

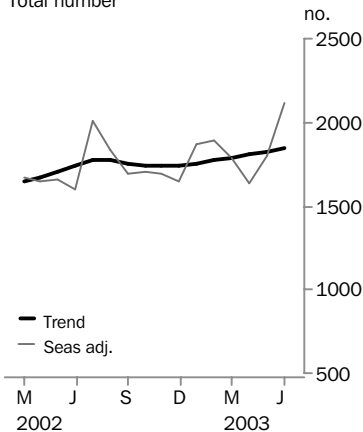
# BUILDING APPROVALS

WESTERN  
AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) WED 6 AUG 2003

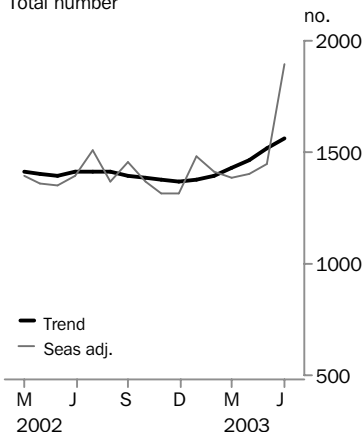
## Dwelling units approved

Total number



## Private sector houses approved

Total number



## JUNE KEY FIGURES

	Apr 2003	May 2003	Jun 2003
Dwelling units approved			
Original	1 499	2 051	2 428
Seasonally adjusted	1 629	1 804	2 114
Trend	1 805	1 825	1 848
.....			
	% change Mar 2003 to Apr 2003	% change Apr 2003 to May 2003	% change May 2003 to Jun 2003
Dwelling units approved			
Original	-8.5	36.8	18.4
Seasonally adjusted	-8.5	10.7	17.2
Trend	0.8	1.1	1.3

## JUNE KEY POINTS

### TREND ESTIMATES

- The trend estimate for total dwelling units approved rose in each month of the June 2003 quarter and has now risen for the past seven months.
- The trend estimate for private sector houses also rose in each month of the June 2003 quarter and has now risen for the past six months.

### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwellings rose to 2,114 in June 2003, a rise of 17.2% over the previous month and 32.4% above the estimate for June 2002.
- The seasonally adjusted estimate for private sector houses rose by 30.9% in June 2003 to 1,894. The estimates for the three months of the June quarter were all above the estimates for the same quarter of 2002.

### ORIGINAL ESTIMATES

- The total number of dwelling units approved in the June 2003 quarter was 5,978 which was a rise of 17.3% over the March 2003 quarter.
- The total value of building work approved in the June 2003 quarter was \$1,271.2 million, 7.2% higher than in the March 2003 quarter. The value of residential building rose by 10.7% to \$904.1 million in this period.

## INQUIRIES

- For further information about these and related statistics, contact Sophia Colangelo on Adelaide 08 8237 7350 or the National Information and Referral Service on 1300 135 070.

# NOTES

## FORTHCOMING ISSUES

### ISSUE

September 2003

### RELEASE DATE

7 November 2003



## ABOUT THIS ISSUE

**The September quarter 2003 issue of this publication will be the final issue.** However, the October 2003 issue of Building Approvals Australia (8731.0) will be expanded to include some additional state and territory data.

Please note that all the data in this publication (8731.5) will continue to be available. The ABS will notify subscribers of the range of alternative products around the time of release of the final issue on 7 November 2003.



## CHANGES IN THIS ISSUE

Seasonally adjusted and trend estimates to April 2003 have been revised as a result of the annual reanalysis of seasonal factors. In addition, a methodological change has been introduced with the May reference month. Concurrent seasonal adjustment has replaced forward factor methodology for the Building Approvals seasonally adjusted series. See paragraphs 17-22 of the Explanatory Notes.



## DATA NOTES

There are no notes about the data in this issue.



## REVISIONS THIS QUARTER

There have been revisions made to total dwelling units since the last issue of this publication, resulting in an additional 211 dwellings in 2002-03.

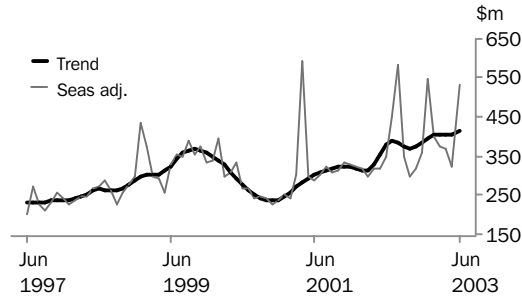


Colin Nagle  
Regional Director, Western Australia

# VALUE OF BUILDINGS APPROVED

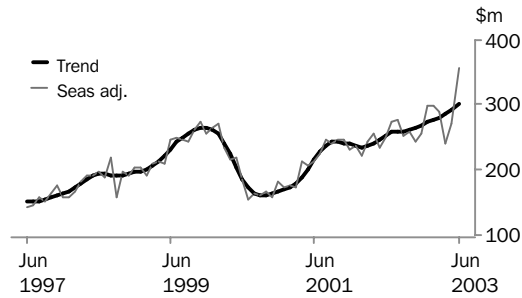
## VALUE OF TOTAL BUILDING

The trend estimate for the value of total building approved has risen for the past two months.



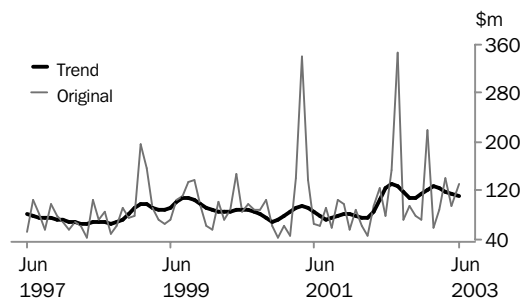
## VALUE OF RESIDENTIAL BUILDING

The trend estimate for the value of residential building approved has risen since February 2002.



## VALUE OF NON-RESIDENTIAL BUILDING

The trend estimate for the value of non-residential building approved has fallen for the past four months following three months of rises.



# SUMMARY OF 2002–2003 BUILDING APPROVALS

## DWELLING UNITS APPROVED

The number of dwelling units approved in 2001–2002 and 2002–2003 and the percentage movement between 2001–2002 and 2002–2003 for Western Australia is summarised below.

	2001–2002	2002–2003	2001–2002 to 2002–2003
	no.	no.	% change
New residential building	20 088	21 638	7.7
Alterations and additions to residential buildings	54	93	72.2
Conversions	67	5	–92.5
Non-residential building	66	19	–71.2
<b>Total dwelling units</b>	<b>20 275</b>	<b>21 755</b>	<b>7.3</b>

The total number of dwellings approved in 2002-03 increased by 1,480 (7.3%) compared with 2001-02.

## VALUE OF BUILDING APPROVED

The value of building approved in 2001–2002 and 2002–2003 and the percentage movement between 2001–2002 and 2002–2003 for Western Australia is summarised below.

	2001–2002	2002–2003	2001–2002 to 2002–2003
	\$m	\$m	% change
New residential building	2 603.5	3 019.9	16.0
Alterations and additions creating dwellings	4.7	11.0	132.1
Alterations and additions not creating dwellings	239.8	277.4	15.7
Conversions	13.5	2.0	–85.5
Non-residential building	976.5	1 552.9	59.0
<b>Total building</b>	<b>3 838.1</b>	<b>4 863.1</b>	<b>26.7</b>

The value of total building approved increased by \$1,025.0 million (26.7%) compared with the previous year. Non-residential building increased by \$576.4 million (59.0%) and new residential building rose by \$416.4 million (16.0%) in 2002-03.

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

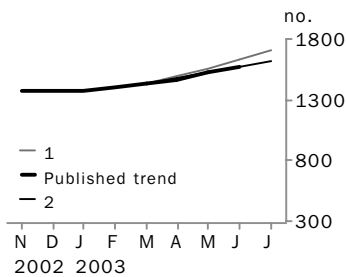
Recent seasonally adjusted and trend estimates are likely to be revised when original estimates for subsequent months become available. The approximate effect of possible scenarios on trend estimates are presented below.

