

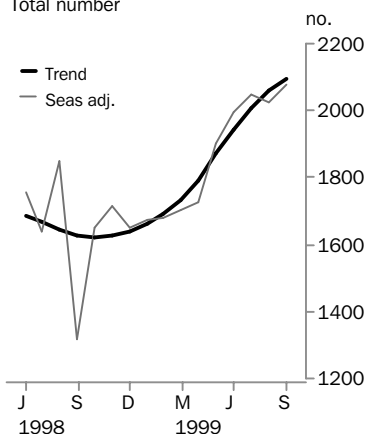
# BUILDING APPROVALS

WESTERN  
AUSTRALIA

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

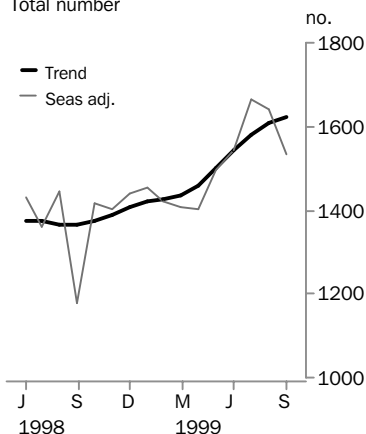
## Dwelling units approved

Total number



## Private sector houses approved

Total number



## SEPTEMBER KEY FIGURES

### TREND ESTIMATES

	Sep 1999	% change Aug 1999 to Sep 1999	% change Sep 1998 to Sep 1999
Dwelling units approved			
Private sector houses	1 623	1.1	19.1
Total dwelling units	2 095	1.8	28.8

### SEASONALLY ADJUSTED

	Sep 1999	% change Aug 1999 to Sep 1999	% change Sep 1998 to Sep 1999
Dwelling units approved			
Private sector houses	1 534	-6.5	30.2
Total dwelling units	2 077	2.5	57.7

## SEPTEMBER KEY POINTS

### TREND ESTIMATES

- The growth in the trend for total dwelling units has eased in September, up 1.8%. This follows growth of 29.3% over the previous ten months.
- The upward movement in the trend for private sector houses has continued in September, rising 1.1% over the previous month. However, the rate of growth is easing.

### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units increased by 2.5% in September following a decrease of 1.1% in August.
- The seasonally adjusted estimate for private sector houses decreased for the second consecutive month and has now fallen 7.8% during this period.

### ORIGINAL ESTIMATES

- In original terms, the number of total dwelling units approved in September decreased to 2 063. This comprised of 1 609 houses and 454 other dwellings.
- The value of total building approved increased \$22.6 million to \$377.3 million in September. The value of non-residential buildings contributed to the majority of this increase, up \$20.5 million to \$133.3 million.

- For further information about these and related statistics, contact Merv Leaker on Adelaide 08 8237 7536 or Client Services in any ABS office as shown on the back cover of this publication.

## NOTES

### FORTHCOMING ISSUES

ISSUE	RELEASE DATE
October 1999	8 December 1999
November 1999	13 January 2000
December 1999	10 February 2000
January 2000	8 March 2000
February 2000	6 April 2000
March 2000	12 May 2000

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### CHANGES IN THIS ISSUE

There are no changes in this issue.

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### DATA NOTES

Geographic Coding - Dwelling approvals are geographically coded to the Census Collection District (CD) level. CD level information for the period April 1999 to June 1999 will be released at the same time as this publication. Associated with this release will be an update for the period July 1998 to June 1999 and a few revisions at the Statistical Local Area level.

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### REVISIONS THIS MONTH

Revisions to non-residential jobs from December 1998 to August 1999 to the value of \$46.0 million and 17 dwellings to March 1999 (\$3.5 million) have been made as a result of these records not being reported to the ABS at the time of approval.

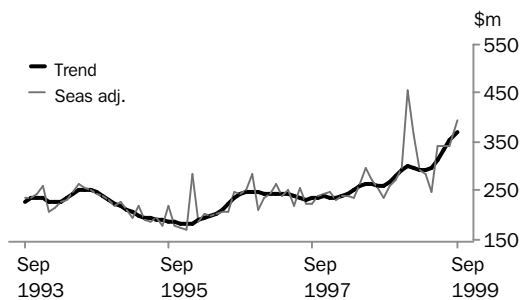
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Colin Nagle  
Regional Director, Western Australia

# VALUE OF BUILDINGS APPROVED

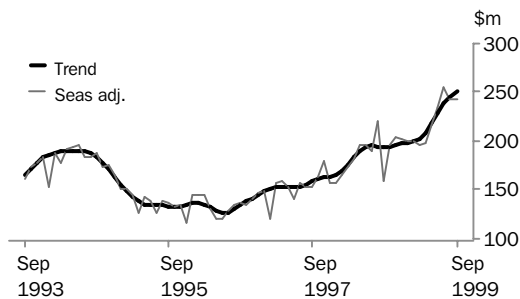
## VALUE OF TOTAL BUILDING

The trend is now showing strong growth increasing 27.5% over the last five months.



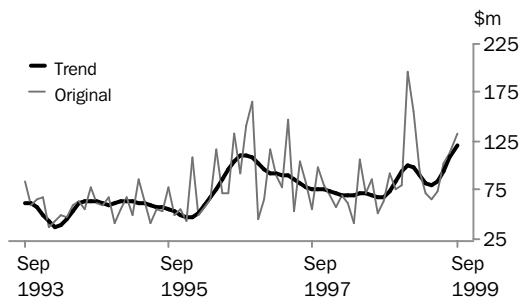
## VALUE OF RESIDENTIAL BUILDING

The growth in the trend continued in September, however, the rate of growth has begun to ease.



## VALUE OF NON-RESIDENTIAL BUILDING

The trend is now showing strong growth increasing 52.3% over the last four months.



## NEW HOUSES APPROVED 1998 – 1999

### BY SELECTED MATERIALS OF OUTER WALLS

#### NEW HOUSES

The number of new houses approved in Western Australia during 1998–1999 is shown in the table below, for selected types of material of outer walls, together with the distribution of each material type as a percentage of total new houses approved.

