

March '08

March 2008

A total of 27,235 documents were lodged during March 2008. This was a decrease of 8.5% (2,545 documents) from February 2008 (29,780 documents) and 25% (8,950 documents) less than March 2007 (36,185 documents).

The downturn in the current property market contributed to lower business activity during the month. Also, the usual increase of business levels in the lead up period to this year's Easter holidays was considerably less – possibly attributed to the early Easter holidays and a shortened trading period of 18 days for the month.

The average daily document lodgement for March 2008 (1,513) showed an increase of 7% from February 2008 (1,418) but fell by 12% from March 2007 (1,723).

Transfer documents lodged in March 2008 (6,125) fell by 9% from February 2008 (6,731) and 30% from March 2007 (7,846).

The number of mortgages lodged during March 2008 (7,481) fell by more than 10% from February 2008 (8,349) and 27% from March 2007 (10,229). These mortgages secured nearly \$5 billion for the month.

Average daily searches for March 2008 (7,608), creating the second highest March figure on record, rose by 10% from February 2008 (6,908) and more than 5% from March 2007 (7,215).

The number of subdivisional lots created in March 2008 (1,691) decreased by nearly 13% from February 2008 (1,935) and 35% from March 2007 (2,585). It is also noted that the current record for March was achieved last year.

The number of strata title lots created (861), which set a new March record, fell by more than 15% from last month (1,016) but was 10% higher than March 2007 (783).

Third Quarter of the 2007/2008 Financial Year - (compared to the same period in 2006/2007)

- The average daily document lodgement was 1,465 – 9 per cent less than last year's March Quarter (1,611).
- A total of 19,684 transfer documents were lodged – 11 per cent less than last year's March Quarter (22,081).
- Average daily searches were 6,988 – 0.3% per cent less than last year's March Quarter (7,009).
- The number of new lots created was 7,653 – 8 per cent less than last year's March Quarter record (8,286).

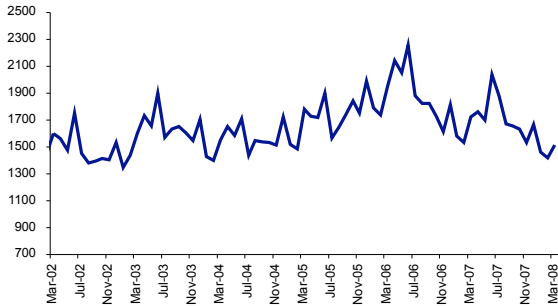


View Landgate's Business Activity Profiles online every month at www.landgate.wa.gov.au

Please note: Monthly figures for Government land sales can be obtained from LandCorp, 40 The Esplanade, Perth (Telephone 9482 7499).

Lists of all statistics commence at page 5 of this publication.

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Average daily document lodgements

These include Transfers, Mortgages, and Discharge of Mortgages

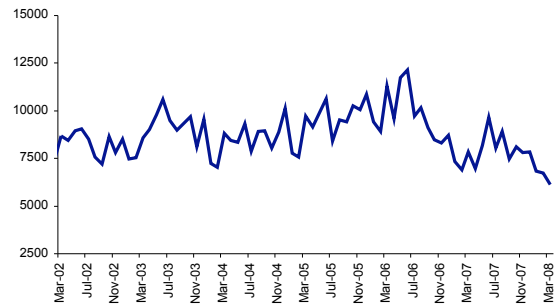
The average daily document lodgement for March 2008 (1,513) increased by 6.7% from February 2008 (1,418) but decreased by 12.2% from March 2007 (1,723).

Monthly transfer lodgements

Refer to table at page 5 of this report

The number of transfer documents lodged during March 2008 (6,125) fell by 9% from February 2008 (6,731) and 29.9% from March 2007 (7,846). The majority of transfer documents lodged (1,289) were in the \$300,001 - \$400,000 consideration price range, followed by 970 in the range of \$400,001 - \$500,000. The total transfer consideration for the month was \$3.1 billion.

