



# BUILDING APPROVALS

WESTERN AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 9 MAR 1999

## JANUARY KEY FIGURES

### TREND ESTIMATES

	Jan 1999	% change Dec 1998 to Jan 1999	% change Jan 1998 to Jan 1999
Dwelling units approved			
Private sector houses	1 430	1.7	15.2
Total dwelling units	1 651	1.7	9.3

### SEASONALLY ADJUSTED

	Jan 1999	% change Dec 1998 to Jan 1999	% change Jan 1998 to Jan 1999
Dwelling units approved			
Private sector houses	1 475	4.4	26.5
Total dwelling units	1 666	-0.6	20.6

## JANUARY KEY POINTS

### TREND ESTIMATES

- The trend for total dwellings increased by 1.7% in January and has risen 3.1% over the last three months.
- The trend for private sector houses increased by 1.7% to be 5.0% above the level of September 1998. It will continue to rise next month unless the seasonally adjusted estimate falls by more than 11% (nearly twice the average monthly movement).

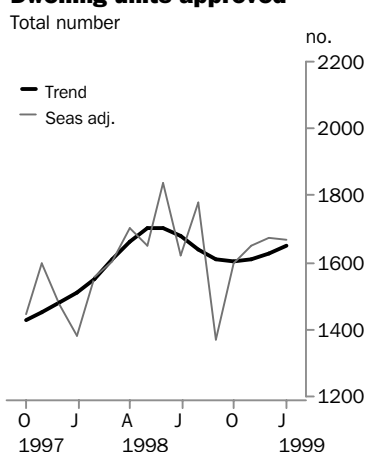
### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwellings fell by 0.6% due mostly to the influence of other dwelling units.
- In seasonally adjusted terms private sector houses increased by 4.4% to 1,475 dwellings.

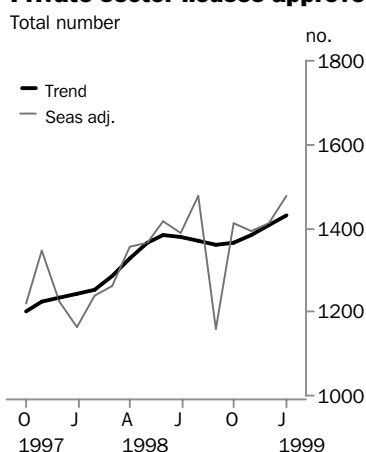
### ORIGINAL ESTIMATES

- In original terms the number of dwelling units approved was 1,307, comprising 1,148 houses and 159 other dwellings. At the Statistical Local Area level Cockburn (106) approved the most dwellings in the Perth Statistical Division, while Mandurah (37) had the most in the rest of the state
- Non-residential building valued at \$197.1 million was approved in January. Two jobs, each worth more than \$5 million, were largely responsible for the Shops category being valued at \$118.7 million while the next largest contributor was Educational with \$20.0 million.

### Dwelling units approved



### Private sector houses approved



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

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
February 1999	8 April 1999
March 1999	11 May 1999
April 1999	9 June 1999
May 1999	8 July 1999
June 1999	6 August 1999
July 1999	7 September 1999



## CHANGES IN THIS ISSUE

There are no changes in this issue.



## DATA NOTES

The trend series for value of non-residential building and value of total building (see page 3) have been moderated by removing the impact of a large shopping centre project reported in this month's data.



## REVISIONS THIS MONTH

There are no revisions this month.

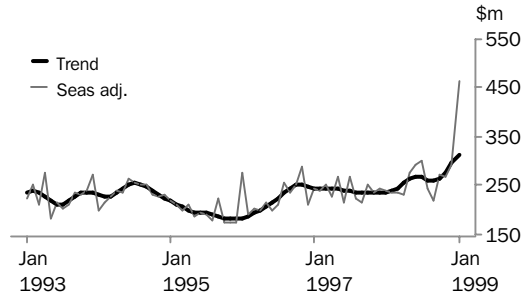


Colin Nagle  
Regional Director, Western Australia

# VALUE OF BUILDINGS APPROVED

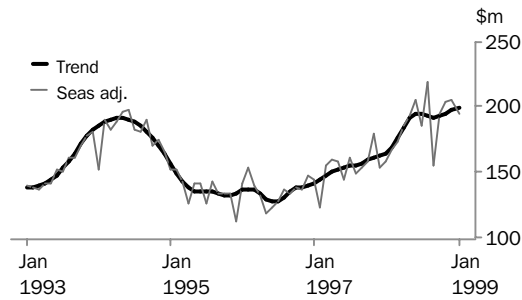
## VALUE OF TOTAL BUILDING

The trend has increased markedly in the latter part of 1998 and early 1999 under the influence of strong non-residential approvals.



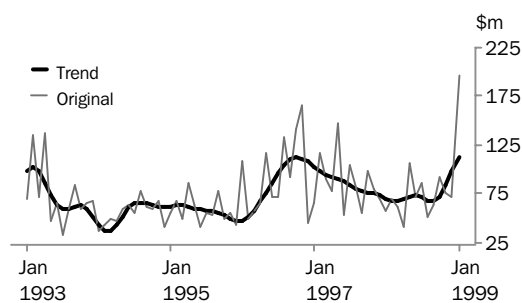
## VALUE OF RESIDENTIAL BUILDING

The trend continues to gather upward momentum and has now gained 3.9% since September.



## VALUE OF NON-RESIDENTIAL BUILDING

The turnaround in this series since September 1998 has been dramatic and it is at its highest level since June 1988.



# VALUE OF BUILDING APPROVED

## CHAIN VOLUME MEASURES

DECEMBER QUARTER 1998

Changes in the original series of value of building approvals in the December Quarter 1998 in chain volume measures are summarised below.

### ORIGINAL ESTIMATES

	<i>Sep Qtr 1998 to Dec Qtr 1998 % change</i>	<i>Dec Qtr 1997 to Dec Qtr 1998 % change</i>
New residential building	2.0	17.4
Alterations and additions to residential buildings	11.2	7.7
Non-residential building	19.0	-4.1
<b>Total building</b>	<b>7.1</b>	<b>9.6</b>

The quarterly value of total building increased from \$752.8 million to \$805.9 million (+7.1%) in December. The non-residential building sector displayed the greatest strength (+19.0%), while alterations and additions to residential buildings (+11.2%), new other residential building (+5.9%) and new houses (+1.4%) also increased.

### QUARTERLY VALUE OF BUILDING APPROVED (chain volume measures)



# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

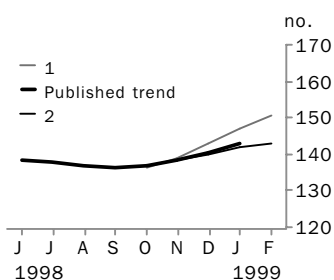
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### TREND REVISIONS

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

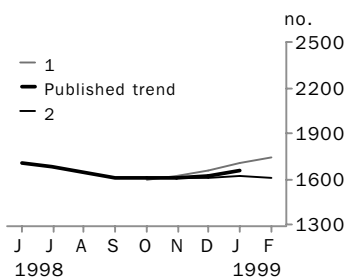
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the February seasonally adjusted estimate is higher than the January estimate by 6% for the number of private sector houses approved and 9% for total dwelling units approved; and that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

### PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 6% on Jan 1999</i>		<b>2</b> <i>falls by 6% on Jan 1999</i>	
	no.	% change	no.	% change	no.	% change
September 1998	1 362	-0.5	1 357	-0.7	1 363	-0.5
October 1998	1 367	0.4	1 365	0.5	1 368	0.3
November 1998	1 384	1.2	1 390	1.9	1 382	1.1
December 1998	1 405	1.6	1 428	2.7	1 401	1.3
January 1999	1 430	1.7	1 468	2.8	1 418	1.2
February 1999	n.y.a.	n.y.a.	1 505	2.5	1 430	0.8

### TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 9% on Jan 1999</i>		<b>2</b> <i>falls by 9% on Jan 1999</i>	
	no.	% change	no.	% change	no.	% change
September 1998	1 610	-1.7	1 604	-1.9	1 614	-1.6
October 1998	1 601	-0.6	1 598	-0.4	1 603	-0.7
November 1998	1 609	0.5	1 618	1.3	1 605	0.1
December 1998	1 624	0.9	1 656	2.3	1 611	0.4
January 1999	1 651	1.7	1 700	2.6	1 615	0.3
February 1999	n.y.a.	n.y.a.	1 736	2.2	1 609	-0.4

