

state lot activity: WA

MARCH QUARTER 2019

1 State summary

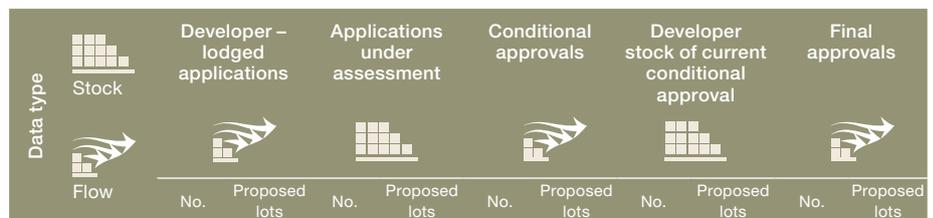
- During the March 2019 quarter, the number of developer-lodged applications totalled 465 for residential purposes and 114 for non-residential purposes across Western Australia. This represents a decrease of 14 per cent and 12 per cent, respectively, from the previous quarter (December 2018).
- The number of proposed lots among the lodged applications decreased by 24 per cent to 5,102 lots and 39 per cent to 467 lots for residential and non-residential purposes, respectively, over the same period.
- By the end of March 2019, the number of proposed residential lots under assessment decreased by 16 per cent to 9,303. In contrast, the number of proposed non-residential lots under assessment was eight per cent higher than the previous quarter, totalling 1,187.
- The number of lots with conditional approval during the quarter increased by 36 per cent from the previous quarter to 6,058 for residential purposes; but decreased by 34 per cent to 466 for non-residential.
- At the end of March 2019, the developer stock of conditionally approved residential lots totalled 62,524. This is almost the same as the 62,405 in the December 2018 quarter. The developer stock of conditionally approved non-residential lots decreased by five per cent over the quarter to 4,763.
- The number of lots with final approval for residential purposes increased by 20 per cent from the previous quarter to 2,504. The number of lots with final approval for non-residential purposes decreased by 17 per cent over the same quarter to 315.

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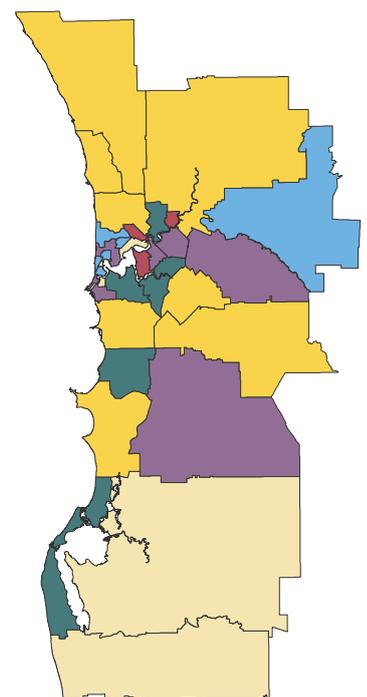


Residential										
	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots
Dec qtr 2018	543	6,705	515	11,132	548	4,456	3,936	62,405	389	2,090
Mar qtr 2019	465	5,102	529	9,303	427	6,058	3,761	62,524	436	2,504
July 2018 to March 2019	1,539	16,420			1,574	15,890			1,361	8,018
Change between quarters	↘	↘	↗	↘	↘	↗	↘	→	↗	↗
	-14%	-24%	3%	-16%	-22%	36%	-4%	0%	12%	20%

Non-residential										
	No.	Proposed lots								
Dec qtr 2018	130	761	159	1,096	143	702	628	4,988	154	378
Mar qtr 2019	114	467	158	1,187	129	466	609	4,763	147	315
July 2018 to March 2019	367	1,687			453	1,718			513	1,263
Change between quarters	↘	↘	↘	↗	↘	↘	↘	↘	↘	↘
	-12%	-39%	-1%	8%	-10%	-34%	-3%	-5%	-5%	-17%

1.1 Final approval activity March quarter 2019

Final approvals by local government - lots



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

2 Residential activity

2.1 Regional summary: March 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 March 2019	Proposed lots	Proposed lots up to end of March 2019	Lots
Metropolitan¹					
Central sub-region	843	857	602	5,249	603
North-west sub-region	1,302	1,877	1,585	12,026	478
North-east sub-region	228	787	564	7,603	408
South-east sub-region	527	1,449	869	8,853	338
South-west sub-region	1,354	2,711	168	12,782	438
Peel Region Scheme ²	118	353	154	5,091	62
Total metropolitan¹	4,372	8,034	3,942	51,604	2,327
State planning region					
Perth	4,254	7,681	3,788	46,513	2,265
Peel ³	118	353	154	5,100	62
Sub-total	4,372	8,034	3,942	51,613	2,327
Rest of the State					
Gascoyne	0	0	0	8	0
Goldfields-Esperance	20	20	3	379	8
Great Southern	142	149	35	1,114	16
Kimberley	0	0	4	517	3
Mid West	3	3	43	1,502	3
Pilbara	38	38	6	428	0
South West	491	1,016	227	4,332	141
Wheatbelt	36	43	1,798	2,631	6
Sub-total	730	1,269	2,116	10,911	177
Total State	5,102	9,303	6,058	62,524	2,504

