JULY 1999

8731.5

Australian Bureau of Statistics

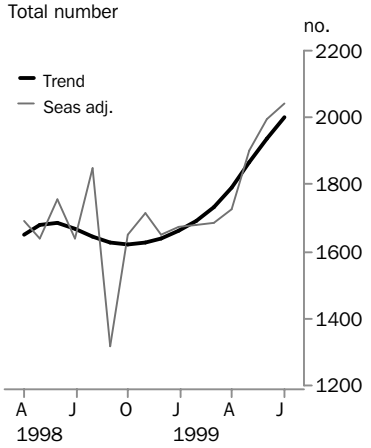
BUILDING APPROVALS

WESTERN AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 7 SEPT 1999

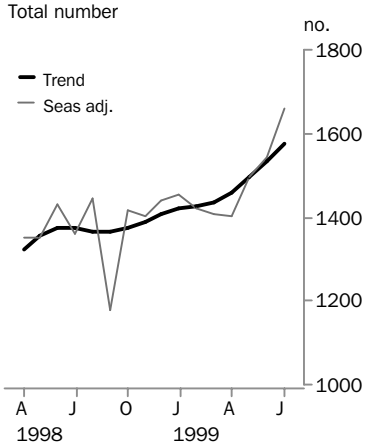
Dwelling units approved

Total number



Private sector houses approved

Total number



JULY KEY FIGURES

TREND ESTIMATES	Jul 1999	% change Jun 1999 to Jul 1999	% change Jul 1998 to Jul 1999
Dwelling units approved			
Private sector houses	1 577	2.7	14.9
Total dwelling units	2 004	3.4	20.0

SEASONALLY ADJUSTED	Jul 1999	% change Jun 1999 to Jul 1999	% change Jul 1998 to Jul 1999
Dwelling units approved			
Private sector houses	1 660	7.7	21.9
Total dwelling units	2 043	2.3	24.9

JULY KEY POINTS

TREND ESTIMATES

- The trend for total dwellings continues to grow strongly in July and is now 23.7% above the most recent low of October 1998.
- The trend for private sector houses has risen 15.7% since September 1998. It will continue to rise unless the seasonally adjusted estimate for August falls by more than 19.8% (the average monthly movement is 6%).

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwellings (2 043) continued to increase in July. This is the highest since October 1994.
- The seasonally adjusted estimate for private sector houses has increased 18.3% in the past three months.

ORIGINAL ESTIMATES

- In original terms, the number of total dwelling units approved in July decreased to 2 038. This comprised of 1 683 houses and 355 other dwellings. Within the Perth Statistical Division, Gosnells (C) recorded the most number of houses approved with 112 while Subiaco (C) recorded 106 new other residential dwelling units in July.
- The value of total building approved increased by $18.0 million to $345.0 million in July. The value of non–residential building was up $33.2 million but was partly offset by a fall of $15.2 million in the value of residential building.

- For further information about these and related statistics, contact Loucas Harous on Adelaide 08 8237 7585 or Client Services in any ABS office as shown on the back cover of this publication.

NOTES

FORTHCOMING ISSUES

ISSUE	*RELEASE DATE*
August 1999	8 October 1999
September 1999	9 November 1999
October 1999	7 December 1999
November 1999	13 January 2000
December 1999	10 February 2000
January 2000	8 March 2000

CHANGES IN THIS ISSUE

Improvements have been made to the price indexes used to derive volume estimates in buildings, resulting in minor revisions to non–residential building growth rates this issue.

In addition, quarterly chain volume data incorporate a new base year, 1997–98, which has resulted in revisions to growth rates, small in most cases, for the latest year. Also, the reference year had been advanced to 1997–98, which has resulted in revisions to levels, but not growth rates, for all periods (see paragraph 20–21 of the Explanatory Notes).

DATA NOTES

Estimates for the Perth City Council have been included this month due to the council experiencing computer system problems.

REVISIONS THIS MONTH

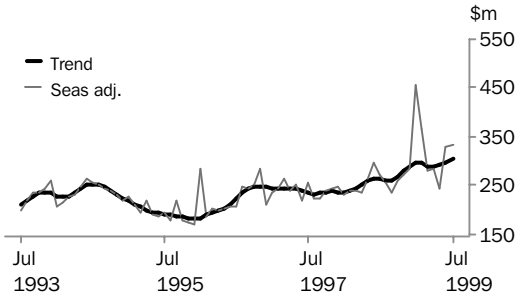
There are no revisions this month.

Colin Nagle
Regional Director, Western Australia

VALUE OF BUILDINGS APPROVED

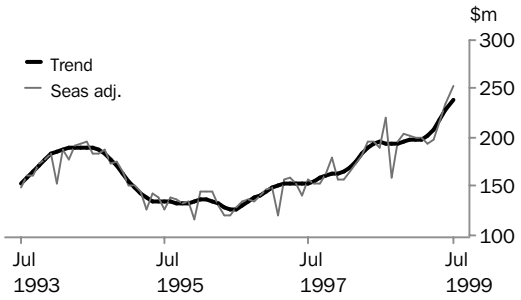
VALUE OF TOTAL BUILDING

The trend for the value of total building has increased for the third consecutive month to be 5.4% more than the previous low of April 1999.



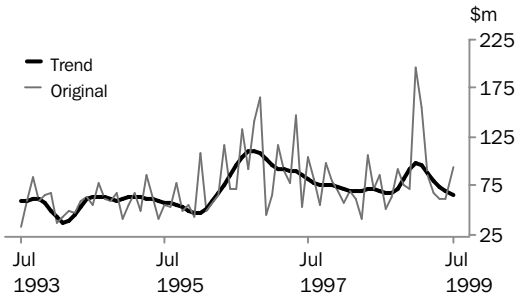
VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building continues to grow strongly and is now showing growth of 22.8% over the last ten months.



VALUE OF NON–RESIDENTIAL BUILDING

The trend for the value of non–residential building fell another 5% in July.



CHAIN VOLUME MEASURES

JUNE QUARTER 1999

Changes in the original series for the value of building approved in the June Quarter 1999 in chain volume measures are summarised below.

ORIGINAL SERIES

	Mar Qtr 1999 to Jun Qtr 1999 % change	*Jun Qtr 1998 to Jun Qtr 1999 % change*
New residential building	22.0	8.5
Alterations and additions to residential buildings	–18.5	17.6
Non–residential building	–57.1	–15.6
Total building	**–15.0**	**2.5**

The total value of building approved has fallen 15.0% in the June quarter after a rise of 21.6% in the March quarter. The fall in June was due to a drop in the value of non–residential building, down 57.1% to $184.4 million.

1998–1999 FINANCIAL YEAR

The annual movements in the value of building approved, in chain volume measures, reference year 1997–98, appear in the table below. The table shows the annual movements for the past three financial years in original terms.

ANNUAL MOVEMENT: ORIGINAL SERIES

	1995–1996 to 1996–1997	*1996–1997 to 1997–1998*	*1997–1998 to 1998–1999*
New residential building	7.2	21.3	14.5
Alterations and additions to residential buildings	6.1	8.4	14.9
Non–residential building	46.4	–26.5	16.7
Total building	**20.3**	**0.7**	**15.2**

The total value of building approved increased 15.2% to $3 391.2 million in 1998–99 when compared to 1997–98. The value of residential building increased $297.0 million to $2 341.0 million and the value of non–residential building increased $150.4 million to $1 050.2 million.

