

BUILDING APPROVALS

WESTERN
AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) FRI 7 NOV 2003

SEPTEMBER KEY FIGURES

	Jul 2003	Aug 2003	Sep 2003
Dwelling units approved			
Original	1 932	1 861	1 921
Seasonally adjusted	1 838	1 914	1 874
Trend	1 827	1 860	1 896
.....			
	% change Jun 2003 to Jul 2003	% change Jul 2003 to Aug 2003	% change Aug 2003 to Sep 2003
Dwelling units approved			
Original	-20.7	-3.7	3.2
Seasonally adjusted	-16.4	4.2	-2.1
Trend	1.7	1.8	1.9

SEPTEMBER KEY POINTS

TREND ESTIMATES

- The trend estimate for the number of dwelling units approved rose in each month of the September 2003 quarter, and has now risen for the past five months.
- The trend estimate for the number of private sector houses also rose in each month of the quarter.

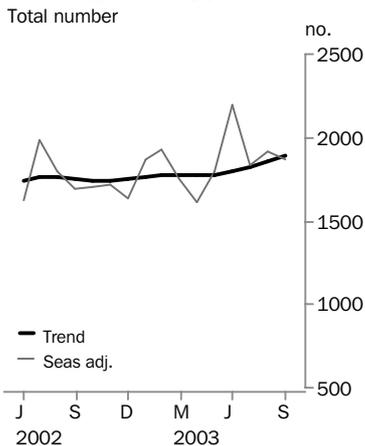
SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwellings approved in September 2003 fell to 1,874, a fall of 2.1% but 10.4% over the estimate for September 2002.
- The seasonally adjusted estimate for private sector houses was flat in September 2003, following an increase of 7.6% the previous month. The estimate for the September 2003 quarter was 5.7% higher than the estimate for the September 2002 quarter.

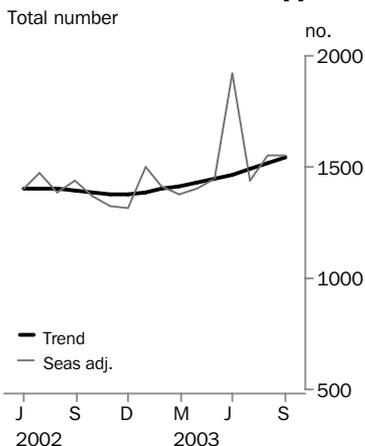
ORIGINAL ESTIMATES

- The total number of dwelling units approved in the September 2003 quarter was 5,714 which was a fall of 4.5% on the June 2003 quarter.
- The total value of building work approved in the September 2003 quarter was \$1,247.2m, 2.4% lower than the June 2003 quarter. Over this period, the value of residential work fell by 1.9% to \$889.4m and the value of non-residential work fell 3.7% to \$357.8m.

Dwelling units approved



Private sector houses approved



INQUIRIES

- For further information about these and related statistics, contact Darryl Rowe on Adelaide (08) 8237 7596 or the National Information and Referral Service on 1300 135 070.

ABOUT THIS ISSUE

This September quarter 2003 issue is the final issue of this publication.

In future, all data in this publication will be available in other ABS products, viz:

- From the October 2003 issue, Building Approvals Australia (cat. no. 8731.0) will be expanded to include the state and territory data series of interest to most users. A copy of the proposed publication is available on the ABS website. (see www.abs.gov.au and press the Publications icon, then go to 8731.0)
- A Building Approvals data cube—contains most of the variables in this publication.
- The on-line AusStats service—under Building Approvals Australia (cat. no. 8731.0).
- The ABS web site—in the Main Features for Building Approvals Australia (cat. no. 8731.0).

For further information on these alternative sources and how to access them, please refer to the letter enclosed.



CHANGES IN THIS ISSUE

Quarterly chain volume data incorporate a new base year, 2001-02, which has resulted in revisions to growth rates, small in most cases, for subsequent periods. In addition, the reference year has been advanced to 2001-02, thereby preserving additivity in the quarters after the reference year. Re-referencing resulted in revisions to levels, but not growth rates, for all periods (see paragraphs 25-26 of the Explanatory Notes).

Area statistics are now classified to the Australian Standard Geographical Classification, 2003 Edition (see paragraph 27 of the Explanatory Notes).



DATA NOTES

A special article 'Functional Classification of Buildings', containing data for 2001-02 and 2002-03 was included in the September 2003 issue of Building Approvals Australia (cat. no. 8731.0). This and other articles are available from the ABS website at www.abs.gov.au. Go to the 'Feature Articles' link on the home page, then select 'Industry/Construction'.



REVISIONS THIS QUARTER

There have been revisions made to total dwelling units since the last issue of this publication, resulting in an additional 11 dwellings in 2002-03.

A revision has also been made to the sector of ownership of a non-residential building in Western Australia. It has been revised to the private sector in August 2002 (previously included as public sector). The value of the building is \$112.4m.

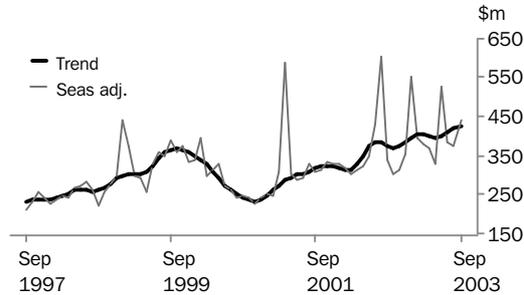


Colin Nagle
Regional Director, Western Australia

VALUE OF BUILDINGS APPROVED

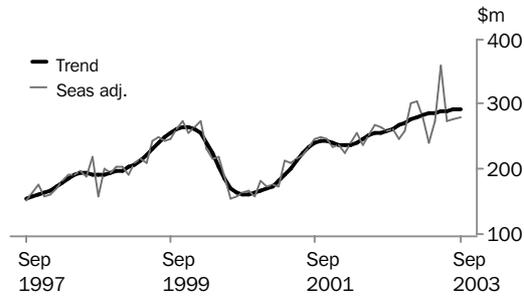
VALUE OF TOTAL BUILDING

The trend estimate for the value of total building has risen for the past four months following two months of decline.



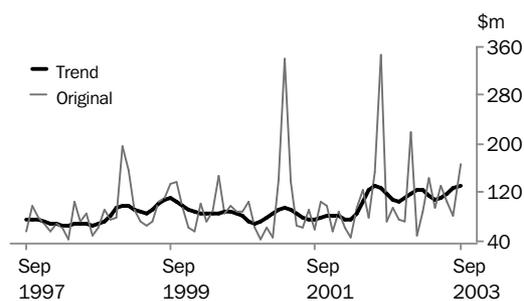
VALUE OF RESIDENTIAL BUILDING

The trend estimate for the value of residential building has risen for nineteen consecutive since February 2002.



VALUE OF NON-RESIDENTIAL BUILDING

The trend estimate for the value of non residential building has risen for the past four months following three months of decline.



DWELLINGS APPROVED: 2002 – 03

TYPE OF DWELLING

The number of dwelling units approved in Western Australia during 2002–03 is shown in the table below, for each type of category, together with the distribution of each dwelling category as a percentage of total dwelling units approved for 2001–02 and 2002–03.

DWELLING UNITS BY TYPE

<i>Type of dwelling</i>	<i>2002–03 Number of units</i>	<i>2001–02 % of total dwellings</i>	<i>2002–03 % of total dwellings</i>
New residential			
Houses	18 005	85.6	82.7
Other residential building			
Semi-detached, row or terrace houses, townhouses etc of:			
1 storey	1 441	7.1	6.6
2 or more storeys	666	2.3	3.1
<i>Total</i>	2 107	9.4	9.7
Flats, units, apartments in a building of:			
1 or 2 storeys	390	1.3	1.8
3 storeys	379	1.4	1.7
4 or more storeys	768	1.4	3.5
<i>Total</i>	1 537	4.1	7.1
<i>Total other residential building</i>	3 644	13.5	16.7
Other			
Alterations and additions to residential building	93	0.2	0.4
Conversions	5	0.3	0.0
Non-residential building	19	0.3	0.1
Total building	21 766	100.0	100.0

SUMMARY COMMENT

The number of dwelling units approved in 2002-03 was 21,766, a 7.4% increase from the previous financial year. The relative percentage of houses fell from 85.6% to 82.7% while the percentage of other residential dwellings rose from 13.5% to 16.7%.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

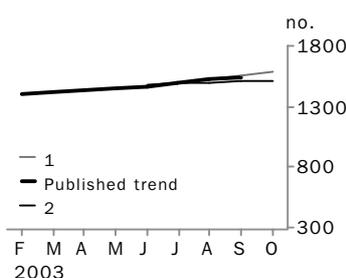
Recent seasonally adjusted and trend estimates are likely to be revised when original estimates for subsequent months become available. The approximate effect of possible scenarios on trend estimates are presented below.

