

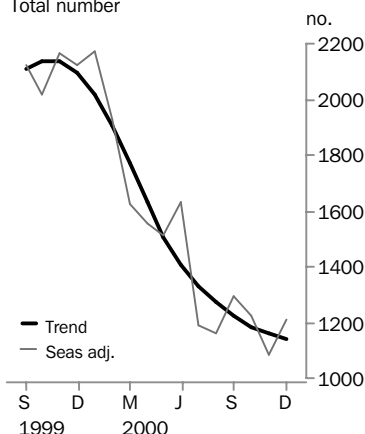
BUILDING APPROVALS

WESTERN
AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) THURS 8 FEB 2001

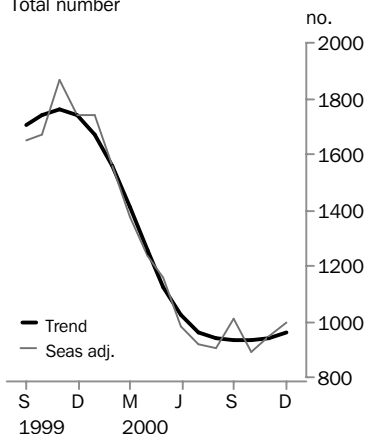
Dwelling units approved

Total number



Private sector houses approved

Total number



DECEMBER KEY FIGURES

	Oct 2000	Nov 2000	Dec 2000
Dwelling units approved			
Original	1 213	1 228	1 065
Seasonally adjusted	1 226	1 083	1 213
Trend	1 185	1 160	1 142
.....			
	% change Sep 2000 to Oct 2000	% change Oct 2000 to Nov 2000	% change Nov 2000 to Dec 2000
Dwelling units approved			
Original	0.5	1.2	-13.3
Seasonally adjusted	-5.4	-11.6	12.0
Trend	-3.0	-2.1	-1.5

DECEMBER KEY POINTS

TREND ESTIMATES

- While the trend for total dwelling units approved continued to fall throughout the December 2000 quarter the rate of decline has slowed. The December 2000 trend estimate of 1,142 dwelling units is the lowest estimate since March 1991.
- The trend for private sector house approvals has increased to 958 in December 2000 which is 2.7% higher than the September 2000 low of 933.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwellings has increased 12.0% to 1,213 in December 2000 following decreases of 5.4% and 11.6% in October and November respectively.
- The seasonally adjusted estimate for private sector houses fell in October 2000 by 12.3% but increased in the following two months by 6.7% and 4.9% respectively.

ORIGINAL ESTIMATES

- In original terms, the number of dwellings approved over the December 2000 quarter has fallen 3.2% (to 3,506) compared with the September 2000 quarter. A reduction in the number of other dwellings approved was responsible for the fall.
- The total value of building work approved for the December 2000 quarter was \$708.3 million, down 7.7% from the previous quarter of \$767.2 million.

- For further information about these and related statistics, contact Merv Leaker on Adelaide 08 8237 7536 or the National Information Service on 1300 135 070.

NOTES

FORTHCOMING ISSUES

ISSUE

RELEASE DATE

March 2001

11 May 2001

June 2001

7 August 2001

.....

CHANGES IN THIS ISSUE

The Explanatory Notes (pages 22-25) have been updated to include more information about building approval values, including the treatment of the Goods and Service Tax (GST).

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DATA NOTES

There are no data notes for this issue.

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REVISIONS THIS MONTH

As a result of revisions there are an additional 65 dwellings for November 2000 in this issue compared with data released in the November 2000 issue of *Building Approvals, Australia (8731.0)*.

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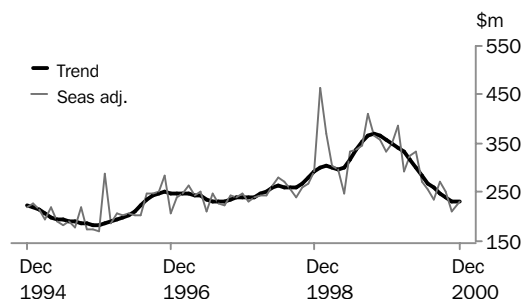
Colin Nagle

Regional Director, Western Australia

VALUE OF BUILDINGS APPROVED

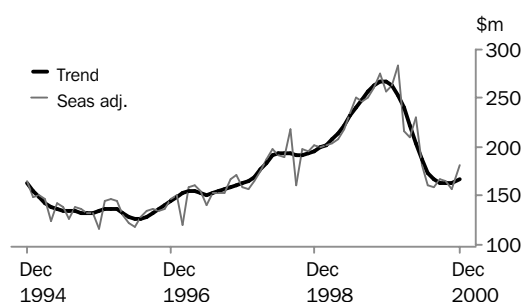
VALUE OF TOTAL BUILDING

The trend for the value of total building approved continued the decline that began in November 1999, although the rate of decline eased to 1.5% in December 2000.



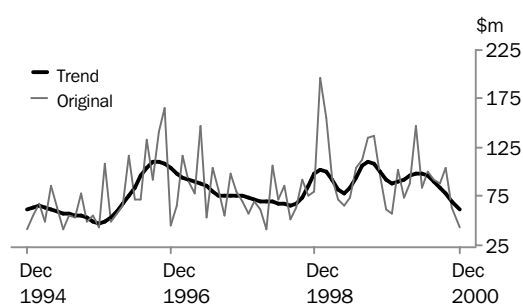
VALUE OF RESIDENTIAL BUILDING

The decline in the trend for the value of residential building, which had occurred since December 1999 was arrested in November 2000. The trend increased by 2.6% in December 2000.



VALUE OF NON-RESIDENTIAL BUILDING

The trend for the value of non-residential building has fallen for the past seven months with the rate of decline increasing with each consecutive month.



SUMMARY OF 2000 BUILDINGS APPROVED

DWELLING UNITS APPROVED

The number of dwelling units approved in the 1999 and 2000 calendar years and the percentage movement between 1999 and 2000 for Western Australia is summarised below:

	1999	2000	1999 to 2000
	<i>no.</i>	<i>no.</i>	<i>% change</i>
New residential building	23 209	17 243	-25.7
Alterations and additions to residential buildings	67	88	31.3
Conversions	103	76	-26.2
Non-residential building	55	38	-30.9
Total dwelling units	23 434	17 445	-25.6

The total number of dwelling units approved in the calendar year 2000 has decreased by 5,989 dwellings (or 25.6%) compared with the previous year.

VALUE OF BUILDING APPROVED

The value of building approved in the 1999 and 2000 calendar years and the percentage movement between 1999 and 2000 for Western Australia is summarised below:

	1999	2000	1999 to 2000
	<i>\$m</i>	<i>\$m.</i>	<i>% change</i>
New residential building	2 569.6	2 155.4	-16.1
Alterations and additions creating dwellings to residential buildings	5.4	5.2	-4.4
Alterations and additions not creating dwellings to residential building	231.8	197.6	-14.8
Conversions	15.1	9.9	-34.0
Non-residential building	1 306.1	1 047.9	-19.8
Total building	4 128.0	3 416.0	-17.2

The value of total building for the 2000 calendar year fell 17.2% compared with the previous year, as all building type categories recorded a decrease in the value of work approved.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

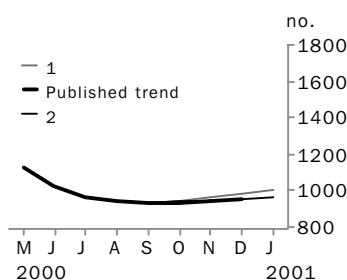
TREND REVISIONS

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.

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.