2.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Baldivis	102	1	Australind	68
2	Brabham	90	2	Eaton	21
3	Piara Waters	88	3	West Busselton	8
4	Dayton/South Guildford	83	4	Busselton	7
5	Woodvale	76	5	Mount Melville	6
6	Hilbert	64	6	Dunsborough/Manjimup	5
7	Alkimos	56			
8	Beckenham/Eglinton/Yanchep	52			
9	Caversham	48			
10	Banksia Grove	44			

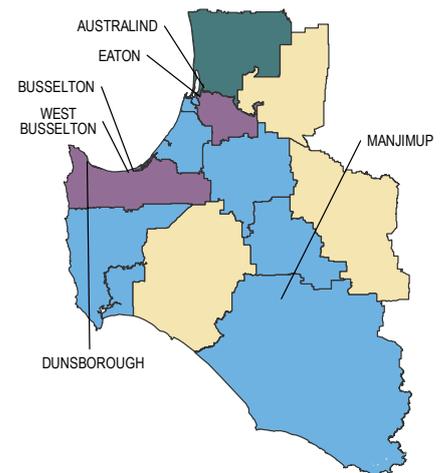
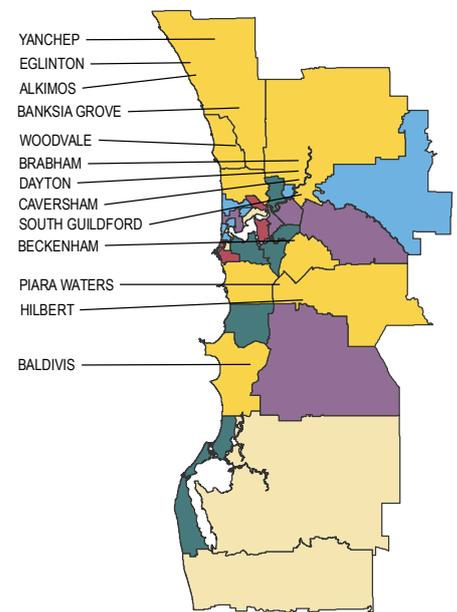
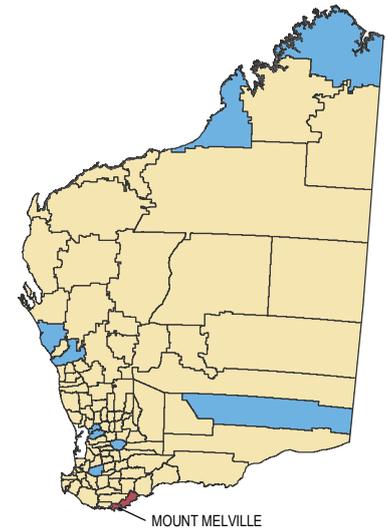
* Five lots or more

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						
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

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
2017/18						
Sep qtr	43	96	57	82	28	519
Dec qtr	12	49	28	60	13	566
Mar qtr	30	59	38	37	13	500

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						
Jun qtr 18	291	304	61	21	24	351
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
North-east sub-region						
Jun qtr 18	313	316	33	15	13	337
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
North-west sub-region						
Jun qtr 18	160	296	44	20	9	383
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
South-east sub-region						
Jun qtr 18	140	213	35	14	5	372
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
South-west sub-region						
Jun qtr 18	243	249	43	9	9	343
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
Peel Region Scheme²						
Jun qtr 18	29	20	4	6	8	366
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
Metropolitan¹						
Jun qtr 18	1,176	1,398	220	85	68	356
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
Perth metropolitan region						
Jun qtr 18	1,147	1,378	216	79	60	356
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
Peel region						
Jun qtr 18	29	20	4	6	8	366
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

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						
Jun qtr 18	0	4	0	0	0	NA
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
Central regions						
Jun qtr 18	1	5	6	0	6	537
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
Wheatbelt region						
Jun qtr 18	0	0	0	1	5	NA
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
South West region						
Jun qtr 18	24	65	20	15	13	467
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

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*.

