



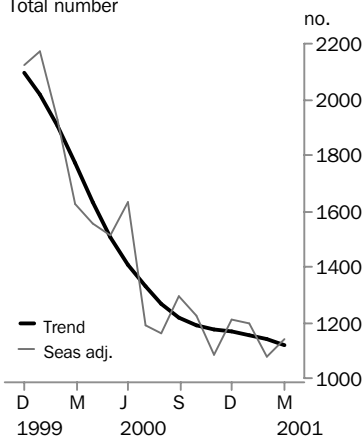
BUILDING APPROVALS

WESTERN
AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) FRI 11 MAY 2001

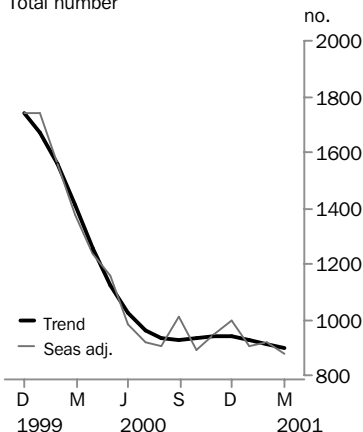
Dwelling units approved

Total number



Private sector houses approved

Total number



MARCH KEY FIGURES

	Jan 2001	Feb 2001	Mar 2001
Dwelling units approved			
Original	1 051	1 006	1 183
Seasonally adjusted	1 197	1 078	1 138
Trend	1 152	1 137	1 120
.....			
	% change Dec 2000 to Jan 2001	% change Jan 2001 to Feb 2001	% change Feb 2001 to Mar 2001
Dwelling units approved			
Original	-1.3	-4.3	17.6
Seasonally adjusted	-1.4	-9.9	5.5
Trend	-1.2	-1.3	-1.5

MARCH KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwellings approved has continued to fall throughout the March 2001 quarter, bringing to sixteen the number of consecutive months where it has fallen. The March 2001 estimate fell 1.5% after falls of 1.2% in January and 1.3% in February.
- The trend estimate for private sector house approvals fell in each of the first three months of 2001. The March 2001 estimate fell 1.8%.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwellings fell by 1.4% in January and a further 9.9% in February. There was a 5.5% increase in March 2001 to 1,138 dwellings.
- The seasonally adjusted estimate for private sector houses decreased by 8.9% in January then rose 1.5% in February. The estimate decreased in March, by 4.9% to 874 dwellings.

ORIGINAL ESTIMATES

- In original terms the number of dwellings approved in the March quarter 2001 (3,240 dwellings) fell by 266 dwellings or 7.6% from the previous quarter. Whilst the number of other dwellings approved increased by 104 in this period it was offset by the decrease in the number of houses approved (370).
- The total value of building work approved in the March quarter 2001 (\$746.9 million) was 5.4% greater than the previous quarter.

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

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
June 2001	7 August 2001
September 2001	7 November 2001



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

The effects of the increased First Home Owners Grant, announced during March, are unlikely to have impacted on approval series in this reporting period.



REVISIONS THIS MONTH

There are no revisions this month.

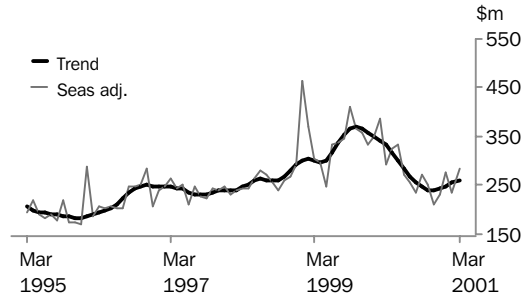


Colin Nagle
Regional Director, Western Australia

VALUE OF BUILDINGS APPROVED

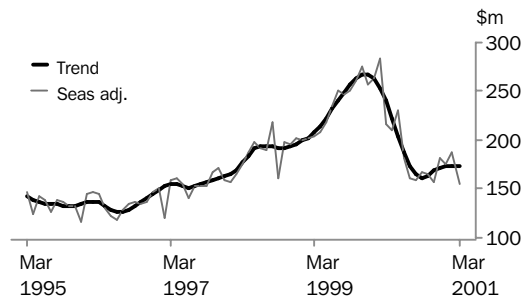
VALUE OF TOTAL BUILDING

The trend estimate for the value of total building has risen for five consecutive months after twelve months of decline to October 2000.



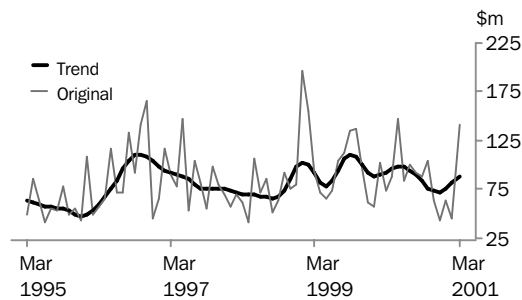
VALUE OF RESIDENTIAL BUILDING

The trend estimate for the value of residential building fell in March 2001(-0.5%), following five months of growth from October 2000. Prior to October there had been nine months of decline throughout 2000.



VALUE OF NON-RESIDENTIAL BUILDING

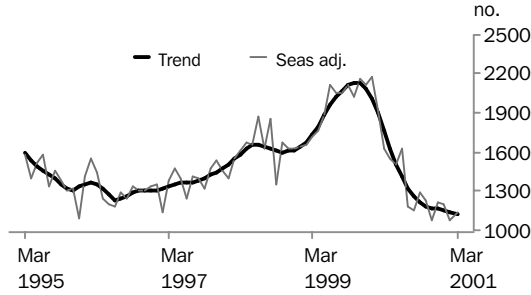
The trend estimate for the value of non-residential building has increased strongly in the last three months after seven months of decline from June 2000.



DWELLINGS APPROVED

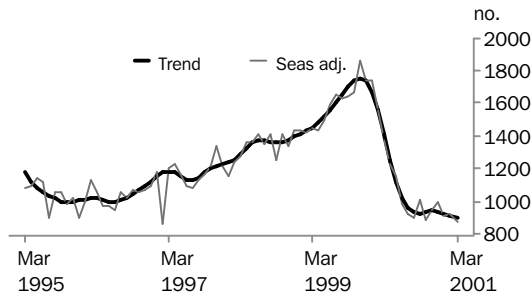
TOTAL DWELLING UNITS

The trend estimate for total dwelling units approved has fallen constantly since November 1999.



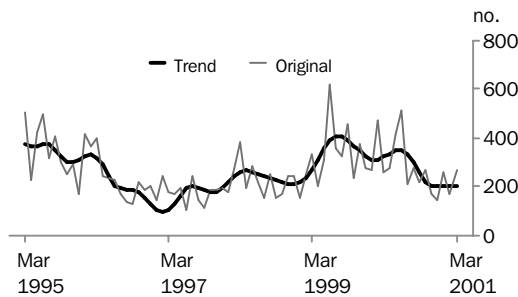
PRIVATE SECTOR HOUSES

The trend estimate for private sector houses approved has fallen in the past four months, following two months of slight growth in October and November 2000. Prior to October 2000 the trend had fallen 47.2% since November 1999.



OTHER DWELLINGS

The trend estimate for other dwellings approved has grown slightly in the last two months after six consecutive months of decline to December 2000.



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

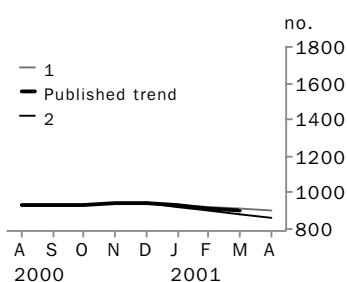
TREND REVISIONS

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.