TREND REVISIONS

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

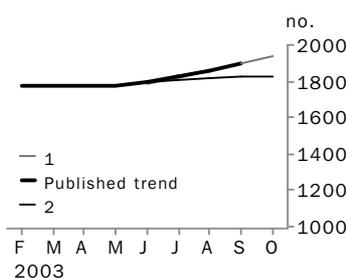
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the October seasonally adjusted estimate is higher than the September estimate by 7% for the number of private sector houses approved and 7% for total dwelling units approved; and that the October seasonally adjusted estimate is lower than the September estimate by 7% 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 QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1		2	
			<i>rises by 7% on Sep 2003</i>		<i>falls by 7% on Sep 2003</i>	
	no.	% change	no.	% change	no.	% change
May 2003	1 446	1.2	1 452	0.9	1 458	1.1
June 2003	1 468	1.5	1 470	1.3	1 473	1.0
July 2003	1 494	1.8	1 498	1.9	1 490	1.1
August 2003	1 520	1.7	1 529	2.1	1 500	0.7
September 2003	1 543	1.5	1 559	2.0	1 505	0.3
October 2003	n.y.a.	n.y.a.	1 587	1.8	1 505	0.1

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1		2	
			<i>rises by 7% on Sep 2003</i>		<i>falls by 7% on Sep 2003</i>	
	no.	% change	no.	% change	no.	% change
May 2003	1 777	0.3	1 779	-0.4	1 789	-0.2
June 2003	1 796	1.1	1 787	0.4	1 791	0.2
July 2003	1 827	1.7	1 816	1.6	1 804	0.7
August 2003	1 860	1.8	1 856	2.2	1 817	0.7
September 2003	1 896	1.9	1 898	2.2	1 824	0.4
October 2003	n.y.a.	n.y.a.	1 940	2.2	1 828	0.3

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						
2002						
July	1 673	1 790	203	325	1 876	2 115
August	1 474	1 512	314	329	1 788	1 841
September	1 429	1 451	170	189	1 599	1 640
October	1 441	1 458	254	300	1 695	1 758
November	1 456	1 516	263	279	1 719	1 795
December	1 195	1 229	299	299	1 494	1 528
2003						
January	1 354	1 389	262	268	1 616	1 657
February	1 266	1 305	478	504	1 744	1 809
March	1 362	1 389	169	250	1 531	1 639
April	1 214	1 287	183	212	1 397	1 499
May	1 585	1 641	393	409	1 978	2 050
June	1 878	2 047	220	388	2 098	2 435
July	1 635	1 658	207	274	1 842	1 932
August	1 590	1 603	234	258	1 824	1 861
September	1 625	1 648	270	273	1 895	1 921
SEASONALLY ADJUSTED						
2002						
July	1 472	1 653	n.a.	n.a.	1 686	1 989
August	1 389	1 435	n.a.	n.a.	1 741	1 802
September	1 436	1 467	n.a.	n.a.	1 647	1 697
October	1 366	1 381	n.a.	n.a.	1 646	1 707
November	1 326	1 377	n.a.	n.a.	1 647	1 714
December	1 313	1 358	n.a.	n.a.	1 594	1 639
2003						
January	1 503	1 558	n.a.	n.a.	1 808	1 869
February	1 409	1 453	n.a.	n.a.	1 858	1 928
March	1 378	1 404	n.a.	n.a.	1 650	1 757
April	1 402	1 478	n.a.	n.a.	1 509	1 614
May	1 449	1 512	n.a.	n.a.	1 718	1 797
June	1 919	2 000	n.a.	n.a.	1 948	2 197
July	1 442	1 477	n.a.	n.a.	1 736	1 838
August	1 552	1 568	n.a.	n.a.	1 874	1 914
September	1 550	1 578	n.a.	n.a.	1 843	1 874
TREND ESTIMATES						
2002						
July	1 406	1 475	229	292	1 635	1 767
August	1 404	1 467	247	301	1 651	1 768
September	1 394	1 449	265	304	1 659	1 753
October	1 383	1 429	289	313	1 672	1 742
November	1 376	1 415	310	326	1 686	1 741
December	1 377	1 414	325	338	1 702	1 752
2003						
January	1 387	1 429	322	339	1 709	1 768
February	1 401	1 451	300	328	1 701	1 779
March	1 414	1 469	264	307	1 678	1 776
April	1 429	1 487	226	285	1 655	1 772
May	1 446	1 503	206	274	1 652	1 777
June	1 468	1 521	207	275	1 675	1 796
July	1 494	1 540	225	287	1 719	1 827
August	1 520	1 558	251	302	1 771	1 860
September	1 543	1 573	286	323	1 829	1 896

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)						
2002						
July	25.8	28.7	-14.3	4.8	19.7	24.3
August	-11.9	-15.5	54.7	1.2	-4.7	-13.0
September	-3.1	-4.0	-45.9	-42.6	-10.6	-10.9
October	0.8	0.5	49.4	58.7	6.0	7.2
November	1.0	4.0	3.5	-7.0	1.4	2.1
December	-17.9	-18.9	13.7	7.2	-13.1	-14.9
2003						
January	13.3	13.0	-12.4	-10.4	8.2	8.4
February	-6.5	-6.0	82.4	88.1	7.9	9.2
March	7.6	6.4	-64.6	-50.4	-12.2	-9.4
April	-10.9	-7.3	8.3	-15.2	-8.8	-8.5
May	30.6	27.5	114.8	92.9	41.6	36.8
June	18.5	24.7	-44.0	-5.1	6.1	18.8
July	-12.9	-19.0	-5.9	-29.4	-12.2	-20.7
August	-2.8	-3.3	13.0	-5.8	-1.0	-3.7
September	2.2	2.8	15.4	5.8	3.9	3.2
SEASONALLY ADJUSTED (% change from preceding month)						
2002						
July	5.1	15.8	n.a.	n.a.	10.8	22.7
August	-5.7	-13.2	n.a.	n.a.	3.3	-9.4
September	3.4	2.2	n.a.	n.a.	-5.4	-5.8
October	-4.9	-5.9	n.a.	n.a.	-0.1	0.6
November	-2.9	-0.3	n.a.	n.a.	0.1	0.4
December	-1.0	-1.4	n.a.	n.a.	-3.2	-4.4
2003						
January	14.5	14.7	n.a.	n.a.	13.4	14.0
February	-6.3	-6.7	n.a.	n.a.	2.8	3.2
March	-2.2	-3.4	n.a.	n.a.	-11.2	-8.9
April	1.7	5.3	n.a.	n.a.	-8.5	-8.2
May	3.3	2.3	n.a.	n.a.	13.9	11.4
June	32.4	32.3	n.a.	n.a.	13.4	22.2
July	-24.9	-26.2	n.a.	n.a.	-10.9	-16.4
August	7.6	6.2	n.a.	n.a.	7.9	4.2
September	-0.1	0.6	n.a.	n.a.	-1.7	-2.1
TREND ESTIMATES (% change from preceding month)						
2002						
July	0.2	0.1	11.7	9.4	1.7	1.5
August	-0.2	-0.5	7.9	3.1	1.0	0.1
September	-0.7	-1.2	7.3	1.0	0.5	-0.8
October	-0.8	-1.4	9.1	3.0	0.8	-0.7
November	-0.5	-1.0	7.3	4.2	0.8	-0.1
December	0.0	-0.1	4.8	3.7	0.9	0.6
2003						
January	0.7	1.1	-0.9	0.3	0.4	0.9
February	1.0	1.5	-6.8	-3.2	-0.5	0.6
March	1.0	1.2	-12.0	-6.4	-1.4	-0.1
April	1.1	1.2	-14.4	-7.2	-1.4	-0.2
May	1.2	1.1	-8.8	-3.9	-0.2	0.3
June	1.5	1.2	0.5	0.4	1.4	1.1
July	1.8	1.2	8.7	4.4	2.6	1.7
August	1.7	1.2	11.6	5.2	3.0	1.8
September	1.5	1.0	13.9	7.0	3.3	1.9

