	6	85	Salter Point	38	0	-
Banksia Grove	75	31	21	Hilbert	167	35	18	Scarborough	69	6	85
Bassendean	26	9	63	Hillarys	17	0	-	Secret Harbour	20	0	-
Bateman	15	7	75	Hilton	38	6	85	Shelley	35	10	60
Bayswater	82	27	24	Hocking	4	4	110	Shenton Park	36	13	46
Beaconsfield	19	5	97	Huntingdale	5	0	-	Shoalwater	4	0	-
Beckenham	115	27	24	Inglewood	51	8	68	Singleton	27	0	-
Bedford	31	4	110	Innaroo	31	23	27	Sorrento	54	17	35
Beechboro	48	15	43	Jindalee	63	33	20	South Fremantle	3	0	-
Beeliora	84	65	5	Jolimont	4	0	-	South Guildford	83	0	-
Beldon	20	4	110	Joondanna	9	0	-	South Lake	4	0	-
Bellevue	9	3	127	Kalamunda	14	10	60	South Perth	20	4	110
Belmont	27	7	75	Kallaroo	15	8	68	Southern River	87	51	9
Bennett Springs	64	46	12	Karawara	2	2	140	Spearwood	50	13	46
Bentley	23	4	110	Kardinya	36	3	127	St James	19	4	110
Bertram	9	0	-	Karrinyup	37	5	97	Stirling	2	2	140
Bicton	13	7	75	Kelmscott	27	4	110	Stoneville	2	0	-
Booragoon	20	6	85	Kenwick	4	0	-	Subiaco	4	0	-
Brabham	293	60	8	Kewdale	16	2	140	Success	106	5	97
Brentwood	3	0	-	Kingsley	27	3	127	Swan View	38	2	140
Brookdale	2	2	140	Koondoola	24	7	75	Swanbourne	4	0	-
Bull Creek	15	4	110	Koongamia	7	0	-	The Vines	13	13	46
Bullsbrook	37	0	-	Kwinana	19	19	28	Thornlie	39	16	41
Burns Beach	30	0	-	Landsdale	79	34	19	Treeby	60	0	-
Burswood	3	0	-	Langford	10	6	85	Trigg	7	2	140
Bushmead	9	0	-	Lathlain	10	0	-	Tuart Hill	12	5	97
Butler	1	1	162	Leederville	12	3	127	Two Rocks	36	0	-
Byford	103	8	68	Leeming	25	4	110	Victoria Park	18	4	110
Calista	4	0	-	Lesmurdie	3	0	-	Wandi	58	0	-
Camillo	4	0	-	Lockridge	18	0	-	Wanneroo	28	8	68
Canning Vale	47	0	-	Lynwood	37	7	75	Warnbro	4	0	-
Cannington	31	2	140	Maddington	96	11	56	Warwick	38	18	31
Carabooda	41	41	14	Maida Vale	9	0	-	Waterford	2	0	-
Carine	14	5	97	Manning	19	2	140	Watermans Bay	7	0	-
Carlisle	72	14	44	Marangaroo	4	2	140	Wellard	211	72	3
Caversham	126	0	-	Marmion	7	0	-	Wembley	8	0	-
Churchlands	11	9	63	Martin	3	0	-	Wembley Downs	30	13	46
City Beach	2	2	140	Maylands	53	9	63	West Leederville	6	2	140
Claremont	12	0	-	Medina	2	0	-	West Perth	6	2	140
Cloverdale	64	18	31	Melville	54	12	53	Westminster	7	4	110
Cockburn Central	48	48	11	Merriwa	2	0	-	White Gum Valley	15	6	85
Como	17	4	110	Middle Swan	30	2	140	Willagee	59	19	28
Connolly	24	0	-	Midland	7	0	-	Willetton	172	16	41
Coogee	33	1	162	Midvale	9	0	-	Wilson	38	19	28
Coolbellup	74	14	44	Mindarie	3	0	-	Winthrop	6	4	110
Cottesloe	13	1	162	Morley	122	40	16	Woodbridge	9	0	-
Craigie	60	6	85	Mosman Park	22	3	127	Woodlands	8	6	85
Crawley	6	6	85	Mount Claremont	20	0	-	Woodvale	120	3	127
Daglish	4	0	-	Mount Hawthorn	8	2	140	Yanchep	158	0	-
Dalkeith	4	2	140	Mount Lawley	34	7	75	Yangebup	2	0	-
Darch	18	0	-	Mount Nasura	4	0	-	Yokine	49	5	97
Darlington	3	3	127	Mount Pleasant	19	12	53				
Dayton	171	0	-	Mount Richon	1	0	-				
Dianella	65	13	46	Mullaloo	11	5	97				
Doubleview	46	5	97	Mundaring	2	2	140				
Duncraig	38	13	46	Munster	20	17	35				
East Cannington	49	17	35	Myaree	18	7	75				
East Fremantle	20	9	63	Nedlands	9	6	85				
East Perth	2	0	-	Neerabup	3	0	-				
East Victoria Park	57	13	46	Nollamara	28	5	97				
Eden Hill	3	0	-	Noranda	26	5	97				
Edgewater	12	2	140	North Beach	18	4	110				
Eglinton	88	36	17	North Coogee	92	41	14				
Ellenbrook	86	30	22	North Fremantle	12	0	-				
Embleton	18	4	110	North Perth	42	7	75				
Ferndale	7	2	140	Ocean Reef	24	3	127				
Floreat	1	0	-	Osborne Park	4	4	110				
Forrestfield	77	11	56	Padbury	42	10	60				
Fremantle	21	11	56	Palmyra	23	8	68				
Girrawheen	147	50	10	Parkwood	7	7	75				
Total Perth metropolitan region									9,358	2,270	
Peel Region Scheme											
Coodanup	5	0	-	Lakelands	45	0	-	Ravenswood	57	0	-
Dawesville	16	4	4	Madora Bay	62	0	-	Wannanup	3	2	5
Dudley Park	6	5	3	Mandurah	26	12	2	Waroona	1	0	-
Erskine	52	18	1	Meadow Springs	42	0	-				
Halls Head	3	0	-	North Dandalup	7	0	-				
Total Peel Region Scheme									325	41	
Total Perth metropolitan region and Peel Region Scheme									9,683	2,311	