## 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						
<b>1997</b>						
November	1 309	1 356	164	185	1 473	1 541
December	1 167	1 214	107	198	1 274	1 412
<b>1998</b>						
January	953	976	163	179	1 116	1 155
February	1 123	1 162	238	279	1 361	1 441
March	1 330	1 363	252	384	1 582	1 747
April	1 296	1 377	143	199	1 439	1 576
May	1 481	1 505	261	289	1 742	1 794
June	1 491	1 832	212	222	1 703	2 054
July	1 460	1 549	141	158	1 601	1 707
August	1 458	1 483	228	252	1 686	1 735
September	1 239	1 257	124	156	1 363	1 413
October	1 454	1 462	127	172	1 581	1 634
November	1 395	1 404	193	245	1 588	1 649
December	1 383	1 393	192	248	1 575	1 641
<b>1999</b>						
January	1 142	1 148	110	159	1 252	1 307
SEASONALLY ADJUSTED						
<b>1997</b>						
November	1 345	1 404	n.a.	n.a.	1 497	1 600
December	1 225	1 281	n.a.	n.a.	1 340	1 477
<b>1998</b>						
January	1 166	1 204	n.a.	n.a.	1 315	1 382
February	1 237	1 288	n.a.	n.a.	1 466	1 556
March	1 263	1 290	n.a.	n.a.	1 484	1 605
April	1 354	1 418	n.a.	n.a.	1 587	1 705
May	1 364	1 382	n.a.	n.a.	1 612	1 649
June	1 415	1 604	n.a.	n.a.	1 668	1 836
July	1 387	1 501	n.a.	n.a.	1 505	1 623
August	1 476	1 507	n.a.	n.a.	1 692	1 780
September	1 159	1 176	n.a.	n.a.	1 297	1 372
October	1 410	1 427	n.a.	n.a.	1 525	1 599
November	1 393	1 404	n.a.	n.a.	1 555	1 648
December	1 413	1 425	n.a.	n.a.	1 614	1 676
<b>1999</b>						
January	1 475	1 485	n.a.	n.a.	1 565	1 666
TREND ESTIMATES						
<b>1997</b>						
November	1 223	1 271	134	184	1 357	1 454
December	1 233	1 278	148	200	1 382	1 478
<b>1998</b>						
January	1 241	1 282	173	229	1 414	1 510
February	1 254	1 297	199	256	1 454	1 553
March	1 285	1 338	220	269	1 505	1 607
April	1 326	1 393	232	269	1 557	1 662
May	1 363	1 444	230	257	1 593	1 701
June	1 383	1 470	214	235	1 597	1 705
July	1 381	1 463	192	214	1 572	1 677
August	1 369	1 434	172	204	1 541	1 638
September	1 362	1 405	159	205	1 521	1 610
October	1 367	1 391	151	211	1 518	1 601
November	1 384	1 394	146	215	1 530	1 609
December	1 405	1 406	141	217	1 547	1 624
<b>1999</b>						
January	1 430	1 431	140	221	1 570	1 651

## 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>1997</b>						
November	0.4	2.5	11.6	0.0	1.5	2.2
December	-10.8	-10.5	-34.8	7.0	-13.5	-8.4
<b>1998</b>						
January	-18.3	-19.6	52.3	-9.6	-12.4	-18.2
February	17.8	19.1	46.0	55.9	22.0	24.8
March	18.4	17.3	5.9	37.6	16.2	21.2
April	-2.6	1.0	-43.3	-48.2	-9.0	-9.8
May	14.3	9.3	82.5	45.2	21.1	13.8
June	0.7	21.7	-18.8	-23.2	-2.2	14.5
July	-2.1	-15.4	-33.5	-28.8	-6.0	-16.9
August	-0.1	-4.3	61.7	59.5	5.3	1.6
September	-15.0	-15.2	-45.6	-38.1	-19.2	-18.6
October	17.4	16.3	2.4	10.3	16.0	15.6
November	-4.1	-4.0	52.0	42.4	0.4	0.9
December	-0.9	-0.8	-0.5	1.2	-0.8	-0.5
<b>1999</b>						
January	-17.4	-17.6	-42.7	-35.9	-20.5	-20.4
SEASONALLY ADJUSTED (% change from preceding month)						
<b>1997</b>						
November	10.4	11.9	n.a.	n.a.	9.7	10.8
December	-8.9	-8.8	n.a.	n.a.	-10.5	-7.7
<b>1998</b>						
January	-4.8	-6.0	n.a.	n.a.	-1.9	-6.4
February	6.1	7.0	n.a.	n.a.	11.5	12.5
March	2.1	0.1	n.a.	n.a.	1.2	3.1
April	7.2	9.9	n.a.	n.a.	7.0	6.3
May	0.8	-2.5	n.a.	n.a.	1.6	-3.3
June	3.7	16.0	n.a.	n.a.	3.4	11.3
July	-2.0	-6.4	n.a.	n.a.	-9.7	-11.6
August	6.4	0.4	n.a.	n.a.	12.4	9.6
September	-21.5	-22.0	n.a.	n.a.	-23.3	-22.9
October	21.7	21.4	n.a.	n.a.	17.6	16.5
November	-1.2	-1.6	n.a.	n.a.	2.0	3.1
December	1.5	1.5	n.a.	n.a.	3.8	1.7
<b>1999</b>						
January	4.4	4.2	n.a.	n.a.	-3.0	-0.6
TREND ESTIMATES (% change from preceding month)						
<b>1997</b>						
November	1.7	1.7	6.3	3.1	2.1	1.9
December	0.8	0.6	10.7	8.9	1.8	1.6
<b>1998</b>						
January	0.6	0.3	16.3	14.4	2.3	2.2
February	1.1	1.2	15.4	12.0	2.8	2.8
March	2.5	3.1	10.4	5.1	3.6	3.4
April	3.1	4.1	5.3	0.0	3.5	3.4
May	2.8	3.7	-0.7	-4.7	2.3	2.3
June	1.5	1.8	-7.0	-8.5	0.2	0.3
July	-0.2	-0.5	-10.3	-8.7	-1.5	-1.6
August	-0.9	-2.0	-10.1	-4.9	-2.0	-2.3
September	-0.5	-2.0	-7.7	0.6	-1.3	-1.7
October	0.4	-1.0	-5.0	2.7	-0.2	-0.6
November	1.2	0.2	-3.4	2.1	0.8	0.5
December	1.6	0.9	-3.3	1.2	1.1	0.9
<b>1999</b>						
January	1.7	1.7	-0.5	1.4	1.5	1.7

## VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
<b>1997</b>					
November	154.6	16.2	170.8	79.4	250.2
December	135.2	16.2	151.3	70.3	221.6
<b>1998</b>					
January	122.3	13.8	136.1	57.6	193.7
February	138.8	16.5	155.3	69.1	224.4
March	172.8	16.2	189.0	62.4	251.4
April	163.3	12.4	175.7	42.3	218.0
May	195.5	16.7	212.2	106.1	318.3
June	201.7	13.8	215.5	71.1	286.7
July	179.5	17.4	196.9	85.9	282.8
August	188.5	16.2	204.7	51.3	256.1
September	149.5	16.5	166.1	63.8	229.9
October	175.8	19.9	195.7	92.4	288.1
November	178.0	17.4	195.4	77.0	272.4
December	180.1	19.3	199.4	71.5	270.8
<b>1999</b>					
January	148.3	19.6	167.9	197.1	365.0
SEASONALLY ADJUSTED					
<b>1997</b>					
November	164.6	15.5	180.1	n.a.	234.9
December	138.2	16.1	154.3	n.a.	245.3
<b>1998</b>					
January	142.5	16.0	158.4	n.a.	239.2
February	151.2	16.5	167.7	n.a.	234.2
March	159.3	14.2	173.5	n.a.	234.6
April	171.8	14.0	185.8	n.a.	229.6
May	176.2	17.6	193.8	n.a.	275.7
June	190.8	15.4	206.1	n.a.	291.8
July	169.0	17.4	186.4	n.a.	299.3
August	202.0	17.1	219.0	n.a.	244.7
September	140.9	14.0	154.9	n.a.	220.3
October	176.3	19.2	195.4	n.a.	273.2
November	187.5	17.0	204.5	n.a.	266.8
December	186.5	19.1	205.6	n.a.	294.4
<b>1999</b>					
January	172.9	22.4	195.3	n.a.	463.8
TREND ESTIMATES					
<b>1997</b>					
November	145.0	15.8	160.8	75.5	236.3
December	146.5	15.8	162.3	74.0	236.3
<b>1998</b>					
January	149.4	15.6	165.0	70.5	235.5
February	153.9	15.5	169.4	68.4	237.9
March	161.0	15.5	176.5	68.1	244.6
April	169.3	15.6	184.9	69.6	254.5
May	176.0	15.8	191.7	72.1	263.8
June	179.1	16.0	195.1	73.4	268.4
July	178.8	16.2	195.0	71.6	266.6
August	177.1	16.5	193.5	68.4	261.9
September	175.7	16.8	192.5	67.6	260.1
October	175.7	17.4	193.1	72.3	265.4
November	176.8	18.3	195.1	83.3	278.3
December	178.0	19.3	197.4	97.7	295.0
<b>1999</b>					
January	179.9	20.2	200.1	112.8	313.0

(a) Refer to Explanatory Notes paragraph 12.



## VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	Total building
ORIGINAL (% change from preceding month)					
<b>1997</b>					
November	2.6	-11.5	1.1	-19.2	-6.4
December	-12.6	-0.3	-11.4	-11.5	-11.4
<b>1998</b>					
January	-9.5	-14.9	-10.1	-18.0	-12.6
February	13.5	19.6	14.1	19.9	15.8
March	24.5	-1.7	21.7	-9.7	12.0
April	-5.5	-23.1	-7.0	-32.3	-13.3
May	19.8	34.1	20.8	150.9	46.0
June	3.2	-17.3	1.6	-32.9	-9.9
July	-11.0	26.3	-8.6	20.7	-1.4
August	5.0	-6.9	4.0	-40.2	-9.4
September	-20.7	1.9	-18.9	24.3	-10.2
October	17.6	20.1	17.8	44.8	25.3
November	1.3	-12.4	-0.1	-16.7	-5.4
December	1.2	10.7	2.0	-7.2	-0.6
<b>1999</b>					
January	-17.7	1.9	-15.8	175.8	34.8
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1997</b>					
November	16.4	-3.5	14.3	n.a.	-6.1
December	-16.0	3.9	-14.3	n.a.	4.4
<b>1998</b>					
January	3.1	-0.5	2.7	n.a.	-2.5
February	6.1	3.4	5.9	n.a.	-2.1
March	5.4	-14.0	3.5	n.a.	0.1
April	7.9	-1.6	7.1	n.a.	-2.1
May	2.5	26.1	4.3	n.a.	20.1
June	8.3	-12.8	6.3	n.a.	5.8
July	-11.4	13.1	-9.6	n.a.	2.6
August	19.5	-1.9	17.5	n.a.	-18.2
September	-30.3	-18.0	-29.3	n.a.	-10.0
October	25.1	36.9	26.2	n.a.	24.0
November	6.4	-11.1	4.6	n.a.	-2.3
December	-0.5	12.0	0.5	n.a.	10.3
<b>1999</b>					
January	-7.3	17.6	-5.0	n.a.	57.5
TREND ESTIMATES (% change from preceding month)					
<b>1997</b>					
November	1.2	0.0	1.1	-1.2	0.4
December	1.1	-0.2	0.9	-2.0	0.0
<b>1998</b>					
January	2.0	-0.8	1.7	-4.8	-0.3
February	3.0	-1.0	2.7	-2.9	1.0
March	4.6	0.0	4.2	-0.5	2.8
April	5.2	0.6	4.7	2.2	4.0
May	3.9	1.3	3.7	3.6	3.7
June	1.8	1.6	1.7	1.7	1.7
July	-0.2	1.3	0.0	-2.4	-0.7
August	-0.9	1.4	-0.7	-4.5	-1.8
September	-0.8	2.2	-0.5	-1.2	-0.7
October	0.0	3.6	0.3	7.0	2.0
November	0.6	5.0	1.0	15.1	4.9
December	0.7	5.5	1.2	17.3	6.0
<b>1999</b>					
January	1.1	4.6	1.4	15.5	6.1

(a) Refer to Explanatory Notes paragraph 12.

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

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
<b>1995-96</b>	11 946	2 900	(b) 65	(b) 0	50	<b>14 961</b>
<b>1996-97</b>	13 067	1 682	56	3	32	<b>14 840</b>
<b>1997-98</b>	14 960	2 026	45	21	40	<b>17 092</b>
<b>1998</b>						
January	953	162	0	0	1	<b>1 116</b>
February	1 123	237	1	0	0	<b>1 361</b>
March	1 330	248	3	0	1	<b>1 582</b>
April	1 295	140	1	1	2	<b>1 439</b>
May	1 480	260	1	1	0	<b>1 742</b>
June	1 490	208	2	3	0	<b>1 703</b>
July	1 459	134	6	1	1	<b>1 601</b>
August	1 458	224	0	0	4	<b>1 686</b>
September	1 238	118	1	1	5	<b>1 363</b>
October	1 453	124	2	1	1	<b>1 581</b>
November	1 392	184	4	3	5	<b>1 588</b>
December	1 381	175	2	15	2	<b>1 575</b>
<b>1999</b>						
January	1 142	108	2	0	0	<b>1 252</b>
PUBLIC SECTOR (Number)						
<b>1995-96</b>	266	627	(b) 0	(b) 0	0	<b>893</b>
<b>1996-97</b>	565	331	6	0	0	<b>902</b>
<b>1997-98</b>	868	500	0	0	0	<b>1 368</b>
<b>1998</b>						
January	23	16	0	0	0	<b>39</b>
February	39	41	0	0	0	<b>80</b>
March	33	132	0	0	0	<b>165</b>
April	81	56	0	0	0	<b>137</b>
May	24	28	0	0	0	<b>52</b>
June	341	10	0	0	0	<b>351</b>
July	89	17	0	0	0	<b>106</b>
August	25	24	0	0	0	<b>49</b>
September	18	32	0	0	0	<b>50</b>
October	8	45	0	0	0	<b>53</b>
November	9	45	7	0	0	<b>61</b>
December	10	56	0	0	0	<b>66</b>
<b>1999</b>						
January	6	49	0	0	0	<b>55</b>
TOTAL (Number)						
<b>1995-96</b>	12 212	3 527	(b) 65	(b) 0	50	<b>15 854</b>
<b>1996-97</b>	13 632	2 013	62	3	32	<b>15 742</b>
<b>1997-98</b>	15 828	2 526	45	21	40	<b>18 460</b>
<b>1998</b>						
January	976	178	0	0	1	<b>1 155</b>
February	1 162	278	1	0	0	<b>1 441</b>
March	1 363	380	3	0	1	<b>1 747</b>
April	1 376	196	1	1	2	<b>1 576</b>
May	1 504	288	1	1	0	<b>1 794</b>
June	1 831	218	2	3	0	<b>2 054</b>
July	1 548	151	6	1	1	<b>1 707</b>
August	1 483	248	0	0	4	<b>1 735</b>
September	1 256	150	1	1	5	<b>1 413</b>
October	1 461	169	2	1	1	<b>1 634</b>
November	1 401	229	11	3	5	<b>1 649</b>
December	1 391	231	2	15	2	<b>1 641</b>
<b>1999</b>						
January	1 148	157	2	0	0	<b>1 307</b>

(a) See Glossary for definition.

