



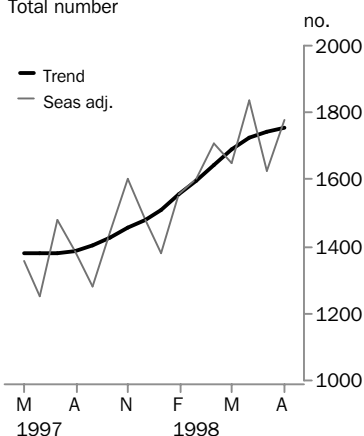
# BUILDING APPROVALS

WESTERN AUSTRALIA

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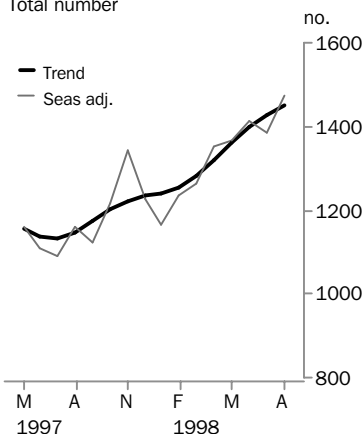
## Dwelling units approved

Total number



## Private sector houses approved

Total number



## AUGUST KEY FIGURES

### TREND ESTIMATES

	Aug 1998	% change Jul 1998 to Aug 1998	% change Aug 1997 to Aug 1998
Dwelling units approved			
Private sector houses	1 449	1.5	26.4
Total dwelling units	1 752	0.4	26.5

### SEASONALLY ADJUSTED

	Aug 1998	% change Jul 1998 to Aug 1998	% change Aug 1997 to Aug 1998
Dwelling units approved			
Private sector houses	1 476	6.4	27.4
Total dwelling units	1 780	9.6	28.5

## AUGUST KEY POINTS

### TREND ESTIMATES

- The rate of growth in trend for total dwelling units is slowing with an increase of just 0.4% in August. However it is still 26.5% higher than August 1997.
- The trend in private sector houses maintained its growth with an increase of 1.5% in August and 26.4% over the last year.

### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units increased by 9.6% in August following a fall of 11.6% in July.
- The seasonally adjusted estimate for private sector houses increased by 6.4% in August.

### ORIGINAL ESTIMATES

- The total number of dwelling units approved in August was 1735. Houses accounted for 1,483 and other dwellings 252. At the Statistical Local Area level Rockingham(108) and Gosnells (96) recorded the most dwelling approvals in the Perth Statistical Division, while Bunbury (81) and Kalgoorlie/Boulder (60) were the highest outside the Perth Statistical Division.
- The value of non-residential building approved was \$51.3 million. Other business premises accounted for \$14.8 million, followed by Offices (\$12.0 million) and Shops (\$9.0 million).
- There were two building jobs approved with a value of \$5 million and over (one was a residential building job).

- For further information about these and related statistics, contact Merv Leaker on Adelaide 08 8237 7585, or any ABS office shown on the back cover of this publication.

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
September 1998	9 November 1998
October 1998	8 December 1998
November 1998	14 January 1999
December 1998	10 February 1999
January 1999	9 March 1999
February 1999	8 April 1999



## CHANGES IN THIS ISSUE

There are no changes in this issue.



## DATA NOTES

There are no data notes for this issue.



## REVISIONS THIS MONTH

There are no revisions this month.

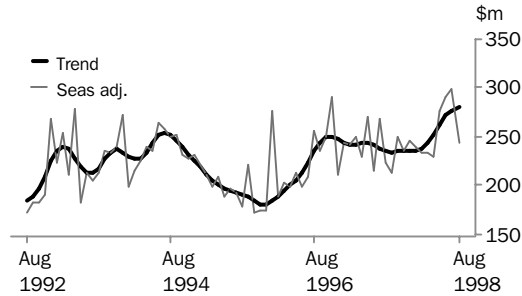


Colin Nagle  
Regional Director, Western Australia

# VALUE OF BUILDINGS APPROVED

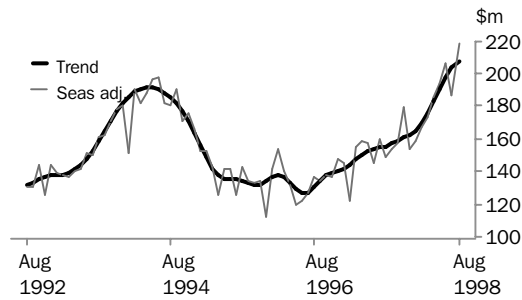
## VALUE OF TOTAL BUILDING

The increase in the trend has slowed with an increase of 1.1% in August 1998. However it is still 19.1% above the level of a year ago.



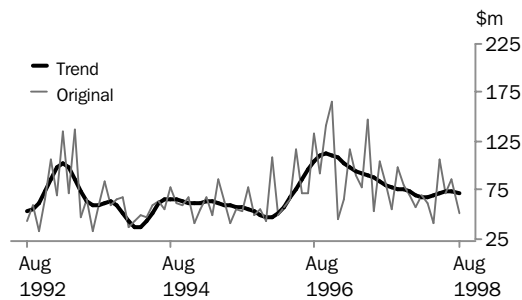
## VALUE OF RESIDENTIAL BUILDING

The upward movement in the trend has continued.



## VALUE OF NON-RESIDENTIAL BUILDING

The trend has decreased with a fall of 2.3% in the last two months and 9.7% over the last year.



# DWELLING APPROVALS 1997 – 98

## TYPE OF DWELLING

The number of dwelling units during 1997-98 is shown in the table below, for each type of category, together with the distribution of each dwelling category as a percentage of total dwelling units approved for 1996-97 and 1997-98.

### DWELLING UNITS BY TYPE

<i>Type of dwellings</i>	<i>Number of units</i>	<i>1997-98 % of total dwellings</i>	<i>1996-97 % of total dwellings</i>
New Houses	15 828	85.7	86.6
New other residential buildings			
Semi-detached, row or terrace houses, townhouses, etc of:			
1 storey	1 672	9.1	7.5
2 or more storeys	324	1.8	2.4
Total	1 996	10.8	9.9
Flats, units, apartments in a building of:			
1 or 2 storeys	166	0.9	0.5
3 storeys	95	0.5	1.2
4 or more storeys	269	1.5	1.2
Total	530	2.9	2.9
<b>Total new other residential building</b>	<b>2 526</b>	<b>13.7</b>	<b>12.8</b>
Alterations and additions to residential	45	0.2	0.4
Conversions	21	0.1	0.0
Non-residential building	40	0.2	0.2
<b>Total Building</b>	<b>18 460</b>	<b>100.0</b>	<b>100.0</b>

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

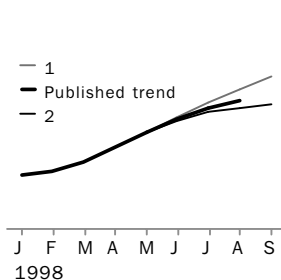
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### TREND REVISIONS

Generally, the greater the volatility of the original series, the larger the size of the revisions to trend estimates. Analysis of the building approval original series has shown that they can be revised substantially. As a result, some months can elapse before turning points in the trend series are reliably identified.

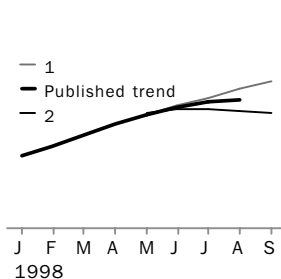
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the September seasonally adjusted estimate is higher than the August estimate by 6% for the number of private sector houses approved and 9% for total dwelling units approved; and that the September seasonally adjusted estimate is lower than the August estimate by 6% for the number of private sector houses approved and 9% for total dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

### PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
			<b>1</b>		<b>2</b>	
			<i>rises by 6% on Aug 1998</i>	<i>falls by 6% on Aug 1998</i>		
	no.	% change	no.	% change	no.	% change
April 1998	1 317	2.9	1 313	2.8	1 319	3.0
May 1998	1 360	3.2	1 358	3.4	1 361	3.2
June 1998	1 397	2.7	1 401	3.2	1 393	2.4
July 1998	1 428	2.2	1 440	2.8	1 414	1.5
August 1998	1 449	1.5	1 477	2.6	1 427	1.0
September 1998	n.y.a.	n.y.a.	1 511	2.2	1 435	0.5

### TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
			<b>1</b>		<b>2</b>	
			<i>rises by 9% on Aug 1998</i>	<i>falls by 9% on Aug 1998</i>		
	no.	% change	no.	% change	no.	% change
April 1998	1 646	3.0	1 641	2.8	1 652	3.1
May 1998	1 691	2.7	1 688	2.9	1 694	2.5
June 1998	1 723	1.9	1 729	2.4	1 714	1.2
July 1998	1 745	1.3	1 765	2.1	1 717	0.2
August 1998	1 752	0.4	1 801	2.0	1 710	-0.4
September 1998	n.y.a.	n.y.a.	1 835	1.9	1 699	-0.7

## DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS(a).		TOTAL DWELLING UNITS	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
<b>1997</b>						
June	1 106	1 151	87	103	1 193	1 254
July	1 150	1 284	206	247	1 356	1 531
August	1 178	1 228	133	145	1 311	1 373
September	1 186	1 216	98	112	1 284	1 328
October	1 304	1 323	147	185	1 451	1 508
November	1 309	1 356	164	185	1 473	1 541
December	1 167	1 214	107	198	1 274	1 412
<b>1998</b>						
January	953	976	163	179	1 116	1 155
February	1 123	1 162	238	279	1 361	1 441
March	1 330	1 363	252	384	1 582	1 747
April	1 296	1 377	143	199	1 439	1 576
May	1 481	1 505	261	289	1 742	1 794
June	1 491	1 832	212	222	1 703	2 054
July	1 460	1 549	141	158	1 601	1 707
August	1 458	1 483	228	252	1 686	1 735
SEASONALLY ADJUSTED						
<b>1997</b>						
June	1 108	1 132	n.a.	n.a.	1 219	1 252
July	1 088	1 272	n.a.	n.a.	1 289	1 479
August	1 159	1 217	n.a.	n.a.	1 282	1 384
September	1 121	1 153	n.a.	n.a.	1 213	1 279
October	1 218	1 254	n.a.	n.a.	1 365	1 444
November	1 345	1 404	n.a.	n.a.	1 497	1 600
December	1 225	1 281	n.a.	n.a.	1 340	1 477
<b>1998</b>						
January	1 166	1 204	n.a.	n.a.	1 315	1 382
February	1 237	1 288	n.a.	n.a.	1 466	1 556
March	1 263	1 290	n.a.	n.a.	1 484	1 605
April	1 354	1 418	n.a.	n.a.	1 587	1 705
May	1 364	1 382	n.a.	n.a.	1 612	1 649
June	1 415	1 604	n.a.	n.a.	1 668	1 836
July	1 387	1 501	n.a.	n.a.	1 505	1 623
August	1 476	1 507	n.a.	n.a.	1 692	1 780
TREND ESTIMATES						
<b>1997</b>						
June	1 135	1 177	153	202	1 288	1 378
July	1 131	1 172	152	207	1 283	1 379
August	1 146	1 188	140	197	1 286	1 385
September	1 174	1 218	128	183	1 301	1 401
October	1 203	1 249	126	178	1 329	1 427
November	1 223	1 271	134	184	1 357	1 454
December	1 233	1 278	148	200	1 382	1 478
<b>1998</b>						
January	1 241	1 282	173	229	1 414	1 510
February	1 254	1 297	199	256	1 454	1 553
March	1 280	1 330	218	268	1 498	1 598
April	1 317	1 380	227	266	1 543	1 646
May	1 360	1 437	225	254	1 585	1 691
June	1 397	1 485	217	238	1 613	1 723
July	1 428	1 522	206	223	1 633	1 745
August	1 449	1 545	193	207	1 642	1 752

(a) See Glossary for definition.

## DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS(a)...		TOTAL DWELLING UNIT	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
<b>1997</b>						
June	-16.8	-16.5	-46.0	-48.0	-19.9	-20.4
July	4.0	11.6	136.8	139.8	13.7	22.1
August	2.4	-4.4	-35.4	-41.3	-3.3	-10.3
September	0.7	-1.0	-26.3	-22.8	-2.1	-3.3
October	9.9	8.8	50.0	65.2	13.0	13.6
November	0.4	2.5	11.6	0.0	1.5	2.2
December	-10.8	-10.5	-34.8	7.0	-13.5	-8.4
<b>1998</b>						
January	-18.3	-19.6	52.3	-9.6	-12.4	-18.2
February	17.8	19.1	46.0	55.9	22.0	24.8
March	18.4	17.3	5.9	37.6	16.2	21.2
April	-2.6	1.0	-43.3	-48.2	-9.0	-9.8
May	14.3	9.3	82.5	45.2	21.1	13.8
June	0.7	21.7	-18.8	-23.2	-2.2	14.5
July	-2.1	-15.4	-33.5	-28.8	-6.0	-16.9
August	-0.1	-4.3	61.7	59.5	5.3	1.6
SEASONALLY ADJUSTED (% change from preceding month)						
<b>1997</b>						
June	-4.4	-5.3	n.a.	n.a.	-6.2	-7.8
July	-1.8	12.3	n.a.	n.a.	5.8	18.2
August	6.5	-4.3	n.a.	n.a.	-0.6	-6.4
September	-3.3	-5.3	n.a.	n.a.	-5.4	-7.6
October	8.6	8.8	n.a.	n.a.	12.5	12.9
November	10.4	11.9	n.a.	n.a.	9.7	10.8
December	-8.9	-8.8	n.a.	n.a.	-10.5	-7.7
<b>1998</b>						
January	-4.8	-6.0	n.a.	n.a.	-1.9	-6.4
February	6.1	7.0	n.a.	n.a.	11.5	12.5
March	2.1	0.1	n.a.	n.a.	1.2	3.1
April	7.2	9.9	n.a.	n.a.	7.0	6.3
May	0.8	-2.5	n.a.	n.a.	1.6	-3.3
June	3.7	16.0	n.a.	n.a.	3.4	11.3
July	-2.0	-6.4	n.a.	n.a.	-9.7	-11.6
August	6.4	0.4	n.a.	n.a.	12.4	9.6
TREND ESTIMATES (% change from preceding month)						
<b>1997</b>						
June	-1.7	-1.8	8.3	11.3	-0.7	-0.1
July	-0.4	-0.4	-0.3	2.5	-0.4	0.0
August	1.3	1.4	-7.9	-4.7	0.2	0.5
September	2.4	2.5	-8.9	-7.2	1.2	1.1
October	2.5	2.5	-1.1	-2.8	2.1	1.8
November	1.7	1.7	6.3	3.1	2.1	1.9
December	0.8	0.6	10.7	8.9	1.8	1.6
<b>1998</b>						
January	0.6	0.3	16.3	14.4	2.3	2.2
February	1.1	1.2	15.4	12.0	2.8	2.8
March	2.0	2.6	9.4	4.6	3.0	2.9
April	2.9	3.7	4.0	-0.7	3.1	3.0
May	3.2	4.1	-0.6	-4.4	2.7	2.7
June	2.7	3.3	-3.8	-6.5	1.8	1.9
July	2.2	2.5	-5.0	-6.3	1.2	1.3
August	1.5	1.5	-6.4	-7.1	0.5	0.4

(a) See Glossary for definition.

## VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
<b>1997</b>					
June	130.2	14.1	144.3	54.1	198.4
July	147.2	16.0	163.2	105.3	268.5
August	135.0	15.7	150.7	81.4	232.1
September	139.3	15.8	155.1	56.5	211.7
October	150.6	18.3	169.0	98.3	267.2
November	154.6	16.2	170.8	79.4	250.2
December	135.2	16.2	151.3	70.3	221.6
<b>1998</b>					
January	122.3	13.8	136.1	57.6	193.7
February	138.8	16.5	155.3	69.1	224.4
March	172.8	16.2	189.0	62.4	251.4
April	163.3	12.4	175.7	42.3	218.0
May	195.5	16.7	212.2	106.1	318.3
June	201.7	13.8	215.5	71.1	286.7
July	179.5	17.4	196.9	85.9	282.8
August	188.5	16.2	204.7	51.3	256.1
SEASONALLY ADJUSTED					
<b>1997</b>					
June	128.6	16.3	144.9	n.a.	215.3
July	144.9	15.6	160.5	n.a.	267.9
August	132.7	16.1	148.8	n.a.	222.8
September	139.0	15.0	154.0	n.a.	213.7
October	141.5	16.0	157.5	n.a.	250.2
November	164.6	15.5	180.1	n.a.	234.9
December	138.2	16.1	154.3	n.a.	245.3
<b>1998</b>					
January	142.5	16.0	158.4	n.a.	239.2
February	151.2	16.5	167.7	n.a.	234.2
March	159.3	14.2	173.5	n.a.	234.6
April	171.8	14.0	185.8	n.a.	229.6
May	176.2	17.6	193.8	n.a.	275.7
June	190.8	15.4	206.1	n.a.	291.8
July	169.0	17.4	186.4	n.a.	299.3
August	202.0	17.1	219.0	n.a.	244.7
TREND ESTIMATES					
<b>1997</b>					
June	137.8	15.9	153.7	88.1	241.8
July	138.7	15.9	154.6	83.4	238.0
August	139.7	15.8	155.5	80.0	235.5
September	141.2	15.7	156.9	77.7	234.6
October	143.3	15.8	159.0	76.4	235.5
November	145.0	15.8	160.8	75.5	236.3
December	146.5	15.8	162.3	74.0	236.3
<b>1998</b>					
January	149.4	15.6	165.0	70.5	235.5
February	153.9	15.5	169.4	68.4	237.9
March	160.0	15.4	175.4	68.1	243.5
April	167.4	15.5	183.0	69.9	252.9
May	175.1	15.8	190.9	72.2	263.2
June	181.6	16.2	197.8	73.9	271.7
July	187.0	16.6	203.7	73.8	277.4
August	191.3	17.0	208.3	72.2	280.5

(a) Refer to Explanatory Notes paragraph 12.



## VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	Total building
ORIGINAL (% change from preceding month)					
<b>1997</b>					
June	-17.2	-7.1	-16.3	-63.1	-37.8
July	13.1	13.8	13.1	94.7	35.4
August	-8.3	-2.2	-7.7	-22.7	-13.6
September	3.2	1.1	3.0	-30.5	-8.8
October	8.1	15.7	8.9	73.8	26.2
November	2.6	-11.5	1.1	-19.2	-6.4
December	-12.6	-0.3	-11.4	-11.5	-11.4
<b>1998</b>					
January	-9.5	-14.9	-10.1	-18.0	-12.6
February	13.5	19.6	14.1	19.9	15.8
March	24.5	-1.7	21.7	-9.7	12.0
April	-5.5	-23.1	-7.0	-32.3	-13.3
May	19.8	34.1	20.8	150.9	46.0
June	3.2	-17.3	1.6	-32.9	-9.9
July	-11.0	26.3	-8.6	20.7	-1.4
August	5.0	-6.9	4.0	-40.2	-9.4
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1997</b>					
June	-9.3	0.5	-8.3	n.a.	-20.2
July	12.7	-4.4	10.7	n.a.	24.4
August	-8.4	3.7	-7.2	n.a.	-16.8
September	4.7	-6.8	3.5	n.a.	-4.1
October	1.8	6.5	2.3	n.a.	17.1
November	16.4	-3.5	14.3	n.a.	-6.1
December	-16.0	3.9	-14.3	n.a.	4.4
<b>1998</b>					
January	3.1	-0.5	2.7	n.a.	-2.5
February	6.1	3.4	5.9	n.a.	-2.1
March	5.4	-14.0	3.5	n.a.	0.1
April	7.9	-1.6	7.1	n.a.	-2.1
May	2.5	26.1	4.3	n.a.	20.1
June	8.3	-12.8	6.3	n.a.	5.8
July	-11.4	13.1	-9.6	n.a.	2.6
August	19.5	-1.9	17.5	n.a.	-18.2
TREND ESTIMATES (% change from preceding month)					
<b>1997</b>					
June	0.7	0.7	0.7	-3.4	-0.8
July	0.6	0.1	0.6	-5.4	-1.6
August	0.7	-0.6	0.6	-4.0	-1.0
September	1.1	-0.4	0.9	-2.9	-0.4
October	1.4	0.5	1.3	-1.6	0.4
November	1.2	0.0	1.1	-1.2	0.4
December	1.1	-0.2	0.9	-2.0	0.0
<b>1998</b>					
January	2.0	-0.8	1.7	-4.8	-0.3
February	3.0	-1.0	2.7	-2.9	1.0
March	3.9	-0.4	3.6	-0.6	2.4
April	4.6	0.7	4.3	2.7	3.8
May	4.6	1.9	4.3	3.4	4.1
June	3.7	2.5	3.6	2.3	3.2
July	3.0	2.5	3.0	-0.2	2.1
August	2.3	2.2	2.3	-2.1	1.1

(a) Refer to Explanatory Notes paragraph 12.

## DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
<b>1995-96</b>	11 946	2 900	(b) 65	(b) 0	50	<b>14 961</b>
<b>1996-97</b>	13 067	1 682	56	3	32	<b>14 840</b>
<b>1997-98</b>	14 960	2 026	45	21	40	<b>17 092</b>
<b>1997</b>						
August	1 175	120	9	1	6	<b>1 311</b>
September	1 186	81	4	13	0	<b>1 284</b>
October	1 304	145	2	0	0	<b>1 451</b>
November	1 308	163	1	1	0	<b>1 473</b>
December	1 167	80	18	0	9	<b>1 274</b>
<b>1998</b>						
January	953	162	0	0	1	<b>1 116</b>
February	1 123	237	1	0	0	<b>1 361</b>
March	1 330	248	3	0	1	<b>1 582</b>
April	1 295	140	1	1	2	<b>1 439</b>
May	1 480	260	1	1	0	<b>1 742</b>
June	1 490	208	2	3	0	<b>1 703</b>
July	1 459	134	6	1	1	<b>1 601</b>
August	1 458	224	0	0	4	<b>1 686</b>
PUBLIC SECTOR (Number)						
<b>1995-96</b>	266	627	(b) 0	(b) 0	0	<b>893</b>
<b>1996-97</b>	565	331	6	0	0	<b>902</b>
<b>1997-98</b>	868	500	0	0	0	<b>1 368</b>
<b>1997</b>						
August	50	12	0	0	0	<b>62</b>
September	30	14	0	0	0	<b>44</b>
October	19	38	0	0	0	<b>57</b>
November	47	21	0	0	0	<b>68</b>
December	47	91	0	0	0	<b>138</b>
<b>1998</b>						
January	23	16	0	0	0	<b>39</b>
February	39	41	0	0	0	<b>80</b>
March	33	132	0	0	0	<b>165</b>
April	81	56	0	0	0	<b>137</b>
May	24	28	0	0	0	<b>52</b>
June	341	10	0	0	0	<b>351</b>
July	89	17	0	0	0	<b>106</b>
August	25	24	0	0	0	<b>49</b>
TOTAL (Number)						
<b>1995-96</b>	12 212	3 527	(b) 65	(b) 0	50	<b>15 854</b>
<b>1996-97</b>	13 632	2 013	62	3	32	<b>15 742</b>
<b>1997-98</b>	15 828	2 526	45	21	40	<b>18 460</b>
<b>1997</b>						
August	1 225	132	9	1	6	<b>1 373</b>
September	1 216	95	4	13	0	<b>1 328</b>
October	1 323	183	2	0	0	<b>1 508</b>
November	1 355	184	1	1	0	<b>1 541</b>
December	1 214	171	18	0	9	<b>1 412</b>
<b>1998</b>						
January	976	178	0	0	1	<b>1 155</b>
February	1 162	278	1	0	0	<b>1 441</b>
March	1 363	380	3	0	1	<b>1 747</b>
April	1 376	196	1	1	2	<b>1 576</b>
May	1 504	288	1	1	0	<b>1 794</b>
June	1 831	218	2	3	0	<b>2 054</b>
July	1 548	151	6	1	1	<b>1 707</b>
August	1 483	248	0	0	4	<b>1 735</b>

(a) See Glossary for definition.

(b) Conversions are included in alterations and additions to residential buildings

## VALUE OF BUILDING APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)								
<b>1995-96</b>	1 123.8	225.5	(b) 3.4	158.9	(b) 0.0	1 511.8	692.1	2 203.6
<b>1996-97</b>	1 294.1	154.0	4.8	163.9	0.1	1 616.6	773.9	2 390.9
<b>1997-98</b>	1 561.5	189.6	2.4	182.5	0.9	1 936.9	706.7	2 643.5
<b>1997</b>								
August	119.6	9.0	0.6	15.1	0.0	144.3	51.8	196.2
September	126.1	8.3	0.1	15.3	0.3	150.1	54.3	204.4
October	134.4	12.2	0.2	18.0	0.0	164.9	64.6	229.5
November	138.4	11.2	0.1	16.1	0.0	165.8	70.5	236.3
December	119.2	6.9	0.6	15.5	0.0	142.2	57.3	199.4
<b>1998</b>								
January	103.7	16.2	0.0	13.8	0.0	133.6	46.3	179.9
February	116.8	15.8	0.1	16.3	0.0	148.9	59.8	208.7
March	140.4	22.0	0.1	15.9	0.0	178.5	60.2	238.7
April	137.1	15.1	0.1	12.1	0.0	164.3	33.7	198.0
May	149.6	41.0	0.0	15.7	0.0	206.4	74.6	281.0
June	158.0	17.2	0.3	13.0	0.5	188.9	62.4	251.2
July	155.1	14.7	0.3	16.0	0.0	186.1	65.5	251.6
August	152.6	31.3	0.0	16.2	0.0	200.1	39.9	240.0
PUBLIC SECTOR (\$ million)								
<b>1995-96</b>	24.6	46.7	(b) 0.0	0.5	(b) 0.0	72.0	111.0	183.0
<b>1996-97</b>	54.9	21.7	0.1	4.0	0.0	80.5	430.0	510.7
<b>1997-98</b>	72.9	32.5	0.0	1.7	0.0	107.4	193.3	300.3
<b>1997</b>								
August	5.4	0.9	0.0	0.0	0.0	6.4	29.6	35.9
September	2.9	2.1	0.0	0.1	0.0	5.1	2.3	7.3
October	2.1	2.0	0.0	0.0	0.0	4.1	33.7	37.8
November	3.8	1.2	0.0	0.0	0.0	5.0	8.9	13.9
December	4.3	4.8	0.0	0.1	0.0	9.2	13.0	22.1
<b>1998</b>								
January	1.5	1.0	0.0	0.0	0.0	2.5	11.3	13.8
February	3.4	2.8	0.0	0.1	0.0	6.4	9.3	15.7
March	3.3	7.1	0.0	0.1	0.0	10.5	2.3	12.8
April	7.0	4.1	0.0	0.3	0.0	11.4	8.6	20.0
May	2.3	2.6	0.0	0.9	0.0	5.8	31.5	37.3
June	25.3	1.2	0.0	0.1	0.0	26.7	8.8	35.4
July	8.1	1.5	0.0	1.2	0.0	10.8	20.3	31.1
August	3.0	1.5	0.0	0.0	0.0	4.6	11.4	16.0
TOTAL (\$ million)								
<b>1995-96</b>	1 148.3	272.4	(b) 3.4	159.3	(b) 0.0	1 583.6	803.1	2 386.7
<b>1996-97</b>	1 348.9	175.8	4.9	167.7	0.1	1 697.3	1 204.5	2 901.8
<b>1997-98</b>	1 634.2	222.0	2.4	184.3	0.9	2 043.9	899.8	2 943.8
<b>1997</b>								
August	125.1	10.0	0.6	15.1	0.0	150.7	81.4	232.1
September	129.0	10.3	0.1	15.4	0.3	155.1	56.5	211.7
October	136.4	14.2	0.2	18.1	0.0	169.0	98.3	267.2
November	142.2	12.4	0.1	16.1	0.0	170.8	79.4	250.2
December	123.4	11.7	0.6	15.6	0.0	151.3	70.3	221.6
<b>1998</b>								
January	105.1	17.2	0.0	13.8	0.0	136.1	57.6	193.7
February	120.2	18.6	0.1	16.4	0.0	155.3	69.1	224.4
March	143.7	29.1	0.1	16.1	0.0	189.0	62.4	251.4
April	144.1	19.1	0.1	12.3	0.0	175.7	42.3	218.0
May	151.9	43.6	0.0	16.6	0.0	212.2	106.1	318.3
June	183.3	18.4	0.3	13.1	0.5	215.5	71.1	286.7
July	163.2	16.3	0.3	17.2	0.0	196.9	85.9	282.8
August	155.7	32.8	0.0	16.2	0.0	204.7	51.3	256.1

(a) See Glossary for definition.