### 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.

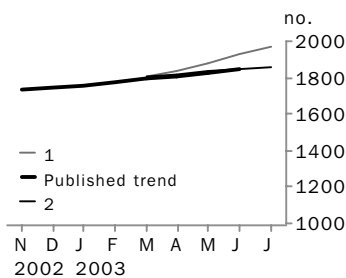
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the July seasonally adjusted estimate is higher than the June estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved; and that the July seasonally adjusted estimate is lower than the June 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:			
			<b>1</b>		<b>2</b>	
			no.	% change	no.	% change
February 2003	1 395	1.5	1 388	1.7	1 395	1.9
March 2003	1 428	2.3	1 429	3.0	1 433	2.7
April 2003	1 469	2.9	1 487	4.1	1 478	3.1
May 2003	1 517	3.3	1 557	4.7	1 525	3.2
June 2003	1 565	3.2	1 633	4.9	1 573	3.1
July 2003	n.y.a.	n.y.a.	1 703	4.3	1 611	2.5

### TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
			<b>1</b>		<b>2</b>	
			no.	% change	no.	% change
February 2003	1 778	1.2	1 786	1.1	1 796	1.4
March 2003	1 791	0.8	1 805	1.0	1 810	0.8
April 2003	1 805	0.8	1 833	1.5	1 820	0.6
May 2003	1 825	1.1	1 874	2.2	1 832	0.7
June 2003	1 848	1.3	1 926	2.8	1 847	0.8
July 2003	n.y.a.	n.y.a.	1 973	2.5	1 855	0.4

## DWELLING UNITS APPROVED(a)

Month	HOUSES.....		OTHER DWELLINGS.....		TOTAL DWELLING UNITS	
	Private sector	Total	Private sector	Total	Private sector	Total
	no.	no.	no.	no.	no.	no.
ORIGINAL						
<b>2002</b>						
April	1 367	1 417	258	301	1 625	1 718
May	1 562	1 595	293	342	1 855	1 937
June	1 330	1 391	237	310	1 567	1 701
July	1 677	1 794	203	325	1 880	2 119
August	1 473	1 511	314	329	1 787	1 840
September	1 430	1 452	170	189	1 600	1 641
October	1 442	1 459	254	300	1 696	1 759
November	1 454	1 514	263	279	1 717	1 793
December	1 197	1 231	299	299	1 496	1 530
<b>2003</b>						
January	1 356	1 391	262	268	1 618	1 659
February	1 269	1 308	464	490	1 733	1 798
March	1 361	1 388	169	250	1 530	1 638
April	1 214	1 287	183	212	1 397	1 499
May	1 586	1 642	393	409	1 979	2 051
June	1 868	2 036	224	392	2 092	2 428
SEASONALLY ADJUSTED						
<b>2002</b>						
April	1 361	1 420	n.a.	n.a.	1 548	1 650
May	1 352	1 395	n.a.	n.a.	1 568	1 660
June	1 399	1 433	n.a.	n.a.	1 490	1 597
July	1 508	1 585	n.a.	n.a.	1 804	2 003
August	1 369	1 411	n.a.	n.a.	1 781	1 838
September	1 452	1 481	n.a.	n.a.	1 643	1 691
October	1 367	1 383	n.a.	n.a.	1 638	1 700
November	1 317	1 371	n.a.	n.a.	1 628	1 698
December	1 313	1 359	n.a.	n.a.	1 602	1 648
<b>2003</b>						
January	1 486	1 545	n.a.	n.a.	1 798	1 863
February	1 410	1 458	n.a.	n.a.	1 818	1 892
March	1 387	1 414	n.a.	n.a.	1 673	1 781
April	1 401	1 484	n.a.	n.a.	1 517	1 629
May	1 447	1 523	n.a.	n.a.	1 712	1 804
June	1 894	1 994	n.a.	n.a.	1 846	2 114
TREND ESTIMATES						
<b>2002</b>						
April	1 400	1 459	166	208	1 566	1 667
May	1 399	1 455	192	246	1 591	1 701
June	1 408	1 459	222	284	1 630	1 743
July	1 412	1 457	250	313	1 662	1 770
August	1 409	1 450	268	322	1 677	1 772
September	1 398	1 437	281	320	1 679	1 757
October	1 383	1 422	296	320	1 679	1 742
November	1 373	1 412	308	324	1 681	1 736
December	1 368	1 409	318	331	1 686	1 740
<b>2003</b>						
January	1 375	1 421	318	336	1 693	1 757
February	1 395	1 447	305	331	1 700	1 778
March	1 428	1 486	266	305	1 694	1 791
April	1 469	1 536	213	269	1 682	1 805
May	1 517	1 593	158	232	1 675	1 825
June	1 565	1 651	104	197	1 669	1 848

(a) Series have been seasonally adjusted independently. Therefore, adjusted components may not add to adjusted totals. Refer to Explanatory Notes paragraphs 17-22.

## 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)						
<b>2002</b>						
April	16.5	14.2	106.4	129.8	25.2	25.2
May	14.3	12.6	13.6	13.6	14.2	12.7
June	-14.9	-12.8	-19.1	-9.4	-15.5	-12.2
July	26.1	29.0	-14.3	4.8	20.0	24.6
August	-12.2	-15.8	54.7	1.2	-4.9	-13.2
September	-2.9	-3.9	-45.9	-42.6	-10.5	-10.8
October	0.8	0.5	49.4	58.7	6.0	7.2
November	0.8	3.8	3.5	-7.0	1.2	1.9
December	-17.7	-18.7	13.7	7.2	-12.9	-14.7
<b>2003</b>						
January	13.3	13.0	-12.4	-10.4	8.2	8.4
February	-6.4	-6.0	77.1	82.8	7.1	8.4
March	7.2	6.1	-63.6	-49.0	-11.7	-8.9
April	-10.8	-7.3	8.3	-15.2	-8.7	-8.5
May	30.6	27.6	114.8	92.9	41.7	36.8
June	17.8	24.0	-43.0	-4.2	5.7	18.4
SEASONALLY ADJUSTED (% change from preceding month)						
<b>2002</b>						
April	-2.2	-2.9	n.a.	n.a.	-3.1	-1.5
May	-0.7	-1.8	n.a.	n.a.	1.3	0.6
June	3.5	2.7	n.a.	n.a.	-5.0	-3.8
July	7.8	10.6	n.a.	n.a.	21.1	25.5
August	-9.2	-11.0	n.a.	n.a.	-1.3	-8.2
September	6.1	5.0	n.a.	n.a.	-7.7	-8.0
October	-5.8	-6.6	n.a.	n.a.	-0.3	0.5
November	-3.7	-0.9	n.a.	n.a.	-0.6	-0.1
December	-0.3	-0.9	n.a.	n.a.	-1.6	-2.9
<b>2003</b>						
January	13.2	13.7	n.a.	n.a.	12.2	13.0
February	-5.1	-5.6	n.a.	n.a.	1.1	1.6
March	-1.6	-3.0	n.a.	n.a.	-8.0	-5.9
April	1.0	5.0	n.a.	n.a.	-9.3	-8.5
May	3.2	2.6	n.a.	n.a.	12.9	10.7
June	30.9	30.9	n.a.	n.a.	7.8	17.2
TREND ESTIMATES (% change from preceding month)						
<b>2002</b>						
April	-0.7	-0.6	9.2	13.0	0.3	0.9
May	0.0	-0.3	15.7	18.3	1.6	2.1
June	0.6	0.3	15.6	15.4	2.5	2.5
July	0.4	-0.1	12.6	10.2	2.0	1.5
August	-0.2	-0.5	7.2	2.9	0.9	0.1
September	-0.8	-0.9	4.9	-0.6	0.1	-0.9
October	-1.1	-1.0	5.3	0.0	0.0	-0.8
November	-0.7	-0.7	4.1	1.3	0.1	-0.3
December	-0.4	-0.2	3.2	2.2	0.3	0.2
<b>2003</b>						
January	0.5	0.9	0.0	1.5	0.4	0.9
February	1.5	1.8	-4.1	-1.5	0.4	1.2
March	2.3	2.7	-12.8	-7.9	-0.4	0.8
April	2.9	3.4	-19.9	-11.8	-0.7	0.8
May	3.3	3.7	-25.8	-13.8	-0.4	1.1
June	3.2	3.6	-34.2	-15.1	-0.4	1.3

