YOUNG & CONNELL
LAWYERS

ACCC
24 MAY 2011
PERTH

19 May 2011

Our Ref: PMW:11063
Direct Line: +618 9422 8988
Email: pmcwilliams@youngandconnell.com.au

The Australian Competition and
Consumer Commission (ACCC)
PO Box 6381
EAST PERTH WA 6892

Dear Sirs

FORM G – EXCLUSIVE DEALING NOTIFICATION RELATING TO CONDUCT UNDER SUBSECTION 47(6) AND/OR 47(7) OF THE COMPETITION AND CONSUMER ACT 2010: HOUSE AND LAND PACKAGES AT LOT 301 DONALD COURT, WEST ARMADALE, WESTERN AUSTRALIA

We act for Gold Development Alliance Pty Ltd ACN 124 198 714.

Our client proposes to offer 17 residential lots for sale to buyers on the condition that each buyer enters into a building contract with a builder nominated by our client, to construct a dwelling on the lot purchased.

We believe that this may constitute or involve exclusive dealing under section 47(6) and/or section 47(7) of the *Competition and Consumer Act 2010*. Accordingly, our client wishes to lodge a notification in respect of this proposed conduct.

We **enclose** the following materials for your attention:

1. Form G – Exclusive Dealing Notification ("**Notification**").
2. Our client's submission identifying the public benefits and limited potential negative impact of the proposed arrangement (and including a copy of the draft special condition which will be inserted in each contract for the sale and purchase of a lot).
3. Our client's cheque for $100.00 payable to the Australian Competition and Consumer Commission, being the Notification fee in relation to a notice under subsection 93(1) of the *Competition and Consumer Act 2010* relating to conduct described in subsections 47(6) and/or 47(7) of that Act ("Third Line Forcing") by proprietary companies.

If you have any further queries in relation to the Notification, please contact Paul McWilliams on (08) 9422 8988.

Yours faithfully

Young & Connell, Lawyers

Encl.

CC: Mr Danne Forte

Young & Connell Pty Ltd ACN 109 191 700
Telephone: +61 8 9422 8999 Facsimile: +61 8 9422 8900
Level 10, 111 St George's Terrace, Perth, Western Australia 6000 PO Box Z5583, Perth, Western Australia 6831
Email: admin@youngandconnell.com.au Web: www.youngandconnell.com.au

Form G

Commonwealth of Australia

Competition and Consumer Act 2010 - subsection 93 (1)

NOTIFICATION OF EXCLUSIVE DEALING

To the Australian Competition and Consumer Commission:

Notice is hereby given, in accordance with subsection 93 (1) of the *Competition and Consumer Act 2010*, of particulars of conduct or of proposed conduct of a kind referred to subsections 47 (2), (3), (4), (5), (6), (7), (8) or (9) of that Act in which the person giving notice engages or proposes to engage.

PLEASE FOLLOW DIRECTIONS ON BACK OF THIS FORM

1. Applicant

N95408 (a) Name of person giving notice:
(Refer to direction 2)

Gold Development Alliance Pty Ltd ACN 124 198 714

(b) Short description of business carried on by that person:
(Refer to direction 3)

Property development

(c) Address in Australia for service of documents on that person:

C/- Niche Living

PO Box 51

NORTHBRIDGE WA 6865

2. Notified arrangement

(a) Description of the goods or services in relation to the supply or acquisition of which this notice relates:

17 Survey-Strata Lots being parcels of land upon which will be constructed 17 single storey dwellings each containing 3 or 4 bedrooms and 2 bathrooms and chosen from a choice of 7 different designs.

(b) Description of the conduct or proposed conduct:
(Refer to direction 4)

The sale of vacant Survey-Strata Title Lots under a Contract which obliges the buyer of each Lot to enter into a Building Contract with a single nominated builder to construct a dwelling on that Lot.

3. Persons, or classes of persons, affected or likely to be affected by the notified conduct

(a) Class or classes of persons to which the conduct relates:
(Refer to direction 5)

Buyers of residential property.

(b) Number of those persons:

(i) At present time:

Nil.

(ii) Estimated within the next year:
(Refer to direction 6)

Up to a maximum of 17.

(c) Where number of persons stated in item 3 (b) (i) is less than 50, their names and addresses:

Not applicable.

4. Public benefit claims

(a) Arguments in support of notification:
(Refer to direction 7)

Refer to Submission annexed to this form.

(b) Facts and evidence relied upon in support of these claims:

Refer to Submission annexed to this form.

5. Market definition

Provide a description of the market(s) in which the goods or services described at 2 (a) are supplied or acquired and other affected markets including: significant suppliers and acquirers; substitutes available for the relevant goods or services; any restriction on the supply or acquisition of the relevant goods or services (for example geographic or legal restrictions):
(Refer to direction 8)

The market is the prospective buyers of residential Lots and residential dwellings within the geographical vicinity of the subject property as more particularly described in the Submission annexed to this form.

6. Public detriments

(a) Detriments to the public resulting or likely to result from the notification, in particular the likely effect of the notified conduct on the prices of the goods or services described at 2 (a) above and the prices of goods or services in other affected markets:
(Refer to direction 9)

See Submission annexed to this form.

(b) Facts and evidence relevant to these detriments:

See Submission annexed to this form.

7. Further information

(a) Name, postal address and contact telephone details of the person authorised to provide additional information in relation to this notification:

Paul McWilliams
Young & Connell, Lawyers
Level 10, 111 St George's Terrace
PERTH WA 6000
Tel: 08 9422 8988

AND

Danne Forte, Director
Gold Development Alliance Pty Ltd
PO Box 51
NORTHBRIDGE WA 6865
Tel 08 9483 0000

Dated: ....17 May..................2011

Signed by/on behalf of the applicant

(Director to sign)..

Insert name of Director: Danne Forte

Gold Development Alliance Pty Ltd ACN 124 198 714

ACCC
24 MAY 2011
PERTH

DIRECTIONS

1. In lodging this form, applicants must include all information, including supporting evidence that they wish the Commission to take into account in assessing their notification.

   Where there is insufficient space on this form to furnish the required information, the information is to be shown on separate sheets, numbered consecutively and signed by or on behalf of the applicant.

2. If the notice is given by or on behalf of a corporation, the name of the corporation is to be inserted in item 1 (a), not the name of the person signing the notice, and the notice is to be signed by a person authorised by the corporation to do so.

3. Describe that part of the business of the person giving the notice in the course of the which the conduct is engaged in.

4. If particulars of a condition or of a reason of the type referred to in section 47 of the *Competition and Consumer Act 2010* have been reduced in whole or in part to writing, a copy of the writing is to be provided with the notice.

5. Describe the business or consumers likely to be affected by the conduct.

6. State an estimate of the highest number of persons with whom the entity giving the notice is likely to deal in the course of engaging in the conduct at any time during the next year.

7. Provide details of those public benefits claimed to result or to be likely to result from the proposed conduct including quantification of those benefits where possible.

8. Provide details of the market(s) likely to be affected by the notified conduct, in particular having regard to goods or services that may be substitutes for the good or service that is the subject matter of the notification.

9. Provide details of the detriments to the public which may result from the proposed conduct including quantification of those detriments where possible.

SUBMISSION TO ACCC
TO NOTIFY ABOUT THIRD LINE FORCING CONDUCT
"NICHE WEST ARMADALE"

1. BACKGROUND

(a) The Developer and the Development

Gold Development Alliance Pty Ltd ACN 124 198 714 ("**the Developer**") is the owner of land located at 6 Donald Court, Western Australia. The Developer intends to create a residential development on the land to be known as "Niche West Armadale" ("**the Development**").

The Development will consist of 17 lots upon which residential dwellings are to be constructed. The lots will range in size from 257 square metres to 270 square metres. There will be 7 different house designs available overall with a particular design chosen appropriate to each particular lot. The house designs will be single level and consist of either 3 or 4 bedrooms and 2 bathrooms.

The design allocated to each lot is intended to ensure, amongst other things, an attractive streetscape and a choice for buyers from a range of home designs within the Development.

We **attach** a copy of the registered survey-strata plan for the Development and a copy of the certificate of title of Lot 1 on the attached survey-strata plan. This submission relates to all of the lots on the attached survey-strata plan.

The Development's concept has been driven by a desire to create an integrated and high quality community where buyers will have the comfort of knowing what the surrounding area will look like when completed. This vision is to be enhanced by using selected designs, finishes and colour schemes for all of the dwellings in the Development. The designs have addressed specific site constraints such as slopes and gradients, facades, easy access to public transportation, energy and water efficiency, views to hills and park, and the dwellings will be located within a secure, private estate in order to create, for the benefit of buyers of the lots, an attractive, safe, integrated, community environment.

The individual dwelling designs will be finally agreed between the Developer and Projex Management and Construction Pty Ltd ACN 114 605 408 trading as Niche Living Construction ("**Builder**"), being the builder selected by the Developer for the Development.

The Developer has initiated tenders for similar work on other developments in the area, and we note that the Builder's building costs were less than other quotations given by competitors. On this basis, the Developer reasonably believes that the Builder will be able to offer cheaper prices to buyers than competitors marketing similar developments in the same area.

Importantly, unlike most builders, the Builder is prepared to give a commitment to commence construction irrespective of the number of lots sold and ready to build. Other builders are not likely to commence construction on any one block until it is assured of a continuous flow of building appointments over multiple blocks across the Development. This would mean that purchasers could be severely delayed in the start of building while other lots were sold, settled and made ready for building.

The Builder does not have any direct interest in the land owned by the Developer.

However, there is a connection between the Builder and the Developer by virtue of common directorships and shareholding interests as follows:

(a) The directors of the Builder are Danne Forte and Paul Bitdorf and the majority of the shares in the capital of the Builder are held by entities controlled by them.

(b) The directors of the Developer are Ronnie Michel-Elhaj, Danne Forte and Paul Bitdorf. Each director of the Developer also owns one of the three shares in the Developer.

The Developer will promote the marketing and sale of the lots as house and land packages on the basis that the Builder will construct a particular design house on each lot at a fixed price. The prices for the dwellings will be agreed between the Developer and the Builder before the marketing of the lots. The Developer expects that it will be able to agree prices for the dwellings which will be less than the prices that individual buyers may be able to negotiate separately with the Builder.

(b) Potential Third Line Forcing

In order to ensure that the Development is undertaken as an attractive, integrated, community environment featuring high quality homes, it is intended that a single, reputable and experienced builder will be engaged to construct all of the 17 residential dwellings to be constructed within the estate.

It is proposed that the Developer will offer the lots for sale as vacant land on the basis that each buyer will complete the sale once an individual title is available for the lot to be purchased.

The requirement that individual buyers enter into a building contract with the nominated builder will be included in each buyer's contract to buy the lot. The proposed condition is as follows:

"The Buyer must, prior to settlement of the sale and purchase of the Property, enter into a building contract which appoints the Builder to construct the residential dwelling on the Property in accordance with the approved Design for the Property and quality standards of the Estate."

For the purposes of this clause, "Buyer" means the buyer named in the contract, "Builder" means the Builder nominated by the Developer, "Property" means the individual freehold lot to be purchased by the Buyer, "Estate" means the parcel of land which is the subject of the Development and "Design" means an approved design for the particular lot.

The agreement between each buyer and the nominated Builder will specify the dwelling to be constructed by the Builder and the specifications, standards and timelines for the construction of the dwelling. It will also specify the price payable to the Builder and any circumstances where the price may be varied or reviewed.

This submission is provided in support of the Developer's notification in respect of any potential third line forcing involved in this arrangement.

2. BRIEF SUMMARY OF THE MARKET

The Development is located in the City of Armadale, approximately 28 kilometres south east of the Perth CBD. The Developer submits that the geographic market relevant to the Developer's application covers not only the City of Armadale and surrounding suburbs but encompasses the whole of the south-eastern metropolitan area of Perth, Western Australia.

The south-eastern metropolitan area of Perth comprises a wide geographic area and includes a variety of residential lots, homes and house and land packages. There is no dominant provider of residential properties in the area.

According to the Land Development Program, State Lot Activity September Quarter 2010 published by the Western Australian Planning Commission, in the south-east metropolitan area of Perth, there are 10,665 proposed residential lots currently held by developers under conditional approvals and 363 residential lots for which final approvals are held. If a potential buyer wishes to purchase a freehold lot within an estate development in this region, there are numerous choices available. Apart from the numerous new developments, there are also established homes and redevelopment opportunities on offer in the area.

The City of Armadale is a rapidly growing region in itself and also includes a wide geographic area and a variety of residential lots, homes and house and land packages. There is no dominant provider of residential properties in the City of Armadale and surrounding suburbs.

According to the Land Development Program, State Lot Activity September Quarter 2010 published by the Western Australian Planning Commission, in the City of Armadale, there are 5,493 proposed residential lots currently held by developers under conditional approvals and 131 residential lots for which final approvals are held. If a potential buyer wishes to purchase a freehold lot within an estate development in the City of Armadale, there are numerous choices available. Apart from the numerous new developments, there are also established homes and redevelopment opportunities on offer in the area.

For your reference, we enclose a copy of the Land Development Program, State Lot Activity September Quarter 2010 published by the Western Australian Planning Commission showing the latest available information about the availability of residential lots in Western Australia. The information which we have quoted above is taken from pages 2 and 15 of that publication.

3. BENEFITS FROM CONDUCT

We set out below some of the public benefits arising from the proposed conduct. We believe that the following benefits are of value to the community generally and achieve efficiency and progress in the residential development industry.

(a) Efficiency and Competitiveness

By using a specific builder to construct houses on a group of adjoining lots there is a more efficient allocation of resources. This results in lower unit product costs and improves the ability of the Development to compete successfully in the Western Australian market.

As indicated earlier, the Builder is prepared to give a commitment to commence construction irrespective of the number of lots sold and ready to build. Other builders are unlikely to be willing to commence construction on any one block until it is assured of a continuous flow of building appointments over multiple blocks across the Development. This would mean that purchasers could be severely delayed in the start of building while other lots were sold, settled and made ready for building.

(b) Consumer Protection

The proposed conduct promotes equitable dealings in the industry because all of the costs are disclosed up front. The land and building component of each house and land package will be clearly disclosed in each contract to purchase a lot and building contract.

As each building contract will be set at a fixed price, the Builder will not be entitled to increase the price to the buyer unless the buyer requests a variation to the design. Should the buyer seek a variation, the Builder will quote the cost of the variation to the buyer and obtain the buyer's approval to that cost, before undertaking the variation.

The use of a nominated builder on a specific group of lots and a standard building contract for all of the dwellings on the land enables the supply of better information to the buyers before the purchase of the land so that they can make informed choices about both the land and building contracts. It also enables easy comparisons to be made with the costs of purchase of land and the cost of a separate building contract or other house and land packages available on the market.

Each building contract will be in the form of the standard lump sum Housing Industry Association contract which is the most commonly used contract in Western Australia for the construction of dwellings. This form of contract affords the level of consumer protection generally expected by consumers in dealings with builders of residential buildings.

