

state^{lot}activity:WA



MARCH QTR 2025

1 State summary

- During the March 2025 quarter, the number of developer-lodged applications for residential subdivision across Western Australia decreased by 17%, with a total of 468 applications lodged for the quarter. This translates to an 11% decrease in proposed lots when compared to applications lodged in the December 2024 quarter.
- The total number of residential applications under assessment decreased by 9% over the March 2025 quarter. The volume of residential lots being assessed however has increased by 11%.
- The number of proposed residential lots granted conditional approval during the March 2025 quarter decreased by 15% from the December 2024 quarter, for a total of 4,561 lots conditionally approved in the March 2025 quarter.
- During the March 2025 quarter, the total stock of developers' residential lots with conditional approval decreased by 7% to a total of 63,602 lots.
- When compared to the December 2024 quarter, the number of residential lots granted final approval during the March quarter increased by 37% for a total of 4,433 lots approved for the quarter.
- Although most subdivision metrics for the March quarter were down from December, volumes are still well above long-term average levels.

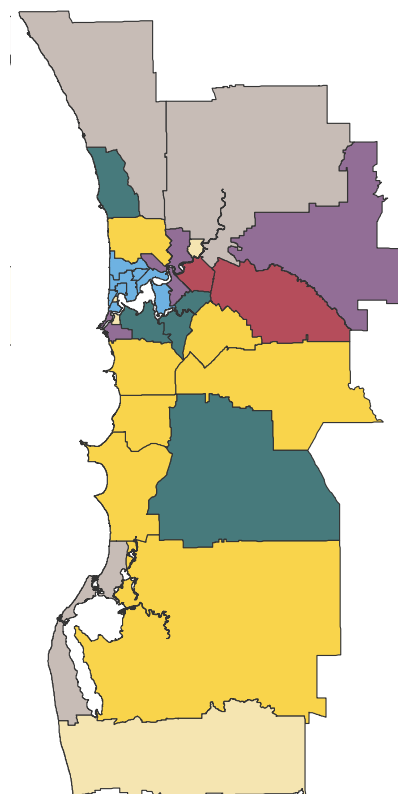
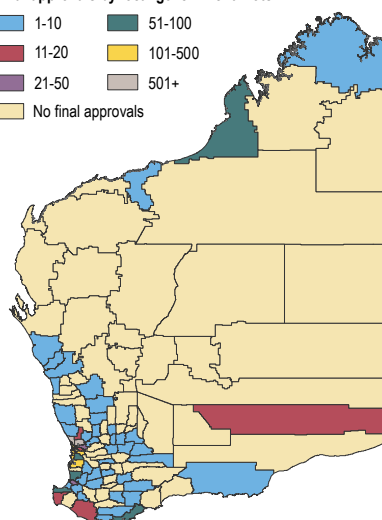
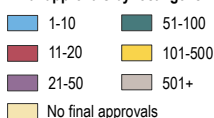
Note: the developers' stock of lots granted conditional approval includes subdivision approvals that have been granted an automatic two-year extension as a result of the amendments to the *Planning and Development Act 2005* to include Part 18 - Extension of time for endorsement of diagram or plan of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

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

Data type	Developer – lodged applications		Applications under assessment		Conditional approvals		Developers' stock of current conditional approvals		Final approvals	
	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots
Residential										
Dec qtr 2024	565	6,578	618	9,413	565	8,749	3,941	68,272	332	3,225
Mar qtr 2025	468	5,877	565	10,402	480	4,561	3,862	63,602	398	4,433
July 2024 to March 2025	1636	20,222			1,574	18,586			1,085	10,943
Change between quarters	↓ -17%	↓ -11%	↓ -9%	↑ 11%	↓ -15%	↓ -48%	↓ -2%	↓ -7%	↑ 20%	↑ 37%
Non-residential										
Dec qtr 2024	161	497	204	847	162	664	874	5,937	173	569
Mar qtr 2025	109	397	164	784	173	518	856	5,748	218	727
July 2024 to March 2025	399	1,294			480	1,555			555	2,000
Change between quarters	↓ -32%	↓ -20%	↓ -20%	↓ -7%	↑ 7%	↓ -22%	↓ -2%	↓ -3%	↑ 25%	↑ 29%

1.1 Final approval activity: March quarter 2025

Final approvals by local government - lots



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

Contents	Page
1 State summary	1
2 Residential activity	2
3 Residential lot size	3
4 Residential final approvals by suburb	4
5 Rural residential and special residential activity	6
6 Commercial activity	7
7 Industrial activity	8
8 Metropolitan local government summary	9
9 Balance of the State and selected local government summary	10
10 State lot approvals	11
11 Notes	13

2 Residential activity

2.1 Regional summary: March quarter 2025

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developers' stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Mar 2025	Proposed lots	Proposed lots up to end of Mar 2025	Lots

Metropolitan¹

Central sub-region	503	632	534	4,668	367
North-west sub-region	853	2,535	736	13,736	984
North-east sub-region	110	410	272	7,684	794
South-east sub-region	1,512	2,524	979	10,447	488
South-west sub-region	1,723	2,401	842	11,824	850
Peel Region Scheme ²	68	489	148	4,890	631
Total Metropolitan¹	4,769	8,991	3,511	53,249	4,114

State planning region

Perth	4,701	8,502	3,363	48,359	3,483
Peel ³	68	489	148	4,890	631
Sub-total	4,769	8,991	3,511	53,249	4,114

Rest of the State

Gascoyne	0	0	0	51	0
Goldfields-Esperance	11	10	15	462	14
Great Southern	10	13	27	1,030	9
Kimberley	2	2	0	262	57
Mid West	42	61	22	1,618	4
Pilbara	14	12	295	808	0
South West	760	1,010	643	4,922	198
Wheatbelt	269	303	48	1,200	37
Sub-total	1,108	1,411	1,050	10,353	319
Total State	5,877	10,402	4,561	63,602	4,433

2.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots	Rank	Balance of State	Lots*
1	Baldivis	380	1	Australind	56
2	Henley Brook	287	2	Yalyalup	46
3	Eglinton	252	3	Bilingurr	40
4	Lakelands	248	4	Eaton	28
5	Alkimos	184	5	Djugun	15
6	Yanchep	183	6	Geographe/Chittering	14
7	Wellard	160	7	Dunsborough	12
8	Dawesville	149	8	Usher	10
9	Hilbert	138	9	Dalwallinu	9
10	Brabham/South Yunderup	95	10	Carey Park	7