## 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>2002</b>					
April	238.5	18.5	257.1	95.2	352.2
May	245.6	26.7	272.4	125.9	398.3
June	219.6	31.2	250.7	78.6	329.4
July	284.4	25.9	310.3	152.7	462.9
August	253.2	24.0	277.1	346.9	624.0
September	226.8	20.4	247.2	71.7	318.9
October	237.6	25.1	262.7	94.6	357.3
November	235.8	24.1	259.9	79.8	339.7
December	211.8	20.3	232.1	71.2	303.3
<b>2003</b>					
January	235.2	27.3	262.5	220.5	483.0
February	278.8	20.8	299.6	60.0	359.7
March	229.5	25.1	254.7	88.5	343.2
April	205.6	23.5	229.1	139.8	368.9
May	281.3	28.3	309.6	94.4	404.0
June	339.9	25.5	365.4	132.9	498.3
SEASONALLY ADJUSTED					
<b>2002</b>					
April	235.6	19.2	254.8	n.a.	317.1
May	212.2	21.3	233.4	n.a.	320.7
June	214.6	34.9	249.5	n.a.	348.3
July	251.0	22.1	273.2	n.a.	451.1
August	255.5	22.8	278.3	n.a.	584.9
September	230.1	21.7	251.8	n.a.	347.0
October	238.0	22.3	260.3	n.a.	296.5
November	220.0	24.5	244.4	n.a.	318.3
December	231.5	25.1	256.7	n.a.	358.9
<b>2003</b>					
January	271.2	27.8	299.0	n.a.	548.2
February	276.2	22.6	298.9	n.a.	402.1
March	263.8	24.5	288.3	n.a.	376.7
April	212.7	26.6	239.3	n.a.	367.7
May	247.2	23.8	271.0	n.a.	321.9
June	327.7	28.5	356.1	n.a.	533.0
TREND ESTIMATES					
<b>2002</b>					
April	220.8	20.2	241.0	86.3	327.3
May	226.2	21.2	247.3	105.2	352.6
June	231.9	21.9	253.8	124.1	377.8
July	235.6	22.2	257.7	131.3	389.0
August	236.4	22.4	258.8	127.2	386.0
September	235.9	22.9	258.8	117.8	376.7
October	237.6	23.4	261.1	109.3	370.4
November	241.3	24.1	265.4	108.9	374.3
December	244.6	24.6	269.2	114.4	383.6
<b>2003</b>					
January	248.4	25.0	273.3	122.4	395.7
February	252.6	25.1	277.7	127.1	404.7
March	256.4	25.2	281.6	123.6	405.2
April	261.1	25.4	286.6	117.4	404.0
May	267.9	25.8	293.7	113.8	407.5
June	275.1	26.1	301.2	111.7	412.9

(a) Refer to Explanatory Notes paragraph 16.



## 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>2002</b>					
April	25.0	0.6	22.8	100.0	37.1
May	3.0	44.1	6.0	32.3	13.1
June	-10.6	16.6	-7.9	-37.5	-17.3
July	29.5	-16.9	23.7	94.1	40.5
August	-11.0	-7.5	-10.7	127.2	34.8
September	-10.4	-14.9	-10.8	-79.3	-48.9
October	4.8	23.2	6.3	31.9	12.1
November	-0.8	-4.1	-1.1	-15.6	-4.9
December	-10.2	-15.6	-10.7	-10.7	-10.7
<b>2003</b>					
January	11.0	34.6	13.1	209.5	59.2
February	18.6	-23.9	14.1	-72.8	-25.5
March	-17.7	20.7	-15.0	47.4	-4.6
April	-10.4	-6.4	-10.0	57.9	7.5
May	36.8	20.3	35.1	-32.4	9.5
June	20.8	-9.9	18.0	40.7	23.3
SEASONALLY ADJUSTED (% change from preceding month)					
<b>2002</b>					
April	5.7	-7.3	4.6	n.a.	6.1
May	-10.0	11.0	-8.4	n.a.	1.1
June	1.1	64.1	6.9	n.a.	8.6
July	17.0	-36.6	9.5	n.a.	29.5
August	1.8	2.8	1.9	n.a.	29.7
September	-10.0	-4.5	-9.5	n.a.	-40.7
October	3.4	2.8	3.4	n.a.	-14.5
November	-7.6	9.5	-6.1	n.a.	7.3
December	5.3	2.8	5.0	n.a.	12.8
<b>2003</b>					
January	17.1	10.8	16.5	n.a.	52.8
February	1.9	-18.8	-0.1	n.a.	-26.7
March	-4.5	8.3	-3.5	n.a.	-6.3
April	-19.4	8.4	-17.0	n.a.	-2.4
May	16.2	-10.5	13.2	n.a.	-12.5
June	32.6	19.6	31.4	n.a.	65.6
TREND ESTIMATES (% change from preceding month)					
<b>2002</b>					
April	1.5	4.7	1.7	14.0	4.7
May	2.4	4.7	2.6	21.9	7.7
June	2.6	3.2	2.6	17.9	7.2
July	1.6	1.4	1.5	5.8	2.9
August	0.4	1.2	0.4	-3.1	-0.8
September	-0.2	2.0	0.0	-7.3	-2.4
October	0.7	2.4	0.9	-7.2	-1.7
November	1.6	2.7	1.7	-0.4	1.1
December	1.4	2.3	1.4	5.1	2.5
<b>2003</b>					
January	1.5	1.4	1.5	7.0	3.1
February	1.7	0.6	1.6	3.9	2.3
March	1.5	0.4	1.4	-2.7	0.1
April	1.8	0.9	1.8	-5.0	-0.3
May	2.6	1.3	2.5	-3.0	0.9
June	2.7	1.5	2.6	-1.9	1.3

(a) Refer to Explanatory Notes paragraph 16.

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</i>	<i>Non-residential building</i>	<i>Total dwelling units</i>
PRIVATE SECTOR (Number)						
<b>2000-01</b>	11 894	2 006	74	243	42	14 259
<b>2001-02</b>	16 838	2 290	48	67	66	19 309
<b>2002-03</b>	17 318	3 090	93	5	19	20 525
<b>2002</b>						
June	1 327	177	2	61	0	1 567
July	1 676	203	1	0	0	1 880
August	1 473	312	1	0	1	1 787
September	1 430	161	1	0	8	1 600
October	1 439	245	11	0	1	1 696
November	1 452	260	2	3	0	1 717
December	1 197	299	0	0	0	1 496
<b>2003</b>						
January	1 356	235	27	0	0	1 618
February	1 269	460	4	0	0	1 733
March	1 360	167	2	1	0	1 530
April	1 213	175	9	0	0	1 397
May	1 586	352	32	0	9	1 979
June	1 867	221	3	1	0	2 092
PUBLIC SECTOR (Number)						
<b>2000-01</b>	200	631	74	101	0	1 006
<b>2001-02</b>	514	446	6	0	0	966
<b>2002-03</b>	686	544	0	0	0	1 230
<b>2002</b>						
June	61	73	0	0	0	134
July	117	122	0	0	0	239
August	38	15	0	0	0	53
September	22	19	0	0	0	41
October	17	46	0	0	0	63
November	60	16	0	0	0	76
December	34	0	0	0	0	34
<b>2003</b>						
January	35	6	0	0	0	41
February	39	26	0	0	0	65
March	27	81	0	0	0	108
April	73	29	0	0	0	102
May	56	16	0	0	0	72
June	168	168	0	0	0	336
TOTAL (Number)						
<b>2000-01</b>	12 094	2 637	148	344	42	15 265
<b>2001-02</b>	17 352	2 736	54	67	66	20 275
<b>2002-03</b>	18 004	3 634	93	5	19	21 755
<b>2002</b>						
June	1 388	250	2	61	0	1 701
July	1 793	325	1	0	0	2 119
August	1 511	327	1	0	1	1 840
September	1 452	180	1	0	8	1 641
October	1 456	291	11	0	1	1 759
November	1 512	276	2	3	0	1 793
December	1 231	299	0	0	0	1 530
<b>2003</b>						
January	1 391	241	27	0	0	1 659
February	1 308	486	4	0	0	1 798
March	1 387	248	2	1	0	1 638
April	1 286	204	9	0	0	1 499
May	1 642	368	32	0	9	2 051
June	2 035	389	3	1	0	2 428