#### NEW HOUSES BY MATERIALS

<i>Materials of outer walls</i>	<i>Number of new houses</i>	<i>% of total new houses</i>
Double brick	13 741	79.0
Brick veneer	559	3.2
Stone or concrete	70	0.4
Fibre cement	384	2.2
Timber	228	1.3
Steel, aluminium & other	441	2.5
Not stated	1 976	11.4
<b>Total</b>	<b>17 399</b>	<b>100.0</b>

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

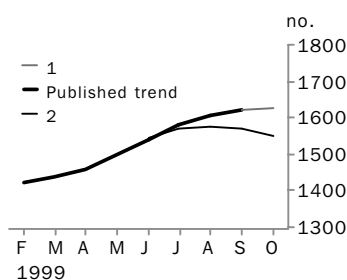
### TREND REVISIONS

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

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

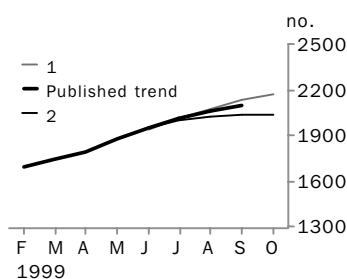
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the October seasonally adjusted estimate is higher than the September estimate by 6% for the number of private sector houses approved and 8% for total dwelling units approved; and that the October seasonally adjusted estimate is lower than the September 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:			
	no.	% change	<b>1</b>		<b>2</b>	
			<i>rises by 6% on Sep 1999</i>		<i>falls by 6% on Sep 1999</i>	
			no.	% change	no.	% change
May 1999	1 499	2.7	1 499	2.7	1 505	2.9
June 1999	1 542	2.9	1 542	2.9	1 545	2.7
July 1999	1 579	2.4	1 579	2.4	1 571	1.7
August 1999	1 606	1.7	1 604	1.6	1 578	0.4
September 1999	1 623	1.1	1 620	1.0	1 570	-0.5
October 1999	n.y.a.	n.y.a.	1 628	0.5	1 552	-1.1

### TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b>		<b>2</b>	
			<i>rises by 8% on Sep 1999</i>		<i>falls by 8% on Sep 1999</i>	
			no.	% change	no.	% change
May 1999	1 870	4.3	1 865	4.2	1 876	4.4
June 1999	1 943	3.9	1 942	4.1	1 947	3.8
July 1999	2 006	3.2	2 012	3.6	1 997	2.6
August 1999	2 057	2.5	2 075	3.1	2 024	1.4
September 1999	2 095	1.8	2 130	2.7	2 034	0.5
October 1999	n.y.a.	n.y.a.	2 174	2.1	2 031	-0.1

## DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS.....		TOTAL DWELLING UNITS	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
<b>1998</b>						
July	1 460	1 549	141	158	1 601	1 707
August	1 458	1 483	228	252	1 686	1 735
September	1 239	1 257	124	156	1 363	1 413
October	1 454	1 462	127	172	1 581	1 634
November	1 395	1 404	193	245	1 588	1 649
December	1 383	1 393	192	248	1 575	1 641
<b>1999</b>						
January	1 142	1 148	110	159	1 252	1 307
February	1 284	1 290	205	257	1 489	1 547
March	1 562	1 606	296	332	1 858	1 938
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	1 686	1 687	351	356	2 037	2 043
August	1 728	1 745	281	322	2 009	2 067
September	1 595	1 609	317	454	1 912	2 063
SEASONALLY ADJUSTED						
<b>1998</b>						
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
<b>1999</b>						
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.	1 646	1 700
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	1 664	1 665	n.a.	n.a.	2 041	2 048
August	1 641	1 660	n.a.	n.a.	1 934	2 026
September	1 534	1 549	n.a.	n.a.	1 816	2 077
TREND ESTIMATES						
<b>1998</b>						
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	224	1 533	1 620
November	1 390	1 402	153	223	1 543	1 625
December	1 408	1 414	155	226	1 563	1 640
<b>1999</b>						
January	1 419	1 424	166	237	1 586	1 662
February	1 425	1 435	191	258	1 615	1 692
March	1 436	1 451	225	285	1 661	1 735
April	1 459	1 481	261	312	1 720	1 793
May	1 499	1 525	294	344	1 793	1 870
June	1 542	1 570	314	374	1 856	1 943
July	1 579	1 606	323	401	1 902	2 006
August	1 606	1 630	325	428	1 931	2 057
September	1 623	1 643	321	452	1 945	2 095

## DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS.....		TOTAL DWELLING UNITS	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
<b>1998</b>						
July	-2.1	-15.4	-33.5	-28.8	-6.0	-16.9
August	-0.1	-4.3	61.7	59.5	5.3	1.6
September	-15.0	-15.2	-45.6	-38.1	-19.2	-18.6
October	17.4	16.3	2.4	10.3	16.0	15.6
November	-4.1	-4.0	52.0	42.4	0.4	0.9
December	-0.9	-0.8	-0.5	1.2	-0.8	-0.5
<b>1999</b>						
January	-17.4	-17.6	-42.7	-35.9	-20.5	-20.4
February	12.4	12.4	86.4	61.6	18.9	18.4
March	21.7	24.5	44.4	29.2	24.8	25.3
April	-12.2	-11.3	-32.8	-39.5	-15.4	-16.2
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	3.0	-4.3	-18.6	-42.9	-1.5	-14.4
August	2.5	3.4	-19.9	-9.6	-1.4	1.2
September	-7.7	-7.8	12.8	41.0	-4.8	-0.2
SEASONALLY ADJUSTED (% change from preceding month)						
<b>1998</b>						
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
<b>1999</b>						
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.	2.2	1.3
April	-0.2	0.7	n.a.	n.a.	1.7	1.5
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	8.0	4.3	n.a.	n.a.	8.0	2.5
August	-1.4	-0.3	n.a.	n.a.	-5.2	-1.1
September	-6.5	-6.7	n.a.	n.a.	-6.1	2.5
TREND ESTIMATES (% change from preceding month)						
<b>1998</b>						
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	-1.8	-0.2	-0.4
November	1.3	0.4	-4.4	-0.4	0.7	0.3
December	1.3	0.9	1.3	1.3	1.3	0.9
<b>1999</b>						
January	0.8	0.7	7.1	4.9	1.5	1.3
February	0.4	0.8	15.1	8.9	1.9	1.8
March	0.8	1.1	17.8	10.5	2.8	2.5
April	1.7	2.1	16.0	9.5	3.6	3.3
May	2.7	3.0	12.6	10.3	4.2	4.3
June	2.9	3.0	6.8	8.7	3.5	3.9
July	2.4	2.3	2.9	7.2	2.5	3.2
August	1.7	1.5	0.6	6.7	1.5	2.5
September	1.1	0.8	-1.2	5.6	0.7	1.8

## VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non- residential building \$m	Total building \$m
ORIGINAL					
<b>1998</b>					
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	79.5	278.8
<b>1999</b>					
January	148.3	19.6	167.9	197.1	365.0
February	169.5	18.2	187.8	156.3	344.0
March	198.9	26.1	225.0	93.5	318.5
April	174.9	18.4	193.3	71.3	264.6
May	203.6	17.8	221.4	65.4	286.9
June	250.0	16.1	266.1	73.4	339.5
July	226.7	24.9	251.6	102.6	354.2
August	217.8	24.2	242.0	112.8	354.7
September	226.2	17.9	244.1	133.3	377.3
SEASONALLY ADJUSTED					
<b>1998</b>					
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.	295.1
<b>1999</b>					
January	180.1	20.9	201.0	n.a.	457.0
February	180.5	19.8	200.3	n.a.	368.4
March	175.1	21.4	196.5	n.a.	291.5
April	175.4	22.5	197.9	n.a.	286.4
May	199.2	17.8	217.0	n.a.	247.5
June	216.7	17.0	233.7	n.a.	342.0
July	229.3	24.9	254.2	n.a.	341.1
August	217.5	25.0	242.4	n.a.	343.5
September	225.3	17.3	242.6	n.a.	395.9
TREND ESTIMATES					
<b>1998</b>					
July	179.1	16.0	195.1	69.1	264.2
August	178.1	16.3	194.4	67.1	261.6
September	177.1	16.8	193.9	68.3	262.1
October	177.2	17.3	194.5	73.9	268.4
November	177.8	18.1	196.0	84.6	280.5
December	178.2	19.2	197.4	95.3	292.7
<b>1999</b>					
January	178.1	20.0	198.1	100.9	299.0
February	179.0	20.3	199.3	98.9	298.2
March	182.2	20.4	202.7	90.7	293.4
April	188.4	20.5	208.9	82.6	291.5
May	198.1	20.6	218.7	79.4	298.1
June	208.2	20.8	229.1	84.3	313.4
July	217.2	21.0	238.2	95.1	333.3
August	224.2	21.2	245.4	108.6	354.0
September	229.7	21.2	250.9	120.9	371.8

(a) Refer to Explanatory Notes paragraph 12.



# VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non- residential building	Total building
ORIGINAL (% change from preceding month)					
<b>1998</b>					
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	3.2	2.4
<b>1999</b>					
January	-17.7	1.9	-15.8	148.0	30.9
February	14.3	-7.1	11.8	-20.7	-5.7
March	17.3	43.0	19.8	-40.2	-7.4
April	-12.1	-29.4	-14.1	-23.8	-16.9
May	16.4	-3.3	14.5	-8.2	8.4
June	22.8	-9.6	20.2	12.2	18.4
July	-9.3	54.5	-5.4	39.7	4.3
August	-3.9	-2.8	-3.8	9.9	0.2
September	3.8	-25.8	0.9	18.2	6.4
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1998</b>					
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.	9.0
<b>1999</b>					
January	-1.7	8.8	-0.7	n.a.	54.9
February	0.3	-5.4	-0.3	n.a.	-19.4
March	-3.0	7.9	-1.9	n.a.	-20.9
April	0.2	5.4	0.7	n.a.	-1.8
May	13.5	-20.9	9.6	n.a.	-13.6
June	8.8	-4.5	7.7	n.a.	38.2
July	5.8	46.7	8.8	n.a.	-0.2
August	-5.2	0.2	-4.6	n.a.	0.7
September	3.6	-30.7	0.1	n.a.	15.3
TREND ESTIMATES (% change from preceding month)					
<b>1998</b>					
July	0.4	1.3	0.5	-2.8	-0.4
August	-0.6	2.0	-0.4	-2.9	-1.0
September	-0.6	2.8	-0.3	1.7	0.2
October	0.0	3.3	0.3	8.3	2.4
November	0.4	4.9	0.8	14.4	4.5
December	0.2	5.7	0.7	12.7	4.3
<b>1999</b>					
January	0.0	4.1	0.4	5.9	2.2
February	0.5	1.7	0.6	-2.0	-0.3
March	1.8	0.6	1.7	-8.2	-1.6
April	3.4	0.3	3.1	-9.0	-0.6
May	5.1	0.5	4.7	-3.9	2.2
June	5.1	1.0	4.8	6.2	5.1
July	4.3	1.2	4.0	12.8	6.4
August	3.3	0.8	3.0	14.1	6.2
September	2.4	-0.2	2.2	11.4	5.0

(a) Refer to Explanatory Notes paragraph 12.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
PRIVATE SECTOR (Number)						
<b>1996-1997</b>	13 067	1 682	56	3	32	<b>14 840</b>
<b>1997-1998</b>	14 960	2 026	45	21	40	<b>17 092</b>
<b>1998-1999</b>	16 957	2 313	31	101	36	<b>19 438</b>
<b>1998</b>						
September	1 238	118	1	1	5	<b>1 363</b>
October	1 453	124	2	1	1	<b>1 581</b>
November	1 392	184	4	3	5	<b>1 588</b>
December	1 381	175	2	15	2	<b>1 575</b>
<b>1999</b>						
January	1 142	108	2	0	0	<b>1 252</b>
February	1 284	201	3	0	1	<b>1 489</b>
March	1 562	218	1	77	0	<b>1 858</b>
April	1 372	187	0	0	12	<b>1 571</b>
May	1 580	221	2	3	0	<b>1 806</b>
June	1 636	419	8	0	5	<b>2 068</b>
July	1 685	341	6	3	2	<b>2 037</b>
August	1 728	257	3	13	8	<b>2 009</b>
September	1 595	312	1	0	4	<b>1 912</b>
PUBLIC SECTOR (Number)						
<b>1996-1997</b>	565	331	6	0	0	<b>902</b>
<b>1997-1998</b>	868	500	0	0	0	<b>1 368</b>
<b>1998-1999</b>	442	636	7	0	0	<b>1 085</b>
<b>1998</b>						
September	18	32	0	0	0	<b>50</b>
October	8	45	0	0	0	<b>53</b>
November	9	45	7	0	0	<b>61</b>
December	10	56	0	0	0	<b>66</b>
<b>1999</b>						
January	6	49	0	0	0	<b>55</b>
February	6	52	0	0	0	<b>58</b>
March	44	36	0	0	0	<b>80</b>
April	52	2	0	0	0	<b>54</b>
May	50	85	0	0	0	<b>135</b>
June	125	193	0	0	0	<b>318</b>
July	1	4	1	0	0	<b>6</b>
August	17	33	8	0	0	<b>58</b>
September	14	137	0	0	0	<b>151</b>
TOTAL (Number)						
<b>1996-1997</b>	13 632	2 013	62	3	32	<b>15 742</b>
<b>1997-1998</b>	15 828	2 526	45	21	40	<b>18 460</b>
<b>1998-1999</b>	17 399	2 949	38	101	36	<b>20 523</b>
<b>1998</b>						
September	1 256	150	1	1	5	<b>1 413</b>
October	1 461	169	2	1	1	<b>1 634</b>
November	1 401	229	11	3	5	<b>1 649</b>
December	1 391	231	2	15	2	<b>1 641</b>
<b>1999</b>						
January	1 148	157	2	0	0	<b>1 307</b>
February	1 290	253	3	0	1	<b>1 547</b>
March	1 606	254	1	77	0	<b>1 938</b>
April	1 424	189	0	0	12	<b>1 625</b>
May	1 630	306	2	3	0	<b>1 941</b>
June	1 761	612	8	0	5	<b>2 386</b>
July	1 686	345	7	3	2	<b>2 043</b>
August	1 745	290	11	13	8	<b>2 067</b>
September	1 609	449	1	0	4	<b>2 063</b>

