

DECEMBER QUARTER 2025

1 State summary

- During the December 2025 quarter, the number of developer-lodged applications for residential subdivisions across Western Australia decreased slightly, by 1%, with a total of 648 applications lodged for the quarter. This translates to a decrease of 15% in the number of proposed lots when compared to the September quarter.
- The total number of residential applications under assessment decreased slightly, by 2%, over the December quarter. The volume of residential lots assessed also translates to a slight decrease of 4%, for a total of 11,885 lots under assessment at the end of the quarter.
- The total number of proposed residential lots granted conditional approval during the December quarter increased, by 17%, from the September quarter, for a total of 7,099 lots in this period. This was a result of an increase of 9% in the number of applications.
- During the December 2025 quarter, the developers' stock of current conditional approvals for residential lots hasn't changed significantly, with a total of 60,052 lots.
- When compared to September quarter, the number of residential lots granted final approval during the December 2025 quarter increased significantly by 33%, for a total of 4,506 lots. This occurred alongside a decrease of 7% in the number of applications, totalling 393.

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.

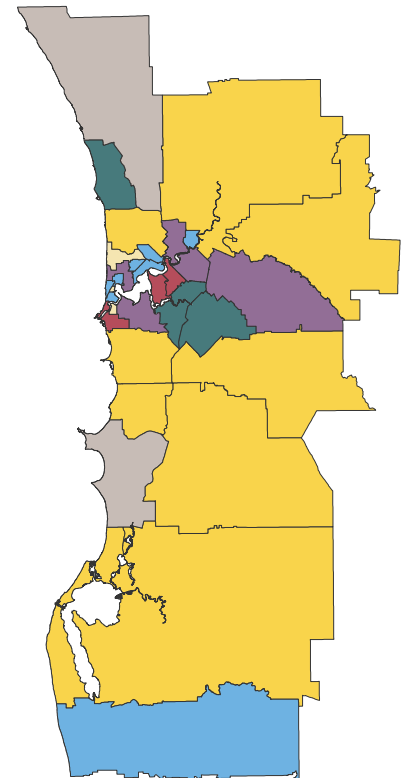
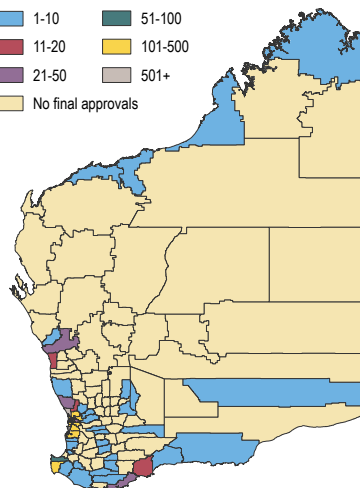
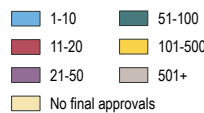
Data type	Developer-lodged applications		Applications under assessment		Conditional approvals		Developers' stock of current conditional approvals		Final approvals	
	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots	No.	Proposed lots

Residential										
Sept qtr 2025	652	8,016	752	12,403	584	6,054	3,843	59,968	423	3,391
Dec qtr 2025	648	6,809	736	11,885	637	7,099	4,046	60,052	393	4,506
July 2025 to Dec 2025	1,300	14,825			1,221	13,153			800	7,897
Change between quarters	↘	↘	↘	↘	↗	↗	↗	—	↘	↗
	-1%	-15%	-2%	-4%	9%	17%	5%	0%	-7%	33%

Non-residential										
Sept qtr 2025	149	727	204	1,455	135	542	804	5,220	196	653
Dec qtr 2025	137	583	169	939	197	1,153	856	5,537	194	679
July 2025 to Dec 2025	286	1,310			332	1,695			374	1,332
Change between quarters	↗	↗	↗	↘	↗	↗	↘	↘	↘	↘
	-8%	-20%	-17%	-35%	46%	113%	6%	6%	-1%	4%

1.1 Final approval activity: December 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.

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2 Residential activity

2.1 Regional summary: December 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 Dec 2025	Proposed lots	Proposed lots up to end of Dec 2025	Lots
Metropolitan¹					
Central sub-region	748	851	678	4,634	436
North-west sub-region	973	2,876	1,683	13,145	1,027
North-east sub-region	958	1,345	751	7,628	495
South-east sub-region	2,064	2,684	544	10,004	648
South-west sub-region	1,191	2,172	1,813	10,466	1,074
Peel Region Scheme ²	179	367	679	4,988	588
Total Metropolitan¹	6,113	10,295	6,148	50,865	4,268
State planning region					
Perth	5,934	9,928	5,469	45,877	3,680
Peel ³	179	367	679	4,988	588
Sub-total	6,113	10,295	6,148	50,865	4,268
Rest of the State					
Gascoyne	0	0	0	215	0
Goldfields-Esperance	12	49	24	452	4
Great Southern	37	29	149	998	43
Kimberley	0	0	4	256	2
Mid West	205	330	186	500	35
Pilbara	5	5	2	779	7
South West	355	710	536	4,628	123
Wheatbelt	82	467	50	1,359	24
Sub-total	696	1,590	951	9,187	238
Total State	6,809	11,885	7,099	60,052	4,506

