

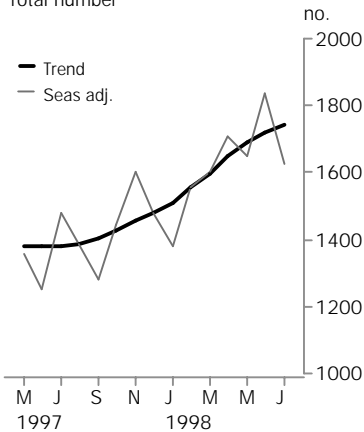
# BUILDING APPROVALS

WESTERN  
AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 8 SEPT 1998

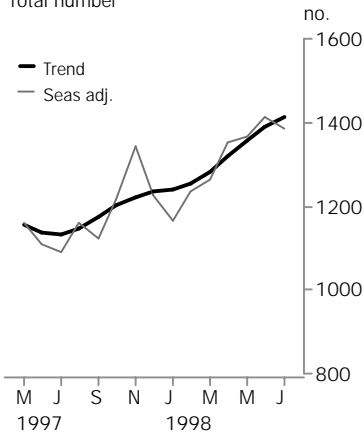
## Dwelling units approved

Total number



## Private sector houses approved

Total number



## JULY KEY FIGURES

### TREND ESTIMATES

	Jul 1998	% change Jun 1998 to Jul 1998	% change Jul 1997 to Jul 1998
Dwelling units approved			
Private sector houses	1 415	1.9	25.1
Total dwelling units	1 740	1.2	26.2

### SEASONALLY ADJUSTED

	Jul 1998	% change Jun 1998 to Jul 1998	% change Jul 1997 to Jul 1998
Dwelling units approved			
Private sector houses	1 387	-2.0	27.5
Total dwelling units	1 623	-11.6	9.8

## JULY KEY POINTS

### TREND ESTIMATES

- The trend for total dwelling units increased by 1.2% in July and is 26.2% higher than July 1997.
- The trend in private sector houses continued to grow with an increase of 1.9% in July, to be 25.1% higher than July 1997

### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units fell by 11.6% in July. This more than offset the rise of 11.3% recorded in the previous month.
- The seasonally adjusted estimate for private sector houses fell by 2.0% in July and is the first decrease since January 1998.

### ORIGINAL ESTIMATES

- The total number of dwelling units approved in July was 1,707. Houses accounted for 1,549 and other dwellings 158. Rockingham (105) and Swan (94) recorded the most dwelling approvals in the Perth SD, while Mandurah (79) and Busselton (73) were the highest outside the Perth SD.
- The value of non-residential building approved was \$86.3 million. Shops accounted for \$21.5 million, followed by Factories (\$16.4 million) and Other business premises (\$13.6 million).
- There were two building jobs approved with a value of \$5 million and over.

- For further information about these and related statistics, contact Merv Leaker on Adelaide 08 8237 7585, or any ABS office shown on the back cover of this publication.

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
August 1998	8 October 1998
September 1998	9 November 1998
October 1998	8 December 1998
November 1998	14 January 1999
December 1998	10 February 1999
January 1999	9 March 1999



## CHANGES IN THIS ISSUE

Area statistics are being classified to the new 1998 edition of the Australian Standard Geographic Classification.



## DATA NOTES

There are no data notes for this issue.



## REVISIONS THIS MONTH

There are no revisions this month.

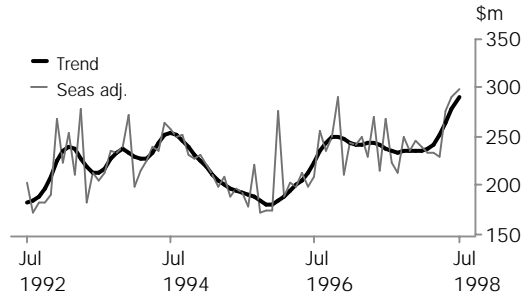


Colin Nagle  
Regional Director, Western Australia

# VALUE OF BUILDINGS APPROVED

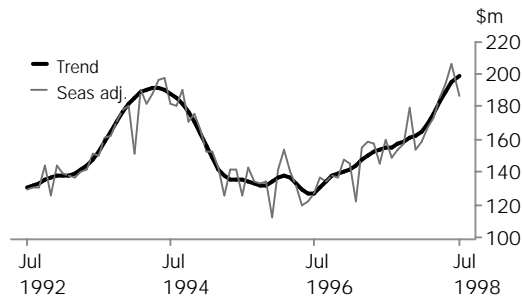
## VALUE OF TOTAL BUILDING

The trend has increased strongly since the beginning of 1998 and is 22.4% higher than July 1997.



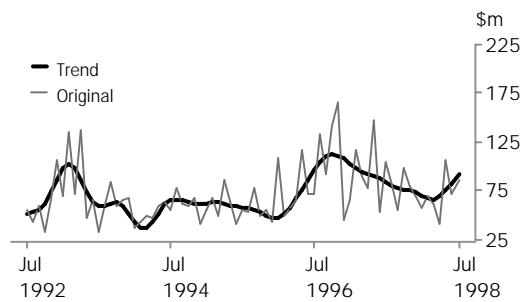
## VALUE OF RESIDENTIAL BUILDING

The trend has grown constantly since mid 1996, although there are signs of the rate slowing in recent months.



## VALUE OF NON-RESIDENTIAL BUILDING

The trend increased markedly in July and is 40.5% higher than the level of March 1998.



# VALUE OF BUILDING APPROVED

## AVERAGE 1989-90 PRICES

JUNE QUARTER 1998

Changes in the original series for the value of building approved in the June Quarter 1998 average 1989-90 prices are summarised below.

### ORIGINAL SERIES

	<i>Mar Qtr 98 to Jun Qtr 98</i>	<i>Jun Qtr 97 to JulnQtr 98</i>
	<i>% change</i>	<i>% change</i>
New residential building	27.9	23.4
Alterations and additions to residential buildings	-8.4	-7.8
Non-residential building	15.2	-22.8
<b>Total building</b>	<b>21.9</b>	<b>5.6</b>

1997-98 FINANCIAL YEAR

The annual movements in the value of building approved, at average 1989-90 prices, appear in the table below. The table shows the annual movements for the past three financial years in original terms.

### ANNUAL MOVEMENT: ORIGINAL SERIES

	<i>1994-95 to 1995-96</i>	<i>1995-96 to 1996-97</i>	<i>1996-97 to 1997-98</i>
	<i>% change</i>	<i>% change</i>	<i>% change</i>
New residential building	-21.4	7.7	21.2
Alterations and additions to residential buildings	2.2	6.1	8.4
Non-residential building	8.2	47.5	-26.6
<b>Total building</b>	<b>-12.1</b>	<b>20.5</b>	<b>1.4</b>

The total value of building approved rose by 1.4% to \$2,856.3 million in 1997-98, compared to a 20.5% increase in 1996-97. New residential building contributed the greatest growth (21.2%) in the 1997-98 period. Non-residential building fell by 26.6% in 1997-98 in comparison to an increase of 47.5% in 1996-97.

(a) See Glossary for definition.

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

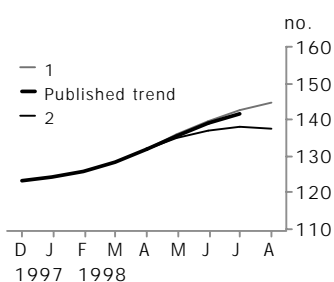
### TREND REVISIONS

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.