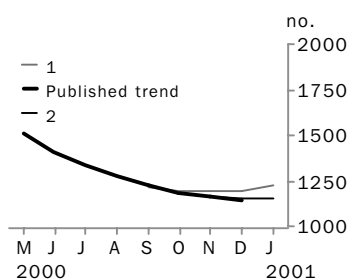
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the January seasonally adjusted estimate is higher than the December estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved; and that the January seasonally adjusted estimate is lower than the December estimate by 6% for the number of private sector houses approved and 7% 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:			
	no.	% change	1 <i>rises by 6% on Dec 2000</i>		2 <i>falls by 6% on Dec 2000</i>	
			no.	% change	no.	% change
August 2000	939	-2.6	930	-2.9	934	-2.7
September 2000	933	-0.7	929	-0.1	931	-0.3
October 2000	936	0.3	943	1.5	938	0.7
November 2000	943	0.8	962	2.0	945	0.8
December 2000	958	1.7	984	2.3	953	0.8
January 2001	n.y.a.	n.y.a.	1 006	2.2	959	0.6

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 7% on Dec 2000</i>		2 <i>falls by 7% on Dec 2000</i>	
			no.	% change	no.	% change
August 2000	1 273	-4.4	1 263	-4.7	1 269	-4.5
September 2000	1 222	-4.0	1 218	-3.6	1 221	-3.8
October 2000	1 185	-3.0	1 195	-1.9	1 187	-2.8
November 2000	1 160	-2.1	1 191	-0.3	1 165	-1.8
December 2000	1 142	-1.5	1 196	0.4	1 148	-1.5
January 2001	n.y.a.	n.y.a.	1 225	2.5	1 153	0.5

DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS.....		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						
1999						
October	1 655	1 669	208	237	1 863	1 906
November	2 031	2 058	371	377	2 402	2 435
December	1 712	1 734	207	280	1 919	2 014
2000						
January	1 385	1 404	233	271	1 618	1 675
February	1 459	1 499	441	473	1 900	1 972
March	1 477	1 508	198	260	1 675	1 768
April	1 072	1 094	240	281	1 312	1 375
May	1 363	1 392	380	418	1 743	1 810
June	1 044	1 200	179	517	1 223	1 717
July	906	915	192	209	1 098	1 124
August	1 005	1 012	228	279	1 233	1 291
September	961	987	182	220	1 143	1 207
October	911	940	253	273	1 164	1 213
November	1 027	1 058	147	170	1 174	1 228
December	900	914	144	151	1 044	1 065
SEASONALLY ADJUSTED						
1999						
October	1 673	1 699	n.a.	n.a.	1 965	2 020
November	1 865	1 891	n.a.	n.a.	2 131	2 163
December	1 743	1 769	n.a.	n.a.	2 021	2 120
2000						
January	1 742	1 773	n.a.	n.a.	2 103	2 172
February	1 556	1 596	n.a.	n.a.	1 852	1 924
March	1 375	1 411	n.a.	n.a.	1 529	1 627
April	1 232	1 264	n.a.	n.a.	1 480	1 553
May	1 158	1 184	n.a.	n.a.	1 447	1 511
June	982	1 045	n.a.	n.a.	1 231	1 632
July	917	928	n.a.	n.a.	1 163	1 191
August	903	909	n.a.	n.a.	1 102	1 159
September	1 013	1 047	n.a.	n.a.	1 224	1 296
October	888	938	n.a.	n.a.	1 156	1 226
November	947	978	n.a.	n.a.	1 029	1 083
December	994	1 012	n.a.	n.a.	1 188	1 213
TREND ESTIMATES						
1999						
October	1 742	1 764	319	371	2 061	2 135
November	1 758	1 784	306	351	2 064	2 135
December	1 737	1 767	289	327	2 026	2 094
2000						
January	1 671	1 703	277	312	1 948	2 015
February	1 558	1 593	267	310	1 825	1 903
March	1 410	1 446	261	324	1 671	1 770
April	1 257	1 293	251	338	1 508	1 631
May	1 124	1 157	246	350	1 370	1 507
June	1 024	1 055	242	352	1 266	1 407
July	964	993	239	339	1 203	1 332
August	939	967	229	306	1 168	1 273
September	933	962	210	260	1 143	1 222
October	936	965	193	220	1 129	1 185
November	943	973	177	187	1 120	1 160
December	958	986	167	156	1 125	1 142

DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS.....		TOTAL DWELLING UNITS	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
1999						
October	2.5	2.5	-34.8	-48.0	-3.7	-8.6
November	22.7	23.3	78.4	59.1	28.9	27.8
December	-15.7	-15.7	-44.2	-25.7	-20.1	-17.3
2000						
January	-19.1	-19.0	12.6	-3.2	-15.7	-16.8
February	5.3	6.8	89.3	74.5	17.4	17.7
March	1.2	0.6	-55.1	-45.0	-11.8	-10.3
April	-27.4	-27.5	21.2	8.1	-21.7	-22.2
May	27.1	27.2	58.3	48.8	32.9	31.6
June	-23.4	-13.8	-52.9	23.7	-29.8	-5.1
July	-13.2	-23.8	7.3	-59.6	-10.2	-34.5
August	10.9	10.6	18.8	33.5	12.3	14.9
September	-4.4	-2.5	-20.2	-21.1	-7.3	-6.5
October	-5.2	-4.8	39.0	24.1	1.8	0.5
November	12.7	12.6	-41.9	-37.7	0.9	1.2
December	-12.4	-13.6	-2.0	-11.2	-11.1	-13.3
SEASONALLY ADJUSTED (% change from preceding month)						
1999						
October	1.6	2.1	n.a.	n.a.	-0.2	-4.9
November	11.5	11.3	n.a.	n.a.	8.4	7.1
December	-6.6	-6.5	n.a.	n.a.	-5.2	-2.0
2000						
January	0.0	0.2	n.a.	n.a.	4.1	2.5
February	-10.7	-10.0	n.a.	n.a.	-11.9	-11.4
March	-11.6	-11.6	n.a.	n.a.	-17.4	-15.5
April	-10.4	-10.4	n.a.	n.a.	-3.2	-4.5
May	-6.0	-6.3	n.a.	n.a.	-2.2	-2.7
June	-15.2	-11.7	n.a.	n.a.	-14.9	8.0
July	-6.6	-11.2	n.a.	n.a.	-5.5	-27.0
August	-1.6	-2.0	n.a.	n.a.	-5.2	-2.7
September	12.1	15.2	n.a.	n.a.	11.1	11.8
October	-12.3	-10.4	n.a.	n.a.	-5.6	-5.4
November	6.7	4.3	n.a.	n.a.	-11.0	-11.6
December	4.9	3.5	n.a.	n.a.	15.5	12.0
TREND ESTIMATES (% change from preceding month)						
1999						
October	2.3	2.6	-2.1	-4.9	1.6	1.2
November	0.9	1.1	-4.1	-5.4	0.1	0.0
December	-1.2	-1.0	-5.6	-6.8	-1.8	-1.9
2000						
January	-3.8	-3.6	-4.2	-4.6	-3.8	-3.8
February	-6.8	-6.5	-3.6	-0.6	-6.3	-5.5
March	-9.5	-9.2	-2.2	4.5	-8.4	-7.0
April	-10.9	-10.6	-3.8	4.3	-9.8	-7.9
May	-10.6	-10.5	-2.0	3.6	-9.2	-7.6
June	-8.9	-8.8	-1.6	0.6	-7.6	-6.6
July	-5.8	-5.9	-1.2	-3.7	-5.0	-5.3
August	-2.6	-2.6	-4.2	-9.7	-2.9	-4.4
September	-0.7	-0.5	-8.3	-15.0	-2.1	-4.0
October	0.3	0.3	-8.1	-15.4	-1.2	-3.0
November	0.8	0.8	-8.3	-15.0	-0.8	-2.1
December	1.7	1.3	-5.6	-16.6	0.4	-1.5