2.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots	Rank	Balance of State	Lots*
1	Baldivis	456	1	Margaret River	89
2	Eglinton	337	2	Beresford	30
3	Alkimos	207	3	Bremer Bay	17
4	Lakelands	180	4	Lange	14
5	Hilbert	160	5	Chittering	11
6	Madora Bay	127	6	Witchcliffe	10
7	Forrestdale	120	7	Northam	8
8	Mandogalup	115	8	South Hedland/Carey Park	7
9	Sinagra	105	9	Eaton/Mira Mar	5
10	South Yunderup	102			

* Five lots or more

Percentage of final approvals by region

Metropolitan¹

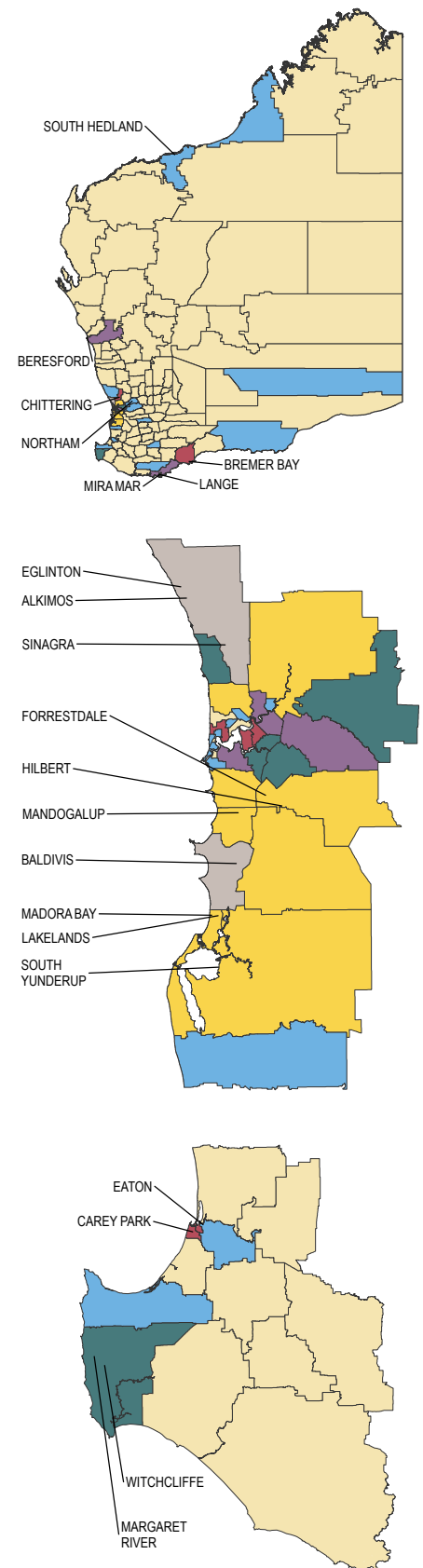
Regional

Green title versus strata – 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.



Note: Top suburbs and localities identified where relevant

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						
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	3,852	7,611	1,107	423	247	375
2025/26						
Sep qtr	912	1,565	182	82	90	375
Dec qtr	1,406	1,942	226	94	93	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						
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	166	483	192	290	193	504
2025/26						
Sep qtr	24	63	41	142	144	761
Dec qtr	11	72	47	74	43	640

3.1 Lot size by planning region

Quarter	Final approvals by lot size range (m ²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Metro Central sub-region						
Mar qtr 25	160	128	28	19	11	336
Jun qtr 25	121	112	25	17	17	356
Sep qtr 25	219	212	26	27	22	352
Dec qtr 25	158	174	38	20	21	375
Metro North-east sub-region						
Mar qtr 25	292	421	39	24	17	375
Jun qtr 25	187	507	47	42	40	375
Sep qtr 25	53	183	11	14	46	394
Dec qtr 25	165	199	18	11	49	375
Metro North-west sub-region						
Mar qtr 25	276	610	70	22	6	375
Jun qtr 25	270	484	42	14	4	375
Sep qtr 25	349	505	37	10	9	375
Dec qtr 25	410	444	49	27	4	367
Metro South-east sub-region						
Mar qtr 25	98	255	50	10	5	375
Jun qtr 25	251	273	36	7	21	363
Sep qtr 25	148	201	26	8	8	375
Dec qtr 25	162	283	37	13	6	383
Metro South-west sub-region						
Mar qtr 25	198	448	112	48	5	379
Jun qtr 25	219	569	78	19	7	375
Sep qtr 25	108	354	63	17	4	381
Dec qtr 25	366	507	31	14	8	375
Metropolitan¹						
Mar qtr 25	1,024	1,862	299	123	44	375
Jun qtr 25	1,048	1,945	228	99	89	375
Sep qtr 25	877	1,455	163	76	89	375
Dec qtr 25	1,261	1,607	173	85	88	375
Peel Region Scheme²						
Mar qtr 25	65	428	90	31	1	450
Jun qtr 25	22	200	36	12	0	412
Sep qtr 25	35	110	19	6	1	450
Dec qtr 25	145	335	53	9	5	375
Perth metropolitan region						
Mar qtr 25	1,089	2,290	389	154	45	375
Jun qtr 25	1,070	2,145	264	111	89	375
Sep qtr 25	912	1,565	182	82	90	375
Dec qtr 25	1,406	1,942	226	94	93	375
Peel³						
Mar qtr 25	65	428	90	31	1	450
Jun qtr 25	22	200	36	12	0	412
Sep qtr 25	35	110	19	6	1	450
Dec qtr 25	145	335	53	9	5	375