(a) See Glossary for definition.

# VALUE OF BUILDING APPROVED, Private and Public Sector: **Original**

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building (a)	Total building
PRIVATE SECTOR (\$ million)								
<b>1996-1997</b>	1 294.1	154.0	4.8	163.9	0.1	1 616.6	773.9	2 390.9
<b>1997-1998</b>	1 561.5	189.6	2.4	182.5	0.9	1 936.9	706.7	2 643.5
<b>1998-1999</b>	1 851.4	253.1	1.8	206.6	8.7	2 321.8	896.2	3 218.1
<b>1998</b>								
September	132.5	12.7	0.1	16.3	0.1	161.7	60.8	222.5
October	159.2	12.4	0.1	19.0	0.0	190.8	78.0	268.8
November	148.5	25.9	0.3	16.2	0.2	191.2	64.0	255.2
December	153.9	20.9	0.1	18.0	1.2	194.0	54.4	248.4
<b>1999</b>								
January	126.5	17.6	0.3	18.7	0.0	163.1	163.8	326.9
February	140.0	25.6	0.1	18.0	0.0	183.8	121.3	305.1
March	172.2	19.5	0.0	18.4	7.1	217.3	81.6	298.9
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	56.3	295.4
July	183.7	42.4	0.6	23.8	0.1	250.5	57.2	307.7
August	189.2	25.0	0.1	16.1	6.5	236.9	61.1	298.0
September	182.0	30.5	0.1	17.8	0.0	230.4	58.7	289.1
PUBLIC SECTOR (\$ million)								
<b>1996-1997</b>	54.9	21.7	0.1	4.0	0.0	80.5	430.0	510.7
<b>1997-1998</b>	72.9	32.5	0.0	1.7	0.0	107.4	193.3	300.3
<b>1998-1999</b>	46.8	44.8	0.4	5.4	0.0	97.5	210.7	308.5
<b>1998</b>								
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	25.1	30.5
<b>1999</b>								
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	12.0	19.6
April	6.2	0.3	0.0	1.5	0.0	7.9	9.2	17.1
May	5.7	6.2	0.0	0.3	0.0	12.2	16.9	29.1
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	45.4	46.5
August	1.8	1.8	0.4	1.0	0.0	5.0	51.7	56.7
September	1.2	12.5	0.0	0.0	0.0	13.7	74.6	88.2
TOTAL (\$ million)								
<b>1996-1997</b>	1 348.9	175.8	4.9	167.7	0.1	1 697.3	1 204.5	2 901.8
<b>1997-1998</b>	1 634.2	222.0	2.4	184.3	0.9	2 043.9	899.8	2 943.8
<b>1998-1999</b>	1 898.5	298.3	2.3	212.2	8.7	2 419.7	1 106.9	3 526.6
<b>1998</b>								
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	79.5	278.8
<b>1999</b>								
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	22.6	0.0	19.0	7.1	225.0	93.5	318.5
April	154.5	20.4	0.0	18.4	0.0	193.3	71.3	264.6
May	177.0	26.7	0.1	17.6	0.1	221.4	65.4	286.9
June	203.8	46.2	0.4	15.7	0.0	266.1	73.4	339.5
July	183.8	42.9	0.8	24.0	0.1	251.6	102.6	354.2
August	191.0	26.8	0.6	17.1	6.5	242.0	112.8	354.7
September	183.2	43.0	0.1	17.8	0.0	244.1	133.3	377.3

(a) See Glossary for definition.

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

## NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc of.....		Flats, units or apartments in a building of.....				Total	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total	
NUMBER OF DWELLINGS									
<b>1996-1997</b>	13 632	1 179	376	1 555	75	194	189	458	2 013
<b>1997-1998</b>	15 828	1 672	324	1 996	166	95	269	530	2 526
<b>1998-1999</b>	17 399	1 536	692	2 228	58	157	506	721	2 949
<b>1998</b>									
July	1 548	90	50	140	0	0	11	11	151
August	1 483	137	43	180	24	8	36	68	248
September	1 256	75	48	123	0	12	15	27	150
October	1 461	91	40	131	14	0	24	38	169
November	1 401	138	52	190	0	0	39	39	229
December	1 391	134	67	201	0	0	30	30	231
<b>1999</b>									
January	1 148	104	41	145	0	0	12	12	157
February	1 290	95	113	208	0	0	45	45	253
March	1 606	189	38	227	0	0	27	27	254
April	1 424	72	44	116	9	30	34	73	189
May	1 630	126	65	191	11	80	24	115	306
June	1 761	285	91	376	0	27	209	236	612
July	1 686	58	85	143	21	81	100	202	345
August	1 745	180	26	206	60	0	24	84	290
September	1 609	297	64	361	25	8	55	88	449
VALUE (\$ million)									
<b>1996-1997</b>	1 349.0	86.5	31.9	118.4	7.5	17.9	31.9	57.3	175.7
<b>1997-1998</b>	1 634.3	117.3	31.4	148.7	13.5	10.7	49.2	73.4	222.1
<b>1998-1999</b>	1 898.4	107.7	82.1	189.8	5.7	13.7	89.0	108.4	298.2
<b>1998</b>									
July	163.2	7.1	8.1	15.2	0.0	0.0	1.1	1.1	16.3
August	155.7	9.2	4.5	13.6	2.3	0.7	16.2	19.2	32.8
September	134.4	5.3	4.8	10.1	0.0	0.9	4.1	5.0	15.1
October	160.6	6.2	3.0	9.2	1.4	0.0	4.6	6.0	15.2
November	149.5	9.4	9.7	19.0	0.0	0.0	9.4	9.4	28.5
December	155.4	9.8	8.7	18.5	0.0	0.0	6.2	6.2	24.7
<b>1999</b>									
January	127.4	7.9	6.4	14.2	0.0	0.0	6.7	6.7	20.9
February	140.7	6.8	11.6	18.4	0.0	0.0	10.5	10.5	28.9
March	176.3	12.7	4.3	17.0	0.0	0.0	5.5	5.5	22.6
April	154.5	5.6	6.0	11.5	0.7	2.4	5.7	8.9	20.4
May	177.0	9.2	6.6	15.8	1.3	6.8	2.8	10.9	26.7
June	203.8	18.6	8.6	27.1	0.0	3.0	16.1	19.1	46.2
July	183.8	5.1	11.1	16.3	2.8	6.7	17.2	26.7	42.9
August	191.0	13.3	3.2	16.6	3.3	0.0	6.9	10.2	26.8
September	183.2	25.8	6.8	32.6	1.6	1.0	7.8	10.4	43.0