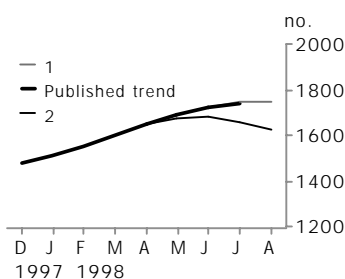
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the August seasonally adjusted estimate is higher than the July estimate by 6% for the number of private sector houses approved and 9% for total dwelling units approved; and that the August seasonally adjusted estimate is lower than the July estimate by 6% for the number of private sector houses approved and 9% for total dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

### PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 6% on Jul 1998</i>		<b>2</b> <i>falls by 6% on Jul 1998</i>	
	no.	% change	no.	% change	no.	% change
March 1998	1 282	2.1	1 280	2.0	1 286	2.2
April 1998	1 318	2.8	1 317	2.9	1 320	2.7
May 1998	1 356	2.9	1 359	3.2	1 352	2.4
June 1998	1 389	2.4	1 396	2.7	1 371	1.4
July 1998	1 415	1.9	1 426	2.2	1 379	0.6
August 1998	n.y.a.	n.y.a.	1 447	1.5	1 376	-0.2

### TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 9% on Jul 1998</i>		<b>2</b> <i>falls by 9% on Jul 1998</i>	
	no.	% change	no.	% change	no.	% change
March 1998	1 599	2.9	1 599	2.9	1 609	3.2
April 1998	1 647	3.0	1 646	3.0	1 651	2.7
May 1998	1 689	2.6	1 691	2.7	1 677	1.6
June 1998	1 720	1.8	1 721	1.8	1 678	0.0
July 1998	1 740	1.2	1 743	1.2	1 660	-1.0
August 1998	n.y.a.	n.y.a.	1 749	0.4	1 624	-2.1

## DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS(a).		TOTAL DWELLING UNITS	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
<b>1997</b>						
May	1 329	1 378	161	198	1 490	1 576
June	1 106	1 151	87	103	1 193	1 254
July	1 150	1 284	206	247	1 356	1 531
August	1 178	1 228	133	145	1 311	1 373
September	1 186	1 216	98	112	1 284	1 328
October	1 304	1 323	147	185	1 451	1 508
November	1 309	1 356	164	185	1 473	1 541
December	1 167	1 214	107	198	1 274	1 412
<b>1998</b>						
January	953	976	163	179	1 116	1 155
February	1 123	1 162	238	279	1 361	1 441
March	1 330	1 363	252	384	1 582	1 747
April	1 296	1 377	143	199	1 439	1 576
May	1 481	1 505	261	289	1 742	1 794
June	1 491	1 832	212	222	1 703	2 054
July	1 460	1 549	141	158	1 601	1 707
SEASONALLY ADJUSTED						
<b>1997</b>						
May	1 159	1 196	n.a.	n.a.	1 300	1 358
June	1 108	1 132	n.a.	n.a.	1 219	1 252
July	1 088	1 272	n.a.	n.a.	1 289	1 479
August	1 159	1 217	n.a.	n.a.	1 282	1 384
September	1 121	1 153	n.a.	n.a.	1 213	1 279
October	1 218	1 254	n.a.	n.a.	1 365	1 444
November	1 345	1 404	n.a.	n.a.	1 497	1 600
December	1 225	1 281	n.a.	n.a.	1 340	1 477
<b>1998</b>						
January	1 166	1 204	n.a.	n.a.	1 315	1 382
February	1 237	1 288	n.a.	n.a.	1 466	1 556
March	1 263	1 290	n.a.	n.a.	1 484	1 605
April	1 354	1 418	n.a.	n.a.	1 587	1 705
May	1 364	1 382	n.a.	n.a.	1 612	1 649
June	1 415	1 604	n.a.	n.a.	1 668	1 836
July	1 387	1 501	n.a.	n.a.	1 505	1 623
TREND ESTIMATES						
<b>1997</b>						
May	1 156	1 198	141	181	1 296	1 379
June	1 135	1 177	153	202	1 288	1 378
July	1 131	1 172	152	207	1 283	1 379
August	1 146	1 188	140	197	1 286	1 385
September	1 174	1 218	128	183	1 301	1 401
October	1 203	1 249	126	178	1 329	1 427
November	1 223	1 271	134	184	1 357	1 454
December	1 233	1 278	148	200	1 382	1 478
<b>1998</b>						
January	1 241	1 282	173	229	1 414	1 510
February	1 256	1 297	199	257	1 454	1 554
March	1 282	1 330	217	269	1 499	1 599
April	1 318	1 380	226	267	1 545	1 647
May	1 356	1 437	226	252	1 582	1 689
June	1 389	1 490	218	230	1 607	1 720
July	1 415	1 536	203	205	1 618	1 740

(a) See Glossary for definition.

## DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS(a)...		TOTAL DWELLING UNITS	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
<b>1997</b>						
May	-4.9	-5.4	22.9	17.2	-2.6	-3.1
June	-16.8	-16.5	-46.0	-48.0	-19.9	-20.4
July	4.0	11.6	136.8	139.8	13.7	22.1
August	2.4	-4.4	-35.4	-41.3	-3.3	-10.3
September	0.7	-1.0	-26.3	-22.8	-2.1	-3.3
October	9.9	8.8	50.0	65.2	13.0	13.6
November	0.4	2.5	11.6	0.0	1.5	2.2
December	-10.8	-10.5	-34.8	7.0	-13.5	-8.4
<b>1998</b>						
January	-18.3	-19.6	52.3	-9.6	-12.4	-18.2
February	17.8	19.1	46.0	55.9	22.0	24.8
March	18.4	17.3	5.9	37.6	16.2	21.2
April	-2.6	1.0	-43.3	-48.2	-9.0	-9.8
May	14.3	9.3	82.5	45.2	21.1	13.8
June	0.7	21.7	-18.8	-23.2	-2.2	14.5
July	-2.1	-15.4	-33.5	-28.8	-6.0	-16.9
SEASONALLY ADJUSTED (% change from preceding month)						
<b>1997</b>						
May	-5.2	-5.8	n.a.	n.a.	-11.7	-12.5
June	-4.4	-5.3	n.a.	n.a.	-6.2	-7.8
July	-1.8	12.3	n.a.	n.a.	5.8	18.2
August	6.5	-4.3	n.a.	n.a.	-0.6	-6.4
September	-3.3	-5.3	n.a.	n.a.	-5.4	-7.6
October	8.6	8.8	n.a.	n.a.	12.5	12.9
November	10.4	11.9	n.a.	n.a.	9.7	10.8
December	-8.9	-8.8	n.a.	n.a.	-10.5	-7.7
<b>1998</b>						
January	-4.8	-6.0	n.a.	n.a.	-1.9	-6.4
February	6.1	7.0	n.a.	n.a.	11.5	12.5
March	2.1	0.1	n.a.	n.a.	1.2	3.1
April	7.2	9.9	n.a.	n.a.	7.0	6.3
May	0.8	-2.5	n.a.	n.a.	1.6	-3.3
June	3.7	16.0	n.a.	n.a.	3.4	11.3
July	-2.0	-6.4	n.a.	n.a.	-9.7	-11.6
TREND ESTIMATES (% change from preceding month)						
<b>1997</b>						
May	-1.8	-1.8	15.4	20.0	-0.2	0.6
June	-1.7	-1.8	8.3	11.3	-0.7	-0.1
July	-0.4	-0.4	-0.3	2.5	-0.4	0.0
August	1.3	1.4	-7.9	-4.7	0.2	0.5
September	2.4	2.5	-8.9	-7.2	1.2	1.1
October	2.5	2.5	-1.1	-2.8	2.1	1.8
November	1.7	1.7	6.3	3.1	2.1	1.9
December	0.8	0.6	10.7	8.9	1.8	1.6
<b>1998</b>						
January	0.6	0.3	16.3	14.4	2.3	2.2
February	1.2	1.2	15.2	12.2	2.9	2.9
March	2.1	2.6	9.3	4.7	3.1	2.9
April	2.8	3.8	4.2	-0.7	3.0	3.0
May	2.9	4.1	-0.4	-5.4	2.4	2.6
June	2.4	3.7	-3.5	-8.8	1.6	1.8
July	1.9	3.1	-6.8	-11.1	0.7	1.2

(a) See Glossary for definition.

## VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
<b>1997</b>					
May	157.3	15.2	172.4	146.4	318.9
June	130.2	14.1	144.3	54.1	198.4
July	147.2	16.0	163.2	105.3	268.5
August	135.0	15.7	150.7	81.4	232.1
September	139.3	15.8	155.1	56.5	211.7
October	150.6	18.3	169.0	98.3	267.2
November	154.6	16.2	170.8	79.4	250.2
December	135.2	16.2	151.3	70.3	221.6
<b>1998</b>					
January	122.3	13.8	136.1	57.6	193.7
February	138.8	16.5	155.3	69.1	224.4
March	172.8	16.2	189.0	62.4	251.4
April	163.3	12.4	175.7	42.3	218.0
May	195.5	16.7	212.2	106.1	318.3
June	201.7	13.8	215.5	71.1	286.7
July	179.5	17.4	196.9	86.3	283.2
SEASONALLY ADJUSTED					
<b>1997</b>					
May	141.8	16.2	158.0	n.a.	269.8
June	128.6	16.3	144.9	n.a.	215.3
July	144.9	15.6	160.5	n.a.	267.9
August	132.7	16.1	148.8	n.a.	222.8
September	139.0	15.0	154.0	n.a.	213.7
October	141.5	16.0	157.5	n.a.	250.2
November	164.6	15.5	180.1	n.a.	234.9
December	138.2	16.1	154.3	n.a.	245.3
<b>1998</b>					
January	142.5	16.0	158.4	n.a.	239.2
February	151.2	16.5	167.7	n.a.	234.2
March	159.3	14.2	173.5	n.a.	234.6
April	171.8	14.0	185.8	n.a.	229.6
May	176.2	17.6	193.8	n.a.	275.7
June	190.8	15.4	206.1	n.a.	291.8
July	169.0	17.4	186.4	n.a.	299.7
TREND ESTIMATES					
<b>1997</b>					
May	136.9	15.8	152.6	91.2	243.8
June	137.8	15.9	153.7	88.1	241.8
July	138.7	15.9	154.6	83.4	238.0
August	139.7	15.8	155.5	80.0	235.5
September	141.2	15.7	156.9	77.7	234.6
October	143.3	15.8	159.0	76.4	235.5
November	145.0	15.8	160.8	75.5	236.3
December	146.5	15.8	162.3	74.0	236.3
<b>1998</b>					
January	149.4	15.6	165.0	70.4	235.5
February	154.3	15.5	169.8	67.3	237.1
March	160.7	15.5	176.2	66.0	242.2
April	167.8	15.6	183.3	68.9	252.2
May	174.2	15.8	190.0	75.2	265.1
June	179.2	16.1	195.3	83.1	278.4
July	182.1	16.5	198.6	92.7	291.3

(a) Refer to Explanatory Notes paragraph 12.



## VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	Total building
ORIGINAL (% change from preceding month)					
<b>1997</b>					
May	-1.2	-9.5	-2.0	85.8	25.1
June	-17.2	-7.1	-16.3	-63.1	-37.8
July	13.1	13.8	13.1	94.7	35.4
August	-8.3	-2.2	-7.7	-22.7	-13.6
September	3.2	1.1	3.0	-30.5	-8.8
October	8.1	15.7	8.9	73.8	26.2
November	2.6	-11.5	1.1	-19.2	-6.4
December	-12.6	-0.3	-11.4	-11.5	-11.4
<b>1998</b>					
January	-9.5	-14.9	-10.1	-18.0	-12.6
February	13.5	19.6	14.1	19.9	15.8
March	24.5	-1.7	21.7	-9.7	12.0
April	-5.5	-23.1	-7.0	-32.3	-13.3
May	19.8	34.1	20.8	150.9	46.0
June	3.2	-17.3	1.6	-32.9	-9.9
July	-11.0	26.3	-8.6	21.4	-1.2
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1997</b>					
May	-1.8	11.3	-0.6	n.a.	17.8
June	-9.3	0.5	-8.3	n.a.	-20.2
July	12.7	-4.4	10.7	n.a.	24.4
August	-8.4	3.7	-7.2	n.a.	-16.8
September	4.7	-6.8	3.5	n.a.	-4.1
October	1.8	6.5	2.3	n.a.	17.1
November	16.4	-3.5	14.3	n.a.	-6.1
December	-16.0	3.9	-14.3	n.a.	4.4
<b>1998</b>					
January	3.1	-0.5	2.7	n.a.	-2.5
February	6.1	3.4	5.9	n.a.	-2.1
March	5.4	-14.0	3.5	n.a.	0.1
April	7.9	-1.6	7.1	n.a.	-2.1
May	2.5	26.1	4.3	n.a.	20.1
June	8.3	-12.8	6.3	n.a.	5.8
July	-11.4	13.1	-9.6	n.a.	2.7
TREND ESTIMATES (% change from preceding month)					
<b>1997</b>					
May	1.2	1.1	1.2	-1.7	0.1
June	0.7	0.7	0.7	-3.4	-0.8
July	0.6	0.1	0.6	-5.4	-1.6
August	0.7	-0.6	0.6	-4.0	-1.0
September	1.1	-0.4	0.9	-2.9	-0.4
October	1.4	0.5	1.3	-1.6	0.4
November	1.2	0.0	1.1	-1.2	0.4
December	1.1	-0.2	0.9	-2.0	0.0
<b>1998</b>					
January	2.0	-0.8	1.7	-4.8	-0.3
February	3.3	-0.9	2.9	-4.5	0.7
March	4.1	-0.3	3.7	-1.9	2.1
April	4.4	0.7	4.1	4.4	4.2
May	3.8	1.6	3.6	9.1	5.1
June	2.9	2.0	2.8	10.5	5.0
July	1.6	2.1	1.7	11.5	4.6

(a) Refer to Explanatory Notes paragraph 12.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
PRIVATE SECTOR (Number)						
<b>1995-96</b>	11 946	2 900	(b) 65	(b) 0	50	<b>14 961</b>
<b>1996-97</b>	13 067	1 682	56	3	32	<b>14 840</b>
<b>1997-98</b>	14 960	2 026	45	21	40	<b>17 092</b>
<b>1997</b>						
July	1 149	182	3	1	21	<b>1 356</b>
August	1 175	120	9	1	6	<b>1 311</b>
September	1 186	81	4	13	0	<b>1 284</b>
October	1 304	145	2	0	0	<b>1 451</b>
November	1 308	163	1	1	0	<b>1 473</b>
December	1 167	80	18	0	9	<b>1 274</b>
<b>1998</b>						
January	953	162	0	0	1	<b>1 116</b>
February	1 123	237	1	0	0	<b>1 361</b>
March	1 330	248	3	0	1	<b>1 582</b>
April	1 295	140	1	1	2	<b>1 439</b>
May	1 480	260	1	1	0	<b>1 742</b>
June	1 490	208	2	3	0	<b>1 703</b>
July	1 459	134	6	1	1	<b>1 601</b>
PUBLIC SECTOR (Number)						
<b>1995-96</b>	266	627	(b) 0	(b) 0	0	<b>893</b>
<b>1996-97</b>	565	331	6	0	0	<b>902</b>
<b>1997-98</b>	868	500	0	0	0	<b>1 368</b>
<b>1997</b>						
July	134	41	0	0	0	<b>175</b>
August	50	12	0	0	0	<b>62</b>
September	30	14	0	0	0	<b>44</b>
October	19	38	0	0	0	<b>57</b>
November	47	21	0	0	0	<b>68</b>
December	47	91	0	0	0	<b>138</b>
<b>1998</b>						
January	23	16	0	0	0	<b>39</b>
February	39	41	0	0	0	<b>80</b>
March	33	132	0	0	0	<b>165</b>
April	81	56	0	0	0	<b>137</b>
May	24	28	0	0	0	<b>52</b>
June	341	10	0	0	0	<b>351</b>
July	89	17	0	0	0	<b>106</b>
TOTAL (Number)						
<b>1995-96</b>	12 212	3 527	(b) 65	(b) 0	50	<b>15 854</b>
<b>1996-97</b>	13 632	2 013	62	3	32	<b>15 742</b>
<b>1997-98</b>	15 828	2 526	45	21	40	<b>18 460</b>
<b>1997</b>						
July	1 283	223	3	1	21	<b>1 531</b>
August	1 225	132	9	1	6	<b>1 373</b>
September	1 216	95	4	13	0	<b>1 328</b>
October	1 323	183	2	0	0	<b>1 508</b>
November	1 355	184	1	1	0	<b>1 541</b>
December	1 214	171	18	0	9	<b>1 412</b>
<b>1998</b>						
January	976	178	0	0	1	<b>1 155</b>
February	1 162	278	1	0	0	<b>1 441</b>
March	1 363	380	3	0	1	<b>1 747</b>
April	1 376	196	1	1	2	<b>1 576</b>
May	1 504	288	1	1	0	<b>1 794</b>
June	1 831	218	2	3	0	<b>2 054</b>
July	1 548	151	6	1	1	<b>1 707</b>

(a) See Glossary for definition.