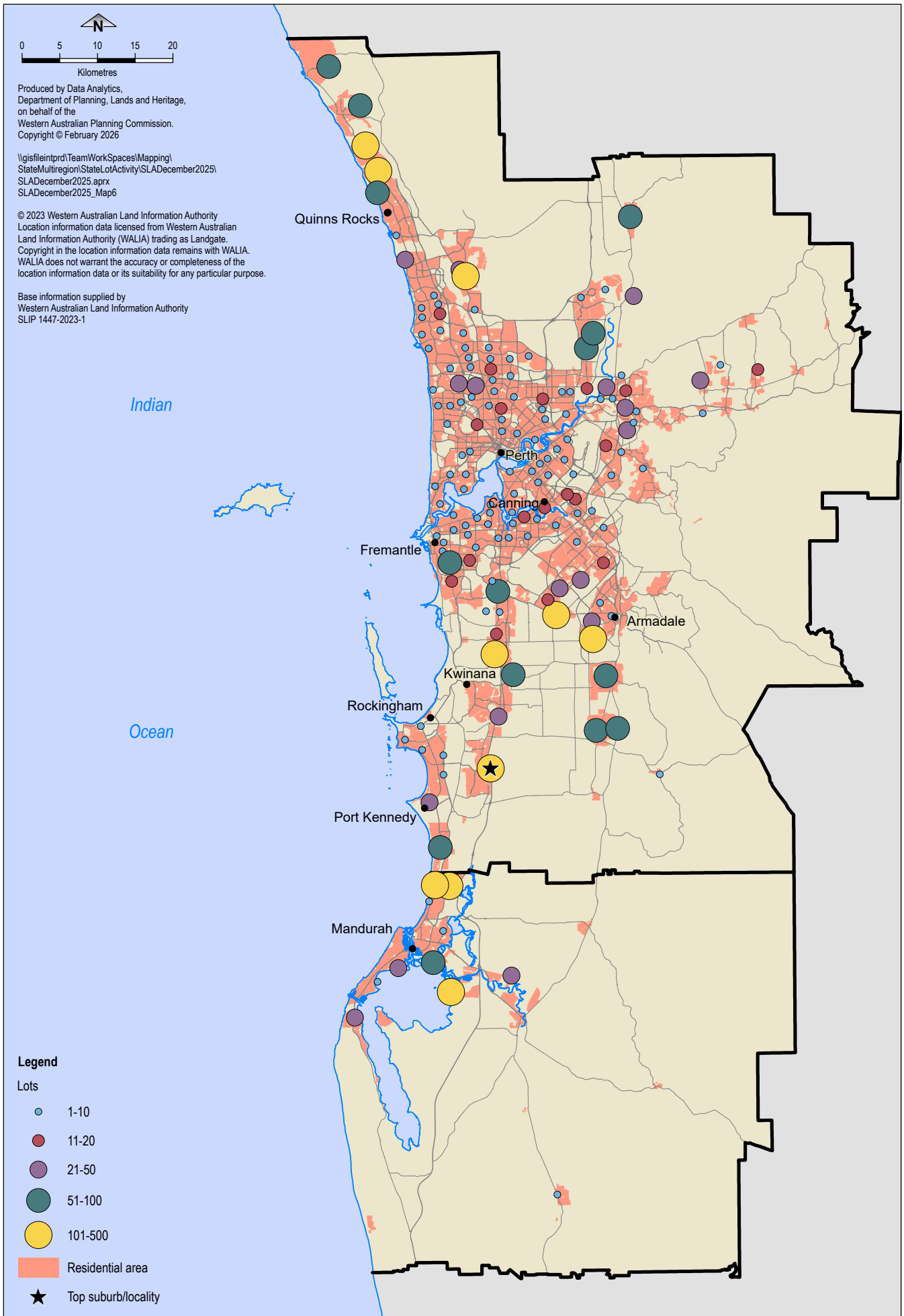
Quarter	Final approvals by lot size range (m ²)					Estimated median lot size
	<320	320-499	500-599	600-999	1,000-2,999	
Northern regions						
Mar qtr 25	8	1	7	40	1	635
Jun qtr 25	0	4	1	16	4	770
Sep qtr 25	0	0	0	4	2	780
Dec qtr 25	2	5	2	0	0	366
Central regions						
Mar qtr 25	4	3	3	5	3	560
Jun qtr 25	22	7	8	3	7	394
Sep qtr 25	2	0	0	7	2	791
Dec qtr 25	0	2	3	28	5	672
Wheatbelt region						
Mar qtr 25	3	6	2	6	16	968
Jun qtr 25	2	1	0	1	6	1,330
Sep qtr 25	0	0	0	26	38	1,001
Dec qtr 25	2	3	1	0	16	2,573
South West region						
Mar qtr 25	18	69	24	36	10	468
Jun qtr 25	13	64	37	52	7	525
Sep qtr 25	22	63	41	105	102	721
Dec qtr 25	7	62	41	46	22	590