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

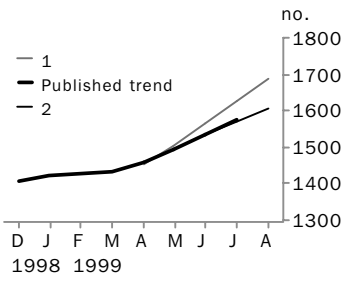
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

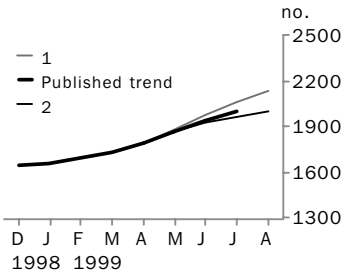
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the August seasonally adjusted estimate is higher than the July estimate by 6% for the number of private sector houses approved and 8% for total dwelling units approved; and that the August seasonally adjusted estimate is lower than the July estimate by 6% for the number of private sector houses approved and 8% 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: 1 rises by 6% on Jul 1999		2 falls by 6% on Jul 1999	
	no.	*% change*	*no.*	*% change*	*no.*	*% change*
March 1999	1 435	0.6	1 430	0.5	1 436	0.7
April 1999	1 458	1.6	1 455	1.8	1 458	1.5
May 1999	1 494	2.5	1 503	3.3	1 494	2.5
June 1999	1 535	2.8	1 563	4.0	1 534	2.7
July 1999	1 577	2.7	1 625	4.0	1 571	2.4
August 1999	n.y.a.	n.y.a.	1 686	3.7	1 604	2.1

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE: 1 rises by 8% on Jul 1999		2 falls by 8% on Jul 1999	
	no.	*% change*	*no.*	*% change*	*no.*	*% change*
March 1999	1 732	2.5	1 725	2.4	1 737	2.7
April 1999	1 792	3.5	1 788	3.7	1 794	3.3
May 1999	1 866	4.1	1 876	4.9	1 861	3.7
June 1999	1 939	3.9	1 969	5.0	1 919	3.1
July 1999	2 004	3.4	2 057	4.5	1 964	2.3
August 1999	n.y.a.	n.y.a.	2 136	3.8	1 995	1.6

1 DWELLING UNITS APPROVED

	HOUSES.....		OTHER DWELLINGS.....		TOTAL DWELLING UNITS	
	Private sector	*Total*	*Private sector*	*Total*	*Private sector*	*Total*
Month	*no.*	*no.*	*no.*	*no.*	*no.*	*no.*
			ORIGINAL			
1998						
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
1999						
January	1 142	1 148	110	159	1 252	1 307
February	1 284	1 290	205	257	1 489	1 547
March	1 562	1 606	279	315	1 841	1 921
April	1 372	1 424	199	201	1 571	1 625
May	1 583	1 633	223	308	1 806	1 941
June	1 637	1 762	431	624	2 068	2 386
July	1 682	1 683	350	355	2 032	2 038
			SEASONALLY ADJUSTED			
1998						
May	1 350	1 375	n.a.	n.a.	1 586	1 638
June	1 432	1 597	n.a.	n.a.	1 638	1 757
July	1 362	1 477	n.a.	n.a.	1 520	1 636
August	1 445	1 474	n.a.	n.a.	1 754	1 847
September	1 178	1 196	n.a.	n.a.	1 243	1 317
October	1 417	1 434	n.a.	n.a.	1 570	1 653
November	1 402	1 413	n.a.	n.a.	1 619	1 712
December	1 439	1 451	n.a.	n.a.	1 586	1 653
1999						
January	1 455	1 465	n.a.	n.a.	1 573	1 673
February	1 423	1 430	n.a.	n.a.	1 610	1 679
March	1 406	1 434	n.a.	n.a.	1 631	1 685
April	1 403	1 444	n.a.	n.a.	1 674	1 726
May	1 495	1 551	n.a.	n.a.	1 759	1 899
June	1 541	1 596	n.a.	n.a.	1 891	1 998
July	1 660	1 661	n.a.	n.a.	2 036	2 043
			TREND ESTIMATES			
1998						
May	1 357	1 409	221	272	1 578	1 681
June	1 374	1 430	213	259	1 586	1 688
July	1 372	1 426	200	244	1 572	1 670
August	1 364	1 410	187	234	1 551	1 644
September	1 363	1 398	173	228	1 536	1 626
October	1 373	1 396	160	225	1 533	1 620
November	1 390	1 402	153	223	1 543	1 625
December	1 408	1 414	154	225	1 562	1 639
1999						
January	1 420	1 425	164	235	1 584	1 660
February	1 426	1 436	187	255	1 613	1 690
March	1 435	1 450	218	282	1 653	1 732
April	1 458	1 479	254	313	1 712	1 792
May	1 494	1 521	293	345	1 787	1 866
June	1 535	1 566	329	374	1 864	1 939
July	1 577	1 610	360	396	1 936	2 004

2 DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES..... Private sector	HOUSES..... Total	OTHER DWELLINGS..... Private sector	OTHER DWELLINGS..... Total	TOTAL DWELLING UNITS Private sector	TOTAL DWELLING UNITS Total
ORIGINAL (% change from preceding month)						
1998						
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
1999						
January	–17.4	–17.6	–42.7	–35.9	–20.5	–20.4
February	12.4	12.4	86.4	61.6	18.9	18.4
March	21.7	24.5	36.1	22.6	23.6	24.2
April	–12.2	–11.3	–28.7	–36.2	–14.7	–15.4
May	15.4	14.7	12.1	53.2	15.0	19.4
June	3.4	7.9	93.3	102.6	14.5	22.9
July	2.7	–4.5	–18.8	–43.1	–1.7	–14.6
SEASONALLY ADJUSTED (% change from preceding month)						
1998						
May	0.1	–2.5	n.a.	n.a.	1.8	–3.2
June	6.1	16.1	n.a.	n.a.	3.3	7.3
July	–4.9	–7.5	n.a.	n.a.	–7.2	–6.9
August	6.1	–0.2	n.a.	n.a.	15.5	12.9
September	–18.5	–18.9	n.a.	n.a.	–29.1	–28.7
October	20.3	19.9	n.a.	n.a.	26.3	25.5
November	–1.0	–1.5	n.a.	n.a.	3.1	3.6
December	2.6	2.7	n.a.	n.a.	–2.0	–3.4
1999						
January	1.2	1.0	n.a.	n.a.	–0.8	1.2
February	–2.2	–2.4	n.a.	n.a.	2.4	0.4
March	–1.3	0.3	n.a.	n.a.	1.3	0.4
April	–0.2	0.7	n.a.	n.a.	2.6	2.4
May	6.5	7.4	n.a.	n.a.	5.0	10.0
June	3.1	2.9	n.a.	n.a.	7.5	5.2
July	7.7	4.1	n.a.	n.a.	7.7	2.3
TREND ESTIMATES (% change from preceding month)						
1998						
May	2.5	2.8	0.0	–2.2	2.2	2.0
June	1.2	1.5	–3.6	–4.8	0.5	0.4
July	–0.2	–0.3	–6.1	–5.8	–0.9	–1.1
August	–0.6	–1.1	–6.5	–4.1	–1.3	–1.6
September	–0.1	–0.9	–7.5	–2.6	–1.0	–1.1
October	0.7	–0.1	–7.5	–1.3	–0.2	–0.4
November	1.3	0.4	–4.4	–0.9	0.7	0.3
December	1.3	0.9	0.7	0.9	1.2	0.9
1999						
January	0.8	0.8	6.5	4.4	1.4	1.3
February	0.5	0.8	14.0	8.5	1.9	1.8
March	0.6	1.0	16.6	10.6	2.5	2.5
April	1.6	2.0	16.5	11.0	3.6	3.5
May	2.5	2.8	15.4	10.2	4.4	4.1
June	2.8	3.0	12.3	8.4	4.3	3.9
July	2.7	2.8	9.4	5.9	3.9	3.4