(c) Existing Competition

There is currently ample competition for residential properties in the subject region and the surrounding areas. The buyers will be able to compare the price of the house and land packages with those of existing houses, vacant lots and other house and land packages to ensure that the prices at the Development have not been inflated by the use of a single builder.

Any adverse impact on competition would be negligible given the size of the property market compared to the number of lots involved in this development. The 17 lots involved represent approximately 0.31% of the vacant lot market in the City of Armadale and approximately 0.16% of the vacant lot market in the South East metropolitan region of Perth (based on the information contained in Land Development Program, State Lot Activity September Quarter 2010 published by the Western Australian Planning Commission quoted above). If established homes are also considered, then the Developer's potential market share as a result of this development is negligible.

Accordingly, there is negligible anti-competitive detriment caused by obliging a purchaser of a freehold lot in the estate to use the nominated Builder. There are many other sources of supply of residential properties (either vacant or with established homes). The potential buyers will have a genuine choice, based on quality and price, whether or not to purchase a lot in the Development together with the dwelling to be constructed on the lot.

(d) Compliance with Subdivision Approval

The Development is the subject of a subdivision approval obtained from the Department for Planning and Infrastructure on advice from the City of Armadale and a development approval from the City of Armadale. The approvals were given on the basis of an integrated single residential development which has restrictions imposed on it due to the local planning guidelines. In order for the Developer to ensure that the Development is integrated and built in the manner approved by the Department for Planning and Infrastructure and the City of Armadale, the Developer must use a single builder who will maintain the integrity of the Development.

The City of Armadale should also benefit from having a reduced number of builders submitting building applications relating to the lots in this development.

(e) Improved Construction, Logistics, Quality and Reduced Costs

As the Development is of a small lot nature with reduced and, in some instances, zero side boundary sets backs, it is not desirable to have multiple builders on site at the estate because there are limited areas for machinery and the storage of materials. If multiple builders were to build on adjoining lots within the estate at the same time, construction costs for the houses could be increased due to the double handling and coordination issues that would result.

It is difficult to control the quality of the total estate if there is a wide selection of builders on site. By choosing a single reputable builder to build all the homes in the Development, the Developer is protecting the investment of the buyers because all the homes will be built to the specified quality and finish.

The use of one builder on a group of adjoining lots promotes industrial harmony and safety on site by allowing safe and consistent work practices.

By pre-designing the homes for the lots, shorter building time frames will be available for buyers as building licences can be obtained relatively quickly and the Builder has already determined the most efficient method of construction of the houses individually and as a group.

In addition, issues such as earth works and site preparation for the homes have been considered in more detail as part of the land development process. This reduces the overall costs and again assists in enabling building time frames to be accelerated. It also avoids potential variations and resulting increased costs for buyers where the builder may otherwise not understand the specific site conditions of the property.

Where one Builder is building a number of homes adjacent to each other, there are further costs and time savings available as one trade is able to move from one house to the next and the materials can be easily sourced and transferred as required.

The Developer expects that it will be able to agree prices for the dwellings which will be less than the prices that individual buyers may be able to negotiate separately with the Builder. This saving will be passed on to the buyers.

Additionally, upon completion of the Development, after sales service and maintenance can be handled by either the Developer or Builder acting in cooperation, this will streamline and clarify the after sales service and maintenance process for buyers.

(f) Reduced (stamp) duty

By allowing the buyers to purchase the vacant lots before building works commence, the amount of (stamp) duty payable by them in respect of the land purchase is reduced. Duty is calculated by reference to the price or value of the land at the time it is transferred. A transfer of a vacant lot will attract considerably less duty that the transfer of land with a completed dwelling on it.

(g) Buyers' Preference

The Developer's experience in the industry is that buyers prefer this type of "product" because they make a substantial (stamp) duty saving by settling on the land prior to construction of the house. However, they are still able to buy a "finished" product built to the plans and specifications prepared and marketed by the seller of the land.

Buyers are comfortable knowing that there is a certainty of standards in the product they are purchasing. Similarly, buyers appreciate the time, money and expertise which has been spent by the Developer and the Builder in preparing specific designs to suit the individual lots and choosing colours, tiles, floor coverings, fencing, landscaping and other aspects of the homes which many buyers do not wish to spend time and energy doing themselves. Essentially, this can take all of the design headaches and a lot of the "pain" out of the building process for buyers of vacant land.

(h) Environmental and Community Aims

Retaining the uniform style of this Development will ensure that it is compatible with the local environment. It is this aspect of the Development which will give it a communal feel and attract people to the estate and the area, thereby benefiting the local economy by increasing expenditure in the area which generally leads to increased employment in that area.

Using a nominated builder enables minimal disruption to the construction of the remainder of the Development and the local area and provides an ease of access to, and security of, the 17 lots during construction.

The designs of the houses to be built on the lots address specific site constraints and have, therefore, been able to take into account the environmental requirements of the estate and the individual lots. All houses have been designed to achieve a 5 star energy rating.

The use of passive solar energy and water efficiency and the maximisation of views from each lot aim at ensuring that the estate is environmentally friendly and complies with all of the environmental requirements of the City of Armadale, the Department for Planning and Infrastructure and the Department of Environment.

It helps to ensure that individual owners do not construct homes or undertake work which would be detrimental to the environment and the community as a whole. Similarly, by ensuring that earthworks and site preparations are carried out to a consistent standard and with an awareness of the other works being carried out in the estate as a whole, the development of the land is less likely to cause environmental damage or inconvenience to the owners and the other residents of the area.

4. LIMITED PUBLIC DETRIMENT

Apart from the reduction in the number of effective competitors for the construction of homes within the estate, the Developer has not identified any significant public detriment arising from the buyers entering into standard building contracts with a single builder.

The Developer does not believe that there is any detriment to the community in general and, in particular, does not believe that there is any detriment to the achievement of the goal of economic efficiency in the industry.

The use of one builder should not impact on the cost or quality of the dwellings because the dwellings will be built to prices, plans and specifications agreed to by the buyers prior to construction of the dwellings. There should not be any increase in the restrictions on entry to the market for other builders as there are already numerous developments of this type occurring in Western Australia and more are planned. Further, the Developer does not believe that the proposed conduct will have a negative impact on competition by other market participants in that the ability to innovate effectively and conduct these developments efficiently is enhanced (not reduced) by the use of a single builder.

5. CONCLUSION

In summary, there are substantial public benefits arising from having each buyer enter into a building contract with one builder nominated for the construction of the 17 houses comprising the Development.

Therefore, the Developer submits that any detriment which might arise will be outweighed by the public benefits outlined above.

The Developer is happy to provide any additional information you require or discuss any aspect of the Development at your convenience.

SURVEY-STRATA PLAN 61034

SHEET 1 OF 5 SHEETS

VER.	AMENDMENT	AUTHORISED BY	DATE
4	AUDIT REQUIREMENTS	CARDNO SPECTRUM SURVEY	1.12.2010

PLAN OF
LOT 301 ON DP 44851

CERTIFICATE OF TITLE
2632-448

LOCAL GOVERNMENT
CITY OF ARMADALE

INDEX PLAN BG 34(2) 21.03

FIELD BOOK 113 692

SCALE SEE SHEET

NAME OF SCHEME
THE NICHE
WEST ARMADALE

ADDRESS OF PARCEL
LOT 301
DONALD COURT
ARMADALE, WA, 6112

MANAGEMENT STATEMENT YES NO

LODGED
DATE 1-Nov-10
FEE PAID $1257.00
ASSESS No. 7804398

CERTIFIED CORRECT N. Abdullah 02-Dec-10
COR. FILE 00651-2010/V5 Page 91

IN ORDER FOR DEALINGS
SUBJECT TO
Lodgement of Management Statement.
Section 195 LAA.
Section 167 P. & D Act.
Section 136C TLA.

N. Abdullah 06-Dec-10
FOR REGISTRAR OF TITLES DATE

L500331
APPLICATION
10-12-2010
DATE

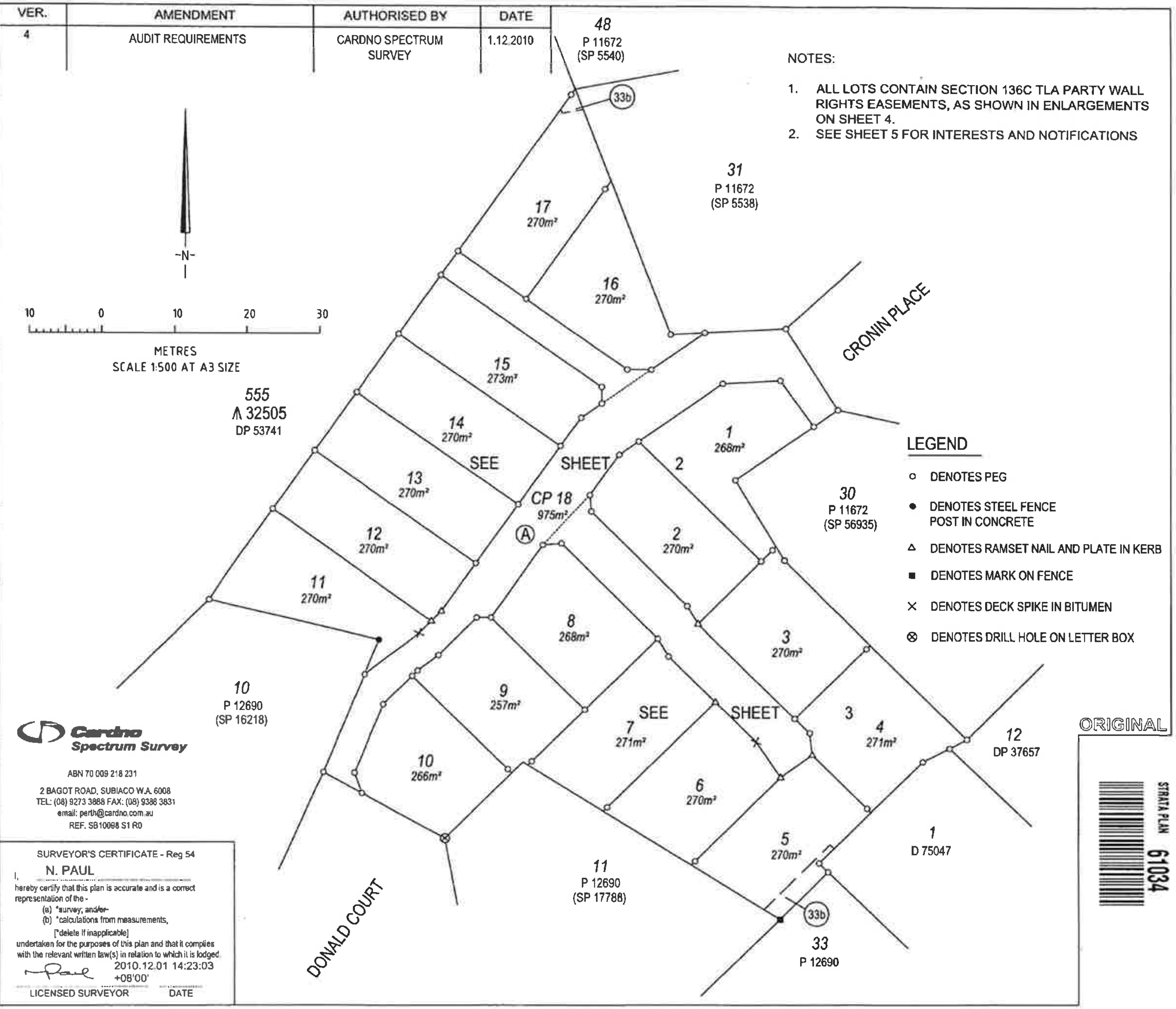
REGISTERED
RG Roberts
REGISTRAR OF TITLES
SEAL

WESTERN AUSTRALIAN PLANNING COMMISSION
W.A.P.C. REF: 1236-09
Certificate of Approval of W.A.P.C. under Section 25B(2) of Strata Titles Act 1985
Delegated under S.16 P&D Act 2005
06-Dec-2010
DATE

Landgate
Western Australian Land Information Authority

NOTES:

1. ALL LOTS CONTAIN SECTION 136C TLA PARTY WALL RIGHTS EASEMENTS, AS SHOWN IN ENLARGEMENTS ON SHEET 4.
2. SEE SHEET 5 FOR INTERESTS AND NOTIFICATIONS



LEGEND
- ○ DENOTES PEG
- ● DENOTES STEEL FENCE POST IN CONCRETE
- △ DENOTES RAMSET NAIL AND PLATE IN KERB
- ■ DENOTES MARK ON FENCE
- × DENOTES DECK SPIKE IN BITUMEN
- ⊗ DENOTES DRILL HOLE ON LETTER BOX

ORIGINAL

Cardno Spectrum Survey
ABN 70 009 218 231
2 BAGOT ROAD, SUBIACO W.A. 6008
TEL: (08) 9273 3888 FAX: (08) 9388 3831
email: perth@cardno.com.au
REF. SB10068 S1 R0

SURVEYOR'S CERTIFICATE - Reg 54
I, N. PAUL
hereby certify that this plan is accurate and is a correct representation of the -
(a) *survey; and/or-
(b) *calculations from measurements,
[*delete if inapplicable]
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.
2010.12.01 14:23:03 +08'00'
LICENSED SURVEYOR DATE

STRATA PLAN 61034

REGISTER NUMBER	
1/SP61034	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
N/A	N/A

WESTERN AUSTRALIA

RECORD OF CERTIFICATE OF TITLE

VOLUME 2759 FOLIO 167

UNDER THE TRANSFER OF LAND ACT 1893 AND THE

STRATA TITLES ACT 1985

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts

REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 1 ON SURVEY-STRATA PLAN 61034
TOGETHER WITH A SHARE IN ANY COMMON PROPERTY AS SET OUT ON THE SURVEY-STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

GOLD DEVELOPMENT ALLIANCE PTY LTD OF POST OFFICE BOX 51, NORTHBRIDGE
(AF L500331) REGISTERED 10 DECEMBER 2010

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. INTERESTS NOTIFIED ON THE SURVEY-STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT NO.33 OF 1985 AS AMENDED.
2. *L485427 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 22.11.2010.
3. *EASEMENT BENEFIT CREATED UNDER SECTION 136C T.L.A. FOR PARTY WALL PURPOSES - SEE SURVEY STRATA PLAN 61034
4. *EASEMENT BURDEN CREATED UNDER SECTION 136C T.L.A. FOR PARTY WALL PURPOSES - SEE SURVEY STRATA PLAN 61034

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.

--END OF CERTIFICATE OF TITLE--

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	SP61034.
PREVIOUS TITLE:	2632-448.
PROPERTY STREET ADDRESS:	UNIT 1, 6 DONALD CT, ARMADALE.
LOCAL GOVERNMENT AREA:	CITY OF ARMADALE.