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	2025/26	Dec 2025 quarter	Quarter rank	Suburb	2025/26	Dec 2025 quarter	Quarter rank	Suburb	2025/26	Dec 2025 quarter	Quarter rank
Perth metropolitan region											
Alfred Cove	6	4	90	Henley Brook	195	95	9	Seville Grove	5	5	76
Alkimos	425	207	3	High Wycombe	16	14	43	Shelley	17	12	49
Anketell	135	94	10	Hilbert	288	160	4	Shenton Park	4	2	119
Applecross	14	4	90	Hillarys	7	5	76	Shoalwater	6	4	90
Ardross	6	6	65	Hilton	2	0	0	Sinagra	105	105	7
Armadale	22	8	58	Inglewood	4	0	0	Singleton	33	0	0
Ascot	4	0	0	Innaloo	15	2	119	Sorrento	14	6	65
Ashby	24	24	32	Jandakot	50	0	0	South Guildford	25	0	0
Balcatta	50	45	22	Jarrahdale	5	5	76	South Lake	6	2	119
Baldivis	577	456	1	Jindalee	85	81	14	South Perth	9	5	76
Balga	32	14	43	Joondanna	2	0	0	Southern River	55	37	27
Ballajura	13	5	76	Kalamunda	9	5	76	Spearwood	27	19	36
Banksia Grove	6	0	0	Kallaroo	8	4	90	St James	1	0	0
Bassendean	11	4	90	Karawara	2	0	0	Stirling	7	3	107
Bateman	2	2	119	Kardinya	8	4	90	Stoneville	10	2	119
Bayswater	18	4	90	Karrinyup	10	0	0	Success	21	2	119
Beaconsfield	61	2	119	Kelmescott	4	0	0	Swan View	7	0	0
Beckenham	41	2	119	Kenwick	6	6	65	Swanbourne	1	0	0
Bedford	4	0	0	Kewdale	8	5	76	Tamala Park	46	0	0
Beechboro	6	0	0	Kiara	2	2	119	The Vines	2	2	119
Beeliiar	2	2	119	Kingsley	6	4	90	Thornlie	10	4	90
Beldon	2	2	119	Koondoola	7	7	62	Treeby	54	0	0
Bellevue	24	24	32	Koongamia	2	2	119	Trigg	5	5	76
Belmont	8	6	65	Kwinana Town Centre	2	0	0	Tuart Hill	7	6	65
Bentley	2	0	0	Lake Coogee	14	0	0	Two Rocks	168	72	16
Bicton	9	7	62	Landsdale	15	0	0	Upper Swan	42	42	24
Booragoon	4	4	90	Langford	4	0	0	Victoria Park	9	5	76
Brabham	78	78	15	Lathlain	4	4	90	Viveash	26	26	30
Bull Creek	5	2	119	Leeming	2	0	0	Waikiki	1	1	154
Bullsbrook	81	64	17	Lockridge	4	2	119	Walliston	2	0	0
Burns Beach	30	25	31	Lynwood	10	6	65	Wanneroo	4	0	0
Burswood	71	1	154	Maddington	5	2	119	Warnbro	4	4	90
Bushmead	39	39	26	Mahogany Creek	2	2	119	Warwick	5	5	76
Byford	104	64	17	Maida Vale	2	2	119	Waterford	2	0	0
Canning Vale	8	0	0	Mandogalup	171	115	6	Watermans Bay	2	0	0
Carine	2	2	119	Manning	2	0	0	Wattle Grove	9	0	0
Carlisle	6	1	154	Marangaroo	2	2	119	Wellard	53	31	29
Caversham	13	13	47	Marmion	2	0	0	Wembley	3	0	0
Champion Lakes	55	0	0	Maylands	3	3	107	Wembley Downs	9	7	62
Chidlow	27	0	0	Medina	2	0	0	West Leederville	6	0	0
Claremont	4	4	90	Melville	9	2	119	Westminster	14	10	53
Cloverdale	12	2	119	Middle Swan	2	2	119	Whitby	67	60	19
Cockburn Central	96	96	8	Midland	10	10	53	White Gum Valley	8	3	107
Como	6	6	65	Midvale	42	11	50	Willagee	9	3	107
Coogee	3	0	0	Mindarie	24	2	119	Willetton	25	8	58
Coolbellup	31	16	39	Mirrabeooka	4	4	90	Wilson	29	14	43
Coolbinia	4	2	119	Morley	34	16	39	Woodbridge	8	3	107
Cottesloe	4	3	107	Mosman Park	4	2	119	Woodlands	2	0	0
Craigie	19	11	50	Mount Claremont	6	0	0	Yanchep	308	93	11
Daglish	10	6	65	Mount Hawthorn	3	0	0	Yokine	30	19	36
Dalkeith	10	10	53	Mount Helena	11	11	50				
Darlington	2	0	0	Mount Lawley	2	2	119				
Dayton	29	0	0	Mount Nasura	15	0	0				
Dianella	21	5	76	Mount Pleasant	3	0	0				
Doubleview	7	5	76	Mullaloo	2	2	119				
Duncraig	3	0	0	Mundaring	1	0	0				
East Cannington	28	16	39	Mundijong	93	57	20				
East Perth	3	0	0	Myaree	2	0	0				
East Victoria Park	10	8	58	Nedlands	15	2	119				
Edgewater	4	0	0	Nollamara	16	3	107				
Eglington	555	337	2	North Perth	9	2	119				
Ellenbrook	2	2	119	Ocean Reef	2	0	0				
Embleton	10	6	65	Osborne Park	7	0	0				
Ferndale	2	0	0	Padbury	4	4	90				
Forrestdale	155	120	5	Palmyra	6	2	119				
Forrestfield	5	3	107	Parkerville	32	32	28				
Fremantle	7	3	107	Parmelia	32	0	0				
Girrawheen	19	5	76	Pearsall	9	9	57				
Glen Forrest	2	0	0	Perth	5	0	0				
Glendalough	14	14	43	Piara Waters	18	18	38				
Golden Bay	82	82	13	Port Kennedy	64	48	21				
Gosnells	37	15	42	Queens Park	31	20	35				
Greenwood	7	5	76	Quinns Rocks	6	4	90				
Gwelup	21	21	34	Redcliffe	2	2	119				
Hamersley	4	4	90	Riverton	13	6	65				
Hamilton Hill	92	84	12	Rivervale	17	10	53				
Hammond Park	145	13	47	Rockingham	8	2	119				
Harrisdale	45	43	23	Rossmoyne	5	3	107				
Haynes	42	42	24	Safety Bay	4	3	107				
Hazelmere	22	0	0	Salter Point	3	3	107				
Heathridge	13	6	65	Scarborough	15	8	58				
Helena Valley	2	2	119	Secret Harbour	13	0	0				
Total Perth metropolitan region									6,528	3,680	
Peel Region Scheme											
Coodanup	95	57	4	Greenfields	2	2	10	Ravenswood	120	44	5
Dawesville	36	36	6	Halls Head	4	0	0	San Remo	3	3	9
Dudley Park	4	0	0	Lakelands	181	180	1	South Yunderup	139	102	3
Erskine	30	30	7	Madora Bay	127	127	2	Wannanup	8	0	0
Falcon	6	6	8	Mandurah	8	0	0	Waroona	2	1	11
Total Peel Region Scheme									765	588	
Total Perth metropolitan region and Peel Region Scheme									7,293	4,268	