(b) Conversions are included in alternations and additions to residential buildings

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

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)								
<b>1995-96</b>	1 123.8	225.5	(b) 3.4	158.9	(b) 0.0	1 511.8	692.1	<b>2 203.6</b>
<b>1996-97</b>	1 294.1	154.0	4.8	163.9	0.1	1 616.6	773.9	<b>2 390.9</b>
<b>1997-98</b>	1 561.5	189.6	2.4	182.5	0.9	1 936.9	706.7	<b>2 643.5</b>
<b>1997</b>								
July	118.2	14.7	0.2	15.7	0.1	149.0	71.2	<b>220.2</b>
August	119.6	9.0	0.6	15.1	0.0	144.3	51.8	<b>196.2</b>
September	126.1	8.3	0.1	15.3	0.3	150.1	54.3	<b>204.4</b>
October	134.4	12.2	0.2	18.0	0.0	164.9	64.6	<b>229.5</b>
November	138.4	11.2	0.1	16.1	0.0	165.8	70.5	<b>236.3</b>
December	119.2	6.9	0.6	15.5	0.0	142.2	57.3	<b>199.4</b>
<b>1998</b>								
January	103.7	16.2	0.0	13.8	0.0	133.6	46.3	<b>179.9</b>
February	116.8	15.8	0.1	16.3	0.0	148.9	59.8	<b>208.7</b>
March	140.4	22.0	0.1	15.9	0.0	178.5	60.2	<b>238.7</b>
April	137.1	15.1	0.1	12.1	0.0	164.3	33.7	<b>198.0</b>
May	149.6	41.0	0.0	15.7	0.0	206.4	74.6	<b>281.0</b>
June	158.0	17.2	0.3	13.0	0.5	188.9	62.4	<b>251.2</b>
July	155.1	14.7	0.3	16.0	0.0	186.1	65.5	<b>251.6</b>
PUBLIC SECTOR (\$ million)								
<b>1995-96</b>	24.6	46.7	(b) 0.0	0.5	(b) 0.0	72.0	111.0	<b>183.0</b>
<b>1996-97</b>	54.9	21.7	0.1	4.0	0.0	80.5	430.0	<b>510.7</b>
<b>1997-98</b>	72.9	32.5	0.0	1.7	0.0	107.4	193.3	<b>300.3</b>
<b>1997</b>								
July	11.6	2.7	0.0	0.0	0.0	14.3	34.0	<b>48.3</b>
August	5.4	0.9	0.0	0.0	0.0	6.4	29.6	<b>35.9</b>
September	2.9	2.1	0.0	0.1	0.0	5.1	2.3	<b>7.3</b>
October	2.1	2.0	0.0	0.0	0.0	4.1	33.7	<b>37.8</b>
November	3.8	1.2	0.0	0.0	0.0	5.0	8.9	<b>13.9</b>
December	4.3	4.8	0.0	0.1	0.0	9.2	13.0	<b>22.1</b>
<b>1998</b>								
January	1.5	1.0	0.0	0.0	0.0	2.5	11.3	<b>13.8</b>
February	3.4	2.8	0.0	0.1	0.0	6.4	9.3	<b>15.7</b>
March	3.3	7.1	0.0	0.1	0.0	10.5	2.3	<b>12.8</b>
April	7.0	4.1	0.0	0.3	0.0	11.4	8.6	<b>20.0</b>
May	2.3	2.6	0.0	0.9	0.0	5.8	31.5	<b>37.3</b>
June	25.3	1.2	0.0	0.1	0.0	26.7	8.8	<b>35.4</b>
July	8.1	1.5	0.0	1.2	0.0	10.8	20.8	<b>31.6</b>
TOTAL (\$ million)								
<b>1995-96</b>	1 148.3	272.4	(b) 3.4	159.3	(b) 0.0	1 583.6	803.1	<b>2 386.7</b>
<b>1996-97</b>	1 348.9	175.8	4.9	167.7	0.1	1 697.3	1 204.5	<b>2 901.8</b>
<b>1997-98</b>	1 634.2	222.0	2.4	184.3	0.9	2 043.9	899.8	<b>2 943.8</b>
<b>1997</b>								
July	129.8	17.4	0.2	15.7	0.1	163.2	105.3	<b>268.5</b>
August	125.1	10.0	0.6	15.1	0.0	150.7	81.4	<b>232.1</b>
September	129.0	10.3	0.1	15.4	0.3	155.1	56.5	<b>211.7</b>
October	136.4	14.2	0.2	18.1	0.0	169.0	98.3	<b>267.2</b>
November	142.2	12.4	0.1	16.1	0.0	170.8	79.4	<b>250.2</b>
December	123.4	11.7	0.6	15.6	0.0	151.3	70.3	<b>221.6</b>
<b>1998</b>								
January	105.1	17.2	0.0	13.8	0.0	136.1	57.6	<b>193.7</b>
February	120.2	18.6	0.1	16.4	0.0	155.3	69.1	<b>224.4</b>
March	143.7	29.1	0.1	16.1	0.0	189.0	62.4	<b>251.4</b>
April	144.1	19.1	0.1	12.3	0.0	175.7	42.3	<b>218.0</b>
May	151.9	43.6	0.0	16.6	0.0	212.2	106.1	<b>318.3</b>
June	183.3	18.4	0.3	13.1	0.5	215.5	71.1	<b>286.7</b>
July	163.2	16.3	0.3	17.2	0.0	196.9	86.3	<b>283.2</b>

(a) See Glossary for definition.

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

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

### NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc of.....			Flats units or apartments in a building of.....				Total	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
NUMBER OF DWELLINGS										
<b>1995-96</b>	12 212	2 932	354	3 286	6	83	152	241	3 527	<b>15 739</b>
<b>1996-97</b>	13 632	1 179	376	1 555	75	194	189	458	2 013	<b>15 645</b>
<b>1997-98</b>	15 828	1 672	324	1 996	166	95	269	530	2 526	<b>18 354</b>
<b>1997</b>										
May	1 376	165	5	170	0	25	0	25	195	<b>1 571</b>
June	1 151	74	7	81	19	3	0	22	103	<b>1 254</b>
July	1 283	192	4	196	19	8	0	27	223	<b>1 506</b>
August	1 225	106	26	132	0	0	0	0	132	<b>1 357</b>
September	1 216	81	8	89	0	0	6	6	95	<b>1 311</b>
October	1 323	161	14	175	0	0	8	8	183	<b>1 506</b>
November	1 355	162	13	175	3	0	6	9	184	<b>1 539</b>
December	1 214	135	13	148	4	19	0	23	171	<b>1 385</b>
<b>1998</b>										
January	976	83	30	113	20	6	39	65	178	<b>1 154</b>
February	1 162	178	59	237	0	19	22	41	278	<b>1 440</b>
March	1 363	235	17	252	56	22	50	128	380	<b>1 743</b>
April	1 376	135	44	179	6	5	6	17	196	<b>1 572</b>
May	1 504	96	33	129	25	16	118	159	288	<b>1 792</b>
June	1 831	108	63	171	33	0	14	47	218	<b>2 049</b>
July	1 548	90	50	140	0	0	11	11	151	<b>1 699</b>
VALUE (\$ million)										
<b>1995-96</b>	1 148.3	207.1	33.8	240.9	0.3	10.7	20.4	31.4	272.3	<b>1 420.7</b>
<b>1996-97</b>	1 349.0	86.5	31.9	118.4	7.5	17.9	31.9	57.3	175.7	<b>1 524.6</b>
<b>1997-98</b>	1 634.3	117.3	31.4	148.7	13.5	10.7	49.2	73.4	222.1	<b>1 856.4</b>
<b>1997</b>										
May	140.5	13.5	0.4	14.0	0.0	2.8	0.0	2.8	16.8	<b>157.3</b>
June	120.6	6.9	0.9	7.8	1.6	0.2	0.0	1.8	9.6	<b>130.2</b>
July	129.8	14.6	0.5	15.1	1.5	0.8	0.0	2.3	17.4	<b>147.2</b>
August	125.1	7.6	2.4	10.0	0.0	0.0	0.0	0.0	10.0	<b>135.0</b>
September	129.0	7.5	0.9	8.3	0.0	0.0	2.0	2.0	10.3	<b>139.3</b>
October	136.4	10.5	1.6	12.1	0.0	0.0	2.1	2.1	14.2	<b>150.6</b>
November	142.2	9.8	1.7	11.5	0.3	0.0	0.7	1.0	12.4	<b>154.6</b>
December	123.4	8.5	1.4	9.9	0.4	1.4	0.0	1.8	11.7	<b>135.2</b>
<b>1998</b>										
January	105.1	6.9	3.3	10.2	1.8	0.4	4.8	7.0	17.2	<b>122.3</b>
February	120.2	10.6	4.8	15.4	0.0	0.5	2.7	3.2	18.6	<b>138.8</b>
March	143.7	14.9	1.7	16.5	5.0	2.8	4.8	12.6	29.1	<b>172.8</b>
April	144.1	10.7	4.7	15.4	0.4	0.8	2.6	3.8	19.1	<b>163.3</b>
May	151.9	6.9	3.8	10.7	2.1	4.1	26.7	32.9	43.6	<b>195.5</b>
June	183.3	8.8	4.8	13.6	2.0	0.0	2.8	4.8	18.4	<b>201.7</b>
July	163.2	7.1	8.1	15.2	0.0	0.0	1.1	1.1	16.3	<b>179.5</b>