(a) See Glossary for definition.

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

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

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

(b) Refer to Explanatory Notes paragraph 12.

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

Period	<i>Hotels, motels and other short term accommodation</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
<b>1999</b>												
July	8	0.8	28	3.0	8	1.1	22	2.4	21	2.2	1	0.1
August	5	0.5	39	3.6	9	1.2	15	1.3	19	2.1	4	0.5
September	2	0.3	50	4.6	15	1.9	8	0.7	19	1.6	7	0.8
Value—\$200,000—\$499,999												
<b>1999</b>												
July	3	1.1	9	2.9	4	1.4	5	1.5	7	2.2	0	0.0
August	0	0.0	8	2.4	10	2.9	9	2.9	7	1.6	1	0.2
September	1	0.3	5	1.4	7	1.8	6	1.7	5	1.7	11	2.9
Value—\$500,000—\$999,999												
<b>1999</b>												
July	1	0.9	2	1.4	3	2.1	1	0.8	2	1.3	2	1.7
August	0	0.0	7	4.4	6	3.6	1	0.6	5	2.9	1	0.7
September	0	0.0	1	0.5	0	0.0	0	0.0	0	0.0	7	4.9
Value—\$1,000,000—\$4,999,999												
<b>1999</b>												
July	3	6.0	2	7.4	0	0.0	3	5.9	1	1.0	6	11.1
August	0	0.0	3	4.4	1	2.5	0	0.0	2	5.5	1	1.1
September	1	1.7	2	3.7	1	4.0	1	1.2	1	1.0	7	16.0
Value—\$5,000,000 and over												
<b>1999</b>												
July	0	0.0	0	0.0	0	0.0	0	0.0	1	6.0	3	17.9
August	0	0.0	1	6.9	0	0.0	0	0.0	0	0.0	2	34.7
September	1	6.8	0	0.0	0	0.0	0	0.0	0	0.0	2	42.0
Value—Total												
<b>1996-1997</b>	91	75.4	408	164.2	319	102.6	314	156.4	402	160.4	120	152.0
<b>1997-1998</b>	99	53.1	445	186.0	287	88.4	283	123.5	398	150.0	128	114.7
<b>1998-1999</b>	90	52.4	486	366.4	270	89.7	274	93.9	396	146.6	124	119.6
<b>1999</b>												
July	15	8.9	41	14.6	15	4.6	31	10.6	32	12.7	12	30.7
August	5	0.5	58	21.7	26	10.2	25	4.8	33	12.1	9	37.3
September	5	9.0	58	10.2	23	7.7	15	3.6	25	4.3	34	66.6

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

Period	Religious.....		Health.....		Entertainment and recreational.....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999										
<b>1999</b>										
July	1	0.1	0	0.0	2	0.3	10	0.8	101	10.8
August	0	0.0	2	0.2	2	0.2	5	0.5	100	10.3
September	3	0.3	1	0.2	5	0.7	2	0.1	112	11.1
Value—\$200,000—\$499,999										
<b>1999</b>										
July	1	0.4	0	0.0	0	0.0	2	0.5	31	10.0
August	2	0.8	1	0.4	2	0.6	5	1.5	45	13.1
September	2	0.5	0	0.0	2	0.6	3	1.2	42	12.1
Value—\$500,000—\$999,999										
<b>1999</b>										
July	0	0.0	0	0.0	0	0.0	1	0.6	12	8.6
August	1	0.6	1	0.5	2	1.4	1	0.6	25	15.3
September	1	0.7	1	0.8	1	0.6	5	3.1	16	10.7
Value—\$1,000,000—\$4,999,999										
<b>1999</b>										
July	0	0.0	1	1.4	0	0.0	4	8.5	20	41.3
August	0	0.0	1	1.5	4	4.8	3	5.5	15	25.4
September	0	0.0	1	1.8	0	0.0	3	4.9	17	34.2
Value—\$5,000,000 and over										
<b>1999</b>										
July	0	0.0	0	0.0	0	0.0	1	7.9	5	31.8
August	0	0.0	0	0.0	0	0.0	1	7.1	4	48.7
September	0	0.0	2	10.2	0	0.0	1	6.2	6	65.1
Value—Total										
<b>1996-1997</b>	20	5.4	69	214.5	98	92.2	117	81.3	1 958	1 204.4
<b>1997-1998</b>	27	8.7	56	72.5	86	65.3	92	37.6	1 901	899.8
<b>1998-1999</b>	15	9.1	68	52.7	85	106.1	92	70.5	1 900	1 106.8
<b>1999</b>										
July	2	0.5	1	1.4	2	0.3	18	18.3	169	102.6
August	3	1.4	5	2.7	10	7.0	15	15.1	189	112.8
September	6	1.5	5	12.9	8	1.9	14	15.5	193	133.3