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



5 Rural residential and special residential activity

5.1 Regional summary: December quarter 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 Dec 2025	Proposed lots	Proposed lots up to end of Dec 2025	Lots

Metropolitan¹

Central sub-region	0	0	0	0	0
North-west sub-region	0	0	0	0	0
North-east sub-region	6	10	22	375	23
South-east sub-region	5	41	2	253	67
South-west sub-region	2	6	7	31	0
Peel Region Scheme ²	0	100	122	345	2
Total Metropolitan¹	13	157	153	1,004	92

State planning region

Perth	13	57	31	659	90
Peel ³	0	106	122	345	2
Sub-total	13	163	153	1,004	92

Rest of the State

Gascoyne	0	0	0	0	0
Goldfields-Esperance	0	2	0	62	0
Great Southern	64	64	51	172	1
Kimberley	4	4	0	0	2
Mid West	1	0	5	45	0
Pilbara	0	0	0	0	0
South West	62	64	153	525	70
Wheatbelt	8	110	77	579	44
Sub-total	139	244	286	1,383	117
Total State	152	407	439	2,387	209

5.2 Final approval: top suburbs and localities

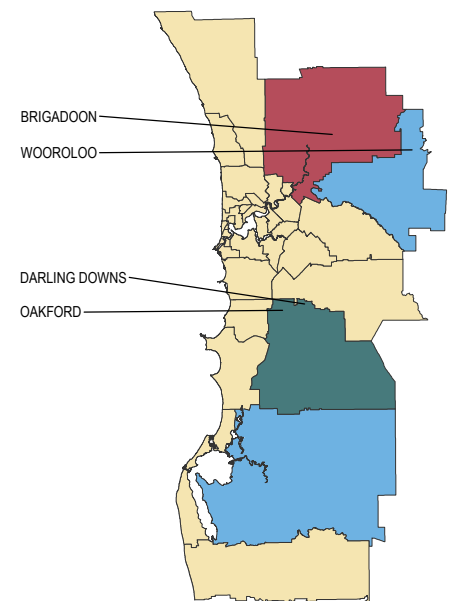
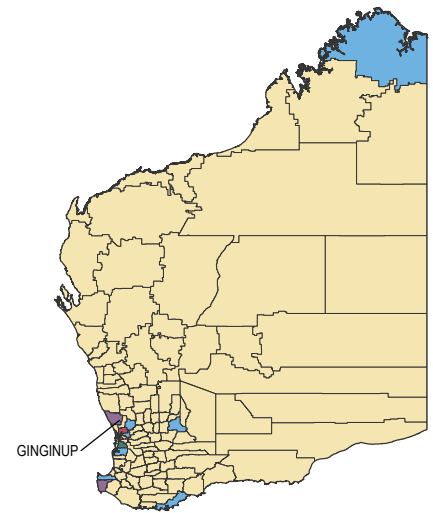
Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Darling Downs	38	1	Ginginup	38
2	Oakford	25	2	Kudardup	33
3	Brigadoon	15	3	Vasse	26
4	Wooroloo	6	4	Cowaramup	7

