PeterKuhne
REAL ESTATE
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WA PLANNING REFORMS TO MEET PERTH'S INFILL TARGETS

What Homeowners and Investors Need to Know

Western Australia's biggest overhaul of residential planning rules in decades is set to reshape the property market from 2027. The proposed reforms are designed to increase housing supply, reduce planning red tape and make it easier for homeowners to unlock the development potential of their land. If implemented as proposed following consultation, the changes are expected to create thousands of new subdivision and development opportunities across Perth.

What's Changing?

The most significant proposed change is the removal of the **average lot size requirement** for land zoned **R20 and below.**

Under the current rules, many R20 properties require around **900sqm** before they can be subdivided into two lots. The reforms propose replacing this with a minimum lot size approach, meaning many properties of approximately **700sqm** may become eligible for subdivision, provided they meet other planning requirements. The State Government estimates this could unlock subdivision opportunities for more than **50,000 existing properties** across Western Australia.

Other Proposed Reforms Include:

- Streamlined planning approvals for many straightforward residential developments.
- Simpler and more consistent Residential Design Codes across local governments.
- Reduced planning approval requirements for certain home improvements and residential works.
- Greater flexibility to encourage a wider range of housing options, including infill development and "missing middle" housing.

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What Does This Mean For Property Owners?

If your property is currently zoned **R20, R25** or another residential density code, these reforms could significantly improve its future development potential. Potential benefits include:

- Increased land value.
- Greater subdivision opportunities.
- More options to build additional dwellings.
- Improved investment and redevelopment prospects.

While not every property will qualify, homeowners should understand their zoning before making decisions to sell, renovate or develop.

Looking Ahead to 2027

The reforms are expected to commence from **mid 2027,** subject to consultation and final implementation. As details are finalised, buyers and developers are already paying closer attention to properties with future subdivision potential.

At **Peter Kuhne Real Estate**, we're closely monitoring these changes and helping our clients understand how they may affect property values and future opportunities. If you'd like to know whether your property could benefit from the upcoming planning reforms, we'd be happy to provide some guidance.

Peter Kuhne: 0428 758 822

Jackson Slater: 0411 311 201

PERTH WEEKLY MARKET UPDATE

Sales transactions in Perth last week were up 12.5% on the previous week, with REIWA reporting **719 transactions**. A closer look shows house sales were up 5.5% compared to the week prior, unit sales were up 15% and land sales were up 109.7%.

Top Performing Suburbs – Sales
1. Belmont – 37
2. Baldivis – 17
3. Byford – 11
4. Como – 10
5. Perth – 10

Perth's highest sale price: Canning Vale – $2,300,000
Perth's lowest sale price: Pinjarra – $555,000

There were **6,184 properties for sale** in Perth at the end of last week, which is 1.1% higher than the previous week. This can be attributed to house listings increasing 0.4% compared to the week prior, unit listings increasing 2.9% and listings for vacant land increasing 2.6%.

Last week's total figure of **properties available for sale** is 10.9% higher than four weeks ago and 68.3% higher than levels seen a year ago.

