

1 State summary

- During the September 2020 quarter, the number of developer-lodged applications totalled 1,225 for residential purposes and 170 for non-residential purposes across Western Australia. This represents a significant increase of 124 per cent from the previous quarter (June) for residential, and 10 per cent increase for non-residential purposes.
- The number of proposed residential lots among the developer-lodged applications in the quarter increased four per cent from the previous quarter to 6,178. The number of proposed non-residential lots declined by 16 per cent over the same quarter to 376.
- By the end of September 2020, the number of lots under assessment totalled 8,811 for residential purposes and 725 for non-residential purposes. They are one per cent and 12 per cent less than the previous quarter, respectively.
- The number of proposed lots granted conditional approval during the September quarter increased by 31 per cent from the previous quarter to 6,003 for residential, and nine per cent to 433 for non-residential purposes.
- At the end of September 2020, the developer stock of conditionally-approved lots increased by four per cent and three per cent, respectively, from the previous quarter to 58,032 for residential and 4,474 for non-residential purposes.
- The number of lots granted final approval totalled 2,545 for residential purposes and 518 for non-residential purposes in the September quarter. This represents an increase of three per cent and 42 per cent from the previous quarter, respectively.

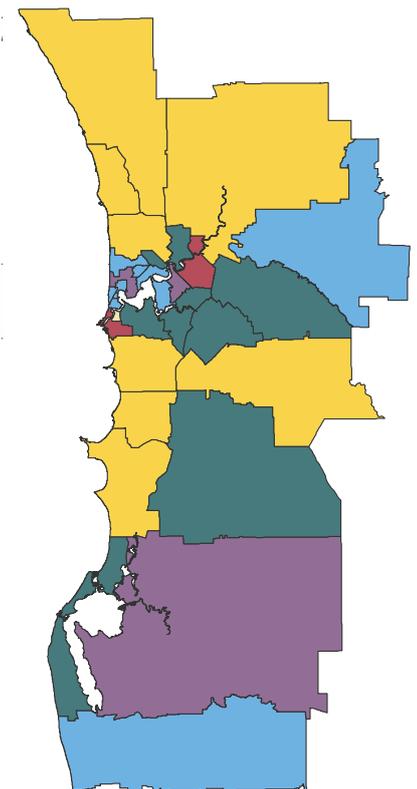
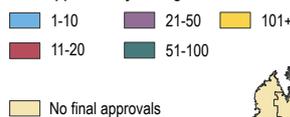
This version is designed to be interactive. Click on any chart for an enlarged version, and click on the chart again to close. Contents are also linked.

Data type	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
Residential										
June qtr 2020	547	5,912	590	8,860	393	4,573	3,132	56,067	422	2,477
Sept qtr 2020	1,225	6,178	1,109	8,811	666	6,003	3,596	58,032	458	2,545
Change between quarters	↗	↗	↗	↘	↗	↗	↗	↗	↗	↗
	124%	4%	88%	-1%	69%	31%	15%	4%	9%	3%

Non-residential										
June qtr 2020	155	447	233	824	113	396	546	4,339	196	364
Sept qtr 2020	170	376	222	725	142	433	666	4,474	223	518
Change between quarters	↗	↘	↘	↘	↗	↗	↗	↗	↗	↗
	10%	-16%	-5%	-12%	26%	9%	22%	3%	14%	42%

1.1 Final approval activity: September quarter 2020

Final approvals by local government - lots



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

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2 Residential activity

2.1 Regional summary: September quarter 2020

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sept 2020	Proposed lots	Proposed lots up to end of Sept 2020	Lots
Metropolitan¹					
Central sub-region	1,704	1,762	854	4,443	521
North-west sub-region	1,285	1,497	1,092	9,619	426
North-east sub-region	1,148	1,478	1,424	8,919	469
South-east sub-region	523	1,215	958	8,626	412
South-west sub-region	882	1,602	834	12,540	418
Peel Region Scheme ²	58	378	477	4,505	92
Total metropolitan¹	5,600	7,932	5,639	48,652	2,338
State planning region					
Perth	5,542	7,554	5,162	44,147	2,246
Peel ³	60	380	477	4,505	92
Sub-total	5,602	7,934	5,639	48,652	2,338
Rest of the State					
Gascoyne	14	14	2	16	0
Goldfields-Esperance	40	34	24	257	10
Great Southern	110	190	17	682	43
Kimberley	0	0	7	163	0
Mid West	25	23	40	1,366	26
Pilbara	26	26	20	245	2
South West	351	580	252	4,410	118
Wheatbelt	10	10	2	2,241	8
Sub-total	576	877	364	9,380	207
Total State	6,178	8,811	6,003	58,032	2,545

2.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Brabham	162	1	Dunsborough	38
2	Baldivis	139	2	Cape Burney	23
3	Dayton	104	3	Witchcliffe	19
4	Treeby	96	4	Gledhow	18
5	Jindalee	91	5	Capel	17
6	Banksia Grove/Piara Waters	82	6	Lange	15
7	Hilbert	75	7	Eaton	14
8	Madora Bay	50	8	Glen Iris	9
9	Byford/Forrestdale/Wellard	48	9	Harvey	8
10	Haynes	43	10	Burekup/Margaret River/Mira Mar/West Busselton	6