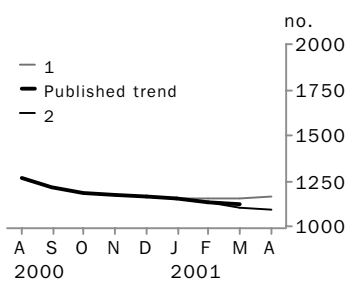
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the April seasonally adjusted estimate is higher than the March estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved; and that the April seasonally adjusted estimate is lower than the March estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 6% on Mar 2001</i>		2 <i>falls by 6% on Mar 2001</i>	
	no.	% change	no.	% change	no.	% change
November 2000	942	0.7	940	0.7	944	0.8
December 2000	939	-0.4	938	-0.2	940	-0.4
January 2001	928	-1.1	929	-1.0	924	-1.7
February 2001	915	-1.4	918	-1.1	903	-2.3
March 2001	899	-1.8	908	-1.1	880	-2.6
April 2001	n.y.a.	n.y.a.	905	-0.3	863	-1.9

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 7% on Mar 2001</i>		2 <i>falls by 7% on Mar 2001</i>	
	no.	% change	no.	% change	no.	% change
November 2000	1 173	-1.1	1 167	-1.3	1 173	-1.1
December 2000	1 166	-0.6	1 163	-0.4	1 166	-0.6
January 2001	1 152	-1.2	1 156	-0.6	1 149	-1.4
February 2001	1 137	-1.3	1 151	-0.4	1 128	-1.9
March 2001	1 120	-1.5	1 151	0.0	1 106	-1.9
April 2001	n.y.a.	n.y.a.	1 160	0.8	1 093	-1.2

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						
2000						
January	1 385	1 404	233	271	1 618	1 675
February	1 459	1 499	441	473	1 900	1 972
March	1 477	1 508	198	260	1 675	1 768
April	1 072	1 094	240	281	1 312	1 375
May	1 363	1 392	380	418	1 743	1 810
June	1 044	1 200	179	517	1 223	1 717
July	906	915	192	209	1 098	1 124
August	1 005	1 012	228	279	1 233	1 291
September	961	987	182	220	1 143	1 207
October	911	940	253	273	1 164	1 213
November	1 027	1 058	147	170	1 174	1 228
December	900	914	144	151	1 044	1 065
2001						
January	783	788	137	263	920	1 051
February	827	838	164	168	991	1 006
March	895	916	147	267	1 042	1 183
SEASONALLY ADJUSTED						
2000						
January	1 742	1 773	n.a.	n.a.	2 103	2 172
February	1 556	1 596	n.a.	n.a.	1 852	1 924
March	1 375	1 411	n.a.	n.a.	1 529	1 627
April	1 232	1 264	n.a.	n.a.	1 480	1 553
May	1 158	1 184	n.a.	n.a.	1 447	1 511
June	982	1 045	n.a.	n.a.	1 231	1 632
July	917	928	n.a.	n.a.	1 163	1 191
August	903	909	n.a.	n.a.	1 102	1 159
September	1 013	1 047	n.a.	n.a.	1 224	1 296
October	888	938	n.a.	n.a.	1 156	1 226
November	947	978	n.a.	n.a.	1 029	1 083
December	994	1 012	n.a.	n.a.	1 188	1 213
2001						
January	906	913	n.a.	n.a.	1 064	1 197
February	919	931	n.a.	n.a.	1 062	1 078
March	874	900	n.a.	n.a.	992	1 138
TREND ESTIMATES						
2000						
January	1 671	1 703	277	312	1 948	2 015
February	1 558	1 593	267	310	1 825	1 903
March	1 410	1 446	261	324	1 671	1 770
April	1 257	1 293	251	338	1 508	1 631
May	1 124	1 157	246	350	1 370	1 507
June	1 024	1 055	242	352	1 266	1 407
July	961	990	239	337	1 200	1 327
August	932	961	229	304	1 161	1 265
September	928	957	212	260	1 140	1 217
October	935	963	193	223	1 128	1 186
November	942	968	178	205	1 120	1 173
December	939	962	164	204	1 103	1 166
2001						
January	928	948	150	204	1 078	1 152
February	915	932	139	205	1 054	1 137
March	899	913	128	207	1 027	1 120

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)						
2000						
January	-19.1	-19.0	12.6	-3.2	-15.7	-16.8
February	5.3	6.8	89.3	74.5	17.4	17.7
March	1.2	0.6	-55.1	-45.0	-11.8	-10.3
April	-27.4	-27.5	21.2	8.1	-21.7	-22.2
May	27.1	27.2	58.3	48.8	32.9	31.6
June	-23.4	-13.8	-52.9	23.7	-29.8	-5.1
July	-13.2	-23.8	7.3	-59.6	-10.2	-34.5
August	10.9	10.6	18.8	33.5	12.3	14.9
September	-4.4	-2.5	-20.2	-21.1	-7.3	-6.5
October	-5.2	-4.8	39.0	24.1	1.8	0.5
November	12.7	12.6	-41.9	-37.7	0.9	1.2
December	-12.4	-13.6	-2.0	-11.2	-11.1	-13.3
2001						
January	-13.0	-13.8	-4.9	74.2	-11.9	-1.3
February	5.6	6.3	19.7	-36.1	7.7	-4.3
March	8.2	9.3	-10.4	58.9	5.1	17.6
SEASONALLY ADJUSTED (% change from preceding month)						
2000						
January	0.0	0.2	n.a.	n.a.	4.1	2.5
February	-10.7	-10.0	n.a.	n.a.	-11.9	-11.4
March	-11.6	-11.6	n.a.	n.a.	-17.4	-15.5
April	-10.4	-10.4	n.a.	n.a.	-3.2	-4.5
May	-6.0	-6.3	n.a.	n.a.	-2.2	-2.7
June	-15.2	-11.7	n.a.	n.a.	-14.9	8.0
July	-6.6	-11.2	n.a.	n.a.	-5.5	-27.0
August	-1.6	-2.0	n.a.	n.a.	-5.2	-2.7
September	12.1	15.2	n.a.	n.a.	11.1	11.8
October	-12.3	-10.4	n.a.	n.a.	-5.6	-5.4
November	6.7	4.3	n.a.	n.a.	-11.0	-11.6
December	4.9	3.5	n.a.	n.a.	15.5	12.0
2001						
January	-8.9	-9.8	n.a.	n.a.	-10.4	-1.4
February	1.5	2.0	n.a.	n.a.	-0.2	-9.9
March	-4.9	-3.3	n.a.	n.a.	-6.6	5.5
TREND ESTIMATES (% change from preceding month)						
2000						
January	-3.8	-3.6	-4.2	-4.6	-3.8	-3.8
February	-6.8	-6.5	-3.6	-0.6	-6.3	-5.5
March	-9.5	-9.2	-2.2	4.5	-8.4	-7.0
April	-10.9	-10.6	-3.8	4.3	-9.8	-7.9
May	-10.6	-10.5	-2.0	3.6	-9.2	-7.6
June	-8.9	-8.8	-1.6	0.6	-7.6	-6.6
July	-6.2	-6.2	-1.2	-4.3	-5.2	-5.7
August	-2.9	-2.9	-4.2	-9.8	-3.3	-4.6
September	-0.5	-0.4	-7.4	-14.5	-1.8	-3.8
October	0.8	0.6	-9.0	-14.2	-1.1	-2.5
November	0.7	0.5	-7.8	-8.1	-0.7	-1.1
December	-0.4	-0.6	-7.9	-0.5	-1.5	-0.6
2001						
January	-1.1	-1.5	-8.5	0.0	-2.3	-1.2
February	-1.4	-1.7	-7.3	0.5	-2.2	-1.3
March	-1.8	-2.0	-7.9	1.0	-2.6	-1.5