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

VALUE OF BUILDING APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building (a)	Total building
PRIVATE SECTOR (\$ million)								
<b>1995-96</b>	1 123.8	225.5	(b) 3.4	158.9	(b) 0.0	1 511.8	692.1	2 203.6
<b>1996-97</b>	1 294.1	154.0	4.8	163.9	0.1	1 616.6	773.9	2 390.9
<b>1997-98</b>	1 561.5	189.6	2.4	182.5	0.9	1 936.9	706.7	2 643.5
<b>1998</b>								
January	103.7	16.2	0.0	13.8	0.0	133.6	46.3	179.9
February	116.8	15.8	0.1	16.3	0.0	148.9	59.8	208.7
March	140.4	22.0	0.1	15.9	0.0	178.5	60.2	238.7
April	137.1	15.1	0.1	12.1	0.0	164.3	33.7	198.0
May	149.6	41.0	0.0	15.7	0.0	206.4	74.6	281.0
June	158.0	17.2	0.3	13.0	0.5	188.9	62.4	251.2
July	155.1	14.7	0.3	16.0	0.0	186.1	65.5	251.6
August	152.6	31.3	0.0	16.2	0.0	200.1	39.9	240.0
September	132.5	12.7	0.1	16.3	0.1	161.7	60.8	222.5
October	159.2	12.4	0.1	19.0	0.0	190.8	78.0	268.8
November	148.5	25.9	0.3	16.2	0.2	191.2	64.0	255.2
December	153.9	20.9	0.1	18.0	1.2	194.0	54.4	248.4
<b>1999</b>								
January	126.5	17.6	0.3	18.7	0.0	163.1	163.8	326.9
PUBLIC SECTOR (\$ million)								
<b>1995-96</b>	24.6	46.7	(b) 0.0	0.5	(b) 0.0	72.0	111.0	183.0
<b>1996-97</b>	54.9	21.7	0.1	4.0	0.0	80.5	430.0	510.7
<b>1997-98</b>	72.9	32.5	0.0	1.7	0.0	107.4	193.3	300.3
<b>1998</b>								
January	1.5	1.0	0.0	0.0	0.0	2.5	11.3	13.8
February	3.4	2.8	0.0	0.1	0.0	6.4	9.3	15.7
March	3.3	7.1	0.0	0.1	0.0	10.5	2.3	12.8
April	7.0	4.1	0.0	0.3	0.0	11.4	8.6	20.0
May	2.3	2.6	0.0	0.9	0.0	5.8	31.5	37.3
June	25.3	1.2	0.0	0.1	0.0	26.7	8.8	35.4
July	8.1	1.5	0.0	1.2	0.0	10.8	20.3	31.1
August	3.0	1.5	0.0	0.0	0.0	4.6	11.4	16.0
September	1.9	2.4	0.0	0.1	0.0	4.3	3.0	7.4
October	1.4	2.7	0.0	0.7	0.0	4.8	14.4	19.3
November	1.0	2.6	0.4	0.2	0.0	4.3	13.0	17.3
December	1.5	3.8	0.0	0.0	0.0	5.3	17.1	22.5
<b>1999</b>								
January	0.8	3.3	0.0	0.7	0.0	4.8	33.3	38.1
TOTAL (\$ million)								
<b>1995-96</b>	1 148.3	272.4	(b) 3.4	159.3	(b) 0.0	1 583.6	803.1	2 386.7
<b>1996-97</b>	1 348.9	175.8	4.9	167.7	0.1	1 697.3	1 204.5	2 901.8
<b>1997-98</b>	1 634.2	222.0	2.4	184.3	0.9	2 043.9	899.8	2 943.8
<b>1998</b>								
January	105.1	17.2	0.0	13.8	0.0	136.1	57.6	193.7
February	120.2	18.6	0.1	16.4	0.0	155.3	69.1	224.4
March	143.7	29.1	0.1	16.1	0.0	189.0	62.4	251.4
April	144.1	19.1	0.1	12.3	0.0	175.7	42.3	218.0
May	151.9	43.6	0.0	16.6	0.0	212.2	106.1	318.3
June	183.3	18.4	0.3	13.1	0.5	215.5	71.1	286.7
July	163.2	16.3	0.3	17.2	0.0	196.9	85.9	282.8
August	155.7	32.8	0.0	16.2	0.0	204.7	51.3	256.1
September	134.4	15.1	0.1	16.4	0.1	166.1	63.8	229.9
October	160.6	15.2	0.1	19.7	0.0	195.7	92.4	288.1
November	149.5	28.5	0.8	16.5	0.2	195.4	77.0	272.4
December	155.4	24.7	0.1	18.0	1.2	199.4	71.5	270.8
<b>1999</b>								
January	127.4	20.9	0.3	19.4	0.0	167.9	197.1	365.0

(a) See Glossary for definition.

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

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

NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc of.....			Flats units or apartments in a building of.....				Total	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
<b>1995-96</b>	12 212	2 932	354	3 286	6	83	152	241	3 527	<b>15 739</b>
<b>1996-97</b>	13 632	1 179	376	1 555	75	194	189	458	2 013	<b>15 645</b>
<b>1997-98</b>	15 828	1 672	324	1 996	166	95	269	530	2 526	<b>18 354</b>
<b>1997</b>										
November	1 355	162	13	175	3	0	6	9	184	<b>1 539</b>
December	1 214	135	13	148	4	19	0	23	171	<b>1 385</b>
<b>1998</b>										
January	976	83	30	113	20	6	39	65	178	<b>1 154</b>
February	1 162	178	59	237	0	19	22	41	278	<b>1 440</b>
March	1 363	235	17	252	56	22	50	128	380	<b>1 743</b>
April	1 376	135	44	179	6	5	6	17	196	<b>1 572</b>
May	1 504	96	33	129	25	16	118	159	288	<b>1 792</b>
June	1 831	108	63	171	33	0	14	47	218	<b>2 049</b>
July	1 548	90	50	140	0	0	11	11	151	<b>1 699</b>
August	1 483	137	43	180	24	8	36	68	248	<b>1 731</b>
September	1 256	75	48	123	0	12	15	27	150	<b>1 406</b>
October	1 461	91	40	131	14	0	24	38	169	<b>1 630</b>
November	1 401	138	52	190	0	0	39	39	229	<b>1 630</b>
December	1 391	134	67	201	0	0	30	30	231	<b>1 622</b>
<b>1999</b>										
January	1 148	104	41	145	0	0	12	12	157	<b>1 305</b>

VALUE (\$ million)

<b>1995-96</b>	1 148.3	207.1	33.8	240.9	0.3	10.7	20.4	31.4	272.3	<b>1 420.7</b>
<b>1996-97</b>	1 349.0	86.5	31.9	118.4	7.5	17.9	31.9	57.3	175.7	<b>1 524.6</b>
<b>1997-98</b>	1 634.3	117.3	31.4	148.7	13.5	10.7	49.2	73.4	222.1	<b>1 856.4</b>
<b>1997</b>										
November	142.2	9.8	1.7	11.5	0.3	0.0	0.7	1.0	12.4	<b>154.6</b>
December	123.4	8.5	1.4	9.9	0.4	1.4	0.0	1.8	11.7	<b>135.2</b>
<b>1998</b>										
January	105.1	6.9	3.3	10.2	1.8	0.4	4.8	7.0	17.2	<b>122.3</b>
February	120.2	10.6	4.8	15.4	0.0	0.5	2.7	3.2	18.6	<b>138.8</b>
March	143.7	14.9	1.7	16.5	5.0	2.8	4.8	12.6	29.1	<b>172.8</b>
April	144.1	10.7	4.7	15.4	0.4	0.8	2.6	3.8	19.1	<b>163.3</b>
May	151.9	6.9	3.8	10.7	2.1	4.1	26.7	32.9	43.6	<b>195.5</b>
June	183.3	8.8	4.8	13.6	2.0	0.0	2.8	4.8	18.4	<b>201.7</b>
July	163.2	7.1	8.1	15.2	0.0	0.0	1.1	1.1	16.3	<b>179.5</b>
August	155.7	9.2	4.5	13.6	2.3	0.7	16.2	19.2	32.8	<b>188.5</b>
September	134.4	5.3	4.8	10.1	0.0	0.9	4.1	5.0	15.1	<b>149.5</b>
October	160.6	6.2	3.0	9.2	1.4	0.0	4.6	6.0	15.2	<b>175.8</b>
November	149.5	9.4	9.7	19.0	0.0	0.0	9.4	9.4	28.5	<b>178.0</b>
December	155.4	9.8	8.7	18.5	0.0	0.0	6.2	6.2	24.7	<b>180.1</b>
<b>1999</b>										
January	127.4	7.9	6.4	14.2	0.0	0.0	6.7	6.7	20.9	<b>148.3</b>

(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>1995-96</b>	1 147.2	276.7	1 422.2	162.7	1 584.9	816.5	2 404.0
<b>1996-97</b>	1 349.0	175.7	1 524.6	172.7	1 697.3	1 204.4	2 901.7
<b>1997-98</b>	1 629.7	219.1	1 848.8	187.2	2 036.0	887.8	2 923.8
<b>1997</b>							
September	384.5	37.2	421.7	47.6	469.3	240.3	709.6
December	402.3	37.8	440.1	50.7	490.8	244.6	735.5
<b>1998</b>							
March	368.9	64.0	432.9	46.4	479.3	186.7	666.0
June	474.0	80.0	554.1	42.5	596.5	216.1	812.7
September	443.5	63.1	506.6	49.1	555.8	197.0	752.8
December	449.9	66.9	516.8	54.6	571.4	234.5	805.9
ORIGINAL (% change from preceding quarter)							
<b>1997</b>							
September	-5.2	-10.2	-5.7	3.4	-4.8	-13.2	-7.9
December	4.6	1.6	4.4	6.6	4.6	1.8	3.6
<b>1998</b>							
March	-8.3	69.2	-1.6	-8.6	-2.3	-23.7	-9.4
June	28.5	25.1	28.0	-8.4	24.5	15.7	22.0
September	-6.4	-21.1	-8.6	15.7	-6.8	-8.8	-7.4
December	1.4	5.9	2.0	11.2	2.8	19.0	7.1

(a) Reference year for chain volume measures is 1996-97. Refer to Explanatory Notes paragraph 20-21.

