



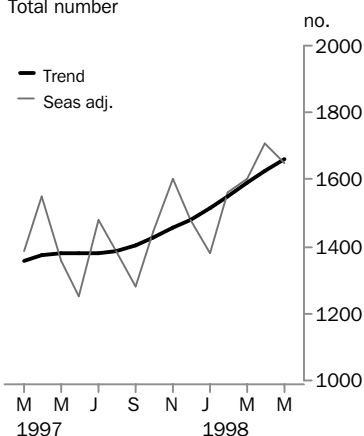
BUILDING APPROVALS

WESTERN
AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) WED 8 JULY 1998

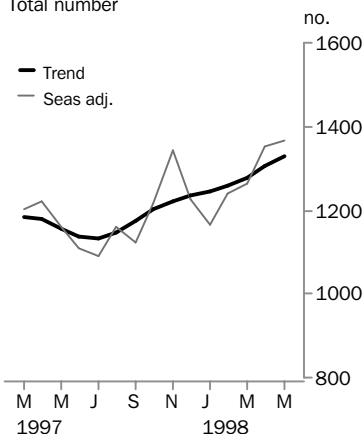
Dwelling units approved

Total number



Private sector houses approved

Total number



MAY KEY FIGURES

TREND ESTIMATES

	May 1998	% change Apr 1998 to May 1998	% change May 1997 to May 1998
Dwelling units approved			
Private sector houses	1 329	1.8	15.0
Total dwelling units	1 659	1.9	20.3

SEASONALLY ADJUSTED

	May 1998	% change Apr 1998 to May 1998	% change May 1997 to May 1998
Dwelling units approved			
Private sector houses	1 364	0.8	17.7
Total dwelling units	1 649	-3.3	21.5

MAY KEY POINTS

TREND

- The trend for total dwelling units increased by 1.9% in May and is 20.3% higher than May 1997.
- The trend in private sector houses continued its upward movement with an increase of 1.8% in May.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units fell by 3.3% in May and follows an increase of 23.4% over the previous three months.
- The seasonally adjusted estimate for private sector houses has increased for the fourth consecutive month with an increase of 0.8% in May.

ORIGINAL

- The total number of dwelling units approved in May was 1794. Houses accounted for 1505 of this total and other dwellings 289. Perth (C) - Remainder (121) and Swan (110) recorded the most in the Perth SD, while East Pilbara (97), Mandurah (58) and Busselton (51) were the highest outside the Perth SD.
- The value of non residential building approved was \$106.1 million. Shops accounted for \$37.3 million, followed by Educational (\$17.7 million) and Other business premises (\$16.7 million).
- There were 6 jobs valued \$5 million and over.

- For further information about these and related statistics, contact Merv Leaker on 08 8237 7585, or any ABS Office.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
June 1998	6 August 1998
July 1998	8 September 1998
August 1998	1 October 1998

CHANGES IN THIS ISSUE

Significant changes have been made to the presentation and content of this publication to more closely align it with the national building approvals publication. The main changes are:

- percentage change tables have been added (tables 2 and 4);
- the 'Conversions, etc' category is no longer being used. From this issue the components are included in their own right (tables 5 and 6). For more detail see the Explanatory Notes and Glossary;
- seasonal adjustment and trend estimates have been included for some of the value series (table 3);
- the table giving the full breakdown of dwelling types now includes a time series (table 7);
- a separate table for the Perth Statistical Division has been included (table 11);
- data for all Statistical Local Areas in the State have been included (table 12);
- the table showing material of outer walls has been deleted.

Data previously included and other unpublished data is still available. Contact Merv Leaker on (08) 8237 7585.

DATA NOTES

Geographic Coding - Dwelling approvals are geographically coded to the Census Collector District (CD) level and will generally be available three months after the end of a quarter. CD information for the five mainland states for the period July 1996 to December 1997 is expected to be released early July 1998. In preparing for this release of information, checking has revealed unexpected differences between the CD code and the Statistical Local Area (SLA) code and has consequently meant revision to about 2% of SLA codes. Most of the changes have been in Victoria and Queensland and in the main to adjoining Statistical Local Areas. For further information please contact Tamra Nitschke on (08) 8237 7655.

REVISIONS THIS MONTH

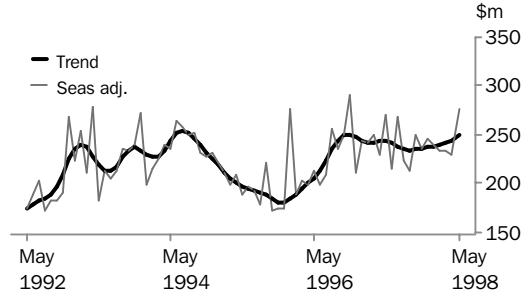
Seasonally adjusted and trend estimates have been revised as a result of the annual reanalysis of seasonal factors.

Colin Nagle
Regional Director, Western Australia

VALUE OF BUILDINGS APPROVED

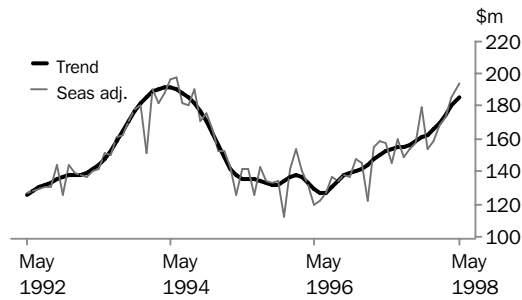
VALUE OF TOTAL BUILDING

The trend is strengthening with an increase of 2.1% in May. It is now 6.4% above the level of September 1997.



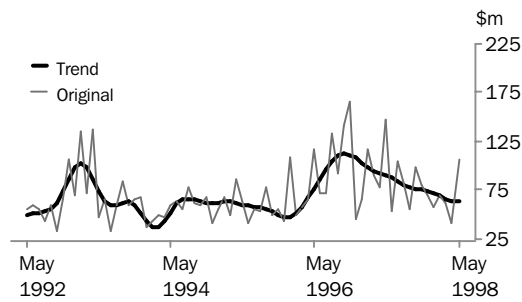
VALUE OF RESIDENTIAL BUILDING

The trend has been increasing since mid 1996. It has grown by 22.0% over the last year.



VALUE OF NON-RESIDENTIAL BUILDING

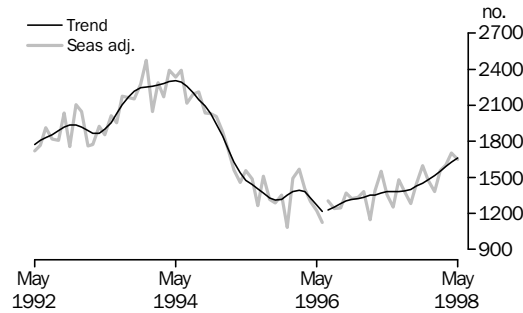
The trend has shown a slight growth of 0.3% in May, following a decline since mid 1996.



DWELLINGS APPROVED

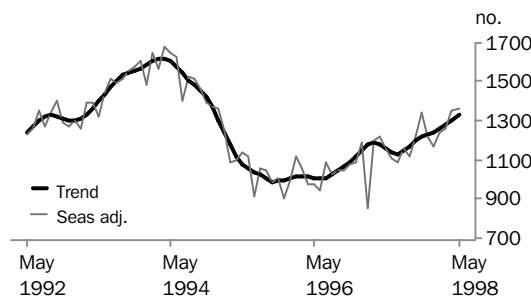
TOTAL DWELLING UNITS

The trend growth remains positive with a 1.9% increase in May. Total growth since July 1997 is 20.3%.