VALUE OF BUILDING APPROVED

<i>Month</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>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
ORIGINAL					
2000					
January	195.2	16.6	211.8	57.3	269.2
February	269.1	20.2	289.3	103.2	392.5
March	213.4	19.3	232.7	74.0	306.7
April	170.8	15.6	186.4	87.5	273.8
May	240.6	24.6	265.2	147.7	412.9
June	188.1	13.8	201.9	83.6	285.5
July	135.9	16.4	152.3	101.4	253.7
August	152.5	18.7	171.2	93.0	264.2
September	142.4	18.4	160.8	88.5	249.3
October	145.7	17.5	163.1	105.1	268.3
November	154.1	18.4	172.5	63.0	235.6
December	147.6	13.1	160.8	43.6	204.4
2001					
January	124.7	34.5	159.3	63.5	222.7
February	154.5	19.1	173.6	45.1	218.7
March	144.0	20.9	165.0	140.6	305.5
SEASONALLY ADJUSTED					
2000					
January	245.4	18.0	263.4	n.a.	351.7
February	265.5	18.9	284.3	n.a.	385.7
March	199.3	16.9	216.3	n.a.	294.2
April	192.4	18.2	210.6	n.a.	323.6
May	205.2	25.4	230.6	n.a.	331.8
June	166.4	15.9	182.4	n.a.	273.5
July	145.3	15.4	160.7	n.a.	257.7
August	141.4	17.8	159.2	n.a.	236.7
September	147.9	18.8	166.7	n.a.	271.5
October	150.5	15.7	166.2	n.a.	253.9
November	139.1	18.9	158.0	n.a.	213.1
December	167.7	13.3	181.0	n.a.	231.0
2001					
January	140.2	35.8	176.1	n.a.	277.4
February	167.9	19.1	186.9	n.a.	234.0
March	137.8	17.9	155.7	n.a.	284.4
TREND ESTIMATES					
2000					
January	243.8	19.0	262.8	88.9	351.6
February	235.0	18.9	253.9	89.4	343.3
March	220.9	18.9	239.8	93.3	333.1
April	203.4	18.9	222.3	96.9	319.3
May	185.2	18.8	204.0	98.2	302.2
June	168.4	18.6	187.0	97.9	284.9
July	155.8	17.7	173.5	95.0	268.6
August	148.2	17.0	165.2	90.6	255.7
September	145.3	17.0	162.2	83.8	246.0
October	146.0	17.8	163.8	77.0	240.8
November	149.1	19.3	168.4	73.1	241.5
December	151.5	20.6	172.1	72.4	244.5
2001					
January	152.2	21.5	173.7	75.5	249.2
February	152.0	22.0	174.0	81.3	255.4
March	150.9	22.2	173.1	87.5	260.6

(a) Refer to Explanatory Notes paragraph 18.

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)					
2000					
January	-13.2	-8.2	-12.8	-7.9	-11.8
February	37.9	21.2	36.6	79.9	45.8
March	-20.7	-4.4	-19.6	-28.2	-21.9
April	-20.0	-19.1	-19.9	18.1	-10.7
May	40.9	58.0	42.3	68.9	50.8
June	-21.8	-44.0	-23.9	-43.4	-30.9
July	-27.8	19.2	-24.5	21.3	-11.1
August	12.2	13.8	12.4	-8.3	4.1
September	-6.6	-1.6	-6.1	-4.8	-5.6
October	2.3	-5.2	1.5	18.8	7.6
November	5.8	5.5	5.8	-40.0	-12.2
December	-4.2	-28.7	-6.8	-30.8	-13.2
2001					
January	-15.5	162.9	-0.9	45.4	9.0
February	23.9	-44.7	9.0	-28.9	-1.8
March	-6.8	9.6	-5.0	211.5	39.7
SEASONALLY ADJUSTED (% change from preceding month)					
2000					
January	2.5	-3.3	2.1	n.a.	5.2
February	8.2	5.0	7.9	n.a.	9.7
March	-24.9	-10.2	-23.9	n.a.	-23.7
April	-3.5	7.6	-2.6	n.a.	10.0
May	6.7	39.6	9.5	n.a.	2.5
June	-18.9	-37.4	-20.9	n.a.	-17.5
July	-12.7	-3.3	-11.9	n.a.	-5.8
August	-2.7	15.8	-0.9	n.a.	-8.1
September	4.6	5.4	4.7	n.a.	14.7
October	1.7	-16.3	-0.3	n.a.	-6.5
November	-7.5	19.9	-4.9	n.a.	-16.1
December	20.5	-29.7	14.5	n.a.	8.4
2001					
January	-16.4	170.1	-2.7	n.a.	20.1
February	19.7	-46.7	6.2	n.a.	-15.7
March	-17.9	-6.0	-16.7	n.a.	21.6
TREND ESTIMATES (% change from preceding month)					
2000					
January	-1.4	-2.2	-1.5	-4.4	-2.2
February	-3.6	-0.3	-3.4	0.6	-2.4
March	-6.0	0.0	-5.5	4.3	-3.0
April	-7.9	-0.1	-7.3	3.9	-4.2
May	-9.0	-0.6	-8.2	1.3	-5.3
June	-9.1	-1.1	-8.3	-0.3	-5.7
July	-7.5	-4.6	-7.2	-3.0	-5.7
August	-4.9	-4.3	-4.8	-4.7	-4.8
September	-2.0	-0.1	-1.8	-7.5	-3.8
October	0.5	5.1	0.9	-8.0	-2.1
November	2.2	8.2	2.8	-5.2	0.3
December	1.6	6.8	2.2	-0.9	1.3
2001					
January	0.5	4.5	1.0	4.2	1.9
February	-0.1	2.4	0.2	7.8	2.5
March	-0.7	0.7	-0.5	7.6	2.1

(a) Refer to Explanatory Notes paragraph 18.

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)						
1997-1998	14 960	2 026	45	21	40	17 092
1998-1999	17 048	2 313	31	101	36	19 529
1999-2000	18 261	3 268	61	51	43	21 684
2000						
March	1 476	193	4	0	2	1 675
April	1 071	237	1	1	2	1 312
May	1 363	359	2	17	2	1 743
June	1 042	179	0	2	0	1 223
July	905	179	5	7	2	1 098
August	1 003	171	12	35	12	1 233
September	955	170	3	5	10	1 143
October	909	250	3	0	2	1 164
November	1 026	145	0	1	2	1 174
December	900	143	1	0	0	1 044
2001						
January	781	125	3	11	0	920
February	827	162	0	0	2	991
March	895	117	16	0	14	1 042
PUBLIC SECTOR (Number)						
1997-1998	868	500	0	0	0	1 368
1998-1999	442	636	7	0	0	1 085
1999-2000	392	800	36	0	4	1 232
2000						
March	31	56	6	0	0	93
April	22	41	0	0	0	63
May	29	38	0	0	0	67
June	156	338	0	0	0	494
July	9	11	6	0	0	26
August	7	40	11	0	0	58
September	26	38	0	0	0	64
October	28	20	1	0	0	49
November	31	23	0	0	0	54
December	14	7	0	0	0	21
2001						
January	5	25	0	101	0	131
February	7	0	8	0	0	15
March	21	72	48	0	0	141
TOTAL (Number)						
1997-1998	15 828	2 526	45	21	40	18 460
1998-1999	17 490	2 949	38	101	36	20 614
1999-2000	18 653	4 068	97	51	47	22 916
2000						
March	1 507	249	10	0	2	1 768
April	1 093	278	1	1	2	1 375
May	1 392	397	2	17	2	1 810
June	1 198	517	0	2	0	1 717
July	914	190	11	7	2	1 124
August	1 010	211	23	35	12	1 291
September	981	208	3	5	10	1 207
October	937	270	4	0	2	1 213
November	1 057	168	0	1	2	1 228
December	914	150	1	0	0	1 065
2001						
January	786	150	3	112	0	1 051
February	834	162	8	0	2	1 006
March	916	189	64	0	14	1 183