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		
1998					
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**
1999					
January	148.3	19.6	167.9	197.1	**365.0**
February	169.5	18.2	187.8	156.3	**344.0**
March	195.4	26.1	221.5	86.6	**308.1**
April	174.9	18.4	193.3	68.3	**261.6**
May	203.6	17.8	221.4	61.2	**282.7**
June	250.0	16.1	266.1	60.9	**327.0**
July	226.0	24.9	250.9	94.1	**345.0**
			SEASONALLY ADJUSTED		
1998					
May	180.1	16.5	196.6	n.a.	**263.3**
June	181.2	15.4	196.6	n.a.	**296.2**
July	174.0	16.7	190.6	n.a.	**272.3**
August	203.5	16.5	220.0	n.a.	**257.2**
September	143.4	15.6	159.0	n.a.	**237.3**
October	178.8	18.0	196.8	n.a.	**261.8**
November	186.3	17.2	203.5	n.a.	**270.7**
December	183.1	19.2	202.3	n.a.	**286.6**
1999					
January	180.1	20.9	201.0	n.a.	**457.0**
February	180.5	19.8	200.3	n.a.	**368.4**
March	172.1	21.4	193.4	n.a.	**282.0**
April	175.4	22.5	197.9	n.a.	**283.1**
May	199.2	17.8	217.0	n.a.	**243.9**
June	216.7	17.0	233.7	n.a.	**329.4**
July	228.6	24.9	253.5	n.a.	**332.3**
			TREND ESTIMATES		
1998					
May	174.4	15.6	190.0	71.0	**261.0**
June	178.5	15.8	194.2	71.3	**265.5**
July	179.1	16.0	195.1	69.4	**264.5**
August	178.1	16.3	194.4	67.1	**261.6**
September	177.2	16.8	193.9	67.8	**261.8**
October	177.3	17.3	194.6	72.9	**267.5**
November	177.8	18.1	196.0	82.9	**278.9**
December	178.0	19.2	197.2	93.2	**290.3**
1999					
January	177.7	20.0	197.7	98.4	**296.1**
February	178.6	20.4	198.9	96.1	**295.0**
March	181.6	20.4	202.1	88.6	**290.7**
April	188.1	20.3	208.4	80.1	**288.5**
May	197.4	20.4	217.8	73.4	**291.2**
June	207.6	20.5	228.1	69.4	**297.5**
July	217.4	20.7	238.2	66.0	**304.2**

(a) Refer to Explanatory Notes paragraph 12.

4 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)		
1998					
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**
1999					
January	–17.7	1.9	–15.8	175.8	**34.8**
February	14.3	–7.1	11.8	–20.7	**–5.7**
March	15.2	43.0	17.9	–44.6	**–10.5**
April	–10.5	–29.4	–12.7	–21.1	**–15.1**
May	16.4	–3.3	14.5	–10.3	**8.0**
June	22.8	–9.6	20.2	–0.5	**15.7**
July	–9.6	54.5	–5.7	54.4	**5.5**
			SEASONALLY ADJUSTED (% change from preceding month)		
1998					
May	7.3	13.4	7.7	n.a.	**11.3**
June	0.6	–6.8	0.0	n.a.	**12.5**
July	–4.0	8.3	–3.0	n.a.	**–8.1**
August	17.0	–1.0	15.4	n.a.	**–5.6**
September	–29.5	–5.2	–27.7	n.a.	**–7.7**
October	24.7	15.1	23.7	n.a.	**10.3**
November	4.2	–4.5	3.4	n.a.	**3.4**
December	–1.7	11.9	–0.5	n.a.	**5.9**
1999					
January	–1.7	8.8	–0.7	n.a.	**59.4**
February	0.3	–5.4	–0.3	n.a.	**–19.4**
March	–4.7	7.9	–3.5	n.a.	**–23.5**
April	2.0	5.4	2.3	n.a.	**0.4**
May	13.5	–20.9	9.6	n.a.	**–13.9**
June	8.8	–4.5	7.7	n.a.	**35.1**
July	5.5	46.7	8.5	n.a.	**0.9**
			TREND ESTIMATES (% change from preceding month)		
1998					
May	4.3	0.6	3.9	1.2	**3.2**
June	2.3	1.0	2.2	0.4	**1.7**
July	0.4	1.3	0.5	–2.7	**–0.4**
August	–0.6	2.0	–0.4	–3.2	**–1.1**
September	–0.5	2.8	–0.2	1.0	**0.1**
October	0.0	3.3	0.3	7.5	**2.2**
November	0.3	4.9	0.7	13.7	**4.3**
December	0.1	5.7	0.6	12.4	**4.1**
1999					
January	–0.2	4.1	0.2	5.7	**2.0**
February	0.5	2.0	0.6	–2.4	**–0.4**
March	1.7	0.2	1.6	–7.7	**–1.5**
April	3.6	–0.3	3.2	–9.6	**–0.7**
May	5.0	0.0	4.5	–8.4	**0.9**
June	5.2	0.7	4.7	–5.4	**2.2**
July	4.7	1.2	4.4	–5.0	**2.2**

(a) Refer to Explanatory Notes paragraph 12.

5 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)			
1996-1997	13 067	1 682	56	3	32	**14 840**
1997-1998	14 960	2 026	45	21	40	**17 092**
1998-1999	16 957	2 296	31	101	36	**19 421**
1998						
July	1 459	134	6	1	1	**1 601**
August	1 458	224	0	0	4	**1 686**
September	1 238	118	1	1	5	**1 363**
October	1 453	124	2	1	1	**1 581**
November	1 392	184	4	3	5	**1 588**
December	1 381	175	2	15	2	**1 575**
1999						
January	1 142	108	2	0	0	**1 252**
February	1 284	201	3	0	1	**1 489**
March	1 562	201	1	77	0	**1 841**
April	1 372	187	0	0	12	**1 571**
May	1 580	221	2	3	0	**1 806**
June	1 636	419	8	0	5	**2 068**
July	1 681	340	6	3	2	**2 032**
			PUBLIC SECTOR (Number)			
1996-1997	565	331	6	0	0	**902**
1997-1998	868	500	0	0	0	**1 368**
1998-1999	442	636	7	0	0	**1 085**
1998						
July	89	17	0	0	0	**106**
August	25	24	0	0	0	**49**
September	18	32	0	0	0	**50**
October	8	45	0	0	0	**53**
November	9	45	7	0	0	**61**
December	10	56	0	0	0	**66**
1999						
January	6	49	0	0	0	**55**
February	6	52	0	0	0	**58**
March	44	36	0	0	0	**80**
April	52	2	0	0	0	**54**
May	50	85	0	0	0	**135**
June	125	193	0	0	0	**318**
July	1	4	1	0	0	**6**
			TOTAL (Number)			
1996-1997	13 632	2 013	62	3	32	**15 742**
1997-1998	15 828	2 526	45	21	40	**18 460**
1998-1999	17 399	2 932	38	101	36	**20 506**
1998						
July	1 548	151	6	1	1	**1 707**
August	1 483	248	0	0	4	**1 735**
September	1 256	150	1	1	5	**1 413**
October	1 461	169	2	1	1	**1 634**
November	1 401	229	11	3	5	**1 649**
December	1 391	231	2	15	2	**1 641**
1999						
January	1 148	157	2	0	0	**1 307**
February	1 290	253	3	0	1	**1 547**
March	1 606	237	1	77	0	**1 921**
April	1 424	189	0	0	12	**1 625**
May	1 630	306	2	3	0	**1 941**
June	1 761	612	8	0	5	**2 386**
July	1 682	344	7	3	2	**2 038**

(a) See Glossary for definition.