The number of mortgages lodged during March 2008 (7,481), which secured \$4.6 billion, decreased by 10.4% from the previous month (8,349) and 26.9% from March 2007 (10,229).

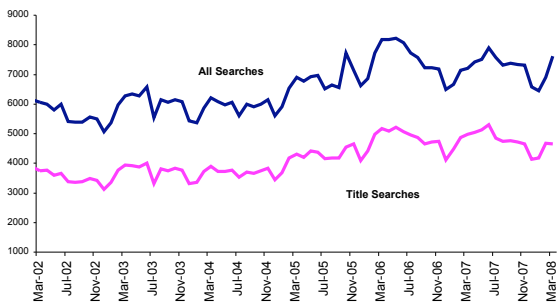


Average daily searches

Finding and obtaining a copy of a statutory document (Certificate of Title, Survey, etc)

Average daily searches (all types) for March 2008 (7,608), increased by 10.1% from February 2008 (6,908) and 5.4% from March 2007 (7,215). It was the the second highest March figure on record.

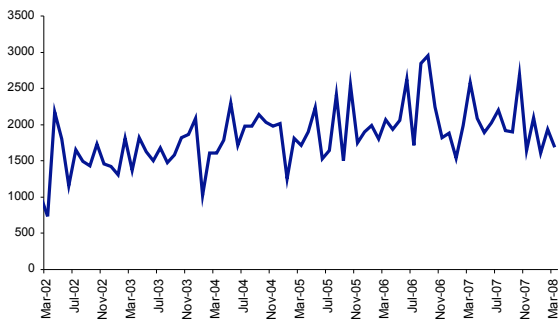
The average daily title search for March 2008 (4,662) showed a minimal decrease of 0.5% from the previous month (4,682) and was 6.2% less than March 2007 (4,970).



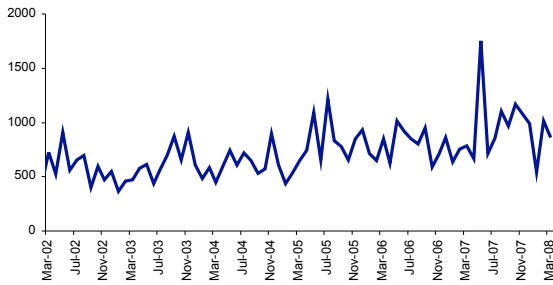
Number of subdivision lots

The title 'Freehold Survey Deposited Plans' has replaced the previous wording of 'plans and diagrams'.

There were 199 Freehold Survey Deposited Plans lodged during March 2008 creating 1,691 sub-divisional lots. This was a decrease of 12.6% from the previous month (1,935) and a large 34.6% reduction from the March 2007 2,585), which remains the current March record.

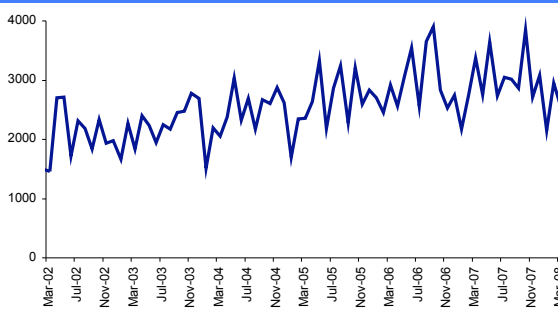


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Number of strata title lots

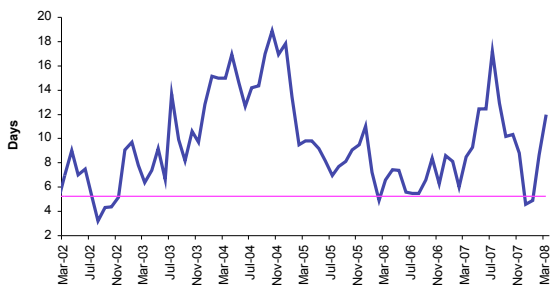
During March 2008, 185 strata plans were lodged creating 861 strata lots, which was a new March record. However, it was a decrease of 15.3% from the previous month (1,016) while also showing a 10% increase from March 2007 (783).