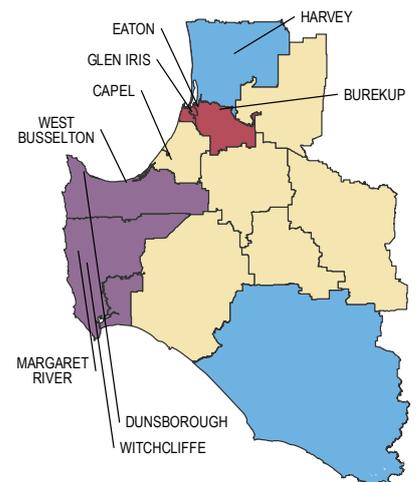
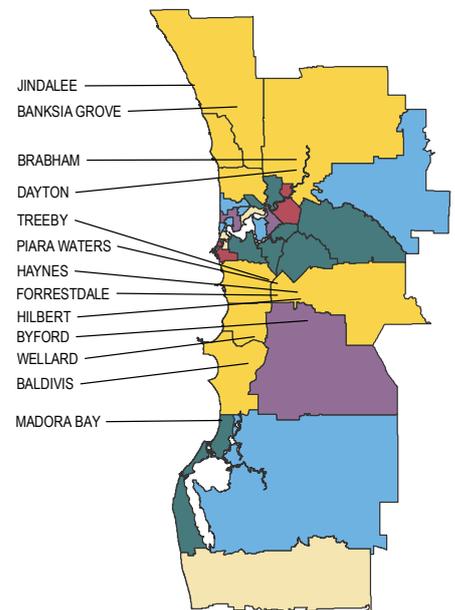
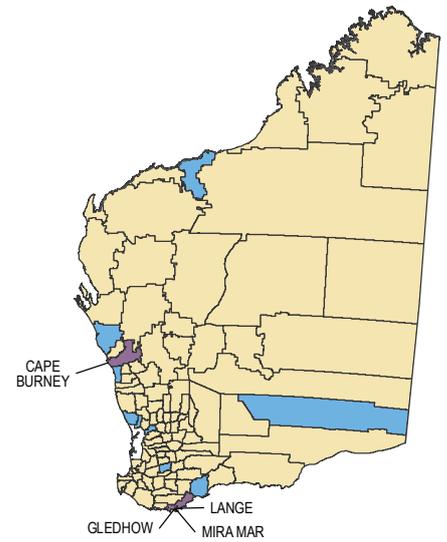
* Five lots or more

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 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 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						
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
2019/20	3,139	3,682	788	348	243	364
2020/21						
Sept qtr	774	1,262	156	62	38	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						
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
2019/20	91	215	112	135	158	546
2020/21						
Sept qtr	2	67	25	71	42	607

3.1 Lot size by planning region

Quarter	Final approvals by lot size range (m ²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Central sub-region						
Dec qtr 19	203	225	64	30	7	365
Mar qtr 20	186	260	43	15	10	362
June qtr 20	293	274	56	32	24	347
Sept qtr 20	185	237	41	31	11	368
North-east sub-region						
Dec qtr 19	171	173	41	14	15	353
Mar qtr 20	46	115	60	28	49	489
June qtr 20	205	209	32	5	7	339
Sept qtr 20	178	255	19	10	7	360
North-west sub-region						
Dec qtr 19	241	124	36	12	1	278
Mar qtr 20	101	154	22	14	33	385
June qtr 20	219	217	55	11	6	347
Sept qtr 20	169	220	28	4	4	360
South-east sub-region						
Dec qtr 19	49	105	37	18	1	415
Mar qtr 20	77	82	15	7	10	354
June qtr 20	79	143	49	26	4	419
Sept qtr 20	114	262	23	6	7	375
South-west sub-region						
Dec qtr 19	190	119	17	3	3	280
Mar qtr 20	133	123	9	11	4	329
June qtr 20	136	131	18	7	5	338
Sept qtr 20	114	244	24	7	0	375
Peel Region Scheme²						
Dec qtr 19	24	5	3	3	2	284
Mar qtr 20	2	60	35	23	3	500
June qtr 20	10	14	19	9	4	518
Sept qtr 20	14	44	21	4	9	450
Metropolitan¹						
Dec qtr 19	878	751	198	80	29	340
Mar qtr 20	545	794	184	98	109	388
June qtr 20	942	988	229	90	50	356
Sept qtr 20	774	1,262	156	62	38	375
Perth metropolitan region						
Dec qtr 19	854	746	195	77	27	284
Mar qtr 20	543	734	149	75	106	379
June qtr 20	932	974	210	81	46	353
Sept qtr 20	760	1,218	135	58	29	375
Peel						
Dec qtr 19	24	5	3	3	2	285
Mar qtr 20	2	60	35	23	3	500
June qtr 20	10	14	19	9	4	518
Sept qtr 20	14	44	21	4	9	450