6 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)				
1996-1997	1 294.1	154.0	4.8	163.9	0.1	1 616.6	773.9	**2 390.9**
1997-1998	1 561.5	189.6	2.4	182.5	0.9	1 936.9	706.7	**2 643.5**
1998-1999	1 851.4	249.6	1.8	206.6	8.7	2 318.3	883.7	**3 202.1**
1998								
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**
1999								
January	126.5	17.6	0.3	18.7	0.0	163.1	163.8	**326.9**
February	140.0	25.6	0.1	18.0	0.0	183.8	121.3	**305.1**
March	172.2	16.0	0.0	18.4	7.1	213.8	81.6	**295.4**
April	148.3	20.1	0.0	16.9	0.0	185.4	62.1	**247.5**
May	171.3	20.5	0.1	17.3	0.1	209.2	48.5	**257.8**
June	191.3	31.9	0.4	15.6	0.0	239.1	43.8	**282.9**
July	182.1	43.3	0.6	23.8	0.1	249.8	55.1	**304.9**
				PUBLIC SECTOR ($ million)				
1996-1997	54.9	21.7	0.1	4.0	0.0	80.5	430.0	**510.7**
1997-1998	72.9	32.5	0.0	1.7	0.0	107.4	193.3	**300.3**
1998-1999	46.8	44.8	0.4	5.4	0.0	97.5	188.6	**286.4**
1998								
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**
1999								
January	0.8	3.3	0.0	0.7	0.0	4.8	33.3	**38.1**
February	0.6	3.2	0.0	0.1	0.0	4.0	34.9	**38.9**
March	4.1	3.0	0.0	0.5	0.0	7.6	5.1	**12.7**
April	6.2	0.3	0.0	1.5	0.0	7.9	6.2	**14.1**
May	5.7	6.2	0.0	0.3	0.0	12.2	12.7	**24.9**
June	12.5	14.3	0.0	0.1	0.0	26.9	17.2	**44.1**
July	0.1	0.6	0.2	0.2	0.0	1.1	39.0	**40.1**
				TOTAL ($ million)				
1996-1997	1 348.9	175.8	4.9	167.7	0.1	1 697.3	1 204.5	**2 901.8**
1997-1998	1 634.2	222.0	2.4	184.3	0.9	2 043.9	899.8	**2 943.8**
1998-1999	1 898.5	294.8	2.3	212.2	8.7	2 416.2	1 072.3	**3 488.5**
1998								
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**
1999								
January	127.4	20.9	0.3	19.4	0.0	167.9	197.1	**365.0**
February	140.7	28.9	0.1	18.1	0.0	187.8	156.3	**344.0**
March	176.3	19.1	0.0	19.0	7.1	221.5	86.6	**308.1**
April	154.5	20.4	0.0	18.4	0.0	193.3	68.3	**261.6**
May	177.0	26.7	0.1	17.6	0.1	221.4	61.2	**282.7**
June	203.8	46.2	0.4	15.7	0.0	266.1	60.9	**327.0**
July	182.2	43.8	0.8	24.0	0.1	250.9	94.1	**345.0**

(a) See Glossary for definition.

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

Period	NEW OTHER RESIDENTIAL BUILDING									
	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									
1996-1997	13 632	1 179	376	1 555	75	194	189	458	2 013	**15 645**
1997-1998	15 828	1 672	324	1 996	166	95	269	530	2 526	**18 354**
1998-1999	17 399	1 536	692	2 228	58	157	489	704	2 932	**20 331**
1998										
May	1 504	96	33	129	25	16	118	159	288	**1 792**
June	1 831	108	63	171	33	0	14	47	218	**2 049**
July	1 548	90	50	140	0	0	11	11	151	**1 699**
August	1 483	137	43	180	24	8	36	68	248	**1 731**
September	1 256	75	48	123	0	12	15	27	150	**1 406**
October	1 461	91	40	131	14	0	24	38	169	**1 630**
November	1 401	138	52	190	0	0	39	39	229	**1 630**
December	1 391	134	67	201	0	0	30	30	231	**1 622**
1999										
January	1 148	104	41	145	0	0	12	12	157	**1 305**
February	1 290	95	113	208	0	0	45	45	253	**1 543**
March	1 606	189	38	227	0	0	10	10	237	**1 843**
April	1 424	72	44	116	9	30	34	73	189	**1 613**
May	1 630	126	65	191	11	80	24	115	306	**1 936**
June	1 761	285	91	376	0	27	209	236	612	**2 373**
July	1 682	58	99	157	21	81	85	187	344	**2 026**
	VALUE ($ million)									
1996-1997	1 349.0	86.5	31.9	118.4	7.5	17.9	31.9	57.3	175.7	**1 524.6**
1997-1998	1 634.3	117.3	31.4	148.7	13.5	10.7	49.2	73.4	222.1	**1 856.4**
1998-1999	1 898.4	107.7	82.1	189.8	5.7	13.7	85.5	104.9	294.7	**2 193.1**
1998										
May	151.9	6.9	3.8	10.7	2.1	4.1	26.7	32.9	43.6	**195.5**
June	183.3	8.8	4.8	13.6	2.0	0.0	2.8	4.8	18.4	**201.7**
July	163.2	7.1	8.1	15.2	0.0	0.0	1.1	1.1	16.3	**179.5**
August	155.7	9.2	4.5	13.6	2.3	0.7	16.2	19.2	32.8	**188.5**
September	134.4	5.3	4.8	10.1	0.0	0.9	4.1	5.0	15.1	**149.5**
October	160.6	6.2	3.0	9.2	1.4	0.0	4.6	6.0	15.2	**175.8**
November	149.5	9.4	9.7	19.0	0.0	0.0	9.4	9.4	28.5	**178.0**
December	155.4	9.8	8.7	18.5	0.0	0.0	6.2	6.2	24.7	**180.1**
1999										
January	127.4	7.9	6.4	14.2	0.0	0.0	6.7	6.7	20.9	**148.3**
February	140.7	6.8	11.6	18.4	0.0	0.0	10.5	10.5	28.9	**169.5**
March	176.3	12.7	4.3	17.0	0.0	0.0	2.0	2.0	19.1	**195.4**
April	154.5	5.6	6.0	11.5	0.7	2.4	5.7	8.9	20.4	**174.9**
May	177.0	9.2	6.6	15.8	1.3	6.8	2.8	10.9	26.7	**203.6**
June	203.8	18.6	8.6	27.1	0.0	3.0	16.1	19.1	46.2	**250.0**
July	182.2	5.1	14.2	19.3	2.8	6.7	15.1	24.6	43.8	**226.0**

(a) See Glossary for definition.

8 VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	**Total building**
			ORIGINAL ($ million)				
1996-1997	1 352.6	178.2	1 530.8	173.0	1 703.9	1 224.2	**2 924.0**
1997-1998	1 634.3	222.1	1 856.4	187.6	2 044.0	899.8	**2 943.8**
1998-1999	1 834.2	291.4	2 125.5	215.5	2 341.0	1 050.2	**3 391.2**
1998							
March	370.0	64.9	434.7	46.5	481.2	188.9	**670.1**
June	475.3	81.1	556.3	42.6	598.8	218.4	**817.4**
September	444.6	64.1	508.7	49.3	557.9	199.1	**757.1**
December	451.0	68.0	518.9	54.8	573.7	237.1	**810.8**
1999							
March	426.6	68.0	494.6	61.4	556.1	429.6	**985.7**
June	512.0	91.3	603.3	50.1	653.4	184.4	**837.7**
			ORIGINAL (% change from preceding quarter)				
1998							
March	–8.3	69.2	–1.6	–8.6	–2.4	–23.9	**–9.5**
June	28.5	25.1	28.0	–8.4	24.5	15.7	**22.0**
September	–6.5	–21.0	–8.6	15.7	–6.8	–8.8	**–7.4**
December	1.4	6.1	2.0	11.2	2.8	19.1	**7.1**
1999							
March	–5.4	0.1	–4.7	12.2	–3.1	81.2	**21.6**
June	20.0	34.3	22.0	–18.5	17.5	–57.1	**–15.0**

(a) Reference year for chain volume measures is 1997–98. Refer to Explanatory Notes Paragraph 20–21.

(b) Refer to Explanatory Notes paragraph 12.