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 2019

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of June 2019	Proposed lots	Proposed lots up to end of June 2019	Lots
Metropolitan¹					
Central sub-region	0	0	0	2	0
North-west sub-region	3	15	0	33	0
North-east sub-region	9	87	5	155	8
South-east sub-region	31	40	8	127	26
South-west sub-region	0	21	15	63	8
Peel Region Scheme ²	0	0	21	130	11
Total metropolitan¹	43	163	49	510	53
State planning region					
Perth	43	163	28	380	42
Peel ³	0	0	21	130	11
Sub-total	43	163	49	510	53
Rest of the State					
Gascoyne	0	0	1	0	3
Goldfields-Esperance	0	0	1	30	0
Great Southern	45	42	41	223	2
Kimberley	0	0	0	55	0
Mid West	0	0	0	17	4
Pilbara	0	0	0	0	0
South West	44	99	63	362	14
Wheatbelt	4	4	8	751	19
Sub-total	93	145	114	1,438	42
Total State	136	308	163	1,948	95

5.2 Final approval: top suburbs and localities

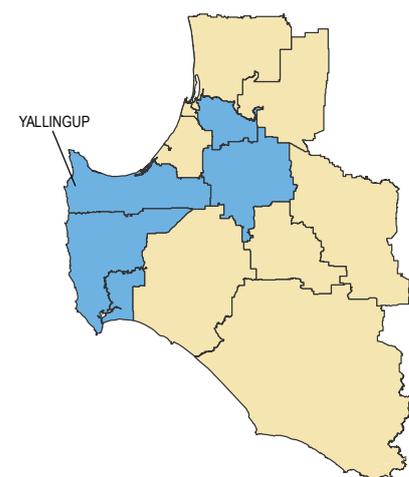
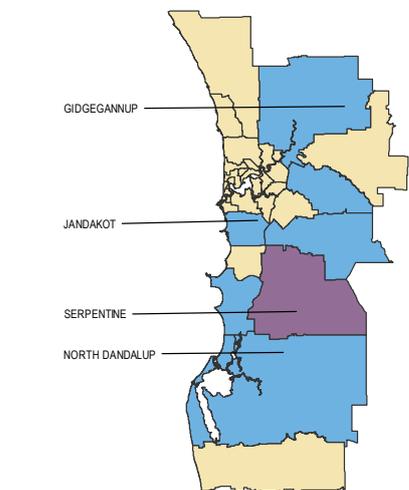
Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Serpentine	22	1	Wundowie	8
2	Gidgegannup/North Dandalup	7	2	Bakers Hill	7
3	Jandakot	6	3	Yallingup	6