(b) Conversions are included in alterations and additions creating dwellings

## DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDING(a): Original

### NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc of.....			Flats units or apartments in a building of.....				Total	Total new residential building
	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total			
NUMBER OF DWELLINGS										
<b>1995-96</b>	12 212	2 932	354	3 286	6	83	152	241	3 527	<b>15 739</b>
<b>1996-97</b>	13 632	1 179	376	1 555	75	194	189	458	2 013	<b>15 645</b>
<b>1997-98</b>	15 828	1 672	324	1 996	166	95	269	530	2 526	<b>18 354</b>
<b>1997</b>										
June	1 151	74	7	81	19	3	0	22	103	1 254
July	1 283	192	4	196	19	8	0	27	223	1 506
August	1 225	106	26	132	0	0	0	0	132	1 357
September	1 216	81	8	89	0	0	6	6	95	1 311
October	1 323	161	14	175	0	0	8	8	183	1 506
November	1 355	162	13	175	3	0	6	9	184	1 539
December	1 214	135	13	148	4	19	0	23	171	1 385
<b>1998</b>										
January	976	83	30	113	20	6	39	65	178	1 154
February	1 162	178	59	237	0	19	22	41	278	1 440
March	1 363	235	17	252	56	22	50	128	380	1 743
April	1 376	135	44	179	6	5	6	17	196	1 572
May	1 504	96	33	129	25	16	118	159	288	1 792
June	1 831	108	63	171	33	0	14	47	218	2 049
July	1 548	90	50	140	0	0	11	11	151	1 699
August	1 483	137	43	180	24	8	36	68	248	1 731
VALUE (\$ million)										
<b>1995-96</b>	1 148.3	207.1	33.8	240.9	0.3	10.7	20.4	31.4	272.3	<b>1 420.7</b>
<b>1996-97</b>	1 349.0	86.5	31.9	118.4	7.5	17.9	31.9	57.3	175.7	<b>1 524.6</b>
<b>1997-98</b>	1 634.3	117.3	31.4	148.7	13.5	10.7	49.2	73.4	222.1	<b>1 856.4</b>
<b>1997</b>										
June	120.6	6.9	0.9	7.8	1.6	0.2	0.0	1.8	9.6	130.2
July	129.8	14.6	0.5	15.1	1.5	0.8	0.0	2.3	17.4	147.2
August	125.1	7.6	2.4	10.0	0.0	0.0	0.0	0.0	10.0	135.0
September	129.0	7.5	0.9	8.3	0.0	0.0	2.0	2.0	10.3	139.3
October	136.4	10.5	1.6	12.1	0.0	0.0	2.1	2.1	14.2	150.6
November	142.2	9.8	1.7	11.5	0.3	0.0	0.7	1.0	12.4	154.6
December	123.4	8.5	1.4	9.9	0.4	1.4	0.0	1.8	11.7	135.2
<b>1998</b>										
January	105.1	6.9	3.3	10.2	1.8	0.4	4.8	7.0	17.2	122.3
February	120.2	10.6	4.8	15.4	0.0	0.5	2.7	3.2	18.6	138.8
March	143.7	14.9	1.7	16.5	5.0	2.8	4.8	12.6	29.1	172.8
April	144.1	10.7	4.7	15.4	0.4	0.8	2.6	3.8	19.1	163.3
May	151.9	6.9	3.8	10.7	2.1	4.1	26.7	32.9	43.6	195.5
June	183.3	8.8	4.8	13.6	2.0	0.0	2.8	4.8	18.4	201.7
July	163.2	7.1	8.1	15.2	0.0	0.0	1.1	1.1	16.3	179.5
August	155.7	9.2	4.5	13.6	2.3	0.7	16.2	19.2	32.8	188.5

(a) See Glossary for definition

VALUE OF BUILDING APPROVED, Average 1989-90 Prices

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
<b>1995-96</b>	1 155.8	259.2	1 414.9	163.9	1 578.9	759.0	2 337.9
<b>1996-97</b>	1 359.1	164.5	1 523.6	174.0	1 697.6	1 119.6	2 817.1
<b>1997-98</b>	1 641.9	204.4	1 846.3	188.6	2 034.9	821.4	2 856.3
<b>1997</b>							
March	294.4	50.3	344.7	42.4	387.1	254.7	641.8
June	408.6	38.8	447.4	46.4	493.8	257.5	751.3
September	387.4	34.9	422.2	48.0	470.2	223.4	693.6
December	405.3	35.4	440.7	51.1	491.8	226.9	718.7
<b>1998</b>							
March	371.7	59.8	431.5	46.7	478.2	172.4	650.6
June	477.6	74.4	551.9	42.8	594.7	198.7	793.4
ORIGINAL (% change from preceding quarter)							
<b>1997</b>							
March	-10.2	8.8	-7.9	-0.7	-7.1	-22.4	-13.9
June	38.8	-22.8	29.8	9.4	27.6	1.1	17.1
September	-5.2	-10.2	-5.6	3.4	-4.8	-13.2	-7.7
December	4.6	1.6	4.4	6.6	4.6	1.6	3.6
<b>1998</b>							
March	-8.3	68.8	-2.1	-8.6	-2.8	-24.0	-9.5
June	28.5	24.4	27.9	-8.4	24.4	15.2	21.9

(a) Refer to Explanatory Notes paragraph 12

NON—RESIDENTIAL BUILDING APPROVED, Jobs By Value Range: **Original**

Period	<i>Hotels, motels and other short term accommodation</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
<b>1998</b>												
June	4	0.4	21	1.9	13	1.4	20	2.2	16	2.0	2	0.2
July	5	0.6	42	4.2	13	1.7	16	1.7	19	1.9	1	0.1
August	4	0.3	26	2.5	8	1.0	9	0.8	20	2.0	6	0.8
Value—\$200,000—\$499,999												
<b>1998</b>												
June	0	0.0	6	1.7	10	3.2	3	0.9	8	2.1	4	1.3
July	2	0.6	13	4.1	3	0.9	5	1.2	4	1.2	2	0.4
August	0	0.0	8	2.7	6	1.7	7	2.5	10	2.9	1	0.5
Value—\$500,000—\$999,999												
<b>1998</b>												
June	3	1.9	5	3.0	4	2.5	0	0.0	3	2.1	0	0.0
July	3	2.1	2	1.6	3	2.1	1	0.5	5	3.3	3	2.4
August	2	1.3	2	1.4	1	0.7	2	1.6	6	3.9	2	1.6
Value—\$1,000,000—\$4,999,999												
<b>1998</b>												
June	0	0.0	5	11.5	0	0.0	3	4.4	0	0.0	1	3.9
July	0	0.0	7	11.5	2	4.3	3	5.6	3	7.2	1	1.4
August	0	0.0	1	2.4	0	0.0	3	7.1	0	0.0	2	5.2
Value—\$5,000,000 and over												
<b>1998</b>												
June	0	0.0	1	6.3	0	0.0	0	0.0	0	0.0	0	0.0
July	0	0.0	0	0.0	1	6.9	0	0.0	0	0.0	1	6.7
August	0	0.0	0	0.0	0	0.0	0	0.0	1	6.0	0	0.0
Value—Total												
<b>1995-96</b>	118	113.3	304	119.0	285	80.4	277	106.5	340	112.0	109	80.4
<b>1996-97</b>	91	75.4	408	164.2	319	102.6	314	156.4	402	160.4	120	152.0
<b>1997-98</b>	99	53.1	445	186.0	287	88.4	283	123.5	398	150.0	128	114.7
<b>1998</b>												
June	7	2.3	38	24.4	27	7.0	26	7.5	27	6.3	7	5.4
July	10	3.3	64	21.5	22	15.9	25	9.0	31	13.6	8	11.0
August	6	1.6	37	9.0	15	3.3	21	12.0	37	14.8	11	8.1