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					
1999					
October	227.0	19.5	246.5	137.0	383.4
November	277.4	26.4	303.8	95.7	399.5
December	224.8	18.1	243.0	62.3	305.2
2000					
January	195.2	16.6	211.8	57.3	269.2
February	269.1	20.2	289.3	103.2	392.5
March	213.4	19.3	232.7	74.0	306.7
April	170.8	15.6	186.4	87.5	273.8
May	240.6	24.6	265.2	147.7	412.9
June	188.1	13.8	201.9	83.6	285.5
July	135.9	16.4	152.3	101.4	253.7
August	152.5	18.7	171.2	93.0	264.2
September	142.4	18.4	160.8	88.5	249.3
October	145.7	17.5	163.1	105.1	268.3
November	154.1	18.4	172.5	63.0	235.6
December	147.6	13.1	160.8	43.6	204.4
SEASONALLY ADJUSTED					
1999					
October	243.0	17.7	260.8	n.a.	367.5
November	249.8	24.9	274.7	n.a.	360.2
December	239.4	18.6	258.0	n.a.	334.3
2000					
January	245.4	18.0	263.4	n.a.	351.7
February	265.5	18.9	284.3	n.a.	385.7
March	199.3	16.9	216.3	n.a.	294.2
April	192.4	18.2	210.6	n.a.	323.6
May	205.2	25.4	230.6	n.a.	331.8
June	166.4	15.9	182.4	n.a.	273.5
July	145.3	15.4	160.7	n.a.	257.7
August	141.4	17.8	159.2	n.a.	236.7
September	147.9	18.8	166.7	n.a.	271.5
October	150.5	15.7	166.2	n.a.	253.9
November	139.1	18.9	158.0	n.a.	213.1
December	167.7	13.3	181.0	n.a.	231.0
TREND ESTIMATES					
1999					
October	241.9	21.1	263.0	108.9	372.0
November	246.3	20.3	266.5	101.3	367.8
December	247.2	19.4	266.6	93.0	359.6
2000					
January	243.8	19.0	262.8	88.9	351.6
February	235.0	18.9	253.9	89.4	343.3
March	220.9	18.9	239.8	93.3	333.1
April	203.4	18.9	222.3	96.9	319.3
May	185.2	18.8	204.0	98.2	302.2
June	168.4	18.6	187.0	97.9	284.9
July	156.2	18.1	174.3	95.7	270.0
August	149.6	17.6	167.2	91.3	258.5
September	146.6	17.1	163.7	84.8	248.5
October	146.3	16.7	163.0	77.2	240.2
November	147.8	16.2	164.1	69.1	233.2
December	152.1	16.2	168.3	61.4	229.7

(a) Refer to Explanatory Notes paragraph 18.

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)					
1999					
October	-0.8	4.6	-0.4	1.6	0.3
November	22.2	35.6	23.3	-30.1	4.2
December	-18.9	-31.4	-20.0	-35.0	-23.6
2000					
January	-13.2	-8.2	-12.8	-7.9	-11.8
February	37.9	21.2	36.6	79.9	45.8
March	-20.7	-4.4	-19.6	-28.2	-21.9
April	-20.0	-19.1	-19.9	18.1	-10.7
May	40.9	58.0	42.3	68.9	50.8
June	-21.8	-44.0	-23.9	-43.4	-30.9
July	-27.8	19.2	-24.5	21.3	-11.1
August	12.2	13.8	12.4	-8.3	4.1
September	-6.6	-1.6	-6.1	-4.8	-5.6
October	2.3	-5.2	1.5	18.8	7.6
November	5.8	5.5	5.8	-40.0	-12.2
December	-4.2	-28.7	-6.8	-30.8	-13.2
SEASONALLY ADJUSTED (% change from preceding month)					
1999					
October	5.4	-12.6	3.9	n.a.	-10.7
November	2.8	40.2	5.3	n.a.	-2.0
December	-4.2	-25.4	-6.1	n.a.	-7.2
2000					
January	2.5	-3.3	2.1	n.a.	5.2
February	8.2	5.0	7.9	n.a.	9.7
March	-24.9	-10.2	-23.9	n.a.	-23.7
April	-3.5	7.6	-2.6	n.a.	10.0
May	6.7	39.6	9.5	n.a.	2.5
June	-18.9	-37.4	-20.9	n.a.	-17.5
July	-12.7	-3.3	-11.9	n.a.	-5.8
August	-2.7	15.8	-0.9	n.a.	-8.1
September	4.6	5.4	4.7	n.a.	14.7
October	1.7	-16.3	-0.3	n.a.	-6.5
November	-7.5	19.9	-4.9	n.a.	-16.1
December	20.5	-29.7	14.5	n.a.	8.4
TREND ESTIMATES (% change from preceding month)					
1999					
October	2.8	-2.0	2.4	-1.7	1.2
November	1.8	-4.2	1.3	-7.0	-1.1
December	0.4	-4.2	0.0	-8.2	-2.2
2000					
January	-1.4	-2.2	-1.5	-4.4	-2.2
February	-3.6	-0.3	-3.4	0.6	-2.4
March	-6.0	0.0	-5.5	4.3	-3.0
April	-7.9	-0.1	-7.3	3.9	-4.2
May	-9.0	-0.6	-8.2	1.3	-5.3
June	-9.1	-1.1	-8.3	-0.3	-5.7
July	-7.3	-2.5	-6.8	-2.3	-5.3
August	-4.2	-2.9	-4.1	-4.6	-4.2
September	-2.0	-2.8	-2.1	-7.1	-3.9
October	-0.2	-2.3	-0.4	-9.0	-3.3
November	1.0	-2.8	0.6	-10.4	-2.9
December	2.9	-0.3	2.6	-11.2	-1.5

(a) Refer to Explanatory Notes paragraph 18.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
PRIVATE SECTOR (Number)						
1997-1998	14 960	2 026	45	21	40	17 092
1998-1999	17 048	2 313	31	101	36	19 529
1999-2000	18 261	3 268	61	51	43	21 684
1999						
December	1 712	171	14	7	15	1 919
2000						
January	1 384	227	3	0	4	1 618
February	1 458	420	14	8	0	1 900
March	1 476	193	4	0	2	1 675
April	1 071	237	1	1	2	1 312
May	1 363	359	2	17	2	1 743
June	1 042	179	0	2	0	1 223
July	905	179	5	7	2	1 098
August	1 003	171	12	35	12	1 233
September	955	170	3	5	10	1 143
October	909	250	3	0	2	1 164
November	1 026	145	0	1	2	1 174
December	900	143	1	0	0	1 044
PUBLIC SECTOR (Number)						
1997-1998	868	500	0	0	0	1 368
1998-1999	442	636	7	0	0	1 085
1999-2000	392	800	36	0	4	1 232
1999						
December	22	68	1	0	4	95
2000						
January	19	22	16	0	0	57
February	40	32	0	0	0	72
March	31	56	6	0	0	93
April	22	41	0	0	0	63
May	29	38	0	0	0	67
June	156	338	0	0	0	494
July	9	11	6	0	0	26
August	7	40	11	0	0	58
September	26	38	0	0	0	64
October	28	20	1	0	0	49
November	31	23	0	0	0	54
December	14	7	0	0	0	21
TOTAL (Number)						
1997-1998	15 828	2 526	45	21	40	18 460
1998-1999	17 490	2 949	38	101	36	20 614
1999-2000	18 653	4 068	97	51	47	22 916
1999						
December	1 734	239	15	7	19	2 014
2000						
January	1 403	249	19	0	4	1 675
February	1 498	452	14	8	0	1 972
March	1 507	249	10	0	2	1 768
April	1 093	278	1	1	2	1 375
May	1 392	397	2	17	2	1 810
June	1 198	517	0	2	0	1 717
July	914	190	11	7	2	1 124
August	1 010	211	23	35	12	1 291
September	981	208	3	5	10	1 207
October	937	270	4	0	2	1 213
November	1 057	168	0	1	2	1 228
December	914	150	1	0	0	1 065

(a) See Glossary for definition.