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

Period	*Hotels, motels and other short term accommodation* no.	$m	*Shops* no.	$m	*Factories* no.	$m	*Offices* no.	$m	*Other business premises* no.	$m	*Educational* no.	$m
						Value—$50,000–$199,999						
1999												
May	4	0.4	45	4.1	11	1.3	12	1.0	25	2.6	0	0.0
June	6	0.6	34	2.9	9	0.8	11	0.8	12	1.3	1	0.2
July	8	0.8	28	3.0	8	1.1	14	1.7	21	2.2	1	0.1
						Value—$200,000–$499,999						
1999												
May	1	0.3	4	1.1	7	2.3	6	1.6	7	2.2	0	0.0
June	2	0.5	4	1.2	8	2.2	5	1.4	8	2.1	2	0.5
July	3	1.1	9	2.9	4	1.4	3	1.1	7	2.2	0	0.0
						Value—$500,000–$999,999						
1999												
May	1	0.6	2	1.3	1	0.7	0	0.0	1	0.5	2	1.5
June	0	0.0	3	1.8	0	0.0	0	0.0	4	3.0	0	0.0
July	1	0.9	2	1.4	3	2.1	0	0.0	2	1.3	2	1.7
						Value—$1,000,000–$4,999,999						
1999												
May	0	0.0	3	4.5	0	0.0	1	1.5	2	7.0	2	5.2
June	1	2.5	0	0.0	2	2.6	0	0.0	1	1.9	2	3.8
July	3	6.0	2	7.4	0	0.0	3	5.9	2	5.5	6	11.1
						Value—$5,000,000 and over						
1999												
May	0	0.0	0	0.0	0	0.0	1	7.1	0	0.0	0	0.0
June	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
July	0	0.0	0	0.0	0	0.0	0	0.0	1	6.0	1	7.0
						Value—Total						
1996-1997	91	75.4	408	164.2	319	102.6	314	156.4	402	160.4	120	152.0
1997-1998	99	53.1	445	186.0	287	88.4	283	123.5	398	150.0	128	114.7
1998-1999	90	52.4	485	353.9	270	89.7	274	93.9	396	146.6	122	108.5
1999												
May	6	1.2	54	11.0	19	4.3	20	11.3	35	12.3	4	6.6
June	9	3.6	41	6.0	19	5.7	16	2.3	25	8.2	5	4.4
July	15	8.9	41	14.6	15	4.6	20	8.6	33	17.2	10	19.9

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					
1999										
May	1	0.2	3	0.3	1	0.1	0	0.0	102	10.0
June	1	0.2	2	0.3	4	0.5	2	0.1	82	7.7
July	1	0.1	0	0.0	1	0.1	10	0.8	92	9.9
					Value—$200,000–$499,999					
1999										
May	1	0.5	1	0.3	2	0.8	5	1.6	34	10.7
June	1	0.3	0	0.0	0	0.0	5	1.5	35	9.7
July	1	0.4	0	0.0	0	0.0	2	0.5	29	9.6
					Value—$500,000–$999,999					
1999										
May	0	0.0	0	0.0	1	0.7	1	0.5	9	5.7
June	0	0.0	1	0.6	2	1.3	0	0.0	10	6.8
July	0	0.0	0	0.0	0	0.0	1	0.6	11	7.9
					Value—$1,000,000–$4,999,999					
1999										
May	0	0.0	1	1.0	5	8.6	0	0.0	14	27.7
June	0	0.0	2	6.1	0	0.0	0	0.0	8	16.9
July	0	0.0	1	1.4	0	0.0	4	8.5	21	45.8
					Value—$5,000,000 and over					
1999										
May	0	0.0	0	0.0	0	0.0	0	0.0	1	7.1
June	1	5.9	0	0.0	0	0.0	1	14.0	2	19.9
July	0	0.0	0	0.0	0	0.0	1	7.9	3	20.9
					Value—Total					
1996-1997	20	5.4	69	214.5	98	92.2	117	81.3	1 958	1 204.4
1997-1998	27	8.7	56	72.5	86	65.3	92	37.6	1 901	899.8
1998-1999	15	9.1	68	52.7	85	106.1	90	59.5	1 895	1 072.3
1999										
May	2	0.6	5	1.6	9	10.2	6	2.1	160	61.2
June	3	6.3	5	7.0	6	1.8	8	15.6	137	60.9
July	2	0.5	1	1.4	1	0.1	18	18.3	156	94.1

10 VALUE OF NON–RESIDENTIAL BUILDINGS APPROVED

Period	*Hotels, motels and other short term accommodation*	*Shops*	*Factories*	*Offices*	*Other business premises*	*Educational*	*Religious*	*Health*	*Entertainment and recreational*	*Miscellaneous*	***Total non-residential building***
					PRIVATE SECTOR ($ million)						
1996-1997	75.5	162.8	96.2	117.2	113.7	38.8	5.3	96.1	36.6	32.5	**773.9**
1997-1998	51.7	185.4	86.4	81.6	142.0	32.0	8.7	58.4	39.4	21.1	**706.7**
1998-1999	51.8	351.0	86.2	70.2	138.8	51.5	9.0	32.2	75.7	17.0	**883.7**
1998											
July	2.7	21.3	14.0	3.3	13.6	4.1	0.1	1.9	3.2	1.2	**65.5**
August	1.6	9.0	3.3	6.7	14.7	2.8	0.0	0.3	0.9	0.6	**39.9**
September	3.7	13.8	9.5	6.7	11.2	10.9	0.6	0.5	0.9	3.0	**60.8**
October	8.5	9.2	3.8	5.7	5.4	2.1	0.1	4.6	37.9	0.6	**78.0**
November	2.7	13.4	7.2	3.3	17.3	9.4	0.6	3.0	3.5	3.6	**64.0**
December	8.2	18.6	3.8	5.3	3.7	3.1	0.0	2.8	8.5	0.4	**54.4**
1999											
January	8.5	118.7	11.5	9.4	10.7	2.4	0.0	1.7	0.4	0.5	**163.8**
February	3.1	85.2	6.6	8.1	11.8	1.2	0.0	1.7	2.3	1.3	**121.3**
March	5.0	29.1	8.0	5.0	13.4	3.9	0.7	2.4	11.8	2.3	**81.6**
April	3.0	16.5	8.5	3.5	17.6	5.7	0.0	4.7	1.0	1.5	**62.1**
May	1.2	10.8	4.3	11.0	11.9	1.5	0.6	1.6	4.3	1.3	**48.5**
June	3.6	5.4	5.7	2.2	7.5	4.4	6.3	7.0	1.0	0.7	**43.8**
July	8.7	14.6	4.6	5.1	12.6	4.2	0.5	1.4	0.1	3.5	**55.1**
					PUBLIC SECTOR ($ million)						
1996-1997	0.0	1.6	6.5	39.2	46.8	113.1	0.2	118.4	55.7	48.7	**430.0**
1997-1998	1.4	0.7	2.1	41.7	8.0	82.7	0.0	14.1	25.9	16.7	**193.3**
1998-1999	0.6	2.9	3.5	23.7	7.8	57.2	0.0	20.4	30.4	42.4	**188.6**
1998											
July	0.5	0.2	1.9	5.7	0.0	6.9	0.0	0.0	0.4	4.7	**20.3**
August	0.0	0.0	0.0	5.3	0.1	5.2	0.0	0.0	0.7	0.1	**11.4**
September	0.0	1.5	0.0	0.4	0.2	0.0	0.0	0.0	0.8	0.2	**3.0**
October	0.0	0.1	0.0	0.1	0.3	8.3	0.0	1.4	0.3	4.0	**14.4**
November	0.1	0.2	1.6	0.8	1.5	4.7	0.0	3.5	0.2	0.5	**13.0**
December	0.0	0.0	0.0	9.5	0.0	4.0	0.0	0.0	0.1	3.5	**17.1**
1999											
January	0.0	0.0	0.0	0.6	0.0	17.6	0.0	14.2	0.1	0.8	**33.3**
February	0.0	0.0	0.0	0.0	4.5	5.0	0.0	1.2	20.8	3.4	**34.9**
March	0.0	0.2	0.0	0.9	0.0	0.3	0.0	0.0	0.1	3.7	**5.1**
April	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.1	0.1	5.8	**6.2**
May	0.0	0.2	0.0	0.3	0.3	5.2	0.0	0.0	5.9	0.8	**12.7**
June	0.0	0.5	0.0	0.1	0.8	0.0	0.0	0.0	0.9	14.9	**17.2**
July	0.1	0.0	0.0	3.6	4.7	15.7	0.0	0.0	0.0	14.9	**39.0**
					TOTAL ($ million)						
1996-1997	75.5	164.3	102.8	156.4	160.3	151.9	5.5	214.5	92.3	81.3	**1 204.5**
1997-1998	53.1	186.0	88.6	123.5	149.9	114.6	8.7	72.5	65.1	37.6	**899.8**
1998-1999	52.4	353.8	89.7	93.8	146.6	108.6	9.0	52.6	106.0	59.4	**1 072.3**
1998											
July	3.3	21.5	15.9	9.0	13.6	11.0	0.1	1.9	3.6	6.0	**85.9**
August	1.6	9.0	3.3	12.0	14.8	8.1	0.0	0.3	1.6	0.6	**51.3**
September	3.7	15.3	9.5	7.0	11.4	10.9	0.6	0.5	1.7	3.2	**63.8**
October	8.5	9.2	3.8	5.8	5.7	10.4	0.1	5.9	38.1	4.6	**92.4**
November	2.7	13.6	8.8	4.1	18.9	14.1	0.6	6.5	3.6	4.0	**77.0**
December	8.2	18.6	3.8	14.7	3.7	7.1	0.0	2.8	8.7	3.9	**71.5**
1999											
January	8.5	118.7	11.5	10.1	10.7	20.0	0.0	15.9	0.5	1.3	**197.1**
February	3.1	85.2	6.6	8.1	16.3	6.2	0.0	2.9	23.1	4.7	**156.3**
March	5.0	29.2	8.0	5.9	13.4	4.1	0.7	2.4	11.9	6.0	**86.6**
April	3.0	16.5	8.5	3.5	17.6	5.7	0.0	4.9	1.2	7.4	**68.3**
May	1.2	11.0	4.3	11.3	12.3	6.6	0.6	1.6	10.2	2.1	**61.2**
June	3.6	6.0	5.7	2.3	8.2	4.4	6.3	7.0	1.8	15.6	**60.9**
July	8.9	14.6	4.6	8.6	17.2	19.9	0.5	1.4	0.1	18.3	**94.1**