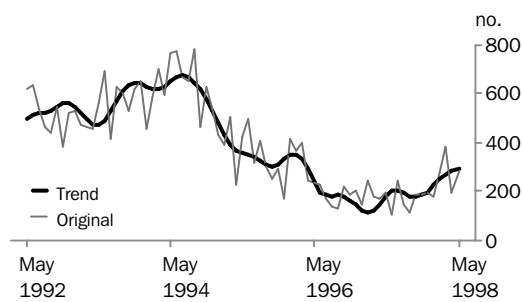
PRIVATE SECTOR HOUSES

The trend has increased for the tenth consecutive month with an increase of 1.8% in May. It has increased by 17.5% since July 1997.



OTHER DWELLINGS(a)

The trend has been increasing since October 1997 and is now 66.3% above that level this month.



(a) See Glossary for definition.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

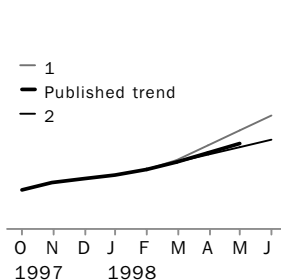
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

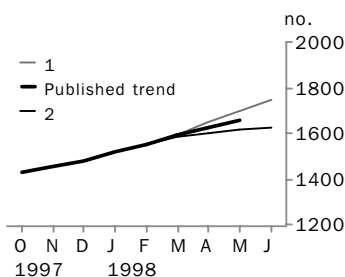
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the June seasonally adjusted estimate is higher than the May estimate by 6% for the number of private sector houses approved and 9% for total dwelling units approved; and that the June seasonally adjusted estimate is lower than the May 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	1 <i>rises by 6% on May 1998</i>		2 <i>falls by 6% on May 1998</i>	
	no.	% change	no.	% change	no.	% change
January 1998	1 244	0.7	1 240	0.6	1 246	0.8
February 1998	1 258	1.1	1 256	1.3	1 259	1.0
March 1998	1 279	1.7	1 284	2.2	1 277	1.4
April 1998	1 305	2.0	1 323	3.0	1 298	1.7
May 1998	1 329	1.8	1 363	3.1	1 317	1.4
June 1998	n.y.a.	n.y.a.	1 408	3.3	1 338	1.6

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 9% on May 1998</i>		2 <i>falls by 9% on May 1998</i>	
	no.	% change	no.	% change	no.	% change
January 1998	1 515	2.3	1 510	2.1	1 520	2.4
February 1998	1 552	2.5	1 550	2.6	1 555	2.3
March 1998	1 590	2.5	1 595	2.9	1 582	1.7
April 1998	1 628	2.3	1 648	3.3	1 603	1.4
May 1998	1 659	1.9	1 699	3.1	1 615	0.7
June 1998	n.y.a.	n.y.a.	1 751	3.1	1 625	0.6

DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS(a)		TOTAL DWELLING UNITS	
	Private sector	Total	Private sector	Total	Private sector	Total
	no.	no.	no.	no.	no.	no.
ORIGINAL						
1997						
March	958	1 039	141	177	1 099	1 216
April	1 398	1 457	131	169	1 529	1 626
May	1 329	1 378	161	198	1 490	1 576
June	1 106	1 151	87	103	1 193	1 254
July	1 150	1 284	206	247	1 356	1 531
August	1 178	1 228	133	145	1 311	1 373
September	1 186	1 216	98	112	1 284	1 328
October	1 304	1 323	147	185	1 451	1 508
November	1 309	1 356	164	185	1 473	1 541
December	1 167	1 214	107	198	1 274	1 412
1998						
January	953	976	163	179	1 116	1 155
February	1 126	1 165	238	279	1 364	1 444
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
SEASONALLY ADJUSTED						
1997						
March	1 202	1 268	n.a.	n.a.	1 284	1 385
April	1 223	1 269	n.a.	n.a.	1 472	1 552
May	1 159	1 196	n.a.	n.a.	1 300	1 358
June	1 108	1 132	n.a.	n.a.	1 219	1 252
July	1 088	1 272	n.a.	n.a.	1 289	1 479
August	1 159	1 217	n.a.	n.a.	1 282	1 384
September	1 121	1 153	n.a.	n.a.	1 213	1 279
October	1 218	1 254	n.a.	n.a.	1 365	1 444
November	1 345	1 404	n.a.	n.a.	1 497	1 600
December	1 225	1 281	n.a.	n.a.	1 340	1 477
1998						
January	1 166	1 204	n.a.	n.a.	1 315	1 382
February	1 241	1 292	n.a.	n.a.	1 469	1 559
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
TREND ESTIMATES						
1997						
March	1 185	1 230	105	125	1 290	1 354
April	1 177	1 221	122	151	1 299	1 372
May	1 156	1 198	141	181	1 296	1 379
June	1 135	1 177	153	202	1 288	1 378
July	1 131	1 172	152	207	1 283	1 379
August	1 146	1 188	140	197	1 286	1 385
September	1 174	1 218	128	183	1 301	1 401
October	1 203	1 249	126	178	1 329	1 427
November	1 223	1 271	134	184	1 357	1 454
December	1 235	1 282	149	199	1 384	1 481
1998						
January	1 244	1 290	171	225	1 414	1 515
February	1 258	1 303	194	249	1 451	1 552
March	1 279	1 321	215	269	1 494	1 590
April	1 305	1 343	233	284	1 538	1 628
May	1 329	1 363	249	296	1 578	1 659

(a) See Glossary for definition.

DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS(a)...		TOTAL DWELLING UNITS	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
1997						
March	23.8	29.2	-39.0	-27.2	9.4	16.1
April	45.9	40.2	-7.1	-4.5	39.1	33.7
May	-4.9	-5.4	22.9	17.2	-2.6	-3.1
June	-16.8	-16.5	-46.0	-48.0	-19.9	-20.4
July	4.0	11.6	136.8	139.8	13.7	22.1
August	2.4	-4.4	-35.4	-41.3	-3.3	-10.3
September	0.7	-1.0	-26.3	-22.8	-2.1	-3.3
October	9.9	8.8	50.0	65.2	13.0	13.6
November	0.4	2.5	11.6	0.0	1.5	2.2
December	-10.8	-10.5	-34.8	7.0	-13.5	-8.4
1998						
January	-18.3	-19.6	52.3	-9.6	-12.4	-18.2
February	18.2	19.4	46.0	55.9	22.2	25.0
March	18.1	17.0	5.9	37.6	16.0	21.0
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
SEASONALLY ADJUSTED (% change from preceding month)						
1997						
March	41.2	42.4	n.a.	n.a.	18.4	22.4
April	1.8	0.1	n.a.	n.a.	14.6	12.1
May	-5.2	-5.8	n.a.	n.a.	-11.7	-12.5
June	-4.4	-5.3	n.a.	n.a.	-6.2	-7.8
July	-1.8	12.3	n.a.	n.a.	5.8	18.2
August	6.5	-4.3	n.a.	n.a.	-0.6	-6.4
September	-3.3	-5.3	n.a.	n.a.	-5.4	-7.6
October	8.6	8.8	n.a.	n.a.	12.5	12.9
November	10.4	11.9	n.a.	n.a.	9.7	10.8
December	-8.9	-8.8	n.a.	n.a.	-10.5	-7.7
1998						
January	-4.8	-6.0	n.a.	n.a.	-1.9	-6.4
February	6.4	7.3	n.a.	n.a.	11.7	12.8
March	1.8	-0.2	n.a.	n.a.	1.0	2.9
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
TREND ESTIMATES (% change from preceding month)						
1997						
March	0.8	0.5	5.5	8.8	1.2	1.2
April	-0.7	-0.7	15.8	21.3	0.7	1.3
May	-1.8	-1.8	15.4	20.0	-0.2	0.6
June	-1.7	-1.8	8.3	11.3	-0.7	-0.1
July	-0.4	-0.4	-0.3	2.5	-0.4	0.0
August	1.3	1.4	-7.9	-4.7	0.2	0.5
September	2.4	2.5	-8.9	-7.2	1.2	1.1
October	2.5	2.6	-1.1	-2.8	2.1	1.9
November	1.7	1.7	6.3	3.1	2.2	1.9
December	0.9	0.9	11.0	8.4	1.9	1.8
1998						
January	0.7	0.6	14.7	12.9	2.2	2.3
February	1.1	1.0	13.5	11.1	2.6	2.5
March	1.7	1.4	10.9	7.9	3.0	2.5
April	2.0	1.7	8.5	5.6	2.9	2.3
May	1.8	1.5	6.8	4.0	2.6	1.9