(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)								
1997-1998	1 561.5	189.6	2.4	182.5	0.9	1 936.9	706.7	2 643.5
1998-1999	1 865.9	253.1	1.8	208.5	8.7	2 338.2	897.5	3 235.8
1999-2000	2 130.4	446.3	5.8	219.1	13.0	2 814.5	666.0	3 480.7
2000								
March	185.9	19.2	0.5	17.0	0.0	222.6	38.9	261.5
April	125.8	39.9	0.2	14.6	0.0	180.4	63.0	243.5
May	166.1	65.1	0.1	20.2	4.3	255.8	68.3	324.1
June	125.2	18.8	0.0	13.7	0.1	157.8	56.7	214.6
July	113.9	20.1	0.3	14.0	1.2	149.5	49.9	199.4
August	127.1	20.7	0.6	13.7	3.3	165.4	86.0	251.4
September	117.6	17.2	0.1	16.7	0.3	151.9	80.1	232.0
October	116.8	24.3	0.4	16.5	0.0	158.0	70.7	228.7
November	131.8	16.6	0.0	18.3	0.1	166.9	51.5	218.4
December	123.1	22.5	0.2	12.9	0.0	158.8	31.8	190.6
2001								
January	105.5	14.9	0.1	18.8	1.8	141.1	49.6	190.8
February	110.2	43.2	0.0	18.2	0.0	171.5	25.4	197.0
March	119.7	15.6	0.9	17.6	0.0	153.8	123.4	277.2
PUBLIC SECTOR (\$ million)								
1997-1998	72.9	32.5	0.0	1.7	0.0	107.4	193.3	300.3
1998-1999	46.8	44.8	0.4	5.4	0.0	97.5	210.7	308.5
1999-2000	43.3	67.1	1.6	4.7	0.0	116.6	535.0	651.4
2000								
March	3.1	5.1	0.2	1.6	0.0	10.0	35.2	45.2
April	3.0	2.1	0.0	0.8	0.0	5.9	24.5	30.4
May	6.1	3.2	0.0	0.1	0.0	9.4	79.4	88.8
June	15.3	28.8	0.0	0.0	0.0	44.1	26.8	70.9
July	1.0	0.9	0.2	0.8	0.0	2.9	51.5	54.3
August	0.9	3.8	0.2	0.9	0.0	5.8	7.0	12.8
September	4.1	3.5	0.0	1.3	0.0	8.9	8.4	17.2
October	2.7	1.9	0.4	0.2	0.0	5.1	34.4	39.5
November	3.8	1.8	0.0	0.0	0.0	5.7	11.6	17.2
December	1.5	0.5	0.0	0.0	0.0	2.0	11.8	13.8
2001								
January	0.8	3.5	0.0	0.2	13.6	18.1	13.8	31.9
February	1.1	0.0	0.9	0.0	0.0	2.0	19.7	21.7
March	2.2	6.5	2.2	0.3	0.0	11.2	17.2	28.4
TOTAL (\$ million)								
1997-1998	1 634.2	222.0	2.4	184.3	0.9	2 043.9	899.8	2 943.8
1998-1999	1 912.9	298.3	2.3	214.1	8.7	2 436.0	1 108.3	3 544.3
1999-2000	2 173.7	513.2	7.4	224.0	13.0	2 931.4	1 201.1	4 132.2
2000								
March	189.0	24.3	0.6	18.7	0.0	232.7	74.0	306.7
April	128.8	42.0	0.2	15.4	0.0	186.4	87.5	273.8
May	172.2	68.3	0.1	20.3	4.3	265.2	147.7	412.9
June	140.5	47.6	0.0	13.7	0.1	201.9	83.6	285.5
July	115.0	20.9	0.5	14.7	1.2	152.3	101.4	253.7
August	128.0	24.5	0.8	14.6	3.3	171.2	93.0	264.2
September	121.7	20.7	0.1	18.0	0.3	160.8	88.5	249.3
October	119.5	26.2	0.8	16.7	0.0	163.1	105.1	268.3
November	135.7	18.5	0.0	18.3	0.1	172.5	63.0	235.6
December	124.6	23.0	0.2	12.9	0.0	160.8	43.6	204.4
2001								
January	106.3	18.4	0.1	19.0	15.4	159.3	63.5	222.7
February	111.3	43.2	0.9	18.2	0.0	173.6	45.1	218.7
March	121.9	22.2	3.1	17.9	0.0	165.0	140.6	305.5

(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)							
1997-1998	1 691.6	225.0	1 915.8	194.2	2 110.0	916.3	3 025.9
1998-1999	1 912.9	298.2	2 211.0	225.0	2 436.1	1 108.2	3 544.2
1999-2000	2 034.2	485.5	2 519.7	228.7	2 748.3	1 170.8	3 919.2
1999							
September	555.3	110.8	666.1	68.5	734.6	345.9	1 080.5
December	601.4	88.7	690.1	60.4	750.5	287.5	1 038.0
2000							
March	476.4	142.0	618.4	50.7	669.1	228.2	897.3
June	401.1	144.0	545.1	49.1	594.1	309.2	903.3
September	303.5	58.5	362.0	44.6	406.5	273.4	679.9
December	317.1	59.5	376.6	40.9	417.5	203.7	621.2
ORIGINAL (% change from preceding quarter)							
1999							
September	2.2	20.2	4.7	28.5	6.6	65.3	20.4
December	8.3	-20.0	3.6	-11.9	2.2	-16.9	-3.9
2000							
March	-20.8	60.0	-10.4	-15.9	-10.8	-20.6	-13.6
June	-15.8	1.4	-11.9	-3.3	-11.2	35.5	0.7
September	-24.3	-59.4	-33.6	-9.2	-31.6	-11.6	-24.7
December	4.5	1.7	4.0	-8.2	2.7	-25.5	-8.6

(a) Reference year for chain volume measures is 1998-99. Refer to Explanatory Notes paragraph 26-27.

(a) Refer to Explanatory Notes paragraph 18.