Quarter	Final approvals by lot size range (m ²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Northern regions						
Dec qtr 19	0	0	0	1	2	NA
Mar qtr 20	0	0	0	0	2	1,500
June qtr 20	0	2	0	0	1	450
Sept qtr 20	0	0	2	0	0	515
Central regions						
Dec qtr 19	0	4	4	10	0	NA
Mar qtr 20	2	0	0	3	4	1,000
June qtr 20	3	3	3	0	1	450
Sept qtr 20	0	7	3	22	4	614
Wheatbelt region						
Dec qtr 19	0	0	0	0	3	NA
Mar qtr 20	1	0	0	0	6	1,374
June qtr 20	0	8	9	16	27	900
Sept qtr 20	0	4	0	3	1	530
South West region						
Dec qtr 19	3	26	18	13	24	568
Mar qtr 20	16	68	34	56	25	550
June qtr 20	20	38	19	16	6	431
Sept qtr 20	2	56	20	46	37	600

NA: Median lot size cannot be calculated due to lack of data within each lot size range category.

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*.

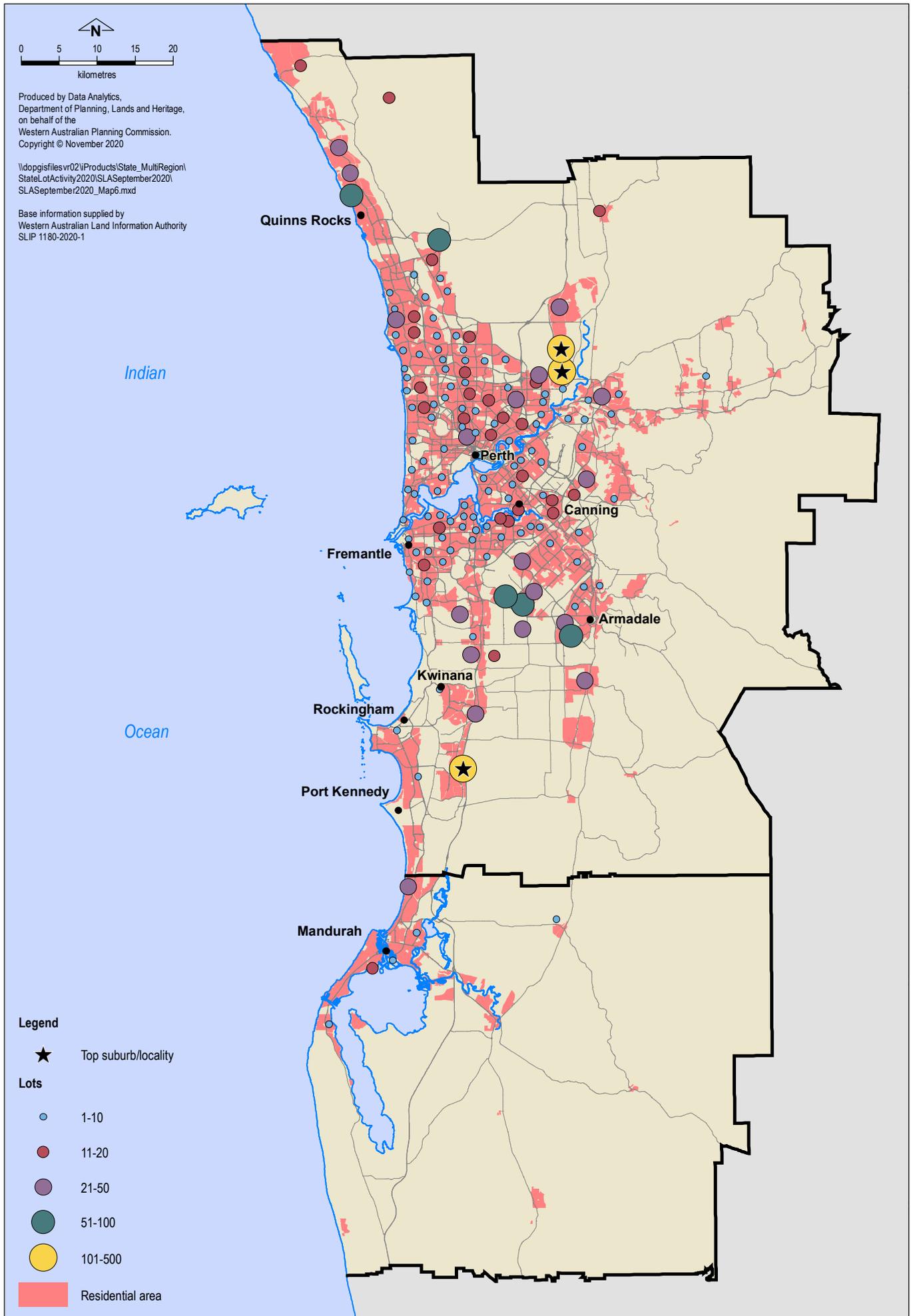
² The Peel Region Scheme includes the City of Mandurah and the shires of Murray and Waroona.