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING L485427

Land Development Program

State Lot Activity

Western Australia

Quarter 2010

Western Australian Planning Commission

Government of Western Australia
Department of Planning

1 State Summary

Residential

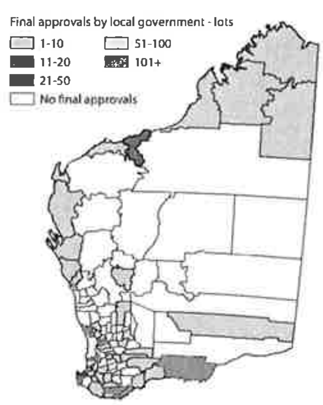
- During the September quarter 2010, 602 applications were lodged to create 5,265 residential lots across the state.
- Compared with the previous quarter, lodged applications dropped 25 per cent while the number of proposed residential lots declined 42 per cent.
- Conditional residential lot approval was given to 7,459 lots; an increase of 20 per cent from the previous quarter figure of 6,205 lots.
- Final residential lot approval was given to 2,734 lots; a small increase of 7 per cent from 2,545 lots in the previous quarter.
- At the end of September the number of proposed residential lots with current conditional approval totalled 76,144 lots across the state.
- At the end of September a total of 12,557 proposed lots were under assessment.
- The median lot size of a newly created residential lot in the Perth metropolitan region and Peel sector in the September quarter was estimated at 456 square metres. In country areas, the estimated median lot size was 597 square metres.

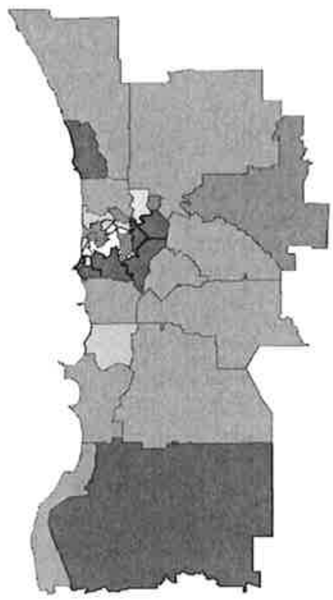
Non-residential

- In the September quarter, 213 applications were lodged to create 1,194 non-residential lots across the state.
- Conditional non-residential lot approval was given to 1,334 lots; 4 per cent higher than the previous quarter total of 1,278 lots.
- Final non-residential lot approvals was given to 443 lots; up 16 per cent from 382 lots in the previous quarter.
- By the end of September the number of proposed non-residential lots with current conditional approval in the state totalled 14,569 lots.
- At the end of September there were 2,256 proposed lots under assessment.

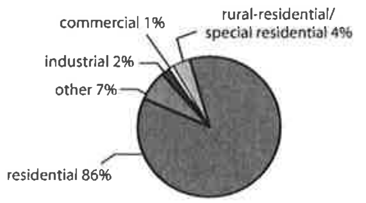
Data type	Developers' lodged applications (page 10)		Applications under assessment (page 11) as at quarter		Conditional approvals (page 12)		Developers' stock of current conditional approval (page 13) as at quarter		Final approvals (page 14)	
Stock / Flow	Flow		Stock		Flow		Stock		Flow	
	No	Proposed lots	No	Proposed lots	No	Proposed lots	No	Proposed lots	No	Lots
Residential										
Jun qtr 2010	808	9 097	668	14 984	623	6 205	5 631	74 148	439	2 545
Sep qtr 2010	**602**	**5 265**	**634**	**12 557**	**687**	**7 459**	**5 563**	**76 144**	**448**	**2 734**
Jul 10 to Sep 10	602	5 265			687	7 459			448	2 734
Change between quarters	↘ -25%	↘ -42%	↘ -5%	↘ -16%	↗ 10%	↗ 20%	↘ -1%	↗ 3%	↗ 2%	↗ 7%
Non-residential										
Jun qtr 2010	264	1 234	298	1 852	193	1 278	1 674	14 240	124	382
Sep qtr 2010	**213**	**1 194**	**288**	**2 256**	**240**	**1 334**	**1 672**	**14 569**	**152**	**443**
Jul 10 to Sep 10	213	1 194			240	1 334			152	443
Change between quarters	↘ -19%	↘ -3%	↘ -3%	↗ 22%	↗ 24%	↗ 4%	— 0%	↗ 2%	↗ 23%	↗ 16%

1.1 Final approval activity September quarter 2010





Final approvals by land zoning category



Contents ... **Page**

2 Residential activity

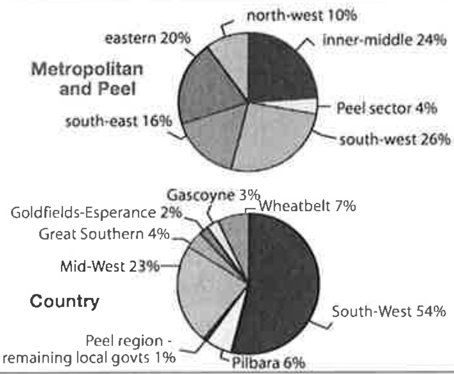
2.1 Regional summary: September quarter 2010

	Developers' lodged applications	Applications under assessment	Conditional approvals	Developers' stock of current conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sep 2010	Proposed lots	Proposed lots up to end of Sep 2010	Lots
Perth metropolitan region and Peel sector					
inner-middle	895	896	1 231	7 453	551
north-west	886	2 716	1 882	10 701	238
eastern	685	2 696	666	6 239	456
south-east	411	1 349	621	10 665	363
south-west	603	838	786	9 963	610
Metropolitan	**3 480**	**8 495**	**5 186**	**45 021**	**2 218**
Peel	**193**	**221**	**542**	**6 334**	**100**
Metropolitan and Peel	**3 673**	**8 716**	**5 728**	**51 355**	**2 318**
Country					
Gascoyne	0	0	63	157	14
Goldfields-Esperance	125	116	32	1 299	10
Great Southern	69	1 082	62	4 158	16
Kimberley	7	12	309	1 011	1
Mid-West	94	610	853	4 334	97
Peel - remaining local governments	7	43	7	515	3
Pilbara	90	141	12	1 641	23
South-West	1 068	1 649	352	8 840	225
Wheatbelt	132	188	41	2 834	27
Country	**1 592**	**3 841**	**1 731**	**24 789**	**416**
State	**5 265**	**12 557**	**7 459**	**76 144**	**2 734**

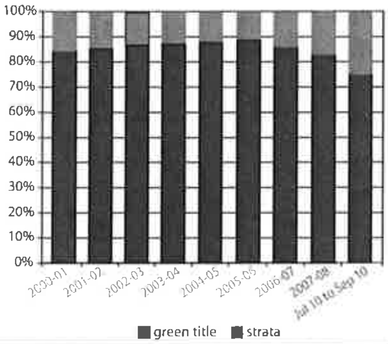
- During the September quarter 2010, 5,265 proposed lots were lodged for approval across the state: 3,673 lots in the Perth metropolitan region and Peel sector and 1,592 lots in country areas.
- Conditional approval was granted to 5,728 proposed lots in the Perth metropolitan region and Peel sector and 1,731 lots in country areas; totalling 7,459 proposed lots across the state.
- Final residential lot approvals totalled 2,318 lots in the Perth metropolitan region and Peel sector and 416 lots in country areas.
- In the Perth metropolitan region and Peel sector, the south-west contributed 26 per cent of total final approvals. In the country, the South-West region contributed 54 per cent of regional final approvals, the highest in the regions.
- Baldivis and Secret Harbour in the metropolitan region recorded the highest number of final approvals with 180 lots and 145 lots respectively.
- The highest in the country areas was Australind in the Shire of Harvey with 79 lots.
- During the September quarter 2010, 76 per cent of of final residential lot approvals were green title lots.
- By the end of September, the number of proposed residential lots in applications under assessment across the state totalled 12,557 lots: 8716 proposed lots in the Perth metropolitan region and Peel sector and 3,841 proposed lots in country areas.
- The number of proposed residential lots with current preliminary approval across the state totalled 76,144 lots by the end of the month; approximately two thirds (51,355 lots) in the Perth metropolitan region and Peel sector and 24,789 lots in the country.

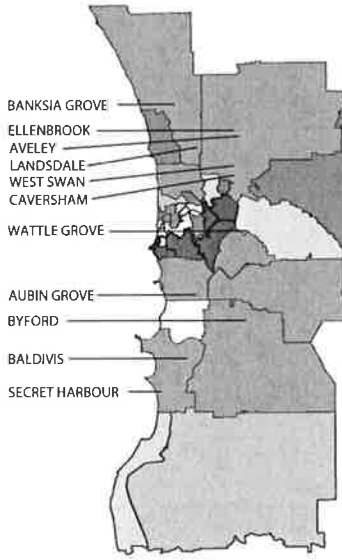
2.2 Final approval activity, top suburbs and localities

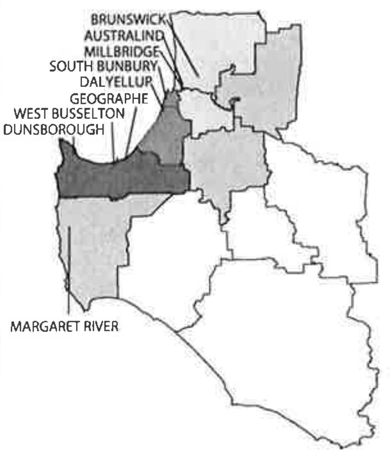
Rank	Metropolitan and Peel	Lots	Country (local government)	Lots
1	Baldivis	180	Australind (Harvey)	79
2	Secret Harbour	145	Millbridge, Strathalbyn (Dardanup, Geraldton-Greenough)	54
3	Aveley	125	Drummond Cove (Geraldton-Greenough)	24
4	Aubin Grove, Byford	104	South Hedland (Port Hedland)	17
5	Banksia Grove	97	West Busselton (Busselton)	13
6	West Swan	83	Dunsborough, Geographe (Busselton)	12
7	Landsdale	77	Dalyellup (Capel)	11
8	Wattle Grove	71	Exmouth, South Bunbury, York (Exmouth, Bunbury, York)	9
9	Caversham	68	Margaret River (Augusta-Margaret River)	8
10	Ellenbrook	62	Brunswick, Gingin, Port Hedland, South Kalgoorlie (Harvey, Gingin, Port Hedland, Kalgoorlie-Boulder)	6



Green title lots versus strata lots







Final approvals by local government - lots

1-10 | 21-50 | 101+ | 11-20 | 51-100 | No final approvals

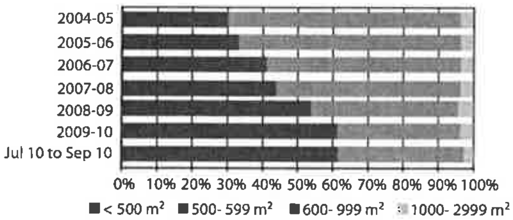
Note: Top suburbs and localities identified where relevant

3 Residential lot size

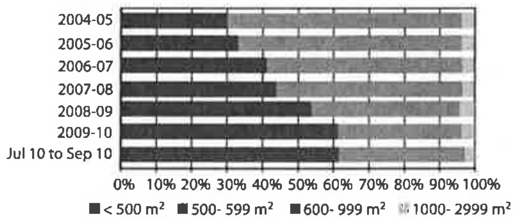
Financial year	Final approvals by lot size range (m2)				Estimated median lot size
	<500	500-599	600-999	1000-2999	
Metropolitan and Peel					
2004–05	4 726	5 002	5 258	517	560
2005–06	5 438	4 686	5 644	527	558
2006–07	6 178	4 114	4 277	481	527
2007–08	6 042	3 797	2 727	448	540
2008–09	4 876	2 199	1 541	391	482
2009–10	5 194	1 859	974	343	456
2010–11					
Sep qtr	**1 462**	**481**	**302**	**70**	**456**

Financial year	Final approvals by lot size range (m2)				Estimated median lot size
	<500	500-599	600-999	1000-2999	
Country					
2004–05	226	458	2 112	297	670
2005–06	474	553	2 861	500	763
2006–07	872	992	3 422	580	684
2007–08	1 037	1 022	2 454	510	618
2008–09	730	778	1 310	350	619
2009–10	657	591	905	347	597
2010–11					
Sep qtr	**120**	**43**	**131**	**122**	**597**

Final approvals by lot size range - metropolitan and Peel



Final approvals by lot size range - country



3.1 Lot size by planning region

Quarter	Final approvals by lot size range (m2)				Estimated median lot size
	<500	500-599	600-999	1000-2999	
Inner					
Dec qtr 09	112	19	13	12	410
Mar qtr 10	53	12	5	7	433
Jun qtr 10	71	17	9	11	412
Sep qtr 10	**111**	**21**	**7**	**6**	**366**
Middle					
Dec qtr 09	257	37	14	8	396
Mar qtr 10	288	40	27	10	403
Jun qtr 10	305	35	17	11	401
Sep qtr 10	**338**	**42**	**15**	**11**	**370**
North-west					
Dec qtr 09	299	30	28	9	398
Mar qtr 10	232	54	75	6	444
Jun qtr 10	296	67	80	2	390
Sep qtr 10	**199**	**25**	**14**	**0**	**422**
Eastern					
Dec qtr 09	105	38	27	16	483
Mar qtr 10	58	10	28	7	470
Jun qtr 10	138	54	68	16	500
Sep qtr 10	**281**	**90**	**69**	**16**	**480**
South-east					
Dec qtr 09	256	173	29	27	489
Mar qtr 10	89	36	24	40	514
Jun qtr 10	163	114	36	5	495
Sep qtr 10	**196**	**98**	**46**	**22**	**456**
South-west					
Dec qtr 09	281	187	108	14	508
Mar qtr 10	263	213	82	21	513
Jun qtr 10	147	118	45	5	507
Sep qtr 10	**303**	**169**	**134**	**4**	**501**
Perth metropolitan region					
Dec qtr 09	1 312	484	221	86	460
Mar qtr 10	985	365	253	91	465
Jun qtr 10	1 120	405	255	50	457
Sep qtr 10	**1 428**	**445**	**285**	**59**	**458**

Quarter	Final approvals by lot size range (m2)				Estimated median lot size
	<500	500-599	600-999	1000-2999	
Peel sector					
Dec qtr 09	116	18	22	4	359
Mar qtr 10	65	44	9	3	489
Jun qtr 10	60	38	34	6	521
Sep qtr 10	**34**	**36**	**17**	**11**	**533**
Goldfields-Esperance					
Dec qtr 09	8	9	1	2	525
Mar qtr 10	2	8	2	1	536
Jun qtr 10	40	1	24	2	395
Sep qtr 10	**3**	**5**	**0**	**2**	**533**
Great Southern					
Dec qtr 09	29	60	24	8	529
Mar qtr 10	11	11	24	9	660
Jun qtr 10	7	9	40	9	649
Sep qtr 10	**7**	**3**	**2**	**4**	**550**
Kimberley					
Dec qtr 09	0	0	16	0	750
Mar qtr 10	2	11	39	2	639
Jun qtr 10	0	0	9	0	743
Sep qtr 10	**0**	**0**	**0**	**1**	**1 500**
Mid-West					
Dec qtr 09	21	21	6	25	586
Mar qtr 10	5	4	131	9	735
Jun qtr 10	5	1	1	0	550
Sep qtr 10	**2**	**7**	**15**	**73**	**2 111**
South-West					
Dec qtr 09	60	72	76	14	552
Mar qtr 10	129	14	111	19	573
Jun qtr 10	89	44	54	43	548
Sep qtr 10	**93**	**11**	**103**	**18**	**621**
Remaining country local governments					
Dec qtr 09	11	5	40	8	781
Mar qtr 10	44	26	66	33	656
Jun qtr 10	35	121	26	11	565
Sep qtr 10	**15**	**17**	**11**	**24**	**640**