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
1997					
March	125.8	15.0	140.8	90.4	231.1
April	159.2	16.8	176.0	78.8	254.8
May	157.3	15.2	172.4	146.4	318.9
June	130.2	14.1	144.3	54.1	198.4
July	147.2	16.0	163.2	105.3	268.5
August	135.0	15.7	150.7	81.4	232.1
September	139.3	15.8	155.1	56.5	211.7
October	150.6	18.3	169.0	98.3	267.2
November	154.6	16.2	170.8	79.4	250.2
December	135.2	16.2	151.3	70.3	221.6
1998					
January	122.3	13.8	136.1	57.6	193.7
February	139.2	16.5	155.6	69.1	224.8
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
SEASONALLY ADJUSTED					
1997					
March	137.4	17.2	154.6	n.a.	250.8
April	144.4	14.6	159.0	n.a.	229.0
May	141.8	16.2	158.0	n.a.	269.8
June	128.6	16.3	144.9	n.a.	215.3
July	144.9	15.6	160.5	n.a.	267.9
August	132.7	16.1	148.8	n.a.	222.8
September	139.0	15.0	154.0	n.a.	213.7
October	141.5	16.0	157.5	n.a.	250.2
November	164.6	15.5	180.1	n.a.	234.9
December	138.2	16.1	154.3	n.a.	245.3
1998					
January	142.5	16.0	158.4	n.a.	239.2
February	151.6	16.5	168.1	n.a.	234.6
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
TREND ESTIMATES					
1997					
March	132.4	15.4	147.7	94.9	242.6
April	135.2	15.6	150.8	92.8	243.6
May	136.9	15.8	152.6	91.2	243.8
June	137.8	15.9	153.7	88.1	241.8
July	138.7	15.9	154.6	83.4	238.0
August	139.7	15.8	155.5	80.0	235.5
September	141.2	15.7	156.9	77.7	234.6
October	143.3	15.8	159.0	76.4	235.5
November	145.0	15.8	160.8	75.5	236.3
December	147.0	15.8	162.7	74.4	237.2
1998					
January	150.0	15.7	165.7	72.2	237.9
February	154.3	15.6	169.8	69.1	238.9
March	159.7	15.5	175.2	65.8	241.0
April	165.5	15.5	181.0	63.3	244.3
May	170.5	15.6	186.1	63.5	249.6

(a) Refer to Explanatory Notes paragraph 12.

VALUE OF BUILDING APPROVED, Percentage Change

Month	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non- residential building</i>	<i>Total building</i>
ORIGINAL (% change from preceding month)					
1997					
March	24.2	22.0	24.0	-23.3	-0.1
April	26.5	11.9	25.0	-12.8	10.2
May	-1.2	-9.5	-2.0	85.8	25.1
June	-17.2	-7.1	-16.3	-63.1	-37.8
July	13.1	13.8	13.1	94.7	35.4
August	-8.3	-2.2	-7.7	-22.7	-13.6
September	3.2	1.1	3.0	-30.5	-8.8
October	8.1	15.7	8.9	73.8	26.2
November	2.6	-11.5	1.1	-19.2	-6.4
December	-12.6	-0.3	-11.4	-11.5	-11.4
1998					
January	-9.5	-14.9	-10.1	-18.0	-12.6
February	13.8	19.6	14.4	19.9	16.0
March	24.2	-1.7	21.4	-9.7	11.9
April	-5.5	-23.1	-7.0	-32.3	-13.3
May	19.8	34.1	20.8	150.9	46.0
SEASONALLY ADJUSTED (% change from preceding month)					
1997					
March	24.8	39.6	26.3	n.a.	4.1
April	5.1	-15.2	2.8	n.a.	-8.7
May	-1.8	11.3	-0.6	n.a.	17.8
June	-9.3	0.5	-8.3	n.a.	-20.2
July	12.7	-4.4	10.7	n.a.	24.4
August	-8.4	3.7	-7.2	n.a.	-16.8
September	4.7	-6.8	3.5	n.a.	-4.1
October	1.8	6.5	2.3	n.a.	17.1
November	16.4	-3.5	14.3	n.a.	-6.1
December	-16.0	3.9	-14.3	n.a.	4.4
1998					
January	3.1	-0.5	2.7	n.a.	-2.5
February	6.4	3.4	6.1	n.a.	-1.9
March	5.1	-14.0	3.2	n.a.	0.0
April	7.9	-1.6	7.1	n.a.	-2.1
May	2.5	26.1	4.3	n.a.	20.1
TREND ESTIMATES (% change from preceding month)					
1997					
March	2.2	2.7	2.3	-2.7	0.3
April	2.1	1.5	2.0	-2.2	0.4
May	1.2	1.1	1.2	-1.7	0.1
June	0.7	0.7	0.7	-3.4	-0.8
July	0.6	0.1	0.6	-5.4	-1.6
August	0.7	-0.6	0.6	-4.0	-1.0
September	1.1	-0.4	0.9	-2.9	-0.4
October	1.4	0.5	1.3	-1.6	0.4
November	1.2	0.0	1.1	-1.2	0.4
December	1.4	-0.2	1.2	-1.4	0.4
1998					
January	2.0	-0.6	1.8	-3.0	0.3
February	2.9	-0.7	2.5	-4.4	0.4
March	3.5	-0.4	3.1	-4.7	0.9
April	3.7	0.1	3.3	-3.8	1.4
May	3.0	0.8	2.8	0.3	2.1

(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)						
1994-95	15 784	5 297	(b) 84	(b) 0	30	21 195
1995-96	11 946	2 900	(b) 65	(b) 0	50	14 961
1996-97	13 067	1 682	56	3	32	14 840
1997						
May	1 327	158	0	2	3	1 490
June	1 106	87	0	0	0	1 193
July	1 149	182	3	1	21	1 356
August	1 175	120	9	1	6	1 311
September	1 186	81	4	13	0	1 284
October	1 304	145	2	0	0	1 451
November	1 308	163	1	1	0	1 473
December	1 167	80	18	0	9	1 274
1998						
January	953	162	0	0	1	1 116
February	1 126	237	1	0	0	1 364
March	1 330	248	3	0	1	1 582
April	1 295	140	1	1	2	1 439
May	1 480	260	1	1	0	1 742
PUBLIC SECTOR (Number)						
1994-95	424	808	(b) 0	(b) 0	1	1 233
1995-96	266	627	(b) 0	(b) 0	0	893
1996-97	565	331	6	0	0	902
1997						
May	49	37	0	0	0	86
June	45	16	0	0	0	61
July	134	41	0	0	0	175
August	50	12	0	0	0	62
September	30	14	0	0	0	44
October	19	38	0	0	0	57
November	47	21	0	0	0	68
December	47	91	0	0	0	138
1998						
January	23	16	0	0	0	39
February	39	41	0	0	0	80
March	33	132	0	0	0	165
April	81	56	0	0	0	137
May	24	28	0	0	0	52
TOTAL (Number)						
1994-95	16 208	6 105	(b) 84	(b) 0	31	22 428
1995-96	12 212	3 527	(b) 65	(b) 0	50	15 854
1996-97	13 632	2 013	62	3	32	15 742
1997						
May	1 376	195	0	2	3	1 576
June	1 151	103	0	0	0	1 254
July	1 283	223	3	1	21	1 531
August	1 225	132	9	1	6	1 373
September	1 216	95	4	13	0	1 328
October	1 323	183	2	0	0	1 508
November	1 355	184	1	1	0	1 541
December	1 214	171	18	0	9	1 412
1998						
January	976	178	0	0	1	1 155
February	1 165	278	1	0	0	1 444
March	1 363	380	3	0	1	1 747
April	1 376	196	1	1	2	1 576
May	1 504	288	1	1	0	1 794