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 (a)	Total building
PRIVATE SECTOR (\$ million)								
1997-1998	1 561.5	189.6	2.4	182.5	0.9	1 936.9	706.7	2 643.5
1998-1999	1 865.9	253.1	1.8	208.5	8.7	2 338.2	897.5	3 235.8
1999-2000	2 130.4	446.3	5.8	219.1	13.0	2 814.5	666.0	3 480.7
1999								
December	199.2	18.1	1.5	15.2	1.3	235.2	44.8	280.0
2000								
January	167.6	24.2	0.2	16.0	0.0	207.9	38.6	246.6
February	164.2	97.7	1.2	18.1	0.7	282.1	54.3	336.3
March	185.9	19.2	0.5	17.0	0.0	222.6	38.9	261.5
April	125.8	39.9	0.2	14.6	0.0	180.4	63.0	243.5
May	166.1	65.1	0.1	20.2	4.3	255.8	68.3	324.1
June	125.2	18.8	0.0	13.7	0.1	157.8	56.7	214.6
July	113.9	20.1	0.3	14.0	1.2	149.5	49.9	199.4
August	127.1	20.7	0.6	13.7	3.3	165.4	86.0	251.4
September	117.6	17.2	0.1	16.7	0.3	151.9	80.1	232.0
October	116.8	24.3	0.4	16.5	0.0	158.0	70.7	228.7
November	131.8	16.6	0.0	18.3	0.1	166.9	51.5	218.4
December	123.1	22.5	0.2	12.9	0.0	158.8	31.8	190.6
PUBLIC SECTOR (\$ million)								
1997-1998	72.9	32.5		1.7	0.0	107.4	193.3	300.3
1998-1999	46.8	44.8	0.4	5.4	0.0	97.5	210.7	308.5
1999-2000	43.3	67.1	1.6	4.7	0.0	116.6	535.0	651.4
1999								
December	2.1	5.4	0.1	0.1	0.0	7.8	17.5	25.2
2000								
January	2.0	1.4	0.5	0.0	0.0	3.9	18.7	22.6
February	3.7	3.5	0.0	0.1	0.0	7.2	48.9	56.1
March	3.1	5.1	0.2	1.6	0.0	10.0	35.2	45.2
April	3.0	2.1	0.0	0.8	0.0	5.9	24.5	30.4
May	6.1	3.2	0.0	0.1	0.0	9.4	79.4	88.8
June	15.3	28.8	0.0	0.0	0.0	44.1	26.8	70.9
July	1.0	0.9	0.2	0.8	0.0	2.9	51.5	54.3
August	0.9	3.8	0.2	0.9	0.0	5.8	7.0	12.8
September	4.1	3.5	0.0	1.3	0.0	8.9	8.4	17.2
October	2.7	1.9	0.4	0.2	0.0	5.1	34.4	39.5
November	3.8	1.8	0.0	0.0	0.0	5.7	11.6	17.2
December	1.5	0.5	0.0	0.0	0.0	2.0	11.8	13.8
TOTAL (\$ million)								
1997-1998	1 634.2	222.0	2.4	184.3	0.9	2 043.9	899.8	2 943.8
1998-1999	1 912.9	298.3	2.3	214.1	8.7	2 436.0	1 108.3	3 544.3
1999-2000	2 173.7	513.2	7.4	224.0	13.0	2 931.4	1 201.1	4 132.2
1999								
December	201.3	23.5	1.6	15.3	1.3	243.0	62.3	305.2
2000								
January	169.6	25.6	0.7	16.0	0.0	211.8	57.3	269.2
February	167.9	101.2	1.2	18.2	0.7	289.3	103.2	392.5
March	189.0	24.3	0.6	18.7	0.0	232.7	74.0	306.7
April	128.8	42.0	0.2	15.4	0.0	186.4	87.5	273.8
May	172.2	68.3	0.1	20.3	4.3	265.2	147.7	412.9
June	140.5	47.6	0.0	13.7	0.1	201.9	83.6	285.5
July	115.0	20.9	0.5	14.7	1.2	152.3	101.4	253.7
August	128.0	24.5	0.8	14.6	3.3	171.2	93.0	264.2
September	121.7	20.7	0.1	18.0	0.3	160.8	88.5	249.3
October	119.5	26.2	0.8	16.7	0.0	163.1	105.1	268.3
November	135.7	18.5	0.0	18.3	0.1	172.5	63.0	235.6
December	124.6	23.0	0.2	12.9	0.0	160.8	43.6	204.4

(a) See Glossary for definition.

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										
1997-1998	15 828	1 672	324	1 996	166	95	269	530	2 526	18 354
1998-1999	17 490	1 536	692	2 228	58	157	506	721	2 949	20 439
1999-2000	18 653	1 539	649	2 188	716	251	913	1 880	4 068	22 721
1999										
October	1 666	112	52	164	0	6	64	70	234	1 900
November	2 055	146	51	197	137	20	11	168	365	2 420
December	1 734	168	42	210	16	0	13	29	239	1 973
2000										
January	1 403	100	48	148	52	5	44	101	249	1 652
February	1 498	109	41	150	19	25	258	302	452	1 950
March	1 507	93	80	173	16	12	48	76	249	1 756
April	1 093	63	41	104	40	0	134	174	278	1 371
May	1 392	87	60	147	20	68	162	250	397	1 789
June	1 198	122	59	181	310	26	0	336	517	1 715
July	914	95	13	108	3	24	55	82	190	1 104
August	1 010	90	30	120	2	0	89	91	211	1 221
September	981	116	21	137	20	51	0	71	208	1 189
October	937	157	34	191	9	11	59	79	270	1 207
November	1 057	64	21	85	0	6	77	83	168	1 225
December	914	41	24	65	23	0	62	85	150	1 064
VALUE (\$ million)										
1997-1998	1 634.3	117.3	31.4	148.7	13.5	10.7	49.2	73.4	222.1	1 856.4
1998-1999	1 912.9	107.7	82.1	189.8	5.7	13.7	89.0	108.4	298.2	2 211.0
1999-2000	2 173.7	122.1	78.3	200.3	62.1	25.5	225.5	313.1	513.4	2 687.2
1999										
October	193.6	8.9	7.2	16.1	0.0	1.3	16.0	17.3	33.4	227.0
November	243.0	11.2	6.1	17.4	13.5	1.6	2.0	17.1	34.4	277.4
December	201.3	13.1	4.6	17.6	1.2	0.0	4.7	5.9	23.5	224.8
2000										
January	169.6	7.5	5.6	13.0	5.1	1.7	5.8	12.6	25.6	195.2
February	167.9	9.6	5.4	15.1	2.5	3.6	80.0	86.1	101.2	269.1
March	189.0	7.9	7.4	15.3	1.2	1.2	6.7	9.0	24.3	213.4
April	128.8	4.7	4.5	9.2	2.8	0.0	30.0	32.8	42.0	170.8
May	172.2	6.5	8.0	14.5	1.4	4.0	48.5	53.8	68.3	240.6
June	140.5	8.2	8.3	16.5	26.8	4.4	0.0	31.2	47.6	188.1
July	115.0	6.7	1.4	8.1	0.3	5.0	7.6	12.8	20.9	135.9
August	128.0	8.0	4.2	12.1	0.2	0.0	12.2	12.4	24.5	152.5
September	121.7	10.1	2.4	12.5	1.8	6.3	0.0	8.2	20.7	142.4
October	119.5	11.4	4.5	15.9	0.6	2.5	7.2	10.3	26.2	145.7
November	135.7	5.7	3.4	9.1	0.0	0.9	8.5	9.4	18.5	154.1
December	124.6	3.8	2.5	6.3	1.9	0.0	14.8	16.7	23.0	147.6

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

<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(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1997-1998	1 691.6	225.0	1 915.8	194.2	2 110.0	916.3	3 025.9
1998-1999	1 912.9	298.2	2 211.0	225.0	2 436.1	1 108.2	3 544.2
1999-2000	2 034.2	481.5	2 515.7	228.7	2 744.4	1 171.9	3 916.3
1999							
June	543.6	92.2	636.0	53.3	689.3	209.2	897.8
September	555.3	109.9	665.2	68.5	733.7	346.2	1 079.9
December	601.4	88.0	689.4	60.4	749.8	287.8	1 037.6
2000							
March	476.4	140.8	617.2	50.7	667.9	228.4	896.4
June	401.1	142.8	543.9	49.1	593.0	309.5	902.4
September	303.5	58.0	361.5	44.6	406.0	273.7	679.7
ORIGINAL (% change from preceding quarter)							
1999							
June	22.9	27.7	23.6	-16.8	19.1	-53.1	-12.5
September	2.2	19.2	4.6	28.5	6.4	65.5	20.3
December	8.3	-20.0	3.6	-11.9	2.2	-16.9	-3.9
2000							
March	-20.8	60.0	-10.5	-15.9	-10.9	-20.6	-13.6
June	-15.8	1.4	-11.9	-3.3	-11.2	35.5	0.7
September	-24.3	-59.4	-33.5	-9.2	-31.5	-11.6	-24.7

(a) Reference year for chain volume measures is 1998-99. Refer to Explanatory Notes paragraph 26-27.

(b) Refer to Explanatory Notes paragraph 18.