Number of new lots

New lots created by Freehold Survey Deposited Plans or by Strata Plan. Includes existing lots that are extinguished but not subtracted.

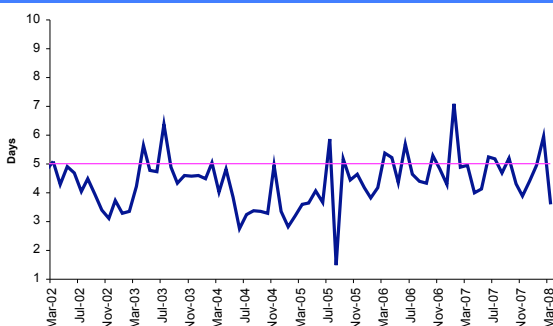
A total of 2,552 new lots were created during March 2008 which was a decrease of 13.5% from February 2008 (2,951) and 24.2% from March 2007 (3,368). It remained the third highest March on record.



Time to register a transaction against a certificate of title

Target of 75% of Documents within 5.2 Days

During March 2007, the average number of days to register a transaction against a Certificate of Title increased from 8.6 to 12 days. Measures remain in place for the reduction of this Performance Indicator.



Time to register a certificate of title for large subdivisions

Target of 5 days

March 2008 recorded an average of 3.6 days to register a Certificate of Title over large subdivisions which was lower than the Performance Indicator.

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CATEGORIES OF DOCUMENT LODGEMENTS 2007/08

MONTH		TRANSFERS		MORTGAGES							DOCUMENTS		
2007/2008	NO	CONSIDERATION	NO	PRINCIPAL	DISCH	APPLIC	W/CAV	CAV	LEASE	P/A	MISC	SUND	LODGED
JULY		\$		\$									
Totals	8,034	3,666,673,809	9,972	5,473,545,327	9,241	2,058	724	900	67	1,058	841	3,111	36,006
AUGUST													
Totals	8,909	4,764,259,551	11,336	5,760,296,478	10,262	2,011	730	874	59	1,152	837	2,254	38,424
SEPTEMBER													
Accepted	7,486	3,664,538,888	9,789	6,027,629,475	8,711	2,112	691	754	45	889	621	2,047	33,145
OCTOBER													
Accepted	8,104	3,831,138,272	9,898	6,492,831,979	9,255	2,418	739	1,368	58	1,030	827	2,192	35,889
NOVEMBER													
Accepted	7,797	4,125,305,250	9,468	5,926,975,995	8,798	2,036	710	950	64	909	809	2,213	33,754
DECEMBER													
Accepted	7,838	4,226,595,908	9,229	5,725,626,692	8,563	1,693	620	891	47	781	561	1,464	31,687
JANUARY													
Accepted	6,828	3,642,701,390	8,740	5,668,492,736	8,087	1,907	906	772	59	861	673	1,920	30,753
FEBRUARY													
Accepted	6,731	3,510,332,053	8,349	7,155,234,145	7,704	1,880	661	872	73	902	701	1,907	29,780
MARCH													
Accepted	6,125	3,106,491,449	7,481	4,596,622,722	7,068	1,668	543	738	64	799	749	2,000	27,235
TOTALS	67,852	34,538,036,570	84,262	52,827,305,549	77,689	17,783	6,324	8,119	536	8,381	6,619	19,108	296,673

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3. Average Daily Searches/All Titles

Oct-96	4317	2868
Nov-96	4419	2855
Dec-96	3858	2580
Jan-97	4533	2953
Feb-97	4968	3209
Mar-97	5177	3320
Apr-97	4952	3184
May-97	4787	3037
Jun-97	4995	3132
Jul-97	4722	2972
Aug-97	4805	3051
Sep-97	4545	2988
Oct-97	4766	3194
Nov-97	4388	2895
Dec-97	4231	2684
Jan-98	4413	2923
Feb-98	4892	3228
Mar-98	4989	3296
Apr-98	4773	3155
May-98	4879	3205
Jun-98	5051	3323
Jul-98	4431	2898
Aug-98	4219	2821
Sep-98	4318	2813
Oct-98	4462	2900
Nov-98	4742	2958
Dec-98	4178	2683
Jan-99	4085	2629
Feb-99	4975	2647
Mar-99	4960	3265
Apr-99	5028	3234
May-99	4975	3232
Jun-99	4902	3128
Jul-99	4685	3009
Aug-99	4919	3118