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	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)								
<b>2000-01</b>	1 530.2	255.4	10.6	202.1	32.5	2 031.0	1 035.6	<b>3 066.3</b>
<b>2001-02</b>	2 201.6	299.1	4.5	232.5	13.6	2 751.6	732.6	<b>3 484.4</b>
<b>2002-03</b>	2 457.5	417.0	10.9	269.5	2.0	3 156.7	1 140.0	<b>4 296.8</b>
<b>2002</b>								
June	181.6	23.5	0.2	17.7	13.2	236.2	53.5	<b>289.7</b>
July	229.8	26.6	0.1	24.8	0.0	281.3	122.8	<b>404.1</b>
August	201.3	45.8	0.1	23.8	0.0	270.9	226.7	<b>497.6</b>
September	194.5	26.7	0.0	20.3	0.0	241.4	62.6	<b>304.0</b>
October	204.0	28.1	0.8	23.7	0.0	256.7	88.1	<b>344.8</b>
November	202.9	24.7	0.2	23.2	0.2	251.3	66.5	<b>317.8</b>
December	171.6	35.5	0.0	18.7	0.0	225.7	57.2	<b>282.9</b>
<b>2003</b>								
January	194.0	36.5	3.7	22.8	0.0	257.0	153.4	<b>410.4</b>
February	179.5	91.0	0.5	20.1	0.0	291.1	50.9	<b>342.1</b>
March	194.6	20.4	0.2	24.7	0.1	239.9	48.8	<b>288.7</b>
April	180.0	13.7	0.8	22.1	0.0	216.6	77.1	<b>293.7</b>
May	234.5	37.3	3.9	22.8	0.0	298.5	62.2	<b>360.7</b>
June	270.8	30.7	0.6	22.5	1.7	326.3	123.7	<b>450.0</b>
PUBLIC SECTOR (\$ million)								
<b>2000-01</b>	24.8	58.7	4.0	7.3	13.6	108.6	247.6	<b>355.8</b>
<b>2001-02</b>	61.1	41.2	0.2	7.0	0.0	110.1	244.0	<b>353.9</b>
<b>2002-03</b>	90.4	54.9	0.0	8.0	0.0	153.4	413.0	<b>566.2</b>
<b>2002</b>								
June	8.0	6.4	0.0	0.1	0.0	14.6	25.1	<b>39.7</b>
July	17.1	10.9	0.0	1.0	0.0	28.9	29.9	<b>58.8</b>
August	4.6	1.5	0.0	0.1	0.0	6.2	120.2	<b>126.4</b>
September	3.9	1.8	0.0	0.1	0.0	5.7	9.1	<b>14.8</b>
October	1.7	3.8	0.0	0.5	0.0	6.1	6.5	<b>12.5</b>
November	6.2	1.9	0.0	0.4	0.0	8.6	13.3	<b>21.9</b>
December	4.7	0.0	0.0	1.6	0.0	6.4	14.1	<b>20.4</b>
<b>2003</b>								
January	4.1	0.5	0.0	0.8	0.0	5.5	67.0	<b>72.5</b>
February	5.7	2.5	0.0	0.3	0.0	8.5	9.1	<b>17.6</b>
March	2.4	12.2	0.0	0.2	0.0	14.8	39.7	<b>54.4</b>
April	9.1	2.8	0.0	0.7	0.0	12.5	62.6	<b>75.2</b>
May	8.0	1.5	0.0	1.6	0.0	11.1	32.3	<b>43.3</b>
June	22.9	15.5	0.0	0.7	0.0	39.1	9.2	<b>48.4</b>
TOTAL (\$ million)								
<b>2000-01</b>	1 555.3	314.3	14.6	209.3	46.1	2 139.3	1 282.8	<b>3 422.1</b>
<b>2001-02</b>	2 263.0	340.5	4.7	239.7	13.6	2 861.7	976.4	<b>3 838.0</b>
<b>2002-03</b>	2 547.8	471.9	10.9	277.4	2.0	3 310.2	1 553.0	<b>4 863.2</b>
<b>2002</b>								
June	189.7	29.9	0.2	17.8	13.2	250.7	78.6	<b>329.4</b>
July	246.9	37.4	0.1	25.8	0.0	310.3	152.7	<b>462.9</b>
August	205.9	47.2	0.1	23.9	0.0	277.1	346.9	<b>624.0</b>
September	198.3	28.5	0.0	20.4	0.0	247.2	71.7	<b>318.9</b>
October	205.7	31.9	0.8	24.3	0.0	262.7	94.6	<b>357.3</b>
November	209.2	26.7	0.2	23.6	0.2	259.9	79.8	<b>339.7</b>
December	176.3	35.5	0.0	20.3	0.0	232.1	71.2	<b>303.3</b>
<b>2003</b>								
January	198.1	37.0	3.7	23.6	0.0	262.5	220.5	<b>483.0</b>
February	185.2	93.6	0.5	20.3	0.0	299.6	60.0	<b>359.7</b>
March	196.9	32.6	0.2	24.9	0.1	254.7	88.5	<b>343.2</b>
April	189.1	16.5	0.8	22.7	0.0	229.1	139.8	<b>368.9</b>
May	242.5	38.8	3.9	24.4	0.0	309.6	94.4	<b>404.0</b>
June	293.7	46.2	0.6	23.2	1.7	365.4	132.9	<b>498.3</b>

## 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>2000-01</b>	12 094	1 228	473	1 701	162	157	617	936	2 637	14 731
<b>2001-02</b>	17 352	1 447	458	1 905	255	293	283	831	2 736	20 088
<b>2002-03</b>	18 004	1 445	666	2 111	390	379	754	1 523	3 634	21 638
<b>2002</b>										
April	1 415	147	84	231	4	46	19	69	300	1 715
May	1 594	128	62	190	33	0	53	86	276	1 870
June	1 388	145	57	202	31	6	11	48	250	1 638
July	1 793	173	117	290	15	4	16	35	325	2 118
August	1 511	91	48	139	10	123	55	188	327	1 838
September	1 452	80	25	105	46	29	0	75	180	1 632
October	1 456	139	18	157	24	31	79	134	291	1 747
November	1 512	75	34	109	104	37	26	167	276	1 788
December	1 231	83	38	121	80	0	98	178	299	1 530
<b>2003</b>										
January	1 391	84	31	115	18	12	96	126	241	1 632
February	1 308	66	114	180	0	39	267	306	486	1 794
March	1 387	107	42	149	2	34	63	99	248	1 635
April	1 286	170	31	201	0	0	3	3	204	1 490
May	1 642	186	33	219	72	32	45	149	368	2 010
June	2 035	191	135	326	19	38	6	63	389	2 424
VALUE (\$ million)										
<b>2000-01</b>	1 555.1	99.9	61.3	161.3	22.3	23.5	107.1	152.9	314.1	1 869.2
<b>2001-02</b>	2 262.9	129.5	61.8	191.2	33.3	33.3	82.7	149.3	340.6	2 603.5
<b>2002-03</b>	2 548.0	132.6	91.3	223.9	40.8	51.9	155.3	248.0	471.9	3 019.9
<b>2002</b>										
April	196.6	14.2	10.8	25.0	1.8	6.0	9.1	16.9	41.9	238.5
May	217.1	11.7	7.1	18.8	3.4	0.0	6.3	9.8	28.6	245.6
June	189.7	12.3	8.5	20.8	4.2	0.9	4.0	9.1	29.9	219.6
July	246.9	16.4	14.2	30.6	1.8	1.0	4.0	6.8	37.4	284.4
August	205.9	8.4	5.8	14.2	0.7	16.5	15.8	33.0	47.2	253.2
September	198.3	8.7	3.9	12.6	9.0	6.8	0.0	15.8	28.5	226.8
October	205.7	11.2	2.4	13.5	2.4	4.2	11.8	18.4	31.9	237.6
November	209.2	8.4	4.9	13.3	7.9	4.3	1.2	13.3	26.7	235.8
December	176.3	8.1	5.9	14.0	7.7	0.0	13.8	21.5	35.5	211.8
<b>2003</b>										
January	198.1	7.5	4.0	11.6	2.0	2.6	20.8	25.5	37.0	235.2
February	185.2	6.6	18.1	24.7	0.0	2.7	66.2	68.9	93.6	278.8
March	196.9	10.2	6.7	16.9	0.3	3.8	11.6	15.7	32.6	229.5
April	189.1	12.2	3.9	16.1	0.0	0.0	0.4	0.4	16.5	205.6
May	242.5	16.8	3.9	20.7	6.7	5.6	5.8	18.1	38.8	281.3
June	293.7	18.1	17.5	35.6	2.3	4.5	3.9	10.6	46.2	339.9

(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)							
<b>1999-2000</b>	2 437.4	557.2	2 996.4	273.8	3 271.0	1 213.7	4 437.4
<b>2000-01</b>	1 555.1	314.1	1 869.2	270.1	2 139.4	1 282.9	3 422.3
<b>2001-02</b>	2 218.7	331.0	2 549.7	253.0	2 802.7	951.5	3 754.2
<b>2001</b>							
December	562.4	76.8	639.1	63.2	702.3	255.6	958.0
<b>2002</b>							
March	511.1	67.8	578.9	51.9	630.7	192.8	823.6
June	587.5	96.5	683.9	74.4	758.3	288.3	1 046.6
September	631.0	107.5	738.5	68.1	806.5	544.3	1 350.9
December	567.5	88.3	655.7	66.7	722.4	231.1	953.5
<b>2003</b>							
March	550.5	151.4	701.9	69.5	771.4	342.8	1 114.2
ORIGINAL (% change from preceding quarter)							
<b>2001</b>							
December	0.8	-14.6	-1.3	-0.6	-1.3	19.1	3.4
<b>2002</b>							
March	-9.1	-11.7	-9.4	-17.9	-10.2	-24.6	-14.0
June	14.9	42.3	18.1	43.5	20.2	49.5	27.1
September	7.4	11.4	8.0	-8.5	6.4	88.8	29.1
December	-10.1	-17.9	-11.2	-2.0	-10.4	-57.5	-29.4
<b>2003</b>							
March	-3.0	71.5	7.0	4.2	6.8	48.3	16.8

(a) Reference year for chain volume measures is 2000-2001. Refer to Explanatory Notes paragraph 25-26.

(b) Refer to Explanatory Notes paragraph 16.