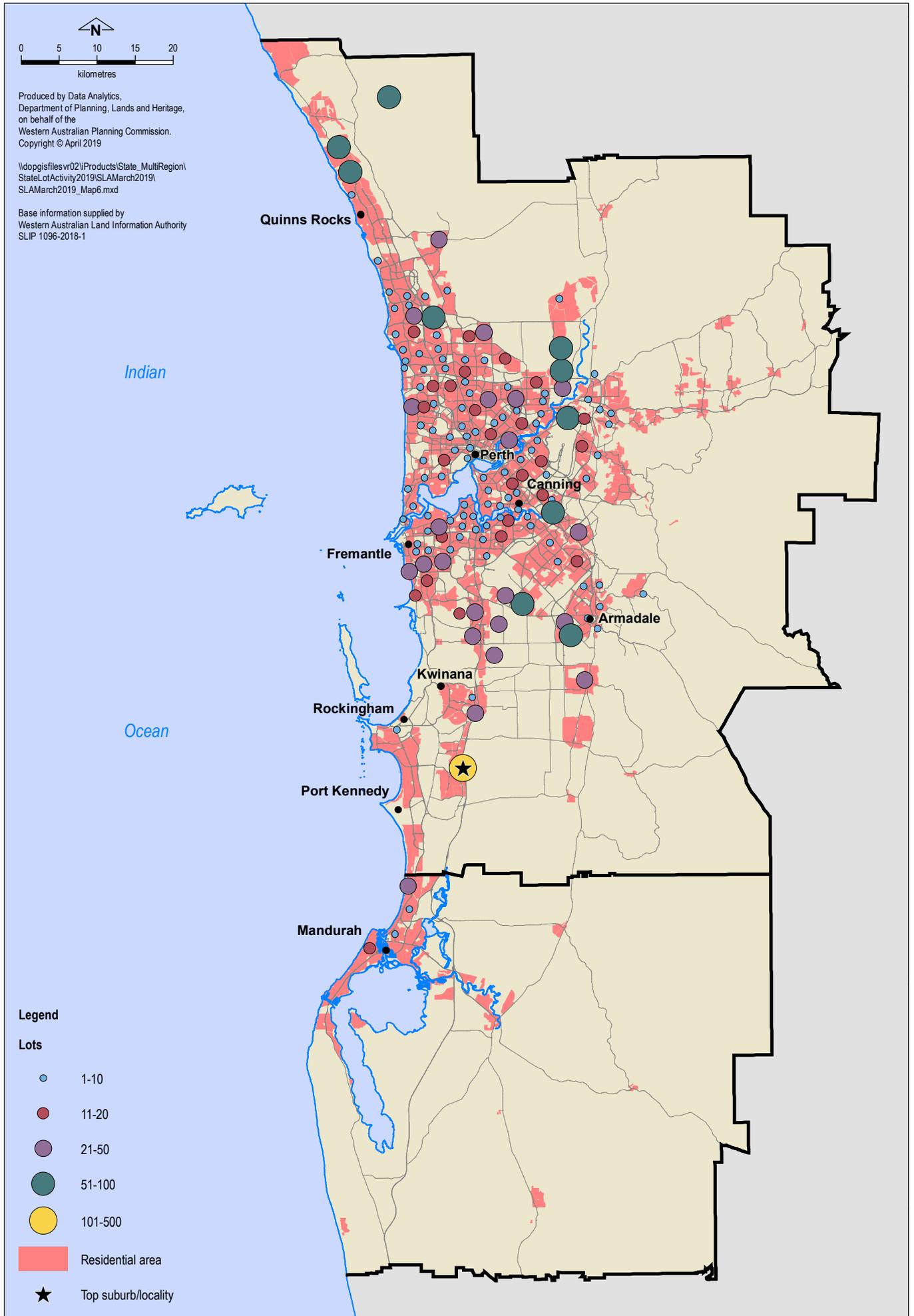
² The Peel Region Scheme includes the City of Mandurah and the shires of Murray and Waroona.