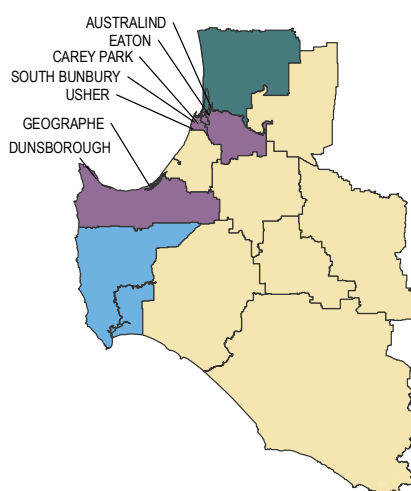
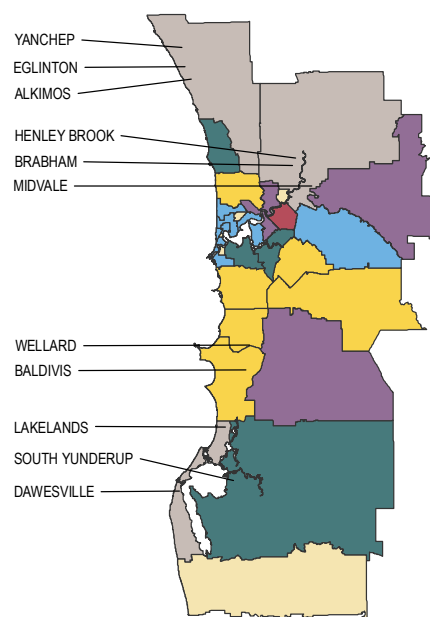
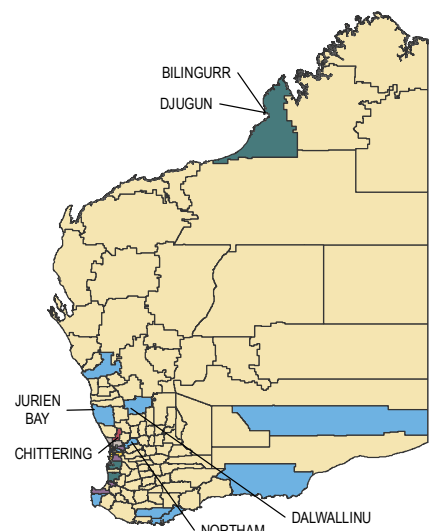
* Five lots or more

Percentage of final approvals by region

Metropolitan¹

Regional

Green title versus strata – State



Final approvals by local government - lots



Note: Top suburbs and localities identified where relevant

¹ The metropolitan region is made up of the Perth Metropolitan Region Scheme and Peel Region Scheme areas.
² The Peel Region Scheme includes the City of Mandurah and the Shires of Murray and Waroona.
³ Peel includes the City of Mandurah and the Shires of Boddington, Murray and Waroona.

3 Residential lot size

Financial year	Final approvals by lot size range (m²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Metropolitan¹						
2018/19	3,823	4,510	831	319	185	357
2019/20	3,139	3,682	788	348	243	364
2020/21	4,376	6,532	895	361	164	375
2021/22	3,221	4,957	874	415	155	375
2022/23	2,366	4,736	764	351	187	375
2023/24	2,596	5,126	667	302	188	375
2024/25						
Sep qtr	899	1,410	243	86	50	375
Dec qtr	794	1,766	211	72	63	375
Mar qtr	1,089	2,290	389	154	45	375

Financial year	Final approvals by lot size range (m²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Balance of State						
2018/19	123	282	177	237	67	518
2019/20	91	215	112	135	158	546
2020/21	155	413	192	297	109	507
2021/22	70	272	129	283	181	599
2022/23	70	267	114	198	194	568
2023/24	161	251	176	311	206	560
2024/25						
Sep qtr	64	232	77	88	71	480
Dec qtr	32	96	33	43	68	510
Mar qtr	33	79	36	87	30	564

3.1 Lot size by planning region

Quarter	Final approvals by lot size range (m²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Metro Central sub-region						
Jun qtr 24	114	107	31	14	14	354
Sep qtr 24	172	174	35	19	17	350
Dec qtr 24	133	174	29	8	15	362
Mar qtr 25	160	128	28	19	11	336
Metro North-east sub-region						
Jun qtr 24	32	94	15	15	20	409
Sep qtr 24	98	169	11	5	12	358
Dec qtr 24	44	138	36	30	35	445
Mar qtr 25	292	421	39	24	17	375
Metro North-west sub-region						
Jun qtr 24	225	396	20	11	4	375
Sep qtr 24	235	238	46	14	3	372
Dec qtr 24	225	667	68	14	7	375
Mar qtr 25	276	610	70	22	6	375
Metro South-east sub-region						
Jun qtr 24	44	124	17	5	2	375
Sep qtr 24	145	247	37	16	8	375
Dec qtr 24	138	230	19	5	1	346
Mar qtr 25	98	255	50	10	5	375
Metro South-west sub-region						
Jun qtr 24	187	419	29	5	4	375
Sep qtr 24	192	410	52	19	7	375
Dec qtr 24	214	372	30	6	5	375
Mar qtr 25	198	448	112	48	5	379
Metropolitan¹						
Jun qtr 24	602	1,140	112	50	44	375
Sep qtr 24	842	1,238	181	73	47	375
Dec qtr 24	754	1,581	182	63	63	375
Mar qtr 25	1,024	1,862	299	123	44	375
Peel Region Scheme²						
Jun qtr 24	22	92	55	31	3	476
Sep qtr 24	57	172	62	13	3	450
Dec qtr 24	40	185	29	9	0	375
Mar qtr 25	65	428	90	31	1	450
Perth metropolitan region						
Jun qtr 24	624	1,232	167	81	47	375
Sep qtr 24	899	1,410	243	86	50	375
Dec qtr 24	794	1,766	211	72	63	375
Mar qtr 25	1,089	2,290	389	154	45	375
Peel³						
Jun qtr 24	22	92	55	31	3	476
Sep qtr 24	57	172	62	13	3	450
Dec qtr 24	40	185	29	9	0	375
Mar qtr 25	65	428	90	31	1	450