NON-RESIDENTIAL BUILDING APPROVED, Jobs By Value Range: **Original** *continued*

Period	Religious.....		Health.....		Entertainment and recreational.....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999										
<b>1998</b>										
June	4	0.3	3	0.2	2	0.1	3	0.3	88	9.1
July	1	0.1	4	0.5	2	0.1	9	1.0	112	12.0
August	0	0.0	3	0.3	3	0.2	4	0.2	83	8.2
Value—\$200,000—\$499,999										
<b>1998</b>										
June	0	0.0	2	0.7	2	0.6	1	0.2	36	10.7
July	0	0.0	1	0.5	2	0.8	0	0.0	32	9.6
August	0	0.0	0	0.0	0	0.0	1	0.4	33	10.6
Value—\$500,000—\$999,999										
<b>1998</b>										
June	1	0.6	0	0.0	1	0.8	0	0.0	17	10.8
July	0	0.0	0	0.0	1	0.7	1	0.8	19	13.5
August	0	0.0	0	0.0	2	1.3	0	0.0	17	11.8
Value—\$1,000,000—\$4,999,999										
<b>1998</b>										
June	0	0.0	0	0.0	2	5.7	1	1.0	12	26.5
July	0	0.0	1	1.0	1	2.0	1	4.2	19	37.2
August	0	0.0	0	0.0	0	0.0	0	0.0	6	14.7
Value—\$5,000,000 and over										
<b>1998</b>										
June	0	0.0	1	7.7	0	0.0	0	0.0	2	13.9
July	0	0.0	0	0.0	0	0.0	0	0.0	2	13.6
August	0	0.0	0	0.0	0	0.0	0	0.0	1	6.0
Value—Total										
<b>1995-96</b>	23	4.4	50	32.8	79	48.0	253	106.2	1 838	803.1
<b>1996-97</b>	20	5.4	69	214.5	98	92.2	117	81.3	1 958	1 204.4
<b>1997-98</b>	27	8.7	56	72.5	86	65.3	92	37.6	1 901	899.8
<b>1998</b>										
June	5	1.0	6	8.5	7	7.2	5	1.5	155	71.1
July	1	0.1	6	1.9	6	3.6	11	6.0	184	85.9
August	0	0.0	3	0.3	5	1.6	5	0.6	140	51.3

## VALUE OF NON-RESIDENTIAL BUILDINGS APPROVED

Period	Hotels, motels & other short term accom- modation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
<b>1995-96</b>	113.1	117.6	79.5	72.8	107.9	43.5	4.5	31.8	34.1	87.4	<b>692.1</b>
<b>1996-97</b>	75.5	162.8	96.2	117.2	113.7	38.8	5.3	96.1	36.6	32.5	<b>773.9</b>
<b>1997-98</b>	51.7	185.4	86.4	81.6	142.0	32.0	8.7	58.4	39.4	21.1	<b>706.7</b>
<b>1997</b>											
August	6.8	9.2	7.1	9.0	11.6	1.7	0.8	4.0	0.8	0.8	<b>51.8</b>
September	2.3	11.3	6.1	4.7	13.4	3.5	0.5	8.4	2.2	2.0	<b>54.3</b>
October	4.1	12.5	5.2	10.6	13.7	9.0	0.2	1.7	7.1	0.4	<b>64.6</b>
November	2.4	11.7	6.3	10.5	13.8	3.8	3.5	7.0	9.5	1.9	<b>70.5</b>
December	2.4	15.2	10.4	9.6	10.7	3.0	0.4	0.9	0.1	4.6	<b>57.3</b>
<b>1998</b>											
January	2.2	5.9	5.3	8.1	11.9	1.9	0.2	8.2	1.9	0.8	<b>46.3</b>
February	7.0	8.0	10.1	4.5	9.0	2.5	1.0	12.7	4.5	0.6	<b>59.8</b>
March	7.6	18.8	9.0	2.2	16.5	1.0	0.3	0.9	3.3	0.7	<b>60.2</b>
April	4.1	7.4	5.8	3.1	9.5	1.1	0.0	1.7	0.5	0.4	<b>33.7</b>
May	4.1	37.3	4.6	6.9	16.7	0.8	0.0	0.3	3.0	0.9	<b>74.6</b>
June	2.3	24.3	6.8	7.1	6.3	0.8	1.0	8.5	3.7	1.5	<b>62.4</b>
July	2.7	21.3	14.0	3.3	13.6	4.1	0.1	1.9	3.2	1.2	<b>65.5</b>
August	1.6	9.0	3.3	6.7	14.7	2.8	0.0	0.3	0.9	0.6	<b>39.9</b>
PUBLIC SECTOR (\$ million)											
<b>1995-96</b>	0.0	1.6	0.8	33.7	4.1	37.0	0.0	1.2	14.0	18.8	<b>111.0</b>
<b>1996-97</b>	0.0	1.6	6.5	39.2	46.8	113.1	0.2	118.4	55.7	48.7	<b>430.0</b>
<b>1997-98</b>	1.4	0.7	2.1	41.7	8.0	82.7	0.0	14.1	25.9	16.7	<b>193.3</b>
<b>1997</b>											
August	0.6	0.1	0.0	2.3	2.3	9.7	0.0	7.9	1.9	4.8	<b>29.6</b>
September	0.0	0.3	0.0	0.5	0.3	1.0	0.0	0.0	0.1	0.1	<b>2.3</b>
October	0.1	0.0	0.0	3.6	0.3	16.2	0.0	6.2	2.5	4.7	<b>33.7</b>
November	0.0	0.0	0.5	0.1	0.7	7.4	0.0	0.0	0.1	0.0	<b>8.9</b>
December	0.0	0.0	0.0	2.2	0.5	9.5	0.0	0.0	0.4	0.3	<b>13.0</b>
<b>1998</b>											
January	0.0	0.2	0.0	4.6	0.1	5.8	0.0	0.0	0.7	0.1	<b>11.3</b>
February	0.7	0.0	0.0	0.4	3.2	0.0	0.0	0.0	1.1	3.9	<b>9.3</b>
March	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	1.3	0.9	<b>2.3</b>
April	0.0	0.0	0.0	1.1	0.1	5.7	0.0	0.0	1.5	0.2	<b>8.6</b>
May	0.0	0.0	0.0	1.2	0.0	16.8	0.0	0.0	12.8	0.7	<b>31.5</b>
June	0.0	0.1	0.1	0.4	0.0	4.6	0.0	0.0	3.5	0.0	<b>8.8</b>
July	0.5	0.2	1.9	5.7	0.0	6.9	0.0	0.0	0.4	4.7	<b>20.3</b>
August	0.0	0.0	0.0	5.3	0.1	5.2	0.0	0.0	0.7	0.1	<b>11.4</b>
TOTAL (\$ million)											
<b>1995-96</b>	113.1	119.1	80.3	106.6	111.9	80.6	4.5	33.0	48.0	106.2	<b>803.1</b>
<b>1996-97</b>	75.5	164.3	102.8	156.4	160.3	151.9	5.5	214.5	92.3	81.3	<b>1 204.5</b>
<b>1997-98</b>	53.1	186.0	88.6	123.5	149.9	114.6	8.7	72.5	65.1	37.6	<b>899.8</b>
<b>1997</b>											
August	7.4	9.3	7.1	11.3	13.9	11.4	0.8	11.9	2.7	5.6	<b>81.4</b>
September	2.3	11.5	6.1	5.2	13.7	4.5	0.5	8.4	2.2	2.1	<b>56.5</b>
October	4.2	12.5	5.2	14.2	14.0	25.2	0.2	7.9	9.6	5.2	<b>98.3</b>
November	2.4	11.7	6.8	10.7	14.6	11.2	3.5	7.0	9.6	1.9	<b>79.4</b>
December	2.4	15.2	10.4	11.9	11.2	12.5	0.4	0.9	0.5	4.9	<b>70.3</b>
<b>1998</b>											
January	2.2	6.1	5.3	12.6	11.9	7.6	0.2	8.2	2.6	0.9	<b>57.6</b>
February	7.7	8.0	10.1	4.9	12.2	2.5	1.0	12.7	5.6	4.4	<b>69.1</b>
March	7.6	18.8	9.0	2.2	16.6	1.0	0.3	0.9	4.6	1.6	<b>62.4</b>
April	4.1	7.4	5.8	4.2	9.6	6.7	0.0	1.7	2.0	0.6	<b>42.3</b>
May	4.1	37.3	4.6	8.2	16.7	17.7	0.0	0.3	15.7	1.5	<b>106.1</b>
June	2.3	24.4	7.0	7.5	6.3	5.4	1.0	8.5	7.2	1.5	<b>71.1</b>
July	3.3	21.5	15.9	9.0	13.6	11.0	0.1	1.9	3.6	6.0	<b>85.9</b>
August	1.6	9.0	3.3	12.0	14.8	8.1	0.0	0.3	1.6	0.6	<b>51.3</b>