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	July 2018 to March 2019	March 2019 quarter	Quarter rank	Suburb	July 2018 to March 2019	March 2019 quarter	Quarter rank	Suburb	July 2018 to March 2019	March 2019 quarter	Quarter rank
Perth metropolitan region											
Alexander Heights	2	0	-	Hammond Park	157	29	23	Safety Bay	2	0	-
Alfred Cove	10	2	121	Harrisdale	40	0	-	Salter Point	38	0	-
Alkimos	129	56	8	Haynes	101	27	25	Scarborough	63	26	26
Anketell	46	0	-	Hazelmere	204	15	45	Secret Harbour	20	0	-
Applecross	8	2	121	Heathridge	31	6	82	Shelley	25	10	58
Ardross	14	6	82	Helena Valley	8	3	103	Shenton Park	23	19	34
Armadale	22	3	103	Henley Brook	1	0	-	Shoalwater	4	0	-
Ascot	10	0	-	High Wycombe	28	13	51	Singleton	27	0	-
Ashfield	6	3	103	Hilbert	132	64	7	Sorrento	37	6	82
Aveley	74	0	-	Hillarys	17	10	58	South Fremantle	3	0	-
Balcatta	25	11	56	Hilton	32	6	82	South Guildford	83	83	4
Baldivis	381	102	1	Huntingdale	5	2	121	South Lake	4	0	-
Balga	30	14	48	Inglewood	43	7	74	South Perth	16	3	103
Ballajura	33	16	43	Innaloo	8	8	70	Southern River	36	0	-
Banjup	163	36	16	Jindalee	30	1	152	Spearwood	37	17	40
Banksia Grove	44	44	13	Jolimont	4	0	-	St James	15	3	103
Bassendean	17	3	103	Joondanna	9	0	-	Stoneville	2	0	-
Bateman	8	0	-	Kalamunda	4	0	-	Subiaco	4	1	152
Bayswater	55	19	34	Kallaroo	7	0	-	Success	101	34	18
Beaconsfield	14	2	121	Kardinya	33	6	82	Swan View	36	0	-
Beckenham	88	52	9	Karrinyup	32	7	74	Swanbourne	4	0	-
Bedford	27	5	90	Keimscott	23	3	103	Thornlie	23	10	58
Beechboro	33	16	43	Kenwick	4	0	-	Treeby	60	30	22
Beeliar	19	13	51	Kewdale	14	2	121	Trigg	5	0	-
Beldon	16	7	74	Kingsley	24	4	94	Tuart Hill	7	2	121
Bellevue	6	4	94	Koondoola	17	9	64	Two Rocks	36	0	-
Belmont	20	2	121	Koongamia	7	2	121	Victoria Park	14	9	64
Bennett Springs	18	0	-	Landsdale	45	34	18	Wandi	58	35	17
Bentley	19	3	103	Langford	4	0	-	Wanneroo	20	4	94
Bertram	9	9	64	Lathlain	10	0	-	Warnbro	4	0	-
Bicton	6	2	121	Leederville	9	2	121	Warwick	20	3	103
Booragoon	14	4	94	Leeming	21	3	103	Waterford	2	2	121
Brabham	233	90	2	Lesmurdie	3	0	-	Watermans Bay	7	2	121
Brentwood	3	3	103	Lockridge	18	9	64	Wellard	139	41	14
Bull Creek	11	7	74	Lynwood	30	7	74	Wembley	8	2	121
Bullsbrook	37	0	-	Maddington	85	37	15	Wembley Downs	17	4	94
Burns Beach	30	1	152	Maida Vale	9	9	64	West Leederville	4	0	-
Burswood	3	0	-	Manning	17	5	90	West Perth	4	2	121
Bushmead	9	0	-	Marangaroo	2	0	-	Westminster	3	3	103
Byford	95	29	23	Marmion	7	7	74	White Gum Valley	9	2	121
Calista	4	0	-	Martin	3	0	-	Willagee	40	14	48
Camillo	4	2	121	Maylands	44	31	21	Willetton	156	17	40
Canning Vale	47	0	-	Medina	2	0	-	Wilson	19	3	103
Cannington	29	0	-	Melville	42	24	28	Winthrop	2	2	121
Carine	9	2	121	Merriwa	2	0	-	Woodbridge	9	0	-
Carlisle	58	12	55	Middle Swan	28	2	121	Woodlands	2	0	-
Caversham	126	48	12	Midland	7	4	94	Woodvale	117	76	6
Churchlands	2	2	121	Midvale	9	0	-	Yanchep	158	52	9
Claremont	12	6	82	Mindarie	3	0	-	Yangebup	2	0	-
Cloverdale	46	13	51	Morley	82	22	31	Yokine	44	19	34
Como	13	2	121	Mosman Park	19	10	58				
Connolly	24	0	-	Mount Claremont	20	2	121				
Coogee	32	18	37	Mount Hawthorn	6	4	94				
Coolbellup	60	24	28	Mount Lawley	27	11	56				
Cottesloe	12	6	82	Mount Nasura	4	4	94				
Craigie	54	33	20	Mount Pleasant	7	2	121				
Daglish	4	0	-	Mount Richon	1	1	152				
Dalkeith	2	0	-	Mullaloo	6	2	121				
Darch	18	18	37	Munster	3	0	-				
Dayton	171	83	4	Myaree	11	0	-				
Dianella	52	25	27	Nedlands	3	3	103				
Doubleview	41	20	33	Neerabup	3	0	-				
Duncairn	25	10	58	Nollamara	23	5	90				
East Cannington	32	7	74	Noranda	21	7	74				
East Fremantle	11	0	-	North Beach	14	0	-				
East Perth	2	0	-	North Coogee	51	24	28				
East Victoria Park	44	17	40	North Fremantle	12	8	70				
Eden Hill	3	3	103	North Perth	35	8	70				
Edgewater	10	6	82	Ocean Reef	21	2	121				
Eglinton	52	52	9	Padbury	32	15	45				
Ellenbrook	56	2	121	Palmyra	15	3	103				
Embleton	14	3	103	Pearsall	35	0	-				
Ferndale	5	3	103	Peppermint Grove	2	0	-				
Floreat	1	0	-	Perth	1	0	-				
Forrestfield	66	9	64	Piara Waters	256	88	3				
Fremantle	10	0	-	Queens Park	28	18	37				
Girrawheen	97	10	58	Quinns Rocks	16	2	121				
Golden Bay	51	0	-	Redcliffe	4	2	121				
Gosnells	42	14	48	Riverton	34	13	51				
Greenwood	22	8	70	Rivervale	31	4	94				
Gwelup	15	15	45	Rockingham	7	5	90				
Hammersley	20	2	121	Roleystone	6	2	121				
Hamilton Hill	73	21	32	Rossmoyne	10	2	121				
Total Perth metropolitan region									7088	2265	
Peel Region Scheme											
Coodanup	5	0	-	Lakelands	45	0	-	Ravenswood	26	0	-
Dawesville	12	0	-	Madora Bay	62	15	2	Wannanup	1	0	-
Dudley Park	1	0	-	Mandurah	14	2	4	Waroona	1	1	-
Erskine	34	0	-	Meadow Springs	42	42	1				
Halls Head	3	3	3	North Dandalup	7	0	-				
Total Peel Region Scheme									284	63	
Total Perth metropolitan region and Peel Region Scheme									7,372	2,328	

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



5 Rural residential and special residential activity

5.1 Regional summary: March 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 March 2019	Proposed lots	Proposed lots up to end of March 2019	Lots
Metropolitan¹					
Central sub-region	0	0	0	2	0
North-west sub-region	0	12	0	33	0
North-east sub-region	5	83	10	171	5
South-east sub-region	2	17	0	160	8
South-west sub-region	0	34	0	58	0
Peel Region Scheme ²	10	23	0	155	0
Total metropolitan¹	17	169	10	579	13
State planning region					
Perth	7	146	10	424	13
Peel ³	10	23	0	155	0
Sub-total	17	169	10	579	13
Rest of the State					
Gascoyne	1	1	0	2	0
Goldfields-Esperance	2	2	0	30	0
Great Southern	61	43	0	186	0
Kimberley	0	0	0	55	0
Mid West	0	0	4	103	0
Pilbara	0	0	0	0	0
South West	73	149	3	319	8
Wheatbelt	6	6	66	736	2
Sub-total	143	201	73	1,431	10
Total State	160	370	83	2,010	23