Quarter	Final approvals by lot size range (m²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Northern regions						
Jun qtr 24	0	3	1	2	2	678
Sep qtr 24	0	0	0	14	1	908
Dec qtr 24	0	0	0	0	3	1,060
Mar qtr 25	8	1	7	40	1	635
Central regions						
Jun qtr 24	0	2	1	12	2	718
Sep qtr 24	4	1	1	25	1	838
Dec qtr 24	31	7	1	11	2	245
Mar qtr 25	4	3	3	5	3	560
Wheatbelt region						
Jun qtr 24	0	0	2	0	28	1,250
Sep qtr 24	5	3	0	2	2	386
Dec qtr 24	0	0	0	7	18	1,000
Mar qtr 25	3	6	2	6	16	968
South West region						
Jun qtr 24	10	21	4	20	18	678
Sep qtr 24	55	228	76	47	67	479
Dec qtr 24	1	89	32	25	45	510
Mar qtr 25	18	69	24	36	10	468

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

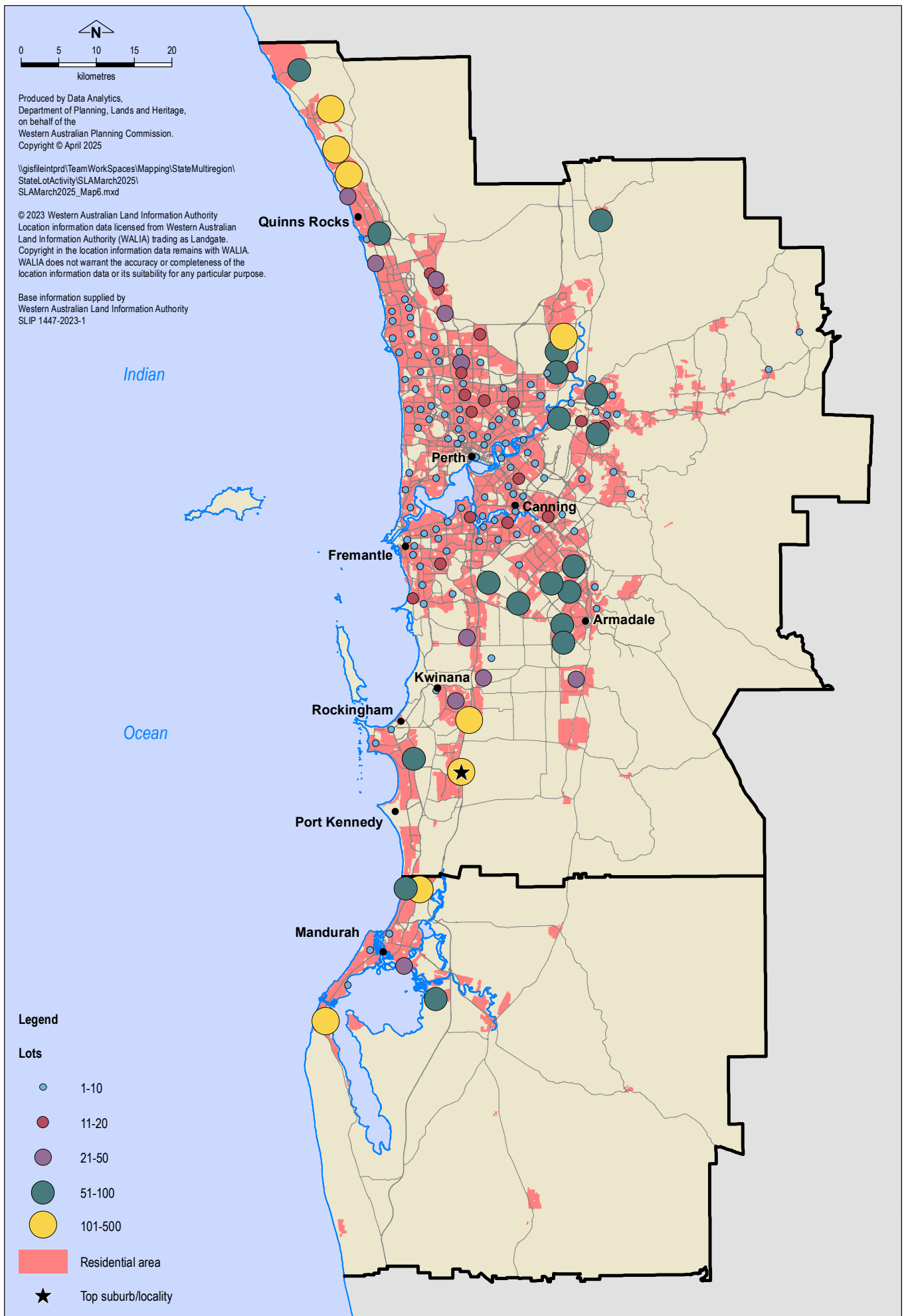
² The Peel Region Scheme includes the City of Mandurah and the Shires of Murray and Waroona.