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

4 Residential final approvals by suburb

Suburb	2019/20	Sept 2020 quarter	Quarter rank	Suburb	2019/20	Sept 2020 quarter	Quarter rank	Suburb	2019/20	Sept 2020 quarter	Quarter rank
Perth metropolitan region											
Alexander Heights	2	0	-	Gidgegannup	2	0	-	North Fremantle	1	1	152
Alfred Cove	16	6	75	Girrawheen	22	6	75	North Perth	34	2	117
Alkimos	221	22	23	Glen Forrest	1	0	-	Ocean Reef	14	4	87
Anketell	4	0	-	Gnangara	114	0	-	Orelia	23	0	-
Applecross	15	7	68	Golden Bay	95	0	-	Osborne Park	10	0	-
Ardross	31	7	68	Gooseberry Hill	5	0	-	Padbury	38	15	35
Armadale	9	0	-	Gosnells	31	6	75	Palmyra	12	0	-
Ascot	7	0	-	Greenmount	2	0	-	Parkwood	7	2	117
Ashfield	2	2	117	Greenwood	67	8	63	Parmelia	2	0	-
Attadale	17	3	105	Guildford	1	0	-	Pearsall	18	0	-
Aveley	193	0	-	Gwelup	22	0	-	Peppermint Grove	5	2	117
Balcatta	20	9	56	Hamersley	18	2	117	Perth	6	9	56
Baldivis	117	139	2	Hamilton Hill	82	12	42	Piara Waters	196	82	6
Balga	38	11	50	Hammond Park	148	8	63	Queens Park	12	2	117
Ballajura	12	4	87	Harrisdale	130	41	14	Quinns Rocks	10	4	87
Banjup	30	0	-	Haynes	65	43	12	Redcliffe	5	0	-
Banksia Grove	132	82	6	Hazelmere	6	4	87	Ridgewood	2	0	-
Bassendean	32	9	56	Heathridge	30	0	-	Riverton	26	12	42
Bateman	4	1	152	High Wycombe	25	4	87	Rivervale	27	8	63
Bayswater	99	15	35	Highgate	7	0	-	Rockingham	9	4	87
Beaconsfield	20	7	68	Hilbert	29	75	8	Roleystone	12	0	-
Beckenham	61	14	37	Hillarys	19	6	75	Rossmoyne	16	4	87
Bedford	35	12	42	Hilton	44	4	87	Safety Bay	2	0	-
Beechboro	46	20	26	Huntingdale	4	0	-	Salter Point	9	0	-
Beeljar	94	42	13	Iluka	19	0	-	Scarborough	39	7	68
Beldon	12	0	-	Inglewood	10	2	117	Secret Harbour	14	0	-
Bellevue	4	0	-	Innaloo	25	2	117	Seville Grove	0	2	117
Belmont	14	4	87	Jindalee	135	91	5	Shelley	55	12	42
Bennett Springs	49	28	20	Jolimont	2	3	105	Shoalwater	10	0	-
Bentley	16	2	117	Joondalup	7	2	117	Sinagra	19	1	152
Bicton	13	4	87	Joondanna	13	11	50	Sorrento	25	2	117
Booragoon	17	3	105	Kalamunda	35	0	-	South Fremantle	5	0	-
Brabham	251	162	1	Kallaroo	28	21	24	South Guildford	2	4	87
Brentwood	9	2	117	Karawara	2	0	-	South Lake	2	0	-
Brookdale	2	0	-	Kardinya	33	10	53	South Perth	9	3	105
Bull Creek	14	0	-	Karrinyup	40	17	34	Southern River	97	0	-
Bullsbrook	90	12	42	Kelmescott	36	8	63	Spearwood	43	2	117
Burns Beach	24	0	-	Kewdale	34	0	-	St James	11	0	-
Bushmead	112	0	-	Kiara	30	0	-	Stirling	2	4	87
Byford	195	48	9	Kingsley	14	8	63	Stoneville	0	3	105
Calista	4	0	-	Koondoola	11	7	68	Stratton	42	0	-
Camillo	0	2	117	Koongamia	2	2	117	Subiaco	3	0	-
Canning Vale	43	32	18	Lake Coogee	24	2	117	Success	87	0	-
Cannington	27	0	-	Landsdale	143	0	-	Swan View	0	2	117
Carine	22	0	-	Langford	0	4	87	Swanbourne	11	2	117
Carlisle	41	11	50	Lathlain	17	6	75	Tapping	5	19	30
Carramar	2	0	-	Leederville	0	27	21	The Vines	92	0	-
Caversham	36	2	117	Leeming	12	2	117	Thornlie	29	2	117
Churchlands	6	0	-	Lesmurdie	0	2	117	Treeby	219	96	4
City Beach	0	3	105	Lockridge	7	2	117	Trigg	2	2	117
Claremont	11	0	-	Lynwood	28	5	83	Tuart Hill	12	2	117
Cloverdale	26	3	105	Maddington	36	5	83	Two Rocks	23	20	26
Cockburn Central	34	0	-	Madeley	0	2	117	Victoria Park	33	0	-
Como	29	3	105	Mahogany Creek	2	0	-	Viveash	6	0	-
Connolly	2	0	-	Maida Vale	10	0	-	Waikiki	2	0	-
Coogee	5	1	152	Mandogalup	67	33	17	Wandi	0	19	30
Coolbellup	49	2	117	Manning	18	0	-	Wanneroo	25	6	75
Coolbinia	2	0	-	Marangaroo	0	2	117	Warnbro	0	2	117
Cottesloe	15	3	105	Marmion	5	0	-	Warwick	42	5	83
Craigie	46	20	26	Maylands	27	2	117	Waterford	14	0	-
Daglish	2	0	-	Medina	4	2	117	Watermans Bay	12	2	117
Dalkeith	7	9	56	Melville	48	13	38	Wattle Grove	11	20	26
Darch	8	13	38	Merrilwa	2	0	-	Wellard	124	48	9
Darlington	8	0	-	Middle Swan	4	0	-	Wembley	15	0	-
Dayton	105	104	3	Midland	6	2	117	Wembley Downs	26	0	-
Dianella	50	12	42	Midvale	16	24	22	West Leederville	1	0	-
Doubleview	55	13	38	Mindarie	38	0	-	West Perth	10	0	-
Duncraig	68	9	56	Morley	81	41	14	Westminster	5	9	56
East Cannington	113	18	32	Mosman Park	19	0	-	White Gum Valley	9	0	-
East Fremantle	5	0	-	Mount Claremont	9	4	87	Willagee	97	2	117
East Perth	2	0	-	Mount Hawthorn	17	7	68	Willetton	147	9	56
East Victoria Park	48	7	68	Mount Lawley	25	12	42	Wilson	27	12	42
Eden Hill	5	6	75	Mount Pleasant	32	10	53	Winthrop	4	0	-
Edgewater	4	5	83	Mullaloo	16	4	87	Woodbridge	10	0	-
Eglinton	138	21	24	Murdoch	4	0	-	Woodlands	5	4	87
Ellenbrook	112	30	19	Myaree	14	0	-	Woodvale	17	3	105
Embleton	20	0	-	Nedlands	13	10	53	Wooroloo	35	0	-
Ferndale	6	0	-	Nollamara	33	13	38	Yanchep	27	18	32
Forrestdale	0	48	9	Noranda	14	4	87	Yangebup	10	0	-
Forrestfield	94	38	16	North Beach	19	3	105	Yokine	34	4	87
Fremantle	52	3	105	North Coogee	123	6	75				
Total Perth metropolitan region									7,861	2,246	
Peel Region Scheme											
Coodanup	6	0	-	Halls Head	9	0	-	Preston Beach	5	0	-
Dawesville	44	2	6	Lakelands	108	0	-	Silver Sands	2	0	-
Dudley Park	34	10	3	Madora Bay	57	50	1	South Yunderup	2	0	-
Erskine	19	14	2	Mandurah	13	0	-	Wannanup	14	0	-
Falcon	7	0	-	Meadow Springs	22	0	-	Waroona	2	0	-
Furnissdale	4	0	-	North Dandalup	0	9	4				
Greenfields	0	7	5	Pinjarra	2	0	-				
Total Peel Region Scheme									350	92	
Total Perth metropolitan region and Peel Region Scheme									8,211	2,338	