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					
2002					
July	283.7	25.9	309.6	152.7	462.3
August	253.3	24.0	277.3	346.9	624.2
September	226.6	20.4	247.0	71.7	318.7
October	237.5	25.1	262.6	94.6	357.2
November	236.0	24.1	260.0	75.4	335.4
December	211.4	20.3	231.7	71.2	302.9
2003					
January	234.8	27.4	262.1	220.5	482.6
February	281.8	20.8	302.6	49.9	352.5
March	229.5	25.1	254.6	88.5	343.1
April	205.6	23.5	229.1	144.2	373.3
May	281.0	28.3	309.3	94.4	403.7
June	342.1	25.7	367.8	132.9	500.8
July	289.4	26.1	315.4	106.1	421.5
August	264.2	20.7	284.8	83.6	368.4
September	267.8	21.3	289.2	168.1	457.3
SEASONALLY ADJUSTED					
2002					
July	244.9	22.5	267.4	n.a.	429.0
August	242.3	22.6	264.9	n.a.	603.4
September	236.9	22.1	259.0	n.a.	341.0
October	241.1	22.3	263.4	n.a.	302.0
November	221.7	24.2	245.9	n.a.	313.2
December	232.4	25.3	257.7	n.a.	355.1
2003					
January	273.8	27.7	301.5	n.a.	552.9
February	283.0	22.6	305.6	n.a.	396.6
March	256.8	24.6	281.4	n.a.	377.9
April	214.4	26.1	240.5	n.a.	370.8
May	252.3	22.9	275.2	n.a.	327.3
June	330.7	29.9	360.6	n.a.	528.8
July	251.1	22.7	273.8	n.a.	384.2
August	256.4	19.9	276.3	n.a.	372.3
September	259.7	21.1	280.9	n.a.	442.9
TREND ESTIMATES					
2002					
July	233.2	22.3	255.5	131.1	386.7
August	234.2	22.6	256.8	127.5	384.3
September	234.9	23.0	257.9	117.7	375.6
October	238.2	23.5	261.7	108.1	369.8
November	243.3	24.1	267.4	106.2	373.6
December	247.5	24.6	272.1	111.2	383.2
2003					
January	251.2	24.9	276.1	119.6	395.7
February	254.7	25.2	280.0	126.1	406.1
March	257.9	25.4	283.3	124.2	407.4
April	260.3	25.4	285.7	114.9	400.6
May	262.4	25.0	287.5	108.7	396.1
June	265.0	24.5	289.4	110.6	400.0
July	267.7	23.6	291.3	117.6	408.9
August	268.9	22.7	291.6	126.8	418.4
September	270.2	21.6	291.7	132.9	424.6

(a) Refer to Explanatory Notes paragraph 16.

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)					
2002					
July	29.2	-16.9	23.5	94.1	40.4
August	-10.7	-7.5	-10.4	127.2	35.0
September	-10.5	-14.9	-10.9	-79.3	-48.9
October	4.8	23.2	6.3	31.9	12.1
November	-0.7	-4.1	-1.0	-20.3	-6.1
December	-10.4	-15.8	-10.9	-5.5	-9.7
2003					
January	11.0	34.9	13.1	209.5	59.3
February	20.0	-23.9	15.4	-77.4	-27.0
March	-18.5	20.8	-15.8	77.3	-2.7
April	-10.4	-6.5	-10.0	62.9	8.8
May	36.7	20.3	35.0	-34.5	8.2
June	21.8	-9.2	18.9	40.8	24.0
July	-15.4	1.5	-14.2	-20.2	-15.8
August	-8.7	-20.8	-9.7	-21.2	-12.6
September	1.4	3.0	1.5	101.1	24.1
SEASONALLY ADJUSTED (% change from preceding month)					
2002					
July	13.0	-36.6	6.0	n.a.	23.1
August	-1.1	0.2	-0.9	n.a.	40.6
September	-2.3	-2.0	-2.2	n.a.	-43.5
October	1.8	0.9	1.7	n.a.	-11.5
November	-8.0	8.5	-6.6	n.a.	3.7
December	4.8	4.3	4.8	n.a.	13.4
2003					
January	17.8	9.8	17.0	n.a.	55.7
February	3.4	-18.5	1.3	n.a.	-28.3
March	-9.3	9.1	-7.9	n.a.	-4.7
April	-16.5	5.9	-14.5	n.a.	-1.9
May	17.7	-12.2	14.4	n.a.	-11.7
June	31.1	30.6	31.0	n.a.	61.5
July	-24.1	-24.0	-24.1	n.a.	-27.3
August	2.1	-12.3	0.9	n.a.	-3.1
September	1.3	6.0	1.6	n.a.	19.0
TREND ESTIMATES (% change from preceding month)					
2002					
July	1.3	1.6	1.4	6.2	3.0
August	0.4	1.3	0.5	-2.8	-0.6
September	0.3	1.9	0.4	-7.7	-2.3
October	1.4	2.2	1.5	-8.2	-1.6
November	2.1	2.5	2.2	-1.7	1.0
December	1.7	2.1	1.8	4.7	2.6
2003					
January	1.5	1.5	1.5	7.5	3.2
February	1.4	1.1	1.4	5.5	2.6
March	1.2	0.7	1.2	-1.5	0.3
April	1.0	-0.2	0.9	-7.4	-1.7
May	0.8	-1.2	0.6	-5.4	-1.1
June	1.0	-2.3	0.7	1.7	1.0
July	1.0	-3.5	0.6	6.4	2.2
August	0.5	-4.0	0.1	7.8	2.3
September	0.5	-4.9	0.1	4.8	1.5

(a) Refer to Explanatory Notes paragraph 16.

DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion	Non-residential building	Total dwelling units
PRIVATE SECTOR (Number)						
2000-01	11 894	2 006	74	243	42	14 259
2001-02	16 838	2 290	48	67	66	19 309
2002-03	17 318	3 100	93	5	19	20 535
2002						
September	1 429	161	1	0	8	1 599
October	1 438	245	11	0	1	1 695
November	1 454	260	2	3	0	1 719
December	1 195	299	0	0	0	1 494
2003						
January	1 354	235	27	0	0	1 616
February	1 266	474	4	0	0	1 744
March	1 361	167	2	1	0	1 531
April	1 213	175	9	0	0	1 397
May	1 585	352	32	0	9	1 978
June	1 877	217	3	1	0	2 098
July	1 635	207	0	0	0	1 842
August	1 590	233	1	0	0	1 824
September	1 624	266	4	1	0	1 895
PUBLIC SECTOR (Number)						
2000-01	200	631	74	101	0	1 006
2001-02	514	446	6	0	0	966
2002-03	687	544	0	0	0	1 231
2002						
September	22	19	0	0	0	41
October	17	46	0	0	0	63
November	60	16	0	0	0	76
December	34	0	0	0	0	34
2003						
January	35	6	0	0	0	41
February	39	26	0	0	0	65
March	27	81	0	0	0	108
April	73	29	0	0	0	102
May	56	16	0	0	0	72
June	169	168	0	0	0	337
July	23	67	0	0	0	90
August	13	24	0	0	0	37
September	23	3	0	0	0	26
TOTAL (Number)						
2000-01	12 094	2 637	148	344	42	15 265
2001-02	17 352	2 736	54	67	66	20 275
2002-03	18 005	3 644	93	5	19	21 766
2002						
September	1 451	180	1	0	8	1 640
October	1 455	291	11	0	1	1 758
November	1 514	276	2	3	0	1 795
December	1 229	299	0	0	0	1 528
2003						
January	1 389	241	27	0	0	1 657
February	1 305	500	4	0	0	1 809
March	1 388	248	2	1	0	1 639
April	1 286	204	9	0	0	1 499
May	1 641	368	32	0	9	2 050
June	2 046	385	3	1	0	2 435
July	1 658	274	0	0	0	1 932
August	1 603	257	1	0	0	1 861
September	1 647	269	4	1	0	1 921