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

4 Residential final approvals by suburb

Suburb	2024/25	Mar 2025 quarter	Quarter rank	Suburb	2024/25	Mar 2025 quarter	Quarter rank	Suburb	2024/25	Mar 2025 quarter	Quarter rank
Perth metropolitan region											
Alfred Cove	4	4	82	Heathridge	12	8	57	Redcliffe	3	0	0
Alkimos	467	184	4	Helena Valley	31	15	37	Riverton	29	13	42
Anketell	117	24	30	Henley Brook	359	287	2	Rivervale	4	0	0
Applecross	20	12	44	High Wycombe	5	0	0	Rockingham	40	5	74
Ardross	6	0	0	Highgate	2	2	106	Rossmoyne	12	6	69
Armadale	18	0	0	Hilbert	254	138	7	Safety Bay	2	0	0
Ascot	3	3	96	Hillarys	7	3	96	Salter Point	4	2	106
Ashby	26	15	37	Hilton	8	0	0	Scarborough	19	10	51
Ashfield	5	0	0	Hocking	2	0	0	Secret Harbour	33	0	0
Attadale	13	2	106	Huntingdale	1	0	0	Shelley	10	5	74
Balcatta	6	3	96	Inglewood	5	2	106	Shenton Park	2	0	0
Baldivis	752	380	1	Innaloo	5	5	74	Shoalwater	6	2	106
Balga	32	11	46	Jandakot	116	65	11	Sinagra	227	24	30
Ballajura	10	0	0	Jindalee	36	36	26	Singleton	19	0	0
Bassendean	13	0	0	Joondalup	2	0	0	Sorrento	10	2	106
Bayswater	33	2	106	Joondanna	1	1	150	South Fremantle	5	0	0
Beaconsfield	15	5	74	Kalamunda	13	4	82	South Guildford	65	55	17
Beckenham	45	11	46	Kallaroo	6	2	106	South Lake	2	0	0
Bedford	16	3	96	Kardinya	13	5	74	South Perth	6	0	0
Beechboro	22	10	51	Karnup	77	0	0	Southern River	187	52	21
Beldon	4	2	106	Karrinyup	10	2	106	Spearwood	17	9	55
Bellevue	19	2	106	Kelmscott	10	7	62	St James	6	6	69
Belmont	10	4	82	Kenwick	7	5	74	Stirling	6	0	0
Bennett Springs	48	2	106	Kewdale	12	2	106	Subiaco	6	2	106
Bentley	15	3	96	Kingsley	7	4	82	Success	2	0	0
Booragoon	2	0	0	Koondoola	3	3	96	Swan View	6	6	69
Boya	1	0	0	Koongamia	6	2	106	Swanbourne	8	4	82
Brabham	217	95	8	Kwinana Town Centre	39	39	24	The Vines	21	0	0
Brentwood	7	0	0	Lake Coogee	2	2	106	Thornlie	11	0	0
Brookdale	47	0	0	Landsdale	53	14	39	Treeby	116	0	0
Bull Creek	4	2	106	Langford	4	2	106	Tuart Hill	10	10	51
Bullsbrook	62	62	13	Lathlain	1	1	150	Two Rocks	255	68	10
Burns Beach	28	24	30	Leederville	6	6	69	Upper Swan	64	0	0
Burswood	3	3	96	Leeming	6	0	0	Victoria Park	3	0	0
Bushmead	106	59	16	Lesmurdie	5	0	0	Waikiki	57	55	17
Byford	162	39	24	Lockridge	2	2	106	Walliston	25	1	150
Canning Vale	4	2	106	Lynwood	6	0	0	Wandi	46	10	51
Cannington	11	7	62	Maddington	51	2	106	Wanneroo	16	14	39
Carine	34	2	106	Madeley	3	0	0	Warnbro	2	0	0
Carlisle	23	11	46	Mahogany Creek	2	0	0	Warwick	2	2	106
Champion Lakes	52	52	21	Maida Vale	34	0	0	Watermans Bay	2	0	0
Chidlow	2	2	106	Mandogalup	49	0	0	Wellard	339	160	6
Churchlands	6	0	0	Manning	2	0	0	Wembley	7	5	74
City Beach	1	0	0	Marangaroo	5	5	74	Wembley Downs	20	2	106
Clarkson	113	53	19	Maylands	12	3	96	West Leederville	2	2	106
Cloverdale	14	3	96	Medina	2	2	106	West Perth	9	0	0
Como	10	6	69	Melville	21	4	82	West Swan	19	19	33
Coogee	14	13	42	Middle Swan	9	2	106	Westminster	15	7	62
Coolbellup	32	11	46	Midland	9	0	0	Whitby	14	0	0
Cottesloe	7	2	106	Midvale	84	80	9	White Gum Valley	10	2	106
Craigie	26	7	62	Mindarie	43	2	106	Willagee	24	8	57
Currambine	48	0	0	Morley	51	17	35	Willetton	21	8	57
Darlington	2	0	0	Mosman Park	4	2	106	Wilson	30	8	57
Dayton	73	61	14	Mount Claremont	4	0	0	Woodbridge	5	3	96
Dianella	36	14	39	Mount Hawthorn	9	7	62	Woodlands	2	2	106
Doubleview	23	7	62	Mount Helena	10	0	0	Woodvale	2	0	0
Duncraig	11	2	106	Mount Lawley	11	2	106	Wooroloo	2	2	106
East Cannington	7	0	0	Mount Nasura	2	2	106	Yanchep	343	183	5
East Victoria Park	19	9	55	Mount Pleasant	34	12	44	Yangebup	2	2	106
Eden Hill	2	0	0	Mullaloo	2	2	106	Yokine	35	18	34
Edgewater	2	0	0	Myaree	2	0	0				
Eglinton	633	252	3	Nedlands	42	4	82				
Ellenbrook	1	1	150	Nollamara	24	11	46				
Embleton	10	4	82	Noranda	11	4	82				
Ferndale	10	0	0	North Beach	9	4	82				
Floreat	1	0	0	North Coogee	6	0	0				
Forrestdale	63	0	0	North Perth	28	8	57				
Forrestfield	16	4	82	Ocean Reef	2	0	0				
Fremantle	11	2	106	Orella	11	0	0				
Girrawheen	33	25	29	Osborne Park	4	2	106				
Glendalough	15	0	0	Padbury	11	2	106				
Golden Bay	36	0	0	Palmyra	7	7	62				
Gosnells	103	60	15	Parkerville	1	0	0				
Greenmount	2	2	106	Parkwood	15	4	82				
Greenwood	9	2	106	Parmelia	35	35	27				
Gwelup	3	0	0	Pearsall	46	44	23				
Hamersley	6	0	0	Peppermint Grove	2	0	0				
Hamilton Hill	29	4	82	Perth	4	4	82				
Hammond Park	147	32	28	Piara Waters	167	53	19				
Harrisdale	55	0	0	Port Kennedy	40	0	0				
Haynes	106	65	11	Queens Park	11	0	0				
Hazelmere	16	16	36	Quinns Rocks	6	0	0				
Total Perth metropolitan region									8,573	3,483	
Peel Region Scheme											
Lakelands	319	248	1	Coodanup	85	45	5	Dudley Park	45	0	0
Dawesville	151	149	2	Mandurah	19	16	6	Ravenswood	28	0	0
South Yunderup	189	95	3	Halls Head	4	4	7	Wannanup	1	0	0
Madora Bay	343	71	4	Falcon	9	3	8	Waroona	8	0	0
Total Peel Region Scheme									1,201	631	
Total Perth metropolitan region and Peel Region Scheme									9,774	4,114	