* Five lots or more

Percentage of final approvals by region

Metropolitan¹

Regionals



Final approvals by local government - lots

1-10 11+

No final approvals

Note: Top suburbs and localities identified where relevant

¹ The metropolitan region is made up of Metropolitan Region Scheme area and Peel Region Scheme area, as defined by *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: June quarter 2019

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of June 2019	Proposed lots	Proposed lots up to end of June 2019	Lots
Metropolitan¹					
Central sub-region	3	7	5	62	21
North-west sub-region	4	8	9	32	8
North-east sub-region	4	13	0	22	5
South-east sub-region	4	16	1	32	3
South-west sub-region	2	5	3	3	8
Peel Region Scheme ²	2	24	5	26	7
Total metropolitan¹	19	73	23	177	52
State planning region					
Perth	17	49	18	151	45
Peel ³	2	24	5	26	7
Sub-total	19	73	23	177	52
Rest of the State					
Gascoyne	0	0	0	0	0
Goldfields-Esperance	0	0	0	9	0
Great Southern	2	2	2	11	14
Kimberley	0	0	2	27	4
Mid West	0	0	0	7	3
Pilbara	0	0	2	13	3
South West	3	3	4	42	2
Wheatbelt	3	3	0	2	1
Sub-total	8	8	10	111	27
Total State	27	81	33	288	79

6.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Ascot	11	1	Shadforth	11
2	Mandurah	7			
3	Bibra Lake	6			

* Five lots or more

Percentage of final approvals by region

Metropolitan¹

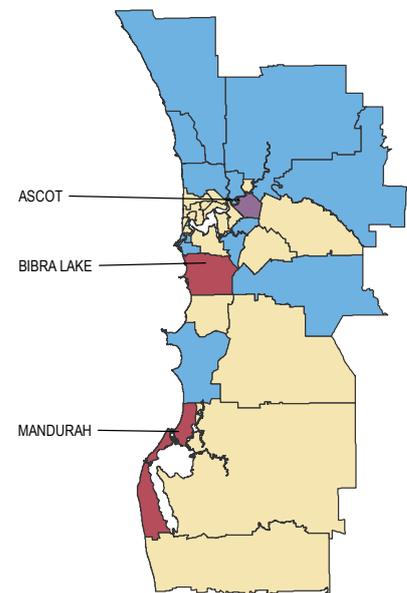
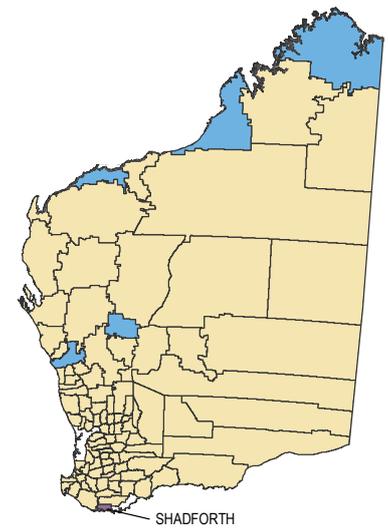
Regionals

Green title lots versus strata lots - 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.



Final approvals by local government - lots



Note: Top suburbs and localities identified where relevant

7 Industrial activity

7.1 Regional summary: June quarter 2019

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of June 2019	Proposed lots	Proposed lots up to end of June 2019	Lots
Metropolitan¹					
Central sub-region	7	9	2	126	8
North-west sub-region	4	4	5	69	6
North-east sub-region	3	55	0	40	2
South-east sub-region	20	26	29	216	0
South-west sub-region	33	31	4	54	4
Peel Region Scheme ²	0	4	97	99	5
Total metropolitan¹	67	129	137	604	25
State planning region					
Perth	67	125	40	505	20
Peel ³	0	4	97	99	5
Sub-total	67	129	137	604	25
Rest of the State					
Gascoyne	0	0	0	0	0
Goldfields-Esperance	0	0	2	15	0
Great Southern	0	0	8	28	0
Kimberley	0	53	0	38	0
Mid West	3	3	2	10	0
Pilbara	0	0	0	25	0
South West	11	98	1	205	2
Wheatbelt	17	17	1	96	1
Sub-total	31	171	14	417	3
Total State	98	300	151	1,021	28

7.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Balcatta	6	No localities with final approvals of five lots or more this quarter		
2	Wangara	5			