(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	Total building
PRIVATE SECTOR (\$ million)								
1994-95	1 319.9	366.3	(b) 3.8	151.8	(b) 0.0	1 842.3	580.9	2 422.7
1995-96	1 123.8	225.5	(b) 3.4	158.9	(b) 0.0	1 511.8	692.1	2 203.6
1996-97	1 294.1	154.0	4.8	163.9	0.1	1 616.6	773.9	2 390.9
1997								
May	135.8	14.7	0.0	14.8	0.1	165.3	63.1	228.4
June	116.8	8.4	0.0	13.4	0.0	138.6	46.3	184.9
July	118.2	14.7	0.2	15.7	0.1	149.0	71.2	220.2
August	119.6	9.0	0.6	15.1	0.0	144.3	51.8	196.2
September	126.1	8.3	0.1	15.3	0.3	150.1	54.3	204.4
October	134.4	12.2	0.2	18.0	0.0	164.9	64.6	229.5
November	138.4	11.2	0.1	16.1	0.0	165.8	70.5	236.3
December	119.2	6.9	0.6	15.5	0.0	142.2	57.3	199.4
1998								
January	103.7	16.2	0.0	13.8	0.0	133.6	46.3	179.9
February	117.2	15.8	0.1	16.3	0.0	149.2	59.8	209.1
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
PUBLIC SECTOR (\$ million)								
1994-95	34.6	54.2	(b) 0.0	0.2	(b) 0.0	88.7	147.5	236.2
1995-96	24.6	46.7	(b) 0.0	0.5	(b) 0.0	72.0	111.0	183.0
1996-97	54.9	21.7	0.1	4.0	0.0	80.5	430.0	510.7
1997								
May	4.7	2.1	0.0	0.3	0.0	7.1	83.3	90.4
June	3.8	1.2	0.0	0.7	0.0	5.7	7.7	13.4
July	11.6	2.7	0.0	0.0	0.0	14.3	34.0	48.3
August	5.4	0.9	0.0	0.0	0.0	6.4	29.6	35.9
September	2.9	2.1	0.0	0.1	0.0	5.1	2.3	7.3
October	2.1	2.0	0.0	0.0	0.0	4.1	33.7	37.8
November	3.8	1.2	0.0	0.0	0.0	5.0	8.9	13.9
December	4.3	4.8	0.0	0.1	0.0	9.2	13.0	22.1
1998								
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
TOTAL (\$ million)								
1994-95	1 354.3	420.1	(b) 3.8	152.1	(b) 0.0	1 930.7	728.1	2 659.0
1995-96	1 148.3	272.4	(b) 3.4	159.3	(b) 0.0	1 583.6	803.1	2 386.7
1996-97	1 348.9	175.8	4.9	167.7	0.1	1 697.3	1 204.5	2 901.8
1997								
May	140.5	16.8	0.0	15.1	0.1	172.4	146.4	318.9
June	120.6	9.6	0.0	14.1	0.0	144.3	54.1	198.4
July	129.8	17.4	0.2	15.7	0.1	163.2	105.3	268.5
August	125.1	10.0	0.6	15.1	0.0	150.7	81.4	232.1
September	129.0	10.3	0.1	15.4	0.3	155.1	56.5	211.7
October	136.4	14.2	0.2	18.1	0.0	169.0	98.3	267.2
November	142.2	12.4	0.1	16.1	0.0	170.8	79.4	250.2
December	123.4	11.7	0.6	15.6	0.0	151.3	70.3	221.6
1998								
January	105.1	17.2	0.0	13.8	0.0	136.1	57.6	193.7
February	120.6	18.6	0.1	16.4	0.0	155.6	69.1	224.8
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

(a) See Glossary for definition.

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

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

NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc of.....			Flats units or apartments in a building of.....				Total	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
NUMBER OF DWELLINGS										
1994-95	16 208	5 314	709	6 023	0	15	67	82	6 105	22 313
1995-96	12 212	2 932	354	3 286	6	83	152	241	3 527	15 739
1996-97	13 632	1 179	376	1 555	75	194	189	458	2 013	15 645
1997										
March	1 039	75	44	119	0	0	46	46	165	1 204
April	1 456	80	20	100	50	13	0	63	163	1 619
May	1 376	165	5	170	0	25	0	25	195	1 571
June	1 151	74	7	81	19	3	0	22	103	1 254
July	1 283	192	4	196	19	8	0	27	223	1 506
August	1 225	106	26	132	0	0	0	0	132	1 357
September	1 216	81	8	89	0	0	6	6	95	1 311
October	1 323	161	14	175	0	0	8	8	183	1 506
November	1 355	162	13	175	3	0	6	9	184	1 539
December	1 214	135	13	148	4	19	0	23	171	1 385
1998										
January	976	83	30	113	20	6	39	65	178	1 154
February	1 165	178	59	237	0	19	22	41	278	1 443
March	1 363	235	17	252	56	22	50	128	380	1 743
April	1 376	135	44	179	6	5	6	17	196	1 572
May	1 504	96	33	129	25	16	118	159	288	1 792
VALUE (\$ million)										
1994-95	1 354.3	345.7	66.1	411.8	0	1.8	6.7	8.5	420.3	1 774.6
1995-96	1 148.3	207.1	33.8	240.9	0.3	10.7	20.4	31.4	272.3	1 420.7
1996-97	1 349.0	86.5	31.9	118.4	7.5	17.9	31.9	57.3	175.7	1 524.6
1997										
March	108.7	5.6	3.4	9.1	0.0	0.0	8.0	8.0	17.1	125.8
April	143.8	5.4	2.0	7.4	5.2	2.8	0.0	8.0	15.4	159.2
May	140.5	13.5	0.4	14.0	0.0	2.8	0.0	2.8	16.8	157.3
June	120.6	6.9	0.9	7.8	1.6	0.2	0.0	1.8	9.6	130.2
July	129.8	14.6	0.5	15.1	1.5	0.8	0.0	2.3	17.4	147.2
August	125.1	7.6	2.4	10.0	0.0	0.0	0.0	0.0	10.0	135.0
September	129.0	7.5	0.9	8.3	0.0	0.0	2.0	2.0	10.3	139.3
October	136.4	10.5	1.6	12.1	0.0	0.0	2.1	2.1	14.2	150.6
November	142.2	9.8	1.7	11.5	0.3	0.0	0.7	1.0	12.4	154.6
December	123.4	8.5	1.4	9.9	0.4	1.4	0.0	1.8	11.7	135.2
1998										
January	105.1	6.9	3.3	10.2	1.8	0.4	4.8	7.0	17.2	122.3
February	120.6	10.6	4.8	15.4	0.0	0.5	2.7	3.2	18.6	139.2
March	143.7	14.9	1.7	16.5	5.0	2.8	4.8	12.6	29.1	172.8
April	144.1	10.7	4.7	15.4	0.4	0.8	2.6	3.8	19.1	163.3
May	151.9	6.9	3.8	10.7	2.1	4.1	26.7	32.9	43.6	195.5