(a) See Glossary for definition

## VALUE OF BUILDING APPROVED, Average 1989-90 Prices

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
<b>1995-96</b>	1 155.8	259.2	1 414.9	163.9	1 578.9	759.0	<b>2 337.9</b>
<b>1996-97</b>	1 359.1	164.5	1 523.6	174.0	1 697.6	1 119.6	<b>2 817.1</b>
<b>1997-98</b>	1 641.9	204.4	1 846.3	188.6	2 034.9	821.4	<b>2 856.3</b>
<b>1997</b>							
March	294.4	50.3	344.7	42.4	387.1	254.7	<b>641.8</b>
June	408.6	38.8	447.4	46.4	493.8	257.5	<b>751.3</b>
September	387.4	34.9	422.2	48.0	470.2	223.4	<b>693.6</b>
December	405.3	35.4	440.7	51.1	491.8	226.9	<b>718.7</b>
<b>1998</b>							
March	371.7	59.8	431.5	46.7	478.2	172.4	<b>650.6</b>
June	477.6	74.4	551.9	42.8	594.7	198.7	<b>793.4</b>
ORIGINAL (% change from preceding quarter)							
<b>1997</b>							
March	-10.2	8.8	-7.9	-0.7	-7.1	-22.4	<b>-13.9</b>
June	38.8	-22.8	29.8	9.4	27.6	1.1	<b>17.1</b>
September	-5.2	-10.2	-5.6	3.4	-4.8	-13.2	<b>-7.7</b>
December	4.6	1.6	4.4	6.6	4.6	1.6	<b>3.6</b>
<b>1998</b>							
March	-8.3	68.8	-2.1	-8.6	-2.8	-24.0	<b>-9.5</b>
June	28.5	24.4	27.9	-8.4	24.4	15.2	<b>21.9</b>

(a) Refer to Explanatory Notes paragraph 12

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

Period	<i>Hotels, motels and other short term accommodation</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
<b>1998</b>												
May	3	0.2	23	1.9	12	1.2	17	1.4	31	3.0	1	0.1
June	4	0.4	21	1.9	13	1.4	20	2.2	16	2.0	2	0.2
July	5	0.6	42	4.2	13	1.7	16	1.7	19	1.9	1	0.1
Value—\$200,000—\$499,999												
<b>1998</b>												
May	0	0.0	17	5.2	6	1.5	7	2.4	13	3.6	1	0.3
June	0	0.0	6	1.7	10	3.2	3	0.9	8	2.1	4	1.3
July	2	0.6	13	4.1	3	0.9	5	1.2	4	1.2	2	0.4
Value—\$500,000—\$999,999												
<b>1998</b>												
May	0	0.0	4	2.7	3	1.8	1	1.0	3	2.0	1	0.5
June	3	1.9	5	3.0	4	2.5	0	0.0	3	2.1	0	0.0
July	3	2.1	2	1.6	3	2.1	1	0.5	5	3.3	3	2.4
Value—\$1,000,000—\$4,999,999												
<b>1998</b>												
May	1	3.9	1	1.3	0	0.0	2	3.4	2	3.1	1	3.9
June	0	0.0	5	11.5	0	0.0	3	4.4	0	0.0	1	3.9
July	0	0.0	7	11.5	2	4.8	3	5.6	3	7.2	1	1.4
Value—\$5,000,000 and over												
<b>1998</b>												
May	0	0.0	2	26.3	0	0.0	0	0.0	1	5.1	2	12.9
June	0	0.0	1	6.3	0	0.0	0	0.0	0	0.0	0	0.0
July	0	0.0	0	0.0	1	6.9	0	0.0	0	0.0	1	6.7
Value—Total												
<b>1995-96</b>	118	113.3	304	119.0	285	80.4	277	106.5	340	112.0	109	80.4
<b>1996-97</b>	91	75.4	408	164.2	319	102.6	314	156.4	402	160.4	120	152.0
<b>1997-98</b>	99	53.1	445	186.0	287	88.4	283	123.5	398	150.0	128	114.7
<b>1998</b>												
May	4	4.1	47	37.3	21	4.6	27	8.2	50	16.7	6	17.7
June	7	2.3	38	24.4	27	7.0	26	7.5	27	6.3	7	5.4
July	10	3.3	64	21.5	22	16.4	25	9.0	31	13.6	8	11.0

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

Period	Religious.....		Health.....		Entertainment and recreational.....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000-\$199,999										
<b>1998</b>										
May	0	0.0	3	0.3	3	0.3	10	0.7	103	9.1
June	4	0.3	3	0.2	2	0.1	3	0.3	88	9.1
July	1	0.1	4	0.5	2	0.1	9	1.0	112	12.0
Value—\$200,000-\$499,999										
<b>1998</b>										
May	0	0.0	0	0.0	3	0.7	3	0.9	50	14.6
June	0	0.0	2	0.7	2	0.6	1	0.2	36	10.7
July	0	0.0	1	0.5	2	0.8	0	0.0	32	9.6
Value—\$500,000-\$999,999										
<b>1998</b>										
May	0	0.0	0	0.0	1	1.0	0	0.0	13	8.9
June	1	0.6	0	0.0	1	0.8	0	0.0	17	10.8
July	0	0.0	0	0.0	1	0.7	1	0.8	19	13.5
Value—\$1,000,000-\$4,999,999										
<b>1998</b>										
May	0	0.0	0	0.0	1	1.4	0	0.0	8	17.0
June	0	0.0	0	0.0	2	5.7	1	1.0	12	26.5
July	0	0.0	1	1.0	1	2.0	1	4.2	19	37.6
Value—\$5,000,000 and over										
<b>1998</b>										
May	0	0.0	0	0.0	1	12.3	0	0.0	6	56.5
June	0	0.0	1	7.7	0	0.0	0	0.0	2	13.9
July	0	0.0	0	0.0	0	0.0	0	0.0	2	13.6
Value—Total										
<b>1995-96</b>	23	4.4	50	32.8	79	48.0	253	106.2	1 838	803.1
<b>1996-97</b>	20	5.4	69	214.5	98	92.2	117	81.3	1 958	1 204.4
<b>1997-98</b>	27	8.7	56	72.5	86	65.3	92	37.6	1 901	899.8
<b>1998</b>										
May	0	0.0	3	0.3	9	15.7	13	1.5	180	106.1
June	5	1.0	6	8.5	7	7.2	5	1.5	155	71.1
July	1	0.1	6	1.9	6	3.6	11	6.0	184	86.3