4 Residential final approvals by suburb

Perth metropolitan region

Suburb	September quarter 2009-10	September quarter 2010	Qtr rank
Alfred Cove	11	4	35
Applecross	32	0	-
Ardross	25	7	32
Armadale	73	26	19
Ascot	53	6	33
Attadale	4	2	37
Aubin Grove	201	104	4
Aveley	34	125	3
Balcatta	19	6	33
Baldivis	576	180	1
Balga	58	25	20
Ballajura	42	2	37
Banksia Grove	217	97	5
Bassendean	23	10	30
Bayswater	70	21	22
Beaconsfield	21	19	23
Beckenham	9	4	35
Bedford	32	12	28
Beechboro	6	2	37
Beeliar	73	27	18
Beldon	2	2	37
Bellevue	2	0	-
Belmont	23	5	34
Bentley	19	12	28
Bertram	114	0	-
Bibra Lake	8	0	-
Bicton	2	4	35
Booragoon	8	2	37
Brookdale	2	2	37
Bull Creek	5	0	-
Bullsbrook	4	0	-
Burns Beach	17	0	-
Burswood	4	2	37
Butler	167	8	31
Byford	98	104	4
Calista	8	0	-
Canningvale	287	53	12
Cannington	18	0	-
Carine	7	0	-
Carlisle	19	6	33
Carramar	10	0	-
Caversham	0	68	9
Chidlow	2	0	-
Churchlands	0	49	13
Claremont	22	12	28
Clarkson	14	0	-
Cloverdale	49	13	27
Cockburn Central	2	0	-
Como	38	3	36
Coogee	19	3	36
Coolbellup	17	4	35
Coolbinia	0	4	35
Cottesloe	13	7	32
Craigie	4	0	-
Currambine	66	0	-
Daglish	0	4	35
Dalkeith	5	0	-
Darch	62	2	37
Darlington	3	0	-
Dianella	58	14	26
Doubleview	41	6	33
Duncraig	11	2	37
East Cannington	66	12	28
East Fremantle	4	0	-
East Victoria Park	27	6	33
Eden Hill	18	4	35
Edgewater	4	0	-
Ellenbrook	337	62	10
Embleton	33	4	35
Ferndale	2	0	-
Forrestfield	50	8	31
Fremantle	23	5	34
Girrawheen	81	0	-
Glen Forrest	7	0	-

Suburb	September quarter 2009-10	September quarter 2010	Qtr rank
Glendalough	1	0	-
Gnangara	2	0	-
Gosnells	34	12	28
Greenmount	9	2	37
Greenwood	6	2	37
Guildford	2	0	-
Gwelup	0	22	21
Hamersley	4	0	-
Hamilton Hill	30	2	37
Hammond Park	112	40	15
Harrisdale	270	0	-
Heathridge	6	0	-
Helena Valley	24	4	35
High Wycombe	82	8	31
Hillarys	11	0	-
Hilton	28	14	26
Hocking	53	0	-
Huntingdale	2	0	-
Iluka	24	0	-
Inglewood	5	3	36
Innaloo	21	6	33
Jandakot	2	0	-
Jindalee	45	8	31
Joondalup	5	3	36
Joondanna	13	4	35
Kalamunda	15	2	37
Kallaroo	4	0	-
Kardinya	16	6	33
Karrinyup	35	12	28
Kelmscott	72	0	-
Kensington	0	2	37
Kewdale	23	2	37
Kingsley	4	0	-
Koondoola	2	0	-
Kwinana Town Centre	20	0	-
Landsdale	60	77	7
Lathlain	22	8	31
Leederville	12	1	38
Lesmurdie	5	0	-
Lynwood	8	4	35
Maddington	9	3	36
Madeley	17	3	36
Maida Vale	23	0	-
Manning	11	4	35
Marangaroo	4	2	37
Marmion	7	4	35
Maylands	22	2	37
Medina	40	0	-
Melville	38	8	31
Middle Swan	20	4	35
Midland	18	5	34
Midvale	6	0	-
Mirrabooka	4	0	-
Morley	125	18	24
Mosman Park	4	0	-
Mount Claremont	2	2	37
Mount Hawthorn	15	4	35
Mount Helena	4	2	37
Mount Lawley	19	2	37
Mount Nasura	12	0	-
Mount Pleasant	20	4	35
Mount Richon	6	6	33
Mullaloo	22	2	37
Munster	20	25	20
Myaree	4	0	-
Nedlands	4	2	37
Nollamara	62	6	33
Noranda	3	2	37
North Beach	4	5	34
North Coogee	47	0	-
North Fremantle	2	2	37
North Lake	2	0	-
North Perth	22	2	37
Ocean Reef	6	0	-

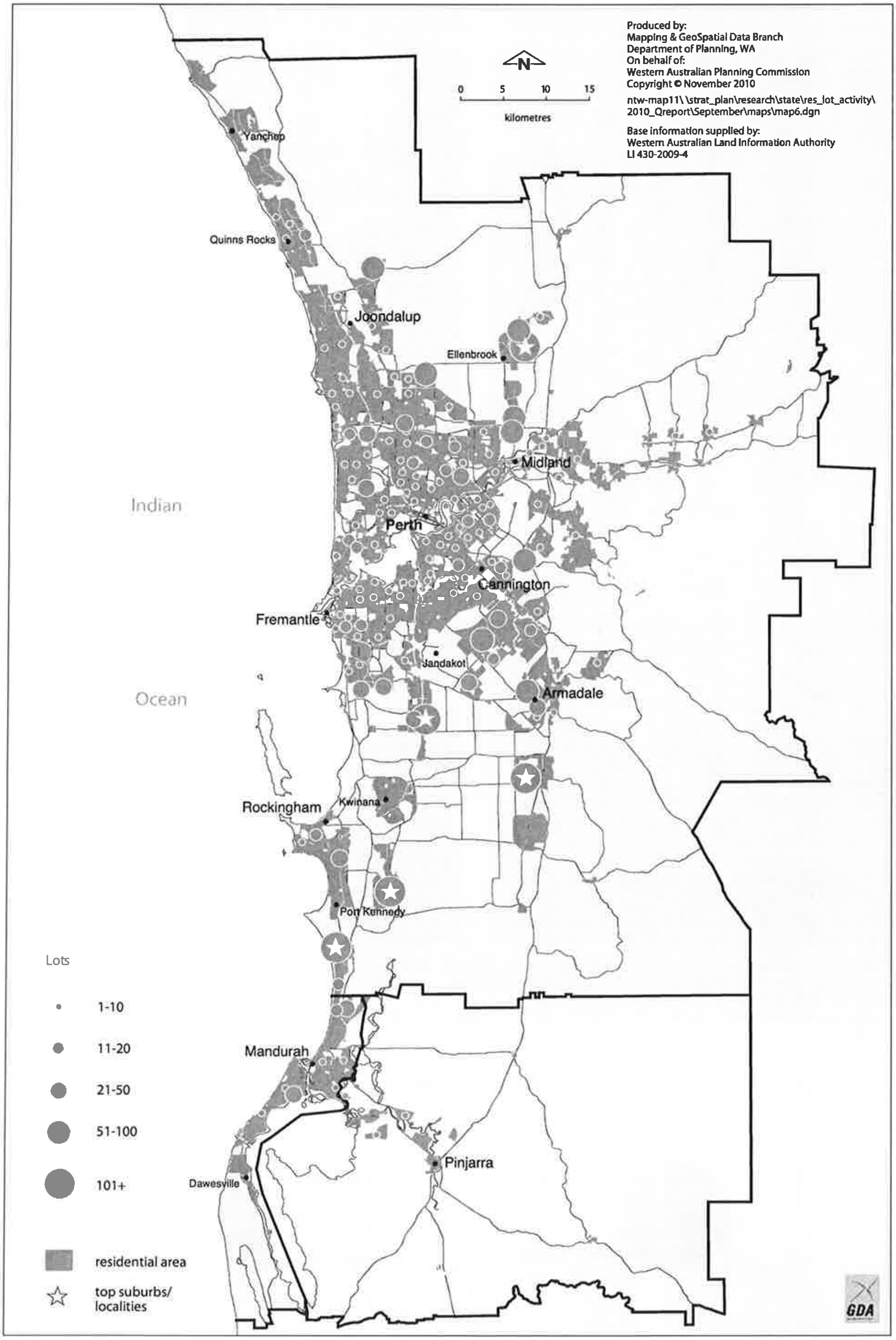
Suburb	September quarter 2009-10	September quarter 2010	Qtr rank
O'Connor	43	0	-
Osborne Park	14	0	-
Padbury	5	2	37
Palmyra	8	6	33
Parmelia	12	0	-
Pearsall	60	7	32
Peppermint Grove	3	0	-
Perth	10	0	-
Piara Waters	290	33	17
Port Kennedy	2	0	-
Queens Park	147	8	31
Quinns Rocks	5	2	37
Redcliffe	15	5	34
Ridgewood	160	11	29
Riverton	30	2	37
Rivervale	37	15	25
Rockingham	29	14	26
Roleystone	56	10	30
Rossmoyne	4	0	-
Safety Bay	8	0	-
Salter Point	10	4	35
Scarborough	49	6	33
Secret Harbour	141	145	2
Seville Grove	10	54	11
Shelley	15	0	-
Shenton Park	2	0	-
Shoalwater	20	8	31
Sinagra	98	0	-
Singleton	10	12	28
Sorrento	18	2	37
South Fremantle	4	4	35
South Guildford	20	0	-
South Lake	8	2	37
South Perth	6	3	36
Southern River	71	19	23
Spearwood	11	2	37
St James	13	0	-
Stirling	47	0	-
Stoneville	2	4	35
Subiaco	2	2	37
Success	50	0	-
Swan View	62	0	-
Swanbourne	6	11	29
Tapping	107	0	-
The Vines	37	2	37
Thornlie	1	37	16
Trigg	4	0	-
Tuart Hill	9	6	33
Victoria Park	21	6	33
Viveash	2	0	-
Waikiki	7	42	14
Walliston	2	0	-
Wanneroo	163	2	37
Wambro	2	0	-
Warwick	1	0	-
Watermans Bay	14	0	-
Wattle Grove	8	71	8
Wellard	209	0	-
Wembley	28	2	37
Wembley Downs	26	7	32
West Leederville	18	0	-
West Perth	1	4	35
West Swan	0	83	6
Westminster	14	5	34
White Gum Valley	25	4	35
Willagee	14	0	-
Willetton	2	0	-
Wilson	40	6	33
Woodbridge	7	2	37
Woodlands	7	0	-
Yanchep	141	0	-
Yangebup	35	0	-
Yokine	64	12	28
Perth metropolitan region total	**7 816**	**2 218**	

Peel sector

Suburb	September quarter 2009-10	September quarter 2010	Qtr rank
Coodanup	126	6	4
Dawesville	4	0	-
Dudley Park	7	0	-
Erskine	0	23	2
Falcon	8	6	4
Furnissdale	0	2	6
Greenfields	14	2	6
Halls Head	10	4	5
Lakelands	111	35	1

Suburb	September quarter 2009-10	September quarter 2010	Qtr rank
Madora Bay	33	14	3
Mandurah	25	4	5
Meadow Springs	42	0	-
North Dandalup	2	0	-
Pinjarra	12	0	-
Ravenswood	25	2	6
Silver Sands	6	0	-
South Yunderup	94	2	6
Wannanup	36	0	-
Peel sector total	**555**	**100**	
Perth metropolitan region and Peel sector	**8 371**	**2 318**	

4.1 Quarterly residential final approvals, Perth metropolitan region and Peel sector



5 Financial year-to-date residential final approvals

Local government	2008-09	2009-10	Jul 10 to Sep 10	Sep qtr 2010	Qtrly %
Perth metropolitan					
Inner-middle					
Bassendean (T)	95	41	14	14	1
Bayswater (C)	361	289	59	59	3
Belmont (C)	184	200	46	46	2
Cambridge (T)	56	46	2	2	0
Canning (C)	363	368	44	44	2
Claremont (T)	72	26	11	11	0
Cottesloe (T)	24	13	8	8	0
East Fremantle (T)	16	4	0	0	0
Fremantle (C)	199	146	48	48	2
Melville (C)	202	187	43	43	2
Mosman Park (T)	12	4	0	0	0
Nedlands (C)	24	13	15	15	1
Peppermint Grove (S)	0	3	0	0	0
Perth (C)	2	1	0	0	0
South Perth (C)	81	65	16	16	1
Stirling (C)	581	582	200	200	9
Subiaco (C)	8	4	6	6	0
Victoria Park (T)	129	96	28	28	1
Vincent (T)	68	72	11	11	0
Total	**2 477**	**2 160**	**551**	**551**	**23**
North-west					
Joondalup (C)	135	221	19	19	1
Wanneroo (C)	1 228	1 470	219	219	9
Total	**1 363**	**1 691**	**238**	**238**	**10**
Eastern					
Kalamunda (S)	243	185	89	89	4
Mundaring (S)	143	60	12	12	0
Swan (C)	499	590	355	355	15
Total	**885**	**835**	**456**	**456**	**19**
South-east					
Armadale (C)	854	791	131	131	6
Gosnells (C)	595	406	128	128	6
Serpentine-Jarrahdale (S)	179	98	104	104	5
Total	**1 628**	**1 295**	**363**	**363**	**16**
South-west					
Cockburn (C)	613	637	209	209	9
Kwinana (T)	192	403	0	0	0
Rockingham (C)	905	795	401	401	17
Total	**1 710**	**1 835**	**610**	**610**	**26**
Perth metropolitan region total	**8 063**	**7 816**	**2 218**	**2 218**	**94**
Peel sector					
Mandurah (C)	872	422	94	94	6
Murray (S)	328	133	6	6	0
Peel sector total	**1 200**	**555**	**100**	**100**	**6**
Perth metropolitan region and Peel sector total	**9 263**	**8 371**	**2 318**	**2 318**	**100**

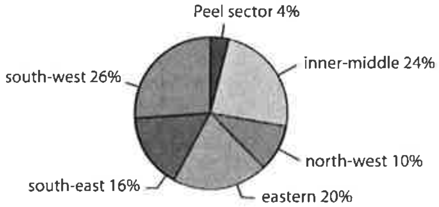
Note: (C) for city, (T) for town, and (S) for shire.
Percentages may not add to 100 percent due to rounding