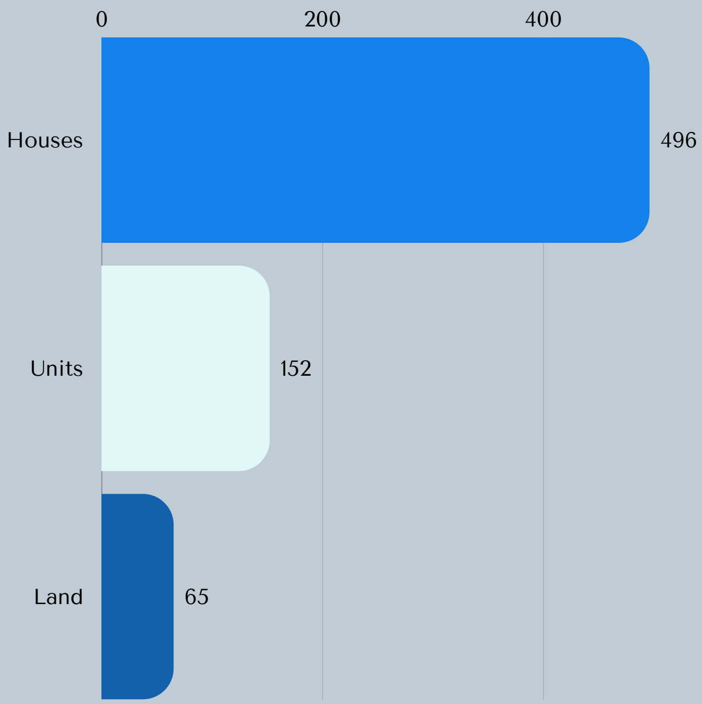
In Perth's rental market, REIWA reported there were **2,315 properties for rent** in Perth at the end of last week, which is 2.8% up on the week prior. Last week's rental listings figure is 1.7% lower than four weeks ago and 6.7% lower than a year ago.

Top Performing Suburbs – Rentals
1. Perth – 17
2. Willetton – 17
3. East Perth – 16
4. Baldivis – 15
5. Alkimos – 12

REIWA reported **623 properties leased last week**, which is 16.6% lower than the previous week, 12.5% higher than four weeks ago and 2.2% lower than a year ago.

MARKET INSIGHTS

Property Sales



Comparison
This week: 719

Four Weeks Ago: 598

Same Week Last Year: 972

Top Selling Suburbs

Belmont:	37
Baldivis:	17
Byford:	11
Como:	10
Perth:	10
East Perth:	8
Ellenbrook:	8

Median Sales Prices

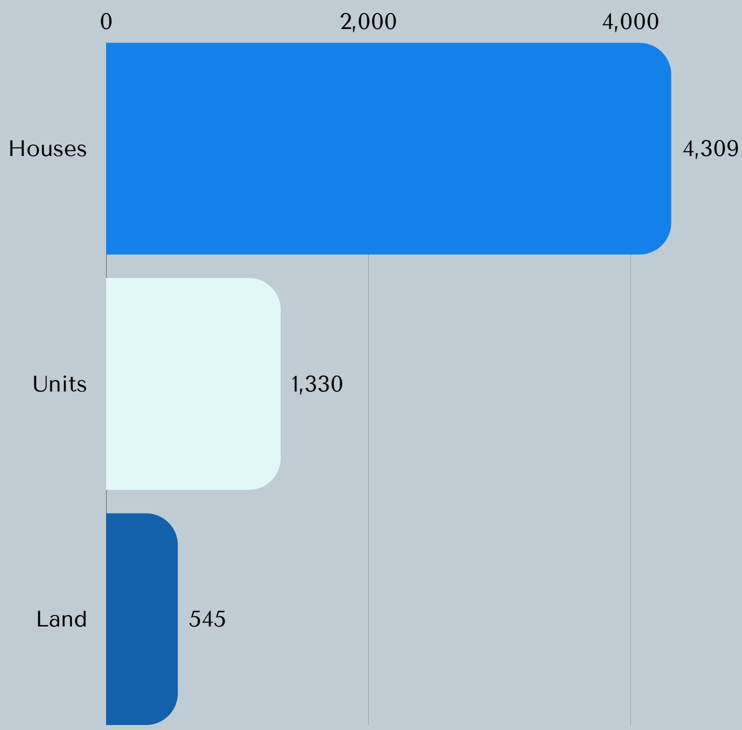
BUY $935,000

2BR	3BR	4BR
$895K	$860K	$1.01M

Median Selling Days

16

Properties Listed for Sales



Comparison
This week: 6,184

Four Weeks Ago: 5,574

Same Week Last Year: 3,675

QUOTE OF THE WEEK

"People will forget what you said, people will forget what you did, but people will never forget how you made them feel." - Maya Angelou