5.2 Final approval: top suburbs and localities

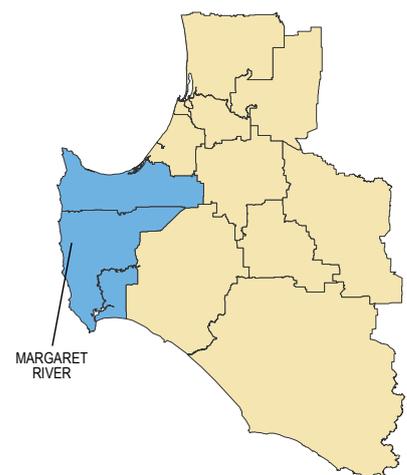
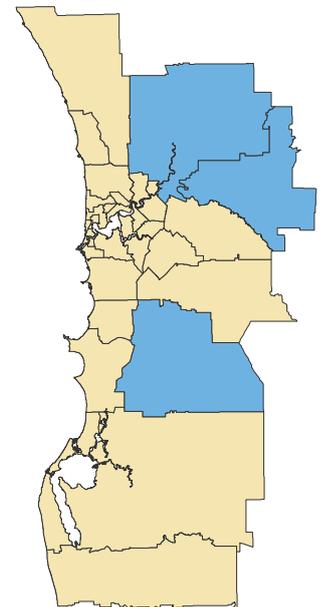
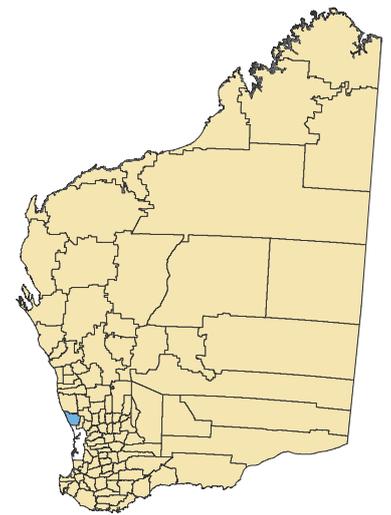
Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
	No localities with final approvals of five lots or more this quarter		1	Margaret River	5

* Five lots or more

Percentage of final approvals by region

Metropolitan¹

Regionals



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 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: March 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 March 2019	Proposed lots	Proposed lots up to end of March 2019	Lots
Metropolitan¹					
Central sub-region	8	14	4	62	6
North-west sub-region	8	10	8	32	2
North-east sub-region	5	12	2	29	3
South-east sub-region	2	12	2	34	11
South-west sub-region	3	3	1	5	6
Peel Region Scheme ²	24	27	2	23	7
Total metropolitan¹	50	78	19	185	35
State planning region					
Perth	26	51	17	162	28
Peel ³	24	27	2	23	7
Sub-total	50	78	19	185	35
Rest of the State					
Gascoyne	0	0	0	0	0
Goldfields-Esperance	0	0	0	9	0
Great Southern	2	2	0	16	2
Kimberley	0	0	0	25	0
Mid West	1	0	0	9	1
Pilbara	0	0	1	35	0
South West	2	2	6	40	14
Wheatbelt	2	2	0	2	1
Sub-total	7	6	7	136	18
Total State	57	84	26	321	53

6.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Martin	9	1	No localities with final approvals of five lots or more this quarter	7
1	Mandurah	7			

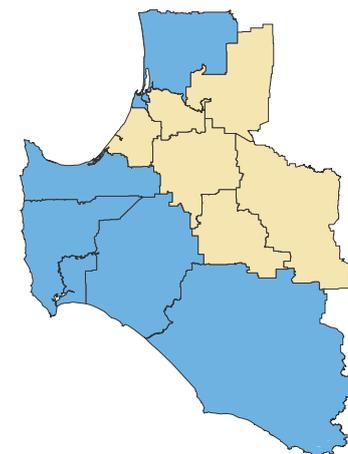
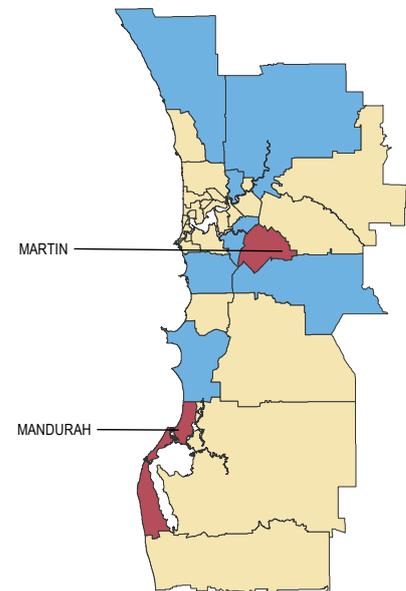
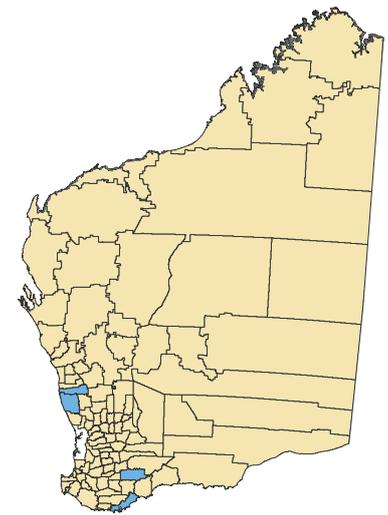
* Five lots or more

Percentage of final approvals by region

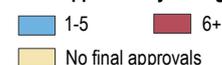
Metropolitan¹

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.