Sep-99	4708	3005
Oct-99	5055	3195
Nov-99	5118	3247
Dec-99	4458	2875
Jan-00	5058	3244
Feb-00	5284	3405
Mar-00	5274	3336
Apr-00	4981	3156
May-00	4961	3148
Jun-00	5091	3134
Jul-00	4574	3061
Aug-00	4484	2895
Sep-00	4553	2938
Oct-00	4527	2975
Nov-00	4777	3121
Dec-00	4217	2630
Jan-01	4549	2962
Feb-01	5325	3523
Mar-01	5153	3318
Apr-01	5425	3483
May-01	5586	3581
Jun-01	5596	3494
Jul-01	5249	3402
Aug-01	5153	3263
Sep-01	5126	3227
Oct-01	5307	3411
Nov-01	5387	3396
Dec-01	4536	2809
Jan-02	5399	3362
Feb-02	6139	3881
Mar-02	6053	3752
Apr-02	5987	3773
May-02	5792	3603
Jun-02	6000	3669
Jul-02	5402	3372

Aug-02	5383	3360
Sep-02	5392	3372
Oct-02	5561	3496
Nov-02	5500	3424
Dec-02	5067	3119
Jan-03	5366	3364
Feb-03	5973	3776
Mar-03	6276	3935
Apr-03	6339	3926
May-03	6271	3868
Jun-03	6572	4008
Jul-03	5551	3320
Aug-03	6153	3815
Sep-03	6058	3746
Oct-03	6137	3839
Nov-03	6072	3765
Dec-03	5442	3305
Jan-04	5363	3361
Feb-04	5869	3733
Mar-04	6204	3895
Apr-04	6091	3727
May-04	5968	3734
Jun-04	6067	3767
Jul-04	5608	3535
Aug-04	5996	3702
Sep-04	5911	3667
Oct-04	6001	3742
Nov-04	6136	3836
Dec-04	5600	3445
Jan-05	5903	3671
Feb-05	6526	4173
Mar-05	6908	4299
Apr-05	6783	4206
May-05	6915	4424
Jun-05	6972	4371

Jul-05	6508	4155
Aug-05	6634	4188
Sep-05	6562	4185
Oct-05	7733	4552
Nov-05	7136	4652
Dec-05	6614	4086
Jan-06	6853	4420
Feb-06	7671	4969
Mar-06	8165	5164
Apr-06	8169	5093
May-06	8214	5215
Jun-06	8080	5064
Jul-06	7721	4956
Aug-06	7571	4871
Sep-06	7225	4662
Oct-06	7218	4721
Nov-06	7193	4750
Dec-06	6497	4121
Jan-07	6664	4491
Feb-07	7148	4869
Mar-07	7215	4970
Apr-07	7215	4970
May-07	7498	5140
Jun-07	7897	5296
Jul-07	7577	4842
Aug-07	7306	4732
Sep-07	7369	4759
Oct-07	7341	4719
Nov-07	7310	4651
Dec-07	6578	4126
Jan-08	6447	4181
Feb-08	6908	4682
Mar-08	7608	4662

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7. Register a transaction against a Certificate of Title (target 5.2 days)