* Five lots or more

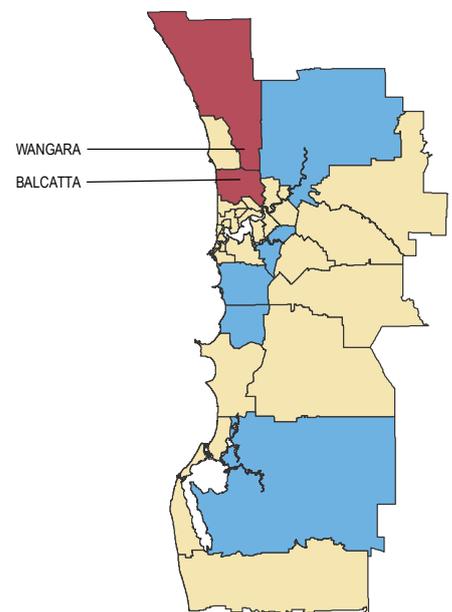
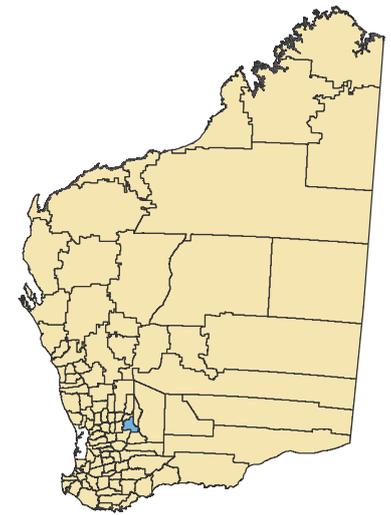
Percentage of final approvals by region

Metropolitan¹

Regionals

No chart in this quarter due to low data.

Green title lots versus strata lots - State



Final approvals by local government - lots

Blue: 1-5 Red: 6+

Yellow: No final approvals

Note: Top suburbs and localities identified where relevant

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

June quarter 2019	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 June 2019	Proposed lots	Proposed lots up to end of June 2019	Lots	Proposed lots	Proposed lots up to end of June 2019	Proposed lots	Proposed lots up to end of June 2019	Lots
Metropolitan¹										
Central sub-region										
Bassendean (T)	16	29	7	120	9	5	5	0	0	0
Bayswater (C)	69	80	81	682	89	3	3	0	97	1
Belmont (C)	25	29	23	235	48	0	4	2	4	11
Cambridge (T)	3	3	12	32	4	0	0	0	0	0
Canning (C)	108	116	125	1,008	140	4	4	0	28	3
Claremont (T)	2	2	4	39	0	0	2	0	0	0
Cottesloe (T)	0	0	2	24	1	0	0	0	0	0
East Fremantle (T)	10	5	4	14	9	0	0	1	0	1
Fremantle (C)	37	26	20	220	28	2	7	1	17	5
Melville (C)	76	84	105	665	109	2	4	1	37	0
Mosman Park (T)	3	10	8	44	3	0	0	1	0	0
Nedlands (C)	18	13	11	52	21	0	0	3	4	1
Peppermint Grove (S)	0	0	0	14	3	0	0	0	0	1
Perth (C)	1	1	0	2	6	0	0	2	6	0
South Perth (C)	32	45	16	169	12	0	0	0	2	0
Stirling (C)	197	320	167	1,304	160	0	0	4	17	11
Subiaco (C)	1	1	2	18	0	0	0	0	5	3
Victoria Park (T)	44	44	21	219	31	0	0	2	15	0
Vincent (C)	19	20	21	210	21	0	2	0	4	0
Total	661	828	629	5,071	694	16	31	17	236	37
North-west sub-region										
Joondalup (C)	190	204	107	983	100	4	6	0	4	6
Wanneroo (C)	430	1,186	1,188	10,859	375	13	29	58	289	36
Total	620	1,390	1,295	11,842	475	17	35	58	293	42
North-east sub-region										
Kalamunda (C)	93	116	18	756	27	1	10	0	8	1
Mundaring (S)	9	13	5	477	7	5	74	0	36	1
Swan (C)	579	1,012	275	6,200	252	35	100	12	200	35
Total	681	1,141	298	7,433	286	41	184	12	244	37
South-east sub-region										
Armadale (C)	356	986	190	4,265	138	10	23	4	162	18
Gosnells (C)	94	282	103	1,942	123	30	37	28	129	4
Serpentine-Jarrahdale (S)	45	212	110	2,532	8	31	44	13	149	33
Total	495	1,480	403	8,739	269	71	104	45	440	55
South-west sub-region										
Cockburn (C)	306	355	515	3,748	396	7	38	19	48	45
Kwinana (C)	959	1,039	413	3,685	91	7	11	10	41	11
Rockingham (C)	52	441	1,109	6,600	59	42	52	17	73	8
Total	1,317	1,835	2,037	14,033	546	56	101	46	162	64
Peel Region Scheme²										
Mandurah (C)	69	105	258	3,791	41	5	3	10	57	9
Murray (S)	0	0	38	1,438	0	6	34	132	274	15
Waroona (S)	0	0	2	4	0	0	0	0	23	2
Total	69	105	298	5,233	41	11	37	142	354	26
Total Perth metropolitan region and Peel Region Scheme³										
	3,843	6,779	4,960	52,351	2,311	212	492	320	1,729	261