7 Industrial activity

7.1 Regional summary: March 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 March 2019	Proposed lots	Proposed lots up to end of March 2019	Lots
Metropolitan¹					
Central sub-region	2	4	11	138	21
North-west sub-region	2	5	0	97	0
North-east sub-region	0	52	5	42	1
South-east sub-region	27	33	0	189	0
South-west sub-region	0	2	14	55	15
Peel Region Scheme ²	4	108	0	4	0
Total metropolitan¹	35	204	30	525	37
State planning region					
Perth	31	96	30	521	37
Peel ³	4	108	0	4	0
Sub-total	35	204	30	525	37
Rest of the State					
Gascoyne	0	0	0	0	0
Goldfields-Esperance	2	2	1	15	0
Great Southern	9	9	0	17	0
Kimberley	2	55	0	38	0
Mid West	2	2	0	10	1
Pilbara	0	0	0	25	0
South West	1	88	0	207	2
Wheatbelt	1	3	130	93	0
Sub-total	17	159	131	405	3
Total State	52	363	161	930	40

7.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	O'Connor	16	No localities with final approvals of five lots or more this quarter		
2	Yangebup	14			

* Five lots or more

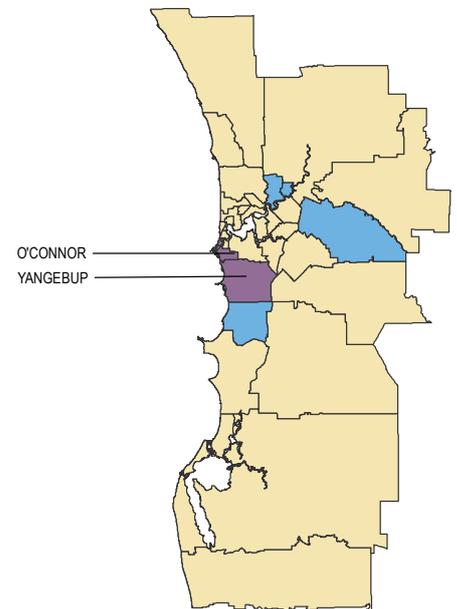
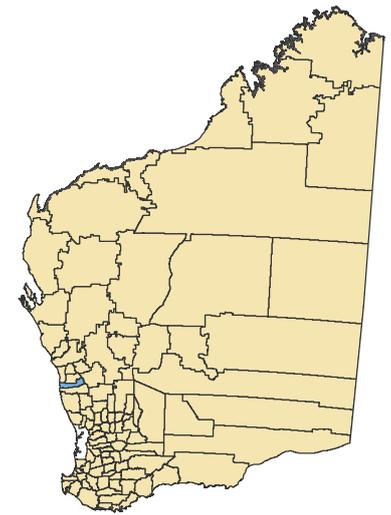
Percentage of final approvals by region

Metropolitan¹

Regionals

NOTE: NO REGIONAL PIE CHART FOR COUNTRY REGION IN THIS QUARTER

Green title lots versus strata lots – State



Final approvals by local government - lots

1-5 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.