## VALUE OF NON-RESIDENTIAL BUILDINGS APPROVED

Period	Hotels, motels and other short term accom- modation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
<b>1996-1997</b>	75.5	162.8	96.2	117.2	113.7	38.8	5.3	96.1	36.6	32.5	<b>773.9</b>
<b>1997-1998</b>	51.7	185.4	86.4	81.6	142.0	32.0	8.7	58.4	39.4	21.1	<b>706.7</b>
<b>1998-1999</b>	51.8	363.5	86.2	70.2	138.8	51.5	9.0	32.2	75.7	17.0	<b>896.2</b>
<b>1998</b>											
September	3.7	13.8	9.5	6.7	11.2	10.9	0.6	0.5	0.9	3.0	<b>60.8</b>
October	8.5	9.2	3.8	5.7	5.4	2.1	0.1	4.6	37.9	0.6	<b>78.0</b>
November	2.7	13.4	7.2	3.3	17.3	9.4	0.6	3.0	3.5	3.6	<b>64.0</b>
December	8.2	18.6	3.8	5.3	3.7	3.1	0.0	2.8	8.5	0.4	<b>54.4</b>
<b>1999</b>											
January	8.5	118.7	11.5	9.4	10.7	2.4	0.0	1.7	0.4	0.5	<b>163.8</b>
February	3.1	85.2	6.6	8.1	11.8	1.2	0.0	1.7	2.3	1.3	<b>121.3</b>
March	5.0	29.1	8.0	5.0	13.4	3.9	0.7	2.4	11.8	2.3	<b>81.6</b>
April	3.0	16.5	8.5	3.5	17.6	5.7	0.0	4.7	1.0	1.5	<b>62.1</b>
May	1.2	10.8	4.3	11.0	11.9	1.5	0.6	1.6	4.3	1.3	<b>48.5</b>
June	3.6	17.9	5.7	2.2	7.5	4.4	6.3	7.0	1.0	0.7	<b>56.3</b>
July	8.7	14.6	4.6	7.0	12.6	4.2	0.5	1.4	0.3	3.5	<b>57.2</b>
August	0.5	20.9	10.2	3.9	12.1	2.5	1.4	2.1	5.5	1.9	<b>61.1</b>
September	9.0	10.2	7.7	1.8	4.3	7.5	1.5	12.2	1.7	2.7	<b>58.7</b>
PUBLIC SECTOR (\$ million)											
<b>1996-1997</b>	0.0	1.6	6.5	39.2	46.8	113.1	0.2	118.4	55.7	48.7	<b>430.0</b>
<b>1997-1998</b>	1.4	0.7	2.1	41.7	8.0	82.7	0.0	14.1	25.9	16.7	<b>193.3</b>
<b>1998-1999</b>	0.6	2.9	3.5	23.7	7.8	68.3	0.0	20.4	30.4	53.4	<b>210.7</b>
<b>1998</b>											
September	0.0	1.5	0.0	0.4	0.2	0.0	0.0	0.0	0.8	0.2	<b>3.0</b>
October	0.0	0.1	0.0	0.1	0.3	8.3	0.0	1.4	0.3	4.0	<b>14.4</b>
November	0.1	0.2	1.6	0.8	1.5	4.7	0.0	3.5	0.2	0.5	<b>13.0</b>
December	0.0	0.0	0.0	9.5	0.0	4.0	0.0	0.0	0.1	11.5	<b>25.1</b>
<b>1999</b>											
January	0.0	0.0	0.0	0.6	0.0	17.6	0.0	14.2	0.1	0.8	<b>33.3</b>
February	0.0	0.0	0.0	0.0	4.5	5.0	0.0	1.2	20.8	3.4	<b>34.9</b>
March	0.0	0.2	0.0	0.9	0.0	7.2	0.0	0.0	0.1	3.7	<b>12.0</b>
April	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.1	0.1	8.8	<b>9.2</b>
May	0.0	0.2	0.0	0.3	0.3	9.4	0.0	0.0	5.9	0.8	<b>16.9</b>
June	0.0	0.5	0.0	0.1	0.8	0.0	0.0	0.0	0.9	14.9	<b>17.2</b>
July	0.1	0.0	0.0	3.6	0.2	26.6	0.0	0.0	0.0	14.9	<b>45.4</b>
August	0.0	0.8	0.0	0.9	0.0	34.7	0.0	0.5	1.5	13.2	<b>51.7</b>
September	0.0	0.0	0.0	1.8	0.0	59.1	0.0	0.8	0.1	12.8	<b>74.6</b>
TOTAL (\$ million)											
<b>1996-1997</b>	75.5	164.3	102.8	156.4	160.3	151.9	5.5	214.5	92.3	81.3	<b>1 204.5</b>
<b>1997-1998</b>	53.1	186.0	88.6	123.5	149.9	114.6	8.7	72.5	65.1	37.6	<b>899.8</b>
<b>1998-1999</b>	52.4	366.3	89.7	93.8	146.6	119.7	9.0	52.6	106.0	70.3	<b>1 106.9</b>
<b>1998</b>											
September	3.7	15.3	9.5	7.0	11.4	10.9	0.6	0.5	1.7	3.2	<b>63.8</b>
October	8.5	9.2	3.8	5.8	5.7	10.4	0.1	5.9	38.1	4.6	<b>92.4</b>
November	2.7	13.6	8.8	4.1	18.9	14.1	0.6	6.5	3.6	4.0	<b>77.0</b>
December	8.2	18.6	3.8	14.7	3.7	7.1	0.0	2.8	8.7	11.9	<b>79.5</b>
<b>1999</b>											
January	8.5	118.7	11.5	10.1	10.7	20.0	0.0	15.9	0.5	1.3	<b>197.1</b>
February	3.1	85.2	6.6	8.1	16.3	6.2	0.0	2.9	23.1	4.7	<b>156.3</b>
March	5.0	29.2	8.0	5.9	13.4	11.0	0.7	2.4	11.9	6.0	<b>93.5</b>
April	3.0	16.5	8.5	3.5	17.6	5.7	0.0	4.9	1.2	10.3	<b>71.3</b>
May	1.2	11.0	4.3	11.3	12.3	10.8	0.6	1.6	10.2	2.1	<b>65.4</b>
June	3.6	18.5	5.7	2.3	8.2	4.4	6.3	7.0	1.8	15.6	<b>73.4</b>
July	8.9	14.6	4.6	10.6	12.7	30.7	0.5	1.4	0.3	18.3	<b>102.6</b>
August	0.5	21.7	10.2	4.8	12.1	37.3	1.4	2.7	7.0	15.1	<b>112.8</b>
September	9.0	10.2	7.7	3.6	4.3	66.6	1.5	12.9	1.9	15.5	<b>133.3</b>



## BUILDING APPROVED IN THE PERTH STATISTICAL DIVISION: Original

DWELLINGS (no.).....