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												
2000												
October	3	0.3	28	2.5	9	0.8	17	1.8	15	1.4	9	1.1
November	3	0.4	27	2.8	10	1.0	14	1.6	19	2.0	5	0.8
December	3	0.3	28	2.4	14	1.4	14	1.6	14	1.4	14	1.3
Value—\$200,000—\$499,999												
2000												
October	0	0.0	11	3.2	8	2.6	6	1.8	6	1.5	2	0.8
November	1	0.3	8	2.4	8	2.7	13	3.7	8	2.9	0	0.0
December	0	0.0	5	1.3	9	2.9	5	1.2	6	2.0	1	0.3
Value—\$500,000—\$999,999												
2000												
October	1	0.5	2	1.7	2	1.2	1	0.9	3	1.9	1	0.5
November	0	0.0	5	3.5	1	0.6	3	2.3	4	2.4	2	1.0
December	0	0.0	5	3.5	0	0.0	3	2.2	0	0.0	1	0.7
Value—\$1,000,000—\$4,999,999												
2000												
October	1	1.5	2	5.9	1	3.0	1	3.5	3	6.2	0	0.0
November	2	4.1	2	3.4	1	1.1	2	2.1	2	3.8	2	6.7
December	1	2.5	1	1.0	2	3.9	1	2.0	2	2.5	0	0.0
Value—\$5,000,000 and over												
2000												
October	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	22.8
November	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
December	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	5.1
Value—Total												
1997-1998	99	53.1	445	186.0	287	88.4	283	123.5	398	150.0	128	114.7
1998-1999	90	52.4	489	366.6	271	89.9	274	93.9	396	146.6	126	119.8
1999-2000	106	51.2	548	156.1	292	96.7	302	116.5	338	140.3	182	304.7
2000												
October	5	2.4	43	13.2	20	7.6	25	8.0	27	11.1	13	25.2
November	6	4.7	42	12.2	20	5.3	32	9.7	33	11.2	9	8.5
December	4	2.8	39	8.1	25	8.3	23	7.0	22	6.0	17	7.3

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										
2000										
October	0	0.0	1	0.2	7	1.2	7	0.6	96	9.8
November	1	0.1	1	0.1	2	0.3	5	0.5	87	9.5
December	2	0.2	0	0.0	4	0.3	6	0.5	99	9.4
Value—\$200,000–\$499,999										
2000										
October	2	0.5	1	0.3	0	0.0	0	0.0	36	10.7
November	1	0.5	0	0.0	2	0.4	3	0.8	44	13.6
December	1	0.2	3	0.8	1	0.3	0	0.0	31	9.1
Value—\$500,000–\$999,999										
2000										
October	0	0.0	1	0.6	1	0.5	0	0.0	12	7.8
November	0	0.0	0	0.0	3	2.3	0	0.0	18	12.2
December	1	0.5	0	0.0	0	0.0	0	0.0	10	6.8
Value—\$1,000,000–\$4,999,999										
2000										
October	0	0.0	2	5.8	0	0.0	2	2.9	12	28.8
November	0	0.0	0	0.0	0	0.0	2	6.6	13	27.8
December	0	0.0	0	0.0	0	0.0	1	1.3	8	13.2
Value—\$5,000,000 and over										
2000										
October	0	0.0	0	0.0	1	10.5	2	14.7	4	48.0
November	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
December	0	0.0	0	0.0	0	0.0	0	0.0	1	5.1
Value—Total										
1997-1998	27	8.7	56	72.5	86	65.3	92	37.6	1 901	899.8
1998-1999	16	9.4	70	52.9	85	106.1	93	70.6	1 910	1 108.2
1999-2000	43	22.6	75	113.2	78	51.4	130	148.1	2 094	1 201.0
2000										
October	2	0.5	5	6.9	9	12.2	11	18.2	160	105.1
November	2	0.5	1	0.1	7	3.0	10	7.9	162	63.0
December	4	1.0	3	0.8	5	0.6	7	1.7	149	43.6

VALUE OF NON-RESIDENTIAL BUILDINGS APPROVED

Period	Hotels, motels and other short term accomm- odation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
1997-1998	51.7	185.4	86.4	81.6	142.0	32.0	8.7	58.4	39.4	21.1	706.7
1998-1999	51.8	363.7	86.4	70.2	138.8	51.6	9.3	32.5	75.7	17.1	897.5
1999-2000	50.4	152.9	91.0	78.2	124.9	57.0	22.8	39.2	29.8	20.2	666.0
1999											
December	3.9	12.1	3.8	7.1	6.9	2.8	3.2	1.8	0.5	2.7	44.8
2000											
January	4.9	6.5	4.6	6.9	10.0	1.1	0.0	4.5	0.1	0.2	38.6
February	3.5	14.6	12.1	11.0	9.8	1.1	0.3	0.3	1.1	0.7	54.3
March	0.7	5.1	9.0	7.9	10.4	1.7	0.7	0.2	1.8	1.2	38.9
April	3.1	17.6	3.8	7.2	8.7	2.5	7.2	4.6	7.2	1.2	63.0
May	7.8	11.4	5.8	7.6	11.3	15.9	4.1	1.9	1.6	0.8	68.3
June	5.7	15.2	5.9	4.5	17.7	2.6	0.4	0.5	3.0	1.4	56.7
July	0.5	7.2	9.7	10.9	3.6	11.4	0.8	1.0	2.0	2.9	49.9
August	2.9	55.8	5.9	8.9	4.8	1.5	0.0	2.4	1.6	2.1	86.0
September	1.2	30.6	7.1	22.0	13.0	4.0	0.5	0.3	1.3	0.1	80.1
October	2.4	13.2	7.6	3.9	10.9	23.5	0.5	0.7	1.0	7.1	70.7
November	4.7	12.2	5.3	9.2	11.2	4.7	0.5	0.1	1.3	2.4	51.5
December	2.8	8.0	6.0	4.3	6.0	1.3	1.0	0.2	0.6	1.5	31.8
PUBLIC SECTOR (\$ million)											
1997-1998	1.4	0.7	2.1	41.7	8.0	82.7	0.0	14.1	25.9	16.7	193.3
1998-1999	0.6	2.9	3.5	23.7	7.8	68.3	0.0	20.4	30.4	53.4	210.7
1999-2000	0.6	3.4	5.8	38.4	15.5	247.6	0.0	74.0	21.6	128.0	535.0
1999											
December	0.0	0.0	0.0	0.7	0.0	10.3	0.0	1.6	0.6	4.2	17.5
2000											
January	0.0	0.0	0.0	1.9	0.4	4.8	0.0	8.4	3.2	0.0	18.7
February	0.0	1.1	0.1	0.4	0.0	4.6	0.0	39.9	2.0	0.8	48.9
March	0.0	1.5	2.5	2.6	1.6	15.8	0.0	1.6	0.0	9.6	35.2
April	0.0	0.0	0.0	0.1	2.2	5.6	0.0	5.6	0.5	10.4	24.5
May	0.0	0.0	0.0	7.7	0.8	15.9	0.0	4.8	0.0	50.3	79.4
June	0.0	0.0	0.0	1.9	8.0	1.9	0.0	6.7	7.9	0.5	26.8
July	0.0	0.7	0.0	1.1	0.1	25.4	0.0	2.1	20.2	1.8	51.5
August	0.2	0.0	0.0	0.7	0.1	2.0	0.0	0.9	3.1	0.0	7.0
September	0.0	0.5	0.0	0.7	3.8	1.3	0.0	0.6	1.0	0.4	8.4
October	0.0	0.0	0.0	4.1	0.1	1.7	0.0	6.1	11.2	11.2	34.4
November	0.0	0.0	0.0	0.6	0.0	3.8	0.0		1.7	5.5	11.6
December	0.0	0.1	2.3	2.7	0.0	6.0	0.0	0.6	0.0	0.2	11.8
TOTAL (\$ million)											
1997-1998	53.1	186.0	88.6	123.5	149.9	114.6	8.7	72.5	65.1	37.6	899.8
1998-1999	52.4	366.5	89.9	93.8	146.6	119.8	9.3	52.9	106.0	70.4	1 108.3
1999-2000	51.1	156.2	96.7	116.7	140.3	304.8	22.8	113.3	51.5	148.0	1 201.1
1999											
December	3.9	12.1	3.8	7.8	6.9	13.2	3.2	3.4	1.1	6.9	62.3
2000											
January	4.9	6.5	4.6	8.8	10.4	5.9		12.9	3.3	0.2	57.3
February	3.5	15.6	12.1	11.4	9.8	5.7	0.3	40.2	3.1	1.5	103.2
March	0.7	6.6	11.5	10.6	12.0	17.4	0.7	1.8	1.8	10.8	74.0
April	3.1	17.6	3.8	7.3	10.9	8.2	7.2	10.3	7.7	11.6	87.5
May	7.8	11.4	5.8	15.3	12.1	31.8	4.1	6.7	1.6	51.1	147.7
June	5.7	15.2	5.9	6.4	25.7	4.5	0.4	7.1	10.9	1.8	83.6
July	0.5	7.9	9.7	12.0	3.8	36.8	0.8	3.0	22.2	4.6	101.4
August	3.2	55.8	5.9	9.5	4.9	3.4	0.0	3.3	4.8	2.1	93.0
September	1.2	31.1	7.1	22.8	16.8	5.3	0.5	0.9	2.3	0.5	88.5
October	2.4	13.2	7.6	8.0	11.1	25.2	0.5	6.9	12.2	18.2	105.1
November	4.7	12.2	5.3	9.7	11.2	8.5	0.5	0.1	3.0	7.9	63.0
December	2.8	8.1	8.3	7.0	6.0	7.3	1.0	0.8	0.6	1.7	43.6

BUILDING APPROVED IN THE PERTH STATISTICAL DIVISION: Original

DWELLINGS (no.).....