* 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: December 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 Dec 2025	Proposed lots	Proposed lots up to end of Dec 2025	Lots

Metropolitan¹

Central sub-region	11	13	3	62	8
North-west sub-region	30	53	15	50	1
North-east sub-region	3	12	6	66	8
South-east sub-region	9	9	9	49	2
South-west sub-region	1	65	1	28	9
Peel Region Scheme ²	23	2	28	39	4
Total Metropolitan¹	77	154	62	294	32

State planning region

Perth	54	152	34	255	28
Peel ³	23	2	28	39	4
Sub-total	77	154	62	294	32

Rest of the State

Gascoyne	0	0	0	4	0
Goldfields-Esperance	0	0	5	14	0
Great Southern	7	7	1	13	1
Kimberley	6	6	9	19	0
Mid West	2	2	1	20	2
Pilbara	2	0	6	15	0
South West	2	1	11	40	3
Wheatbelt	2	0	1	28	5
Sub-total	21	16	34	153	11
Total State	98	170	96	447	43

6.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Bullsbrook	7			

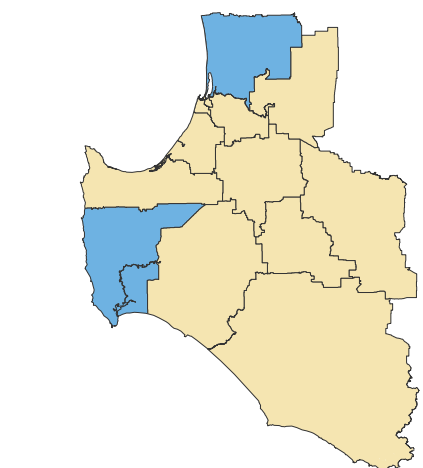
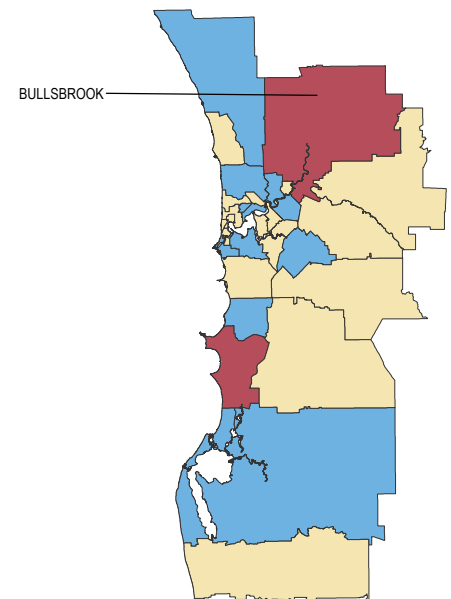
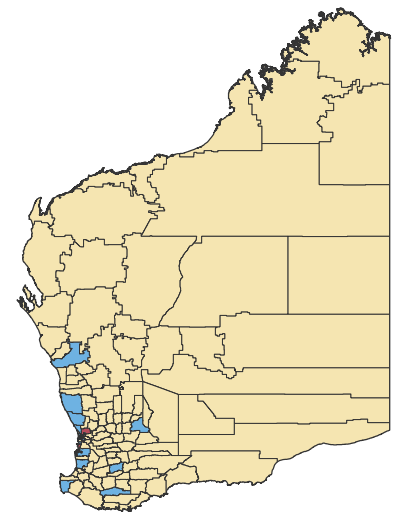
* Five lots or more

Percentage of final approvals by region

Metropolitan¹

Regional

Green title lots versus strata lots - State



Final approvals by local government - lots

1-5 6+

No final approvals

Note: Top suburbs and localities identified where relevant

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

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

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

7 Industrial activity

7.1 Regional summary: December 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 Dec 2025	Proposed lots	Proposed lots up to end of Dec 2025	Lots

Metropolitan¹

Central sub-region	2	1	5	35	3
North-west sub-region	0	2	52	216	16
North-east sub-region	0	11	30	178	5
South-east sub-region	4	1	7	149	1
South-west sub-region	2	37	142	315	5
Peel Region Scheme ²	0	0	24	55	0
Total Metropolitan¹	8	52	260	948	30

State planning region

Perth	8	52	236	893	30
Peel ³	0	0	24	55	0
Sub-total	8	52	260	948	30

Rest of the State

Gascoyne	0	0	0	0	0
Goldfields-Esperance	0	0	3	21	2
Great Southern	0	0	0	32	2
Kimberley	0	0	0	107	0
Mid West	1	1	19	41	0
Pilbara	0	0	0	70	2
South West	79	78	41	375	12
Wheatbelt	4	26	0	84	1
Sub-total	84	105	63	730	19
Total State	92	157	323	1,678	49