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



5 Rural residential and special residential activity

5.1 Regional summary: September quarter 2020

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sept 2020	Proposed lots	Proposed lots up to end of Sept 2020	Lots
Metropolitan¹					
Central sub-region	0	0	0	741	0
North-west sub-region	0	10	0	231	0
North-east sub-region	5	9	8	15	2
South-east sub-region	26	90	63	35	4
South-west sub-region	16	17	2	7	0
Peel Region Scheme ²	35	47	2	0	14
Total metropolitan¹	82	173	75	1,029	20
State planning region					
Perth	47	126	73	1,029	6
Peel ³	35	47	2	0	14
Sub-total	82	173	75	1,029	20
Rest of the State					
Gascoyne	0	0	0	29	0
Goldfields-Esperance	0	0	0	253	0
Great Southern	4	20	2	142	0
Kimberley	0	0	0	5	0
Mid West	2	2	18	6	0
Pilbara	0	0	0	95	0
South West	5	34	29	374	55
Wheatbelt	1	1	1	231	46
Sub-total	12	57	50	1,135	101
Total State	94	230	125	2,164	121

5.2 Final approval: top suburbs and localities

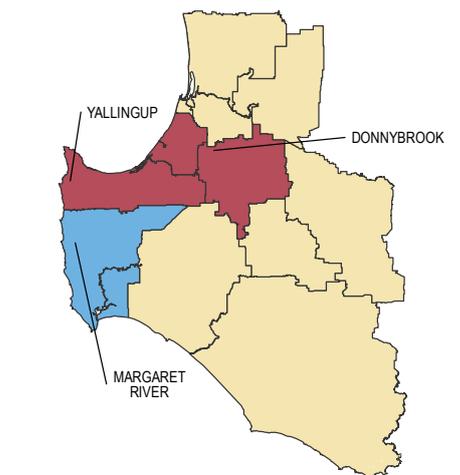
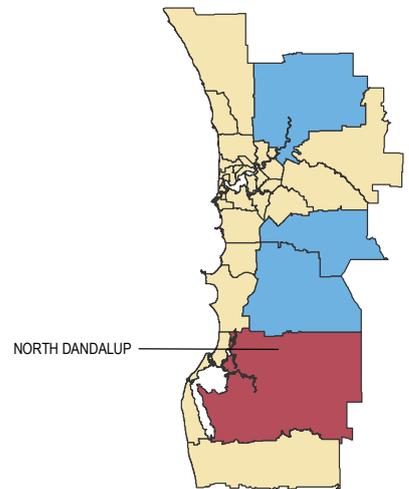
Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	North Dandalup	14	1	Ginginup	46
			2	Donnybrook	12
			3	Yallingup	9
			4	Margaret River	5