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	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)								
2000-01	1 530.2	255.4	10.6	202.1	32.5	2 031.0	1 035.6	3 066.3
2001-02	2 201.6	299.1	4.5	232.5	13.6	2 751.6	732.6	3 484.4
2002-03	2 457.8	419.9	10.9	269.5	2.0	3 160.3	1 242.3	4 402.6
2002								
September	194.3	26.7	0.0	20.3	0.0	241.3	62.6	303.9
October	203.9	28.1	0.8	23.7	0.0	256.6	88.1	344.7
November	203.1	24.7	0.2	23.2	0.2	251.4	62.1	313.6
December	171.2	35.5	0.0	18.6	0.0	225.3	57.2	282.5
2003								
January	193.6	36.5	3.7	22.8	0.0	256.6	153.4	410.1
February	179.2	94.3	0.5	20.1	0.0	294.1	40.8	334.9
March	194.5	20.4	0.2	24.7	0.1	239.9	48.8	288.7
April	180.0	13.7	0.8	22.0	0.0	216.6	81.5	298.1
May	234.2	37.3	3.9	22.8	0.0	298.2	62.2	360.4
June	273.2	30.3	0.6	22.7	1.7	328.5	123.7	452.2
July	251.0	29.4	0.0	24.9	0.0	305.3	82.2	387.4
August	234.2	25.5	0.1	20.5	0.0	280.3	72.4	352.8
September	233.4	31.6	0.4	20.8	0.0	286.2	120.9	407.1
PUBLIC SECTOR (\$ million)								
2000-01	24.8	58.7	4.0	7.3	13.6	108.6	247.6	355.8
2001-02	61.1	41.2	0.2	7.0	0.0	110.1	244.0	353.9
2002-03	90.6	54.9	0.0	8.0	0.0	153.6	300.6	453.9
2002								
September	3.9	1.8	0.0	0.1	0.0	5.7	9.1	14.8
October	1.7	3.8	0.0	0.5	0.0	6.1	6.5	12.5
November	6.2	1.9	0.0	0.4	0.0	8.6	13.3	21.9
December	4.7	0.0	0.0	1.6	0.0	6.4	14.1	20.4
2003								
January	4.1	0.5	0.0	0.8	0.0	5.5	67.0	72.5
February	5.7	2.5	0.0	0.3	0.0	8.5	9.1	17.6
March	2.4	12.2	0.0	0.2	0.0	14.8	39.7	54.4
April	9.1	2.8	0.0	0.7	0.0	12.5	62.6	75.2
May	8.0	1.5	0.0	1.6	0.0	11.1	32.3	43.3
June	23.1	15.5	0.0	0.7	0.0	39.3	9.2	48.5
July	3.4	5.6	0.0	1.2	0.0	10.2	23.9	34.1
August	2.4	2.0	0.0	0.1	0.0	4.5	11.2	15.7
September	2.5	0.3	0.0	0.2	0.0	3.0	47.2	50.2
TOTAL (\$ million)								
2000-01	1 555.3	314.3	14.6	209.3	46.1	2 139.3	1 282.8	3 422.1
2001-02	2 263.0	340.5	4.7	239.7	13.6	2 861.7	976.4	3 838.0
2002-03	2 548.5	474.8	10.9	277.6	2.0	3 313.7	1 542.9	4 856.7
2002								
September	198.2	28.5	0.0	20.4	0.0	247.0	71.7	318.7
October	205.6	31.9	0.8	24.3	0.0	262.6	94.6	357.2
November	209.3	26.7	0.2	23.6	0.2	260.0	75.4	335.4
December	175.9	35.5	0.0	20.3	0.0	231.7	71.2	302.9
2003								
January	197.7	37.0	3.7	23.6	0.0	262.1	220.5	482.6
February	184.9	96.9	0.5	20.3	0.0	302.6	49.9	352.5
March	196.9	32.6	0.2	24.9	0.1	254.6	88.5	343.1
April	189.1	16.5	0.8	22.7	0.0	229.1	144.2	373.3
May	242.2	38.8	3.9	24.4	0.0	309.3	94.4	403.7
June	296.3	45.8	0.6	23.4	1.7	367.8	132.9	500.8
July	254.4	34.9	0.0	26.1	0.0	315.4	106.1	421.5
August	236.7	27.5	0.1	20.6	0.0	284.8	83.6	368.4
September	235.9	31.9	0.4	20.9	0.0	289.2	168.1	457.3

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									
2000-01	12 094	1 228	473	1 701	162	157	617	936	2 637	14 731
2001-02	17 352	1 447	458	1 905	255	293	283	831	2 736	20 088
2002-03	18 005	1 441	666	2 107	390	379	768	1 537	3 644	21 649
2002										
July	1 789	173	117	290	15	4	16	35	325	2 114
August	1 512	91	48	139	10	123	55	188	327	1 839
September	1 451	80	25	105	46	29	0	75	180	1 631
October	1 455	139	18	157	24	31	79	134	291	1 746
November	1 514	75	34	109	104	37	26	167	276	1 790
December	1 229	83	38	121	80	0	98	178	299	1 528
2003										
January	1 389	84	31	115	18	12	96	126	241	1 630
February	1 305	66	114	180	0	39	281	320	500	1 805
March	1 388	107	42	149	2	34	63	99	248	1 636
April	1 286	170	31	201	0	0	3	3	204	1 490
May	1 641	186	33	219	72	32	45	149	368	2 009
June	2 046	187	135	322	19	38	6	63	385	2 431
July	1 658	134	71	205	40	6	23	69	274	1 932
August	1 603	70	58	128	10	28	91	129	257	1 860
September	1 647	66	16	82	35	0	152	187	269	1 916
VALUE (\$ million)										
2000-01	1 555.1	99.9	61.3	161.3	22.3	23.5	107.1	152.9	314.1	1 869.2
2001-02	2 262.9	129.5	61.8	191.2	33.3	33.3	82.7	149.3	340.6	2 603.5
2002-03	2 548.4	132.2	91.3	223.5	40.8	51.9	158.6	251.3	474.8	3 023.2
2002										
July	246.3	16.4	14.2	30.6	1.8	1.0	4.0	6.8	37.4	283.7
August	206.1	8.4	5.8	14.2	0.7	16.5	15.8	33.0	47.2	253.3
September	198.2	8.7	3.9	12.6	9.0	6.8	0.0	15.8	28.5	226.6
October	205.6	11.2	2.4	13.5	2.4	4.2	11.8	18.4	31.9	237.5
November	209.3	8.4	4.9	13.3	7.9	4.3	1.2	13.3	26.7	236.0
December	175.9	8.1	5.9	14.0	7.7	0.0	13.8	21.5	35.5	211.4
2003										
January	197.7	7.5	4.0	11.6	2.0	2.6	20.8	25.5	37.0	234.8
February	184.9	6.6	18.1	24.7	0.0	2.7	69.5	72.2	96.9	281.8
March	196.9	10.2	6.7	16.9	0.3	3.8	11.6	15.7	32.6	229.5
April	189.1	12.2	3.9	16.1	0.0	0.0	0.4	0.4	16.5	205.6
May	242.2	16.8	3.9	20.7	6.7	5.6	5.8	18.1	38.8	281.0
June	296.3	17.7	17.5	35.2	2.3	4.5	3.9	10.6	45.8	342.1
July	254.4	11.9	12.3	24.2	4.4	1.1	5.2	10.7	34.9	289.4
August	236.7	8.3	8.3	16.6	1.6	2.5	6.7	10.9	27.5	264.2
September	235.9	6.0	2.5	8.4	4.0	0.0	19.4	23.5	31.9	267.8

(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)							
2000-01	1 586.1	323.3	1 908.7	275.6	2 184.3	1 316.6	3 498.7
2001-02	2 262.9	340.6	2 603.5	258.1	2 861.6	976.5	3 838.1
2002-03	2 466.8	451.9	2 918.6	281.3	3 199.9	1 469.3	4 669.3
2002							
March	521.3	69.8	591.1	52.9	644.0	197.9	841.1
June	599.2	99.3	698.4	75.9	774.3	295.8	1 068.5
September	642.5	110.5	753.1	69.4	822.5	555.4	1 377.9
December	578.2	90.2	668.4	68.0	736.4	230.7	967.1
2003							
March	560.5	157.0	717.5	70.9	788.4	337.8	1 126.2
June	685.6	94.1	779.7	73.0	852.7	345.4	1 198.1
ORIGINAL (% change from preceding quarter)							
2002							
March	-9.1	-11.7	-9.4	-17.9	-10.2	-24.6	-14.1
June	15.0	42.3	18.2	43.5	20.2	49.5	27.0
September	7.2	11.4	7.8	-8.6	6.2	87.8	28.9
December	-10.0	-18.4	-11.2	-2.0	-10.5	-58.5	-29.8
2003							
March	-3.1	74.0	7.3	4.3	7.1	46.4	16.4
June	22.3	-40.1	8.7	3.0	8.2	2.3	6.4

(a) Reference year for chain volume measures is 2001-02.
Refer to Explanatory Notes paragraphs 25-26.