7.2 Final approval: top suburbs and localities

Rank	Metropolitan ¹	Lots*	Rank	Balance of State	Lots*
1	Neerabup	15	1	Busselton	7

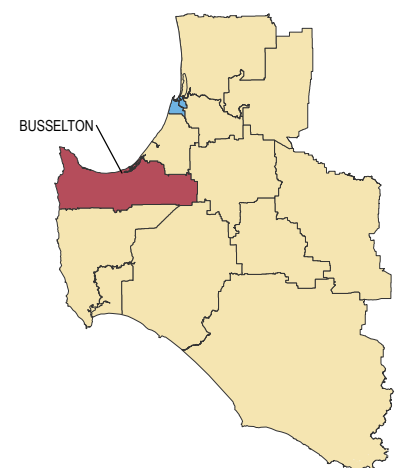
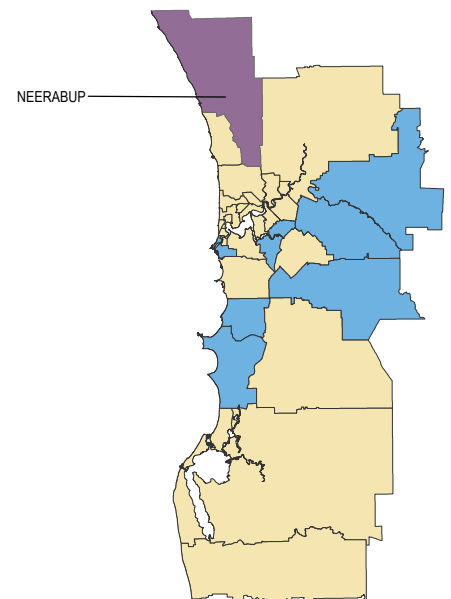
* Five lots or more

Percentage of final approvals by region

Metropolitan¹

Regional

Green title lots versus strata lots - State



Final approvals by local government - lots

1-5 6-10 11+

No final approvals

Note: Top suburbs and localities identified where relevant

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

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

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

8 Metropolitan local government summary

Dec quarter 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 Dec 2025	Proposed lots	Proposed lots up to end of Dec 2025	Lots	Proposed lots	Proposed lots up to end of Dec 2025	Proposed lots	Proposed lots up to end of Dec 2025	Lots

Metropolitan¹

Central sub-region										
Bassendean (T)	11	13	15	109	4	0	0	0	10	0
Bayswater (C)	89	91	68	494	29	0	0	0	4	1
Belmont (C)	49	41	56	281	25	0	0	0	19	1
Cambridge (T)	7	9	36	64	0	0	0	1	1	0
Canning (C)	134	133	107	738	85	1	3	5	19	3
Claremont (T)	4	4	2	22	2	0	0	0	5	0
Cottesloe (T)	15	12	8	37	3	0	0	0	0	0
East Fremantle (T)	3	3	0	14	0	0	0	0	0	0
Fremantle (C)	8	23	12	515	8	5	5	1	12	3
Melville (C)	86	84	75	448	40	2	2	0	9	2
Mosman Park (T)	3	3	2	34	2	0	0	1	1	0
Nedlands (C)	22	55	11	179	14	0	0	1	4	9
Peppermint Grove (S)	2	2	0	3	0	0	0	0	0	0
Perth (C)	2	4	1	3	0	3	3	0	8	1
South Perth (C)	31	55	15	173	14	0	0	0	3	1
Stirling (C)	228	245	214	1,197	179	4	7	6	27	8
Subiaco (C)	3	2	9	37	8	0	0	0	1	1
Victoria Park (T)	25	32	24	125	19	1	1	0	8	1
Vincent (C)	26	40	23	161	4	2	2	0	9	0
Total	748	851	678	4,634	436	18	23	15	140	31

North-west sub-region										
Joondalup (C)	58	93	72	629	79	0	0	1	6	15
Wanneroo (C)	915	2,783	1,611	12,516	948	38	80	86	336	50
Total	973	2,876	1,683	13,145	1,027	38	80	87	342	65

North-east sub-region										
Kalamunda (C)	26	76	67	456	24	2	13	10	46	2
Mundaring (S)	68	110	5	446	84	7	7	14	173	18
Swan (C)	864	1,159	679	6,726	387	9	37	58	499	48
Total	958	1,345	751	7,628	495	18	57	82	718	68

South-east sub-region										
Armadale (C)	745	970	101	5,366	396	10	10	15	104	69
Gosnells (C)	164	312	228	1,743	66	13	12	8	121	9
Serpentine-Jarrahdale (S)	1,155	1,402	215	2,895	186	18	61	14	285	79
Total	2,064	2,684	544	10,004	648	41	83	37	510	157

South-west sub-region										
Cockburn (C)	138	430	292	2,679	234	8	17	8	73	8
Kwinana (C)	593	776	605	3,424	240	2	97	33	87	26
Rockingham (C)	460	966	916	4,363	600	5	5	126	268	26
Total	1,191	2,172	1,813	10,466	1,074	15	119	167	428	60