## VALUE OF NON-RESIDENTIAL BUILDINGS APPROVED

Period	Hotels, motels & other short term accom- modation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
<b>1995-96</b>	113.1	117.6	79.5	72.8	107.9	43.5	4.5	31.8	34.1	87.4	<b>692.1</b>
<b>1996-97</b>	75.5	162.8	96.2	117.2	113.7	38.8	5.3	96.1	36.6	32.5	<b>773.9</b>
<b>1997-98</b>	51.7	185.4	86.4	81.6	142.0	32.0	8.7	58.4	39.4	21.1	<b>706.7</b>
<b>1997</b>											
July	6.4	23.8	9.7	5.3	8.9	2.9	0.8	4.1	2.8	6.5	<b>71.2</b>
August	6.8	9.2	7.1	9.0	11.6	1.7	0.8	4.0	0.8	0.8	<b>51.8</b>
September	2.3	11.3	6.1	4.7	13.4	3.5	0.5	8.4	2.2	2.0	<b>54.3</b>
October	4.1	12.5	5.2	10.6	13.7	9.0	0.2	1.7	7.1	0.4	<b>64.6</b>
November	2.4	11.7	6.3	10.5	13.8	3.8	3.5	7.0	9.5	1.9	<b>70.5</b>
December	2.4	15.2	10.4	9.6	10.7	3.0	0.4	0.9	0.1	4.6	<b>57.3</b>
<b>1998</b>											
January	2.2	5.9	5.3	8.1	11.9	1.9	0.2	8.2	1.9	0.8	<b>46.3</b>
February	7.0	8.0	10.1	4.5	9.0	2.5	1.0	12.7	4.5	0.6	<b>59.8</b>
March	7.6	18.8	9.0	2.2	16.5	1.0	0.3	0.9	3.3	0.7	<b>60.2</b>
April	4.1	7.4	5.8	3.1	9.5	1.1	0.0	1.7	0.5	0.4	<b>33.7</b>
May	4.1	37.3	4.6	6.9	16.7	0.8	0.0	0.3	3.0	0.9	<b>74.6</b>
June	2.3	24.3	6.8	7.1	6.3	0.8	1.0	8.5	3.7	1.5	<b>62.4</b>
July	2.7	21.3	14.0	3.3	13.6	4.1	0.1	1.9	3.2	1.2	<b>65.5</b>
PUBLIC SECTOR (\$ million)											
<b>1995-96</b>	0.0	1.6	0.8	33.7	4.1	37.0	0.0	1.2	14.0	18.8	<b>111.0</b>
<b>1996-97</b>	0.0	1.6	6.5	39.2	46.8	113.1	0.2	118.4	55.7	48.7	<b>430.0</b>
<b>1997-98</b>	1.4	0.7	2.1	41.7	8.0	82.7	0.0	14.1	25.9	16.7	<b>193.3</b>
<b>1997</b>											
July	0.0	0.0	1.5	25.3	0.4	6.0	0.0	0.0	0.0	1.0	<b>34.0</b>
August	0.6	0.1	0.0	2.3	2.3	9.7	0.0	7.9	1.9	4.8	<b>29.6</b>
September	0.0	0.3	0.0	0.5	0.3	1.0	0.0	0.0	0.1	0.1	<b>2.3</b>
October	0.1	0.0	0.0	3.6	0.3	16.2	0.0	6.2	2.5	4.7	<b>33.7</b>
November	0.0	0.0	0.5	0.1	0.7	7.4	0.0	0.0	0.1	0.0	<b>8.9</b>
December	0.0	0.0	0.0	2.2	0.5	9.5	0.0	0.0	0.4	0.3	<b>13.0</b>
<b>1998</b>											
January	0.0	0.2	0.0	4.6	0.1	5.8	0.0	0.0	0.7	0.1	<b>11.3</b>
February	0.7	0.0	0.0	0.4	3.2	0.0	0.0	0.0	1.1	3.9	<b>9.3</b>
March	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	1.3	0.9	<b>2.3</b>
April	0.0	0.0	0.0	1.1	0.1	5.7	0.0	0.0	1.5	0.2	<b>8.6</b>
May	0.0	0.0	0.0	1.2	0.0	16.8	0.0	0.0	12.8	0.7	<b>31.5</b>
June	0.0	0.1	0.1	0.4	0.0	4.6	0.0	0.0	3.5	0.0	<b>8.8</b>
July	0.5	0.2	2.4	5.7	0.0	6.9	0.0	0.0	0.4	4.7	<b>20.8</b>
TOTAL (\$ million)											
<b>1995-96</b>	113.1	119.1	80.3	106.6	111.9	80.6	4.5	33.0	48.0	106.2	<b>803.1</b>
<b>1996-97</b>	75.5	164.3	102.8	156.4	160.3	151.9	5.5	214.5	92.3	81.3	<b>1 204.5</b>
<b>1997-98</b>	53.1	186.0	88.6	123.5	149.9	114.6	8.7	72.5	65.1	37.6	<b>899.8</b>
<b>1997</b>											
July	6.4	23.8	11.2	30.6	9.2	8.9	0.8	4.1	2.8	7.4	<b>105.3</b>
August	7.4	9.3	7.1	11.3	13.9	11.4	0.8	11.9	2.7	5.6	<b>81.4</b>
September	2.3	11.5	6.1	5.2	13.7	4.5	0.5	8.4	2.2	2.1	<b>56.5</b>
October	4.2	12.5	5.2	14.2	14.0	25.2	0.2	7.9	9.6	5.2	<b>98.3</b>
November	2.4	11.7	6.8	10.7	14.6	11.2	3.5	7.0	9.6	1.9	<b>79.4</b>
December	2.4	15.2	10.4	11.9	11.2	12.5	0.4	0.9	0.5	4.9	<b>70.3</b>
<b>1998</b>											
January	2.2	6.1	5.3	12.6	11.9	7.6	0.2	8.2	2.6	0.9	<b>57.6</b>
February	7.7	8.0	10.1	4.9	12.2	2.5	1.0	12.7	5.6	4.4	<b>69.1</b>
March	7.6	18.8	9.0	2.2	16.6	1.0	0.3	0.9	4.6	1.6	<b>62.4</b>
April	4.1	7.4	5.8	4.2	9.6	6.7	0.0	1.7	2.0	0.6	<b>42.3</b>
May	4.1	37.3	4.6	8.2	16.7	17.7	0.0	0.3	15.7	1.5	<b>106.1</b>
June	2.3	24.4	7.0	7.5	6.3	5.4	1.0	8.5	7.2	1.5	<b>71.1</b>
July	3.3	21.5	16.4	9.0	13.6	11.0	0.1	1.9	3.6	6.0	<b>86.3</b>



## 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									
<b>1996-97</b>	9 105	1 434	10 600	903 128	136 134	136 874	1 176 136	542 481	<b>1 718 617</b>
<b>1997-98</b>	10 293	1 546	11 927	1 074 352	152 837	150 499	1 377 688	523 117	<b>1 900 805</b>
<b>1997</b>									
July	762	150	936	78 321	11 962	12 575	102 858	53 935	<b>156 793</b>
August	808	101	919	82 342	7 552	12 423	102 318	30 522	<b>132 839</b>
September	813	74	904	86 839	7 650	12 679	107 168	41 839	<b>149 007</b>
October	836	115	952	84 583	10 498	13 688	108 768	52 176	<b>160 944</b>
November	913	96	1 011	94 902	7 767	12 658	115 328	56 886	<b>172 214</b>
December	824	63	912	84 928	5 078	12 984	102 990	40 860	<b>143 849</b>
<b>1998</b>									
January	668	124	792	72 268	12 145	12 032	96 446	37 395	<b>133 841</b>
February	783	175	959	81 118	11 730	13 327	106 175	36 167	<b>142 341</b>
March	961	201	1 164	102 167	18 068	13 626	133 861	41 693	<b>175 555</b>
April	923	89	1 013	97 625	10 201	10 055	117 881	20 308	<b>138 189</b>
May	928	215	1 144	97 741	37 407	13 236	148 383	61 123	<b>209 506</b>
June	1 074	143	1 221	111 520	12 779	11 216	135 514	50 214	<b>185 728</b>
July	971	101	1 079	103 538	11 699	12 918	128 155	43 199	<b>171 354</b>
PUBLIC SECTOR									
<b>1996-97</b>	261	192	459	20 061	11 100	2 662	33 823	237 420	<b>271 243</b>
<b>1997-98</b>	493	389	882	33 838	22 635	1 383	57 856	128 996	<b>186 851</b>
<b>1997</b>									
July	51	24	75	4 235	1 360	0	5 595	33 602	<b>39 197</b>
August	20	4	24	1 852	300	0	2 152	24 674	<b>26 826</b>
September	14	14	28	1 075	2 050	115	3 240	385	<b>3 625</b>
October	6	38	44	431	1 985	0	2 415	18 761	<b>21 176</b>
November	35	21	56	1 998	1 220	0	3 218	4 741	<b>7 959</b>
December	22	76	98	1 366	3 828	70	5 263	8 075	<b>13 338</b>
<b>1998</b>									
January	22	16	38	1 354	1 041	0	2 395	10 328	<b>12 723</b>
February	30	17	47	2 297	932	89	3 317	5 015	<b>8 333</b>
March	17	130	147	1 525	6 826	0	8 351	415	<b>8 766</b>
April	48	43	91	2 995	2 794	131	5 920	1 221	<b>7 141</b>
May	6	6	12	395	301	854	1 550	13 501	<b>15 050</b>
June	222	0	222	14 315	0	124	14 439	8 277	<b>22 716</b>
July	22	11	33	1 736	1 101	1 203	4 039	12 846	<b>16 885</b>
TOTAL									
<b>1996-97</b>	9 366	1 626	11 059	923 189	147 234	139 536	1 209 959	779 900	<b>1 989 860</b>
<b>1997-98</b>	10 786	1 935	12 809	1 108 190	175 472	151 882	1 435 544	652 112	<b>2 087 656</b>
<b>1997</b>									
July	813	174	1 011	82 557	13 322	12 575	108 453	87 537	<b>195 990</b>
August	828	105	943	84 194	7 852	12 423	104 469	55 196	<b>159 665</b>
September	827	88	932	87 914	9 700	12 795	110 409	42 224	<b>152 632</b>
October	842	153	996	85 013	12 482	13 688	111 183	70 937	<b>182 121</b>
November	948	117	1 067	96 900	8 987	12 658	118 546	61 627	<b>180 173</b>
December	846	139	1 010	86 293	8 906	13 054	108 253	48 934	<b>157 187</b>
<b>1998</b>									
January	690	140	830	73 622	13 186	12 032	98 840	47 724	<b>146 564</b>
February	813	192	1 006	83 415	12 662	13 416	109 492	41 182	<b>150 674</b>
March	978	331	1 311	103 692	24 894	13 626	142 213	42 108	<b>184 321</b>
April	971	132	1 104	100 620	12 995	10 186	123 800	21 529	<b>145 330</b>
May	934	221	1 156	98 136	37 708	14 090	149 933	74 623	<b>224 556</b>
June	1 296	143	1 443	125 835	12 779	11 340	149 953	58 491	<b>208 444</b>
July	993	112	1 112	105 273	12 800	14 120	132 194	56 045	<b>188 239</b>