Local government	2008-09	2009-10	Jul 10 to Sep 10	Sep qtr 2010	Qtrly %
Country					
Gascoyne					
Carnarvon (S)	18	3	3	3	1
Exmouth (S)	69	36	9	9	2
Remaining local governments	20	2	2	2	0
Total	**107**	**41**	**14**	**14**	**3**
Goldfields-Esperance					
Esperance (S)	63	41	2	2	0
Kalgoorlie-Boulder (C)	199	79	8	8	2
Remaining local governments	1	0	0	0	0
Total	**263**	**120**	**10**	**10**	**2**
Great Southern					
Albany (C)	496	274	12	12	3
Remaining local governments	63	61	4	4	1
Total	**559**	**335**	**16**	**16**	**4**
Kimberley					
Broome (S)	94	35	1	1	0
Wyndham-East Kimberley (S)	65	79	0	0	0
Remaining local governments	49	0	0	0	0
Total	**208**	**114**	**1**	**1**	**0**
Mid-West					
Geraldton-Greenough (C)	346	213	91	91	22
Irwin (S)	37	8	0	0	0
Remaining local governments	218	24	6	6	1
Total	**601**	**245**	**97**	**97**	**23**
Pilbara					
Port Hedland (T)	96	126	23	23	6
Roebourne (S)	279	211	0	0	0
Remaining local governments	64	2	0	0	0
Total	**439**	**339**	**23**	**23**	**6**
Peel region - remaining local governments					
Boddington (S)	82	64	0	0	0
Waroona (S)	178	50	3	3	1
Total	**260**	**114**	**3**	**3**	**1**
South-West					
Augusta-Margaret River (S)	25	193	8	8	2
Bunbury (C)	106	81	13	13	3
Busselton (S)	332	275	47	47	11
Capel (S)	147	163	11	11	3
Dardanup (S)	74	9	56	56	14
Harvey (S)	129	181	85	85	21
Remaining local governments	83	150	5	5	1
Total	**896**	**1 052**	**225**	**225**	**55**
Wheatbelt					
Beverley (S)	0	1	0	0	0
Brookton (S)	0	4	0	0	0
Chittering (S)	0	51	0	0	0
Gingin (S)	2	6	6	6	1
Northam (S)	4	12	2	2	0
Northam (T)	49	15	2	2	0
Northam (S)	53	27	4	4	1
Toodyay (S)	2	0	0	0	0
York (S)	10	14	9	9	2
Remaining local governments	103	81	8	8	2
Total	**170**	**184**	**27**	**27**	**6**
Country	**3 503**	**2 544**	**416**	**416**	**100**
State	**12 766**	**10 915**	**2 734**	**2 734**	

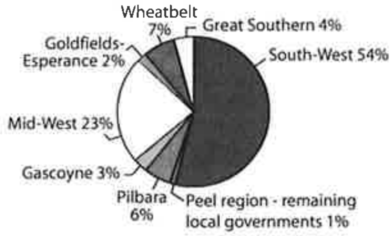
- In the September quarter, final approval was given to 2,734 residential lots: 2,318 lots in the Perth metropolitan region and Peel sector and 416 lots in the country.
- During the September quarter, the City of Rockingham recorded 401 final approvals; the highest in the metropolitan region and Peel sector. The City of Swan was next with 355 lots, followed by the local government areas of Wanneroo with 219, Cockburn with 209 and Stirling with 200 lots.
- In the country region, two local governments recorded high numbers of residential final residential lot approvals. They were the Shire of Geraldton-Greenough, with 91 lots and the Shire of Harvey, with 85 lots.

Final residential final approvals July 2010 to September 2010

Metropolitan and Peel



Country



6 Rural-residential and special residential activity

6.1 Regional summary: September quarter 2010

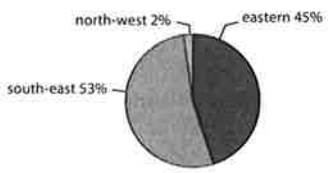
	Developers' lodged applications	Applications under assessment	Conditional approvals	Developers' stock of conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sep 2010	Proposed lots	Proposed lots up to end of Sep 2010	Lots
Perth metropolitan region and Peel sector					
inner-middle	0	0	10	10	0
north-west	0	0	0	639	1
eastern	28	133	15	359	23
south-east	38	45	44	425	27
south-west	4	55	10	183	0
Metropolitan	**70**	**233**	**79**	**1 616**	**51**
Peel	**2**	**53**	**57**	**328**	**0**
Metropolitan and Peel	**72**	**286**	**136**	**1 944**	**51**
Country					
Gascoyne	0	0	0	0	0
Goldfields-Esperance	0	9	0	160	9
Great Southern	11	122	39	663	5
Kimberley	0	0	10	153	1
Mid-West	60	86	155	504	8
Peel - remaining local governments	3	3	36	210	17
Pilbara	0	0	0	83	0
South-West	196	198	164	957	13
Wheatbelt	2	109	99	2 361	4
Country	**272**	**527**	**503**	**5 091**	**57**
State	**344**	**813**	**639**	**7 035**	**108**

- During the September quarter, 344 proposed rural-residential and special residential lots were lodged for approval across the state; 72 proposed lots in the Perth metropolitan region and Peel sector and 272 proposed lots in the country.
- Conditional approval was granted to 136 proposed lots in the Perth metropolitan region and Peel sector and 503 proposed lots in the country, numbering 639 lots for the state.
- Final approval was granted to 51 lots in the Perth metropolitan region and Peel sector and 57 lots in the country, totalling 108 lots in the state.
- The suburb of Bedfordale had the most final approvals with 21 lots. The top localities in the country were Pink Lake in the Shire of Esperance with 9 lots and Boddington in the Shire of Boddington with 8 lots.
- By the end of September there were 813 proposed rural-residential and special residential lots in applications under assessment statewide; 286 proposed lots in the metropolitan region and Peel sector and 527 proposed lots in the country.
- At the end of the month, the number of proposed lots with current conditional approval in the state totalled 7,035 lots; 1,944 proposed lots in the Perth metropolitan region and Peel sector and 5,091 proposed lots in the country.

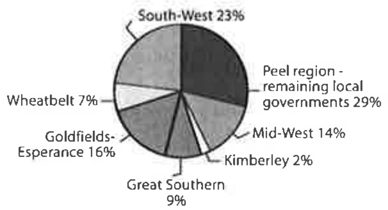
6.2 Final approval activity, top suburbs and localities

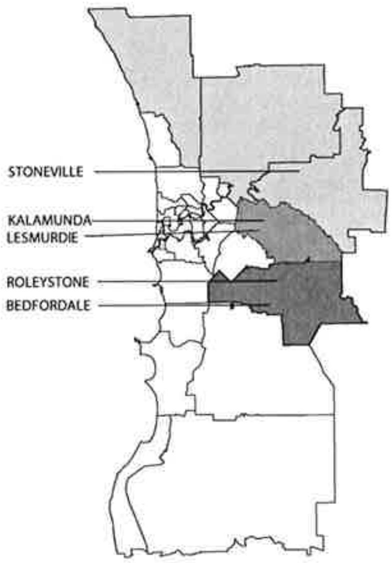
Rank	Metropolitan and Peel	Lots	Country (local government)	Lots
1	Bedfordale	21	Pink Lake (Esperance)	9
2	Kalamunda	6	Boddington (Boddington)	8
3	Roleystone, Stoneville	4	Uduc (Harvey)	7
4	Lesmurdie	3	Deepdale (Geraldton-Greenough)	6
5			Gingin, Lake Clifton (Gingin, Waroona)	4
6			Crossman, Katanning (Boddington, Katanning)	3

Metropolitan and Peel



Country





Final approvals by local government - lots

1-10 | 11-20 | 21+

No final approvals

Note: Top suburbs and localities identified where relevant

7 Commercial activity

7.1 Regional summary: September quarter 2010

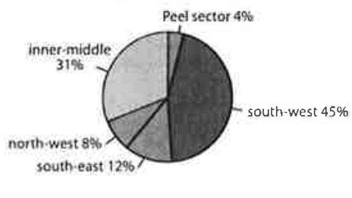
	Developers' lodged applications	Applications under assessment	Conditional approvals	Developers' stock of conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sep 2010	Proposed lots	Proposed lots up to end of Sep 2010	Lots
Perth metropolitan region and Peel sector					
Inner-middle	13	14	22	134	8
north-west	2	25	8	56	2
eastern	7	17	6	33	0
south-east	5	7	1	51	3
south-west	19	15	15	187	12
Metropolitan	**46**	**78**	**52**	**461**	**25**
Peel	**4**	**0**	**4**	**43**	**1**
Metropolitan and Peel	**50**	**78**	**56**	**504**	**26**
Country					
Gascoyne	0	0	0	4	0
Goldfields-Esperance	0	0	2	28	0
Great Southern	0	0	6	19	2
Kimberley	0	0	2	39	1
Mid-West	8	8	0	8	0
Peel - remaining local governments	0	0	0	8	0
Pilbara	0	0	21	49	0
South-West	13	29	10	103	2
Wheatbelt	3	3	0	80	2
Country	**24**	**40**	**41**	**338**	**7**
State	**74**	**118**	**97**	**842**	**33**

- During the September quarter, 74 proposed commercial lots were lodged for assessment across the state; 50 lots in the Perth metropolitan region and Peel sector and 24 lots in the country.
- Conditional approval was given to 56 proposed lots in the metropolitan region and Peel sector and 41 proposed lots in the country; a total of 97 proposed lots statewide.
- Final approval was granted to 26 lots in the Perth metropolitan region and Peel sector and 7 lots in the country, a total of 33 lots across the state.
- By the end of September there were 118 proposed commercial lots in applications under assessment statewide; 78 proposed lots in the Perth metropolitan region and Peel sector and 40 proposed lots in the country.
- At the end of the month, the number of proposed commercial lots with current preliminary approval in the state totalled 842 lots; 504 lots in the Perth metropolitan region and Peel sector and 338 lots in the country.

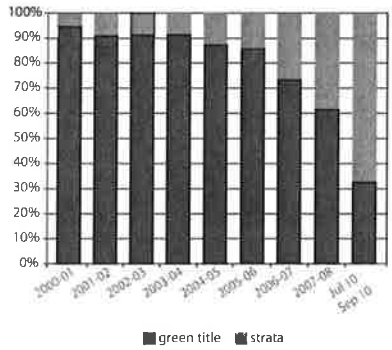
7.2 Final approval activity, top suburbs and localities

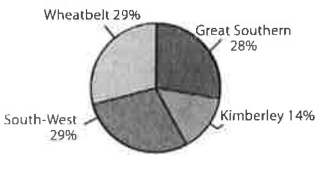
Rank	Metropolitan and Peel	Lots	Country (local government)	Lots
1	Cockburn Central	12	No top suburb during the quarter	
2	Armadale, East Fremantle	3		

Metropolitan and Peel

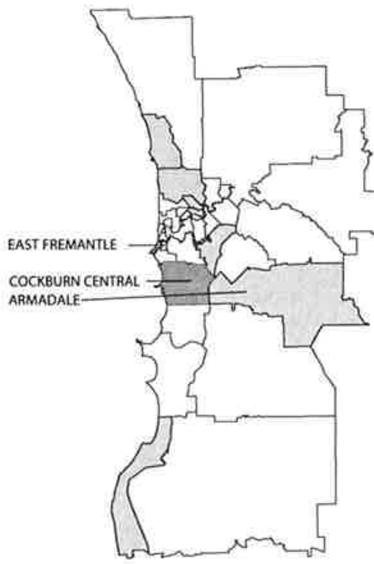


Green title lots versus strata lots





Country



Final approvals by local government - lots

1-5 6+

No final approvals

Note: Top suburbs and localities identified where relevant

8 Industrial activity

8.1 Regional summary: September quarter 2010

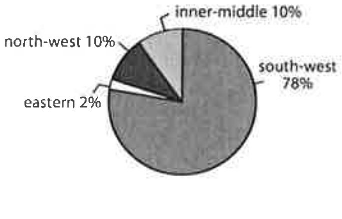
	Developers' lodged applications	Applications under assessment	Conditional approvals	Developers' stock of conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sep 2010	Proposed lots	Proposed lots up to end of Sep 2010	Lots
Perth metropolitan region and Peel sector					
inner-middle	20	22	3	154	5
north-west	4	6	18	332	5
eastern	2	98	6	124	1
south-east	0	51	3	342	0
south-west	7	7	16	258	41
Metropolitan	**33**	**184**	**46**	**1 210**	**52**
Peel	**0**	**0**	**46**	**85**	**0**
Metropolitan and Peel	**33**	**184**	**92**	**1 295**	**52**
Country					
Gascoyne	0	0	0	5	2
Goldfields-Esperance	2	2	1	150	1
Great Southern	0	24	0	72	2
Kimberley	2	16	2	85	2
Mid-West	100	100	0	66	5
Peel - remaining local governments	2	2	0	22	0
Pilbara	2	2	2	185	2
South-West	45	87	19	380	4
Wheatbelt	0	9	20	175	2
Country	**153**	**242**	**44**	**1 140**	**20**
State	**186**	**426**	**136**	**2 435**	**72**

- In the September quarter, 33 proposed industrial lots were lodged for assessment in the Perth metropolitan region and Peel sector and 153 proposed lots in the country, amounting to 186 lots across the state.
- Conditional approval for subdivision was granted to 92 proposed lots in the Perth metropolitan region and Peel sector and 44 proposed lots in the country, numbering 136 lots across the state.
- Final approval was granted to 52 lots in the Perth metropolitan region and Peel sector and 20 lots in the country, totalling 72 lots statewide.
- In the Perth metropolitan region and Peel sector, the south-west planning sector recorded 79 per cent of industrial final approvals; the highest in the region. In the country, very low numbers of final approvals were recorded throughout most regions.
- Almost all (97 per cent) final industrial lot approvals in the state were green title lots.
- By the end of September the number of proposed industrial lots under assessement statewide totalled 426 lots.
- By the end of the month, there were 2,435 proposed lots with current conditional approval in the state; 1,295 proposed lots in the Perth metropolitan region and Peel sector and 1,140 proposed lots in the country.