Peel Region Scheme ²										
Mandurah (C)	117	275	237	3,352	441	25	1	32	51	21
Murray (S)	49	79	442	1,634	146	1	105	206	442	32
Waroona (S)	13	13	0	2	1	0	0	0	30	0
Total	179	367	679	4,988	588	26	106	238	523	53

Metropolitan¹ total	6,113	10,295	6,148	50,865	4,268	156	468	626	2,661	434
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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

Dec 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 Dec 2025	Proposed lots	Proposed lots up to end of Dec 2025	Lots	Proposed lots	Proposed lots up to end of Dec 2025	Proposed lots	Proposed lots up to end of Dec 2025	Lots

Balance of State

Gascoyne										
Carnarvon (S)	0	0	0	36	0	0	0	0	5	0
Exmouth (S)	0	0	0	177	0	0	0	0	5	0
Remaining local governments	0	0	0	2	0	0	0	0	2	0
Total	0	0	0	215	0	0	0	0	12	0

Goldfields-Esperance										
Esperance (S)	2	2	10	95	2	1	1	2	11	3
Kalgoorlie-Boulder (C)	10	47	14	343	2	1	1	8	32	1
Remaining local governments	0	0	0	14	0	0	2	0	67	2
Total	12	49	24	452	4	2	4	10	110	6

Great Southern										
Albany (C)	27	23	25	546	23	47	51	12	127	15
Remaining local governments	10	6	124	452	20	34	33	66	199	5
Total	37	29	149	998	43	81	84	78	326	20

Kimberley										
Broome (S)	0	0	2	254	2	4	4	9	122	0
Wyndham-East Kimberley (S)	0	0	0	0	0	6	6	0	7	2
Remaining local governments	0	0	2	2	0	0	0	0	0	0
Total	0	0	4	256	2	10	10	9	129	2

Mid West										
Greater Geraldton (C)	188	313	158	386	35	11	10	33	101	3
Irwin (S)	1	1	28	71	0	0	0	2	20	13
Remaining local governments	16	16	0	43	0	2	1	11	39	2
Total	205	330	186	500	35	13	11	46	160	18

Pilbara										
Karratha (C)	3	3	0	590	0	2	0	6	43	2
Port Hedland (T)	2	2	2	165	7	0	0	0	31	0
Remaining local governments	0	0	0	24	0	0	1	0	19	0
Total	5	5	2	779	7	2	1	6	93	2

South West										
Augusta-Margaret River (S)	8	11	172	1,487	99	6	18	116	279	54
Bunbury (C)	26	20	48	158	14	6	5	5	47	4
Busselton (C)	15	219	217	1,254	5	104	109	78	457	49
Capel (S)	232	232	25	483	0	22	26	6	110	0
Dardanup (S)	5	60	0	214	5	1	0	34	89	2
Harvey (S)	52	151	43	609	0	18	11	3	81	3
Remaining local governments	17	17	31	423	0	33	21	10	96	6
Total	355	710	536	4,628	123	190	190	252	1,159	118

Wheatbelt										
Beverley (S)	4	4	0	5	0	5	5	0	4	0
Chittering (S)	4	6	0	226	11	2	81	2	190	1
Gingin (S)	0	377	3	603	2	16	38	7	207	45
Northam (S)	14	14	4	102	8	0	23	7	144	2
Toodyay (S)	0	2	3	157	0	9	0	11	26	7
York (S)	13	11	6	46	2	0	0	1	12	2
Remaining local governments	47	53	34	220	1	97	18	96	299	22
Total	82	467	50	1,359	24	129	165	124	882	79

Peel region - balance										
Boddington (S)	0	0	0	0	0	0	6	2	5	0

Balance of State	696	1,590	951	9,187	238	427	471	527	2,876	245
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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
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
2024/25	24,667	16,018	18,709	12,665	20,296	14,287	4,371	1,731
July 2025 to Dec 2025	14,341	8,482	10,392	6,786	12,184	7,629	2,157	853

10.2 Residential

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
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
2024/25	23,627	15,205	18,340	12,258	19,789	13,772	3,838	1,433
July 2025 to Dec 2025	13,153	7,897	9,904	6,528	11,520	7,293	1,633	604

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
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
2024/25	517	410	116	142	212	239	305	171
July 2025 to Dec 2025	667	360	182	131	306	197	361	163

10.4 Industrial

	Total of State		Perth metropolitan region		Metropolitan ¹		Balance of State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
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
2024/25	317	184	108	99	138	100	179	84
July 2025 to Dec 2025	389	144	245	76	269	76	120	68

■ 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
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
2024/25	206	219	145	166	157	176	49	43
July 2025 to Dec 2025	132	81	61	51	89	63	43	18

■ 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 Region

Includes the following sub-regions/
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 area

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

State Planning Regions

Perth metropolitan region
Includes:

Perth metropolitan region

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

Peel

Peel region Includes:

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

Refer to Section 9 for
local governments in each
non-metropolitan planning region
below.

Gascoyne

Goldfields-Esperance

Great Southern

Kimberley

Mid West

Pilbara

South West

Wheatbelt

Balance of State

Includes all local government areas
outside the Metropolitan and Peel
Region Scheme areas.