## BUILDING APPROVED IN THE PERTH STATISTICAL DIVISION: Original

Period	DWELLINGS (no.).....			VALUE(\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building (b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
<b>1996-97</b>	9 105	1 434	10 600	903 128	136 134	136 874	1 176 136	542 481	1 718 617
<b>1997-98</b>	10 293	1 546	11 927	1 074 352	152 837	150 499	1 377 688	523 117	1 900 805
<b>1997</b>									
August	808	101	919	82 342	7 552	12 423	102 318	30 522	132 839
September	813	74	904	86 839	7 650	12 679	107 168	41 839	149 007
October	836	115	952	84 583	10 498	13 688	108 768	52 176	160 944
November	913	96	1 011	94 902	7 767	12 658	115 328	56 886	172 214
December	824	63	912	84 928	5 078	12 984	102 990	40 860	143 849
<b>1998</b>									
January	668	124	792	72 268	12 145	12 032	96 446	37 395	133 841
February	783	175	959	81 118	11 730	13 327	106 175	36 167	142 341
March	961	201	1 164	102 167	18 068	13 626	133 861	41 693	175 555
April	923	89	1 013	97 625	10 201	10 055	117 881	20 308	138 189
May	928	215	1 144	97 741	37 407	13 236	148 383	61 123	209 506
June	1 074	143	1 221	111 520	12 779	11 216	135 514	50 214	185 728
July	971	101	1 079	103 538	11 699	12 918	128 155	43 199	171 354
August	998	198	1 200	104 534	28 741	12 799	146 074	28 814	174 888
PUBLIC SECTOR									
<b>1996-97</b>	261	192	459	20 061	11 100	2 662	33 823	237 420	271 243
<b>1997-98</b>	493	389	882	33 838	22 635	1 383	57 856	128 996	186 851
<b>1997</b>									
August	20	4	24	1 852	300	0	2 152	24 674	26 826
September	14	14	28	1 075	2 050	115	3 240	385	3 625
October	6	38	44	431	1 985	0	2 415	18 761	21 176
November	35	21	56	1 998	1 220	0	3 218	4 741	7 959
December	22	76	98	1 366	3 828	70	5 263	8 075	13 338
<b>1998</b>									
January	22	16	38	1 354	1 041	0	2 395	10 328	12 723
February	30	17	47	2 297	932	89	3 317	5 015	8 333
March	17	130	147	1 525	6 826	0	8 351	415	8 766
April	48	43	91	2 995	2 794	131	5 920	1 221	7 141
May	6	6	12	395	301	854	1 550	13 501	15 050
June	222	0	222	14 315	0	124	14 439	8 277	22 716
July	22	11	33	1 736	1 101	1 203	4 039	12 382	16 421
August	4	8	12	375	780	0	1 155	4 786	5 941
TOTAL									
<b>1996-97</b>	9 366	1 626	11 059	923 189	147 234	139 536	1 209 959	779 900	1 989 860
<b>1997-98</b>	10 786	1 935	12 809	1 108 190	175 472	151 882	1 435 544	652 112	2 087 656
<b>1997</b>									
August	828	105	943	84 194	7 852	12 423	104 469	55 196	159 665
September	827	88	932	87 914	9 700	12 795	110 409	42 224	152 632
October	842	153	996	85 013	12 482	13 688	111 183	70 937	182 121
November	948	117	1 067	96 900	8 987	12 658	118 546	61 627	180 173
December	846	139	1 010	86 293	8 906	13 054	108 253	48 934	157 187
<b>1998</b>									
January	690	140	830	73 622	13 186	12 032	98 840	47 724	146 564
February	813	192	1 006	83 415	12 662	13 416	109 492	41 182	150 674
March	978	331	1 311	103 692	24 894	13 626	142 213	42 108	184 321
April	971	132	1 104	100 620	12 995	10 186	123 800	21 529	145 330
May	934	221	1 156	98 136	37 708	14 090	149 933	74 623	224 556
June	1 296	143	1 443	125 835	12 779	11 340	149 953	58 491	208 444
July	993	112	1 112	105 273	12 800	14 120	132 194	55 581	187 775
August	1 002	206	1 212	104 910	29 520	12 799	147 229	33 600	180 829

(a) Refer to footnote (a) in Table 12.

(b) Refer to Explanatory Notes paragraph 12.

## BUILDINGS APPROVED IN STATISTICAL AREAS: Original

Statistical Area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
<b>WESTERN AUSTRALIA</b>	<b>1 483</b>	<b>248</b>	<b>1 735</b>	<b>155 667</b>	<b>32 819</b>	<b>16 235</b>	<b>204 721</b>	<b>51 335</b>	<b>256 056</b>
<b>Perth (SD)</b>	<b>1 002</b>	<b>206</b>	<b>1 212</b>	<b>104 910</b>	<b>29 521</b>	<b>12 799</b>	<b>147 229</b>	<b>33 600</b>	<b>180 829</b>
Central Metropolitan (SSD)	50	66	116	10 740	18 669	3 305	32 713	3 671	36 385
Cambridge (T)	14	0	14	2 258	0	457	2 715	98	2 813
Claremont (T)	8	0	8	1 224	0	894	2 118	994	3 113
Cottesloe (T)	4	0	4	897	0	254	1 151	0	1 151
Mosman Park (T)	1	0	1	764	0	212	976	0	976
Nedlands (C)	12	0	12	3 488	0	258	3 746	1 520	5 266
Peppermint Grove (C)	0	0	0	0	0	24	24	120	144
Perth (C)–Inner	0	0	0	0	0	0	0	599	599
Perth (C)–Remainder	3	57	60	819	17 971	0	18 790	280	19 070
Subiaco (C)	5	9	14	915	698	726	2 339	0	2 339
Vincent (T)	3	0	3	374	0	480	854	60	914
East Metropolitan (SSD)	150	15	165	15 356	1 200	2 391	18 947	10 155	29 102
Bassendean (T)	9	0	9	604	0	71	675	750	1 425
Bayswater (C)	37	15	52	4 663	1 200	501	6 364	750	7 114
Kalamunda (S)	15	0	15	1 813	0	619	2 432	6 185	8 617
Mundaring (S)	18	0	18	2 109	0	255	2 364	800	3 164
Swan (S)	71	0	71	6 166	0	946	7 112	1 670	8 782
North Metropolitan (SSD)	322	60	386	34 233	4 761	3 237	42 231	8 059	50 290
Joondalup (C)–North	64	2	70	6 742	300	160	7 202	588	7 790
Joondalup (C)–South	28	2	30	5 031	135	623	5 789	1 774	7 563
Stirling (C)–Central	57	30	87	5 240	1 973	376	7 589	2 854	10 443
Stirling (C)–Coastal	26	24	50	3 048	2 112	1 023	6 183	388	6 570
Stirling (C)–South-Eastern	7	2	9	1 536	240	829	2 605	0	2 605
Wanneroo (S)–North-East	58	0	58	5 033	0	131	5 164	285	5 449
Wanneroo (S)–North-West	39	0	39	3 591	0	42	3 633	0	3 633
South West Metropolitan (SSD)	228	39	267	21 052	2 699	1 468	25 219	9 887	35 106
Cockburn (C)	71	0	71	6 361	0	46	6 407	2 000	8 407
East Fremantle (T)	6	9	15	804	1 000	477	2 281	0	2 281
Fremantle (C)–Inner	0	0	0	0	0	0	0	0	0
Fremantle (C)–Remainder	15	2	17	1 924	100	367	2 391	1 161	3 553
Kwinana (T)	8	0	8	623	0	22	645	883	1 527
Melville (C)	48	0	48	4 815	0	292	5 106	3 420	8 526
Rockingham (C)	80	28	108	6 525	1 599	264	8 388	2 423	10 811
South East Metropolitan (SSD)	252	26	278	23 529	2 192	2 398	28 119	1 828	29 947
Wanneroo (S)–South	43	0	43	4 013	0	54	4 067	2 170	6 237
Armadale (C)	13	0	13	1 186	0	441	1 627	0	1 627
Belmont (C)	39	8	47	3 240	536	148	3 924	185	4 109
Canning (C)	51	2	53	4 243	134	237	4 614	373	4 988
Gosnells (C)	90	6	96	7 992	646	528	9 166	910	10 076
Serpentine–Jarrahdale (S)	12	0	12	1 049	0	46	1 095	0	1 095
South Perth (C)	26	10	36	3 918	876	852	5 646	200	5 846
Victoria Park (T)	21	0	21	1 901	0	146	2 047	160	2 207
<b>South West (SD)</b>	<b>253</b>	<b>25</b>	<b>278</b>	<b>25 180</b>	<b>1 593</b>	<b>1 496</b>	<b>28 269</b>	<b>4 409</b>	<b>32 677</b>
Dale (SSD)	43	13	56	4 664	657	135	5 457	450	5 906
Boddington (S)	0	0	0	0	0	16	16	0	16
Mandurah (C)	25	13	38	2 932	657	65	3 653	330	3 983
Murray (S)	15	0	15	1 483	0	55	1 538	120	1 658
Waroona (S)	3	0	3	250	0	0	250	0	250
Preston (SSD)	130	12	142	11 885	936	267	13 088	2 361	15 449
Bunbury (C)	73	8	81	6 479	629	125	7 233	1 649	8 882
Capel (S)	6	0	6	617	0	54	671	0	671
Collie (S)	5	4	9	473	307	11	791	0	791
Dardanup (S)	9	0	9	895	0	39	934	0	934
Donnybrook–Balingup (S)	2	0	2	145	0	38	183	0	183
Harvey (S)	35	0	35	3 276	0	0	3 276	712	3 989