VALUE (\$'000).....

Period	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									
1998-1999	11 951	1 936	14 032	1 313 512	222 359	180 632	1 716 504	708 754	2 425 257
1999-2000	13 050	2 879	16 054	1 526 462	410 429	188 252	2 125 143	444 311	2 569 454
1999									
December	1 322	150	1 506	151 392	16 388	14 997	182 778	35 518	218 295
2000									
January	1 024	212	1 242	123 918	22 436	13 666	160 019	29 750	189 769
February	979	414	1 415	109 417	96 688	14 296	220 401	34 994	255 394
March	1 051	143	1 199	134 372	14 780	13 319	162 470	26 448	188 918
April	763	218	982	89 687	38 173	12 385	140 245	43 867	184 112
May	944	347	1 310	116 777	63 769	19 839	200 384	42 879	243 264
June	697	155	852	83 655	16 561	9 046	109 262	26 414	135 676
July	680	177	866	85 846	19 857	10 835	116 538	37 833	154 371
August	743	159	946	95 175	19 254	13 085	127 514	76 094	203 607
September	703	142	862	86 970	15 042	13 570	115 582	69 253	184 835
October	672	221	896	86 470	21 196	13 567	121 232	59 050	180 283
November	772	128	903	97 285	14 699	14 911	126 895	32 333	159 228
December	656	135	791	91 388	21 676	10 182	123 246	24 236	147 481
PUBLIC SECTOR									
1998-1999	151	398	549	12 124	26 592	5 222	43 938	145 021	188 959
1999-2000	197	554	775	18 725	44 618	4 849	68 191	389 195	457 386
1999									
December	16	52	72	1 490	4 058	0	5 547	13 124	18 671
2000									
January	11	22	49	937	1 408	517	2 862	6 429	9 291
February	23	17	40	1 620	1 896	0	3 516	45 339	48 855
March	13	42	55	940	3 389	1 285	5 614	15 592	21 206
April	1	39	40	74	2 023	810	2 907	5 057	7 963
May	10	16	26	3 208	1 121	90	4 418	66 184	70 602
June	91	205	296	7 443	16 686	0	24 129	18 534	42 663
July	0	0	6	0	0	550	550	47 471	48 021
August	5	18	34	491	1 751	1 026	3 267	2 048	5 315
September	4	17	21	547	1 518	1 317	3 383	1 152	4 535
October	11	16	28	953	1 561	360	2 874	23 826	26 700
November	14	7	21	1 361	635	0	1 996	10 275	12 270
December	9	7	16	600	480	0	1 080	8 121	9 201
TOTAL									
1998-1999	12 102	2 334	14 581	1 325 636	248 950	185 854	1 760 441	853 774	2 614 215
1999-2000	13 247	3 433	16 829	1 545 187	455 047	193 101	2 193 335	833 505	3 026 840
1999									
December	1 338	202	1 578	152 882	20 446	14 997	188 325	48 642	236 967
2000									
January	1 035	234	1 291	124 854	23 844	14 183	162 881	36 179	199 060
February	1 002	431	1 455	111 037	98 584	14 296	223 916	80 333	304 249
March	1 064	185	1 254	135 312	18 169	14 603	168 084	42 040	210 124
April	764	257	1 022	89 761	40 196	13 195	143 152	48 924	192 076
May	954	363	1 336	119 985	64 889	19 929	204 803	109 063	313 866
June	788	360	1 148	91 099	33 246	9 046	133 391	44 948	178 339
July	680	177	872	85 846	19 857	11 385	117 088	85 304	202 392
August	748	177	980	95 666	21 004	14 111	130 781	78 142	208 922
September	707	159	883	87 517	16 561	14 887	118 964	70 405	189 369
October	683	237	924	87 423	22 757	13 927	124 107	82 876	206 983
November	786	135	924	98 646	15 334	14 911	128 891	42 608	171 499
December	665	142	807	91 988	22 156	10 182	124 326	32 357	156 682

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

(b) Refer to Explanatory Notes paragraph 18.

BUILDINGS APPROVED IN STATISTICAL AREAS—Dec Qtr 2000

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
WESTERN AUSTRALIA	2 908	588	3 506	379 788	67 627	49 024	496 440	211 807	708 247
Perth (SD)	2 134	514	2 655	278 057	60 246	39 020	377 323	157 841	535 164
Central Metropolitan (SSD)	115	112	228	35 850	16 698	11 458	64 005	52 369	116 375
Cambridge (T)	13	4	18	4 942	400	3 503	8 844	245	9 089
Claremont (T)	10	0	10	2 438	0	1 031	3 470	5 888	9 357
Cottesloe (T)	4	0	4	1 535	0	1 918	3 453	0	3 453
Mosman Park (T)	9	0	9	3 988	0	1 042	5 030	79	5 109
Nedlands (C)	36	3	39	11 498	318	1 362	13 178	23 931	37 109
Peppermint Grove (S)	2	0	2	771	0	484	1 254	3 400	4 654
Perth (C)—Inner	0	0	0	0	0	88	88	9 482	9 570
Perth (C)—Remainder	8	94	102	4 685	13 413	0	18 098	6 260	24 358
Subiaco (C)	20	11	31	4 479	2 567	766	7 812	2 564	10 376
Vincent (T)	13	0	13	1 514	0	1 264	2 778	520	3 298
East Metropolitan (SSD)	367	15	384	40 370	1 043	5 417	46 830	36 104	82 934
Bassendean (T)	9	3	12	1 475	271	986	2 733	290	3 023
Bayswater (C)	52	10	64	6 731	630	1 247	8 607	3 242	11 849
Kalamunda (S)	44	2	46	5 198	143	617	5 957	2 150	8 108
Mundaring (S)	35	0	35	3 955	0	979	4 934	820	5 754
Swan (C)	227	0	227	23 011	0	1 588	24 599	29 601	54 200
North Metropolitan (SSD)	686	297	984	87 563	24 971	8 579	121 113	15 234	136 347
Joondalup (C)—North	111	106	217	14 672	10 480	514	25 666	2 109	27 775
Joondalup (C)—South	35	12	47	7 455	1 292	2 439	11 187	1 010	12 197
Stirling (C)—Central	94	20	114	12 842	1 665	939	15 446	6 248	21 694
Stirling (C)—Coastal	87	36	123	12 730	3 710	2 484	18 923	1 161	20 084
Stirling (C)—South-Eastern	45	9	54	4 651	500	1 077	6 228	1 237	7 466
Wanneroo (C)—North-East	91	0	91	9 690	0	200	9 890	0	9 890
Wanneroo (C)—North-West	154	114	268	17 712	7 325	116	25 152	2 113	27 265
Wanneroo (C)—South	69	0	70	7 811	0	810	8 621	1 356	9 977
South West Metropolitan (SSD)	484	44	530	59 745	13 093	6 897	79 735	25 899	105 634
Cockburn (C)	162	6	168	16 827	593	891	18 312	7 555	25 866
East Fremantle (T)	3	0	3	536	0	753	1 289	0	1 289
Fremantle (C)—Inner	0	0	0	0	0	0	0	0	0
Fremantle (C)—Remainder	19	32	51	3 272	12 000	1 287	16 559	3 806	20 365
Kwinana (T)	32	0	32	2 912	0	265	3 177	196	3 373
Melville (C)	110	6	118	20 533	500	3 131	24 164	12 887	37 051
Rockingham (C)	158	0	158	15 666	0	569	16 235	1 455	17 690
South East Metropolitan (SSD)	482	46	529	54 530	4 440	6 669	65 639	28 235	93 874
Armadale (C)	29	0	29	3 488	0	670	4 158	7 211	11 369
Belmont (C)	50	29	79	6 141	2 536	508	9 184	1 731	10 916
Canning (C)	147	0	148	13 924	0	1 981	15 906	8 788	24 694
Gosnells (C)	145	0	145	14 676	0	580	15 255	4 951	20 206
Serpentine—Jarrahdale (S)	30	0	30	3 564	0	452	4 016	1 500	5 516
South Perth (C)	36	5	41	7 109	955	2 064	10 128	1 214	11 342
Victoria Park (T)	45	12	57	5 629	949	414	6 992	2 840	9 832
South West (SD)	445	22	468	60 393	2 464	5 353	68 211	19 814	88 025
Dale (SSD)	166	9	176	19 840	676	1 747	22 263	1 968	24 231
Boddington (S)	1	0	1	78	0	114	192	0	192
Mandurah (C)	136	9	146	17 091	676	1 455	19 222	1 758	20 980
Murray (S)	20	0	20	1 838	0	98	1 936	210	2 146
Waroona (S)	9	0	9	833	0	80	913	0	913
Preston (SSD)	135	7	142	16 567	1 096	1 518	19 181	6 758	25 940
Bunbury (C)	34	5	39	5 301	860	728	6 889	1 866	8 755
Capel (S)	48	0	48	5 976	0	433	6 409	661	7 070
Collie (S)	5	2	7	652	236	20	908	95	1 003
Dardanup (S)	16	0	16	1 468	0	140	1 609	697	2 305
Donnybrook—Balingup (S)	4	0	4	354	0	51	405	2 400	2 805
Harvey (S)	28	0	28	2 815	0	146	2 961	1 041	4 002