Jun-97	5.70	5.2
Jul-97	5.90	5.2
Aug-97	4.50	5.2
Sep-97	5.30	5.2
Oct-97	5.60	5.2
Nov-97	5.10	5.2
Dec-97	5.60	5.2
Jan-98	5.50	5.2
Feb-98	4.80	5.2
Mar-98	5.20	5.2
Apr-98	7.40	5.2
May-98	7.20	5.2
Jun-98	5.80	5.2
Jul-98	5.10	5.2
Aug-98	4.10	5.2
Sep-98	3.73	5.2
Oct-98	5.35	5.2
Nov-98	4.99	5.2
Dec-98	4.93	5.2
Jan-99	7.56	5.2
Feb-99	8.97	5.2
Mar-99	9.48	5.2
Apr-99	8.20	5.2
May-99	5.29	5.2
Jun-99	6.34	5.2
Jul-99	7.56	5.2
Aug-99	6.61	5.2
Sep-99	6.23	5.2
Oct-99	7.59	5.2
Nov-99	5.80	5.2
Dec-99	6.02	5.2
Jan-00	5.58	5.2
Feb-00	4.56	5.2

Mar-00	5.77	5.2
Apr-00	5.30	5.2
May-00	5.87	5.2
Jun-00	7.50	5.2
Jul-00	6.74	5.2
Aug-00	5.40	5.2
Sep-00	5.43	5.2
Oct-00	5.34	5.2
Nov-00	4.68	5.2
Dec-00	5.70	5.2
Jan-01	4.90	5.2
Feb-01	4.72	5.2
Mar-01	6.48	5.2
Apr-01	5.33	5.2
May-01	5.43	5.2
Jun-01	6.88	5.2
Jul-01	8.35	5.2
Aug-01	6.65	5.2
Sep-01	4.88	5.2
Oct-01	3.85	5.2
Nov-01	4.07	5.2
Dec-01	7.70	5.2
Jan-02	6.60	5.2
Feb-02	4.90	5.2
Mar-02	6.96	5.2
Apr-02	9.00	5.2
May-02	7.00	5.2
Jun-02	7.50	5.2
Jul-02	5.30	5.2
Aug-02	3.20	5.2
Sep-02	4.30	5.2
Oct-02	4.40	5.2
Nov-02	5.15	5.2

Dec-02	9.05	5.2
Jan-03	9.69	5.2
Feb-03	7.83	5.2
Mar-03	6.40	5.2
Apr-03	7.36	5.2
May-03	9.19	5.2
Jun-03	6.67	5.2
Jul-03	13.65	5.2
Aug-03	9.90	5.2
Sep-03	8.20	5.2
Oct-03	10.60	5.2
Nov-03	9.70	5.2
Dec-03	12.80	5.2
Jan-04	15.12	5.2
Feb-04	14.98	5.2
Mar-04	14.96	5.2
Apr-04	16.94	5.2
May-04	14.63	5.2
Jun-04	12.68	5.2
Jul-04	14.20	5.2
Aug-04	14.37	5.2
Sep-04	17.00	5.2
Oct-04	18.89	5.2
Nov-04	16.95	5.2
Dec-04	17.85	5.2
Jan-05	13.48	5.2
Feb-05	9.50	5.2
Mar-05	9.80	5.2
Apr-05	9.80	5.2
May-05	9.18	5.2
Jun-05	8.20	5.2
Jul-05	6.95	5.2
Aug-05	7.70	5.2

Sep-05	8.10	5.2
Oct-05	9.08	5.2
Nov-05	9.50	5.2
Dec-05	11.02	5.2
Jan-06	7.20	5.2
Feb-06	4.90	5.2
Mar-06	6.58	5.2
Apr-06	7.44	5.2
May-06	7.38	5.2
Jun-06	5.58	5.2
Jul-06	5.5	5.2
Aug-06	5.5	5.2
Sep-06	6.60	5.2
Oct-06	8.40	5.2
Nov-06	6.30	5.2
Dec-06	8.60	5.2
Jan-07	8.10	5.2
Feb-07	6.00	5.2
Mar-07	8.50	5.2
Apr-07	9.00	5.2
May-07	12.47	5.2
Jun-07	12.47	5.2
Jul-07	17.18	5.2
Aug-07	12.95	5.2
Sep-07	10.20	5.2
Oct-07	10.36	5.2
Nov-07	8.80	5.2
Dec-07	4.59	5.2
Jan-08	4.91	5.2
Feb-08	8.64	5.2
Mar-08	11.97	5.2