BUILDINGS APPROVED IN STATISTICAL AREAS: **Original** *continued*

Statistical Area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential buildings	Total building
Vasse (SSD)	68	0	68	7 346	0	873	8 219	1 452	9 671
Augusta–Margaret River (S)	14	0	14	1 888	0	226	2 114	235	2 349
Busselton (S)	54	0	54	5 458	0	647	6 105	1 217	7 322
Blackwood (SSD)	12	0	12	1 285	0	221	1 506	146	1 652
Boyup Brook (S)	1	0	1	60	0	0	60	0	60
Bridgetown–Greenbushes (S)	4	0	4	403	0	10	413	0	413
Manjimup (S)	7	0	7	822	0	64	885	146	1 031
Nannup (S)	0	0	0	0	0	147	147	0	147
<b>Lower Great Southern (SD)</b>	<b>46</b>	<b>0</b>	<b>46</b>	<b>4 695</b>	<b>0</b>	<b>393</b>	<b>5 089</b>	<b>1 380</b>	<b>6 469</b>
Pallinup (SSD)	1	0	1	30	0	16	46	0	46
Broomehill (S)	0	0	0	0	0	0	0	0	0
Gnowangerup (S)	0	0	0	0	0	0	0	0	0
Jerramungup (S)	1	0	1	30	0	0	30	0	30
Katanning (S)	0	0	0	0	0	16	16	0	16
Kent (S)	0	0	0	0	0	0	0	0	0
Kojonup (S)	0	0	0	0	0	0	0	0	0
Tambellup (S)	0	0	0	0	0	0	0	0	0
Woodanilling (S)	0	0	0	0	0	0	0	0	0
King (SSD)	45	0	45	4 665	0	377	5 043	1 380	6 423
Albany (C)–Central	20	0	20	1 910	0	76	1 987	650	2 637
Albany (C)–Balance	16	0	16	1 972	0	118	2 090	480	2 570
Cranbrook (S)	0	0	0	0	0	0	0	0	0
Denmark (S)	7	0	7	665	0	23	688	0	688
Plantagenet (S)	2	0	2	118	0	160	278	250	528
<b>Upper Great Southern (SD)</b>	<b>13</b>	<b>0</b>	<b>13</b>	<b>1 285</b>	<b>0</b>	<b>61</b>	<b>1 346</b>	<b>83</b>	<b>1 429</b>
Hotham (SSD)	9	0	9	811	0	29	839	83	922
Brookton (S)	0	0	0	0	0	0	0	0	0
Cuballing (S)	1	0	1	58	0	0	58	0	58
Dumbleyung (S)	0	0	0	0	0	0	0	0	0
Narrogin (T)	0	0	0	0	0	0	0	83	83
Narrogin (S)	0	0	0	0	0	0	0	0	0
Pingelly (S)	0	0	0	0	0	29	29	0	29
Wagin (S)	4	0	4	527	0	0	527	0	527
Wandering (S)	4	0	4	226	0	0	226	0	226
West Arthur (S)	0	0	0	0	0	0	0	0	0
Wickepin (S)	0	0	0	0	0	0	0	0	0
Williams (S)	0	0	0	0	0	0	0	0	0
Lakes (SSD)	4	0	4	475	0	32	507	0	507
Corrigin (S)	2	0	2	192	0	17	208	0	208
Kondinin (S)	0	0	0	0	0	0	0	0	0
Kulin (S)	0	0	0	0	0	15	15	0	15
Lake Grace (S)	2	0	2	283	0	0	283	0	283
<b>Midlands (SD)</b>	<b>27</b>	<b>0</b>	<b>27</b>	<b>2 508</b>	<b>0</b>	<b>254</b>	<b>2 762</b>	<b>7 422</b>	<b>10 184</b>
Moore (SSD)	17	0	17	1 727	0	56	1 783	0	1 783
Chittering (S)	4	0	4	347	0	0	347	0	347
Dandaragan (S)	4	0	4	498	0	0	498	0	498
Gingin (S)	9	0	9	882	0	56	939	0	939
Moora (S)	0	0	0	0	0	0	0	0	0
Victoria Plains (S)	0	0	0	0	0	0	0	0	0

BUILDINGS APPROVED IN STATISTICAL AREA: **Original** *continued*

DWELLINGS (no.)..... VALUE (\$'000).....

Statistical Area	DWELLINGS (no.)			VALUE (\$'000)					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
Avon (SSD)	8	0	8	551	0	146	697	7 056	7 753
Beverley (S)	0	0	0	0	0	0	0	0	0
Cunderdin (S)	1	0	1	80	0	0	80	0	80
Dalwallinu (S)	0	0	0	0	0	0	0	0	0
Dowerin (S)	1	0	1	112	0	0	112	70	182
Goomalling (S)	0	0	0	0	0	0	0	0	0
Koorda (S)	0	0	0	0	0	0	0	0	0
Northam (T)	1	0	1	109	0	15	124	4 770	4 894
Northam (S)	3	0	3	169	0	120	289	175	464
Quairading (S)	0	0	0	0	0	0	0	0	0
Tammin (S)	0	0	0	0	0	0	0	0	0
Toodyay (S)	2	0	2	82	0	0	82	0	82
Wongan-Ballidu (S)	0	0	0	0	0	0	0	0	0
Wyalkatchem (S)	0	0	0	0	0	0	0	0	0
York (S)	0	0	0	0	0	11	11	2 041	2 052
Campion (SSD)	2	0	2	230	0	52	281	366	647
Bruce Rock (S)	0	0	0	0	0	0	0	0	0
Kellerberrin (S)	0	0	0	0	0	0	0	0	0
Merredin (S)	1	0	1	137	0	52	189	128	317
Mount Marshall (S)	1	0	1	93	0	0	93	0	93
Mukinbudin (S)	0	0	0	0	0	0	0	238	238
Narembeen (S)	0	0	0	0	0	0	0	0	0
Nungarin (S)	0	0	0	0	0	0	0	0	0
Trayning (S)	0	0	0	0	0	0	0	0	0
Westonia (S)	0	0	0	0	0	0	0	0	0
Yilgarn (S)	0	0	0	0	0	0	0	0	0
<b>South Eastern (SD)</b>	<b>66</b>	<b>8</b>	<b>74</b>	<b>7 523</b>	<b>834</b>	<b>409</b>	<b>8 766</b>	<b>1 289</b>	<b>10 055</b>
Lefroy (SSD)	53	8	61	6 161	834	257	7 252	573	7 825
Coolgardie (S)	0	0	0	0	0	0	0	121	121
Kalgoorlie/Boulder (C)	52	8	60	6 116	834	257	7 207	452	7 659
Laverton (S)	0	0	0	0	0	0	0	0	0
Leonora (S)	1	0	1	45	0	0	45	0	45
Menzies (S)	0	0	0	0	0	0	0	0	0
Ngaanyatjarraku (S)	0	0	0	0	0	0	0	0	0
Johnston (SSD)	13	0	13	1 362	0	151	1 514	716	2 230
Dundas (S)	0	0	0	0	0	0	0	145	145
Esperance (S)	13	0	13	1 362	0	151	1 514	571	2 084
Ravensthorpe (S)	0	0	0	0	0	0	0	0	0
<b>Central (SD)</b>	<b>36</b>	<b>6</b>	<b>42</b>	<b>3 873</b>	<b>442</b>	<b>302</b>	<b>4 616</b>	<b>776</b>	<b>5 392</b>
Gascoyne (SSD)	1	0	1	150	0	82	232	656	888
Carnarvon (S)	0	0	0	0	0	40	40	656	696
Exmouth (S)	1	0	1	150	0	27	177	0	177
Shark Bay (S)	0	0	0	0	0	15	15	0	15
Upper Gascoyne (S)	0	0	0	0	0	0	0	0	0
Carnegie (SSD)	0	0	0	0	0	0	0	0	0
Cue (S)	0	0	0	0	0	0	0	0	0
Meekatharra (S)	0	0	0	0	0	0	0	0	0
Mount Magnet (S)	0	0	0	0	0	0	0	0	0
Murchison (S)	0	0	0	0	0	0	0	0	0
Sandstone (S)	0	0	0	0	0	0	0	0	0
Wiluna (S)	0	0	0	0	0	0	0	0	0
Yalgoo (S)	0	0	0	0	0	0	0	0	0

BUILDINGS APPROVED IN STATISTICAL AREAS: **Original** *continued*

Statistical Area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
Greenough River (SSD)	35	6	41	3 723	442	220	4 384	120	4 504
Carnamah (S)	0	0	0	0	0	0	0	0	0
Chapman Valley (S)	0	0	0	0	0	0	0	0	0
Coorow (S)	0	0	0	0	0	0	0	60	60
Geraldton (C)	5	0	5	578	0	78	656	60	716
Greenough (S)	21	0	21	2 364	0	73	2 437	0	2 437
Irwin (S)	8	0	8	624	0	0	624	0	624
Mingenew (S)	0	0	0	0	0	0	0	0	0
Morawa (S)	0	0	0	0	0	0	0	0	0
Mullewa (S)	1	6	7	156	442	0	598	0	598
Northampton (S)	0	0	0	0	0	69	69	0	69
Perenjori (S)	0	0	0	0	0	0	0	0	0
Three Springs (S)	0	0	0	0	0	0	0	0	0
<b>Pilbara (SD)</b>	<b>19</b>	<b>0</b>	<b>19</b>	<b>2 933</b>	<b>0</b>	<b>238</b>	<b>3 171</b>	<b>2 200</b>	<b>5 371</b>
De Grey (SSD)	17	0	17	2 563	0	108	2 670	850	3 520
East Pilbara (S)	9	0	9	1 242	0	0	1 242	0	1 242
Port Hedland (T)	8	0	8	1 321	0	108	1 429	850	2 279
Fortescue (SSD)	2	0	2	370	0	131	501	1 350	1 851
Ashburton (S)	0	0	0	0	0	30	30	0	30
Roebourne (S)	2	0	2	370	0	101	471	1 350	1 821
<b>Kimberley (SD)</b>	<b>21</b>	<b>3</b>	<b>24</b>	<b>2 760</b>	<b>430</b>	<b>284</b>	<b>3 474</b>	<b>175</b>	<b>3 650</b>
Ord (SSD)	8	0	8	1 297	0	230	1 527	175	1 702
Halls Creek (S)	6	0	6	963	0	0	963	175	1 138
Wyndham-East Kimberley (S)	2	0	2	334	0	230	564	0	564
Fitzroy (SSD)	13	3	16	1 463	430	54	1 947	0	1 947
Broome (S)	11	3	14	1 323	430	11	1 764	0	1 764
Derby-West Kimberly (S)	2	0	2	140	0	43	183	0	183

(a) Includes conversions and dwelling units approved as part of alterations and additions or the construction of non-residential buildings.