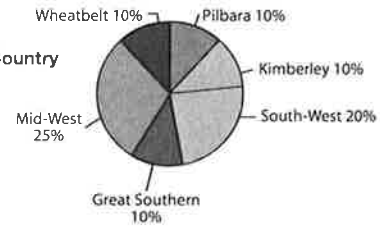
8.2 Final approval activity, top suburbs and localities

Rank	Metropolitan and Peel	Lots	Country (local government)	Lots
1	Bibra Lake	38	Wonthella (Geraldton-Greenough)	5
2	Wangara	5		

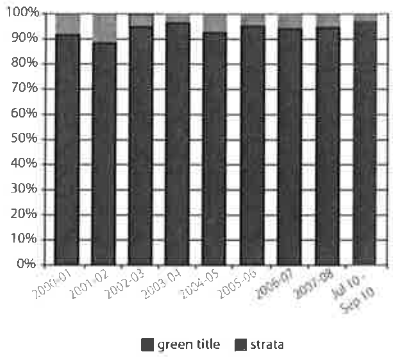
Metropolitan and Peel



Country



Green title lots versus strata lots



Final approvals by local government - lots

1-20   21+

No final approvals

Note: Top suburbs and localities identified where relevant

9 Developers' lodged applications

9.1 Regional summary: September quarter 2010

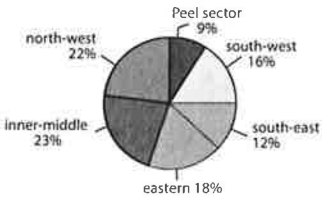
	Residential		Non-residential		Total	
	Applications	Proposed lots	Applications	Proposed lots	Applications	Proposed lots
Perth metropolitan region and Peel sector						
inner-middle	314	895	25	50	339	945
north-west	40	886	10	25	50	911
eastern	43	685	17	46	60	731
south-east	31	411	17	83	48	494
south-west	49	603	14	55	63	658
Metropolitan	**477**	**3 480**	**83**	**259**	**560**	**3 739**
Peel	**21**	**193**	**9**	**182**	**30**	**375**
Metropolitan and Peel	**498**	**3 673**	**92**	**441**	**590**	**4 114**
Country						
Gascoyne	0	0	1	2	1	2
Goldfields-Esperance	12	125	9	72	21	197
Great Southern	14	69	15	49	29	118
Kimberley	3	7	2	3	5	10
Mid-West	9	94	14	182	23	276
Peel - remaining local governments	2	7	3	8	5	15
Pilbara	8	90	2	3	10	93
South-West	45	1 068	43	309	88	1 377
Wheatbelt	11	132	32	125	43	257
Country	**104**	**1 592**	**121**	**753**	**225**	**2 345**
State	**602**	**5 265**	**213**	**1 194**	**815**	**6 459**

- During the September quarter, developers lodged 815 applications proposing a total of 6,459 residential and non-residential lots across the state. Residential lots comprised 82 per cent of all proposed lots.
- Within the Perth metropolitan region and Peel sector, the inner-middle and north-west sectors recorded the highest number of proposed lots with 945 and 911 lots respectively.
- Baldivis and Aveley in the Perth metropolitan region recorded the highest number of lots received for assessment with 262 and 253 lots proposed respectively. Lakelands in the Peel sector recorded 261 lots.
- In the country, 225 applications were lodged proposing 1,592 residential lots and 753 non-residential lots totalling 2,345 proposed lots. The South-West region had the highest number of proposed lots in the state with 21 per cent comprising 1,377 lots.
- The top three localities in the country region with the highest number of lots lodged for assessment were Margaret River with 424 proposed lots; Yalyalup, with 233 proposed lots and Dalyellup with 169 proposed lots.

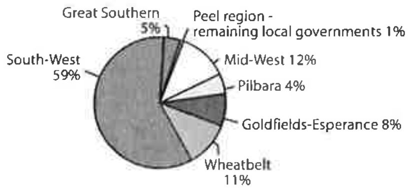
9.2 Top suburbs and localities

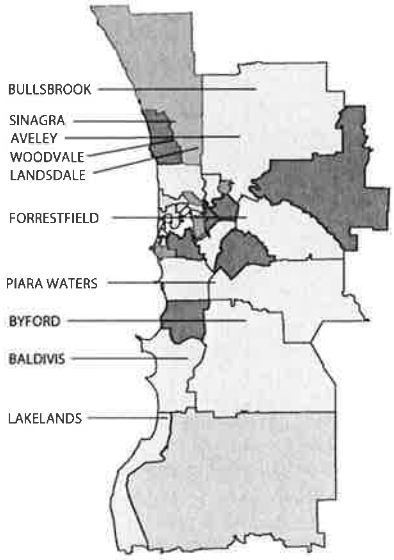
Rank	Metropolitan and Peel	Proposed Lots	Country (local government)	Proposed Lots
1	Baldivis	262	Margaret River (Augusta-Margaret River)	424
2	Lakelands	261	Yalyalup (Busselton)	233
3	Aveley	253	Dalyellup (Capel)	169
4	Bullsbrook	183	Australind (Harvey)	136
5	Byford	179	Deepdale (Geraldton-Greenough)	130
6	Piara Waters	171	Boulder (Kalgoorlie-Boulder)	97
7	Landsdale	167	South Hedland (Port Hedland)	86
8	Sinagra	139	Quindalup (Busselton)	81
9	Woodvale	122	Cervantes (Dandaragan)	72
10	Forrestfield	118	Dardanup West (Dardanup)	66

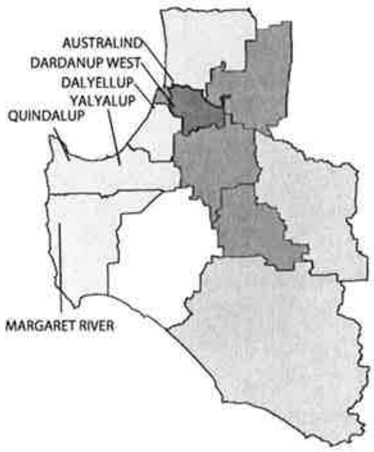
Metropolitan and Peel



Country







Number of lots lodged by local government

- 1-20
- 21-50
- 51-100
- 101-500
- 501+
- No applications received

Note: Top suburbs and localities identified where relevant

10 Applications under assessment

10.1 Regional summary: up to end of September quarter 2010

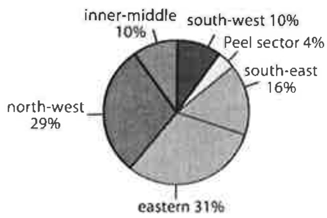
	Residential		Non-residential		Total	
	Applications	Proposed lots	Applications	Proposed lots	Applications	Proposed lots
Perth metropolitan region and Peel sector						
inner-middle	246	896	29	60	275	956
north-west	63	2 716	13	50	76	2 766
eastern	89	2 696	37	277	126	2 973
south-east	68	1 349	30	157	98	1 506
south-west	45	838	17	106	62	944
Metropolitan	**511**	**8 495**	**126**	**650**	**637**	**9 145**
Peel	**5**	**221**	**6**	**225**	**11**	**446**
Metropolitan and Peel	**516**	**8 716**	**132**	**875**	**648**	**9 591**
Country						
Gascoyne	0	0	1	2	1	2
Goldfields-Esperance	8	116	9	79	17	195
Great Southern	29	1 082	28	245	57	1 327
Kimberley	4	12	4	32	8	44
Mid-West	10	610	20	246	30	856
Peel - remaining local governments	2	43	3	8	5	51
Pilbara	11	141	6	121	17	262
South-West	43	1 649	45	407	88	2 056
Wheatbelt	11	188	40	241	51	429
Country	**118**	**3 841**	**156**	**1 381**	**274**	**5 222**
State	**634**	**12 557**	**288**	**2 256**	**922**	**14 813**

- By the end of September 2010, 12,557 proposed residential lots and 2,256 proposed non-residential lots were under assessment across WA, totalling 14,813 lots.
- The eastern and north-west planning sectors had the highest number of proposed lots under assessment with 2,973 lots (31 per cent) and 2766 lots (29 per cent) respectively.
- Burns Beach, Whiteman and Landsdale respectively had 834, 653 abd 598 proposed lots under assessment in the Metropolitan region and Peel sector.
- In the country, 3,841 proposed residential lots and 1,381 proposed non-residential lots were under assessment by the end of September. The South-West and Great Southern regions together accounted for 65 per cent of total regional lots under assessment.
- Three localities with the highest number of proposed lots under assessment were: Australind with 654 proposed lots; Moresby with 507 proposed lots; and Shadforth with 439 proposed lots.

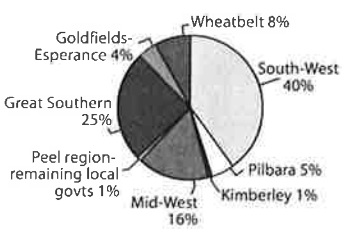
10.2 Top suburbs and localities

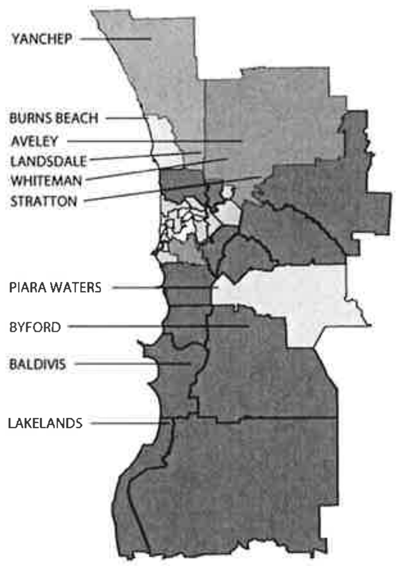
Rank	Metropolitan and Peel	Proposed Lots	Country (local government)	Proposed Lots
1	Burns Beach	834	Australind (Harvey)	654
2	Whiteman	653	Moresby (Geraldton-Greenough)	507
3	Landsdale	598	Shadforth (Denmark)	439
4	Aveley	389	Glen Iris (Bunbury)	313
5	Byford	327	Yalyalup (Busselton)	280
6	Yanchep	292	Bayonet Head (Albany)	205
7	Lakelands	259	Dalyellup (Capel)	171
8	Baldivis	258	Deepdale, Ocean Beach (Geraldton-Greenough, Denmark)	140
9	Piara Waters	250	South Hedland (Port Hedland)	137
10	Stratton	248	Lower King (Albany)	126

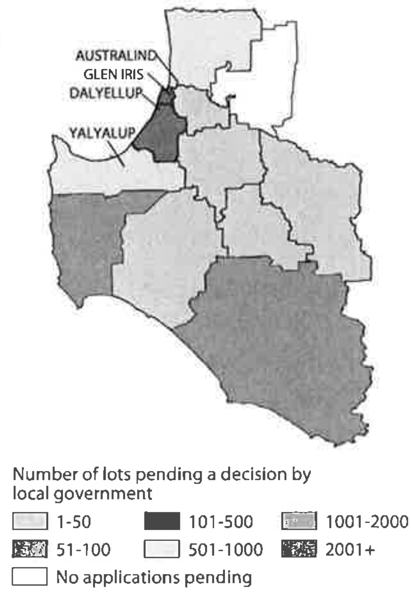
Metropolitan and Peel



Country







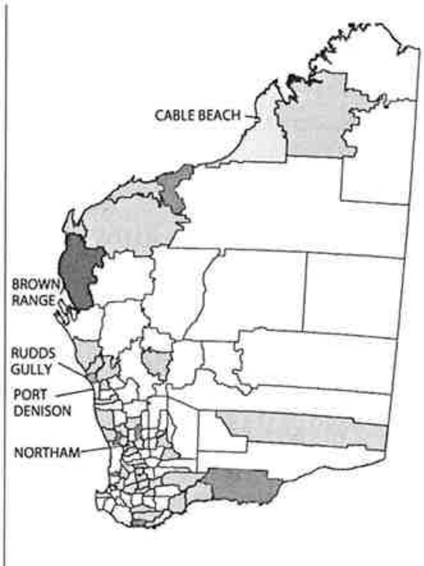
Note: Top suburbs and localities identified where relevant

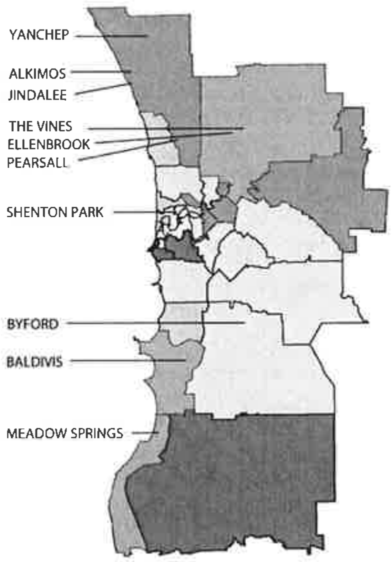
11 Quarterly conditional approvals

11.1 Regional summary: September quarter 2010

	Residential		Non-residential		Total	
	Applications	Proposed lots	Applications	Proposed lots	Applications	Proposed lots
Perth metropolitan region and Peel sector						
inner-middle	351	1 231	24	77	375	1 308
north-west	44	1 882	8	28	52	1 910
eastern	49	666	22	54	71	720
south-east	31	621	13	103	44	724
south-west	62	786	17	51	79	837
Metropolitan	**537**	**5 186**	**84**	**313**	**621**	**5 499**
Peel	**32**	**542**	**11**	**115**	**43**	**657**
Metropolitan and Peel	**569**	**5 728**	**95**	**428**	**664**	**6 156**
Country						
Gascoyne	2	63	3	7	5	70
Goldfields-Esperance	12	32	7	13	19	45
Great Southern	32	62	22	83	54	145
Kimberley	4	309	3	14	7	323
Mid-West	12	853	16	177	28	1 030
Peel - remaining local governments	3	7	7	53	10	60
Pilbara	6	12	5	24	11	36
South-West	41	352	47	283	88	635
Wheatbelt	6	41	35	252	41	293
Country	**118**	**1 731**	**145**	**906**	**263**	**2 637**
State	**687**	**7 459**	**240**	**1 334**	**927**	**8 793**

- During the September quarter, conditional approval was granted to 5,728 proposed residential lots and 428 proposed non-residential lots in the Perth metropolitan region and Peel sector, numbering 6,156 proposed lots.
- Two planning sectors contributed a combined total of 52 per cent of the Perth metropolitan region and Peel sector conditional approvals: the north-west with 1,910 lots and inner-middle with 1,308 lots.
- Yanchep, Baldivis and Meadow Springs recorded 899 proposed lots, 561 proposed lots and 470 proposed lots respectively.
- In the country, conditional approval was granted to 1,731 proposed residential lots and 906 proposed non-residential lots, numbering 2,637 proposed lots. The Mid-West contributed 39 per cent of these approved lots.
- Two localities recording the most conditional approvals were: Rudds Gully with 691 proposed lots and Cable Beach with 285 proposed lots.