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												
2001												
January	3	0.3	12	1.5	10	0.9	16	1.5	14	1.4	10	0.8
February	4	0.5	21	2.1	7	0.7	12	1.0	8	0.8	7	1.0
March	1	0.1	17	1.6	8	0.7	8	0.8	12	1.4	1	0.1
Value—\$200,000—\$499,999												
2001												
January	2	0.7	6	1.6	3	0.9	4	0.9	6	1.7	5	1.7
February	0	0.0	1	0.2	4	1.3	7	2.0	9	3.0	2	0.6
March	2	0.4	4	1.0	7	2.5	8	2.5	8	2.7	3	0.9
Value—\$500,000—\$999,999												
2001												
January	1	0.7	6	4.1	2	1.3	3	2.3	4	2.7	1	0.7
February	1	0.8	4	2.5	0	0.0	0	0.0	0	0.0	0	0.0
March	0	0.0	4	2.7	2	1.1	4	2.7	2	1.3	2	1.3
Value—\$1,000,000—\$4,999,999												
2001												
January	0	0.0	1	1.3	1	1.5	2	2.1	2	2.8	3	4.8
February	0	0.0	2	3.0	0	0.0	1	3.9	0	0.0	1	1.7
March	0	0.0	5	11.5	0	0.0	3	7.5	1	1.8	0	0.0
Value—\$5,000,000 and over												
2001												
January	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
February	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
March	0	0.0	1	5.1	0	0.0	2	22.2	0	0.0	0	0.0
Value—Total												
1997-1998	99	53.1	445	186.0	287	88.4	283	123.5	398	150.0	128	114.7
1998-1999	90	52.4	489	366.6	271	89.9	274	93.9	396	146.6	126	119.8
1999-2000	106	51.2	548	156.1	292	96.7	302	116.5	338	140.3	182	304.7
2001												
January	6	1.7	25	8.4	16	4.6	25	6.9	26	8.6	19	8.1
February	5	1.3	28	7.9	11	2.0	20	6.9	17	3.8	10	3.3
March	3	0.5	31	21.9	17	4.3	25	35.7	23	7.2	6	2.4

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										
2001										
January	1	0.1	3	0.2	4	0.5	1	0.1	74	7.3
February	0	0.0	4	0.4	3	0.4	7	0.8	73	7.8
March	0	0.0	1	0.1	5	0.5	7	0.5	60	5.9
Value—\$200,000—\$499,999										
2001										
January	1	0.4	2	0.5	1	0.3	3	1.0	33	9.5
February	0	0.0	3	0.8	2	0.7	4	1.2	32	9.9
March	0	0.0	0	0.0	1	0.2	3	1.0	36	11.2
Value—\$500,000—\$999,999										
2001										
January	0	0.0	2	1.4	1	0.5	0	0.0	20	13.6
February	0	0.0	0	0.0	0	0.0	1	0.5	6	3.9
March	0	0.0	0	0.0	0	0.0	2	1.4	16	10.5
Value—\$1,000,000—\$4,999,999										
2001										
January	0	0.0	3	6.9	3	7.5	2	6.1	17	32.9
February	0	0.0	0	0.0	2	4.1	2	5.2	8	17.8
March	0	0.0	1	1.9	0	0.0	1	2.5	11	25.2
Value—\$5,000,000 and over										
2001										
January	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
February	0	0.0	1	5.6	0	0.0	0	0.0	1	5.6
March	0	0.0	1	10.0	2	50.5	0	0.0	6	87.8
Value—Total										
1997-1998	27	8.7	56	72.5	86	65.3	92	37.6	1 901	899.8
1998-1999	16	9.4	70	52.9	85	106.1	93	70.6	1 910	1 108.2
1999-2000	43	22.6	75	113.2	78	51.4	130	148.1	2 094	1 201.0
2001										
January	2	0.5	10	8.9	9	8.7	6	7.1	144	63.5
February	0	0.0	8	6.9	7	5.2	14	7.8	120	45.1
March	0	0.0	3	12.0	8	51.2	13	5.4	129	140.6

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)											
1997-1998	51.7	185.4	86.4	81.6	142.0	32.0	8.7	58.4	39.4	21.1	706.7
1998-1999	51.8	363.7	86.4	70.2	138.8	51.6	9.3	32.5	75.7	17.1	897.5
1999-2000	50.4	152.9	91.0	78.2	124.9	57.0	22.8	39.2	29.8	20.2	666.0
2000											
March	0.7	5.1	9.0	7.9	10.4	1.7	0.7	0.2	1.8	1.2	38.9
April	3.1	17.6	3.8	7.2	8.7	2.5	7.2	4.6	7.2	1.2	63.0
May	7.8	11.4	5.8	7.6	11.3	15.9	4.1	1.9	1.6	0.8	68.3
June	5.7	15.2	5.9	4.5	17.7	2.6	0.4	0.5	3.0	1.4	56.7
July	0.5	7.2	9.7	10.9	3.6	11.4	0.8	1.0	2.0	2.9	49.9
August	2.9	55.8	5.9	8.9	4.8	1.5	0.0	2.4	1.6	2.1	86.0
September	1.2	30.6	7.1	22.0	13.0	4.0	0.5	0.3	1.3	0.1	80.1
October	2.4	13.2	7.6	3.9	10.9	23.5	0.5	0.7	1.0	7.1	70.7
November	4.7	12.2	5.3	9.2	11.2	4.7	0.5	0.1	1.3	2.4	51.5
December	2.8	8.0	6.0	4.3	6.0	1.3	1.0	0.2	0.6	1.5	31.8
2001											
January	1.7	8.4	4.6	6.8	8.6	5.7	0.5	6.2	4.1	3.0	49.6
February	1.3	7.9	2.0	2.6	2.7	1.0	0.0	0.9	2.6	4.4	25.4
March	0.5	21.9	4.3	20.1	7.2	1.8	0.0	11.9	50.8	5.0	123.4
PUBLIC SECTOR (\$ million)											
1997-1998	1.4	0.7	2.1	41.7	8.0	82.7	0.0	14.1	25.9	16.7	193.3
1998-1999	0.6	2.9	3.5	23.7	7.8	68.3	0.0	20.4	30.4	53.4	210.7
1999-2000	0.6	3.4	5.8	38.4	15.5	247.6	0.0	74.0	21.6	128.0	535.0
2000											
March	0.0	1.5	2.5	2.6	1.6	15.8	0.0	1.6	0.0	9.6	35.2
April	0.0	0.0	0.0	0.1	2.2	5.6	0.0	5.6	0.5	10.4	24.5
May	0.0	0.0	0.0	7.7	0.8	15.9	0.0	4.8	0.0	50.3	79.4
June	0.0	0.0	0.0	1.9	8.0	1.9	0.0	6.7	7.9	0.5	26.8
July	0.0	0.7	0.0	1.1	0.1	25.4	0.0	2.1	20.2	1.8	51.5
August	0.2	0.0	0.0	0.7	0.1	2.0	0.0	0.9	3.1	0.0	7.0
September	0.0	0.5	0.0	0.7	3.8	1.3	0.0	0.6	1.0	0.4	8.4
October	0.0	0.0	0.0	4.1	0.1	1.7	0.0	6.1	11.2	11.2	34.4
November	0.0	0.0	0.0	0.6	0.0	3.8	0.0	0.0	1.7	5.5	11.6
December	0.0	0.1	2.3	2.7	0.0	6.0	0.0	0.6	0.0	0.2	11.8
2001											
January	0.0	0.0	0.0	0.1	0.0	2.3	0.0	2.7	4.6	4.1	13.8
February	0.0	0.0	0.0	4.4	1.1	2.3	0.0	5.9	2.6	3.3	19.7
March	0.0	0.0	0.0	15.7	0.0	0.6	0.0	0.1	0.4	0.4	17.2
TOTAL (\$ million)											
1997-1998	53.1	186.0	88.6	123.5	149.9	114.6	8.7	72.5	65.1	37.6	899.8
1998-1999	52.4	366.5	89.9	93.8	146.6	119.8	9.3	52.9	106.0	70.4	1 108.3
1999-2000	51.1	156.2	96.7	116.7	140.3	304.8	22.8	113.3	51.5	148.0	1 201.1
2000											
March	0.7	6.6	11.5	10.6	12.0	17.4	0.7	1.8	1.8	10.8	74.0
April	3.1	17.6	3.8	7.3	10.9	8.2	7.2	10.3	7.7	11.6	87.5
May	7.8	11.4	5.8	15.3	12.1	31.8	4.1	6.7	1.6	51.1	147.7
June	5.7	15.2	5.9	6.4	25.7	4.5	0.4	7.1	10.9	1.8	83.6
July	0.5	7.9	9.7	12.0	3.8	36.8	0.8	3.0	22.2	4.6	101.4
August	3.2	55.8	5.9	9.5	4.9	3.4	0.0	3.3	4.8	2.1	93.0
September	1.2	31.1	7.1	22.8	16.8	5.3	0.5	0.9	2.3	0.5	88.5
October	2.4	13.2	7.6	8.0	11.1	25.2	0.5	6.9	12.2	18.2	105.1
November	4.7	12.2	5.3	9.7	11.2	8.5	0.5	0.1	3.0	7.9	63.0
December	2.8	8.1	8.3	7.0	6.0	7.3	1.0	0.8	0.6	1.7	43.6
2001											
January	1.7	8.4	4.6	6.9	8.6	8.1	0.5	8.9	8.7	7.1	63.5
February	1.3	7.9	2.0	6.9	3.8	3.3	0.0	6.9	5.2	7.8	45.1
March	0.5	21.9	4.3	35.7	7.2	2.4	0.0	12.0	51.2	5.4	140.6