(b) Refer to Explanatory Notes paragraph 12.

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

Period	<i>Hotels, motels and other short term accommodation</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
<b>1998</b>												
November	3	0.2	24	2.2	21	2.3	22	2.1	33	3.7	6	0.6
December	1	0.1	18	1.7	8	0.8	19	2.1	17	1.8	14	1.5
<b>1999</b>												
January	3	0.2	11	1.0	9	1.1	11	1.2	24	2.4	4	0.5
Value—\$200,000—\$499,999												
<b>1998</b>												
November	3	0.9	9	2.5	9	2.5	5	1.4	4	1.2	3	0.8
December	2	0.7	5	1.2	4	1.1	2	0.5	7	2.0	0	0.0
<b>1999</b>												
January	2	0.5	4	1.2	12	3.7	9	2.5	11	3.3	2	0.5
Value—\$500,000—\$999,999												
<b>1998</b>												
November	0	0.0	5	2.9	4	2.8	1	0.5	3	1.9	0	0.0
December	0	0.0	3	1.8	3	1.9	0	0.0	0	0.0	4	2.6
<b>1999</b>												
January	1	0.5	5	3.4	3	1.7	2	1.5	4	3.0	2	1.6
Value—\$1,000,000—\$4,999,999												
<b>1998</b>												
November	1	1.7	0	0.0	1	1.2	0	0.0	5	12.1	4	12.7
December	3	7.4	2	6.0	0	0.0	1	3.2	0	0.0	1	3.0
<b>1999</b>												
January	3	7.2	3	8.0	0	0.0	2	4.9	1	2.0	3	6.6
Value—\$5,000,000 and over												
<b>1998</b>												
November	0	0.0	1	6.0	0	0.0	0	0.0	0	0.0	0	0.0
December	0	0.0	1	8.0	0	0.0	1	9.0	0	0.0	0	0.0
<b>1999</b>												
January	0	0.0	2	105.1	1	5.0	0	0.0	0	0.0	2	10.8
Value—Total												
<b>1995-96</b>	118	113.3	304	119.0	285	80.4	277	106.5	340	112.0	109	80.4
<b>1996-97</b>	91	75.4	408	164.2	319	102.6	314	156.4	402	160.4	120	152.0
<b>1997-98</b>	99	53.1	445	186.0	287	88.4	283	123.5	398	150.0	128	114.7
<b>1998</b>												
November	7	2.7	39	13.6	35	8.8	28	4.1	45	18.9	13	14.1
December	6	8.2	29	18.6	15	3.8	23	14.7	24	3.7	19	7.1
<b>1999</b>												
January	9	8.5	25	118.7	25	11.5	24	10.1	40	10.7	13	20.0

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

Period	Religious.....		Health.....		Entertainment and recreational.....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999										
<b>1998</b>										
November	2	0.1	7	0.7	4	0.5	2	0.2	124	12.6
December	0	0.0	2	0.2	10	1.1	6	0.4	95	9.5
<b>1999</b>										
January	0	0.0	1	0.1	2	0.2	3	0.3	68	7.0
Value—\$200,000—\$499,999										
<b>1998</b>										
November	0	0.0	0	0.0	0	0.0	1	0.4	34	9.6
December	0	0.0	2	0.8	0	0.0	1	0.3	23	6.4
<b>1999</b>										
January	0	0.0	0	0.0	1	0.3	1	0.3	42	12.4
Value—\$500,000—\$999,999										
<b>1998</b>										
November	1	0.5	1	0.6	0	0.0	0	0.0	15	9.2
December	0	0.0	1	0.6	0	0.0	0	0.0	11	6.9
<b>1999</b>										
January	0	0.0	0	0.0	0	0.0	1	0.7	18	12.2
Value—\$1,000,000—\$4,999,999										
<b>1998</b>										
November	0	0.0	2	5.2	2	3.2	1	3.5	16	39.5
December	0	0.0	1	1.2	2	2.4	1	3.3	11	26.5
<b>1999</b>										
January	0	0.0	1	1.6	0	0.0	0	0.0	13	30.3
Value—\$5,000,000 and over										
<b>1998</b>										
November	0	0.0	0	0.0	0	0.0	0	0.0	1	6.0
December	0	0.0	0	0.0	1	5.2	0	0.0	3	22.2
<b>1999</b>										
January	0	0.0	1	14.2	0	0.0	0	0.0	6	135.1
Value—Total										
<b>1995-96</b>	23	4.4	50	32.8	79	48.0	253	106.2	1 838	803.1
<b>1996-97</b>	20	5.4	69	214.5	98	92.2	117	81.3	1 958	1 204.4
<b>1997-98</b>	27	8.7	56	72.5	86	65.3	92	37.6	1 901	899.8
<b>1998</b>										
November	3	0.6	10	6.5	6	3.6	4	4.0	190	77.0
December	0	0.0	6	2.8	13	8.7	8	3.9	143	71.5
<b>1999</b>										
January	0	0.0	3	15.9	3	0.5	5	1.3	147	197.1