8 Metropolitan local government summary

March quarter 2018	Residential					Non-residential				
	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of conditional approvals	Final approvals	Developer – lodged applications	Applications under assessment	Conditional approvals	Developer stock of conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of March 2019	Proposed lots	Proposed lots up to end of March 2019	Lots	Proposed lots	Proposed lots up to end of March 2019	Proposed lots	Proposed lots up to end of March 2019	Lots
Metropolitan¹										
Central sub-region										
Bassendean (T)	13	20	23	128	9	0	0	0	0	5
Bayswater (C)	97	107	38	686	87	0	0	6	97	6
Belmont (C)	27	33	37	269	23	3	5	1	4	0
Cambridge (T)	13	13	0	29	2	0	0	0	0	0
Canning (C)	143	147	122	1,019	83	1	0	8	32	3
Claremont (T)	4	4	6	37	3	0	2	0	0	0
Cottesloe (T)	2	2	0	24	6	0	0	0	0	0
East Fremantle (T)	0	0	0	18	0	2	2	0	0	0
Fremantle (C)	17	14	20	234	18	7	7	0	25	16
Melville (C)	121	117	127	687	80	1	3	3	37	0
Mosman Park (T)	7	16	7	38	10	0	0	0	0	0
Nedlands (C)	9	11	3	60	27	0	0	2	4	6
Peppermint Grove (S)	2	0	3	16	0	0	0	0	0	0
Perth (C)	0	0	0	8	0	2	2	0	4	0
South Perth (C)	30	30	21	172	12	0	0	0	2	0
Stirling (C)	295	293	145	1,352	183	3	5	1	23	0
Subiaco (C)	2	2	5	18	1	0	0	0	5	0
Victoria Park (T)	39	24	29	237	41	0	2	0	13	0
Vincent (C)	22	24	16	217	18	2	2	1	4	2
Total	843	857	602	5,249	603	21	30	22	250	38
North-west sub-region										
Joondalup (C)	111	142	108	1,075	123	0	2	0	9	0
Wanneroo (C)	1,191	1,735	1,477	10,951	355	15	64	23	294	23
Total	1,302	1,877	1,585	12,026	478	15	66	23	303	23
North-east sub-region										
Kalamunda (S)	37	44	12	770	31	0	9	0	8	5
Mundaring (S)	7	11	5	481	3	0	69	10	36	4
Swan (C)	184	732	547	6,352	374	21	80	23	231	23
Total	228	787	564	7,603	408	21	158	33	275	32
South-east sub-region										
Armadale (C)	221	837	443	4,317	194	3	15	11	178	13
Gosnells (C)	134	330	116	2,022	115	28	34	2	102	19
Serpentine-Jarrahdale (S)	172	282	310	2,514	29	2	26	10	174	13
Total	527	1,449	869	8,853	338	33	75	23	454	45
South-west sub-region										
Cockburn (C)	471	602	80	3,737	246	33	43	12	43	33
Kwinana (C)	368	570	2	3,381	85	2	6	3	44	8
Rockingham (C)	515	1,539	86	5,664	107	3	23	1	73	12
Total	1,354	2,711	168	12,782	438	38	72	16	160	53
Peel Region Scheme²										
Mandurah (C)	75	310	50	3,676	62	9	9	3	60	12
Murray (S)	41	41	104	1,413	0	44	170	7	195	0
Waroona (S)	2	2	0	2	0	2	0	2	25	0
Total	118	353	154	5,091	62	55	179	12	280	12
Total Perth metropolitan region and Peel Region Scheme										
	4,372	8,034	3,942	51,604	2,327	183	580	129	1,722	203

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

March 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 March 2019	Proposed lots	Proposed lots up to end of March 2019	Lots	Proposed lots	Proposed lots up to end of March 2019	Proposed lots	Proposed lots up to end of March 2019	Lots
Balance of State										
Gascoyne										
Carnarvon (S)	0	0	0	6	0	0	0	0	10	0
Exmouth (S)	0	0	0	2	0	1	1	0	0	0
Remaining local governments	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	8	0	1	1	0	10	0
Goldfields-Esperance										
Esperance (S)	0	0	0	283	0	2	2	4	53	2
Kalgoorlie-Boulder (C)	20	20	3	96	8	4	4	0	27	0
Remaining local governments	0	0	0	0	0	0	0	7	36	2
Total	20	20	3	379	8	6	6	11	116	4
Great Southern										
Albany (C)	94	96	9	616	16	36	58	2	290	10
Remaining local governments	48	53	26	498	0	48	13	5	162	4
Total	142	149	35	1,114	16	84	71	7	452	14
Kimberley										
Broome (S)	0	0	4	317	1	0	53	0	63	0
Wyndham-East Kimberley (S)	0	0	0	12	2	2	2	0	75	0
Remaining local governments	0	0	0	188	0	0	0	0	0	0
Total	0	0	4	517	3	2	55	0	138	0
Mid West										
Greater Geraldton (C)	2	2	31	1,482	0	7	8	7	88	0
Irwin (S)	0	0	12	20	0	0	0	0	100	0
Remaining local governments	1	1	0	0	3	3	3	7	12	7
Total	3	3	43	1,502	3	10	11	14	200	7
Pilbara										
Karratha (C)	0	0	0	27	0	5	5	0	39	0
Port Hedland (T)	0	0	6	351	0	14	14	1	28	1
Remaining local governments	38	38	0	50	0	0	0	0	2	0
Total	38	38	6	428	0	19	19	1	69	1
South West										
Augusta-Margaret River (S)	6	102	22	549	1	7	123	7	167	11
Bunbury (C)	15	5	17	236	7	3	3	2	65	1
Busselton (C)	10	34	182	1,170	27	23	23	9	389	19
Capel (S)	0	94	1	1,252	2	24	22	3	94	0
Dardanup (S)	24	22	4	283	21	1	31	0	37	3
Harvey (S)	432	755	1	622	72	13	136	2	127	8
Remaining local governments	4	4	0	220	11	50	57	11	171	16
Total	491	1,016	227	4,332	141	121	395	34	1,050	58
Wheatbelt										
Beverley (S)	0	0	0	2	0	8	6	3	18	3
Chittering (S)	0	0	0	188	0	0	0	70	271	4
Gingin (S)	0	0	1,796	1,964	0	0	0	162	335	4
Northam (S)	7	7	0	171	2	0	0	2	268	0
Toodyay (S)	0	0	0	208	0	0	0	0	13	2
York (S)	0	8	0	7	1	2	2	0	0	0
Remaining local governments	29	28	2	91	3	31	41	33	101	15
Total	36	43	1,798	2,631	6	41	49	270	1,006	28
Peel region - balance										
Boddington (S)	0	0	0	9	0	0	0	0	0	0
Balance of State	730	1,269	2,116	10,920	177	284	607	337	3,041	112