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)	125	6	131	21 600	692	1 802	24 094	9 056	33 150
Augusta–Margaret River (S)	35	0	35	4 445	0	269	4 715	2 150	6 864
Busselton (S)	90	6	96	17 155	692	1 532	19 379	6 906	26 285
Blackwood (SSD)	19	0	19	2 386	0	287	2 673	2 032	4 705
Boyup Brook (S)	0	0	0	0	0	0	0	0	0
Bridgetown–Greenbushes (S)	0	0	0	0	0	0	0	0	0
Manjimup (S)	15	0	15	2 080	0	256	2 336	330	2 666
Nannup (S)	4	0	4	306	0	31	337	1 702	2 039
Lower Great Southern (SD)	80	2	82	9 229	234	1 183	10 645	6 062	16 707
Pallinup (SSD)	1	0	1	103	0	15	118	79	198
Broomehill (S)	0	0	0	0	0	0	0	0	0
Gnowangerup (S)	1	0	1	103	0	0	103	0	103
Jerramungup (S)	0	0	0	0	0	0	0	79	79
Katanning (S)	0	0	0	0	0	15	15	0	15
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)	79	2	81	9 125	234	1 168	10 527	5 983	16 509
Albany (C)–Central	33	2	35	3 954	234	533	4 721	2 768	7 488
Albany (C)–Balance	27	0	27	3 369	0	272	3 641	459	4 100
Cranbrook (S)	0	0	0	0	0	0	0	0	0
Denmark (S)	13	0	13	1 132	0	169	1 301	357	1 657
Plantagenet (S)	6	0	6	670	0	194	864	2 399	3 263
Upper Great Southern (SD)	13	2	15	1 248	435	131	1 814	4 362	6 176
Hotham (SSD)	13	2	15	1 248	435	131	1 814	4 235	6 049
Brookton (S)	1	0	1	123	0	23	146	230	376
Cuballing (S)	1	0	1	57	0	11	68	0	68
Dumbleyung (S)	0	0	0	0	0	0	0	0	0
Narrogin (T)	2	0	2	164	0	62	226	3 945	4 171
Narrogin (S)	2	0	2	152	0	13	165	0	165
Pingelly (S)	4	0	4	416	0	11	427	0	427
Wagin (S)	0	0	0	0	0	0	0	0	0
Wandering (S)	2	2	4	257	435	0	692	0	692
West Arthur (S)	0	0	0	0	0	11	11	0	11
Wickepin (S)	0	0	0	0	0	0	0	60	60
Williams (S)	1	0	1	79	0	0	79	0	79
Lakes (SSD)	0	0	0	0	0	0	0	127	127
Corrigin (S)	0	0	0	0	0	0	0	0	0
Kondinin (S)	0	0	0	0	0	0	0	0	0
Kulin (S)	0	0	0	0	0	0	0	0	0
Lake Grace (S)	0	0	0	0	0	0	0	127	127
Midlands (SD)	85	0	85	9 667	0	1 023	10 689	3 282	13 971
Moore (SSD)	42	0	42	4 988	0	431	5 420	1 021	6 440
Chittering (S)	14	0	14	2 092	0	229	2 322	123	2 445
Dandaragan (S)	8	0	8	885	0	101	986	280	1 266
Gingin (S)	14	0	14	1 043	0	51	1 094	420	1 514
Moora (S)	6	0	6	967	0	50	1 017	198	1 215
Victoria Plains (S)	0	0	0	0	0	0	0	0	0

DWELLINGS (no.).....

VALUE (\$'000).....

Statistical Area	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)	42	0	42	4 526	0	503	5 029	2 138	7 168
Beverley (S)	4	0	4	200	0	0	200	55	255
Cunderdin (S)	0	0	0	0	0	0	0	0	0
Dalwallinu (S)	0	0	0	0	0	30	30	1 000	1 030
Dowerin (S)	0	0	0	0	0	0	0	0	0
Goomalling (S)	0	0	0	0	0	0	0	0	0
Koorda (S)	0	0	0	0	0	0	0	0	0
Northam (T)	4	0	4	562	0	78	640	509	1 149
Northam (S)	10	0	10	1 070	0	37	1 107	71	1 178
Quairading (S)	1	0	1	122	0	169	291	64	356
Tammin (S)	0	0	0	0	0	0	0	0	0
Toodyay (S)	14	0	14	1 506	0	65	1 571	0	1 571
Wongan-Ballidu (S)	0	0	0	0	0	0	0	0	0
Wyalkatchem (S)	1	0	1	289	0	14	303	0	303
York (S)	8	0	8	777	0	110	887	439	1 326
Campion (SSD)	1	0	1	152	0	88	241	123	364
Bruce Rock (S)	1	0	1	152	0	0	152	0	152
Kellerberrin (S)	0	0	0	0	0	36	36	0	36
Merredin (S)	0	0	0	0	0	0	0	0	0
Mount Marshall (S)	0	0	0	0	0	0	0	64	64
Mukinbudin (S)	0	0	0	0	0	0	0	0	0
Narembeen (S)	0	0	0	0	0	53	53	0	53
Nungarin (S)	0	0	0	0	0	0	0	59	59
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
South Eastern (SD)	27	32	59	3 542	3 073	861	7 476	3 800	11 276
Lefroy (SSD)	10	23	33	1 159	2 488	467	4 114	3 594	7 708
Coolgardie (S)	0	0	0	0	0	20	20	145	165
Kalgoorlie/Boulder (C)	10	23	33	1 159	2 488	447	4 094	3 449	7 543
Laverton (S)	0	0	0	0	0	0	0	0	0
Leonora (S)	0	0	0	0	0	0	0	0	0
Menzies (S)	0	0	0	0	0	0	0	0	0
Ngaanyatjarraku (S)	0	0	0	0	0	0	0	0	0
Johnston (SSD)	17	9	26	2 383	585	394	3 362	206	3 568
Dundas (S)	0	0	0	0	0	0	0	0	0
Esperance (S)	16	9	25	2 343	585	361	3 289	206	3 495
Ravensthorpe (S)	1	0	1	40	0	33	73	0	73
Central (SD)	52	14	67	6 171	938	897	8 005	6 898	14 904
Gascoyne (SSD)	2	0	3	292	0	139	431	412	842
Carnarvon (S)	2	0	3	292	0	69	361	412	773
Exmouth (S)	0	0	0	0	0	70	70	0	70
Shark Bay (S)	0	0	0	0	0	0	0	0	0
Upper Gascoyne (S)	0	0	0	0	0	0	0	0	0
Carnegie (SSD)	5	0	5	798	0	0	798	620	1 418
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)	1	0	1	167	0	0	167	0	167
Murchison (S)	0	0	0	0	0	0	0	0	0
Sandstone (S)	0	0	0	0	0	0	0	0	0
Wiluna (S)	4	0	4	631	0	0	631	569	1 200
Yalgoo (S)	0	0	0	0	0	0	0	51	51