(b) Refer to Explanatory Notes paragraph 12.

# EXPLANATORY NOTES

## INTRODUCTION

**1** This publication presents monthly details of building work approved.

## SCOPE AND COVERAGE

**2** Statistics of building work approved are compiled from:

- permits issued by local government authorities;
- approvals issued by the Rural Housing Authority in areas not subject to building control by local government authorities;
- contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- major building activity in areas not subject to normal administrative approval e.g. building on remote mine sites.

**3** The scope of the survey comprises the following activities:

- construction of new buildings
- alterations and additions to existing buildings
- approved non-structural renovation and refurbishment work
- approved installation of integral building fixtures

From July 1990, the statistics include:

- all approved new residential building valued at \$10,000 or more
- approved alterations and additions to residential building valued at \$10,000 or more
- all approved non-residential building jobs valued at \$50,000 or more.

Excluded from the statistics is:

- construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (8762.0).

## VALUE DATA

**4** Value data are derived by aggregation of the estimated value of building work when completed as reported on approval documents. Such value data excludes the value of land and landscaping but includes site preparation. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', these estimates can differ significantly from the completed value of the building.

## OWNERSHIP

**5** Building ownership is classified as either public or private sector and is based on the sector of intended owner of the completed building at the time of approval. Residential buildings constructed by private sector builders under government housing authority schemes are classified as public sector when the authority has contracted, or intends to contract, to purchase the building on or before completion.

## BUILDING CLASSIFICATIONS

**6** Building approvals are classified both by the Type of Building (e.g. 'house', 'factory') and by the Type of Work involved (e.g. 'new', 'alterations' and 'additions'). These classifications are often used in conjunction with each other to describe building approvals in this publication.

**7** The Type of Building classification refers to the intended major function of a building. A building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building, not to the function of the group as a whole.

## EXPLANATORY NOTES

### BUILDING CLASSIFICATIONS *continued*

**8** An example of this rule is the treatment of work approved for a factory complex. For instance, a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while the factory buildings would be classified Factories.

**9** An exception to this rule is the treatment of group accommodation buildings. For example, a student accommodation building on a university campus would be classified to Education.

**10** In the case of a large multi-function building, i.e. a single large physical building which, at the time of approval is intended to have more than one purpose (e.g. a hotel/shops/casino project), the ABS endeavours to split the approval details according to each main function.

**11** Where this is not possible because separate details cannot be obtained, the building is classified to the predominant function of the building on the basis of the function which represents the highest proportion of the total value of the project.

**12** The Type of Work classification refers to the building activity carried out: New; Alterations and additions; or Conversion. See the Glossary for definitions of these terms. Prior to the May 1998 issue of this publication, Conversions were published as part of a category called 'Conversions, etc.'. From the May 1998 issue onwards, Conversion jobs are shown separately in tables 5 and 6. However, in other tables they are included within existing categories, as follows: in tables 1, 2, 11 and 12 they are included in the appropriate Type of Building category, and in tables 3, 4, 11 and 12 they are included in the 'Alterations and additions to residential buildings' category.

### SEASONAL ADJUSTMENT

**13** Seasonal adjustment is a means of removing the estimated effects of seasonal variation from the series so that the effects of other influences can be more clearly recognised.

**14** In the seasonal adjustment of series, account has been taken of both normal seasonal factors and 'trading day' effects arising from the varying numbers of Sundays, Mondays, Tuesdays, etc. in the month. Adjustment has also been made for the influence of Easter which may affect the March and April estimates differently.

**15** Seasonal adjustment does not remove from the series the effect of irregular or non-seasonal influences (e.g. the approval of large projects or a change in the administrative arrangements of approving authorities).

**16** Some of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals.

**17** As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. The timing of this review may vary and when appropriate will be notified in the 'Data Notes' section of this publication.

### TREND ESTIMATES

**18** Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, see *A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

## EXPLANATORY NOTES

TREND ESTIMATES <i>continued</i>	<p><b>19</b> While the smoothing techniques described in paragraph 18 enables trend estimates to be produced for the latest few periods, it does result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.</p>
CONSTANT PRICE ESTIMATES	<p><b>20</b> Constant price estimates measure changes in value after the direct effects of price changes have been eliminated.</p> <p>The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.</p> <p><b>21</b> Estimates at constant prices are subject to a number of approximations and assumptions. For more information on the nature and concepts of constant price estimates, see Chapter 4 of <i>Australian National Accounts: Concepts, Sources and Methods</i> (5216.0). Monthly value data at constant prices are not available.</p>
AUSTRALIAN STANDARD GEOGRAPHIC CLASSIFICATION (ASGC)	<p><b>22</b> Area statistics are now being classified to the ASGC, 1998 Edition (Cat. no. 1216.0), effective from 1 July 1998, and ASGC terminology has been adopted in the presentation of building statistics.</p>
UNPUBLISHED DATA	<p><b>23</b> The ABS can also make available certain building approvals data which are not published. Where the data cannot be provided by telephone, it can be provided via fax, photocopy, computer printout, floppy disk and email. A charge may be made for providing unpublished data in these forms.</p>
RELATED PUBLICATIONS	<p><b>24</b> Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none"><li>▪ <i>Building Approvals, Australia</i> (8731.0)</li><li>▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i> (8750.0)</li><li>▪ <i>Building Activity, Australia</i> (8752.0)</li><li>▪ <i>Building Activity, Western Australia</i> (8752.5)</li><li>▪ <i>Engineering Construction Activity, Australia</i> (8762.0)</li><li>▪ <i>Housing Finance for Owner Occupation, Australia</i> (5609.0)</li><li>▪ <i>Price Index of Materials Used in House Building</i> (6408.0)</li><li>▪ <i>Price Index of Materials Used in Building Other than House Building</i> (6407.0)</li><li>▪ <i>House Price Indexes: Eight Capital Cities</i> (6416.0).</li></ul>
ROUNDING	<p>When figures have been rounded, discrepancies may occur between sums of the component items and totals.</p>
SYMBOLS AND OTHER USAGES	<p>n.a. not available n.y.a. not yet available (C) City (S) Shire (SD) Statistical Division (SDD) Statistical SubDivision (T) Town</p>



## GLOSSARY

<b>Alterations and additions</b>	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
<b>Alterations and additions to residential buildings</b>	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 12.
<b>Building</b>	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.
<b>Conversion</b>	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the May 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. Prior to July 1996, Table 5 includes the number of Conversions in the 'Alterations and additions to residential buildings' category while Table 6 includes the value of Conversions in the 'Alterations and additions to residential buildings, creating dwellings' category. See also Explanatory Notes paragraph 12.
<b>Dwelling unit</b>	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
<b>Educational</b>	Includes schools, colleges, kindergartens, libraries, museums and universities.
<b>Entertainment and recreational</b>	Includes clubs, cinemas, sport and recreation centres.
<b>Factories</b>	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
<b>Flats, units or apartments</b>	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
<b>Health</b>	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
<b>Hotels, motels and other short term accommodation</b>	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
<b>House</b>	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretakers residences) associated with a non-residential building are defined as houses.

## GLOSSARY

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<b>Miscellaneous</b>	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.
<b>New building work</b>	Building activity which will result in the creation of a building which previously did not exist.
<b>New other residential buildings</b>	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
<b>New residential</b>	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
<b>Non-residential building</b>	A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the May issue of this publication, they have been included in the 'Conversions, etc.' column in tables showing dwelling units approved. They are now identified separately (e.g. see table 5). However, the value of these dwelling units cannot be separated out from that of the non-residential building which they are part of, therefore the value associated with these remain in the appropriate Non-residential category.
<b>Offices</b>	Includes banks, post offices and council chambers.
<b>Other business premises</b>	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
<b>Other dwellings</b>	Includes all dwellings other than houses. They can be created by: the creation of new other residential buildings (e.g. flats); alteration/addition work to an existing residential building; either new or alteration/addition work on non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.
<b>Other residential building</b>	An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit. Other residential buildings are coded to the following categories: semi-detached, row or terrace house or townhouse with one storey; semi-detached, row or terrace house or townhouse with two or more storeys; flat, unit or apartment in a building of one or two storeys; flat, unit or apartment in a building of three storeys; flat, unit or apartment in a building of four or more storeys; flat, unit or apartment attached to a house; other/number of storeys unknown. The latter two categories are included with the semi-detached, row or terrace house or townhouse with one storey category in table 7 of this publication.
<b>Religious</b>	Includes convents, churches, temples, mosques, monasteries and noviciates.
<b>Residential building</b>	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
<b>Semi-detached, row or terrace houses, townhouses</b>	Dwellings having their own private grounds with no other dwellings above or below.
<b>Shops</b>	Includes retail shops, restaurants, taverns and shopping arcades.



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