* Five lots or more

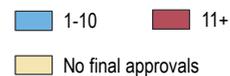
Percentage of final approvals by region

Metropolitan¹

Regional



Final approvals by local government - lots



Note: Top suburbs and localities identified where relevant

¹ The metropolitan region is made up of 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 includes the City of Mandurah and the shires of Boddington, Murray and Waroona.

6 Commercial activity

6.1 Regional summary: September quarter 2020

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sept 2020	Proposed lots	Proposed lots up to end of Sept 2020	Lots
Metropolitan¹					
Central sub-region	16	17	9	66	18
North-west sub-region	6	14	13	57	4
North-east sub-region	12	12	6	25	2
South-east sub-region	5	6	0	33	0
South-west sub-region	11	15	6	21	3
Peel Region Scheme ²	2	1	4	25	0
Total metropolitan¹	52	65	38	227	27
State planning region					
Perth	50	64	34	202	27
Peel ³	2	1	4	25	0
Sub-total	52	65	38	227	27
Rest of the State					
Gascoyne	1	1	0	2	2
Goldfields-Esperance	1	1	0	1	1
Great Southern	0	0	0	6	5
Kimberley	0	0	0	6	0
Mid West	1	1	0	5	4
Pilbara	0	0	0	0	0
South West	1	1	2	43	5
Wheatbelt	3	3	0	2	2
Sub-total	7	7	2	65	19
Total State	59	72	40	292	46

6.2 Final approval: top suburbs and localities

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

* Five lots or more

Percentage of final approvals by region

Metropolitan¹

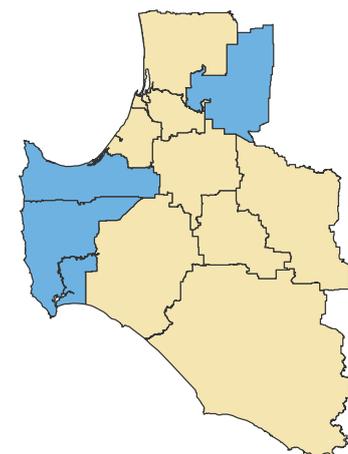
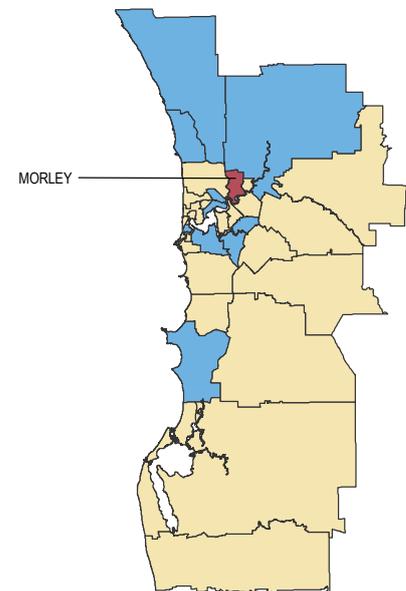
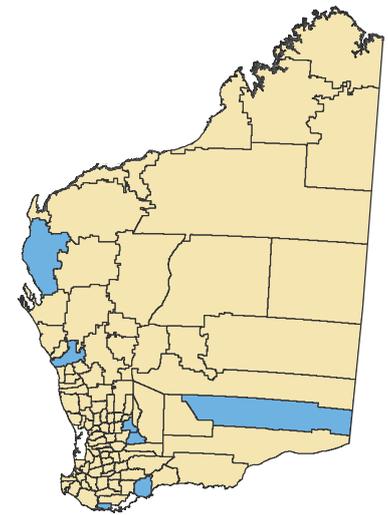
Regional

Green title lots versus strata lots - State

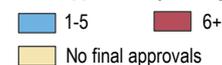
¹ The metropolitan region is made up of Metropolitan Region Scheme area and Peel Region Scheme area, as defined by *Perth and Peel@3.5million*.