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

(b) Refer to Explanatory Notes paragraph 12.

## BUILDINGS APPROVED IN STATISTICAL AREAS: Original

Statistical Area	DWELLINGS (no.).....			VALUE (\$'000).....					
	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
<b>WESTERN AUSTRALIA</b>	<b>1 548</b>	<b>151</b>	<b>1 707</b>	<b>163 179</b>	<b>16 276</b>	<b>17 447</b>	<b>196 903</b>	<b>86 317</b>	<b>283 220</b>
<b>Perth (SD)</b>	<b>993</b>	<b>112</b>	<b>1 112</b>	<b>105 274</b>	<b>12 801</b>	<b>14 121</b>	<b>132 195</b>	<b>56 045</b>	<b>188 239</b>
Central Metropolitan (SSD)	45	15	65	11 367	2 350	5 166	18 883	12 182	31 065
Cambridge (T)	5	0	5	2 770	0	676	3 446	256	3 701
Claremont (T)	4	6	10	893	1 400	453	2 746	718	3 464
Cottesloe (T)	3	0	3	728	0	378	1 105	60	1 165
Mosman Park (T)	3	0	3	453	0	310	763	0	763
Nedlands (C)	12	0	12	4 229	0	923	5 152	330	5 482
Peppermint Grove (C)	1	0	1	315	0	0	315	0	315
Perth (C)-Inner	0	0	0	0	0	0	0	7 617	7 617
Perth (C)-Remainder	2	0	3	311	0	30	341	1 876	2 217
Subiaco (C)	12	0	16	1 375	0	312	1 687	688	2 375
Vincent (T)	3	9	12	294	950	2 085	3 329	637	3 966
East Metropolitan (SSD)	164	4	168	15 230	359	1 277	16 867	8 023	24 889
Bassendean (T)	6	0	6	446	0	91	537	0	537
Bayswater (C)	17	0	17	1 537	0	390	1 927	333	2 261
Kalamunda (S)	28	2	30	3 170	189	191	3 550	2 680	6 230
Mundaring (S)	21	0	21	2 507	0	232	2 739	240	2 979
Swan (S)	92	2	94	7 570	170	373	8 113	4 770	12 883
North Metropolitan (SSD)	242	37	281	25 700	2 745	2 975	31 420	8 814	40 233
Joondalup (C)-North	40	8	48	4 514	672	189	5 375	2 225	7 600
Joondalup (C)-South	15	0	17	2 366	0	454	2 821	2 190	5 011
Stirling (C)-Central	47	16	63	4 480	974	961	6 415	2 852	9 266
Stirling (C)-Coastal	45	11	56	5 346	1 055	375	6 776	1 547	8 323
Stirling (C)-South-Eastern	8	0	8	1 640	0	838	2 479	0	2 479
Wanneroo (S)-North-East	34	0	34	2 987	0	158	3 144	0	3 144
Wanneroo (S)-North-West	53	2	55	4 367	44	0	4 411	0	4 411
South West Metropolitan (SSD)	253	26	279	24 903	4 599	1 851	31 353	16 907	48 260
Cockburn (C)	78	6	84	6 492	825	236	7 553	2 241	9 794
East Fremantle (T)	0	0	0	0	0	20	20	0	20
Fremantle (C)-Inner	0	0	0	0	0	0	0	0	0
Fremantle (C)-Remainder	5	13	18	657	1 648	362	2 667	100	2 767
Kwinana (T)	15	0	15	1 270	0	11	1 281	1 003	2 284
Melville (C)	51	6	57	7 962	326	1 106	9 394	2 946	12 340
Rockingham (C)	104	1	105	8 522	1 800	116	10 437	10 616	21 054
South East Metropolitan (SSD)	289	30	319	28 074	2 747	2 851	33 673	10 119	43 792
Wanneroo (S) - South	51	2	53	4 241	150	452	4 844	54	4 897
Armadale (C)	20	0	20	2 243	0	190	2 433	284	2 717
Belmont (C)	42	0	42	3 909	0	76	3 985	4 579	8 564
Canning (C)	61	0	61	5 712	0	656	6 367	2 450	8 817
Gosnells (C)	87	1	88	7 667	16	222	7 904	2 008	9 912
Serpentine-Jarrahdale (S)	12	0	12	1 184	0	80	1 264	130	1 394
South Perth (C)	9	17	26	2 280	1 741	978	4 999	0	4 999
Victoria Park (T)	7	10	17	840	840	198	1 878	615	2 492
<b>South West (SD)</b>	<b>311</b>	<b>8</b>	<b>319</b>	<b>30 389</b>	<b>771</b>	<b>1 291</b>	<b>32 452</b>	<b>14 443</b>	<b>46 895</b>
Dale (SSD)	88	4	92	8 087	510	212	8 809	6 312	15 121
Boddington (S)	1	0	1	86	0	20	106	0	106
Mandurah (C)	75	4	79	6 476	510	192	7 178	5 592	12 770
Murray (S)	9	0	9	1 060	0	0	1 060	720	1 780
Waroona (S)	3	0	3	465	0	0	465	0	465
Preston (SSD)	136	4	140	12 857	261	271	13 390	7 313	20 703
Bunbury (C)	52	4	56	5 505	261	74	5 840	6 998	12 838
Capel (S)	14	0	14	1 156	0	86	1 242	120	1 362
Collie (S)	4	0	4	309	0	0	309	0	309
Dardanup (S)	27	0	27	2 000	0	40	2 040	0	2 040
Donnybrook-Balingup (S)	2	0	2	155	0	19	174	50	224
Harvey (S)	37	0	37	3 732	0	53	3 784	145	3 929