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8. Register a Certificate of Title for large Sub-Divisions (target 5 days)

Apr-97	5.60	5
May-97	5.40	5
Jun-97	4.30	5
Jul-97	5.60	5
Aug-97	7.20	5
Sep-97	4.70	5
Oct-97	5.00	5
Nov-97	4.00	5
Dec-97	5.20	5
Jan-98	5.10	5
Feb-98	4.90	5
Mar-98	5.00	5
Apr-98	4.40	5
May-98	5.20	5
Jun-98	4.50	5
Jul-98	5.40	5
Aug-98	5.20	5
Sep-98	5.50	5
Oct-98	5.50	5
Nov-98	5.00	5
Dec-98	4.90	5
Jan-99	6.50	5
Feb-99	4.20	5
Mar-99	4.20	5
Apr-99	4.30	5
May-99	4.50	5
Jun-99	4.80	5
Jul-99	4.70	5
Aug-99	5.10	5
Sep-99	5.10	5
Oct-99	4.70	5
Nov-99	4.40	5
Dec-99	5.10	5

Jan-00	6.30	5
Feb-00	6.00	5
Mar-00	5.50	5
Apr-00	6.00	5
May-00	4.60	5
Jun-00	4.00	5
Jul-00	5.00	5
Aug-00	6.50	5
Sep-00	4.60	5
Oct-00	4.30	5
Nov-00	4.80	5
Dec-00	4.80	5
Jan-01	6.40	5
Feb-01	6.30	5
Mar-01	6.50	5
Apr-01	7.50	5
May-01	6.00	5
Jun-01	7.80	5
Jul-01	5.00	5
Aug-01	5.40	5
Sep-01	5.00	5
Oct-01	5.10	5
Nov-01	4.30	5
Dec-01	4.40	5
Jan-02	5.30	5
Feb-02	4.80	5
Mar-02	5.10	5
Apr-02	4.30	5
May-02	4.90	5
Jun-02	4.70	5
Jul-02	4.05	5
Aug-02	4.50	5
Sep-02	3.96	5

Oct-02	3.41	5
Nov-02	3.12	5
Dec-02	3.74	5
Jan-03	3.29	5
Feb-03	3.36	5
Mar-03	4.22	5
Apr-03	5.65	5
May-03	4.77	5
Jun-03	4.74	5
Jul-03	6.38	5
Aug-03	4.89	5
Sep-03	4.34	5
Oct-03	4.60	5
Nov-03	4.58	5
Dec-03	4.60	5
Jan-04	4.48	5
Feb-04	5.05	5
Mar-04	4.02	5
Apr-04	4.83	5
May-04	3.84	5
Jun-04	2.75	5
Jul-04	3.24	5
Aug-04	3.37	5
Sep-04	3.35	5
Oct-04	3.30	5
Nov-04	4.96	5
Dec-04	3.35	5
Jan-05	2.82	5
Feb-05	3.19	5
Mar-05	3.61	5
Apr-05	3.64	5
May-05	4.06	5
Jun-05	3.67	5

Jul-05	5.87	5
Aug-05	1.49	5
Sep-05	5.17	5
Oct-05	4.44	5
Nov-05	4.64	5
Dec-05	4.17	5
Jan-06	3.83	5
Feb-06	4.17	5
Mar-06	5.38	5
Apr-06	5.22	5
May-06	4.36	5
Jun-06	5.7	5
Jul-06	4.64	5
Aug-06	4.4	5
Sep-06	4.34	5
Oct-06	5.3	5
Nov-06	4.82	5
Dec-06	4.3	5
Jan-07	7.1	5
Feb-07	4.89	5
Mar-07	4.96	5
Apr-07	4	5
May-07	4	5
Jun-07	5.24	5
Jul-07	5.17	5
Aug-07	4.68	5
Sep-07	5.21	5
Oct-07	4.31	5
Nov-07	3.88	5
Dec-07	4.41	5
Jan-08	4.96	5
Feb-08	5.95	5
Mar-08	3.6	5