(b) Refer to Explanatory Notes paragraph 16.

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												
2003												
July	7	0.7	42	4.0	10	1.0	19	2.0	15	1.7	5	0.5
August	0	0.0	48	4.2	8	0.9	18	2.0	9	0.8	4	0.3
September	1	0.2	52	5.0	15	1.7	20	2.1	16	2.1	5	0.6
Value—\$200,000—\$499,999												
2003												
July	1	0.2	4	1.0	3	0.9	5	1.6	8	2.7	7	2.3
August	3	1.0	12	3.5	3	1.0	13	3.8	7	2.2	4	1.5
September	2	0.6	10	2.9	3	1.0	5	1.4	9	2.4	8	2.5
Value—\$500,000—\$999,999												
2003												
July	1	0.5	4	2.9	0	0.0	6	3.6	4	2.8	1	0.8
August	0	0.0	4	2.7	0	0.0	1	0.7	5	3.2	3	1.7
September	0	0.0	6	4.3	2	1.1	1	0.8	2	1.3	1	0.8
Value—\$1,000,000—\$4,999,999												
2003												
July	0	0.0	5	14.5	1	1.0	3	3.9	0	0.0	4	11.7
August	0	0.0	3	5.5	1	1.4	1	2.2	3	6.5	3	7.2
September	2	5.4	2	4.4	4	8.2	5	9.3	1	1.3	2	5.0
Value—\$5,000,000 and over												
2003												
July	1	7.0	1	5.6	0	0.0	0	0.0	0	0.0	1	7.6
August	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
September	1	35.9	0	0.0	1	5.0	2	48.9	0	0.0	1	5.8
Value—Total												
2000-01	58	79.7	509	207.2	217	76.2	311	353.4	276	105.2	151	176.0
2001-02	99	52.2	464	152.5	163	71.7	294	169.3	286	142.9	149	188.0
2002-03	99	56.3	507	309.7	189	120.0	305	353.7	295	140.9	184	196.4
2003												
July	10	8.4	56	28.0	14	2.8	33	11.0	27	7.1	18	23.0
August	3	1.0	67	15.9	12	3.3	33	8.6	24	12.6	14	10.7
September	6	42.0	70	16.7	25	17.0	33	62.6	28	7.1	17	14.7

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

Period	Religious.....		Health.....		Entertainment and recreational.....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999										
2003										
July	0	0.0	0	0.0	1	0.1	6	0.6	105	10.6
August	1	0.1	2	0.2	3	0.3	5	0.5	98	9.3
September	1	0.1	0	0.0	0	0.0	5	0.5	115	12.3
Value—\$200,000—\$499,999										
2003										
July	2	0.6	1	0.2	1	0.3	2	0.4	34	10.2
August	1	0.2	0	0.0	1	0.3	3	0.9	47	14.3
September	0	0.0	0	0.0	1	0.2	5	1.4	43	12.4
Value—\$500,000—\$999,999										
2003										
July	1	0.8	2	1.4	1	0.6	2	1.2	22	14.5
August	0	0.0	1	0.9	0	0.0	3	1.9	17	11.1
September	0	0.0	2	1.6	1	0.7	0	0.0	15	10.6
Value—\$1,000,000—\$4,999,999										
2003										
July	0	0.0	0	0.0	0	0.0	1	3.1	14	34.1
August	0	0.0	1	1.3	0	0.0	3	5.7	15	29.7
September	0	0.0	3	3.7	0	0.0	0	0.0	19	37.2
Value—\$5,000,000 and over										
2003										
July	0	0.0	0	0.0	1	9.3	1	7.2	5	36.6
August	0	0.0	2	19.2	0	0.0	0	0.0	2	19.2
September	0	0.0	0	0.0	0	0.0	0	0.0	5	95.5
Value—Total										
2000-01	19	5.3	63	57.2	93	130.7	118	92.0	1 815	1 282.9
2001-02	24	9.4	58	48.4	80	100.3	102	41.7	1 719	976.5
2002-03	26	7.8	84	102.6	83	167.0	117	88.6	1 889	1 542.8
2003										
July	3	1.4	3	1.6	4	10.3	12	12.4	180	106.1
August	2	0.4	6	21.6	4	0.6	14	9.0	179	83.6
September	1	0.1	5	5.3	2	0.9	10	1.9	197	168.1

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)											
2000-01	79.4	205.8	73.7	311.2	97.7	98.2	5.4	37.9	71.3	54.9	1 035.6
2001-02	51.6	150.8	67.8	134.3	137.2	62.9	9.4	38.9	58.7	20.7	732.6
2002-03	55.0	308.4	119.6	317.2	116.5	77.8	7.8	43.6	147.7	48.9	1 242.3
2002											
September	1.8	23.4	7.2	6.6	14.0	4.5	0.5	0.6	1.1	2.9	62.6
October	5.4	19.8	17.8	16.8	5.7	6.4	0.0	2.8	12.6	0.9	88.1
November	0.7	11.0	12.7	15.2	9.7	3.2	1.7	0.8	3.5	3.7	62.1
December	0.4	9.9	3.9	10.7	14.4	11.4	1.4	1.9	1.4	1.9	57.2
2003											
January	10.5	45.8	35.4	39.9	8.9	2.3	0.2	6.9	2.2	1.2	153.4
February	0.3	10.4	11.3	3.9	9.0	2.2	0.1	1.0	1.1	1.4	40.8
March	3.9	18.2	2.3	4.5	5.8	4.2	0.0	4.7	3.2	2.1	48.8
April	21.4	5.5	5.9	15.1	12.2	9.0	0.2	2.0	0.9	9.2	81.5
May	1.5	19.5	5.2	4.8	7.7	14.6	0.4	2.6	0.4	5.5	62.2
June	5.7	35.6	6.5	36.7	15.4	8.1	0.5	4.5	0.5	10.2	123.7
July	8.2	28.0	2.8	9.3	7.1	13.1	1.4	0.7	0.7	10.9	82.2
August	1.0	15.7	3.3	8.0	12.6	4.3	0.4	19.3	0.6	7.3	72.4
September	40.2	16.7	17.0	31.1	7.1	3.0	0.1	3.9	0.9	1.0	120.9
PUBLIC SECTOR (\$ million)											
2000-01	0.2	1.3	2.4	42.3	7.7	77.9	0.0	19.1	59.2	37.3	247.6
2001-02	0.6	1.7	4.0	35.0	5.6	125.0	0.0	9.5	41.5	20.9	244.0
2002-03	1.3	1.6	0.2	36.3	24.5	118.7	0.0	59.1	19.4	39.6	300.6
2002											
September	0.0	0.0	0.0	0.3	3.5	3.4	0.0	0.9	0.0	1.0	9.1
October	0.0	0.2	0.0	0.5	0.0	1.5	0.0	2.0	0.5	1.9	6.5
November	0.5	0.0	0.0	1.8	0.0	0.7	0.0	4.1	5.5	0.6	13.3
December	0.3	0.0	0.0	1.2	0.1	5.6	0.0	0.8	3.0	3.1	14.1
2003											
January	0.5	0.2	0.2	2.6	20.1	30.4	0.0	11.2	0.3	1.5	67.0
February	0.0	0.1	0.0	2.2	0.1	0.1	0.0	0.1	5.8	0.7	9.1
March	0.0	0.0	0.0	11.8	0.1	14.0	0.0	0.9	1.4	11.4	39.7
April	0.0	0.8	0.0	2.7	0.6	29.8	0.0	28.8	0.0	0.1	62.6
May	0.0	0.0	0.0	4.8	0.0	23.7	0.0	2.7	0.2	0.8	32.3
June	0.0	0.0	0.0	1.6	0.0	4.1	0.0	2.2	1.2	0.1	9.2
July	0.2	0.0	0.1	1.7	0.1	9.8	0.0	0.9	9.6	1.6	23.9
August	0.0	0.1	0.0	0.7	0.0	6.4	0.0	2.4	0.0	1.7	11.2
September	1.8	0.0	0.0	31.4	0.0	11.7	0.0	1.3	0.0	0.9	47.2
TOTAL (\$ million)											
2000-01	79.6	207.1	76.1	353.5	105.2	176.1	5.4	57.2	130.7	92.1	1 282.8
2001-02	52.2	152.7	71.9	169.4	142.7	188.1	9.4	48.3	100.4	41.6	976.4
2002-03	56.4	309.8	119.9	353.8	140.9	196.4	7.8	102.8	166.9	88.5	1 542.9
2002											
September	1.8	23.4	7.2	6.9	17.5	7.9	0.5	1.5	1.1	3.8	71.7
October	5.4	19.9	17.8	17.3	5.7	7.9	0.0	4.7	13.0	2.8	94.6
November	1.2	11.0	12.7	17.1	9.7	3.9	1.7	4.9	8.9	4.4	75.4
December	0.7	9.9	3.9	11.9	14.4	16.9	1.4	2.7	4.4	5.0	71.2
2003											
January	11.1	46.0	35.7	42.6	29.0	32.7	0.2	18.1	2.5	2.7	220.5
February	0.3	10.4	11.3	6.2	9.1	2.3	0.1	1.1	6.9	2.1	49.9
March	3.9	18.2	2.3	16.3	5.9	18.2	0.0	5.6	4.6	13.5	88.5
April	21.4	6.3	5.9	17.8	12.8	38.8	0.2	30.8	0.9	9.3	144.2
May	1.5	19.5	5.2	9.6	7.7	38.3	0.4	5.4	0.6	6.3	94.4
June	5.7	35.6	6.5	38.3	15.4	12.2	0.5	6.8	1.8	10.3	132.9
July	8.4	28.0	2.8	11.0	7.1	23.0	1.4	1.6	10.3	12.4	106.1
August	1.0	15.9	3.3	8.6	12.6	10.7	0.4	21.6	0.6	9.0	83.6
September	42.0	16.7	17.0	62.6	7.1	14.7	0.1	5.3	0.9	1.9	168.1