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>2003</b>												
April	7	0.7	22	2.2	3	0.3	10	1.0	14	1.7	5	0.6
May	3	0.4	31	3.0	7	0.8	5	0.5	19	2.0	2	0.3
June	13	1.2	41	4.1	10	1.1	21	1.7	14	1.7	0	0.0
Value—\$200,000—\$499,999												
<b>2003</b>												
April	2	0.6	8	2.8	7	2.1	6	2.0	6	1.9	3	0.8
May	3	1.1	9	2.8	9	2.6	2	0.6	5	1.3	1	0.3
June	2	0.6	8	2.1	6	2.1	12	3.5	5	1.7	3	0.8
Value—\$500,000—\$999,999												
<b>2003</b>												
April	0	0.0	2	1.3	0	0.0	1	0.6	1	0.6	2	1.2
May	0	0.0	6	4.1	1	0.5	1	0.9	2	1.2	2	1.3
June	2	1.7	3	2.5	3	2.3	2	1.1	0	0.0	4	2.7
Value—\$1,000,000—\$4,999,999												
<b>2003</b>												
April	1	1.4	0	0.0	2	3.5	3	6.2	3	4.2	5	13.5
May	0	0.0	6	9.6	1	1.3	3	7.6	2	3.2	7	27.8
June	1	2.2	4	9.9	1	1.0	3	4.6	3	6.9	4	8.7
Value—\$5,000,000 and over												
<b>2003</b>												
April	1	18.8	0	0.0	0	0.0	1	8.0	0	0.0	1	22.7
May	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	8.6
June	0	0.0	2	17.1	0	0.0	1	27.3	1	5.0	0	0.0
Value—Total												
<b>2000-01</b>	58	79.7	509	207.2	217	76.2	311	353.4	276	105.2	151	176.0
<b>2001-02</b>	99	52.2	464	152.5	163	71.7	294	169.3	286	142.9	149	188.0
<b>2002-03</b>	99	56.3	507	314.1	189	120.0	304	353.6	294	136.5	184	196.4
<b>2003</b>												
April	11	21.4	32	6.3	12	5.9	21	17.8	24	8.4	16	38.8
May	6	1.5	52	19.5	18	5.2	11	9.6	28	7.7	13	38.3
June	18	5.7	58	35.6	20	6.5	39	38.2	23	15.4	11	12.2

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>2003</b>										
April	1	0.2	4	0.6	1	0.1	4	0.2	71	7.6
May	3	0.4	1	0.1	3	0.3	3	0.4	77	8.1
June	1	0.2	4	0.4	3	0.3	3	0.3	110	10.8
Value—\$200,000—\$499,999										
<b>2003</b>										
April	0	0.0	1	0.2	2	0.8	5	1.4	40	12.6
May	0	0.0	4	1.3	1	0.3	3	1.1	37	11.3
June	1	0.3	1	0.2	1	0.2	0	0.0	39	11.7
Value—\$500,000—\$999,999										
<b>2003</b>										
April	0	0.0	0	0.0	0	0.0	0	0.0	6	3.6
May	0	0.0	4	2.9	0	0.0	2	1.3	18	12.2
June	0	0.0	0	0.0	0	0.0	3	1.8	17	12.0
Value—\$1,000,000—\$4,999,999										
<b>2003</b>										
April	0	0.0	2	6.3	0	0.0	0	0.0	16	35.1
May	0	0.0	1	1.2	0	0.0	2	3.5	22	54.2
June	0	0.0	2	6.1	1	1.2	1	2.5	20	43.1
Value—\$5,000,000 and over										
<b>2003</b>										
April	0	0.0	3	23.7	0	0.0	1	7.6	7	80.8
May	0	0.0	0	0.0	0	0.0	0	0.0	1	8.6
June	0	0.0	0	0.0	0	0.0	1	5.8	5	55.2
Value—Total										
<b>2000-01</b>	19	5.3	63	57.2	93	130.7	118	92.0	1 815	1 282.9
<b>2001-02</b>	24	9.4	58	48.4	80	100.3	102	41.7	1 719	976.5
<b>2002-03</b>	26	7.8	85	112.8	83	167.0	117	88.6	1 888	1 552.9
<b>2003</b>										
April	1	0.2	10	30.8	3	0.9	10	9.3	140	139.8
May	3	0.4	10	5.4	4	0.6	10	6.3	155	94.4
June	2	0.5	7	6.8	5	1.8	8	10.3	191	132.9

## VALUE OF NON-RESIDENTIAL BUILDINGS APPROVED

Period	Hotels, motels and 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>2000-01</b>	79.4	205.8	73.7	311.2	97.7	98.2	5.4	37.9	71.3	54.9	1 035.6
<b>2001-02</b>	51.6	150.8	67.8	134.3	137.2	62.9	9.4	38.9	58.7	20.7	732.6
<b>2002-03</b>	55.0	312.7	119.6	317.1	112.1	77.8	7.8	53.8	35.3	48.9	1 140.0
<b>2002</b>											
June	1.0	11.1	6.0	10.6	10.6	4.1	0.3	0.2	8.5	1.1	53.5
July	1.9	78.0	3.8	7.6	8.9	6.4	1.0	9.4	3.2	2.6	122.8
August	1.5	31.3	7.6	155.4	4.8	5.5	1.8	6.4	5.2	7.3	226.7
September	1.8	23.4	7.2	6.6	14.0	4.5	0.5	0.6	1.1	2.9	62.6
October	5.4	19.8	17.8	16.8	5.7	6.4	0.0	2.8	12.6	0.9	88.1
November	0.7	15.4	12.7	15.2	9.7	3.2	1.7	0.8	3.5	3.7	66.5
December	0.4	9.9	3.9	10.7	14.4	11.4	1.4	1.9	1.4	1.9	57.2
<b>2003</b>											
January	10.5	45.8	35.4	39.9	8.9	2.3	0.2	6.9	2.2	1.2	153.4
February	0.3	10.3	11.3	3.9	9.0	2.2	0.1	11.2	1.1	1.4	50.9
March	3.9	18.2	2.3	4.5	5.8	4.2	0.0	4.7	3.2	2.1	48.8
April	21.4	5.5	5.9	15.1	7.8	9.0	0.2	2.0	0.9	9.2	77.1
May	1.5	19.5	5.2	4.8	7.7	14.6	0.4	2.6	0.4	5.5	62.2
June	5.7	35.6	6.5	36.6	15.4	8.1	0.5	4.5	0.5	10.2	123.7
PUBLIC SECTOR (\$ million)											
<b>2000-01</b>	0.2	1.3	2.4	42.3	7.7	77.9	0.0	19.1	59.2	37.3	247.6
<b>2001-02</b>	0.6	1.7	4.0	35.0	5.6	125.0	0.0	9.5	41.5	20.9	244.0
<b>2002-03</b>	1.3	1.6	0.2	36.3	24.5	118.7	0.0	59.1	131.7	39.6	413.0
<b>2002</b>											
June	0.0	0.0	0.0	2.5	0.7	15.2	0.0	0.3	3.3	3.0	25.1
July	0.0	0.0	0.0	6.3	0.0	5.0	0.0	0.9	0.8	16.9	29.9
August	0.0	0.3	0.0	0.5	0.0	0.4	0.0	4.5	113.0	1.5	120.2
September	0.0	0.0	0.0	0.3	3.5	3.4	0.0	0.9	0.0	1.0	9.1
October	0.0	0.2	0.0	0.5	0.0	1.5	0.0	2.0	0.5	1.9	6.5
November	0.5	0.0	0.0	1.8	0.0	0.7	0.0	4.1	5.5	0.6	13.3
December	0.3	0.0	0.0	1.2	0.1	5.6	0.0	0.8	3.0	3.1	14.1
<b>2003</b>											
January	0.5	0.2	0.2	2.6	20.1	30.4	0.0	11.2	0.3	1.5	67.0
February	0.0	0.1	0.0	2.2	0.1	0.1	0.0	0.1	5.8	0.7	9.1
March	0.0	0.0	0.0	11.8	0.1	14.0	0.0	0.9	1.4	11.4	39.7
April	0.0	0.8	0.0	2.7	0.6	29.8	0.0	28.8	0.0	0.1	62.6
May	0.0	0.0	0.0	4.8	0.0	23.7	0.0	2.7	0.2	0.8	32.3
June	0.0	0.0	0.0	1.6	0.0	4.1	0.0	2.2	1.2	0.1	9.2
TOTAL (\$ million)											
<b>2000-01</b>	79.6	207.1	76.1	353.5	105.2	176.1	5.4	57.2	130.7	92.1	1 282.8
<b>2001-02</b>	52.2	152.7	71.9	169.4	142.7	188.1	9.4	48.3	100.4	41.6	976.4
<b>2002-03</b>	56.4	314.2	119.9	353.7	136.5	196.4	7.8	113.0	166.9	88.5	1 553.0
<b>2002</b>											
June	1.0	11.1	6.0	13.1	11.3	19.3	0.3	0.5	11.8	4.1	78.6
July	1.9	78.0	3.8	13.9	8.9	11.4	1.0	10.3	4.0	19.5	152.7
August	1.5	31.6	7.6	155.9	4.8	5.9	1.8	10.9	118.2	8.8	346.9
September	1.8	23.4	7.2	6.9	17.5	7.9	0.5	1.5	1.1	3.8	71.7
October	5.4	19.9	17.8	17.3	5.7	7.9	0.0	4.7	13.0	2.8	94.6
November	1.2	15.4	12.7	17.1	9.7	3.9	1.7	4.9	8.9	4.4	79.8
December	0.7	9.9	3.9	11.9	14.4	16.9	1.4	2.7	4.4	5.0	71.2
<b>2003</b>											
January	11.1	46.0	35.7	42.6	29.0	32.7	0.2	18.1	2.5	2.7	220.5
February	0.3	10.4	11.3	6.2	9.1	2.3	0.1	11.3	6.9	2.1	60.0
March	3.9	18.2	2.3	16.3	5.9	18.2	0.0	5.6	4.6	13.5	88.5
April	21.4	6.3	5.9	17.8	8.4	38.8	0.2	30.8	0.9	9.3	139.8
May	1.5	19.5	5.2	9.6	7.7	38.3	0.4	5.4	0.6	6.3	94.4
June	5.7	35.6	6.5	38.2	15.4	12.2	0.5	6.8	1.8	10.3	132.9