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									
1998-1999	11 951	1 936	14 032	1 313 512	222 359	180 632	1 716 504	708 754	2 425 257
1999-2000	13 050	2 879	16 054	1 526 462	410 429	188 252	2 125 143	444 311	2 569 454
2000									
March	1 051	143	1 199	134 372	14 780	13 319	162 470	26 448	188 918
April	763	218	982	89 687	38 173	12 385	140 245	43 867	184 112
May	944	347	1 310	116 777	63 769	19 839	200 384	42 879	243 264
June	697	155	852	83 655	16 561	9 046	109 262	26 414	135 676
July	680	177	866	85 846	19 857	10 835	116 538	37 833	154 371
August	743	159	946	95 175	19 254	13 085	127 514	76 094	203 607
September	703	142	862	86 970	15 042	13 570	115 582	69 253	184 835
October	672	221	896	86 470	21 196	13 567	121 232	59 050	180 283
November	772	128	903	97 285	14 699	14 911	126 895	32 333	159 228
December	656	135	791	91 388	21 676	10 182	123 246	24 236	147 481
2001									
January	558	94	666	77 088	11 940	17 221	106 250	34 389	140 638
February	590	146	736	81 144	40 690	13 455	135 290	13 809	149 099
March	667	101	788	89 360	13 387	14 342	117 088	113 095	230 183
PUBLIC SECTOR									
1998-1999	151	398	549	12 124	26 592	5 222	43 938	145 021	188 959
1999-2000	197	554	775	18 725	44 618	4 849	68 191	389 195	457 386
2000									
March	13	42	55	940	3 389	1 285	5 614	15 592	21 206
April	1	39	40	74	2 023	810	2 907	5 057	7 963
May	10	16	26	3 208	1 121	90	4 418	66 184	70 602
June	91	205	296	7 443	16 686	0	24 129	18 534	42 663
July	0	0	6	0	0	550	550	47 471	48 021
August	5	18	34	491	1 751	1 026	3 267	2 048	5 315
September	4	17	21	547	1 518	1 317	3 383	1 152	4 535
October	11	16	28	953	1 561	360	2 874	23 826	26 700
November	14	7	21	1 361	635	0	1 996	10 275	12 270
December	9	7	16	600	480	0	1 080	8 121	9 201
2001									
January	4	25	130	631	3 517	13 598	17 746	5 807	23 554
February	0	0	0	0	0	0	0	4 329	4 329
March	17	65	130	1 543	5 955	2 440	9 938	16 001	25 939
TOTAL									
1998-1999	12 102	2 334	14 581	1 325 636	248 950	185 854	1 760 441	853 774	2 614 215
1999-2000	13 247	3 433	16 829	1 545 187	455 047	193 101	2 193 335	833 505	3 026 840
2000									
March	1 064	185	1 254	135 312	18 169	14 603	168 084	42 040	210 124
April	764	257	1 022	89 761	40 196	13 195	143 152	48 924	192 076
May	954	363	1 336	119 985	64 889	19 929	204 803	109 063	313 866
June	788	360	1 148	91 099	33 246	9 046	133 391	44 948	178 339
July	680	177	872	85 846	19 857	11 385	117 088	85 304	202 392
August	748	177	980	95 666	21 004	14 111	130 781	78 142	208 922
September	707	159	883	87 517	16 561	14 887	118 964	70 405	189 369
October	683	237	924	87 423	22 757	13 927	124 107	82 876	206 983
November	786	135	924	98 646	15 334	14 911	128 891	42 608	171 499
December	665	142	807	91 988	22 156	10 182	124 326	32 357	156 682
2001									
January	562	119	796	77 719	15 457	30 820	123 996	40 196	164 192
February	590	146	736	81 144	40 690	13 455	135 290	18 138	153 428
March	684	166	918	90 903	19 342	16 782	127 026	129 096	256 122

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

(b) Refer to Explanatory Notes paragraph 12.

BUILDINGS APPROVED IN STATISTICAL AREAS—Mar Qtr 2001

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
WESTERN AUSTRALIA	2 536	501	3 240	339 451	83 764	74 592	497 807	249 157	746 964
Perth (SD)	1 836	431	2 450	249 766	75 489	61 057	386 311	187 431	573 742
Central Metropolitan (SSD)	108	227	353	35 702	53 902	13 939	103 543	43 174	146 717
Cambridge (T)	11	18	29	3 477	3 095	3 149	9 721	365	10 086
Claremont (T)	10	0	10	2 533	0	698	3 231	200	3 431
Cottesloe (T)	12	0	12	8 687	0	685	9 372	1 900	11 272
Mosman Park (T)	12	0	12	4 278	0	736	5 014	400	5 414
Nedlands (C)	33	0	33	10 280	0	2 529	12 808	1 285	14 093
Peppermint Grove (S)	1	0	1	150	0	1 527	1 677	0	1 677
Perth (C)—Inner	2	0	2	448	0	60	508	4 063	4 571
Perth (C)—Remainder	1	151	152	280	42 619	690	43 589	18 504	62 093
Subiaco (C)	10	25	43	2 407	4 740	1 074	8 221	11 337	19 558
Vincent (T)	16	33	59	3 162	3 448	2 790	9 401	5 121	14 521
East Metropolitan (SSD)	336	3	352	39 856	220	6 618	46 694	14 413	61 107
Bassendean (T)	9	3	12	892	220	176	1 289	0	1 289
Bayswater (C)	52	0	63	7 552	0	3 026	10 578	1 855	12 433
Kalamunda (S)	54	0	56	6 470	0	1 561	8 031	406	8 436
Mundaring (S)	34	0	34	4 617	0	686	5 303	388	5 692
Swan (C)	187	0	187	20 326	0	1 169	21 494	11 764	33 258
North Metropolitan (SSD)	486	109	597	63 572	10 434	9 835	83 842	25 738	109 580
Joondalup (C)—North	92	26	120	11 600	2 903	1 009	15 511	1 006	16 518
Joondalup (C)—South	38	13	51	7 740	950	2 083	10 772	2 030	12 802
Stirling (C)—Central	70	32	102	9 281	2 847	1 916	14 044	11 031	25 074
Stirling (C)—Coastal	63	37	100	8 451	3 682	1 587	13 720	367	14 087
Stirling (C)—South-Eastern	8	0	8	1 424	0	1 630	3 054	4 460	7 514
Wanneroo (C)—North-East	85	0	85	8 905	0	366	9 271	925	10 196
Wanneroo (C)—North-West	92	0	92	11 575	0	197	11 771	604	12 375
Wanneroo (C)—South	38	1	39	4 598	52	1 048	5 698	5 315	11 013
South West Metropolitan (SSD)	444	54	647	58 817	7 875	25 220	91 912	24 337	116 249
Cockburn (C)	140	2	190	16 079	140	3 344	19 564	3 177	22 740
East Fremantle (T)	3	0	3	985	0	1 134	2 119	70	2 189
Fremantle (C)—Inner	0	0	0	0	0	0	0	462	462
Fremantle (C)—Remainder	23	16	140	3 556	4 950	14 960	23 465	2 729	26 195
Kwinana (T)	33	8	41	3 020	622	867	4 508	2 037	6 545
Melville (C)	102	0	102	18 373	0	4 021	22 395	13 798	36 192
Rockingham (C)	143	28	171	16 804	2 163	894	19 861	2 065	21 926
South East Metropolitan (SSD)	462	38	501	51 817	3 058	5 445	60 320	79 768	140 088
Armadale (C)	35	0	36	4 128	0	500	4 628	2 766	7 394
Belmont (C)	64	26	90	6 344	2 149	435	8 929	4 045	12 974
Canning (C)	122	6	128	11 825	388	1 447	13 660	11 358	25 017
Gosnells (C)	116	0	116	11 890	0	499	12 389	1 818	14 207
Serpentine—Jarrahdale (S)	17	0	17	1 874	0	231	2 106	2 623	4 729
South Perth (C)	44	6	50	8 035	521	1 272	9 828	180	10 008
Victoria Park (T)	64	0	64	7 721	0	1 060	8 781	56 979	65 759
South West (SD)	406	37	453	54 257	4 830	6 350	65 438	24 263	89 700
Dale (SSD)	155	9	172	18 904	1 350	1 773	22 028	8 792	30 820
Boddington (S)	2	0	2	120	0	11	131	0	131
Mandurah (C)	116	9	133	14 755	1 350	1 408	17 514	7 922	25 436
Murray (S)	33	0	33	3 472	0	238	3 710	870	4 580
Waroona (S)	4	0	4	557	0	116	673	0	673
Preston (SSD)	122	12	135	16 692	1 517	1 491	19 699	8 018	27 717
Bunbury (C)	28	12	41	4 917	1 517	333	6 767	4 924	11 691
Capel (S)	39	0	39	5 194	0	238	5 432	2 198	7 630
Collie (S)	7	0	7	809	0	20	829	68	897
Dardanup (S)	15	0	15	1 763	0	168	1 931	205	2 136
Donnybrook—Balingup (S)	10	0	10	864	0	180	1 044	102	1 146
Harvey (S)	23	0	23	3 144	0	551	3 695	523	4 218