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

Period	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
<b>1997-1998</b>	10 296	1 546	11 930	1 074 780	152 837	150 499	1 378 116	523 117	1 901 233
<b>1998-1999</b>	11 860	1 936	13 941	1 299 054	222 359	178 670	1 700 083	707 418	2 407 500
<b>1998</b>									
September	858	108	970	91 491	12 012	14 290	117 792	43 874	161 666
October	1 001	112	1 115	109 517	11 427	15 266	136 210	69 147	205 357
November	950	180	1 134	99 952	25 543	12 818	138 313	49 880	188 193
December	1 020	162	1 199	113 570	18 895	15 542	148 007	43 627	191 634
<b>1999</b>									
January	847	84	933	95 321	15 093	16 557	126 970	147 398	274 368
February	947	185	1 134	104 523	24 095	14 725	143 343	110 423	253 766
March	1 105	152	1 335	121 267	15 251	21 651	158 170	56 035	214 204
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	44 612	220 469
July	1 183	247	1 435	129 030	35 215	17 257	181 501	37 346	218 847
August	1 170	213	1 399	127 614	20 939	19 455	168 007	34 305	202 312
September	1 129	267	1 401	128 585	27 003	14 056	169 644	41 146	210 790
PUBLIC SECTOR									
<b>1997-1998</b>	493	389	882	33 838	22 635	1 383	57 856	128 996	186 851
<b>1998-1999</b>	151	398	549	12 124	26 592	5 222	43 938	145 021	188 959
<b>1998</b>									
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	21 664	24 007
<b>1999</b>									
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	11 205	15 070
April	16	0	16	1 095	0	1 485	2 580	3 460	6 040
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	34 725	34 945
August	7	0	7	433	0	990	1 423	44 238	45 660
September	13	137	150	1 038	12 507	0	13 544	66 115	79 659
TOTAL									
<b>1997-1998</b>	10 789	1 935	12 812	1 108 618	175 472	151 882	1 435 972	652 112	2 088 084
<b>1998-1999</b>	12 011	2 334	14 490	1 311 178	248 950	183 892	1 744 020	852 438	2 596 458
<b>1998</b>									
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	65 291	215 641
<b>1999</b>									
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	172	1 380	123 184	16 684	22 166	162 035	67 240	229 274
April	959	179	1 150	103 277	19 385	15 109	137 771	46 186	183 957
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	59 394	248 559
July	1 183	247	1 435	129 030	35 215	17 477	181 721	72 071	253 792
August	1 177	213	1 406	128 047	20 939	20 445	169 430	78 543	247 973
September	1 142	404	1 551	129 623	39 509	14 056	183 188	107 262	290 449

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

(b) Refer to Explanatory Notes paragraph 12.

## BUILDINGS APPROVED IN STATISTICAL AREAS: Original

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

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

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

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)	11	0	11	1 295	0	174	1 469	330	1 799
Beverley (S)	0	0	0	0	0	0	0	0	0
Cunderdin (S)	1	0	1	450	0	0	450	0	450
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)	2	0	2	255	0	29	284	0	284
Northam (S)	3	0	3	229	0	60	289	0	289
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	237	0	46	283	0	283
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)	2	0	2	125	0	39	163	330	493
Campion (SSD)	7	0	7	689	0	27	716	0	716
Bruce Rock (S)	1	0	1	121	0	0	121	0	121
Kellerberrin (S)	1	0	1	127	0	0	127	0	127
Merredin (S)	5	0	5	441	0	27	468	0	468
Mount Marshall (S)	0	0	0	0	0	0	0	0	0
Mukinbudin (S)	0	0	0	0	0	0	0	0	0
Narembeen (S)	0	0	0	0	0	0	0	0	0
Nungarin (S)	0	0	0	0	0	0	0	0	0
Trayning (S)	0	0	0	0	0	0	0	0	0
Westonia (S)	0	0	0	0	0	0	0	0	0
Yilgarn (S)	0	0	0	0	0	0	0	0	0
<b>South Eastern (SD)</b>	<b>19</b>	<b>11</b>	<b>30</b>	<b>2 291</b>	<b>883</b>	<b>251</b>	<b>3 424</b>	<b>130</b>	<b>3 554</b>
Lefroy (SSD)	11	7	18	1 510	495	163	2 168	130	2 298
Coolgardie (S)	1	0	1	110	0	0	110	0	110
Kalgoorlie/Boulder (C)	10	7	17	1 400	495	163	2 058	130	2 188
Laverton (S)	0	0	0	0	0	0	0	0	0
Leonora (S)	0	0	0	0	0	0	0	0	0
Menzies (S)	0	0	0	0	0	0	0	0	0
Ngaanyatjarraku (S)	0	0	0	0	0	0	0	0	0
Johnston (SSD)	8	4	12	781	388	87	1 256	0	1 256
Dundas (S)	0	0	0	0	0	0	0	0	0
Esperance (S)	7	0	7	691	0	87	778	0	778
Ravensthorpe (S)	1	4	5	91	388	0	478	0	478
<b>Central (SD)</b>	<b>40</b>	<b>2</b>	<b>42</b>	<b>4 897</b>	<b>207</b>	<b>617</b>	<b>5 721</b>	<b>6 237</b>	<b>11 958</b>
Gascoyne (SSD)	12	0	12	1 636	0	193	1 828	420	2 248
Carnarvon (S)	4	0	4	495	0	24	519	115	634
Exmouth (S)	6	0	6	893	0	169	1 061	305	1 366
Shark Bay (S)	2	0	2	248	0	0	248	0	248
Upper Gascoyne (S)	0	0	0	0	0	0	0	0	0
Carnegie (SSD)	0	0	0	0	0	0	0	2 396	2 396
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	2 396	2 396
Yalgoo (S)	0	0	0	0	0	0	0	0	0