(a) See Glossary for definition

VALUE OF BUILDING APPROVED, Average 1989-90 Prices

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1994-95	1 391.6	407.6	1 799.2	160.4	1 959.6	701.2	2 660.8
1995-96	1 155.8	259.2	1 414.9	163.9	1 578.9	759.0	2 337.9
1996-97	1 359.1	164.5	1 523.6	174.0	1 697.6	1 119.0	2 816.5
1996							
December	327.9	46.2	374.1	42.7	416.8	328.4	745.2
1997							
March	294.4	50.3	344.7	42.4	387.1	254.7	641.8
June	408.6	38.8	447.4	46.4	493.8	256.9	750.7
September	387.4	34.8	422.1	48.0	470.1	221.9	692.0
December	405.3	35.1	440.4	51.1	491.5	224.4	715.9
1998							
March	372.1	59.0	431.0	46.7	477.8	169.7	647.5
ORIGINAL (% change from preceding quarter)							
1996							
December	-0.1	58.4	4.7	0.6	4.2	17.6	9.8
1997							
March	-10.2	8.8	-7.9	-0.7	-7.1	-22.4	-13.9
June	38.8	-22.8	29.8	9.4	27.6	0.9	17.0
September	-5.2	-10.4	-5.7	3.4	-4.8	-13.6	-7.8
December	4.6	1.0	4.3	6.6	4.6	1.1	3.5
1998							
March	-8.2	67.9	-2.1	-8.6	-2.8	-24.4	-9.6

(a) Refer to Explanatory Notes paragraph 12

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

Period	<i>Hotels, motels and other short term accommodation</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
1998												
March	4	0.4	21	1.6	9	1.0	8	0.6	15	1.5	4	0.4
April	8	0.7	22	2.1	12	1.4	15	1.3	20	2.1	3	0.3
May	3	0.2	23	1.9	12	1.2	17	1.4	31	3.0	1	0.1
Value—\$200,000—\$499,999												
1998												
March	1	0.2	6	1.5	9	2.4	2	0.9	8	2.3	2	0.6
April	13	3.4	5	1.5	9	2.4	3	0.7	7	2.2	1	0.3
May	0	0.0	17	5.2	6	1.5	7	2.4	13	3.6	1	0.3
Value—\$500,000—\$999,999												
1998												
March	1	0.5	3	2.3	2	1.3	1	0.7	0	0.0	0	0.0
April	0	0.0	1	0.8	3	2.1	1	0.5	4	2.3	1	0.5
May	0	0.0	4	2.7	3	1.8	1	1.0	3	2.0	1	0.5
Value—\$1,000,000—\$4,999,999												
1998												
March	2	6.5	2	2.9	1	4.3	0	0.0	5	12.8	0	0.0
April	0	0.0	1	3.1	0	0.0	1	1.6	2	3.0	0	0.0
May	1	3.9	1	1.3	0	0.0	2	3.4	2	3.1	1	3.9
Value—\$5,000,000 and over												
1998												
March	0	0.0	2	10.6	0	0.0	0	0.0	0	0.0	0	0.0
April	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	5.6
May	0	0.0	2	26.3	0	0.0	0	0.0	1	5.1	2	12.9
Value—Total												
1994-95	74	48.5	344	136.2	290	80.3	272	116.0	300	97.7	113	82.3
1995-96	118	113.3	304	119.0	285	80.4	277	106.5	340	112.0	109	80.4
1996-97	91	75.4	408	164.2	319	102.6	314	156.4	402	160.4	120	152.0
1998												
March	8	7.6	34	18.8	21	9.0	11	2.2	28	16.6	6	1.0
April	21	4.1	29	7.4	24	5.8	20	4.2	33	9.6	6	6.7
May	4	4.1	47	37.3	21	4.6	27	8.2	50	16.7	6	17.7

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										
1998										
March	1	0.1	1	0.1	2	0.2	3	0.2	68	5.9
April	0	0.0	0	0.0	2	0.2	2	0.2	84	8.3
May	0	0.0	3	0.3	3	0.3	10	0.7	103	9.1
Value—\$200,000—\$499,999										
1998										
March	1	0.2	1	0.2	7	2.6	2	0.6	39	11.6
April	0	0.0	0	0.0	3	1.0	2	0.4	43	12.0
May	0	0.0	0	0.0	3	0.7	3	0.9	50	14.6
Value—\$500,000—\$999,999										
1998										
March	0	0.0	1	0.5	1	0.9	1	0.7	10	6.9
April	0	0.0	1	0.7	1	0.8	0	0.0	12	7.7
May	0	0.0	0	0.0	1	1.0	0	0.0	13	8.9
Value—\$1,000,000—\$4,999,999										
1998										
March	0	0.0	0	0.0	1	1.0	0	0.0	11	27.5
April	0	0.0	1	1.0	0	0.0	0	0.0	5	8.7
May	0	0.0	0	0.0	1	1.4	0	0.0	8	17.0
Value—\$5,000,000 and over										
1998										
March	0	0.0	0	0.0	0	0.0	0	0.0	2	10.6
April	0	0.0	0	0.0	0	0.0	0	0.0	1	5.6
May	0	0.0	0	0.0	1	12.3	0	0.0	6	56.5
Value—Total										
1994-95	20	5.7	69	36.0	80	36.0	221	89.5	1 783	728.2
1995-96	23	4.4	50	32.8	79	48.0	253	106.2	1 838	803.1
1996-97	20	5.4	69	214.5	98	92.2	117	81.3	1 958	1 204.4
1998										
March	2	0.3	3	0.9	11	4.6	6	1.6	130	62.4
April	0	0.0	2	1.7	6	2.0	4	0.6	145	42.3
May	0	0.0	3	0.3	9	15.7	13	1.5	180	106.1