BUILDING APPROVED IN THE PERTH STATISTICAL DIVISION: Original

Period	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
2001-02	12 440	1 914	14 515	1 634 202	261 992	205 201	2 101 395	540 645	2 642 040
2002-03	12 940	2 453	15 491	1 840 277	339 245	226 880	2 406 403	1 003 734	3 410 137
2002									
September	1 116	123	1 248	151 271	20 176	16 753	188 200	43 731	231 931
October	1 095	197	1 303	156 074	22 238	20 658	198 969	68 005	266 974
November	1 040	147	1 190	143 701	15 199	18 895	177 795	42 648	220 443
December	902	198	1 100	129 443	24 885	13 720	168 048	42 025	210 073
2003									
January	1 032	202	1 249	148 007	32 144	20 206	200 357	140 369	340 725
February	954	414	1 372	135 921	83 173	16 108	235 202	31 239	266 441
March	962	137	1 101	137 079	16 574	20 109	173 762	22 203	195 965
April	875	162	1 045	132 807	12 362	18 582	163 752	57 853	221 605
May	1 208	308	1 556	177 812	32 497	22 291	232 600	43 015	275 615
June	1 438	166	1 608	210 352	22 304	20 293	252 949	94 951	347 899
July	1 170	149	1 319	180 830	19 160	20 013	220 003	57 153	277 156
August	1 155	180	1 336	172 362	18 114	16 923	207 398	54 904	262 301
September	1 196	266	1 467	172 830	31 639	17 194	221 662	108 498	330 160
PUBLIC SECTOR									
2001-02	261	290	557	21 238	23 613	5 288	50 140	186 571	236 711
2002-03	335	358	693	34 441	36 446	5 838	76 725	211 347	288 072
2002									
September	6	16	22	586	1 354	64	2 004	7 146	9 150
October	12	15	27	1 035	1 271	511	2 817	1 919	4 737
November	37	10	47	3 739	1 050	438	5 227	5 382	10 608
December	18	0	18	1 727	0	1 531	3 258	6 763	10 021
2003									
January	22	6	28	2 029	527	180	2 735	53 283	56 018
February	11	4	15	1 111	342	261	1 714	4 656	6 370
March	26	81	107	2 228	12 241	88	14 557	28 657	43 214
April	35	11	46	3 790	1 111	629	5 530	62 406	67 936
May	29	0	29	3 688	0	1 593	5 280	26 110	31 391
June	56	143	199	5 761	12 726	431	18 919	6 227	25 145
July	12	14	26	1 458	1 349	1 152	3 960	21 889	25 849
August	4	24	28	550	1 963	109	2 622	3 508	6 130
September	12	3	15	1 173	276	164	1 613	36 157	37 769
TOTAL									
2001-02	12 701	2 204	15 072	1 655 441	285 605	210 489	2 151 535	727 216	2 878 751
2002-03	13 275	2 811	16 184	1 874 718	375 692	232 718	2 483 128	1 215 080	3 698 209
2002									
September	1 122	139	1 270	151 857	21 530	16 817	190 204	50 877	241 080
October	1 107	212	1 330	157 109	23 509	21 169	201 787	69 924	271 711
November	1 077	157	1 237	147 440	16 249	19 333	183 022	48 029	231 051
December	920	198	1 118	131 170	24 885	15 251	171 306	48 788	220 094
2003									
January	1 054	208	1 277	150 036	32 670	20 386	203 092	193 652	396 743
February	965	418	1 387	137 032	83 515	16 369	236 916	35 895	272 811
March	988	218	1 208	139 307	28 815	20 197	188 319	50 860	239 179
April	910	173	1 091	136 598	13 474	19 211	169 282	120 259	289 541
May	1 237	308	1 585	181 500	32 497	23 883	237 880	69 125	307 005
June	1 494	309	1 807	216 113	35 030	20 725	271 868	101 177	373 045
July	1 182	163	1 345	182 288	20 509	21 165	223 963	79 043	303 005
August	1 159	204	1 364	172 911	20 077	17 032	210 020	58 411	268 431
September	1 208	269	1 482	174 003	31 915	17 357	223 275	144 655	367 930

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

(b) Refer to Explanatory Notes paragraph 16.