11 BUILDING APPROVED IN THE PERTH STATISTICAL DIVISION: **Original**

Period	DWELLINGS (no.) New houses	New other residential building	Total dwellings(a)	VALUE ($'000) New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	**Total building**
				PRIVATE SECTOR					
1997-1998	10 296	1 546	11 930	1 074 780	152 837	150 499	1 378 116	523 117	**1 901 233**
1998-1999	11 860	1 919	13 924	1 299 054	218 859	178 670	1 696 583	694 918	**2 391 500**
1998									
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**
1999									
January	847	84	933	95 321	15 093	16 557	126 970	147 398	**274 368**
February	947	185	1 134	104 523	24 095	14 725	143 343	110 423	**253 766**
March	1 105	135	1 318	121 267	11 751	21 651	154 670	56 035	**210 704**
April	943	179	1 134	102 181	19 385	13 624	135 191	42 726	**177 916**
May	1 113	121	1 236	119 624	11 409	14 967	145 999	27 685	**173 684**
June	1 107	354	1 472	133 535	28 810	13 512	175 858	32 112	**207 969**
July	1 179	246	1 430	127 422	36 135	17 257	180 813	35 213	**216 026**
				PUBLIC SECTOR					
1997-1998	493	389	882	33 838	22 635	1 383	57 856	128 996	**186 851**
1998-1999	151	398	549	12 124	26 592	5 222	43 938	127 129	**171 067**
1998									
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**
1999									
January	3	35	38	427	2 056	660	3 143	26 997	**30 140**
February	0	28	28	0	1 677	120	1 797	21 265	**23 062**
March	25	20	45	1 917	1 433	515	3 865	4 295	**8 160**
April	16	0	16	1 095	0	1 485	2 580	478	**3 058**
May	12	74	86	1 032	5 227	340	6 599	8 798	**15 398**
June	57	132	189	4 554	8 654	100	13 308	14 782	**28 090**
July	0	0	0	0	0	220	220	34 025	**34 245**
				TOTAL					
1997-1998	10 789	1 935	12 812	1 108 618	175 472	151 882	1 435 972	652 112	**2 088 084**
1998-1999	12 011	2 317	14 473	1 311 178	245 450	183 892	1 740 520	822 046	**2 562 566**
1998									
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**
1999									
January	850	119	971	95 748	17 149	17 217	130 113	174 395	**304 508**
February	947	213	1 162	104 523	25 771	14 845	145 140	131 688	**276 828**
March	1 130	155	1 363	123 184	13 184	22 166	158 535	60 330	**218 864**
April	959	179	1 150	103 277	19 385	15 109	137 771	43 204	**180 975**
May	1 125	195	1 322	120 656	16 636	15 307	152 599	36 483	**189 082**
June	1 164	486	1 661	138 089	37 464	13 612	189 165	46 894	**236 059**
July	1 179	246	1 430	127 422	36 135	17 477	181 033	69 238	**250 271**