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 2025

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developers' stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Mar 2025	Proposed lots	Proposed lots up to end of Mar 2025	Lots

Metropolitan¹

Central sub-region	0	0	0	0	0
North-west sub-region	0	0	0	2	7
North-east sub-region	6	11	22	433	8
South-east sub-region	2	41	10	392	21
South-west sub-region	2	13	0	45	2
Peel Region Scheme ²	0	55	19	320	27
Total Metropolitan¹	10	120	51	1,192	65

State planning region

Perth	10	65	32	872	38
Peel ³	0	107	19	320	27
Sub-total	10	172	51	1,192	65

Rest of the State

Gascoyne	0	0	0	2	0
Goldfields-Esperance	2	2	0	60	0
Great Southern	2	46	22	160	9
Kimberley	0	0	0	0	2
Mid West	0	0	0	58	2
Pilbara	0	0	0	0	0
South West	19	58	32	444	29
Wheatbelt	98	109	12	568	4
Sub-total	121	215	66	1,292	46
Total State	131	387	117	2,484	111

5.2 Final approval: top suburbs and localities

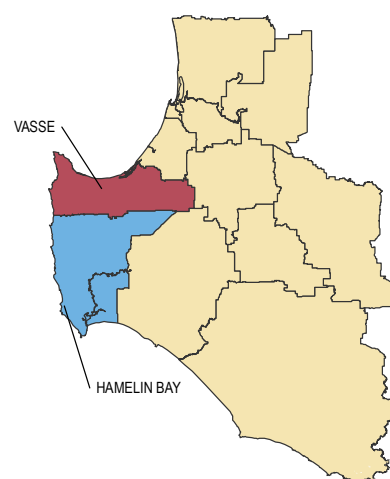
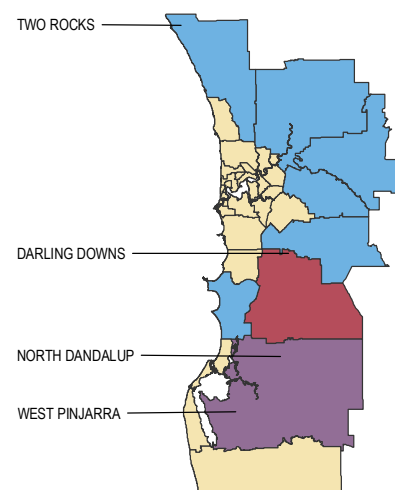
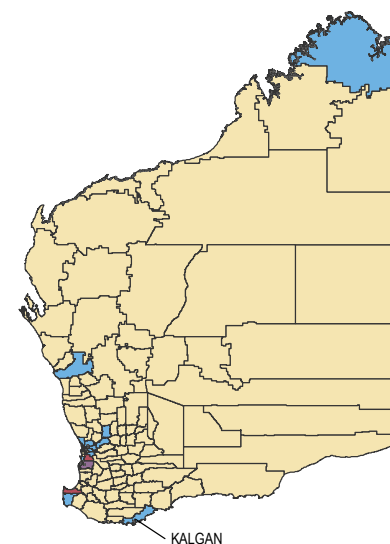
Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	West Pinjarra	19	1	Vasse	19
2	Darling Downs	16	2	Hamelin Bay	10
3	North Dandalup	8	3	Kalgan	9
4	Two Rocks	7			

* Five lots or more

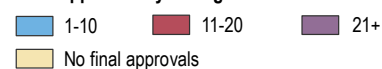
Percentage of final approvals by region

Metropolitan¹

Regional



Final approvals by local government - lots



Note: Top suburbs and localities identified where relevant

¹ The metropolitan region is made up of the Perth Metropolitan Region Scheme and Peel Region Scheme areas.
² The Peel Region Scheme includes the City of Mandurah and the Shires of Murray and Waroona.
³ Peel includes the City of Mandurah and the Shires of Boddington, Murray and Waroona.

6 Commercial activity

6.1 Regional summary: March quarter 2025

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developers' stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Mar 2025	Proposed lots	Proposed lots up to end of Mar 2025	Lots

Metropolitan¹

Central sub-region	5	6	9	74	7
North-west sub-region	0	4	15	45	4
North-east sub-region	8	12	7	83	2
South-east sub-region	2	4	15	41	2
South-west sub-region	6	6	4	36	2
Peel Region Scheme ²	3	3	1	16	1
Total Metropolitan¹	24	35	51	295	18

State planning region

Perth	21	32	50	279	17
Peel ³	3	3	1	16	1
Sub-total	24	35	51	295	18

Rest of the State

Gascoyne	0	2	0	4	0
Goldfields-Esperance	0	0	0	11	0
Great Southern	0	0	3	14	0
Kimberley	0	0	0	10	2
Mid West	2	2	0	23	2
Pilbara	0	0	0	9	0
South West	0	0	14	56	1
Wheatbelt	4	4	3	21	3
Sub-total	6	8	20	148	8
Total State	30	43	71	443	26

6.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
no localities in this quarter due to low numbers			no localities in this quarter due to low numbers		

Percentage of final approvals by region

Metropolitan¹

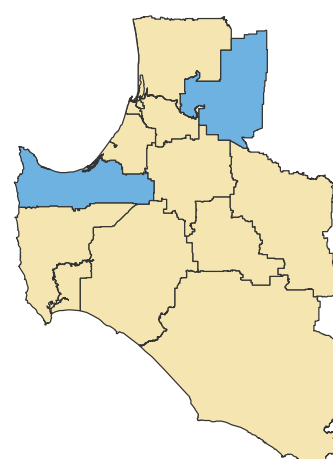
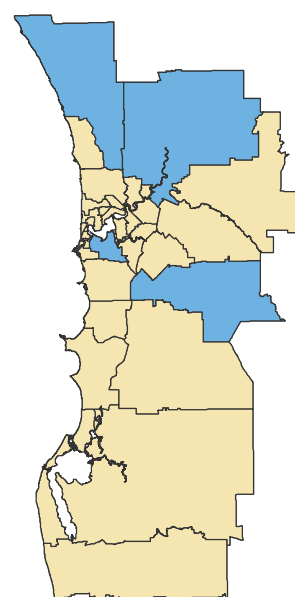
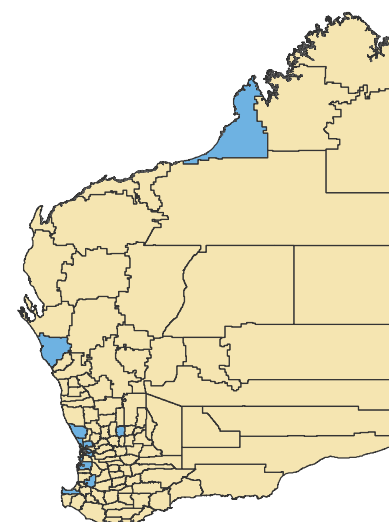
Regional