## 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>2001-02</b>	12 440	1 914	14 515	1 634 202	261 992	205 201	2 101 395	540 645	2 642 040
<b>2002-03</b>	12 950	2 443	15 491	1 840 683	336 335	226 856	2 403 875	905 924	3 309 799
<b>2002</b>									
June	974	134	1 169	135 693	17 246	27 661	180 600	38 575	219 175
July	1 235	149	1 385	171 285	18 771	19 584	209 640	102 127	311 767
August	1 087	250	1 338	147 179	38 925	19 681	205 784	203 197	408 981
September	1 117	123	1 249	151 443	20 176	16 753	188 371	43 731	232 102
October	1 096	197	1 304	156 199	22 238	20 658	199 095	68 005	267 099
November	1 040	147	1 190	143 701	15 199	18 895	177 795	47 072	224 867
December	904	198	1 102	129 813	24 885	13 750	168 448	42 025	210 473
<b>2003</b>									
January	1 034	202	1 251	148 406	32 144	20 206	200 756	140 369	341 124
February	957	400	1 361	136 278	79 873	16 108	232 260	41 439	273 699
March	963	137	1 102	137 229	16 574	20 109	173 912	22 203	196 114
April	875	162	1 045	132 807	12 362	18 610	163 780	57 853	221 633
May	1 210	308	1 558	178 201	32 497	22 291	232 989	43 015	276 004
June	1 432	170	1 606	208 142	22 694	20 212	251 047	94 890	345 937
PUBLIC SECTOR									
<b>2001-02</b>	261	290	557	21 238	23 613	5 288	50 140	186 571	236 711
<b>2002-03</b>	335	358	693	34 441	36 446	5 838	76 725	323 721	400 446
<b>2002</b>									
June	25	54	79	2 569	4 209	15	6 792	20 989	27 782
July	57	65	122	6 805	5 344	90	12 239	3 139	15 378
August	26	7	33	1 942	480	22	2 445	118 034	120 479
September	6	16	22	586	1 354	64	2 004	7 146	9 150
October	12	15	27	1 035	1 271	511	2 817	1 919	4 737
November	37	10	47	3 739	1 050	438	5 227	5 382	10 608
December	18	0	18	1 727	0	1 531	3 258	6 763	10 021
<b>2003</b>									
January	22	6	28	2 029	527	180	2 735	53 283	56 018
February	11	4	15	1 111	342	261	1 714	4 656	6 370
March	26	81	107	2 228	12 241	88	14 557	28 657	43 214
April	35	11	46	3 790	1 111	629	5 530	62 406	67 936
May	29	0	29	3 688	0	1 593	5 280	26 110	31 391
June	56	143	199	5 761	12 726	431	18 919	6 227	25 145
TOTAL									
<b>2001-02</b>	12 701	2 204	15 072	1 655 441	285 605	210 489	2 151 535	727 216	2 878 751
<b>2002-03</b>	13 285	2 801	16 184	1 875 124	372 782	232 694	2 480 600	1 229 644	3 710 245
<b>2002</b>									
June	999	188	1 248	138 262	21 455	27 676	187 393	59 564	246 957
July	1 292	214	1 507	178 090	24 115	19 674	221 879	105 265	327 144
August	1 113	257	1 371	149 121	39 405	19 703	208 229	321 231	529 459
September	1 123	139	1 271	152 028	21 530	16 817	190 375	50 877	241 252
October	1 108	212	1 331	157 235	23 509	21 169	201 912	69 924	271 836
November	1 077	157	1 237	147 440	16 249	19 333	183 022	52 454	235 475
December	922	198	1 120	131 540	24 885	15 281	171 706	48 788	220 494
<b>2003</b>									
January	1 056	208	1 279	150 435	32 670	20 386	203 491	193 652	397 142
February	968	404	1 376	137 389	80 215	16 369	233 974	46 095	280 068
March	989	218	1 209	139 457	28 815	20 197	188 469	50 860	239 328
April	910	173	1 091	136 598	13 474	19 239	169 310	120 259	289 569
May	1 239	308	1 587	181 889	32 497	23 883	238 269	69 125	307 394
June	1 488	313	1 805	213 903	35 420	20 643	269 966	101 117	371 082

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

(b) Refer to Explanatory Notes paragraph 16.

## BUILDINGS APPROVED IN STATISTICAL AREAS—Jun Qtr 2003

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(c)</b>	<b>4 963</b>	<b>961</b>	<b>5 978</b>	<b>725 324</b>	<b>101 518</b>	<b>77 301</b>	<b>904 143</b>	<b>367 093</b>	<b>1 271 236</b>
<b>Perth (SD)</b>	<b>3 637</b>	<b>794</b>	<b>4 483</b>	<b>532 389</b>	<b>81 390</b>	<b>63 765</b>	<b>677 545</b>	<b>290 501</b>	<b>968 045</b>
Central Metropolitan (SSD)	124	127	282	47 015	19 924	19 387	86 326	99 747	186 072
Cambridge (T)	28	2	30	8 881	400	2 930	12 211	842	13 053
Claremont (T)	9	0	9	2 791	0	483	3 274	510	3 784
Cottesloe (T)	13	12	25	4 996	1 451	376	6 824	1 751	8 575
Mosman Park (T)	18	0	18	8 522	0	1 356	9 878	0	9 878
Nedlands (C)	20	10	30	10 954	624	3 983	15 561	0	15 561
Peppermint Grove (S)	4	0	4	4 709	0	2 222	6 931	0	6 931
Perth (C)—Inner	0	0	23	0	0	5 030	5 030	61 519	66 549
Perth (C)—Remainder	3	12	15	1 105	4 755	150	6 010	15 950	21 960
Subiaco (C)	12	86	98	1 734	12 029	972	14 735	15 860	30 595
Vincent (T)	17	5	30	3 321	665	1 886	5 872	3 314	9 186
East Metropolitan (SSD)	563	124	688	71 671	11 889	8 008	91 568	43 185	134 753
Bassendean (T)	12	0	12	2 349	0	792	3 141	0	3 141
Bayswater (C)	59	51	110	9 175	5 837	2 212	17 225	10 518	27 743
Kalamunda (S)	175	11	186	19 779	974	1 369	22 123	6 569	28 692
Mundaring (S)	54	0	54	8 064	0	1 406	9 470	1 110	10 580
Swan (C)	263	62	326	32 304	5 077	2 229	39 609	24 988	64 597
North Metropolitan (SSD)	1 409	195	1 609	205 172	18 245	16 628	240 044	84 809	324 853
Joondalup (C)—North	69	6	79	12 778	872	1 577	15 227	1 967	17 193
Joondalup (C)—South	41	0	42	11 275	0	3 805	15 081	10 258	25 339
Stirling (C)—Central	227	76	303	34 400	6 210	1 853	42 464	16 616	59 080
Stirling (C)—Coastal	193	103	296	31 145	10 089	3 718	44 952	11 635	56 587
Stirling (C)—South-Eastern	12	0	12	3 382	0	3 178	6 559	23 126	29 686
Wanneroo (C)—North-East	290	0	290	32 068	0	820	32 887	6 005	38 892
Wanneroo (C)—North-West	261	2	263	32 508	301	744	33 552	10 225	43 777
Wanneroo (C)—South	316	8	324	47 617	773	933	49 323	4 977	54 299
South West Metropolitan (SSD)	840	83	925	114 862	8 352	11 392	134 606	30 047	164 653
Cockburn (C)	208	47	255	26 459	3 568	2 379	32 406	2 261	34 667
East Fremantle (T)	4	0	4	1 251	0	1 642	2 892	0	2 892
Fremantle (C)—Inner	0	0	0	0	0	53	53	1 053	1 106
Fremantle (C)—Remainder	18	0	18	2 874	0	1 286	4 160	3 519	7 679
Kwinana (T)	47	0	47	4 667	0	535	5 202	10 837	16 039
Melville (C)	99	36	137	22 708	4 784	4 109	31 601	10 748	42 349
Rockingham (C)	464	0	464	56 904	0	1 389	58 292	1 629	59 922
South East Metropolitan (SSD)	701	265	979	93 669	22 981	8 351	125 001	32 713	157 714
Armadale (C)	49	49	99	5 639	2 196	932	8 767	2 915	11 682
Belmont (C)	39	44	83	5 743	5 531	282	11 555	6 528	18 083
Canning (C)	144	118	263	19 556	10 255	3 048	32 860	8 425	41 284
Gosnells (C)	337	19	365	39 579	1 196	1 147	41 923	8 385	50 307
Serpentine—Jarrahdale (S)	30	0	30	3 929	0	437	4 366	80	4 446
South Perth (C)	54	5	59	13 224	470	1 355	15 049	509	15 559
Victoria Park (T)	48	30	80	5 999	3 333	1 150	10 481	5 872	16 354
<b>South West (SD)</b>	<b>810</b>	<b>115</b>	<b>926</b>	<b>111 054</b>	<b>14 741</b>	<b>7 092</b>	<b>132 887</b>	<b>24 612</b>	<b>157 500</b>
Mandurah (SSD)	390	65	455	55 135	8 783	2 086	66 004	6 400	72 404
Mandurah (C)	321	65	386	47 005	8 783	1 710	57 497	5 737	63 234
Murray (S)	69	0	69	8 130	0	376	8 507	663	9 170
Bunbury (SSD)	168	18	186	21 161	1 586	922	23 669	13 165	36 833
Bunbury (C)	41	12	53	5 696	998	469	7 163	12 047	19 210
Capel (S)—Pt A	58	0	58	7 625	0	111	7 736	317	8 053
Dardanup (S)—Pt A	36	4	40	3 848	439	172	4 459	500	4 959
Harvey (S)—Pt A	33	2	35	3 992	148	170	4 310	301	4 611