(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.) New houses	New other residential building	Total dwellings(a)	VALUE ($'000) New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
WESTERN AUSTRALIA	**1 682**	**344**	**2 038**	**182 171**	**43 844**	**24 879**	**250 894**	**94 086**	**344 980**
Perth (SD)	**1 179**	**246**	**1 430**	**127 420**	**36 135**	**17 476**	**181 031**	**69 242**	**250 273**
Central Metropolitan (SSD)	*63*	*171*	*234*	*12 474*	*29 119*	*6 300*	*47 893*	*18 680*	*66 573*
Cambridge (T)	13	2	15	2 304	220	1 616	4 140	0	4 140
Claremont (T)	3	0	3	371	0	1 140	1 511	500	2 011
Cottesloe (T)	4	0	4	975	0	419	1 394	0	1 394
Mosman Park (T)	4	0	4	1 904	0	492	2 396	0	2 396
Nedlands (C)	5	0	5	1 349	0	1 143	2 492	60	2 552
Peppermint Grove (S)	1	0	1	520	0	0	520	80	600
Perth (C)–Inner	0	0	0	0	0	0	0	0	0
Perth (C)–Remainder	5	20	25	1 250	3 800	0	5 050	4 500	9 550
Subiaco (C)	14	106	120	2 395	18 342	909	21 646	13 470	35 116
Vincent (T)	14	43	57	1 406	6 757	581	8 744	70	8 814
East Metropolitan (SSD)	*192*	*0*	*192*	*18 060*	*0*	*2 218*	*20 278*	*29 857*	*50 135*
Bassendean (T)	8	0	8	549	0	142	691	0	691
Bayswater (C)	43	0	43	4 316	0	879	5 195	5 200	10 395
Kalamunda (S)	20	0	20	1 872	0	772	2 644	215	2 859
Mundaring (S)	21	0	21	2 167	0	310	2 477	16 303	18 780
Swan (S)	100	0	100	9 156	0	115	9 271	8 139	17 410
North Metropolitan (SSD)	*341*	*38*	*382*	*36 977*	*3 141*	*3 763*	*43 881*	*2 649*	*46 530*
Joondalup (C)–North	74	2	76	8 595	187	96	8 878	0	8 878
Joondalup (C)–South	28	4	33	4 510	290	1 457	6 257	80	6 337
Stirling (C)–Central	44	20	64	4 946	1 608	539	7 093	1 989	9 082
Stirling (C)–Coastal	44	8	53	5 559	656	770	6 985	280	7 265
Stirling (C)–South-Eastern	5	4	10	820	400	671	1 891	0	1 891
Wanneroo (S)–North-East	30	0	30	2 672	0	161	2 833	0	2 833
Wanneroo (S)–North-West	71	0	71	6 039	0	14	6 053	300	6 353
Wanneroo (S)–South	45	0	45	3 836	0	55	3 891	0	3 891
South West Metropolitan (SSD)	*290*	*6*	*296*	*32 455*	*900*	*2 280*	*35 635*	*11 345*	*46 980*
Cockburn (C)	95	0	95	8 928	0	420	9 348	5 245	14 593
East Fremantle (T)	1	2	3	160	300	433	893	0	893
Fremantle (C)–Inner	0	0	0	0	0	0	0	80	80
Fremantle (C)–Remainder	6	0	6	1 103	0	207	1 310	592	1 902
Kwinana (T)	29	0	29	2 524	0	0	2 524	235	2 759
Melville (C)	60	0	60	10 234	0	942	11 176	4 809	15 985
Rockingham (C)	99	4	103	9 506	600	278	10 384	384	10 768
South East Metropolitan (SSD)	*293*	*31*	*326*	*27 454*	*2 975*	*2 915*	*33 344*	*6 711*	*40 055*
Armadale (C)	24	0	24	2 153	0	249	2 402	0	2 402
Belmont (C)	21	2	24	1 569	176	258	2 003	2 805	4 808
Canning (C)	61	0	61	5 582	0	503	6 085	2 457	8 542
Gosnells (C)	112	0	112	9 683	0	340	10 023	452	10 475
Serpentine–Jarrahdale (S)	15	0	15	1 549	0	505	2 054	0	2 054
South Perth (C)	26	24	50	3 210	2 380	757	6 347	597	6 944
Victoria Park (T)	34	5	40	3 708	419	303	4 430	400	4 830
South West (SD)	**311**	**76**	**390**	**32 945**	**5 668**	**2 030**	**40 643**	**16 931**	**57 574**
Dale (SSD)	*99*	*74*	*174*	*10 699*	*5 498*	*763*	*16 960*	*1 510*	*18 470*
Boddington (S)	3	0	3	171	0	0	171	0	171
Mandurah (C)	75	74	150	8 437	5 498	671	14 606	770	15 376
Murray (S)	16	0	16	1 531	0	52	1 583	740	2 323
Waroona (S)	5	0	5	560	0	40	600	0	600
Preston (SSD)	*126*	*0*	*126*	*12 787*	*0*	*235*	*13 022*	*2 740*	*15 762*
Bunbury (C)	33	0	33	3 579	0	147	3 726	539	4 265
Capel (S)	14	0	14	1 330	0	28	1 358	63	1 421
Collie (S)	10	0	10	685	0	11	696	0	696
Dardanup (S)	19	0	19	1 675	0	31	1 706	1 900	3 606
Donnybrook–Balingup (S)	3	0	3	342	0	0	342	0	342
Harvey (S)	47	0	47	5 176	0	18	5 194	238	5 432

	DWELLINGS (no.)			VALUE ($'000)					
Statistical Area	*New houses*	*New other residential building*	*Total dwellings(a)*	*New houses*	*New other residential building*	*Alterations and additions to residential buildings(b)*	*Total residential building*	*Non-residential buildings*	*Total building*
Vasse (SSD)	*76*	*2*	*80*	*8 559*	*170*	*529*	*9 258*	*11 007*	*20 265*
Augusta–Margaret River (S)	19	0	19	2 264	0	200	2 464	4 474	6 938
Busselton (S)	57	2	61	6 295	170	329	6 794	6 533	13 327
Blackwood (SSD)	*10*	*0*	*10*	*900*	*0*	*503*	*1 403*	*1 674*	*3 077*
Boyup Brook (S)	0	0	0	0	0	0	0	0	0
Bridgetown–Greenbushes (S)	0	0	0	0	0	240	240	0	240
Manjimup (S)	9	0	9	790	0	218	1 008	1 674	2 682
Nannup (S)	1	0	1	110	0	45	155	0	155
Lower Great Southern (SD)	**58**	**10**	**70**	**6 063**	**860**	**269**	**7 192**	**639**	**7 831**
Pallinup (SSD)	*5*	*0*	*5*	*550*	*0*	*0*	*550*	*0*	*550*
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)	5	0	5	550	0	0	550	0	550
Kent (S)	0	0	0	0	0	0	0	0	0
Kojonup (S)	0	0	0	0	0	0	0	0	0
Tambellup (S)	0	0	0	0	0	0	0	0	0
Woodanilling (S)	0	0	0	0	0	0	0	0	0
King (SSD)	*53*	*10*	*65*	*5 513*	*860*	*269*	*6 642*	*639*	*7 281*
Albany (C)–Central	21	10	31	2 165	860	30	3 055	0	3 055
Albany (C)–Balance	19	0	19	2 051	0	164	2 215	65	2 280
Cranbrook (S)	0	0	0	0	0	0	0	0	0
Denmark (S)	6	0	8	561	0	75	636	240	876
Plantagenet (S)	7	0	7	736	0	0	736	334	1 070
Upper Great Southern (SD)	12	**2**	**14**	**1 346**	**160**	**296**	**1 802**	**444**	**2 246**
Hotham (SSD)	*6*	*2*	*8*	*551*	*160*	*256*	*967*	*0*	*967*
Brookton (S)	0	0	0	0	0	0	0	0	0
Cuballing (S)	2	0	2	182	0	0	182	0	182
Dumbleyung (S)	0	0	0	0	0	0	0	0	0
Narrogin (T)	1	2	3	107	160	0	267	0	267
Narrogin (S)	2	0	2	212	0	0	212	0	212
Pingelly (S)	0	0	0	0	0	0	0	0	0
Wagin (S)	0	0	0	0	0	30	30	0	30
Wandering (S)	0	0	0	0	0	226	226	0	226
West Arthur (S)	0	0	0	0	0	0	0	0	0
Wickepin (S)	1	0	1	50	0	0	50	0	50
Williams (S)	0	0	0	0	0	0	0	0	0
Lakes (SSD)	*6*	*0*	*6*	*795*	*0*	*40*	*835*	*444*	*1 279*
Corrigin (S)	1	0	1	204	0	0	204	0	204
Kondinin (S)	4	0	4	460	0	40	500	444	944
Kulin (S)	0	0	0	0	0	0	0	0	0
Lake Grace (S)	1	0	1	131	0	0	131	0	131
Midlands (SD)	42	**0**	**43**	**4 351**	**0**	**584**	**4 935**	**55**	**4 990**
Moore (SSD)	*18*	*0*	*18*	*2 073*	*0*	*236*	*2 309*	*55*	*2 364*
Chittering (S)	3	0	3	304	0	18	322	0	322
Dandaragan (S)	5	0	5	532	0	99	631	0	631
Gingin (S)	8	0	8	884	0	83	967	55	1 022
Moora (S)	1	0	1	125	0	0	125	0	125
Victoria Plains (S)	1	0	1	228	0	36	264	0	264