Green title lots versus strata lots - State

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

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

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



Final approvals by local government - lots

1-5

No final approvals

Note: Top suburbs and localities identified where relevant

7 Industrial activity

7.1 Regional summary: March quarter 2025

	Developer – lodged applications	Applications under assessment	Conditional approvals	Developers' stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Mar 2025	Proposed lots	Proposed lots up to end of Mar 2025	Lots

Metropolitan¹

Central sub-region	1	1	6	34	4
North-west sub-region	1	4	6	228	1
North-east sub-region	28	30	1	153	3
South-east sub-region	25	27	3	210	1
South-west sub-region	1	3	0	229	1
Peel Region Scheme ²	0	0	9	126	0
Total Metropolitan¹	56	65	25	980	10

State planning region

Perth	56	65	16	854	10
Peel ³	0	0	9	126	0
Sub-total	56	65	25	980	10

Rest of the State

Gascoyne	0	0	0	0	0
Goldfields-Esperance	0	0	1	22	2
Great Southern	0	0	0	44	1
Kimberley	0	0	35	117	0
Mid West	8	8	0	27	0
Pilbara	2	2	35	146	8
South West	16	16	13	349	0
Wheatbelt	22	22	1	143	5
Sub-total	48	48	85	848	16
Total State	104	113	110	1,828	26

7.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
no localities in this quarter due to low numbers			1	Wedgefield	8

* Five lots or more

Percentage of final approvals by region

Metropolitan¹

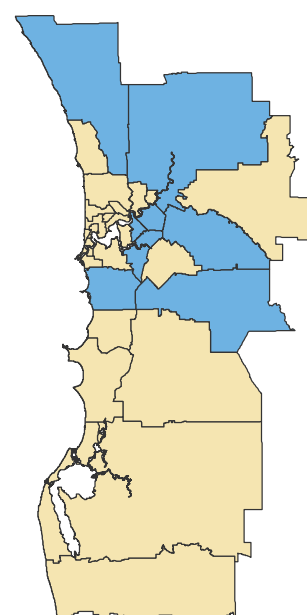
Regional

Green title lots versus strata lots - State

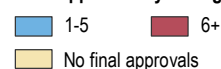
¹ The metropolitan region is made up of the Perth Metropolitan Region Scheme and Peel Region Scheme areas.

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

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



Final approvals by local government - lots



Note: Top suburbs and localities identified where relevant

8 Metropolitan local government summary

Mar quarter 2025	Residential					Non-residential				
	Developer – lodged applications	Applications under assessment	Conditional approvals	Developers' stock of conditional approvals	Final approvals	Developer – lodged applications	Applications under assessment	Conditional approvals	Developers' stock of conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Mar 2025	Proposed lots	Proposed lots up to end of Mar 2025	Lots	Proposed lots	Proposed lots up to end of Mar 2025	Proposed lots	Proposed lots up to end of Mar 2025	Lots

Metropolitan¹

Central sub-region										
Bassendean (T)	22	20	15	84	0	0	0	1	10	0
Bayswater (C)	53	62	62	437	33	0	0	0	12	0
Belmont (C)	33	33	38	255	12	0	0	3	23	2
Cambridge (T)	4	4	4	34	7	0	0	1	1	0
Canning (C)	133	133	66	745	62	1	1	3	18	4
Claremont (T)	0	0	5	19	2	2	2	0	1	0
Cottesloe (T)	2	6	10	32	2	0	0	0	0	0
East Fremantle (T)	4	4	1	14	0	0	0	0	0	0
Fremantle (C)	17	54	11	563	9	0	0	2	14	13
Melville (C)	34	47	57	442	56	4	4	4	5	4
Mosman Park (T)	4	6	9	37	2	0	0	0	0	0
Nedlands (C)	5	13	11	169	6	0	0	1	4	1
Peppermint Grove (S)	0	0	0	4	0	0	0	0	0	0
Perth (C)	0	0	2	8	2	2	2	4	11	0
South Perth (C)	23	27	30	140	8	1	1	0	3	1
Stirling (C)	128	170	163	1,286	113	6	6	4	23	0
Subiaco (C)	8	5	13	35	2	0	0	0	0	0
Victoria Park (T)	16	21	21	206	24	0	1	0	9	1
Vincent (C)	17	27	16	158	27	3	3	2	11	1
Total	503	632	534	4,668	367	19	20	25	145	27

North-west sub-region										
Joondalup (C)	111	105	43	769	62	0	0	3	7	16
Wanneroo (C)	742	2,430	693	12,967	922	6	14	32	378	143
Total	853	2,535	736	13,736	984	6	14	35	385	159

North-east sub-region										
Kalamunda (C)	28	54	65	370	9	2	4	8	53	7
Mundaring (S)	16	23	4	649	25	2	7	2	161	7
Swan (C)	66	333	203	6,665	760	55	76	36	529	73
Total	110	410	272	7,684	794	59	87	46	743	87

South-east sub-region										
Armadale (C)	775	977	276	5,745	317	2	7	23	144	71
Gosnells (C)	82	172	47	1,855	132	26	28	3	126	7
Serpentine-Jarrahdale (S)	655	1,375	656	2,847	39	8	54	22	419	28
Total	1,512	2,524	979	10,447	488	36	89	48	689	106