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

³ Peel 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: September quarter 2020

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sept 2020	Proposed lots	Proposed lots up to end of Sept 2020	Lots
Metropolitan¹					
Central sub-region	0	0	2	105	7
North-west sub-region	2	7	5	49	2
North-east sub-region	1	49	26	31	4
South-east sub-region	9	9	2	209	1
South-west sub-region	8	8	0	69	0
Peel Region Scheme ²	1	1	0	108	0
Total metropolitan¹	21	74	35	571	14
State planning region					
Perth	20	73	35	463	14
Peel ³	1	1	0	108	0
Sub-total	21	74	35	571	14
Rest of the State					
Gascoyne	0	0	0	0	0
Goldfields-Esperance	2	2	0	12	2
Great Southern	0	0	2	22	9
Kimberley	0	0	3	6	0
Mid West	0	0	0	10	3
Pilbara	0	0	2	24	0
South West	2	88	1	65	2
Wheatbelt	0	1	7	52	3
Sub-total	4	91	15	191	19
Total State	25	165	50	762	33

7.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Bayswater	6	1	Milpara	9

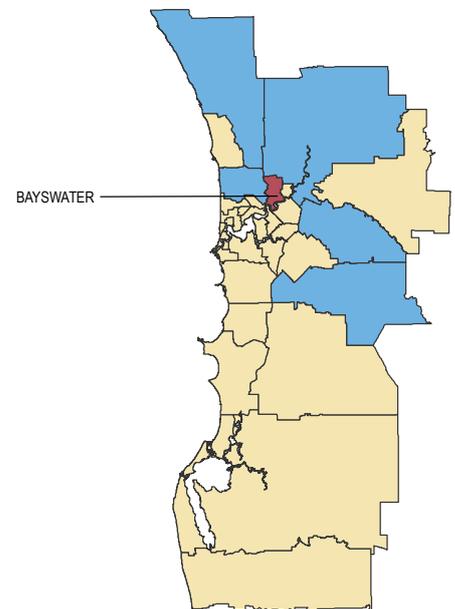
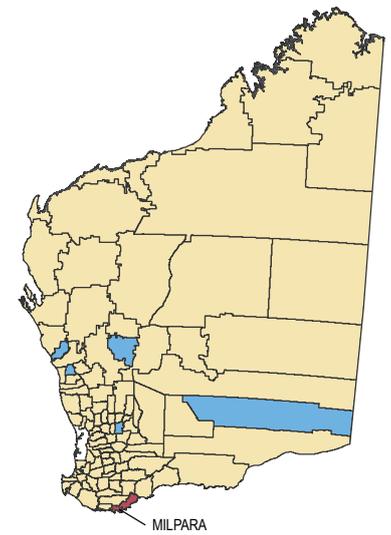
* Five lots or more

Green title lots versus strata lots - State

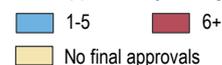
¹ The metropolitan region is made up of Metropolitan Region Scheme area and Peel Region Scheme area, as defined by *Perth and Peel@3.5million*.

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

³ Peel 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

8 Metropolitan local government summary

September quarter 2020	Residential					Non-residential				
	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of conditional approvals	Final approvals	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sept 2020	Proposed lots	Proposed lots up to end of Sept 2020	Lots	Proposed lots	Proposed lots up to end of Sept 2020	Proposed lots	Proposed lots up to end of Sept 2020	Lots
Metropolitan¹										
Central sub-region										
Bassendean (T)	35	35	27	110	17	2	2	1	3	0
Bayswater (C)	206	190	78	428	74	4	4	2	95	13
Belmont (C)	107	104	39	204	15	0	0	0	9	0
Cambridge (T)	10	12	5	32	3	0	0	1	1	0
Canning (C)	358	338	224	821	78	5	5	0	10	5
Claremont (T)	4	6	13	45	2	0	2	0	2	0
Cottesloe (T)	0	3	3	17	3	1	1	0	0	1
East Fremantle (T)	2	2	0	17	0	0	0	0	0	0
Fremantle (C)	29	28	36	216	15	4	6	9	21	3
Melville (C)	179	172	101	567	70	0	0	0	30	1
Mosman Park (T)	4	4	6	45	0	1	1	0	0	2
Nedlands (C)	35	38	34	140	23	0	0	0	0	3
Peppermint Grove (S)	0	0	0	15	2	0	0	0	0	0
Perth (C)	11	11	0	0	0	2	2	1	9	3
South Perth (C)	27	25	15	161	6	0	0	0	5	0
Stirling (C)	540	647	149	1,156	135	13	13	2	15	5
Subiaco (C)	15	15	0	9	3	0	0	0	3	0
Victoria Park (T)	81	78	96	254	24	0	0	0	19	1
Vincent (C)	61	54	28	206	51	0	0	0	4	7
Total	1,704	1,762	854	4,443	521	32	36	16	226	44
North-west sub-region										
Joondalup (C)	546	486	217	898	112	2	4	0	7	3
Wanneroo (C)	739	1,011	875	8,721	314	12	38	31	324	25
Total	1,285	1,497	1,092	9,619	426	14	42	31	331	28
North-east sub-region										
Kalamunda (C)	85	102	20	618	64	11	14	10	20	4
Mundaring (S)	16	76	11	505	5	0	6	6	32	2
Swan (C)	1,047	1,300	1,393	7,796	400	28	73	40	188	63
Total	1,148	1,478	1,424	8,919	469	39	93	56	240	69
South-east sub-region										
Armadale (C)	121	772	717	4,289	301	10	28	9	165	24
Gosnells (C)	327	363	82	2,009	63	0	1	2	117	2
Serpentine-Jarrahdale (S)	75	80	159	2,328	48	41	108	67	288	13
Total	523	1,215	958	8,626	412	51	137	78	570	39
South-west sub-region										
Cockburn (C)	263	893	678	3,240	171	23	38	5	53	13
Kwinana (C)	330	430	95	3,572	102	12	19	5	44	5
Rockingham (C)	289	279	61	5,728	145	9	21	10	120	21
Total	882	1,602	834	12,540	418	44	78	20	217	39
Peel Region Scheme²										
Mandurah (C)	44	364	97	3,114	83	2	2	5	29	6
Murray (S)	13	13	380	1,389	9	30	44	4	255	19
Waroona (S)	1	1	0	2	0	13	13	0	22	2
Total	58	378	477	4,505	92	45	59	9	306	27
Total metropolitan¹	5,600	7,932	5,639	48,652	2,338	225	445	210	1,890	246

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 includes the City of Mandurah and the shires of Boddington, Murray and Waroona.