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)											
1994-95	46.8	131.7	79.5	84.9	90.9	30.3	5.7	32.3	28.5	50.1	580.9
1995-96	113.1	117.6	79.5	72.8	107.9	43.5	4.5	31.8	34.1	87.4	692.1
1996-97	75.5	162.8	96.2	117.2	113.7	38.8	5.3	96.1	36.6	32.5	773.9
1997											
May	4.0	30.0	7.2	7.5	10.1	0.1	0.6	0.8	2.0	0.9	63.1
June	5.6	7.5	8.7	2.0	11.5	4.0	0.3	3.8	2.0	1.0	46.3
July	6.4	23.8	9.7	5.3	8.9	2.9	0.8	4.1	2.8	6.5	71.2
August	6.8	9.2	7.1	9.0	11.6	1.7	0.8	4.0	0.8	0.8	51.8
September	2.3	11.3	6.1	4.7	13.4	3.5	0.5	8.4	2.2	2.0	54.3
October	4.1	12.5	5.2	10.6	13.7	9.0	0.2	1.7	7.1	0.4	64.6
November	2.4	11.7	6.3	10.5	13.8	3.8	3.5	7.0	9.5	1.9	70.5
December	2.4	15.2	10.4	9.6	10.7	3.0	0.4	0.9	0.1	4.6	57.3
1998											
January	2.2	5.9	5.3	8.1	11.9	1.9	0.2	8.2	1.9	0.8	46.3
February	7.0	8.0	10.1	4.5	9.0	2.5	1.0	12.7	4.5	0.6	59.8
March	7.6	18.8	9.0	2.2	16.5	1.0	0.3	0.9	3.3	0.7	60.2
April	4.1	7.4	5.8	3.1	9.5	1.1	0.0	1.7	0.5	0.4	33.7
May	4.1	37.3	4.6	6.9	16.7	0.8	0.0	0.3	3.0	0.9	74.6
PUBLIC SECTOR (\$ million)											
1994-95	1.6	4.5	0.8	30.9	6.9	52.1	0.0	3.7	7.7	39.5	147.5
1995-96	0.0	1.6	0.8	33.7	4.1	37.0	0.0	1.2	14.0	18.8	111.0
1996-97	0.0	1.6	6.5	39.2	46.8	113.1	0.2	118.4	55.7	48.7	430.0
1997											
May	0.0	0.1	0.1	5.3	0.3	12.9	0.2	44.3	19.8	0.4	83.3
June	0.0	0.1	0.0	0.1	1.2	0.0	0.0	0.0	4.2	2.2	7.7
July	0.0	0.0	1.5	25.3	0.4	6.0	0.0	0.0	0.0	1.0	34.0
August	0.6	0.1	0.0	2.3	2.3	9.7	0.0	7.9	1.9	4.8	29.6
September	0.0	0.3	0.0	0.5	0.3	1.0	0.0	0.0	0.1	0.1	2.3
October	0.1	0.0	0.0	3.6	0.3	16.2	0.0	6.2	2.5	4.7	33.7
November	0.0	0.0	0.5	0.1	0.7	7.4	0.0	0.0	0.1	0.0	8.9
December	0.0	0.0	0.0	2.2	0.5	9.5	0.0	0.0	0.4	0.3	13.0
1998											
January	0.0	0.2	0.0	4.6	0.1	5.8	0.0	0.0	0.7	0.1	11.3
February	0.7	0.0	0.0	0.4	3.2	0.0	0.0	0.0	1.1	3.9	9.3
March	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	1.3	0.9	2.3
April	0.0	0.0	0.0	1.1	0.1	5.7	0.0	0.0	1.5	0.2	8.6
May	0.0	0.0	0.0	1.2	0.0	16.8	0.0	0.0	12.8	0.7	31.5
TOTAL (\$ million)											
1994-95	48.5	136.2	80.2	115.9	97.6	82.4	5.7	36.0	35.9	89.4	728.1
1995-96	113.1	119.1	80.3	106.6	111.9	80.6	4.5	33.0	48.0	106.2	803.1
1996-97	75.5	164.3	102.8	156.4	160.3	151.9	5.5	214.5	92.3	81.3	1 204.5
1997											
May	4.0	30.1	7.3	12.8	10.5	13.0	0.8	45.1	21.8	1.3	146.4
June	5.6	7.5	8.7	2.1	12.6	4.0	0.3	3.8	6.2	3.2	54.1
July	6.4	23.8	11.2	30.6	9.2	8.9	0.8	4.1	2.8	7.4	105.3
August	7.4	9.3	7.1	11.3	13.9	11.4	0.8	11.9	2.7	5.6	81.4
September	2.3	11.5	6.1	5.2	13.7	4.5	0.5	8.4	2.2	2.1	56.5
October	4.2	12.5	5.2	14.2	14.0	25.2	0.2	7.9	9.6	5.2	98.3
November	2.4	11.7	6.8	10.7	14.6	11.2	3.5	7.0	9.6	1.9	79.4
December	2.4	15.2	10.4	11.9	11.2	12.5	0.4	0.9	0.5	4.9	70.3
1998											
January	2.2	6.1	5.3	12.6	11.9	7.6	0.2	8.2	2.6	0.9	57.6
February	7.7	8.0	10.1	4.9	12.2	2.5	1.0	12.7	5.6	4.4	69.1
March	7.6	18.8	9.0	2.2	16.6	1.0	0.3	0.9	4.6	1.6	62.4
April	4.1	7.4	5.8	4.2	9.6	6.7	0.0	1.7	2.0	0.6	42.3
May	4.1	37.3	4.6	8.2	16.7	17.7	0.0	0.3	15.7	1.5	106.1

BUILDING APPROVED IN THE PERTH STATISTICAL DIVISION: Original

Period	DWELLINGS (no.).....			VALUE(\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building (b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
1995-96	8 237	2 376	10 693	787 398	186 544	127 969	1 101 911	512 763	1 614 674
1996-97	9 105	1 434	10 600	903 128	136 134	136 874	1 176 136	542 481	1 718 617
1997									
May	929	139	1 068	93 707	13 127	11 003	117 837	48 828	166 665
June	784	66	850	82 538	6 233	11 102	99 873	27 160	127 033
July	762	150	936	78 321	11 962	12 575	102 858	53 935	156 793
August	808	101	919	82 342	7 552	12 423	102 318	30 522	132 839
September	813	74	904	86 839	7 650	12 679	107 168	41 839	149 007
October	836	115	952	84 583	10 498	13 688	108 768	52 176	160 944
November	913	96	1 011	94 902	7 767	12 658	115 328	56 886	172 214
December	824	63	912	84 928	5 078	12 984	102 990	40 860	143 849
1998									
January	668	124	792	72 268	12 145	12 032	96 446	37 395	133 841
February	786	175	962	81 468	11 730	13 327	106 525	36 167	142 692
March	961	201	1 164	102 167	18 068	13 626	133 861	41 693	175 555
April	923	89	1 013	97 625	10 201	10 055	117 881	20 308	138 189
May	928	215	1 144	97 741	37 407	13 236	148 383	61 123	209 506
PUBLIC SECTOR									
1995-96	149	451	600	10 587	33 038	274	43 898	84 534	128 432
1996-97	261	192	459	20 061	11 100	2 662	33 823	237 420	271 243
1997									
May	20	27	47	1 331	1 502	272	3 106	40 988	44 094
June	23	0	23	1 817	0	664	2 481	1 248	3 729
July	51	24	75	4 235	1 360	0	5 595	33 602	39 197
August	20	4	24	1 852	300	0	2 152	24 674	26 826
September	14	14	28	1 075	2 050	115	3 240	385	3 625
October	6	38	44	431	1 985	0	2 415	18 761	21 176
November	35	21	56	1 998	1 220	0	3 218	4 741	7 959
December	22	76	98	1 366	3 828	70	5 263	8 075	13 338
1998									
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
TOTAL									
1995-96	8 386	2 827	11 293	797 985	219 581	128 243	1 145 809	597 297	1 743 107
1996-97	9 366	1 626	11 059	923 189	147 234	139 536	1 209 959	779 900	1 989 860
1997									
May	949	166	1 115	95 038	14 629	11 275	120 943	89 816	210 759
June	807	66	873	84 355	6 233	11 766	102 354	28 408	130 762
July	813	174	1 011	82 557	13 322	12 575	108 453	87 537	195 990
August	828	105	943	84 194	7 852	12 423	104 469	55 196	159 665
September	827	88	932	87 914	9 700	12 795	110 409	42 224	152 632
October	842	153	996	85 013	12 482	13 688	111 183	70 937	182 121
November	948	117	1 067	96 900	8 987	12 658	118 546	61 627	180 173
December	846	139	1 010	86 293	8 906	13 054	108 253	48 934	157 187
1998									
January	690	140	830	73 622	13 186	12 032	98 840	47 724	146 564
February	816	192	1 009	83 765	12 662	13 416	109 842	41 182	151 024
March	978	331	1 311	103 692	24 894	13 626	142 213	42 108	184 321
April	971	132	1 104	100 620	12 995	10 186	123 800	21 529	145 330
May	934	221	1 156	98 136	37 708	14 090	149 933	74 623	224 556