Statistical Area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential buildings	Total building
Vasse (SSD)	106	12	119	16 434	1 705	2 613	20 752	4 466	25 218
Augusta–Margaret River (S)	30	0	31	4 175	0	1 003	5 178	2 134	7 312
Busselton (S)	76	12	88	12 259	1 705	1 610	15 574	2 332	17 906
Blackwood (SSD)	23	4	27	2 227	259	473	2 959	2 986	5 945
Boyup Brook (S)	3	0	3	228	0	10	238	0	238
Bridgetown–Greenbushes (S)	9	0	9	1 102	0	99	1 201	1 894	3 094
Manjimup (S)	8	4	12	492	259	274	1 025	1 093	2 118
Nannup (S)	3	0	3	406	0	90	495	0	495
Lower Great Southern (SD)	78	4	84	8 911	530	2 041	11 482	7 510	18 993
Pallinup (SSD)	3	0	3	336	0	17	353	200	553
Broomehill (S)	1	0	1	171	0	0	171	0	171
Gnowangerup (S)	0	0	0	0	0	17	17	80	97
Jerramungup (S)	2	0	2	165	0	0	165	0	165
Katanning (S)	0	0	0	0	0	0	0	120	120
Kent (S)	0	0	0	0	0	0	0	0	0
Kojonup (S)	0	0	0	0	0	0	0	0	0
Tambellup (S)	0	0	0	0	0	0	0	0	0
Woodanilling (S)	0	0	0	0	0	0	0	0	0
King (SSD)	75	4	81	8 575	530	2 024	11 129	7 311	18 440
Albany (C)–Central	16	4	20	1 939	530	910	3 379	6 308	9 687
Albany (C)–Balance	33	0	35	3 830	0	692	4 522	275	4 797
Cranbrook (S)	0	0	0	0	0	0	0	0	0
Denmark (S)	24	0	24	2 619	0	361	2 980	408	3 388
Plantagenet (S)	2	0	2	187	0	61	248	320	568
Upper Great Southern (SD)	6	0	6	800	0	381	1 180	76	1 256
Hotham (SSD)	2	0	2	259	0	318	577	76	653
Brookton (S)	0	0	0	0	0	0	0	0	0
Cuballing (S)	0	0	0	0	0	30	30	0	30
Dumbleyung (S)	1	0	1	159	0	0	159	0	159
Narrogin (T)	0	0	0	0	0	127	127	0	127
Narrogin (S)	0	0	0	0	0	78	78	0	78
Pingelly (S)	0	0	0	0	0	45	45	76	121
Wagin (S)	1	0	1	100	0	23	123	0	123
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	15	15	0	15
Lakes (SSD)	4	0	4	541	0	63	603	0	603
Corrigin (S)	0	0	0	0	0	48	48	0	48
Kondinin (S)	4	0	4	541	0	15	556	0	556
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)	92	2	94	9 888	225	837	10 950	3 113	14 063
Moore (SSD)	45	2	47	4 824	225	173	5 222	1 186	6 408
Chittering (S)	13	0	13	1 269	0	80	1 349	0	1 349
Dandaragan (S)	9	0	9	878	0	26	904	353	1 257
Gingin (S)	23	2	25	2 676	225	30	2 931	833	3 764
Moora (S)	0	0	0	0	0	38	38	0	38
Victoria Plains (S)	0	0	0	0	0	0	0	0	0

Statistical Area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
Avon (SSD)	40	0	40	4 388	0	479	4 867	1 335	6 202
Beverley (S)	4	0	4	352	0	76	428	0	428
Cunderdin (S)	0	0	0	0	0	0	0	498	498
Dalwallinu (S)	4	0	4	750	0	0	750	346	1 096
Dowerin (S)	0	0	0	0	0	31	31	115	146
Goomalling (S)	0	0	0	0	0	0	0	0	0
Koorda (S)	0	0	0	0	0	0	0	0	0
Northam (T)	4	0	4	534	0	101	636	376	1 011
Northam (S)	7	0	7	522	0	60	582	0	582
Quairading (S)	0	0	0	0	0	0	0	0	0
Tammin (S)	0	0	0	0	0	0	0	0	0
Toodyay (S)	9	0	9	737	0	139	876	0	876
Wongan-Ballidu (S)	1	0	1	257	0	23	280	0	280
Wyalkatchem (S)	0	0	0	0	0	0	0	0	0
York (S)	11	0	11	1 237	0	49	1 286	0	1 286
Campion (SSD)	7	0	7	676	0	185	861	592	1 452
Bruce Rock (S)	0	0	0	0	0	0	0	0	0
Kellerberrin (S)	1	0	1	50	0	0	50	0	50
Merredin (S)	5	0	5	535	0	149	683	592	1 275
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)	1	0	1	91	0	37	127	0	127
Trayning (S)	0	0	0	0	0	0	0	0	0
Westonia (S)	0	0	0	0	0	0	0	0	0
Yilgarn (S)	0	0	0	0	0	0	0	0	0
South Eastern (SD)	31	25	56	3 544	2 490	779	6 813	7 764	14 577
Lefroy (SSD)	13	25	38	1 607	2 490	518	4 615	6 720	11 335
Coolgardie (S)	0	0	0	0	0	25	25	0	25
Kalgoorlie/Boulder (C)	7	13	20	923	1 310	463	2 696	6 487	9 182
Laverton (S)	0	0	0	0	0	0	0	234	234
Leonora (S)	0	0	0	0	0	0	0	0	0
Menzies (S)	0	0	0	0	0	0	0	0	0
Ngaanyatjarraku (S)	6	12	18	684	1 180	30	1 894	0	1 894
Johnston (SSD)	18	0	18	1 937	0	260	2 198	1 044	3 241
Dundas (S)	1	0	1	30	0	10	40	858	898
Esperance (S)	15	0	15	1 703	0	250	1 953	186	2 139
Ravensthorpe (S)	2	0	2	205	0	0	205	0	205
Central (SD)	42	2	44	5 829	200	1 326	7 355	2 648	10 003
Gascoyne (SSD)	6	0	6	1 038	0	413	1 451	60	1 511
Carnarvon (S)	3	0	3	580	0	122	702	0	702
Exmouth (S)	3	0	3	459	0	254	713	60	773
Shark Bay (S)	0	0	0	0	0	36	36	0	36
Upper Gascoyne (S)	0	0	0	0	0	0	0	0	0
Carnegie (SSD)	1	0	1	183	0	0	183	500	683
Cue (S)	1	0	1	183	0	0	183	0	183
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	500	500
Yalgoo (S)	0	0	0	0	0	0	0	0	0