	DWELLINGS (no.).....			VALUE (\$'000).....					
		New other	Total		New other	Alterations	Total	Non-	Total
Statistical Area	New	residential	dwellings(a)	New	residential	and additions	residential	residential	building
	houses	building		houses	building	to residential	building	building	building
						buildings(b)			
Greenough River (SSD)	45	14	59	5 081	938	758	6 776	5 867	12 644
Carnamah (S)	0	0	0	0	0	0	0	420	420
Chapman Valley (S)	2	0	2	127	0	0	127	0	127
Coorow (S)	0	0	0	0	0	31	31	0	31
Geraldton (C)	7	14	21	938	938	394	2 269	4 926	7 195
Greenough (S)	15	0	15	1 899	0	162	2 061	60	2 121
Irwin (S)	6	0	6	773	0	57	829	93	922
Mingenew (S)	1	0	1	75	0	0	75	0	75
Morawa (S)	0	0	0	0	0	10	10	243	253
Mullewa (S)	0	0	0	0	0	30	30	0	30
Northampton (S)	14	0	14	1 270	0	75	1 344	125	1 469
Perenjori (S)	0	0	0	0	0	0	0	0	0
Three Springs (S)	0	0	0	0	0	0	0	0	0
Pilbara (SD)	31	0	31	4 855	0	243	5 098	1 844	6 942
De Grey (SSD)	11	0	11	918	0	97	1 016	0	1 016
East Pilbara (S)	0	0	0	0	0	0	0	0	0
Port Hedland (T)	11	0	11	918	0	97	1 016	0	1 016
Fortescue (SSD)	20	0	20	3 937	0	146	4 083	1 844	5 926
Ashburton (S)	0	0	0	0	0	20	20	0	20
Roebourne (S)	20	0	20	3 937	0	126	4 063	1 844	5 906
Kimberley (SD)	41	2	44	6 626	237	314	7 177	7 906	15 083
Ord (SSD)	7	0	7	1 271	0	58	1 329	50	1 379
Halls Creek (S)	0	0	0	0	0		0	0	0
Wyndham-East Kimberley (S)	7	0	7	1 271	0	58	1 329	50	1 379
Fitzroy (SSD)	34	2	37	5 356	237	256	5 849	7 856	13 704
Broome (S)	19	0	20	3 204	0	205	3 409	6 284	9 692
Derby-West Kimberley (S)	15	2	17	2 152	237	51	2 440	1 572	4 012

(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 18.

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 and other principal certifying 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 approvals 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.

4 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.

5 Excluded from the statistics is construction activity not defined as building (e.g. roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (Cat. no. 8762.0).

VALUE DATA

6 Statistics on the value of building work approved are derived by aggregating the estimated 'value of building work when completed' as reported on building approval documents provided to local councils or other approval authorities. Conceptually these data should exclude the value of land and landscaping but include site preparation costs. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', they can differ significantly from the completed value of the building as final costs and contracts have not been established before council approval is sought and gained.

7 The ABS generally accepts values provided by approving bodies. Every effort is made to ensure data are provided on a consistent basis, however, there may be instances where value reported does not reflect the building completion value. For example, the reported value for most project homes is the contract price, which may include the cost of site preparation and landscaping. In other cases where a builder is contracted to construct a dwelling based on the owner's plans, the value may only be the builder's costs. Some councils do not use the value on approval documents, instead deriving a value based on floor area and type of structure.

8 From July 2000, value data includes the Goods and Services Tax (GST) for residential and non-residential building approvals. The ABS has consulted with councils and other approving authorities to ensure that approval values are reported inclusive of GST.

EXPLANATORY NOTES

VALUE DATA *continued*

9 However, it is not certain that at present the GST is being reflected in all values. In particular, councils that use floor area calculation to derive a value may not have amended their formulae to take account of the GST and other price changes. Where it has been identified by a council or other approving authority that approvals submitted from its jurisdiction are on a GST-exclusive basis, the ABS has made adjustments to the data to ensure that values are consistent with other data collected and are inclusive of GST.

10 As building work approved before 1 July 2000 attracted GST on that portion of the work not completed by 30 June it is likely, but not certain, that the value reported on approvals documents submitted before 30 June included the GST.

OWNERSHIP

11 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

12 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' and 'conversions'). These classifications are often used in conjunction with each other in this publication and are defined in the Glossary.

13 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 specific building, not to the function of the group as a whole.

14 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.

15 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.

16 In the case of a large multi-function 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.

17 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.

18 The Type of Work classification refers to the building activity carried out. 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.

EXPLANATORY NOTES

SEASONAL ADJUSTMENT

19 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.

20 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.

21 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).

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

23 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

24 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 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 *Information Paper: A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on Canberra 02 6252 6076.

25 While the smoothing techniques described in paragraph 24 enable trend estimates to be produced for the latest few periods, they do 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.

CHAIN VOLUME MEASURES

26 The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year. The reference year will be updated annually in the September publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes. The direct impact of the GST is a price change, and hence is removed from the chain volume estimates.

27 Further information on the nature and concepts of chain volume measures is contained in the ABS publication *Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts* (Cat. no. 5248.0).

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

28 Area statistics are now being classified to the *Australian Standard Geographical Classification (ASGC), 2000 Edition* (Cat. no. 1216.0), effective from 1 July 2000, and ASGC terminology has been adopted in the presentation of building statistics.

EXPLANATORY NOTES

UNPUBLISHED DATA

29 The ABS can also provide some unpublished building approvals data. At Statistical Local Area and Collection District, this includes new houses, floor area, material of outer wall, floor and roof. A charge may be made for providing unpublished data.

RELATED PUBLICATIONS

30 Users may also wish to refer to the following publications:

- *Building Activity, Australia* (Cat. no. 8752.0)
- *Building Activity, Australia: Dwelling Unit Commencements* (Cat. no. 8750.0)
- *Building Activity, Building Work Done, Australia* (Cat. no. 8755.0)
- *Building Activity, Western Australia* (Cat. no. 8752.5)
- *Building Approvals, Australia* (Cat. no. 8731.0)
- *Engineering Construction Activity, Australia* (Cat. no. 8762.0)
- *House Price Indexes: Eight Capital Cities* (Cat. no. 6416.0)
- *Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0)
- *Price Index of Materials Used in Building Other than House Building, Six State Capital Cities* (Cat. no. 6407.0).
- *Price Index of Materials Used in House Building, Six State Capital Cities* (Cat. no. 6408.0)

31 While building approvals value series are shown inclusive of GST, this is different to the value series shown in the Building Activity publications (Cat. nos 8752.0, 8752.1 and 8755.0), in which residential work will be published inclusive of GST and non-residential work exclusive of GST. In the *Engineering Construction Activity, Australia* (Cat. no. 8762.0) all values will exclude GST.

ROUNDING

32 When figures have been rounded, discrepancies may occur between sums of the component items and totals.

SYMBOLS AND OTHER USAGES

n.a.	not available
n.y.a.	not yet available
C	City
S	Shire
SD	Statistical Division
SSD	Statistical Subdivision
T	Town

G L O S S A R Y

Alterations and additions	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.
Alterations and additions to residential buildings	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 18.
Building	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.
Conversion	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 18.
Dwelling unit	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.
Educational	Includes schools, colleges, kindergartens, libraries, museums and universities.
Entertainment and recreational	Includes clubs, cinemas, sport and recreation centres.
Factories	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
Flats, units or apartments	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
Health	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
Hotels, motels and other short term accommodation	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
House	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.

G L O S S A R Y

Miscellaneous	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.
New building work	Building activity which will result in the creation of a building which previously did not exist.
New other residential buildings	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
New residential	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
Non-residential building	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 1998 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.
Offices	Includes banks, post offices and council chambers.
Other business premises	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
Other dwellings	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 a non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.
Other residential building	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.
Religious	Includes convents, churches, temples, mosques, monasteries and noviciates.
Residential building	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
Semi-detached, row or terrace houses, townhouses	Dwellings having their own private grounds with no other dwellings above or below.
Shops	Includes retail shops, restaurants, taverns and shopping arcades.

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- DIAL-A-STATISTIC** For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400 (call cost 77c per minute).

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