11.2 Top suburbs and localities

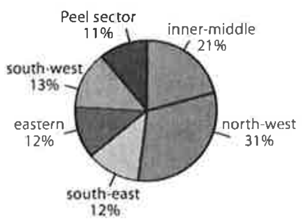
Rank	Metropolitan and Peel	Proposed Lots	Country (local government)	Proposed Lots
1	Yanchep	899	Rudds Gully (Geraldton-Greenough)	691
2	Baldivis	561	Cable Beach (Broome)	285
3	Meadow Springs	470	Northam (Northam)	109
4	Ellenbrook	251	Dalyellup (Capel)	106
5	Jindalee	227	Dongara (Irwin)	102
6	Alkimos	205	Port Denison (Irwin)	100
7	Shenton Park	170	Cowaramup (Augusta-Margaret River)	99
8	Byford	166	Dunsborough (Busselton)	93
9	Pearsall	164	Quindalup (Busselton)	92
10	The Vines	162	Brown Range (Carnarvon)	61

Conditional approvals by local government - lots

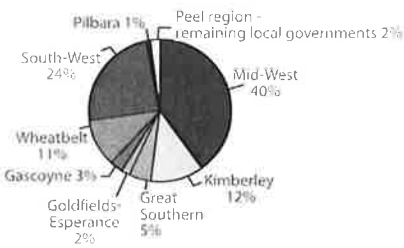
1-20 | 51-100 | 500-1000
21-50 | 101-500 | 1001+
No preliminary approvals

Note: Top suburbs and localities identified where relevant

Metropolitan and Peel



Country



12 Developers' stock of conditional approvals

12.1 Regional summary: up to end of September 2010

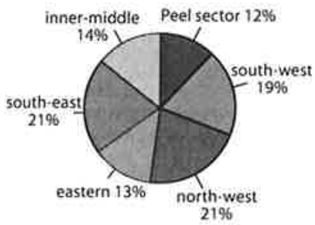
	Residential		Non-residential		Total	
	Applications	Proposed lots	Applications	Proposed lots	Applications	Proposed lots
Perth metropolitan region and Peel sector						
Inner-middle	2 392	7 453	113	436	2 505	7 889
north-west	425	10 701	65	1 126	490	11 827
eastern	357	6 239	133	886	490	7 125
south-east	419	10 665	113	994	532	11 659
south-west	424	9 963	97	704	521	10 667
Metropolitan	**4 017**	**45 021**	**521**	**4 146**	**4 538**	**49 167**
Peel	**237**	**6 334**	**71**	**659**	**308**	**6 993**
Metropolitan and Peel	**4 254**	**51 355**	**592**	**4 805**	**4 846**	**56 160**
Country						
Gascoyne	11	157	17	73	28	230
Goldfields-Esperance	124	1 299	45	440	169	1 739
Great Southern	391	4 158	170	1 201	561	5 359
Kimberley	35	1 011	43	401	78	1 412
Mid-West	112	4 334	104	823	216	5 157
Peel - remaining local governments	42	515	46	389	88	904
Pilbara	54	1 641	27	329	81	1 970
South-West	403	8 840	297	2 287	700	11 127
Wheatbelt	137	2 834	331	3 821	468	6 655
Country	**1 309**	**24 789**	**1 080**	**9 764**	**2 389**	**34 553**
State	**5 563**	**76 144**	**1 672**	**14 569**	**7 235**	**90 713**

- By the end of September 2010, the number of proposed lots with current conditional approval in the Perth metropolitan region and Peel sector totalled 56,160 lots; 51,355 proposed lots for residential purposes and 4,846 proposed lots for non-residential subdivision.
- Three planning sectors contributed 61 per cent of current conditional lot approvals: the north-west and south-east, each with 21 per cent and the south-west with 19 per cent.
- Baldivis with 4,410 conditional lot approvals has the highest number of lots in stock.
- In the country, the number of proposed lots with current conditional approvals totalled 34,553 lots; 24 789 lots for proposed residential and 9,764 lots for non-residential. The South-West region contained the highest stock of conditional approvals with 11,127 lots.
- Northam and Dalyellup have the highest stock of conditional approvals in the country region with 1,457 proposed lots and 1,401 proposed lots respectively.

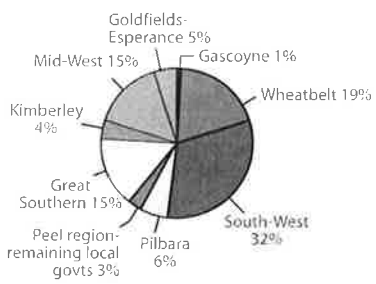
12.2 Top suburbs and localities

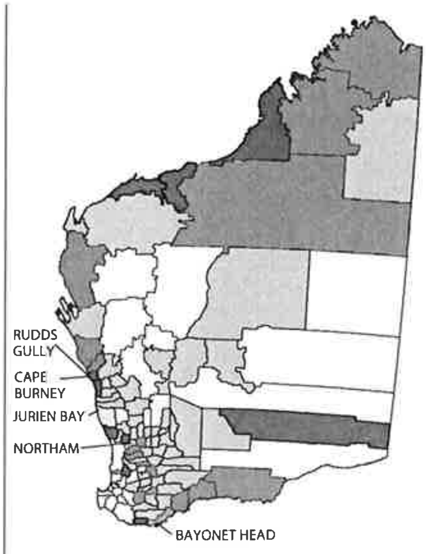
Rank	Metropolitan and Peel	Proposed Lots	Country (local government)	Proposed Lots
1	Baldivis	4 410	Northam (Northam)	1 457
2	Ellenbrook	2 547	Dalyellup (Capel)	1 401
3	Byford	2 383	Australind (Harvey)	1 113
4	Piara Waters	2 323	Cape Burney (Geraldton-Greenough)	1 046
5	Yanchep	2 116	Jurien Bay (Dandaragan)	1 025
6	Southern River	1 411	Bayonet Head (Albany)	912
7	Alkimos	1 322	Margaret River (Augusta-Margaret River)	822
8	Banksia Grove	1 050	Dunsborough (Busselton)	774
9	Carramar	1 023	Rudds Gully (Geraldton-Greenough)	691
10	Landsdale	1008	Busselton (Busselton)	671

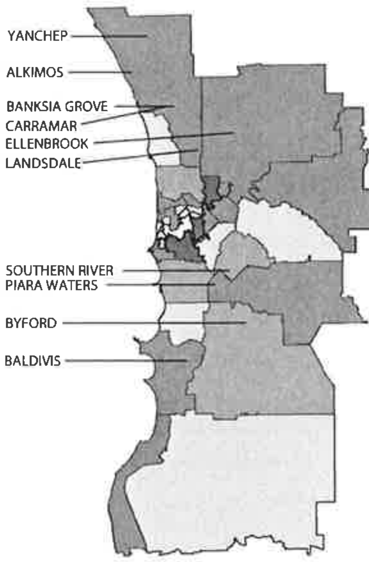
Metropolitan and Peel

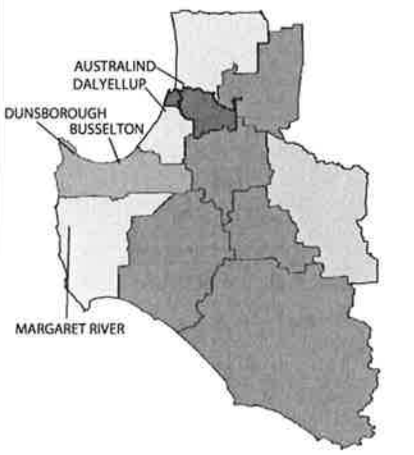


Country









Lots with current conditional approvals by local government

1-100 | 501-1000 | 2001-5000 | 101-500 | 1001-2000 | 5001+ | No current preliminary approvals

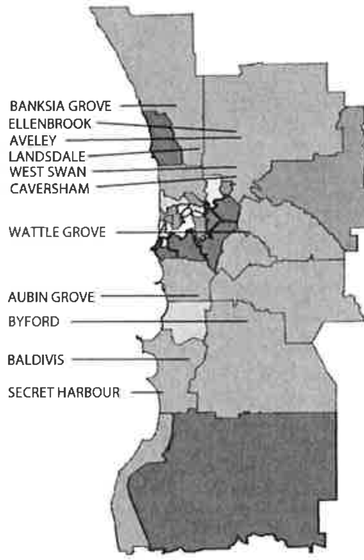
Note: Top suburbs and localities identified where relevant

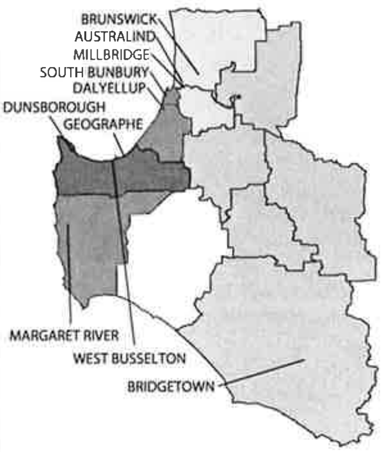
13 Quarterly final approvals

13.1 Regional summary: September quarter 2010

	Residential		Non-residential		Total	
	Applications	Lots	Applications	Lots	Applications	Lots
Perth metropolitan region and Peel sector						
inner-middle	206	551	232	18	438	569
north-west	30	238	39	9	69	247
eastern	29	456	59	45	88	501
south-east	38	363	52	38	90	401
south-west	42	610	64	59	106	669
Metropolitan	**345**	**2 218**	**446**	**169**	**791**	**2 387**
Peel	**23**	**100**	**49**	**50**	**72**	**150**
Metropolitan and Peel	**368**	**2 318**	**495**	**219**	**863**	**2 537**
Country						
Gascoyne	4	14	6	2	10	16
Goldfields-Esperance	6	10	15	20	21	30
Great Southern	7	16	31	39	38	55
Kimberley	1	1	10	10	11	11
Mid-West	10	97	20	19	30	116
Peel - remaining local governments	1	3	9	19	10	22
Pilbara	4	23	6	2	10	25
South-West	37	225	81	67	118	292
Wheatbelt	10	27	48	46	58	73
Country	**80**	**416**	**226**	**224**	**306**	**640**
State	**448**	**2 734**	**721**	**443**	**1 169**	**3 177**

- During the September quarter, final approval was granted to 2,318 residential lots and 219 non-residential lots in the Perth metropolitan region and Peel sector; totalling 2,537 lots.
- Three planning sectors contributed 69 per cent of regional total final approvals: the south-west with 26 per cent; inner-middle with 22 per cent and eastern with 20 per cent.
- Baldivis and Secret Harbour recorded the highest number of final approvals with 181 lots and 147 lots respectively.
- In the country, final approval was granted to 416 residential lots and 224 non-residential lots; totalling 640 lots.
- The South-West region continued to have the most final approvals, with 46 per cent of approvals.
- The top localities in country areas for final approvals during the September quarter were: Australind with 79 lots and Millbridge and Strathalbyn, each with 54 lots.





Final approvals by local government - lots

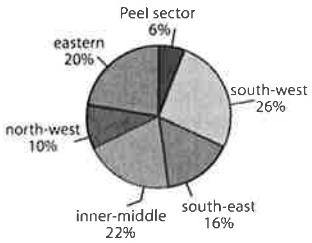
1-10 | 21-50 | 101+ | 11-20 | 51-100 | No final approvals

Note: Top suburbs and localities identified where relevant

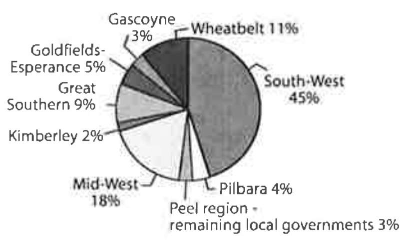
13.2 Top suburbs and localities

Rank	Metropolitan and Peel	Lots	Country (local government)	Lots
1	Baldivis	181	Australind (Harvey)	79
2	Secret Harbour	147	Millbridge, Strathalbyn (Dardanup, Geraldton-Greenough)	54
3	Aveley	125	Drummond Cove (Geraldton-Greenough)	24
4	Aubin Grove, Byford	104	South Hedland (Port Hedland)	17
5	Banksia Grove	98	Mount Barker, West Busselton (Plantagenet, Busselton)	13
6	West Swan	83	Dunsborough, Geographe (Busselton)	12
7	Landsdale	77	Dalyellup, York (Capel, York)	11
8	Wattle Grove	75	Brunswick, Gingin (Harvey, Gingin)	10
9	Caversham	68	Exmouth, Pink Lake, South Bunbury (Exmouth, Esperance, Bunbury)	9
10	Ellenbrook	62	Boddington, Bridgetown, Margaret River (Boddington, Bridgetown-Greenbushes, Augusta-Margaret River)	8

Metropolitan and Peel



Country



14 Metropolitan local government summary

September quarter 2010	Residential					Non-residential				
	Developers' lodged applications	Applications under assessment	Conditional approvals	Developers' stock of conditional approvals	Final approvals	Developers' lodged applications	Applications under assessment	Conditional approvals	Developers' stock of conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sep 2010	Proposed lots	Proposed lots up to end of Sep 2010	Lots	Proposed Lots	Proposed lots up to end of Sep 2010	Proposed lots	Proposed lots up to end of Sep 2010	Lots
Inner-middle										
Bassendean (T)	41	25	44	204	14	1	5	0	9	0
Bayswater (C)	130	152	131	816	59	3	5	1	23	1
Belmont (C)	51	39	34	400	46	6	5	11	29	0
Cambridge (T)	6	6	2	203	2	1	1	0	9	0
Canning (C)	130	122	148	1 031	44	22	25	2	142	6
Claremont (T)	5	3	4	60	11	1	1	0	7	1
Cottesloe (T)	12	10	7	45	8	0	0	0	0	0
East Fremantle (T)	2	4	0	16	0	0	0	0	0	3
Fremantle (C)	46	38	98	454	48	1	1	2	8	2
Melville (C)	80	71	79	580	43	2	2	5	43	0
Mosman Park (T)	2	2	0	47	0	0	0	0	2	0
Nedlands (C)	11	19	178	267	15	2	2	0	6	0
Peppermint Grove (S)	0	0	2	11	0	0	0	0	0	0
Perth (C)	1	1	0	21	0	1	4	1	15	2
South Perth (C)	37	36	191	577	16	2	0	2	2	0
Stirling (C)	261	310	228	2 066	200	4	6	42	99	2
Subiaco (C)	0	0	0	19	6	1	0	5	19	0
Victoria Park (T)	56	44	46	332	28	3	3	3	19	0
Vincent (T)	24	14	39	304	11	0	0	3	4	1
Total	**895**	**896**	**1 231**	**7 453**	**551**	**50**	**60**	**77**	**436**	**18**
North-west										
Joondalup (C)	78	910	16	1 136	19	0	0	3	44	2
Wanneroo (C)	808	1 806	1 866	9 565	219	25	50	25	1 082	7
Total	**886**	**2 716**	**1 882**	**10 701**	**238**	**25**	**50**	**28**	**1 126**	**9**
Eastern										
Kalamunda (S)	182	382	117	1 053	89	0	14	6	81	15
Mundaring (S)	34	282	31	308	12	18	19	6	173	8
Swan (C)	469	2 032	518	4 878	355	28	244	42	632	22
Total	**685**	**2 696**	**666**	**6 239**	**456**	**46**	**277**	**54**	**886**	**45**
South-east										
Armadale (C)	175	609	276	5 493	131	73	64	11	595	30
Gosnells (C)	57	432	177	2 773	128	3	9	6	89	2
Serpentine-Jarrahdale (S)	179	308	168	2 399	104	7	84	86	310	6
Total	**411**	**1 349**	**621**	**10 665**	**363**	**83**	**157**	**103**	**994**	**38**
South-west										
Cockburn (C)	201	367	207	3 011	209	43	55	31	315	53
Kwinana (T)	68	131	4	1 327	0	2	2	5	112	3
Rockingham (C)	334	340	575	5 625	401	10	49	15	277	3
Total	**603**	**838**	**786**	**9 963**	**610**	**55**	**106**	**51**	**704**	**59**
Perth metropolitan region	**3 480**	**8 495**	**5 186**	**45 021**	**2 218**	**259**	**650**	**313**	**4 146**	**169**
Peel sector										
Mandurah (C)	190	148	540	5 269	94	170	168	22	88	8
Murray (S)	3	73	2	1 065	6	12	57	93	571	42
Total	**193**	**221**	**542**	**6 334**	**100**	**182**	**225**	**115**	**659**	**50**
Perth metropolitan region and Peel sector	**3 673**	**8 716**	**5 728**	**51 355**	**2 318**	**441**	**875**	**428**	**4 805**	**219**