9 Balance of the State and selected local government summary

September quarter 2020	Residential					Non-residential				
	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of conditional approvals	Final approvals	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sept 2020	Proposed lots	Proposed lots up to end of Sept 2020	Lots	Proposed lots	Proposed lots up to end of Sept 2020	Proposed lots	Proposed lots up to end of Sept 2020	Lots
Balance of State										
Gascoyne										
Carnarvon (S)	14	14	0	8	0	1	1	0	11	4
Exmouth (S)	0	0	2	8	0	0	0	0	0	0
Remaining local governments	0	0	0	0	0	0	0	0	0	0
Total	14	14	2	16	0	1	1	0	11	4
Goldfields-Esperance										
Esperance (S)	0	0	4	130	0	2	2	0	34	0
Kalgoorlie-Boulder (C)	40	34	20	124	10	3	1	4	27	3
Remaining local governments	0	0	0	3	0	4	2	3	59	2
Total	40	34	24	257	10	9	5	7	120	5
Great Southern										
Albany (C)	100	80	17	487	42	4	5	10	223	37
Remaining local governments	10	110	0	195	1	6	22	0	138	10
Total	110	190	17	682	43	10	27	10	361	47
Kimberley										
Broome (S)	0	0	0	152	0	0	0	3	90	0
Wyndham-East Kimberley (S)	0	0	0	2	0	2	2	0	33	0
Remaining local governments	0	0	7	9	0	0	0	0	0	0
Total	0	0	7	163	0	2	2	3	123	0
Mid West										
Greater Geraldton (C)	21	19	39	1,340	0	2	5	3	44	0
Irwin (S)	0	0	1	23	1	11	11	25	35	0
Remaining local governments	4	4	0	3	25	7	5	4	17	22
Total	25	23	40	1,366	26	20	21	32	96	22
Pilbara										
Karratha (C)	26	26	12	25	0	1	1	5	29	0
Port Hedland (T)	0	0	0	170	2	0	0	0	16	0
Remaining local governments	0	0	8	50	0	2	2	2	2	0
Total	26	26	20	245	2	3	3	7	47	0
South West										
Augusta-Margaret River (S)	68	68	46	749	25	14	123	2	83	15
Bunbury (C)	57	77	47	159	14	8	3	4	19	3
Busselton (C)	63	133	42	1,293	46	7	11	42	346	20
Capel (S)	4	75	91	1,068	0	4	4	42	52	27
Dardanup (S)	46	118	2	83	20	10	5	16	44	11
Harvey (S)	100	100	16	811	9	0	0	5	139	2
Remaining local governments	13	9	8	247	4	9	12	14	143	23
Total	351	580	252	4,410	118	52	158	125	826	101
Wheatbelt										
Beverley (S)	1	1	0	0	0	0	0	0	18	0
Chittering (S)	0	0	0	73	1	4	11	0	409	0
Gingin (S)	0	0	0	1,960	2	2	0	4	319	57
Northam (S)	0	0	0	149	4	5	5	2	128	0
Toodyay (S)	0	0	0	3	0	2	2	0	15	2
York (S)	2	2	0	0	0	2	2	2	2	4
Remaining local governments	7	7	2	56	1	36	40	31	109	30
Total	10	10	2	2,241	8	51	60	39	1,000	93
Peel region - balance										
Boddington (S)	2	2	0	0	0	3	3	0	0	0
Balance of State	578	879	364	9,380	207	151	280	223	2,584	272

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
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
2019/20	18,345	10,391	13,784	8,683	14,644	9,121	3,701	1,270
July to Sept 2020	6,436	3,063	5,363	2,465	5,849	2,584	587	479

10.2 Residential

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
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
2019/20	16,663	8,930	13,010	7,861	13,798	8,211	2,865	719
July to Sept 2020	6,003	2,545	5,162	2,246	5,639	2,338	364	207

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
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
2019/20	525	242	214	82	228	112	297	130
July to Sept 2020	125	121	73	6	75	20	50	101

10.4 Industrial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
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
2019/20	311	184	172	140	188	153	123	31
July to Sept 2020	50	33	35	14	35	14	15	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
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
2019/20	188	174	118	114	128	117	60	57
July to Sept 2020	40	46	34	27	38	27	2	19

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
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
2019/20	658	861	270	486	302	528	356	333
July to Sept 2020	218	318	59	172	62	185	156	133

■ 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 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.

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