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

June quarter 2019	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 June 2019	Proposed lots	Proposed lots up to end of June 2019	Lots	Proposed lots	Proposed lots up to end of June 2019	Proposed lots	Proposed lots up to end of June 2019	Lots
Balance of State										
Gascoyne										
Carnarvon (S)	0	0	0	6	0	0	0	0	8	2
Exmouth (S)	3	3	0	2	0	0	0	1	0	1
Remaining local governments	0	0	0	0	0	0	0	0	0	0
Total	3	3	0	8	0	0	0	1	8	3
Goldfields-Esperance										
Esperance (S)	0	0	0	283	0	0	0	2	55	0
Kalgoorlie-Boulder (C)	10	7	21	72	9	0	0	4	29	0
Remaining local governments	0	0	0	0	0	0	0	0	34	2
Total	10	7	21	355	9	0	0	6	118	2
Great Southern										
Albany (C)	2	15	81	617	3	15	15	51	334	11
Remaining local governments	3	50	2	121	0	45	42	5	149	21
Total	5	65	83	738	3	60	57	56	483	32
Kimberley										
Broome (S)	0	0	0	313	0	0	53	0	63	2
Wyndham-East Kimberley (S)	2	2	0	12	0	0	0	2	61	2
Remaining local governments	0	0	0	188	0	0	0	0	0	0
Total	2	2	0	513	0	0	53	2	124	4
Mid West										
Greater Geraldton (C)	1,003	1,003	2	1,475	2	0	0	8	80	2
Irwin (S)	0	0	0	14	0	0	0	0	18	0
Remaining local governments	0	0	2	2	2	7	5	4	14	7
Total	1,003	1,003	4	1,491	4	7	5	12	112	9
Pilbara										
Karratha (C)	0	0	0	27	0	0	5	0	37	3
Port Hedland (T)	0	0	0	347	5	0	0	13	23	0
Remaining local governments	2	2	36	88	0	0	0	2	0	0
Total	2	2	36	462	5	0	5	15	60	3
South West										
Augusta-Margaret River (S)	11	11	114	673	2	7	98	19	166	11
Bunbury (C)	15	13	7	230	13	3	4	2	63	4
Busselton (C)	116	141	8	1,081	95	15	15	21	381	19
Capel (S)	61	137	0	1,230	33	5	25	2	96	3
Dardanup (S)	0	19	3	279	5	13	43	1	33	3
Harvey (S)	87	501	117	579	30	1	12	31	158	2
Remaining local governments	9	6	5	221	2	22	72	7	166	10
Total	299	828	254	4,293	180	66	269	83	1,063	52
Wheatbelt										
Beverley (S)	0	0	0	0	1	2	8	0	16	2
Chittering (S)	0	0	0	121	0	0	0	0	335	8
Gingin (S)	0	0	0	1,964	0	2	2	0	318	0
Northam (S)	0	0	6	164	3	2	0	0	245	25
Toodyay (S)	0	0	0	177	28	0	0	0	11	3
York (S)	0	8	0	7	0	6	6	2	2	0
Remaining local governments	12	11	33	102	8	50	55	36	85	28
Total	12	19	39	2,535	40	62	71	38	1,012	66
Peel region - balance										
Boddington (S)	0	0	0	9	0	0	0	0	0	0
Balance of State	1,336	1,929	437	10,404	241	195	460	213	2,980	171

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
2018/19	23,538	12,265	17,426	10,315	18,629	10,753	4,909	1,512

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
2018/19	21,287	10,570	16,528	9,358	17,478	9,683	3,809	887

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
2018/19	836	316	316	157	381	202	455	114

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
2018/19	388	155	125	131	222	136	166	19

■ conditional approvals ■ final approvals

10.5 Commercial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
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
2018/19	186	208	99	125	128	148	58	60

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
2018/19	841	1,016	358	544	420	584	421	432

■ 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
- 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 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