## VALUE OF NON-RESIDENTIAL BUILDINGS APPROVED

Period	Hotels, motels & other short term accom- modation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
<b>1995-96</b>	113.1	117.6	79.5	72.8	107.9	43.5	4.5	31.8	34.1	87.4	<b>692.1</b>
<b>1996-97</b>	75.5	162.8	96.2	117.2	113.7	38.8	5.3	96.1	36.6	32.5	<b>773.9</b>
<b>1997-98</b>	51.7	185.4	86.4	81.6	142.0	32.0	8.7	58.4	39.4	21.1	<b>706.7</b>
<b>1998</b>											
January	2.2	5.9	5.3	8.1	11.9	1.9	0.2	8.2	1.9	0.8	<b>46.3</b>
February	7.0	8.0	10.1	4.5	9.0	2.5	1.0	12.7	4.5	0.6	<b>59.8</b>
March	7.6	18.8	9.0	2.2	16.5	1.0	0.3	0.9	3.3	0.7	<b>60.2</b>
April	4.1	7.4	5.8	3.1	9.5	1.1	0.0	1.7	0.5	0.4	<b>33.7</b>
May	4.1	37.3	4.6	6.9	16.7	0.8	0.0	0.3	3.0	0.9	<b>74.6</b>
June	2.3	24.3	6.8	7.1	6.3	0.8	1.0	8.5	3.7	1.5	<b>62.4</b>
July	2.7	21.3	14.0	3.3	13.6	4.1	0.1	1.9	3.2	1.2	<b>65.5</b>
August	1.6	9.0	3.3	6.7	14.7	2.8	0.0	0.3	0.9	0.6	<b>39.9</b>
September	3.7	13.8	9.5	6.7	11.2	10.9	0.6	0.5	0.9	3.0	<b>60.8</b>
October	8.5	9.2	3.8	5.7	5.4	2.1	0.1	4.6	37.9	0.6	<b>78.0</b>
November	2.7	13.4	7.2	3.3	17.3	9.4	0.6	3.0	3.5	3.6	<b>64.0</b>
December	8.2	18.6	3.8	5.3	3.7	3.1	0.0	2.8	8.5	0.4	<b>54.4</b>
<b>1999</b>											
January	8.5	118.7	11.5	9.4	10.7	2.4	0.0	1.7	0.4	0.5	<b>163.8</b>
PUBLIC SECTOR (\$ million)											
<b>1995-96</b>	0.0	1.6	0.8	33.7	4.1	37.0	0.0	1.2	14.0	18.8	<b>111.0</b>
<b>1996-97</b>	0.0	1.6	6.5	39.2	46.8	113.1	0.2	118.4	55.7	48.7	<b>430.0</b>
<b>1997-98</b>	1.4	0.7	2.1	41.7	8.0	82.7	0.0	14.1	25.9	16.7	<b>193.3</b>
<b>1998</b>											
January	0.0	0.2	0.0	4.6	0.1	5.8	0.0	0.0	0.7	0.1	<b>11.3</b>
February	0.7	0.0	0.0	0.4	3.2	0.0	0.0	0.0	1.1	3.9	<b>9.3</b>
March	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	1.3	0.9	<b>2.3</b>
April	0.0	0.0	0.0	1.1	0.1	5.7	0.0	0.0	1.5	0.2	<b>8.6</b>
May	0.0	0.0	0.0	1.2	0.0	16.8	0.0	0.0	12.8	0.7	<b>31.5</b>
June	0.0	0.1	0.1	0.4	0.0	4.6	0.0	0.0	3.5	0.0	<b>8.8</b>
July	0.5	0.2	1.9	5.7	0.0	6.9	0.0	0.0	0.4	4.7	<b>20.3</b>
August	0.0	0.0	0.0	5.3	0.1	5.2	0.0	0.0	0.7	0.1	<b>11.4</b>
September	0.0	1.5	0.0	0.4	0.2	0.0	0.0	0.0	0.8	0.2	<b>3.0</b>
October	0.0	0.1	0.0	0.1	0.3	8.3	0.0	1.4	0.3	4.0	<b>14.4</b>
November	0.1	0.2	1.6	0.8	1.5	4.7	0.0	3.5	0.2	0.5	<b>13.0</b>
December	0.0	0.0	0.0	9.5	0.0	4.0	0.0	0.0	0.1	3.5	<b>17.1</b>
<b>1999</b>											
January	0.0	0.0	0.0	0.6	0.0	17.6	0.0	14.2	0.1	0.8	<b>33.3</b>
TOTAL (\$ million)											
<b>1995-96</b>	113.1	119.1	80.3	106.6	111.9	80.6	4.5	33.0	48.0	106.2	<b>803.1</b>
<b>1996-97</b>	75.5	164.3	102.8	156.4	160.3	151.9	5.5	214.5	92.3	81.3	<b>1 204.5</b>
<b>1997-98</b>	53.1	186.0	88.6	123.5	149.9	114.6	8.7	72.5	65.1	37.6	<b>899.8</b>
<b>1998</b>											
January	2.2	6.1	5.3	12.6	11.9	7.6	0.2	8.2	2.6	0.9	<b>57.6</b>
February	7.7	8.0	10.1	4.9	12.2	2.5	1.0	12.7	5.6	4.4	<b>69.1</b>
March	7.6	18.8	9.0	2.2	16.6	1.0	0.3	0.9	4.6	1.6	<b>62.4</b>
April	4.1	7.4	5.8	4.2	9.6	6.7	0.0	1.7	2.0	0.6	<b>42.3</b>
May	4.1	37.3	4.6	8.2	16.7	17.7	0.0	0.3	15.7	1.5	<b>106.1</b>
June	2.3	24.4	7.0	7.5	6.3	5.4	1.0	8.5	7.2	1.5	<b>71.1</b>
July	3.3	21.5	15.9	9.0	13.6	11.0	0.1	1.9	3.6	6.0	<b>85.9</b>
August	1.6	9.0	3.3	12.0	14.8	8.1	0.0	0.3	1.6	0.6	<b>51.3</b>
September	3.7	15.3	9.5	7.0	11.4	10.9	0.6	0.5	1.7	3.2	<b>63.8</b>
October	8.5	9.2	3.8	5.8	5.7	10.4	0.1	5.9	38.1	4.6	<b>92.4</b>
November	2.7	13.6	8.8	4.1	18.9	14.1	0.6	6.5	3.6	4.0	<b>77.0</b>
December	8.2	18.6	3.8	14.7	3.7	7.1	0.0	2.8	8.7	3.9	<b>71.5</b>
<b>1999</b>											
January	8.5	118.7	11.5	10.1	10.7	20.0	0.0	15.9	0.5	1.3	<b>197.1</b>



## 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									
<b>1996-97</b>	9 107	1 434	10 602	903 325	136 134	136 874	1 176 333	542 481	1 718 814
<b>1997-98</b>	10 296	1 546	11 930	1 074 780	152 837	150 499	1 378 116	523 117	1 901 233
<b>1998</b>									
January	668	124	792	72 268	12 145	12 032	96 446	37 395	133 841
February	784	175	960	81 218	11 730	13 327	106 275	36 167	142 442
March	961	201	1 164	102 167	18 068	13 626	133 861	41 693	175 555
April	923	89	1 013	97 625	10 201	10 055	117 881	20 308	138 189
May	929	215	1 145	97 828	37 407	13 236	148 470	61 123	209 593
June	1 074	143	1 221	111 520	12 779	11 216	135 514	50 214	185 728
July	971	101	1 079	103 538	11 699	12 918	128 155	43 199	171 354
August	998	198	1 200	104 534	28 741	12 799	146 074	28 814	174 888
September	858	108	970	91 491	12 012	14 290	117 792	43 874	161 666
October	1 001	112	1 115	109 517	11 427	15 266	136 210	69 147	205 357
November	950	180	1 134	99 952	25 543	12 818	138 313	49 880	188 193
December	1 020	162	1 199	113 570	18 895	15 542	148 007	43 627	191 634
<b>1999</b>									
January	847	84	933	95 321	15 093	16 557	126 970	147 398	274 368
PUBLIC SECTOR									
<b>1996-97</b>	261	192	459	20 061	11 100	2 662	33 823	237 420	271 243
<b>1997-98</b>	493	389	882	33 838	22 635	1 383	57 856	128 996	186 851
<b>1998</b>									
January	22	16	38	1 354	1 041	0	2 395	10 328	12 723
February	30	17	47	2 297	932	89	3 317	5 015	8 333
March	17	130	147	1 525	6 826	0	8 351	415	8 766
April	48	43	91	2 995	2 794	131	5 920	1 221	7 141
May	6	6	12	395	301	854	1 550	13 501	15 050
June	222	0	222	14 315	0	124	14 439	8 277	22 716
July	22	11	33	1 736	1 101	1 203	4 039	12 382	16 421
August	4	8	12	375	780	0	1 155	4 786	5 941
September	7	24	31	447	1 664	88	2 199	2 410	4 609
October	2	20	22	136	1 183	601	1 920	8 400	10 320
November	1	10	11	140	752	99	991	8 871	9 862
December	2	36	38	266	2 065	12	2 343	13 664	16 007
<b>1999</b>									
January	3	35	38	427	2 056	660	3 143	26 997	30 140
TOTAL									
<b>1996-97</b>	9 368	1 626	11 061	923 387	147 234	139 536	1 210 157	779 900	1 990 057
<b>1997-98</b>	10 789	1 935	12 812	1 108 618	175 472	151 882	1 435 972	652 112	2 088 084
<b>1998</b>									
January	690	140	830	73 622	13 186	12 032	98 840	47 724	146 564
February	814	192	1 007	83 515	12 662	13 416	109 592	41 182	150 774
March	978	331	1 311	103 692	24 894	13 626	142 213	42 108	184 321
April	971	132	1 104	100 620	12 995	10 186	123 800	21 529	145 330
May	935	221	1 157	98 223	37 708	14 090	150 020	74 623	224 643
June	1 296	143	1 443	125 835	12 779	11 340	149 953	58 491	208 444
July	993	112	1 112	105 273	12 800	14 120	132 194	55 581	187 775
August	1 002	206	1 212	104 910	29 520	12 799	147 229	33 600	180 829
September	865	132	1 001	91 938	13 675	14 378	119 991	46 283	166 275
October	1 003	132	1 137	109 653	12 610	15 867	138 130	77 547	215 677
November	951	190	1 145	100 092	26 295	12 917	139 304	58 751	198 055
December	1 022	198	1 237	113 835	20 960	15 554	150 350	57 291	207 641
<b>1999</b>									
January	850	119	971	95 748	17 149	17 217	130 113	174 395	304 508

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

(b) Refer to Explanatory Notes paragraph 12.