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

Statistical Area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
Greenough River (SSD)	28	2	30	3 262	207	424	3 893	3 421	7 314
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	476	0	95	571	219	790
Geraldton (C)	4	0	4	665	0	148	813	2 942	3 756
Greenough (S)	14	2	16	1 467	207	89	1 762	140	1 902
Irwin (S)	4	0	4	288	0	65	353	120	473
Mingenew (S)	0	0	0	0	0	0	0	0	0
Morawa (S)	0	0	0	0	0	0	0	0	0
Mullewa (S)	0	0	0	0	0	0	0	0	0
Northampton (S)	4	0	4	366	0	27	393	0	393
Perenjori (S)	0	0	0	0	0	0	0	0	0
Three Springs (S)	0	0	0	0	0	0	0	0	0
<b>Pilbara (SD)</b>	<b>10</b>	<b>0</b>	<b>10</b>	<b>1 302</b>	<b>0</b>	<b>129</b>	<b>1 431</b>	<b>1 824</b>	<b>3 255</b>
De Grey (SSD)	9	0	9	1 075	0	33	1 108	395	1 503
East Pilbara (S)	5	0	5	510	0	0	510	0	510
Port Hedland (T)	4	0	4	565	0	33	598	395	992
Fortescue (SSD)	1	0	1	227	0	96	323	1 429	1 752
Ashburton (S)	0	0	0	0	0	0	0	0	0
Roebourne (S)	1	0	1	227	0	96	323	1 429	1 752
<b>Kimberley (SD)</b>	<b>20</b>	<b>4</b>	<b>24</b>	<b>3 080</b>	<b>270</b>	<b>223</b>	<b>3 573</b>	<b>2 885</b>	<b>6 458</b>
Ord (SSD)	2	0	2	500	0	0	500	385	885
Halls Creek (S)	0	0	0	0	0	0	0	0	0
Wyndham-East Kimberley (S)	2	0	2	500	0	0	500	385	885
Fitzroy (SSD)	18	4	22	2 581	270	223	3 073	2 500	5 573
Broome (S)	12	0	12	1 766	0	61	1 826	0	1 826
Derby-West Kimberley (S)	6	4	10	815	270	162	1 247	2 500	3 747

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

(b) Refer to Explanatory Notes paragraph 12.

## EXPLANATORY NOTES

### INTRODUCTION

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

### SCOPE AND COVERAGE

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

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

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

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

### VALUE DATA

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

### OWNERSHIP

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

### BUILDING CLASSIFICATIONS

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

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

# EXPLANATORY NOTES

## BUILDING CLASSIFICATIONS *continued*

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

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

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

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

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

## SEASONAL ADJUSTMENT

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

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

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

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

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

## TREND ESTIMATES

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

## EXPLANATORY NOTES

	<p><b>19</b> While the smoothing techniques described in paragraph 18 enable trend estimates to be produced for the latest few periods, they do result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.</p>
CHAIN VOLUME MEASURES	<p><b>20</b> The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 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.</p> <p><b>21</b> Further information on the nature and concepts of chain volume measures is contained in the ABS publication <i>Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts</i> (Cat. no. 5248.0).</p>
AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)	<p><b>22</b> Area statistics are now being classified to the <i>Australian Standard Geographical Classification, 1998 Edition</i> (Cat. no. 1216.0), effective from 1 July 1998, and ASGC terminology has been adopted in the presentation of building statistics.</p> <p><b>23</b> Some Statistical Districts straddle State/Territory boundaries (e.g. the Gold Coast–Tweed Statistical District lies partly in Queensland and partly in New South Wales.)</p>
UNPUBLISHED DATA	<p><b>24</b> The ABS can also make available certain building approvals data which are not published. Where the data cannot be provided by telephone, it can be provided via fax, photocopy, computer printout, floppy disk and email. A charge may be made for providing unpublished data in these forms.</p>
RELATED PUBLICATIONS	<p><b>25</b> Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none"> <li>▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i> (Cat. no. 8750.0)</li> <li>▪ <i>Building Activity, Australia</i> (Cat. no. 8752.0)</li> <li>▪ <i>Building Activity, Western Australia</i> (Cat. no. 8752.5)</li> <li>▪ <i>Building Activity, Building Work Done, Australia</i> (8755.0)</li> <li>▪ <i>Building Approvals, Australia</i> (Cat. no. 8731.0)</li> <li>▪ <i>Engineering Construction Activity, Australia</i> (Cat. no. 8762.0)</li> <li>▪ <i>House Price Indexes: Eight Capital Cities</i> (Cat. no. 6416.0)</li> <li>▪ <i>Housing Finance for Owner Occupation, Australia</i> (Cat. no. 5609.0)</li> <li>▪ <i>Price Index of Materials Used in House Building</i> (Cat. no. 6408.0)</li> <li>▪ <i>Price Index of Materials Used in Building Other than House Building</i> (Cat. no. 6407.0).</li> </ul>
ROUNDING	<p>When figures have been rounded, discrepancies may occur between sums of the component items and totals.</p>
SYMBOLS AND OTHER USAGES	<p>n.a. not available</p> <p>n.y.a. not yet available</p> <p>C City</p> <p>S Shire</p> <p>SD Statistical Division</p> <p>SSD Statistical Subdivision</p> <p>T Town</p>



## G L O S S A R Y

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

## G L O S S A R Y

<b>Miscellaneous</b>	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.
<b>New building work</b>	Building activity which will result in the creation of a building which previously did not exist.
<b>New other residential buildings</b>	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
<b>New residential</b>	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
<b>Non-residential building</b>	A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the May 1998 issue of this publication, they have been included in the 'Conversions, etc.' column in tables showing dwelling units approved. They are now identified separately (e.g. see table 5). However, the value of these dwelling units cannot be separated out from that of the non-residential building which they are part of, therefore the value associated with these remain in the appropriate Non-residential category.
<b>Offices</b>	Includes banks, post offices and council chambers.
<b>Other business premises</b>	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
<b>Other dwellings</b>	Includes all dwellings other than houses. They can be created by: the creation of new other residential buildings (e.g. flats); alteration/addition work to an existing residential building; either new or alteration/addition work on a non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.
<b>Other residential building</b>	An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit. Other residential buildings are coded to the following categories: semi-detached, row or terrace house or townhouse with one storey; semi-detached, row or terrace house or townhouse with two or more storeys; flat, unit or apartment in a building of one or two storeys; flat, unit or apartment in a building of three storeys; flat, unit or apartment in a building of four or more storeys; flat, unit or apartment attached to a house; other/number of storeys unknown. The latter two categories are included with the semi-detached, row or terrace house or townhouse with one storey category in table 7 of this publication.
<b>Religious</b>	Includes convents, churches, temples, mosques, monasteries and noviciates.
<b>Residential building</b>	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
<b>Semi-detached, row or terrace houses, townhouses</b>	Dwellings having their own private grounds with no other dwellings above or below.
<b>Shops</b>	Includes retail shops, restaurants, taverns and shopping arcades.

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