BUILDINGS APPROVED IN STATISTICAL AREAS—Sep Qtr 2003

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(c)	4 908	800	5 714	727 012	94 344	68 085	889 441	357 784	1 247 225
Perth (SD)	3 549	636	4 191	529 203	72 501	55 554	657 257	282 109	939 366
Central Metropolitan (SSD)	161	145	306	51 518	17 728	11 258	80 504	75 100	155 604
Cambridge (T)	26	8	34	7 899	873	3 005	11 778	2 644	14 421
Claremont (T)	13	0	13	4 841	0	1 057	5 899	13 035	18 934
Cottesloe (T)	13	0	13	6 734	0	1 018	7 752	325	8 077
Mosman Park (T)	20	0	20	8 804	0	582	9 386	0	9 386
Nedlands (C)	28	10	38	11 296	770	2 520	14 585	417	15 003
Peppermint Grove (S)	2	0	2	2 163	0	729	2 892	0	2 892
Perth (C)–Inner	0	0	0	0	0	0	0	34 631	34 631
Perth (C)–Remainder	1	42	43	262	5 435	220	5 917	5 028	10 945
Subiaco (C)	26	7	33	5 383	1 150	196	6 729	5 200	11 929
Vincent (T)	32	78	110	4 136	9 500	1 930	15 566	13 820	29 386
East Metropolitan (SSD)	508	62	570	67 240	6 237	7 207	80 684	26 203	106 887
Bassendean (T)	16	0	16	1 984	0	670	2 654	85	2 739
Bayswater (C)	87	32	119	13 677	3 490	1 314	18 481	12 616	31 097
Kalamunda (S)	137	0	137	16 084	0	1 442	17 526	845	18 371
Mundaring (S)	40	0	40	6 066	0	1 905	7 971	1 626	9 597
Swan (C)	228	30	258	29 430	2 747	1 876	34 052	11 031	45 083
North Metropolitan (SSD)	1 220	190	1 413	179 050	18 430	15 060	212 540	75 500	288 040
Joondalup (C)–North	92	110	202	18 548	8 836	1 934	29 319	4 857	34 176
Joondalup (C)–South	43	0	43	11 453	0	5 423	16 875	6 171	23 046
Stirling (C)–Central	227	27	256	32 215	3 083	2 393	37 692	34 681	72 372
Stirling (C)–Coastal	146	26	172	23 694	3 282	2 033	29 008	15 298	44 306
Stirling (C)–South-Eastern	9	2	11	1 863	336	1 400	3 600	187	3 786
Wanneroo (C)–North-East	240	11	251	28 982	880	670	30 532	6 000	36 532
Wanneroo (C)–North-West	270	14	284	37 012	2 013	511	39 536	1 427	40 963
Wanneroo (C)–South	193	0	194	25 283	0	696	25 979	6 880	32 859
South West Metropolitan (SSD)	927	140	1 067	135 542	15 600	12 310	163 452	42 613	206 065
Cockburn (C)	314	62	376	41 736	4 855	2 396	48 987	19 543	68 530
East Fremantle (T)	9	0	9	1 958	0	1 429	3 388	0	3 388
Fremantle (C)–Inner	3	6	9	535	1 100	105	1 739	554	2 294
Fremantle (C)–Remainder	34	45	79	6 876	6 732	1 388	14 996	3 701	18 697
Kwinana (T)	67	0	67	6 854	0	267	7 121	2 676	9 798
Melville (C)	129	2	131	29 971	350	5 003	35 324	4 889	40 213
Rockingham (C)	371	25	396	47 611	2 563	1 722	51 896	11 249	63 144
South East Metropolitan (SSD)	733	99	835	95 853	14 505	9 720	120 077	62 693	182 770
Armadale (C)	64	0	64	7 708	0	1 732	9 440	3 710	13 150
Belmont (C)	41	10	52	5 539	1 158	1 146	7 842	1 919	9 762
Canning (C)	134	0	135	19 821	0	2 259	22 080	6 394	28 474
Gosnells (C)	368	0	368	41 922	0	1 168	43 091	7 340	50 430
Serpentine–Jarrahdale (S)	33	0	33	4 659	0	334	4 993	146	5 138
South Perth (C)	47	25	72	10 484	5 683	2 144	18 311	4 250	22 561
Victoria Park (T)	46	64	111	5 719	7 664	937	14 320	38 934	53 254
South West (SD)	928	153	1 081	133 980	20 527	5 797	160 304	45 256	205 560
Mandurah (SSD)	469	141	610	70 025	19 257	1 927	91 209	14 852	106 061
Mandurah (C)	420	141	561	63 440	19 257	1 434	84 131	13 755	97 886
Murray (S)	49	0	49	6 585	0	493	7 078	1 098	8 176
Bunbury (SSD)	195	5	200	24 097	571	969	25 637	12 520	38 157
Bunbury (C)	59	5	64	9 059	571	843	10 472	10 023	20 495
Capel (S)–Pt A	35	0	35	4 815	0	32	4 847	1 647	6 495
Dardanup (S)–Pt A	63	0	63	5 543	0	21	5 564	573	6 137
Harvey (S)–Pt A	38	0	38	4 681	0	73	4 754	277	5 031

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
Preston (SSD)	55	0	55	7 850	0	696	8 546	1 211	9 757
Boddington (C)	1	0	1	60	0	0	60	0	60
Capel (S)—Pt B	4	0	4	438	0	44	482	300	782
Collie (S)	7	0	7	879	0	127	1 006	173	1 179
Dardanup (S)—Pt B	4	0	4	673	0	95	768	0	768
Donnybrook—Balingup (S)	10	0	10	1 228	0	370	1 598	350	1 948
Harvey (S)—Pt B	22	0	22	3 430	0	29	3 458	295	3 754
Waroona(S)	7	0	7	1 142	0	32	1 174	93	1 266
Vasse (SSD)	186	7	193	29 569	700	2 021	32 289	16 393	48 683
Augusta—Margaret River (S)	70	0	70	10 544	0	342	10 885	5 352	16 237
Busselton (S)	116	7	123	19 025	700	1 679	21 404	11 042	32 445
Blackwood (SSD)	23	0	23	2 439	0	184	2 623	279	2 902
Boyup Brook (S)	0	0	0	0	0	11	11	0	11
Bridgetown—Greenbushes (S)	5	0	5	730	0	0	730	162	892
Manjimup (S)	17	0	17	1 563	0	173	1 736	117	1 853
Nannup (S)	1	0	1	146	0	0	146	0	146
Lower Great Southern (SD)	121	2	123	15 058	238	1 614	16 910	3 808	20 719
Pallinup (SSD)	14	0	14	1 773	0	302	2 076	552	2 627
Broomehill (S)	3	0	3	216	0	99	314	0	314
Gnowangerup (S)	1	0	1	45	0	12	57	50	107
Jerramungup (S)	6	0	6	719	0	138	857	0	857
Katanning (S)	1	0	1	130	0	0	130	183	312
Kent (S)	0	0	0	0	0	0	0	0	0
Kojonup (S)	3	0	3	664	0	42	705	319	1 024
Tambellup (S)	0	0	0	0	0	12	12	0	12
Woodanilling (S)	0	0	0	0	0	0	0	0	0
King (SSD)	107	2	109	13 285	238	1 312	14 835	3 257	18 092
Albany (C)—Central	45	0	45	5 241	0	433	5 674	1 628	7 302
Albany (C)—Bal	37	2	39	4 908	238	595	5 741	1 259	7 000
Cranbrook (S)	4	0	4	762	0	51	813	85	898
Denmark (S)	11	0	11	1 434	0	85	1 519	185	1 704
Plantagenet (S)	10	0	10	941	0	148	1 088	100	1 188
Upper Great Southern (SD)	11	0	11	1 479	0	624	2 103	1 213	3 316
Hotham (SSD)	9	0	9	1 100	0	295	1 395	1 038	2 433
Brookton (S)	0	0	0	0	0	0	0	0	0
Cuballing (S)	4	0	4	395	0	47	442	0	442
Dumbleyung (S)	0	0	0	0	0	0	0	0	0
Narrogin (T)	1	0	1	270	0	92	362	64	426
Narrogin (S)	0	0	0	0	0	0	0	905	905
Pingelly (S)	0	0	0	0	0	0	0	0	0
Wagin (S)	2	0	2	234	0	0	234	0	234
Wandering (S)	0	0	0	0	0	0	0	69	69
West Arthur (S)	1	0	1	93	0	116	209	0	209
Wickepin (S)	0	0	0	0	0	0	0	0	0
Williams (S)	1	0	1	108	0	40	148	0	148
Lakes (SSD)	2	0	2	379	0	329	708	175	883
Corrigin (S)	0	0	0	0	0	0	0	0	0
Kondinin (S)	1	0	1	247	0	296	543	175	718
Kulin (S)	0	0	0	0	0	0	0	0	0
Lake Grace (S)	1	0	1	132	0	33	165	0	165
Midlands (SD)	97	0	97	11 726	0	1 309	13 035	7 480	20 516
Moore (SSD)	53	0	53	6 871	0	618	7 488	335	7 824
Chittering (S)	13	0	13	1 654	0	116	1 770	0	1 770
Dandaragan (S)	9	0	9	1 852	0	189	2 041	140	2 181
Gingin (S)	30	0	30	3 215	0	277	3 492	0	3 492
Moora (S)	1	0	1	150	0	36	186	195	381
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	4 391	0	680	5 072	4 202	9 274
Beverley (S)	7	0	7	467	0	91	558	55	613
Cunderdin (S)	0	0	0	0	0	48	48	1 407	1 455
Dalwallinu (S)	0	0	0	0	0	0	0	0	0
Dowerin (S)	1	0	1	144	0	0	144	0	144
Goomalling (S)	2	0	2	262	0	0	262	0	262
Koorda (S)	0	0	0	0	0	0	0	0	0
Northam (T)	9	0	9	1 118	0	61	1 179	50	1 229
Northam (S)	5	0	5	541	0	159	699	2 691	3 390
Quairading (S)	0	0	0	0	0	40	40	0	40
Tammin (S)	0	0	0	0	0	0	0	0	0
Toodyay (S)	12	0	12	1 450	0	95	1 545	0	1 545
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)	4	0	4	410	0	186	597	0	597
Campion (SSD)	4	0	4	464	0	11	475	2 943	3 418
Bruce Rock (S)	1	0	1	83	0	0	83	0	83
Kellerberrin (S)	0	0	0	0	0	0	0	0	0
Merredin (S)	0	0	0	0	0	11	11	2 943	2 954
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)	3	0	3	381	0	0	381	0	381
Yilgarn (S)	0	0	0	0	0	0	0	0	0
South Eastern (SD)	46	0	46	7 302	0	741	8 043	1 469	9 511
Kalgoorlie/Boulder City Part A (SSD)	24	0	24	3 475	0	409	3 884	1 133	5 017
Kalgoorlie/Boulder (C)—Pt A	24	0	24	3 475	0	409	3 884	1 133	5 017
Lefroy (SSD)	9	0	9	1 872	0	21	1 893	336	2 229
Coolgardie (S)	1	0	1	298	0	21	320	0	320
Kalgoorlie/Boulder (C)—Pt B	0	0	0	0	0	0	0	0	0
Laverton (S)	6	0	6	1 101	0	0	1 101	0	1 101
Leonora (S)	0	0	0	0	0	0	0	267	267
Menzies (S)	0	0	0	0	0	0	0	0	0
Ngaanyatjarraku (S)	2	0	2	473	0	0	473	69	542
Johnston (SSD)	13	0	13	1 956	0	310	2 265	0	2 265
Dundas (S)	0	0	0	0	0	0	0	0	0
Esperance (S)	13	0	13	1 956	0	260	2 216	0	2 216
Ravensthorpe (S)	0	0	0	0	0	50	50	0	50
Central (SD)	61	3	64	9 948	380	945	11 272	4 932	16 204
Geraldton (SSD)	41	0	41	6 826	0	285	7 111	3 865	10 976
Geraldton (C)	15	0	15	2 752	0	167	2 919	3 628	6 547
Greenough (S)—Pt A	26	0	26	4 074	0	118	4 192	237	4 429
Gascoyne (SSD)	6	3	9	1 228	380	216	1 824	876	2 700
Carnarvon (S)	3	3	6	618	380	33	1 030	632	1 663
Exmouth (S)	1	0	1	137	0	90	227	244	471
Shark Bay (S)	2	0	2	473	0	93	566	0	566
Upper Gascoyne (S)	0	0	0	0	0	0	0	0	0
Carnegie (SSD)	1	0	1	25	0	0	25	190	215
Cue (S)	0	0	0	0	0	0	0	120	120
Meekatharra (S)	0	0	0	0	0	0	0	70	70
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)	1	0	1	25	0	0	25	0	25
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)	13	0	13	1 868	0	444	2 312	0	2 312
Carnamah (S)	0	0	0	0	0	0	0	0	0
Chapman Valley (S)	1	0	1	48	0	0	48	0	48
Coorow (S)	4	0	4	742	0	62	804	0	804
Greenough (S)—Pt B	1	0	1	196	0	23	219	0	219
Irwin (S)	3	0	3	465	0	46	511	0	511
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	38	38	0	38
Northampton (S)	4	0	4	417	0	276	693	0	693
Perenjori (S)	0	0	0	0	0	0	0	0	0
Three Springs (S)	0	0	0	0	0	0	0	0	0
Pilbara (SD)	42	0	42	8 609	0	1 064	9 672	3 350	13 022
De Grey (SSD)	3	0	3	616	0	451	1 068	1 274	2 342
East Pilbara (S)	0	0	0	0	0	62	62	125	187
Port Hedland (T)	3	0	3	616	0	389	1 006	1 149	2 155
Fortescue (SSD)	39	0	39	7 992	0	613	8 605	2 075	10 680
Ashburton (S)	1	0	1	80	0	172	252	700	952
Roebourne (S)	38	0	38	7 912	0	440	8 353	1 375	9 728
Kimberley (SD)	53	6	59	9 708	698	438	10 844	8 167	19 011
Ord (SSD)	3	0	3	535	0	127	662	1 811	2 473
Halls Creek (S)	0	0	0	0	0	0	0	0	0
Wyndham-East Kimberley (S)	3	0	3	535	0	127	662	1 811	2 473
Fitzroy (SSD)	50	6	56	9 173	698	311	10 182	6 356	16 538
Broome (S)	40	6	46	7 329	698	311	8 338	5 318	13 656
Derby-West Kimberley (S)	10	0	10	1 844	0	0	1 844	1 038	2 881
STATISTICAL DISTRICTS									
Mandurah	469	141	610	70 025	19 257	1 927	91 209	14 852	106 061
Bunbury	195	5	200	24 097	571	969	25 637	12 520	38 157
Kalgoorlie/Boulder	24	0	24	3 475	0	409	3 884	1 133	5 017
Geraldton	41	0	41	6 826	0	285	7 111	3 865	10 976