Note: (C) City, (T) Town, and (S) Shire

10 State lot approvals

10.1 Total approvals

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2007/08	32,797	21,165	17,991	12,574	19,797	14,110	13,000	7,055
2008/09	28,364	14,921	14,876	8,739	18,073	10,233	10,291	4,688
2009/10	29,389	12,779	19,219	8,415	20,567	9,093	8,822	3,686
2010/11	30,085	14,525	20,587	10,669	22,063	11,357	8,022	3,168
2011/12	29,486	13,371	17,790	10,338	20,103	10,773	9,383	2,598
2012/13	29,312	16,810	19,807	12,862	22,077	13,644	7,235	3,166
2013/14	37,814	19,281	28,239	15,549	30,739	16,252	7,075	3,029
2014/15	37,346	23,127	27,063	18,573	28,741	20,195	8,605	2,932
2015/16	25,851	18,758	19,420	15,239	21,387	16,204	4,464	2,554
2016/17	19,732	12,991	15,296	10,136	16,955	10,884	2,777	2,107
2017/18	19,665	12,973	15,682	10,913	16,819	11,393	2,846	1,580
July 2018 to March 2019	17,608	9,281	12,586	7,810	13,349	8,181	4,259	1,100

10.2 Residential

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2007/08	26,913	18,135	16,265	11,720	17,905	13,150	9,008	4,985
2008/09	23,561	12,766	13,336	8,063	15,988	9,441	7,573	3,325
2009/10	24,307	10,915	17,618	7,816	18,854	8,421	5,453	2,494
2010/11	25,346	12,695	18,728	10,193	19,999	10,762	5,347	1,933
2011/12	25,394	11,339	16,702	9,489	18,805	9,845	6,589	1,494
2012/13	26,018	15,009	18,787	12,194	20,966	12,894	5,052	2,115
2013/14	34,031	17,781	26,816	14,929	29,179	15,580	4,852	2,201
2014/15	33,931	21,256	25,433	17,607	26,897	19,140	7,034	2,116
2015/16	23,663	16,692	18,751	14,124	20,595	14,993	3,068	1,699
2016/17	17,687	11,228	14,448	9,285	15,976	9,948	1,711	1,280
2017/18	17,302	11,058	14,693	9,840	15,760	10,190	1,542	868
July 2018 to March 2019	15,890	8,018	11,866	7,088	12,518	7,372	3,372	646

10.3 Rural residential and special residential

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2007/08	2,438	1,129	545	183	567	214	1,871	915
2008/09	1,898	744	496	198	819	215	1,079	529
2009/10	2,486	560	654	198	670	211	1,816	349
2010/11	1,639	526	437	101	528	118	1,111	408
2011/12	1,673	780	244	349	393	376	1,280	404
2012/13	1,038	405	200	121	236	172	802	233
2013/14	1,371	640	414	252	430	265	941	375
2014/15	1,620	526	783	193	947	233	673	293
2015/16	771	634	112	288	175	320	596	314
2016/17	739	464	185	166	274	179	465	285
2017/18	880	334	186	121	203	175	677	159
July 2018 to March 2019	673	221	288	115	332	149	341	72

10.4 Industrial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2007/08	1,160	662	695	350	753	354	407	308
2008/09	888	386	444	217	465	252	423	134
2009/10	649	331	310	174	313	176	336	155
2010/11	603	212	253	124	301	124	302	88
2011/12	571	329	245	162	261	176	310	153
2012/13	626	406	155	191	171	195	455	211
2013/14	820	159	403	101	477	106	343	53
2014/15	478	267	311	199	311	199	167	68
2015/16	205	179	101	133	104	134	101	45
2016/17	251	139	182	100	182	107	69	32
2017/18	610	210	375	169	378	169	232	41
July 2018 to March 2019	237	127	85	111	85	111	152	16

■ conditional approvals ■ final approvals

10.5 Commercial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2007/08	262	222	154	144	169	155	93	67
2008/09	460	137	268	79	305	82	155	55
2009/10	380	151	228	85	235	93	145	58
2010/11	284	140	183	89	190	92	94	48
2011/12	321	222	200	171	207	183	114	39
2012/13	360	189	215	124	226	129	134	60
2013/14	289	136	189	92	194	95	95	41
2014/15	221	95	137	64	141	68	80	27
2015/16	208	172	97	109	113	113	95	59
2016/17	199	125	159	78	163	88	36	37
2017/18	175	103	127	73	136	79	39	24
July 2018 to March 2019	153	129	81	80	105	96	48	33

10.6 Other land use categories

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2007/08	2,024	1,017	332	177	403	237	1,621	780
2008/09	1,557	888	332	182	496	243	1,061	645
2009/10	1,567	822	409	142	495	192	1,072	630
2010/11	2,213	952	986	162	1,045	261	1,168	691
2011/12	1,527	701	399	167	437	193	1,090	508
2012/13	1,270	801	450	232	478	254	792	547
2013/14	1,303	565	417	175	459	206	844	359
2014/15	1,096	983	399	510	445	555	651	428
2015/16	1,004	1,081	359	585	400	644	604	437
2016/17	856	1,035	322	507	360	562	496	473
2017/18	698	1,268	301	710	342	780	356	488
July 2018 to March 2019	655	786	266	416	309	453	346	333

■ 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