South-west sub-region										
Cockburn (C)	312	508	373	2,982	138	3	8	27	131	10
Kwinana (C)	303	390	427	3,780	270	1	3	5	71	13
Rockingham (C)	1,108	1,503	42	5,062	442	8	17	2	186	23
Total	1,723	2,401	842	11,824	850	12	28	34	388	46

Peel Region Scheme ²										
Mandurah (C)	58	151	148	3,340	536	9	3	15	28	26
Murray (S)	9	337	0	1,548	95	4	104	29	456	37
Waroona (S)	1	1	0	2	0	2	2	8	33	0
Total	68	489	148	4,890	631	15	109	52	517	63

Metropolitan¹ total	4,769	8,991	3,511	53,249	4,114	147	347	240	2,867	488
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Note: (C) City, (T) Town, and (S) Shire

¹ The metropolitan region is made up of the Perth Metropolitan Region Scheme and Peel Region Scheme areas.
² The Peel Region Scheme includes the City of Mandurah and the Shires of Murray and Waroona.
³ Peel includes the City of Mandurah and the Shires of Boddington, Murray and Waroona.

9 Balance of the State and selected local government summary

Mar quarter 2025	Residential					Non-residential				
	Developer – lodged applications	Applications under assessment	Conditional approvals	Developers' stock of conditional approvals	Final approvals	Developer – lodged applications	Applications under assessment	Conditional approvals	Developers' stock of conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Mar 2025	Proposed lots	Proposed lots up to end of Mar 2025	Lots	Proposed lots	Proposed lots up to end of Mar 2025	Proposed lots	Proposed lots up to end of Mar 2025	Lots

Balance of State

Gascoyne										
Carnarvon (S)	0	0	0	36	0	0	0	0	7	0
Exmouth (S)	0	0	0	13	0	4	4	0	4	0
Remaining local governments	0	0	0	2	0	0	2	0	4	0
Total	0	0	0	51	0	4	6	0	15	0

Goldfields-Esperance										
Esperance (S)	5	5	0	126	4	3	3	4	15	0
Kalgoorlie-Boulder (C)	6	5	13	320	10	0	0	1	38	2
Remaining local governments	0	0	2	16	0	2	2	0	67	0
Total	11	10	15	462	14	5	5	5	120	2

Great Southern										
Albany (C)	10	11	7	610	7	11	60	16	137	54
Remaining local governments	0	2	20	420	2	6	11	29	201	13
Total	10	13	27	1,030	9	17	71	45	338	67

Kimberley										
Broome (S)	2	2	0	256	57	0	0	35	123	6
Wyndham-East Kimberley (S)	0	0	0	4	0	3	3	2	8	2
Remaining local governments	0	0	0	2	0	0	0	0	0	0
Total	2	2	0	262	57	3	3	37	131	8

Mid West										
Greater Geraldton (C)	12	31	17	1,346	4	5	5	7	66	6
Irwin (S)	28	28	0	230	0	8	8	1	32	2
Remaining local governments	2	2	5	42	0	1	1	4	44	9
Total	42	61	22	1,618	4	14	14	12	142	17

Pilbara										
Karratha (C)	11	9	293	578	0	2	11	36	90	0
Port Hedland (T)	2	2	2	175	0	1	0	1	59	9
Remaining local governments	1	1	0	55	0	0	1	0	19	0
Total	14	12	295	808	0	3	12	37	168	9

South West										
Augusta-Margaret River (S)	276	279	225	1,571	4	5	18	11	182	12
Bunbury (C)	14	12	8	136	25	4	4	3	56	1
Busselton (C)	7	258	68	1,142	78	25	58	29	441	24
Capel (S)	0	0	158	644	0	0	0	3	108	6
Dardanup (S)	0	0	175	422	32	0	12	1	53	1
Harvey (S)	451	451	6	582	56	0	0	6	125	5
Remaining local governments	12	10	3	425	3	18	16	47	121	20
Total	760	1,010	643	4,922	198	52	108	100	1,086	69

Wheatbelt										
Beverley (S)	0	0	0	5	0	0	0	0	6	0
Chittering (S)	0	9	0	248	18	83	88	0	167	6
Gingin (S)	252	252	0	384	0	25	25	15	279	5
Northam (S)	5	5	7	152	5	18	24	5	119	2
Toodyay (S)	4	29	0	125	0	3	3	0	24	4
York (S)	2	2	8	47	0	2	2	0	13	0
Remaining local governments	6	6	33	239	14	21	24	22	270	45
Total	269	303	48	1,200	37	152	166	42	878	62

Peel region - balance										
Boddington (S)	0	0	0	0	0	0	52	0	3	5

Balance of State	1,108	1,411	1,050	10,353	319	250	437	278	2,881	239
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Note: (C) City, (T) Town, and (S) Shire

10 State lot approvals

10.1 Total approvals

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2013/14	37,814	19,281	28,239	15,549	30,739	16,252	7,075	3,029
2014/15	37,346	23,127	27,063	18,573	28,741	20,195	8,605	2,932
2015/16	25,851	18,758	19,420	15,239	21,387	16,204	4,464	2,554
2016/17	19,732	12,991	15,296	10,136	16,955	10,884	2,777	2,107
2017/18	19,665	12,973	15,682	10,913	16,819	11,393	2,846	1,580
2018/19	23,538	12,265	17,426	10,315	18,629	10,753	4,909	1,512
2019/20	18,345	10,391	13,784	8,683	14,644	9,121	3,701	1,270
2020/21	23,690	15,593	19,209	12,910	20,831	13,660	2,859	1,933
2021/22	20,636	12,596	15,121	9,971	16,972	10,929	3,664	1,667
2022/23	18,657	9,925	13,964	8,140	15,893	8,862	2,764	1,063
2023/24	18,777	10,768	14,951	8,478	16,106	9,334	2,671	1,434
July 2024 to Mar 2025	19,506	11,507	14,824	8,837	16,352	10,114	3,154	1,394