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
<b>Preston (SSD)</b>	60	0	60	7 145	0	613	7 759	1 921	9 680
Boddington (C)	4	0	4	400	0	0	400	0	400
Capel (S)—Pt B	8	0	8	1 175	0	148	1 323	225	1 548
Collie (S)	5	0	5	511	0	53	564	130	694
Dardanup (S)—Pt B	6	0	6	613	0	55	667	200	867
Donnybrook—Balingup (S)	6	0	6	892	0	93	985	0	985
Harvey (S)—Pt B	23	0	23	2 550	0	229	2 779	127	2 906
Waroona(S)	8	0	8	1 005	0	36	1 041	1 239	2 279
<b>Vasse (SSD)</b>	165	30	195	24 383	4 199	2 541	31 122	2 672	33 794
Augusta—Margaret River (S)	57	0	57	8 167	0	600	8 766	2 521	11 287
Busselton (S)	108	30	138	16 216	4 199	1 941	22 356	151	22 506
<b>Blackwood (SSD)</b>	27	2	30	3 231	173	930	4 334	455	4 789
Boyup Brook (S)	3	0	3	314	0	139	453	0	453
Bridgetown—Greenbushes (S)	5	0	5	655	0	238	893	155	1 048
Manjimup (S)	12	2	15	1 575	173	503	2 250	0	2 250
Nannup (S)	7	0	7	688	0	50	738	300	1 038
<b>Lower Great Southern (SD)</b>	89	29	118	12 160	2 955	889	16 003	3 012	19 015
<b>Pallinup (SSD)</b>	8	0	8	1 114	0	75	1 189	0	1 189
Broomehill (S)	0	0	0	0	0	0	0	0	0
Gnowangerup (S)	1	0	1	170	0	50	220	0	220
Jerramungup (S)	0	0	0	0	0	0	0	0	0
Katanning (S)	0	0	0	0	0	0	0	0	0
Kent (S)	0	0	0	0	0	0	0	0	0
Kojonup (S)	7	0	7	944	0	25	969	0	969
Tambellup (S)	0	0	0	0	0	0	0	0	0
Woodanilling (S)	0	0	0	0	0	0	0	0	0
<b>King (SSD)</b>	81	29	110	11 045	2 955	814	14 814	3 012	17 825
Albany (C)—Central	26	25	51	4 136	2 613	376	7 125	2 177	9 302
Albany (C)—Bal	30	4	34	3 665	342	255	4 262	493	4 755
Cranbrook (S)	0	0	0	0	0	0	0	0	0
Denmark (S)	19	0	19	2 554	0	122	2 677	267	2 944
Plantagenet (S)	6	0	6	690	0	60	750	75	825
<b>Upper Great Southern (SD)</b>	25	0	25	2 999	0	279	3 278	6 967	10 244
<b>Hotham (SSD)</b>	20	0	20	2 273	0	259	2 532	5 478	8 010
Brookton (S)	8	0	8	841	0	48	890	0	890
Cuballing (S)	0	0	0	0	0	42	42	0	42
Dumbleyung (S)	0	0	0	0	0	0	0	0	0
Narrogin (T)	3	0	3	411	0	21	432	140	572
Narrogin (S)	0	0	0	0	0	0	0	236	236
Pingelly (S)	1	0	1	89	0	81	171	0	171
Wagin (S)	6	0	6	639	0	0	639	0	639
Wandering (S)	0	0	0	0	0	23	23	0	23
West Arthur (S)	0	0	0	0	0	0	0	65	65
Wickepin (S)	2	0	2	292	0	44	336	0	336
Williams (S)	0	0	0	0	0	0	0	5 037	5 037
<b>Lakes (SSD)</b>	5	0	5	726	0	20	746	1 489	2 235
Corrigin (S)	1	0	1	170	0	0	170	1 489	1 659
Kondinin (S)	0	0	0	0	0	0	0	0	0
Kulin (S)	0	0	0	0	0	20	20	0	20
Lake Grace (S)	4	0	4	556	0	0	556	0	556
<b>Midlands (SD)</b>	108	8	116	15 243	383	1 710	17 336	5 798	23 134
<b>Moore (SSD)</b>	61	0	61	9 154	0	969	10 123	4 567	14 690
Chittering (S)	17	0	17	3 207	0	347	3 554	139	3 693
Dandaragan (S)	16	0	16	2 041	0	124	2 165	1 827	3 993
Gingin (S)	27	0	27	3 784	0	487	4 270	2 600	6 870
Moora (S)	1	0	1	122	0	11	133	0	133
Victoria Plains (S)	0	0	0	0	0	0	0	0	0