(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).....			Total residential building	Non-residential building	Total building
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations & additions to residential buildings(b)			
WESTERN AUSTRALIA	1 504	288	1 794	151 885	43 624	16 696	212 205	106 073	318 279
Perth (SD)	934	221	1 156	98 136	37 707	14 090	149 933	74 623	224 556
Central Metropolitan (SSD)	60	127	187	11 610	27 764	3 689	43 063	13 032	56 095
Cambridge (T)	7	0	7	1 319	0	1 130	2 449	80	2 529
Claremont (T)	10	0	10	1 597	0	155	1 752	736	2 488
Cottesloe (T)	6	0	6	1 431	0	378	1 809	50	1 859
Mosman Park (T)	4	0	4	876	0	504	1 381	0	1 381
Nedlands (C)	11	0	11	2 387	0	946	3 333	0	3 333
Peppermint Grove (C)	1	0	1	660	0	60	720	0	720
Perth (C) - Inner	0	0	0	0	0	18	18	4 786	4 804
Perth (C) - Remainder	4	117	121	1 151	26 680	0	27 831	6 870	34 701
Subiaco (C)	5	6	11	714	674	479	1 866	150	2 016
Vincent (T)	12	4	16	1 475	410	20	1 905	360	2 265
East Metropolitan (SSD)	155	8	164	14 465	413	1 476	16 354	14 829	31 183
Bassendean (T)	3	0	3	237	0	122	359	2 562	2 921
Bayswater (C)	16	0	16	1 483	0	310	1 793	1 665	3 458
Kalamunda (S)	13	0	14	1 503	0	462	1 965	305	2 270
Mundaring (S)	21	0	21	2 363	0	342	2 704	200	2 904
Swan (S)	102	8	110	8 879	413	241	9 532	10 097	19 628
North Metropolitan (SSD)	300	42	342	30 850	3 001	3 312	37 162	15 709	52 871
Stirling (C) - Central	44	25	69	4 412	1 509	638	6 560	2 662	9 221
Stirling (C) - Coastal	33	9	42	4 066	646	829	5 541	10 269	15 810
Stirling (C) - South-Eastern	3	0	3	330	0	921	1 252	0	1 252
Wanneroo (C) - Central Coastal	58	2	60	6 169	185	107	6 461	1 950	8 411
Wanneroo (C) - North-East	38	0	38	3 383	0	0	3 383	0	3 383
Wanneroo (C) - North-West	61	0	61	5 539	0	132	5 671	0	5 671
Wanneroo (C) - South-East	40	0	40	2 983	0	89	3 072	778	3 850
Wanneroo (C) - South-West	23	6	29	3 967	660	595	5 223	50	5 273
South West Metropolitan (SSD)	191	9	200	18 746	940	2 748	22 434	19 292	41 726
Cockburn (C)	46	2	48	4 440	65	447	4 952	17 835	22 787
East Fremantle (T)	2	0	2	260	0	335	595	0	595
Fremantle (C) - Inner	0	0	0	0	0	0	0	50	50
Fremantle (C) - Remainder	11	5	16	1 749	700	355	2 804	165	2 969
Kwinana (T)	12	2	14	893	175	782	1 850	236	2 086
Melville (C)	31	0	31	3 899	0	626	4 526	856	5 382
Rockingham (C)	89	0	89	7 505	0	203	7 708	150	7 858
South East Metropolitan (SSD)	228	35	263	22 465	5 590	2 864	30 920	11 762	42 682
Armadale (C)	20	0	20	2 369	0	378	2 747	265	3 012
Belmont (C)	59	8	67	5 297	480	104	5 881	2 165	8 046
Canning (C)	66	0	66	6 250	0	357	6 607	6 922	13 528
Gosnells (C)	49	2	51	4 099	120	286	4 505	1 165	5 670
Serpentine-Jarrahdale (S)	9	0	9	904	0	19	923	195	1 118
South Perth (C)	16	25	41	2 691	4 990	1 669	9 351	50	9 401
Victoria Park (T)	9	0	9	855	0	52	906	1 001	1 907
South West (SD)	280	8	288	27 542	894	1 074	29 509	4 819	34 328
Dale (SSD)	73	0	73	7 437	0	263	7 700	90	7 790
Boddington (S)	2	0	2	181	0	16	197	0	197
Mandurah (C)	58	0	58	6 181	0	108	6 289	90	6 379
Murray (S)	12	0	12	1 020	0	58	1 078	0	1 078
Waroona (S)	1	0	1	55	0	81	136	0	136
Preston (SSD)	122	4	126	11 339	602	177	12 118	4 256	16 374
Bunbury (C)	40	4	44	3 958	602	113	4 673	1 691	6 364
Capel (S)	11	0	11	781	0	0	781	0	781
Collie (S)	3	0	3	286	0	0	286	0	286
Dardanup (S)	27	0	27	2 320	0	0	2 320	1 834	4 155
Donnybrook-Balingup (S)	9	0	9	1 035	0	20	1 055	395	1 450
Harvey (S)	32	0	32	2 959	0	45	3 003	336	3 339