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

	DWELLINGS (no.)			VALUE ($'000)					
Statistical Area	*New houses*	*New other residential building*	*Total dwellings(a)*	*New houses*	*New other residential building*	*Alterations and additions to residential buildings(b)*	*Total residential building*	*Non-residential building*	*Total building*
Avon (SSD)	*15*	*0*	*15*	*1 209*	*0*	*234*	*1 443*	*0*	*1 443*
Beverley (S)	5	0	5	370	0	90	460	0	460
Cunderdin (S)	1	0	1	110	0	23	133	0	133
Dalwallinu (S)	0	0	0	0	0	0	0	0	0
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)	0	0	0	0	0	15	15	0	15
Northam (S)	3	0	3	205	0	0	205	0	205
Quairading (S)	0	0	0	0	0	0	0	0	0
Tammin (S)	0	0	0	0	0	0	0	0	0
Toodyay (S)	3	0	3	222	0	45	267	0	267
Wongan-Ballidu (S)	0	0	0	0	0	0	0	0	0
Wyalkatchem (S)	0	0	0	0	0	0	0	0	0
York (S)	3	0	3	302	0	61	363	0	363
Campion (SSD)	*9*	*0*	*10*	*1 069*	*0*	*114*	*1 183*	*0*	*1 183*
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)	2	0	3	354	0	94	448	0	448
Mount Marshall (S)	0	0	0	0	0	10	10	0	10
Mukinbudin (S)	4	0	4	512	0	0	512	0	512
Narembeen (S)	3	0	3	203	0	10	213	0	213
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
South Eastern (SD)	28	**4**	**32**	**3 143**	**304**	**415**	**3 862**	**1 053**	**4 915**
Lefroy (SSD)	*15*	*4*	*19*	*1 634*	*304*	*275*	*2 213*	*894*	*3 107*
Coolgardie (S)	0	0	0	0	0	0	0	0	0
Kalgoorlie/Boulder (C)	13	4	17	1 438	304	275	2 017	824	2 841
Laverton (S)	0	0	0	0	0	0	0	0	0
Leonora (S)	2	0	2	196	0	0	196	70	266
Menzies (S)	0	0	0	0	0	0	0	0	0
Ngaanyatjarraku (S)	0	0	0	0	0	0	0	0	0
Johnston (SSD)	*13*	*0*	*13*	*1 509*	*0*	*140*	*1 649*	*159*	*1 808*
Dundas (S)	0	0	0	0	0	0	0	0	0
Esperance (S)	12	0	12	1 376	0	140	1 516	159	1 675
Ravensthorpe (S)	1	0	1	133	0	0	133	0	133
Central (SD)	**31**	**6**	**38**	**3 884**	**717**	**424**	**5 025**	**1 037**	**6 062**
Gascoyne (SSD)	*2*	*4*	*6*	*450*	*568*	*205*	*1 223*	*120*	*1 343*
Carnarvon (S)	1	4	5	250	568	24	842	0	842
Exmouth (S)	1	0	1	200	0	181	381	120	501
Shark Bay (S)	0	0	0	0	0	0	0	0	0
Upper Gascoyne (S)	0	0	0	0	0	0	0	0	0
Carnegie (SSD)	*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

	DWELLINGS (no.)			VALUE ($'000)					
Statistical Area	*New houses*	*New other residential building*	*Total dwellings(a)*	*New houses*	*New other residential building*	*Alterations and additions to residential buildings(b)*	*Total residential building*	*Non-residential building*	*Total building*
Greenough River (SSD)	*29*	*2*	*32*	*3 434*	*149*	*219*	*3 802*	*917*	*4 719*
Carnamah (S)	0	0	0	0	0	0	0	0	0
Chapman Valley (S)	3	0	3	348	0	0	348	0	348
Coorow (S)	0	0	0	0	0	0	0	0	0
Geraldton (C)	5	2	7	767	149	68	984	598	1 582
Greenough (S)	13	0	13	1 406	0	98	1 504	149	1 653
Irwin (S)	4	0	5	683	0	13	696	170	866
Mingenew (S)	2	0	2	110	0	0	110	0	110
Morawa (S)	1	0	1	38	0	0	38	0	38
Mullewa (S)	0	0	0	0	0	0	0	0	0
Northampton (S)	0	0	0	0	0	40	40	0	40
Perenjori (S)	1	0	1	82	0	0	82	0	82
Three Springs (S)	0	0	0	0	0	0	0	0	0
Pilbara (SD)	**5**	**0**	**5**	**860**	**0**	**662**	**1 522**	**201**	**1 723**
De Grey (SSD)	*3*	*0*	*3*	*465*	*0*	*12*	*477*	*121*	*598*
East Pilbara (S)	2	0	2	295	0	0	295	0	295
Port Hedland (T)	1	0	1	170	0	12	182	121	303
Fortescue (SSD)	*2*	*0*	*2*	*395*	*0*	*650*	*1 045*	*80*	*1 125*
Ashburton (S)	0	0	0	0	0	0	0	80	80
Roebourne (S)	2	0	2	395	0	650	1 045	0	1 045
Kimberley (SD)	**16**	**0**	**16**	**2 159**	**0**	**2 723**	**4 882**	**4 484**	**9 366**
Ord (SSD)	*2*	*0*	*2*	*229*	*0*	*0*	*229*	*160*	*389*
Halls Creek (S)	0	0	0	0	0	0	0	0	0
Wyndham-East Kimberley (S)	2	0	2	229	0	0	229	160	389
Fitzroy (SSD)	*14*	*0*	*14*	*1 930*	*0*	*2 723*	*4 653*	*4 324*	*8 977*
Broome (S)	13	0	13	1 863	0	1 721	3 584	4 324	7 908
Derby-West Kimberley (S)	1	0	1	67	0	1 002	1 069	0	1 069

(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.

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.

19 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.

CHAIN VOLUME MEASURES

20 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 1997–98). 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.

21 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)

22 Area statistics are now being classified to the *Australian Standard Geographical Classification, 1998 Edition* (Cat. no. 1216.0), effective from 1 July 1998, and ASGC terminology has been adopted in the presentation of building statistics.

23 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.)

UNPUBLISHED DATA

24 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.

RELATED PUBLICATIONS

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

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

ROUNDING

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

SYMBOLS AND OTHER USAGES

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

GLOSSARY

Alterations and additions — Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.

Alterations and additions to residential buildings — Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 12.

Building — A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.

Conversion — Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the May 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. Prior to July 1996, Table 5 includes the number of Conversions in the 'Alterations and additions to residential buildings' category while Table 6 includes the value of Conversions in the 'Alterations and additions to residential buildings, creating dwellings' category. See also Explanatory Notes paragraph 12.

Dwelling unit — A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.

Educational — Includes schools, colleges, kindergartens, libraries, museums and universities.

Entertainment and recreational — Includes clubs, cinemas, sport and recreation centres.

Factories — Includes paper mills, oil refinery buildings, brickworks and powerhouses.

Flats, units or apartments — Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.

Health — Includes hospitals, nursing homes, surgeries, clinics and medical centres.

Hotels, motels and other short term accommodation — Includes hostels, boarding houses, guest houses, and holiday apartment buildings.

House — A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretakers residences) associated with a non-residential building are defined as houses.

GLOSSARY

Miscellaneous Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.

New building work Building activity which will result in the creation of a building which previously did not exist.

New other residential buildings Building activity which will result in the creation of a residential building other than a house, which previously did not exist.

New residential Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.

Non-residential building A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the May 1998 issue of this publication, they have been included in the 'Conversions, etc.' column in tables showing dwelling units approved. They are now identified separately (e.g. see table 5). However, the value of these dwelling units cannot be separated out from that of the non-residential building which they are part of, therefore the value associated with these remain in the appropriate Non-residential category.

Offices Includes banks, post offices and council chambers.

Other business premises Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.

Other dwellings Includes all dwellings other than houses. They can be created by: the creation of new other residential buildings (e.g. flats); alteration/addition work to an existing residential building; either new or alteration/addition work on a non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.

Other residential building An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit. Other residential buildings are coded to the following categories: semi-detached, row or terrace house or townhouse with one storey; semi-detached, row or terrace house or townhouse with two or more storeys; flat, unit or apartment in a building of one or two storeys; flat, unit or apartment in a building of three storeys; flat, unit or apartment in a building of four or more storeys; flat, unit or apartment attached to a house; other/number of storeys unknown. The latter two categories are included with the semi-detached, row or terrace house or townhouse with one storey category in table 7 of this publication.

Religious Includes convents, churches, temples, mosques, monasteries and noviciates.

Residential building A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.

Semi-detached, row or terrace houses, townhouses Dwellings having their own private grounds with no other dwellings above or below.

Shops Includes retail shops, restaurants, taverns and shopping arcades.

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