## BUILDINGS APPROVED IN STATISTICAL AREAS: Original

Statistical Area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
<b>WESTERN AUSTRALIA</b>	<b>1 148</b>	<b>157</b>	<b>1 307</b>	<b>127 350</b>	<b>20 942</b>	<b>19 634</b>	<b>167 926</b>	<b>197 071</b>	<b>364 997</b>
<b>Perth (SD)</b>	<b>850</b>	<b>119</b>	<b>971</b>	<b>95 748</b>	<b>17 149</b>	<b>17 216</b>	<b>130 113</b>	<b>174 395</b>	<b>304 508</b>
Central Metropolitan (SSD)	42	31	74	11 521	10 472	4 822	26 815	31 032	57 847
Cambridge (T)	7	2	10	2 017	100	1 131	3 248	0	3 248
Claremont (T)	4	2	6	1 232	2 222	335	3 789	0	3 789
Cottesloe (T)	1	0	1	350	0	1 473	1 823	0	1 823
Mosman Park (T)	7	0	7	3 001	0	400	3 401	61	3 462
Nedlands (C)	5	0	5	1 210	0	748	1 957	3 826	5 784
Peppermint Grove (S)	1	0	1	236	0	0	236	0	236
Perth (C)–Inner	0	0	0	0	0	0	0	3 399	3 399
Perth (C)–Remainder	6	12	18	1 564	6 700	0	8 264	6 371	14 635
Subiaco (C)	7	13	20	1 342	1 350	110	2 802	14 304	17 106
Vincent (T)	4	2	6	570	100	626	1 296	3 070	4 366
East Metropolitan (SSD)	143	8	151	13 572	458	1 534	15 564	5 559	21 123
Bassendean (T)	1	0	1	50	0	73	122	2 784	2 906
Bayswater (C)	23	8	31	2 001	458	287	2 747	100	2 847
Kalamunda (S)	19	0	19	2 335	0	611	2 946	500	3 446
Mundaring (S)	18	0	18	2 101	0	172	2 273	124	2 397
Swan (S)	82	0	82	7 085	0	392	7 476	2 051	9 527
North Metropolitan (SSD)	237	29	267	26 826	2 450	6 546	35 822	13 722	49 544
Joondalup (C)–North	27	8	35	3 628	753	72	4 453	109	4 562
Joondalup (C)–South	21	0	21	3 904	0	784	4 689	174	4 863
Stirling (C)–Central	40	8	48	4 289	600	199	5 088	1 990	7 078
Stirling (C)–Coastal	36	13	49	4 659	1 097	4 436	10 192	1 230	11 422
Stirling (C)–South-Eastern	1	0	1	164	0	724	887	368	1 255
Wanneroo (S)–North-East	34	0	35	3 016	0	66	3 082	0	3 082
Wanneroo (S)–North-West	46	0	46	4 537	0	50	4 587	9 083	13 670
Wanneroo (S)–South	32	0	32	2 630	0	215	2 845	768	3 613
South West Metropolitan (SSD)	245	16	261	24 823	865	2 398	28 085	14 319	42 404
Cockburn (C)	104	2	106	8 880	125	236	9 241	600	9 841
East Fremantle (T)	4	0	4	736	0	233	969	0	969
Fremantle (C)–Inner	0	0	0	0	0	0	0	0	0
Fremantle (C)–Remainder	8	0	8	1 185	0	1 078	2 263	230	2 493
Kwinana (T)	15	0	15	1 327	0	30	1 357	144	1 501
Melville (C)	59	4	63	7 821	184	546	8 552	12 045	20 597
Rockingham (C)	55	10	65	4 874	555	275	5 704	1 300	7 004
South East Metropolitan (SSD)	183	35	218	19 006	2 905	1 917	23 827	109 764	133 591
Armadale (C)	22	2	24	2 311	144	455	2 909	200	3 109
Belmont (C)	19	9	28	2 344	487	51	2 882	2 512	5 394
Canning (C)	59	4	63	4 936	449	288	5 672	103 040	108 712
Gosnells (C)	39	0	39	3 748	0	75	3 824	1 712	5 536
Serpentine–Jarrahdale (S)	13	0	13	1 362	0	78	1 440	1 299	2 739
South Perth (C)	24	8	32	3 696	556	737	4 988	1 000	5 988
Victoria Park (T)	7	12	19	610	1 269	233	2 113	0	2 113
<b>South West (SD)</b>	<b>154</b>	<b>20</b>	<b>174</b>	<b>15 373</b>	<b>2 089</b>	<b>1 063</b>	<b>18 526</b>	<b>8 535</b>	<b>27 060</b>
Dale (SSD)	43	6	49	3 719	427	269	4 414	1 325	5 739
Boddington (S)	0	0	0	0	0	0	0	0	0
Mandurah (C)	33	4	37	2 838	247	180	3 264	1 325	4 589
Murray (S)	7	2	9	614	180	89	883	0	883
Waroona (S)	3	0	3	267	0	0	267	0	267
Preston (SSD)	62	14	76	6 019	1 663	395	8 077	5 724	13 801
Bunbury (C)	20	6	26	2 060	1 103	112	3 274	5 191	8 465
Capel (S)	6	0	6	505	0	92	597	0	597
Collie (S)	2	0	2	183	0	15	198	0	198
Dardanup (S)	15	0	15	1 435	0	50	1 485	0	1 485
Donnybrook–Balingup (S)	5	0	5	507	0	73	580	0	580
Harvey (S)	14	8	22	1 330	560	53	1 943	533	2 476

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

Statistical Area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential buildings	Total building
Vasse (SSD)	42	0	42	4 794	0	287	5 081	1 296	6 377
Augusta–Margaret River (S)	10	0	10	1 286	0	51	1 337	345	1 682
Busselton (S)	32	0	32	3 508	0	236	3 744	951	4 695
Blackwood (SSD)	7	0	7	842	0	113	954	190	1 144
Boyup Brook (S)	0	0	0	0	0	0	0	0	0
Bridgetown–Greenbushes (S)	3	0	3	366	0	61	427	110	537
Manjimup (S)	3	0	3	395	0	42	436	80	516
Nannup (S)	1	0	1	81	0	10	91	0	91
<b>Lower Great Southern (SD)</b>	<b>27</b>	<b>0</b>	<b>27</b>	<b>2 693</b>	<b>0</b>	<b>435</b>	<b>3 127</b>	<b>6 202</b>	<b>9 329</b>
Pallinup (SSD)	3	0	3	333	0	125	458	230	688
Broomehill (S)	0	0	0	0	0	0	0	0	0
Gnowangerup (S)	0	0	0	0	0	0	0	0	0
Jerramungup (S)	0	0	0	0	0	0	0	0	0
Katanning (S)	1	0	1	90	0	20	110	0	110
Kent (S)	0	0	0	0	0	0	0	0	0
Kojonup (S)	2	0	2	243	0	105	348	230	578
Tambellup (S)	0	0	0	0	0	0	0	0	0
Woodanilling (S)	0	0	0	0	0	0	0	0	0
King (SSD)	24	0	24	2 359	0	310	2 669	5 972	8 641
Albany (C)–Central	3	0	3	261	0	174	434	131	565
Albany (C)–Balance	8	0	8	1 042	0	85	1 127	0	1 127
Cranbrook (S)	0	0	0	0	0	0	0	0	0
Denmark (S)	10	0	10	787	0	40	827	5 531	6 358
Plantagenet (S)	3	0	3	269	0	11	280	310	590
<b>Upper Great Southern (SD)</b>	<b>10</b>	<b>0</b>	<b>10</b>	<b>802</b>	<b>0</b>	<b>257</b>	<b>1 059</b>	<b>366</b>	<b>1 425</b>
Hotham (SSD)	3	0	3	202	0	143	345	225	570
Brookton (S)	0	0	0	0	0	0	0	0	0
Cuballing (S)	0	0	0	0	0	0	0	0	0
Dumbleyung (S)	0	0	0	0	0	0	0	0	0
Narrogin (T)	2	0	2	180	0	0	180	225	405
Narrogin (S)	1	0	1	22	0	98	120	0	120
Pingelly (S)	0	0	0	0	0	0	0	0	0
Wagin (S)	0	0	0	0	0	0	0	0	0
Wandering (S)	0	0	0	0	0	0	0	0	0
West Arthur (S)	0	0	0	0	0	45	45	0	45
Wickepin (S)	0	0	0	0	0	0	0	0	0
Williams (S)	0	0	0	0	0	0	0	0	0
Lakes (SSD)	7	0	7	600	0	114	714	141	855
Corrigin (S)	0	0	0	0	0	30	30	80	110
Kondinin (S)	4	0	4	331	0	18	349	61	410
Kulin (S)	2	0	2	258	0	66	324	0	324
Lake Grace (S)	1	0	1	11	0	0	11	0	11
<b>Midlands (SD)</b>	<b>34</b>	<b>0</b>	<b>34</b>	<b>3 003</b>	<b>0</b>	<b>173</b>	<b>3 175</b>	<b>918</b>	<b>4 093</b>
Moore (SSD)	10	0	10	894	0	41	935	253	1 188
Chittering (S)	7	0	7	648	0	0	648	93	741
Dandaragan (S)	0	0	0	0	0	0	0	160	160
Gingin (S)	3	0	3	247	0	41	287	0	287
Moora (S)	0	0	0	0	0	0	0	0	0
Victoria Plains (S)	0	0	0	0	0	0	0	0	0