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)	39	0	39	5 036	0	640	5 676	462	6 138
Beverley (S)	0	0	0	0	0	0	0	0	0
Cunderdin (S)	0	0	0	0	0	0	0	0	0
Dalwallinu (S)	1	0	1	287	0	0	287	0	287
Dowerin (S)	0	0	0	0	0	0	0	0	0
Goomalling (S)	3	0	3	379	0	0	379	0	379
Koorda (S)	0	0	0	0	0	0	0	0	0
Northam (T)	6	0	6	752	0	38	790	250	1 040
Northam (S)	10	0	10	1 440	0	187	1 627	0	1 627
Quairading (S)	0	0	0	0	0	0	0	0	0
Tammin (S)	0	0	0	0	0	30	30	0	30
Toodyay (S)	12	0	12	1 359	0	142	1 501	0	1 501
Wongan-Ballidu (S)	2	0	2	300	0	15	315	212	527
Wyalkatchem (S)	0	0	0	0	0	0	0	0	0
York (S)	5	0	5	520	0	228	748	0	748
Campion (SSD)	8	8	16	1 053	383	100	1 536	770	2 306
Bruce Rock (S)	0	0	0	0	0	0	0	0	0
Kellerberrin (S)	1	0	1	209	0	10	219	0	219
Merredin (S)	2	8	10	283	383	28	694	313	1 007
Mount Marshall (S)	0	0	0	0	0	0	0	341	341
Mukinbudin (S)	0	0	0	0	0	0	0	0	0
Narembeen (S)	0	0	0	0	0	0	0	0	0
Nungarin (S)	0	0	0	0	0	0	0	0	0
Trayning (S)	1	0	1	178	0	0	178	0	178
Westonia (S)	0	0	0	0	0	0	0	0	0
Yilgam (S)	4	0	4	383	0	62	445	116	562
<b>South Eastern (SD)</b>	<b>58</b>	<b>3</b>	<b>61</b>	<b>9 458</b>	<b>368</b>	<b>1 092</b>	<b>10 918</b>	<b>2 489</b>	<b>13 407</b>
Kalgoorlie/Boulder City Part A (SSD)	26	0	26	3 587	0	661	4 248	1 331	5 580
Kalgoorlie/Boulder (C)—Pt A	26	0	26	3 587	0	661	4 248	1 331	5 580
Lefroy (SSD)	11	0	11	2 260	0	12	2 271	95	2 366
Coolgardie (S)	1	0	1	298	0	12	310	0	310
Kalgoorlie/Boulder (C)—Pt B	0	0	0	0	0	0	0	0	0
Laverton (S)	2	0	2	386	0	0	386	95	481
Leonora (S)	0	0	0	0	0	0	0	0	0
Menzies (S)	0	0	0	0	0	0	0	0	0
Ngaanyatjarraku (S)	8	0	8	1 576	0	0	1 576	0	1 576
Johnston (SSD)	21	3	24	3 611	368	419	4 398	1 063	5 461
Dundas (S)	0	0	0	0	0	12	12	525	537
Esperance (S)	21	0	21	3 611	0	398	4 009	278	4 287
Ravensthorpe (S)	0	3	3	0	368	10	378	260	638
<b>Central (SD)</b>	<b>95</b>	<b>0</b>	<b>95</b>	<b>16 493</b>	<b>0</b>	<b>1 200</b>	<b>17 693</b>	<b>19 883</b>	<b>37 576</b>
Geraldton (SSD)	49	0	49	8 375	0	514	8 890	15 970	24 860
Geraldton (C)	19	0	19	3 668	0	76	3 744	15 750	19 495
Greenough (S)—Pt A	30	0	30	4 708	0	438	5 146	220	5 366
Gascoyne (SSD)	9	0	9	1 789	0	221	2 011	3 327	5 338
Carnarvon (S)	4	0	4	915	0	114	1 029	412	1 441
Exmouth (S)	4	0	4	854	0	93	947	289	1 235
Shark Bay (S)	1	0	1	20	0	15	35	1 767	1 802
Upper Gascoyne (S)	0	0	0	0	0	0	0	860	860
Carnegie (SSD)	4	0	4	751	0	0	751	0	751
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)	2	0	2	378	0	0	378	0	378
Wiluna (S)	0	0	0	0	0	0	0	0	0
Yalgoo (S)	2	0	2	373	0	0	373	0	373

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)	33	0	33	5 577	0	464	6 041	586	6 627
Carnamah (S)	0	0	0	0	0	0	0	0	0
Chapman Valley (S)	2	0	2	420	0	17	437	72	509
Coorow (S)	5	0	5	683	0	27	710	0	710
Greenough (S)—Pt B	1	0	1	153	0	100	253	50	303
Irwin (S)	9	0	9	1 338	0	51	1 389	0	1 389
Mingenew (S)	0	0	0	0	0	0	0	0	0
Morawa (S)	0	0	0	0	0	0	0	0	0
Mullewa (S)	0	0	0	0	0	29	29	0	29
Northampton (S)	16	0	16	2 983	0	240	3 223	464	3 687
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>44</b>	<b>6</b>	<b>50</b>	<b>7 877</b>	<b>1 029</b>	<b>535</b>	<b>9 442</b>	<b>10 569</b>	<b>20 011</b>
De Grey (SSD)	17	0	17	3 156	0	288	3 444	8 685	12 129
East Pilbara (S)	10	0	10	1 703	0	70	1 773	8 256	10 029
Port Hedland (T)	7	0	7	1 453	0	218	1 671	429	2 100
Fortescue (SSD)	27	6	33	4 722	1 029	247	5 998	1 883	7 881
Ashburton (S)	0	0	0	0	0	56	56	300	356
Roebourne (S)	27	6	33	4 722	1 029	191	5 942	1 583	7 525
<b>Kimberley (SD)</b>	<b>97</b>	<b>6</b>	<b>104</b>	<b>17 651</b>	<b>652</b>	<b>740</b>	<b>19 042</b>	<b>3 263</b>	<b>22 305</b>
Ord (SSD)	19	0	20	3 606	0	407	4 013	882	4 895
Halls Creek (S)	6	0	6	1 211	0	0	1 211	0	1 211
Wyndham-East Kimberley (S)	13	0	14	2 395	0	407	2 802	882	3 684
Fitzroy (SSD)	78	6	84	14 045	652	333	15 029	2 381	17 410
Broome (S)	59	6	65	10 243	652	298	11 194	2 070	13 264
Derby-West Kimberley (S)	19	0	19	3 801	0	34	3 836	310	4 146
STATISTICAL DISTRICTS									
Mandurah	390	65	455	55 135	8 783	2 086	66 004	6 400	72 404
Bunbury	168	18	186	21 161	1 586	922	23 669	13 165	36 833
Kalgoorlie/Boulder	26	0	26	3 587	0	661	4 248	1 331	5 580
Geraldton	49	0	49	8 375	0	514	8 890	15 970	24 860

(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 16.

(c) Western Australian total includes building approved in off-shore areas not included in the above Statistical Areas.

# 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. Where it was identified by a council or other approving authority that approvals submitted from its jurisdiction were on a GST-exclusive basis, the ABS has made adjustments to the data to ensure that values were consistent with other data collected and were inclusive of GST.

## EXPLANATORY NOTES

### OWNERSHIP

**9** 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

**10** 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.

**11** 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.

**12** 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.

**13** 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.

**14** 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.

**15** 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.

**16** 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.

### SEASONAL ADJUSTMENT

**17** 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.

**18** 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.

**19** 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).

## EXPLANATORY NOTES

### SEASONAL ADJUSTMENT *continued*

**20** From May 2003, the seasonally adjusted estimates are produced by the concurrent seasonal adjustment method which takes account of the latest available original estimates. The concurrent method improves the estimation of seasonal factors, and therefore, the seasonally adjusted and trend estimates for the current and previous months. As a result of this improvement, revisions to the seasonally adjusted and trend estimates will be observed for recent periods. The estimates that will improve the most will be for the current month, previous month and the same month one year ago. In most instances the only noticeable revisions will be to the previous month and the same month one year ago. The concurrent seasonal adjustment methodology replaces the forward factor methodology previously used to adjust Building Approval series, where seasonal factors were only revised following an annual reanalysis.

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

**22** A more detailed review of concurrent seasonal factors will be conducted annually, generally prior to the release of data for May. The timing of this review may vary and when appropriate will be notified in the 'Data Notes' section of this publication.

### TREND ESTIMATES

**23** 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.

**24** While the smoothing techniques described in paragraph 22 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

**25** 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.

**26** 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)

**27** Area statistics are now being classified to the Australian Standard Geographical Classification (ASGC), 2002 Edition (cat. no. 1216.0), effective from July 2002. Building work approved before July 2002 was classified according to the current editions of the ASGC at that time, and is presented in this publication unrevised, in the original geographical area that applied at the time of approval.



## EXPLANATORY NOTES

	<p><b>28</b> From 1 July 2002, approvals in the External Territories of Australia are included in these statistics. Christmas Island and Cocos-Keeling Islands are included in Western Australia.</p>
ABS DATA AVAILABLE ON REQUEST	<p><b>29</b> As well as the statistics included in this and related publications, the ABS may have other relevant data available on request. Inquiries should be made to the National Information and Referral Service on 1300 135 070.</p>
RELATED PUBLICATIONS	<p><b>30</b> Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none"><li>▪ <i>Building Activity, Australia</i>, cat. no. 8752.0</li><li>▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i>, cat. no. 8750.0</li><li>▪ <i>Building Activity, Western Australia</i>, cat. no. 8752.5</li><li>▪ <i>Building Approvals, Australia</i>, cat. no. 8731.0</li><li>▪ <i>Construction Work Done, Australia, Preliminary</i>, cat. no. 8755.0</li><li>▪ <i>Engineering Construction Activity, Australia</i>, cat. no. 8762.0</li><li>▪ <i>House Price Indexes: Eight Capital Cities</i>, cat. no. 6416.0</li><li>▪ <i>Housing Finance for Owner Occupation, Australia</i>, cat. no. 5609.0</li><li>▪ <i>Producer Price Indexes, Australia</i>, cat. no. 6427.0</li></ul> <p><b>31</b> 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, 8752.5 and 8755.0), in which residential work will be published inclusive of GST and non-residential work exclusive of GST. In the <i>Engineering Construction Activity, Australia</i> (cat. no. 8762.0) all values will exclude GST.</p>
ROUNDING	<p><b>32</b> 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 SSD Statistical Subdivison T Town</p>

## G L O S S A R Y

<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 16.
<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 16.
<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. caretaker's residences) associated with a non-residential building are defined as houses.

## G L O S S A R Y

<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 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.
<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 a 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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