Statistical Area	DWELLINGS(no.).....			VALUE(\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations & additions to residential buildings(b)	Total residential building	Non-residential buildings	Total building
Vasse (SSD)	69	4	73	7 357	292	418	8 067	473	8 540
Augusta-Margaret River (S)	18	4	22	1 685	292	0	1 976	187	2 163
Busselton (S)	51	0	51	5 673	0	418	6 091	286	6 377
Blackwood (SSD)	16	0	16	1 408	0	215	1 623	0	1 623
Boyup Brook (S)	1	0	1	25	0	0	25	0	25
Bridgetown-Greenbushes (S)	5	0	5	453	0	70	523	0	523
Manjimup (S)	10	0	10	930	0	145	1 075	0	1 075
Nannup (S)	0	0	0	0	0	0	0	0	0
Lower Great Southern (SD)	34	6	41	3 144	446	210	3 801	643	4 443
Pallinup (SSD)	6	4	10	501	300	0	801	183	984
Broomehill (S)	2	0	2	167	0	0	167	0	167
Gnowangerup (S)	0	0	0	0	0	0	0	0	0
Jerramungup (S)	3	4	7	250	300	0	550	0	550
Katanning (S)	0	0	0	0	0	0	0	0	0
Kent (S)	1	0	1	84	0	0	84	183	267
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)	28	2	31	2 643	146	210	2 999	460	3 459
Albany (T)	7	2	9	668	146	48	862	460	1 322
Albany (S)	11	0	12	1 257	0	131	1 388	0	1 388
Cranbrook (S)	0	0	0	0	0	0	0	0	0
Denmark (S)	7	0	7	533	0	0	533	0	533
Plantagenet (S)	3	0	3	186	0	31	217	0	217
Upper Great Southern (SD)	2	2	4	240	195	15	450	0	450
Hotham (SSD)	2	2	4	240	195	15	450	0	450
Brookton (S)	0	0	0	0	0	0	0	0	0
Cuballing (S)	1	0	1	65	0	0	65	0	65
Dumbleyung (S)	0	0	0	0	0	0	0	0	0
Narrogin (T)	0	2	2	0	195	0	195	0	195
Narrogin (S)	0	0	0	0	0	0	0	0	0
Pingelly (S)	0	0	0	0	0	15	15	0	15
Wagin (S)	1	0	1	175	0	0	175	0	175
Wandering (S)	0	0	0	0	0	0	0	0	0
West Arthur (S)	0	0	0	0	0	0	0	0	0
Wickepin (S)	0	0	0	0	0	0	0	0	0
Williams (S)	0	0	0	0	0	0	0	0	0
Lakes (SSD)	0	0	0	0	0	0	0	0	0
Corrigin (S)	0	0	0	0	0	0	0	0	0
Kondinin (S)	0	0	0	0	0	0	0	0	0
Kulin (S)	0	0	0	0	0	0	0	0	0
Lake Grace (S)	0	0	0	0	0	0	0	0	0
Midlands (SD)	32	2	34	2 435	108	249	2 791	174	2 965
Moore (SSD)	20	2	22	1 502	108	15	1 626	117	1 743
Chittering (S)	5	0	5	335	0	0	335	0	335
Dandaragan (S)	3	2	5	284	108	15	407	117	524
Gingin (S)	11	0	11	769	0	0	769	0	769
Moora (S)	1	0	1	114	0	0	114	0	114
Victoria Plains (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 & additions to residential buildings(b)	Total residential building	Non-residential building	Total building
Avon (SSD)	10	0	10	751	0	233	984	0	984
Beverley (S)	0	0	0	0	0	0	0	0	0
Cunderdin (S)	0	0	0	0	0	0	0	0	0
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)	1	0	1	121	0	138	259	0	259
Northam (S)	1	0	1	60	0	50	110	0	110
Quairading (S)	0	0	0	0	0	0	0	0	0
Tammin (S)	0	0	0	0	0	0	0	0	0
Toodyay (S)	1	0	1	81	0	45	126	0	126
Wongan-Ballidu (S)	0	0	0	0	0	0	0	0	0
Wyalkatchem (S)	1	0	1	55	0	0	55	0	55
York (S)	6	0	6	434	0	0	434	0	434
Campion (SSD)	2	0	2	182	0	0	182	57	238
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)	0	0	0	0	0	0	0	0	0
Mount Marshall (S)	0	0	0	0	0	0	0	57	57
Mukinbudin (S)	0	0	0	0	0	0	0	0	0
Narembeen (S)	0	0	0	0	0	0	0	0	0
Nungarin (S)	0	0	0	0	0	0	0	0	0
Trayning (S)	2	0	2	182	0	0	182	0	182
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)	32	12	44	3 933	626	365	4 923	16 769	21 692
Lefroy (SSD)	23	3	26	2 759	185	257	3 201	16 544	19 744
Coolgardie (S)	0	0	0	0	0	0	0	0	0
Kalgoorlie/Boulder (C)	23	3	26	2 759	185	240	3 183	16 544	19 727
Laverton (S)	0	0	0	0	0	0	0	0	0
Leonora (S)	0	0	0	0	0	17	17	0	17
Menzies (S)	0	0	0	0	0	0	0	0	0
Ngaanyatjarraku (S)	0	0	0	0	0	0	0	0	0
Johnston (SSD)	9	9	18	1 174	441	107	1 723	225	1 948
Dundas (S)	0	0	0	0	0	0	0	96	96
Esperance (S)	9	9	18	1 174	441	107	1 723	129	1 852
Ravensthorpe (S)	0	0	0	0	0	0	0	0	0
Central (SD)	48	8	56	5 842	803	365	7 010	6 599	13 609
Gascoyne (SSD)	3	6	9	180	649	62	891	147	1 038
Carnarvon (S)	0	0	0	0	0	0	0	90	90
Exmouth (S)	3	6	9	180	649	62	891	57	948
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	5 256	5 256
Cue (S)	0	0	0	0	0	0	0	0	0
Meekatharra (S)	0	0	0	0	0	0	0	180	180
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	5 076	5 076
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 & additions to residential buildings(b)	Total residential building	Non-residential building	Total building
Greenough River (SSD)	45	2	47	5 662	154	303	6 118	1 197	7 315
Carnamah (S)	0	0	0	0	0	0	0	0	0
Chapman Valley (S)	0	0	0	0	0	0	0	0	0
Coorow (S)	2	0	2	376	0	89	465	0	465
Geraldton (C)	8	2	10	1 336	154	122	1 612	1 035	2 647
Greenough (S)	26	0	26	3 060	0	58	3 118	62	3 180
Irwin (S)	5	0	5	433	0	20	453	0	453
Mingenew (S)	0	0	0	0	0	0	0	0	0
Morawa (S)	1	0	1	97	0	0	97	0	97
Mullewa (S)	0	0	0	0	0	0	0	0	0
Northampton (S)	1	0	1	100	0	14	114	100	214
Perenjori (S)	0	0	0	0	0	0	0	0	0
Three Springs (S)	2	0	2	260	0	0	260	0	260
Pilbara (SD)	125	23	148	8 337	1 970	279	10 586	1 999	12 585
De Grey (SSD)	106	23	129	5 176	1 970	112	7 257	1 599	8 857
East Pilbara (S)	97	0	97	3 761	0	79	3 840	971	4 812
Port Hedland (T)	9	23	32	1 414	1 970	33	3 417	628	4 045
Fortescue (SSD)	19	0	19	3 161	0	167	3 329	400	3 729
Ashburton (S)	1	0	1	79	0	0	79	0	79
Roebourne (S)	18	0	18	3 082	0	167	3 250	400	3 650
Kimberley (SD)	17	6	23	2 277	876	50	3 202	448	3 650
Ord (SSD)	5	4	9	658	432	0	1 090	180	1 270
Halls Creek (S)	0	0	0	0	0	0	0	0	0
Wyndham-East Kimberley (S)	4	5	9	658	432	0	1 090	180	1 270
Fitzroy (SSD)	12	2	14	1 619	444	50	2 112	268	2 381
Broome (S)	10	0	10	1 277	0	35	1 312	50	1 362
Derby-West Kimberly (S)	2	2	4	342	444	15	800	218	1 018

(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	<p>1 This publication presents monthly details of building work approved.</p>
SCOPE AND COVERAGE	<p>2 Statistics of building work approved are compiled from:</p> <ul style="list-style-type: none">▪ 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. <p>3 The scope of the survey comprises the following activities:</p> <ul style="list-style-type: none">▪ construction of new buildings▪ alterations and additions to existing buildings▪ approved non-structural renovation and refurbishment work▪ approved installation of integral building fixtures <p>From July 1990, the statistics include:</p> <ul style="list-style-type: none">▪ 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. <p>Excluded from the statistics is:</p> <ul style="list-style-type: none">▪ construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in <i>Engineering Construction Activity, Australia</i> (8762.0).
VALUE DATA	<p>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.</p>
OWNERSHIP	<p>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.</p>
BUILDING CLASSIFICATIONS	<p>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.</p> <p>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.</p>

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 to Factories.

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

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

TREND ESTIMATES

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

EXPLANATORY NOTES

TREND ESTIMATES

Continued

19 While the smoothing techniques described in paragraph 18 enables trend estimates to be produced for the latest few periods, it does result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

CONSTANT PRICE ESTIMATES

20 Constant price estimates measure changes in value after the direct effects of price changes have been eliminated.

The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

21 Estimates at constant prices are subject to a number of approximations and assumptions. For more information on the nature and concepts of constant price estimates, see Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0). Monthly value data at constant prices are not available.

AUSTRALIAN STANDARD

GEOGRAPHIC CLASSIFICATION (ASGC)

22 Area statistics are now being classified to the ASGC, 1996 Edition (Cat. no. 1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics.

UNPUBLISHED DATA

23 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

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

- *Building Approvals, Australia* (8731.0)
- *Building Activity, Australia: Dwelling Unit Commencements* (8750.0)
- *Building Activity, Australia* (8752.0)
- *Building Activity, Western Australia* (8752.5)
- *Engineering Construction Activity, Australia* (8762.0)
- *Housing Finance for Owner Occupation, Australia* (5609.0)
- *Price Index of Materials Used in House Building* (6408.0)
- *Price Index of Materials Used in Building Other than House Building* (6407.0)
- *House Price Indexes: Eight Capital Cities* (6416.0).

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
(SDD) Statistical SubDivision
(T) Town

G L O S S A R Y

Alterations and additions	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
Alterations and additions to residential buildings	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 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 (eg. 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 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 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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