10.2 Residential

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2013/14	34,031	17,781	26,816	14,929	29,179	15,580	4,852	2,201
2014/15	33,931	21,256	25,433	17,607	26,897	19,140	7,034	2,116
2015/16	23,663	16,692	18,751	14,124	20,595	14,993	3,068	1,699
2016/17	17,687	11,228	14,448	9,285	15,976	9,948	1,711	1,280
2017/18	17,302	11,058	14,693	9,840	15,760	10,190	1,542	868
2018/19	21,287	10,570	16,528	9,358	17,478	9,683	3,809	887
2019/20	16,663	8,930	13,010	7,861	13,798	8,211	2,865	719
2020/21	22,004	13,617	18,583	11,823	20,109	12,437	1,895	1,180
2021/22	18,512	10,582	13,967	8,913	15,730	9,647	2,782	935
2022/23	17,366	9,261	13,493	7,754	15,263	8,405	2,103	856
2023/24	17,138	9,983	14,385	8,114	15,396	8,880	1,742	1,103
July 2024 to Mar 2025	18,589	10,943	14,520	8,573	15,913	9,774	2,676	1,169

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
2013/14	1,371	640	414	252	430	265	941	375
2014/15	1,620	526	783	193	947	233	673	293
2015/16	771	634	112	288	175	320	596	314
2016/17	739	464	185	166	274	179	465	285
2017/18	880	334	186	121	203	175	677	159
2018/19	836	316	316	157	381	202	455	114
2019/20	525	242	214	82	228	112	297	130
2020/21	424	351	155	89	227	140	197	211
2021/22	655	326	372	90	437	179	218	147
2022/23	646	240	106	107	260	155	386	85
2023/24	940	342	188	97	314	117	626	225
July 2024 to Mar 2025	488	282	112	87	208	151	280	131

10.4 Industrial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2013/14	820	159	403	101	477	106	343	53
2014/15	478	267	311	199	311	199	167	68
2015/16	205	179	101	133	104	134	101	45
2016/17	251	139	182	100	182	107	69	32
2017/18	610	210	375	169	378	169	232	41
2018/19	388	155	125	131	222	136	166	19
2019/20	311	184	172	140	188	153	123	31
2020/21	290	100	110	62	111	63	179	37
2021/22	530	113	349	77	349	77	181	36
2022/23	414	197	226	140	227	148	187	49
2023/24	509	164	265	93	265	107	244	57
July 2024 to Mar 2025	270	93	80	37	110	38	160	55

■ conditional approvals ■ final approvals

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

10.5 Commercial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
2013/14	289	136	189	92	194	95	95	41
2014/15	221	95	137	64	141	68	80	27
2015/16	208	172	97	109	113	113	95	59
2016/17	199	125	159	78	163	88	36	37
2017/18	175	103	127	73	136	79	39	24
2018/19	186	208	99	125	128	148	58	60
2019/20	188	174	118	114	128	117	60	57
2020/21	172	177	136	109	146	129	26	48
2021/22	205	297	119	197	123	201	82	96
2022/23	231	227	139	139	143	154	88	73
2023/24	190	279	113	174	131	230	59	49
July 2024 to Mar 2025	159	189	112	140	121	150	38	39

■ conditional approvals ■ final approvals

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

Introduction

This publication contains statistical details of subdivision activity in Western Australia.

Coverage

1. Lot creation statistics are compiled from subdivision (including survey strata and vacant strata) applications lodged with the Western Australian Planning Commission (WAPC) for approval.
2. These statistics relate to lots for residential and non-residential purposes; for urban residential lots less than 3,000 square metres; and all non-residential and residential strata lots, irrespective of size. The non-residential component of these statistics includes counts of rural residential, special residential, commercial, industrial and other categories' lots.
3. Strata lot statistics provided include all survey strata lots and vacant strata lots that require determination by WAPC. Built strata lots are not included in the strata lot statistics, as the majority of built strata applications are determined by local governments under delegated authority from the WAPC.

Definitions

Developer – lodged applications refers to those applications received by the WAPC for the purpose of subdivision.

Applications under assessment is the number of applications under assessment for conditional approval by the WAPC and includes those which have been deferred.

Conditional approval is granted by the WAPC for subdivision development to begin. The approval is preceded by an assessment of the proposed subdivision plan in consultation with servicing agencies. On receipt of conditional approval, the proponent must complete subdivision development in accordance with the conditions of approval within four years of the approval date. These approval conditions are based on outcomes from the consultative assessment.

Current conditional approvals are approvals creating five lots or less not older than three years and approvals for more than five lots not older than four years.

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

Final approval is the WAPC endorsement of the proponent's submitted deposited plan or strata/survey strata plan describing the now complete subdivision constructed in accordance with the conditions set down in the conditional approval.

Deposited plans/strata plans that have final approval are registered with Landgate (formerly Department of Land Information) where certificates of titles for the newly created lots can be issued. The characteristic difference in lot numbers seen between conditional and final approvals arises from proponents choosing not to proceed with the subdivision in the specified four year period in accordance with the conditions of the conditional approval; either at all, only in part, or via another conditional approval incorporating a new plan for the subject land.

Green title lot is a conventional land parcel shown on a deposited plan registered with Landgate. The purpose of the lot is determined by an appropriate zoning under the relevant local planning scheme.

Survey strata is a form of strata created by the *Strata Titles Amendment Act 1995*. Simply, it defines ownership of a land parcel without reference to a building, even though buildings exist or will be constructed on all parcels. Survey strata schemes are either all vacant or all developed, excluding those lots where ownership is shared as common property. The lots on a survey strata plan look much the same as lots that are shown on plans and diagrams for green titles.

Vacant strata is created by the subdivision of a lot containing an existing dwelling. On coming into existence the strata plan will comprise a mix of developed and vacant lots, of which at least one will contain a dwelling.

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

Contact

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

Caveat

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

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

Geographic explanation

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

Metropolitan

Includes the following local government areas:

Central sub-region

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

North-east sub-region

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

North-west sub-region

- City of Wanneroo
- City of Joondalup

South-east sub-region

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

South-west sub-region

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

Peel Region Scheme

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

State planning region

Perth metropolitan region

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

Peel

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

Gascoyne

Goldfields-Esperance

Great Southern

Kimberley

Mid West

Pilbara

South West

Wheatbelt

Balance of State

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

Regional

Northern regions

- Includes the Kimberley and Pilbara planning regions

Central regions

- Includes the Gascoyne, Mid West and Goldfields-Esperance planning regions

Wheatbelt region

- Refers to the Wheatbelt planning region

South West regions

- Includes the South West and Great Southern planning regions