Statistical Area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
Greenough River (SSD)	35	2	37	4 608	200	913	5 721	2 088	7 809
Carnamah (S)	0	0	0	0	0	0	0	0	0
Chapman Valley (S)	2	0	2	125	0	0	125	0	125
Coorow (S)	2	0	2	105	0	77	182	0	182
Geraldton (C)	4	2	6	779	200	260	1 239	1 271	2 510
Greenough (S)	21	0	21	2 780	0	327	3 107	0	3 107
Irwin (S)	3	0	3	426	0	66	491	0	491
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	12	12	270	282
Northampton (S)	1	0	1	120	0	135	255	295	550
Perenjori (S)	0	0	0	0	0	0	0	0	0
Three Springs (S)	2	0	2	273	0	37	310	252	562
Pilbara (SD)	14	0	22	1 514	0	1 202	2 716	3 394	6 110
De Grey (SSD)	3	0	3	621	0	124	745	827	1 572
East Pilbara (S)	0	0	0	0	0	0	0	0	0
Port Hedland (T)	3	0	3	621	0	124	745	827	1 572
Fortescue (SSD)	11	0	19	893	0	1 079	1 971	2 567	4 538
Ashburton (S)	9	0	9	765	0	28	793	0	793
Roebourne (S)	2	0	10	128	0	1 051	1 179	2 567	3 746
Kimberley (SD)	31	0	31	4 943	0	619	5 562	12 959	18 520
Ord (SSD)	8	0	8	1 162	0	437	1 599	1 978	3 578
Halls Creek (S)	7	0	7	1 077	0	412	1 489	1 502	2 991
Wyndham-East Kimberley (S)	1	0	1	85	0	25	110	477	587
Fitzroy (SSD)	23	0	23	3 781	0	182	3 963	10 980	14 943
Broome (S)	21	0	21	3 529	0	116	3 646	8 271	11 917
Derby-West Kimberley (S)	2	0	2	252	0	66	317	2 709	3 026

(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 18.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following activities:

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

4 From July 1990, the statistics include:

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

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

VALUE DATA

6 Statistics on the value of building work approved are derived by aggregating the estimated 'value of building work when completed' as reported on building approval documents provided to local councils or other approval authorities. Conceptually these data should exclude the value of land and landscaping but include site preparation costs. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', they can differ significantly from the completed value of the building as final costs and contracts have not been established before council approval is sought and gained.

7 The ABS generally accepts values provided by approving bodies. Every effort is made to ensure data are provided on a consistent basis, however, there may be instances where value reported does not reflect the building completion value. For example, the reported value for most project homes is the contract price, which may include the cost of site preparation and landscaping. In other cases where a builder is contracted to construct a dwelling based on the owner's plans, the value may only be the builder's costs. Some councils do not use the value on approval documents, instead deriving a value based on floor area and type of structure.

8 From July 2000, value data includes the Goods and Services Tax (GST) for residential and non-residential building approvals. The ABS has consulted with councils and other approving authorities to ensure that approval values are reported inclusive of GST.

EXPLANATORY NOTES

VALUE DATA *continued*

9 However, it is not certain that at present the GST is being reflected in all values. In particular, councils that use floor area calculation to derive a value may not have amended their formulae to take account of the GST and other price changes. Where it has been identified by a council or other approving authority that approvals submitted from its jurisdiction are on a GST-exclusive basis, the ABS has made adjustments to the data to ensure that values are consistent with other data collected and are inclusive of GST.

10 As building work approved before 1 July 2000 attracted GST on that portion of the work not completed by 30 June it is likely, but not certain, that the value reported on approvals documents submitted before 30 June included the GST.

OWNERSHIP

11 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

12 Building approvals are classified both by the Type of Building (e.g. 'house', 'factory') and by the Type of Work involved (e.g. 'new', 'alterations and additions' and 'conversions'). These classifications are often used in conjunction with each other in this publication and are defined in the Glossary.

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

14 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.

15 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.

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

17 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.

18 The Type of Work classification refers to the building activity carried out. Conversion jobs are shown separately in tables 5 and 6. However, in other tables they are included within existing categories, as follows: in tables 1, 2, 11 and 12 they are included in the appropriate Type of Building category, and in tables 3, 4, 11 and 12 they are included in the 'Alterations and additions to residential buildings' category.

EXPLANATORY NOTES

SEASONAL ADJUSTMENT

19 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.

20 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.

21 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).

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

23 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

24 Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, see *Information Paper: A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on Canberra 02 6252 6076.

25 While the smoothing techniques described in paragraph 24 enable trend estimates to be produced for the latest few periods, they do result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

CHAIN VOLUME MEASURES

26 The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year. The reference year will be updated annually in the September publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes. The direct impact of the GST is a price change, and hence is removed from the chain volume estimates.

27 Further information on the nature and concepts of chain volume measures is contained in the ABS publication *Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts* (Cat. no. 5248.0).

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

28 Area statistics are now being classified to the *Australian Standard Geographical Classification (ASGC), 2000 Edition* (Cat. no. 1216.0), effective from 1 July 2000, and ASGC terminology has been adopted in the presentation of building statistics.

EXPLANATORY NOTES

UNPUBLISHED DATA

29 The ABS can also provide some unpublished building approvals data. At Statistical Local Area and Collection District, this includes new houses, floor area, material of outer wall, floor and roof. A charge may be made for providing unpublished data.

RELATED PUBLICATIONS

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

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

31 While building approvals value series are shown inclusive of GST, this is different to the value series shown in the Building Activity publications (Cat. nos 8752.0, 8752.5 and 8755.0), in which residential work will be published inclusive of GST and non-residential work exclusive of GST. In the *Engineering Construction Activity, Australia* (Cat. no. 8762.0) all values will exclude GST.

ROUNDING

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

SYMBOLS AND OTHER USAGES

n.a.	not available
n.y.a.	not yet available
C	City
S	Shire
SD	Statistical Division
SSD	Statistical 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 (e.g. caretaker's residences) associated with a non-residential building are defined as houses.

GLOSSARY

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

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- CPI INFOLINE* For current and historical Consumer Price Index data, call 1902 981 074 (call cost 77c per minute).
- DIAL-A-STATISTIC* For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400 (call cost 77c per minute).

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