Note: (C) for city, (T) for town, and (S) for shire

15 Selected regional local government summary

September quarter 2010	Residential					Non-residential				
	Developers' lodged applications	Applications under assessment	Conditional approvals	Developers' stock of conditional approvals	Final approvals	Developers' lodged applications	Applications under assessment	Conditional approvals	Developers' stock of conditional approvals	Final approvals
	Proposed lots	Proposed lots up to end of Sep 2010	Proposed lots	Proposed lots up to end of Sep 2010	Lots	Proposed Lots	Proposed lots up to end of Sep 2010	Proposed lots	Proposed lots up to end of Sep 2010	Lots
Gascoyne										
Carnarvon (S)	0	0	63	86	3	2	2	2	24	2
Exmouth (S)	0	0	0	16	9	0	0	5	16	0
Remaining local governments	0	0	0	55	2	0	0	0	33	0
Total	**0**	**0**	**63**	**157**	**14**	**2**	**2**	**7**	**73**	**2**
Goldfields-Esperance										
Esperance (S)	13	9	18	299	2	9	18	8	81	13
Kalgoorlie-Boulder (C)	112	107	14	740	8	2	0	3	33	1
Remaining local governments	0	0	0	260	0	61	61	2	326	6
Total	**125**	**116**	**32**	**1 299**	**10**	**72**	**79**	**13**	**440**	**20**
Great Southern										
Albany (C)	57	403	46	2 797	12	8	84	57	638	8
Remaining local governments	12	679	16	1 361	4	41	161	26	563	31
Total	**69**	**1 082**	**62**	**4 158**	**16**	**49**	**245**	**83**	**1 201**	**39**
Kimberley										
Broome (S)	5	5	309	745	1	1	1	2	104	0
Wyndham-East Kimberley (S)	0	5	0	156	0	0	28	0	179	7
Remaining local governments	2	2	0	110	0	2	3	12	118	3
Total	**7**	**12**	**309**	**1 011**	**1**	**3**	**32**	**14**	**401**	**10**
Mid-West										
Geraldton-Greenough (C)	51	563	751	3 819	91	162	172	15	295	13
Irwin (S)	2	2	102	399	0	4	20	149	323	0
Remaining local governments	41	45	0	116	6	16	54	13	205	6
Total	**94**	**610**	**853**	**4 334**	**97**	**182**	**246**	**177**	**823**	**19**
Peel region - remaining local governments										
Boddington (S)	3	3	0	353	0	0	0	19	260	11
Waroona (S)	4	40	7	162	3	8	8	34	129	8
Total	**7**	**43**	**7**	**515**	**3**	**8**	**8**	**53**	**389**	**19**
Pilbara										
Port Hedland (T)	88	139	10	332	23	0	6	23	141	0
Roebourne (S)	0	0	0	826	0	1	113	1	132	2
Remaining local governments	2	2	2	483	0	2	2	0	56	0
Total	**90**	**141**	**12**	**1 641**	**23**	**3**	**121**	**24**	**329**	**2**
South-West										
Augusta-Margaret River (S)	402	32	94	1 062	8	51	49	39	367	11
Bunbury (C)	30	333	24	484	13	16	5	4	129	4
Busselton (S)	273	384	111	2 781	47	96	234	120	587	2
Capel (S)	169	173	94	1 686	11	11	7	16	36	0
Dardanup (S)	7	7	0	612	56	69	15	58	96	11
Harvey (S)	106	608	7	1 596	85	37	53	10	367	13
Remaining local governments	81	112	22	619	5	29	44	36	705	26
Total	**1 068**	**1 649**	**352**	**8 840**	**225**	**309**	**407**	**283**	**2 287**	**67**
Wheatbelt										
Beverley (S)	0	0	0	12	0	53	55	0	101	5
Brookton (S)	0	0	0	7	0	2	2	0	19	0
Chittering (S)	0	0	0	267	0	7	32	22	919	2
Gingin (S)	0	30	2	129	6	12	15	4	412	8
Northam (S)	57	35	19	901	4	17	57	125	826	2
Toodyay (S)	0	0	18	382	0	0	3	0	121	4
York (S)	2	2	0	83	9	4	6	2	93	5
Remaining local governments	73	121	2	1 053	8	30	71	99	1 330	20
Total	**132**	**188**	**41**	**2 834**	**27**	**125**	**241**	**252**	**3 821**	**46**
Country	**1 592**	**3 841**	**1 731**	**24 789**	**416**	**753**	**1 381**	**906**	**9 764**	**224**

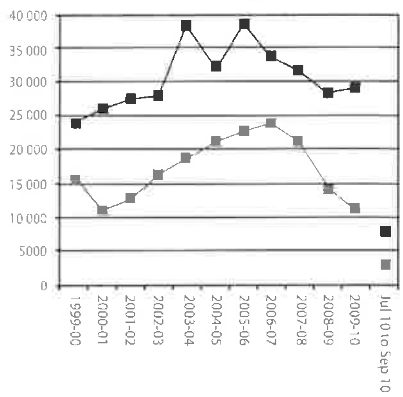
Note: (C) for city, (T) for town, and (S) for shire

16 State lot approvals

16.1 Total lots

	Metropolitan		Peel sector		Country		State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
1999–00	15 352	11 202	1 464	875	7 326	3 778	24 142	15 855
2000–01	16 134	8 239	2 276	603	6 900	2 287	25 310	11 129
2001–02	16 667	9 658	3 198	1 001	7 236	2 474	27 101	13 133
2002–03	18 381	12 378	3 012	1 379	6 512	2 923	27 905	16 680
2003–04	26 670	13 969	3 383	2 041	8 312	3 311	38 365	19 321
2004–05	19 773	14 473	3 531	1 857	10 576	4 421	33 880	20 751
2005–06	24 132	15 506	3 225	1 829	11 560	6 094	38 917	23 429
2006–07	17 993	14 791	3 081	1 641	12 977	7 871	34 051	24 303
2007–08	17 991	12 574	1 592	1 499	13 214	7 092	32 797	21 165
2008–09	14 876	8 739	3 038	1 274	10 450	4 908	28 364	14 921
2009–10	19 219	8 415	1 315	616	8 855	3 748	29 389	12 779
Jul 10 to Sep 10	**5 499**	**2 387**	**657**	**150**	**2 637**	**640**	**8 793**	**3 177**

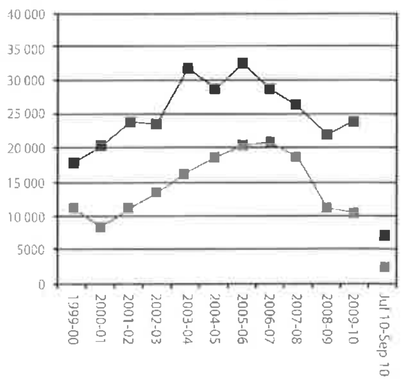
State total lot approvals



16.2 Residential

	Metropolitan		Peel Sector		Country		State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
1999–00	12 713	10 047	1 347	752	3 694	2 018	17 754	12 817
2000–01	14 729	7 146	2 120	526	3 980	1 281	20 829	8 953
2001–02	15 556	8 973	3 117	953	5 343	1 539	24 016	11 465
2002–03	16 582	11 658	2 868	1 301	4 017	1 651	23 467	14 610
2003–04	24 731	13 102	3 064	1 952	4 982	1 798	32 777	16 852
2004–05	16 901	13 572	3 411	1 779	8 510	3 105	28 822	18 456
2005–06	22 291	14 602	3 032	1 694	8 552	4 391	33 875	20 687
2006–07	16 707	13 577	3 001	1 588	10 051	5 922	29 759	21 087
2007–08	16 265	11 720	1 475	1 418	9 173	4 997	26 913	18 135
2008–09	13 336	8 063	2 555	1 200	7 670	3 503	23 561	12 766
2009–10	17 618	7 816	1 232	555	5 457	2 544	24 307	10 915
Jul 10 to Sep 10	**5 186**	**2 218**	**542**	**100**	**1 731**	**416**	**7 459**	**2 734**

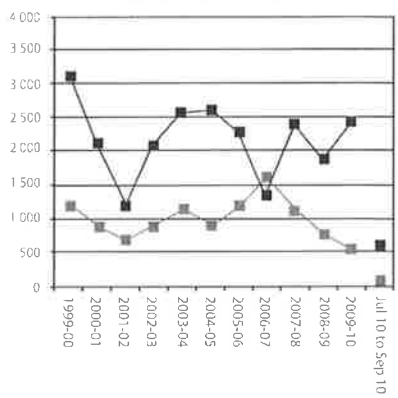
State residential lot approvals



16.3 Rural-residential and special residential

	Metropolitan		Peel Sector		Country		State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
1999–00	1 393	451	36	43	1 713	831	3 142	1 325
2000–01	740	404	35	55	1 375	456	2 150	915
2001–02	424	303	20	12	819	351	1 263	666
2002–03	824	270	27	11	1 180	537	2 031	818
2003–04	702	414	131	32	1 731	751	2 564	1 197
2004–05	1 640	347	22	39	1 012	597	2 674	983
2005–06	529	307	21	62	1 803	911	2 353	1 280
2006–07	382	511	8	30	1 080	1 058	1 470	1 599
2007–08	545	183	6	14	1 887	932	2 438	1 129
2008–09	496	198	288	14	1 114	532	1 898	744
2009–10	654	198	14	13	1 818	349	2 486	560
Jul 10 to Sep 10	**79**	**51**	**57**	**0**	**503**	**57**	**639**	**108**

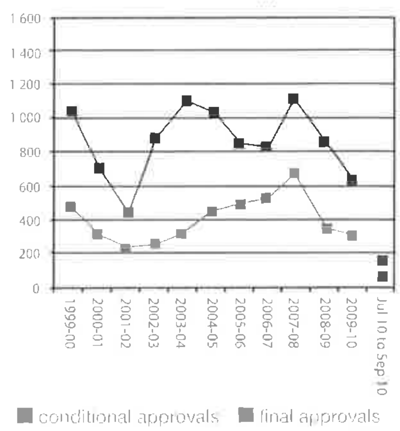
State rural-residential and special residential lot approvals



16.4 Industrial

	Metropolitan		Peel Sector		Country		State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
1999–00	578	314	16	6	440	149	1 034	469
2000–01	279	243	4	2	441	72	724	317
2001–02	298	110	6	0	129	107	433	217
2002–03	544	171	27	14	320	67	891	252
2003–04	742	206	15	17	361	114	1 118	337
2004–05	754	270	8	8	244	156	1 006	434
2005–06	570	308	75	10	233	172	878	490
2006–07	394	384	3	3	432	175	829	562
2007–08	695	350	50	4	415	308	1 160	662
2008–09	444	217	4	29	440	140	888	386
2009–10	310	174	2	0	337	157	649	331
Jul 10 to Sep 10	**46**	**52**	**46**	**0**	**44**	**20**	**136**	**72**

State industrial lot approvals

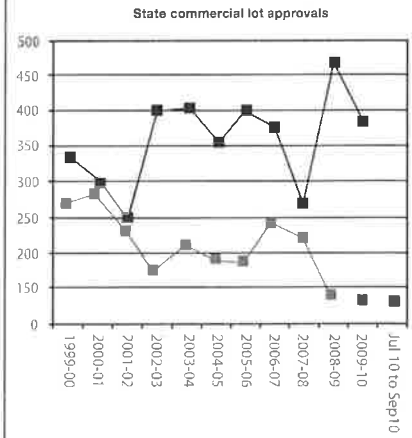


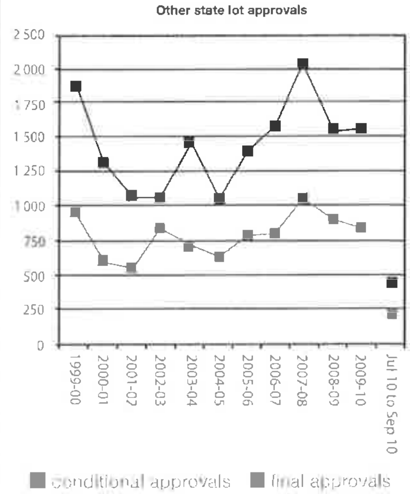
16.5 Commercial

	Metropolitan		Peel Sector		Country		State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
1999–00	263	155	6	8	69	99	338	262
2000–01	183	226	26	8	90	46	299	280
2001–02	145	175	18	17	94	42	257	234
2002–03	280	86	26	8	100	74	406	168
2003–04	295	129	33	3	84	83	412	215
2004–05	245	134	20	17	91	47	356	198
2005–06	314	143	17	12	75	38	406	193
2006–07	233	148	14	5	132	96	379	249
2007–08	154	144	15	11	93	67	262	222
2008–09	268	79	32	3	160	55	460	137
2009–10	228	85	7	8	145	58	380	151
Jul 10 to Sep 10	**52**	**25**	**4**	**1**	**41**	**7**	**97**	**33**

16.6 Other

	Metropolitan		Peel Sector		Country		State	
	Conditional	Final	Conditional	Final	Conditional	Final	Conditional	Final
1999–00	405	235	59	66	1 410	681	1 874	982
2000–01	203	220	91	12	1 014	432	1 308	664
2001–02	244	97	37	19	851	435	1 132	551
2002–03	151	193	64	45	895	594	1 110	832
2003–04	200	118	140	37	1 154	565	1 494	720
2004–05	233	150	70	14	719	516	1 022	680
2005–06	428	146	80	51	897	582	1 405	779
2006–07	277	171	55	15	1 282	620	1 614	806
2007–08	332	177	46	52	1 646	788	2 024	1 017
2008–09	332	182	159	28	1 066	678	1 557	888
2009–10	409	142	60	40	1 098	640	1 567	822
Jul 10 to Sep 10	**136**	**41**	**8**	**49**	**318**	**140**	**462**	**230**





Notes

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 WAPC for approval.
2. These statistics relate to lots for residential and non-residential purposes; for urban residential lots less than 3000 sq m; 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. Some categories of built strata lots may be created without WAPC endorsement pursuant to the Strata Titles General Regulations 1996 (requiring only local government approval) and such lots are beyond the scope of these statistics.
4. Country region statistics include lots produced by the State Land Services of the Department of Planning (formerly done by the Department of Land Information).

Definitions

Developers' 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 all those approvals not older than four years from the date of conditional approval not having proceeded to final approval. Conditional approvals older than four years have expired and are no longer valid.

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 are 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.

From 1 July 2008 the Shires of Broomehill and Tambellup were amalgamated to establish the new Shire of Broomehill-Tambellup.

Contact

For more information regarding the data, please call 08 9264 7694.

Caveat

Published by the
Western Australian Planning Commission
Albert Facey House, 469 Wellington Street
Perth, Western Australia 6000

Published December 2010
ISSN 1446-5108
Website: www.planning.wa.gov.au
email: research@planning.wa.gov.au
Tel: (08) 9264 7777, Fax: (08) 9264 7566
TTY: (08) 9264 7535, Infoline: 1800 626 477

Western Australian Planning Commission