(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 16.

(c) Western Australian total includes building approved in off-shore areas not included in the above Statistical Areas.

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. Where it was identified by a council or other approving authority that approvals submitted from its jurisdiction were on a GST-exclusive basis, the ABS has made adjustments to the data to ensure that values were consistent with other data collected and were inclusive of GST.

EXPLANATORY NOTES

OWNERSHIP

9 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

10 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.

11 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.

12 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.

13 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.

14 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.

15 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.

16 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.

SEASONAL ADJUSTMENT

17 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.

18 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.

19 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).

EXPLANATORY NOTES

SEASONAL ADJUSTMENT *continued*

20 From May 2003, the seasonally adjusted estimates are produced by the concurrent seasonal adjustment method which takes account of the latest available original estimates. The concurrent method improves the estimation of seasonal factors, and therefore, the seasonally adjusted and trend estimates for the current and previous months. As a result of this improvement, revisions to the seasonally adjusted and trend estimates will be observed for recent periods. The estimates that will improve the most will be for the current month, previous month and the same month one year ago. In most instances the only noticeable revisions will be to the previous month and the same month one year ago. The concurrent seasonal adjustment methodology replaces the forward factor methodology previously used to adjust Building Approval series, where seasonal factors were only revised following an annual reanalysis.

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

22 A more detailed review of concurrent seasonal factors will be conducted annually, generally prior to the release of data for May. The timing of this review may vary and when appropriate will be notified in the 'Data Notes' section of this publication.

TREND ESTIMATES

23 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.

24 While the smoothing techniques described in paragraph 22 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

25 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.

26 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)

27 Area statistics are now being classified to the Australian Standard Geographical Classification (ASGC), 2003 Edition (cat. no. 1216.0), effective from July 2003. Building work approved before July 2003 was classified according to the current editions of the ASGC at that time, and is presented in this publication unrevised, in the original geographical area that applied at the time of approval.

EXPLANATORY NOTES

	<p>28 From 1 July 2002, approvals in the External Territories of Australia are included in these statistics. Christmas Island and Cocos-Keeling Islands are included in Western Australia.</p>
ABS DATA AVAILABLE ON REQUEST	<p>29 As well as the statistics included in this and related publications, the ABS may have other relevant data available on request. Inquiries should be made to the National Information and Referral Service on 1300 135 070.</p>
RELATED PUBLICATIONS	<p>30 Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none">▪ <i>Building Activity, Australia</i>, cat. no. 8752.0▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i>, cat. no. 8750.0▪ <i>Building Activity, Western Australia</i>, cat. no. 8752.5▪ <i>Building Approvals, Australia</i>, cat. no. 8731.0▪ <i>Construction Work Done, Australia, Preliminary</i>, cat. no. 8755.0▪ <i>Engineering Construction Activity, Australia</i>, cat. no. 8762.0▪ <i>House Price Indexes: Eight Capital Cities</i>, cat. no. 6416.0▪ <i>Housing Finance for Owner Occupation, Australia</i>, cat. no. 5609.0▪ <i>Producer Price Indexes, Australia</i>, cat. no. 6427.0 <p>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 <i>Engineering Construction Activity, Australia</i> (cat. no. 8762.0) all values will exclude GST.</p>
ROUNDING	<p>32 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 n.y.a. not yet available C City S Shire SD Statistical Division SSD Statistical Subdivision T Town</p>

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 16.
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 16.
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.

G L O S S A R Y

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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