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

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

Statistical Area	DWELLINGS (no.)			VALUE (\$'000)					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
<b>Avon (SSD)</b>	19	0	19	1 578	0	122	1 700	65	1 765
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	86	0	46	132	0	132
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)	1	0	1	122	0	0	122	0	122
Northam (S)	5	0	5	350	0	11	361	0	361
Quairading (S)	0	0	0	0	0	0	0	0	0
Tammin (S)	0	0	0	0	0	0	0	0	0
Toodyay (S)	5	0	5	308	0	20	328	65	393
Wongan-Ballidu (S)	6	0	6	684	0	0	684	0	684
Wyalkatchem (S)	0	0	0	0	0	29	29	0	29
York (S)	1	0	1	28	0	16	44	0	44
<b>Campion (SSD)</b>	5	0	5	531	0	10	541	600	1 141
Bruce Rock (S)	0	0	0	0	0	0	0	0	0
Kellerberrin (S)	0	0	0	0	0	0	0	0	0
Merredin (S)	1	0	1	87	0	0	87	0	87
Mount Marshall (S)	0	0	0	0	0	0	0	0	0
Mukinbudin (S)	0	0	0	0	0	0	0	0	0
Narembeen (S)	4	0	4	444	0	10	454	600	1 054
Nungarin (S)	0	0	0	0	0	0	0	0	0
Trayning (S)	0	0	0	0	0	0	0	0	0
Westonia (S)	0	0	0	0	0	0	0	0	0
Yilgarn (S)	0	0	0	0	0	0	0	0	0
<b>South Eastern (SD)</b>	12	4	16	1 590	420	170	2 181	1 667	3 847
<b>Lefroy (SSD)</b>	8	4	12	960	420	56	1 436	1 617	3 053
Coolgardie (S)	0	0	0	0	0	0	0	0	0
Kalgoorlie/Boulder (C)	8	4	12	960	420	56	1 436	1 617	3 053
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
<b>Johnston (SSD)</b>	4	0	4	630	0	114	744	50	794
Dundas (S)	0	0	0	0	0	0	0	0	0
Esperance (S)	3	0	3	536	0	114	650	50	700
Ravensthorpe (S)	1	0	1	94	0	0	94	0	94
<b>Central (SD)</b>	22	0	22	2 401	0	131	2 532	852	3 384
<b>Gascoyne (SSD)</b>	3	0	3	190	0	47	236	250	486
Carnarvon (S)	1	0	1	30	0	36	66	0	66
Exmouth (S)	2	0	2	160	0	11	170	0	170
Shark Bay (S)	0	0	0	0	0	0	0	250	250
Upper Gascoyne (S)	0	0	0	0	0	0	0	0	0
<b>Carnegie (SSD)</b>	0	0	0	0	0	0	0	0	0
Cue (S)	0	0	0	0	0	0	0	0	0
Meekatharra (S)	0	0	0	0	0	0	0	0	0
Mount Magnet (S)	0	0	0	0	0	0	0	0	0
Murchison (S)	0	0	0	0	0	0	0	0	0
Sandstone (S)	0	0	0	0	0	0	0	0	0
Wiluna (S)	0	0	0	0	0	0	0	0	0
Yalgoo (S)	0	0	0	0	0	0	0	0	0

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

Statistical Area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
Greenough River (SSD)	19	0	19	2 212	0	84	2 296	602	2 898
Carnamah (S)	0	0	0	0	0	0	0	0	0
Chapman Valley (S)	2	0	2	174	0	0	174	0	174
Coorow (S)	1	0	1	195	0	0	195	0	195
Geraldton (C)	2	0	2	337	0	45	382	62	444
Greenough (S)	5	0	5	602	0	11	612	0	612
Irwin (S)	7	0	7	654	0	0	654	0	654
Mingenew (S)	0	0	0	0	0	0	0	0	0
Morawa (S)	0	0	0	0	0	0	0	0	0
Mullewa (S)	1	0	1	120	0	0	120	0	120
Northampton (S)	1	0	1	130	0	29	159	540	699
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>9</b>	<b>14</b>	<b>23</b>	<b>1 320</b>	<b>1 284</b>	<b>133</b>	<b>2 737</b>	<b>1 548</b>	<b>4 284</b>
De Grey (SSD)	2	12	14	349	1 049	35	1 433	585	2 018
East Pilbara (S)	0	0	0	0	0	0	0	285	285
Port Hedland (T)	2	12	14	349	1 049	35	1 433	300	1 733
Fortescue (SSD)	7	2	9	971	235	98	1 304	963	2 267
Ashburton (S)	2	0	2	288	0	0	288	693	981
Roebourne (S)	5	2	7	683	235	98	1 016	270	1 286
<b>Kimberley (SD)</b>	<b>30</b>	<b>0</b>	<b>30</b>	<b>4 421</b>	<b>0</b>	<b>56</b>	<b>4 477</b>	<b>2 589</b>	<b>7 066</b>
Ord (SSD)	1	0	1	106	0	38	144	128	272
Halls Creek (S)	0	0	0	0	0	0	0	0	0
Wyndham-East Kimberley (S)	1	0	1	106	0	38	144	128	272
Fitzroy (SSD)	29	0	29	4 315	0	18	4 333	2 461	6 794
Broome (S)	23	0	23	3 520	0	18	3 538	2 381	5 919
Derby-West Kimberley (S)	6	0	6	795	0	0	795	80	875

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

(b) Refer to Explanatory Notes paragraph 12.

# EXPLANATORY NOTES

## INTRODUCTION

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

## SCOPE AND COVERAGE

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

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

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

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

## VALUE DATA

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

## OWNERSHIP

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

## BUILDING CLASSIFICATIONS

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

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

## EXPLANATORY NOTES

### BUILDING CLASSIFICATIONS *continued*

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

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

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

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

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

### SEASONAL ADJUSTMENT

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

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

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

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

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

### TREND ESTIMATES

**18** Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, see *A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

## EXPLANATORY NOTES

	<p><b>19</b> While the smoothing techniques described in paragraph 18 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.</p>														
CHAIN VOLUME MEASURES	<p><b>20</b> 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 (currently 1996–97). The reference year will be updated annually in the July 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.</p> <p><b>21</b> Further information on the nature and concepts of chain volume measures is contained in the ABS publication <i>Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts</i> (Cat. no. 5248.0).</p>														
AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)	<p><b>22</b> Area statistics are now being classified to the <i>Australian Standard Geographical Classification, 1998 Edition</i> (Cat. no. 1216.0), effective from 1 July 1998, and ASGC terminology has been adopted in the presentation of building statistics.</p> <p><b>23</b> Some Statistical Districts straddle State/Territory boundaries (e.g. the Gold Coast–Tweed Statistical District lies partly in Queensland and partly in New South Wales.)</p>														
UNPUBLISHED DATA	<p><b>24</b> The ABS can also make available certain building approvals data which are not published. Where the data cannot be provided by telephone, it can be provided via fax, photocopy, computer printout, floppy disk and email. A charge may be made for providing unpublished data in these forms.</p>														
RELATED PUBLICATIONS	<p><b>25</b> Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none"><li>▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i> (Cat. no. 8750.0)</li><li>▪ <i>Building Activity, Australia</i> (Cat. no. 8752.0)</li><li>▪ <i>Building Activity, Western Australia</i> (Cat. no. 8752.5)</li><li>▪ <i>Building Activity, Building Work Done, Australia (8755.0)</i></li><li>▪ <i>Building Approvals, Australia</i> (Cat. no. 8731.0)</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>Price Index of Materials Used in House Building</i> (Cat. no. 6408.0)</li><li>▪ <i>Price Index of Materials Used in Building Other than House Building</i> (Cat. no. 6407.0).</li></ul>														
ROUNDING	<p>When figures have been rounded, discrepancies may occur between sums of the component items and totals.</p>														
SYMBOLS AND OTHER USAGES	<table><tr><td>n.a.</td><td>not available</td></tr><tr><td>n.y.a.</td><td>not yet available</td></tr><tr><td>C</td><td>City</td></tr><tr><td>S</td><td>Shire</td></tr><tr><td>SD</td><td>Statistical Division</td></tr><tr><td>SSD</td><td>Statistical Subdivision</td></tr><tr><td>T</td><td>Town</td></tr></table>	n.a.	not available	n.y.a.	not yet available	C	City	S	Shire	SD	Statistical Division	SSD	Statistical Subdivision	T	Town
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

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

## GLOSSARY

<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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2873150001993  
ISSN 0727-2278

RRP \$17.00

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Produced by the Australian Bureau of Statistics