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)	79	0	79	8 871	0	734	9 605	818	10 423
Augusta–Margaret River (S)	6	0	6	821	0	183	1 004	177	1 181
Busselton (S)	73	0	73	8 049	0	551	8 600	641	9 241
Blackwood (SSD)	8	0	8	574	0	74	648	0	648
Boyup Brook (S)	2	0	2	112	0	0	112	0	112
Bridgetown–Greenbushes (S)	1	0	1	58	0	10	68	0	68
Manjimup (S)	4	0	4	369	0	64	433	0	433
Nannup (S)	1	0	1	35	0	0	35	0	35
<b>Lower Great Southern (SD)</b>	<b>41</b>	<b>7</b>	<b>49</b>	<b>4 186</b>	<b>756</b>	<b>883</b>	<b>5 825</b>	<b>1 600</b>	<b>7 425</b>
Pallinup (SSD)	9	4	13	843	306	120	1 269	0	1 269
Broomehill (S)	0	0	0	0	0	0	0	0	0
Gnowangerup (S)	0	0	0	0	0	0	0	0	0
Jerramungup (S)	1	0	1	109	0	0	109	0	109
Katanning (S)	7	4	11	658	306	120	1 084	0	1 084
Kent (S)	0	0	0	0	0	0	0	0	0
Kojonup (S)	1	0	1	75	0	0	75	0	75
Tambellup (S)	0	0	0	0	0	0	0	0	0
Woodanilling (S)	0	0	0	0	0	0	0	0	0
King (SSD)	32	3	36	3 343	450	763	4 556	1 600	6 156
Albany (C)–Central	10	3	13	790	450	472	1 712	390	2 102
Albany (C)–Balance	12	0	13	1 272	0	96	1 368	125	1 493
Cranbrook (S)	2	0	2	445	0	165	610	137	747
Denmark (S)	6	0	6	589	0	0	589	200	789
Plantagenet (S)	2	0	2	247	0	30	277	748	1 025
<b>Upper Great Southern (SD)</b>	<b>19</b>	<b>12</b>	<b>31</b>	<b>1 906</b>	<b>966</b>	<b>130</b>	<b>3 002</b>	<b>5 673</b>	<b>8 675</b>
Hotham (SSD)	9	0	9	1 009	0	0	1 009	0	1 009
Brookton (S)	0	0	0	0	0	0	0	0	0
Cuballing (S)	3	0	3	222	0	0	222	0	222
Dumbleyung (S)	0	0	0	0	0	0	0	0	0
Narrogin (T)	3	0	3	416	0	0	416	0	416
Narrogin (S)	2	0	2	286	0	0	286	0	286
Pingelly (S)	0	0	0	0	0	0	0	0	0
Wagin (S)	1	0	1	85	0	0	85	0	85
Wandering (S)	0	0	0	0	0	0	0	0	0
West Arthur (S)	0	0	0	0	0	0	0	0	0
Wickepin (S)	0	0	0	0	0	0	0	0	0
Williams (S)	0	0	0	0	0	0	0	0	0
Lakes (SSD)	10	12	22	897	966	130	1 992	5 673	7 666
Corrigin (S)	0	0	0	0	0	0	0	0	0
Kondinin (S)	3	12	15	307	966	130	1 403	842	2 245
Kulin (S)	7	0	7	589	0	0	589	4 831	5 420
Lake Grace (S)	0	0	0	0	0	0	0	0	0
<b>Midlands (SD)</b>	<b>42</b>	<b>6</b>	<b>48</b>	<b>3 647</b>	<b>404</b>	<b>190</b>	<b>4 241</b>	<b>132</b>	<b>4 373</b>
Moore (SSD)	25	6	31	2 320	404	0	2 724	132	2 856
Chittering (S)	5	0	5	708	0	0	708	0	708
Dandaragan (S)	10	0	10	909	0	0	909	0	909
Gingin (S)	7	0	7	423	0	0	423	132	554
Moora (S)	3	6	9	281	404	0	685	0	685
Victoria Plains (S)	0	0	0	0	0	0	0	0	0

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

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
<b>Avon (SSD)</b>	<b>16</b>	<b>0</b>	<b>16</b>	<b>1 236</b>	<b>0</b>	<b>63</b>	<b>1 299</b>	<b>0</b>	<b>1 299</b>
Beverley (S)	0	0	0	0	0	0	0	0	0
Cunderdin (S)	0	0	0	0	0	0	0	0	0
Dalwallinu (S)	0	0	0	0	0	17	17	0	17
Dowerin (S)	0	0	0	0	0	0	0	0	0
Goomalling (S)	0	0	0	0	0	0	0	0	0
Koorda (S)	0	0	0	0	0	0	0	0	0
Northam (T)	2	0	2	173	0	0	173	0	173
Northam (S)	2	0	2	171	0	0	171	0	171
Quairading (S)	0	0	0	0	0	0	0	0	0
Tammin (S)	0	0	0	0	0	0	0	0	0
Toodyay (S)	8	0	8	626	0	16	642	0	642
Wongan-Ballidu (S)	0	0	0	0	0	0	0	0	0
Wyalkatchem (S)	1	0	1	90	0	0	90	0	90
York (S)	3	0	3	176	0	30	206	0	206
<b>Campion (SSD)</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>91</b>	<b>0</b>	<b>128</b>	<b>219</b>	<b>0</b>	<b>219</b>
Bruce Rock (S)	1	0	1	91	0	0	91	0	91
Kellerberrin (S)	0	0	0	0	0	0	0	0	0
Merredin (S)	0	0	0	0	0	128	128	0	128
Mount Marshall (S)	0	0	0	0	0	0	0	0	0
Mukinbudin (S)	0	0	0	0	0	0	0	0	0
Narembeen (S)	0	0	0	0	0	0	0	0	0
Nungarin (S)	0	0	0	0	0	0	0	0	0
Trayning (S)	0	0	0	0	0	0	0	0	0
Westonia (S)	0	0	0	0	0	0	0	0	0
Yilgarn (S)	0	0	0	0	0	0	0	0	0
<b>South Eastern (SD)</b>	<b>47</b>	<b>2</b>	<b>49</b>	<b>5 749</b>	<b>120</b>	<b>151</b>	<b>6 020</b>	<b>3 313</b>	<b>9 333</b>
<b>Lefroy (SSD)</b>	<b>29</b>	<b>2</b>	<b>31</b>	<b>3 851</b>	<b>120</b>	<b>30</b>	<b>4 001</b>	<b>3 125</b>	<b>7 126</b>
Coolgardie (S)	0	0	0	0	0	0	0	1 200	1 200
Kalgoorlie/Boulder (C)	28	2	30	3 674	120	30	3 824	1 925	5 749
Laverton (S)	0	0	0	0	0	0	0	0	0
Leonora (S)	0	0	0	0	0	0	0	0	0
Menzies (S)	1	0	1	177	0	0	177	0	177
Ngaanyatjarraku (S)	0	0	0	0	0	0	0	0	0
<b>Johnston (SSD)</b>	<b>18</b>	<b>0</b>	<b>18</b>	<b>1 898</b>	<b>0</b>	<b>121</b>	<b>2 020</b>	<b>188</b>	<b>2 208</b>
Dundas (S)	0	0	0	0	0	0	0	0	0
Esperance (S)	13	0	13	1 399	0	106	1 506	188	1 694
Ravensthorpe (S)	5	0	5	499	0	15	514	0	514
<b>Central (SD)</b>	<b>44</b>	<b>2</b>	<b>46</b>	<b>4 867</b>	<b>220</b>	<b>298</b>	<b>5 385</b>	<b>3 230</b>	<b>8 614</b>
<b>Gascoyne (SSD)</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>240</b>	<b>0</b>	<b>16</b>	<b>256</b>	<b>0</b>	<b>256</b>
Carnarvon (S)	1	0	1	120	0	16	136	0	136
Exmouth (S)	1	0	1	120	0	0	120	0	120
Shark Bay (S)	0	0	0	0	0	0	0	0	0
Upper Gascoyne (S)	0	0	0	0	0	0	0	0	0
<b>Carnegie (SSD)</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>180</b>	<b>0</b>	<b>0</b>	<b>180</b>	<b>60</b>	<b>240</b>
Cue (S)	0	0	0	0	0	0	0	0	0
Meekatharra (S)	0	0	0	0	0	0	0	60	60
Mount Magnet (S)	0	0	0	0	0	0	0	0	0
Murchison (S)	0	0	0	0	0	0	0	0	0
Sandstone (S)	0	0	0	0	0	0	0	0	0
Wiluna (S)	0	0	0	0	0	0	0	0	0
Yalgoo (S)	1	0	1	180	0	0	180	0	180

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

Statistical Area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
Greenough River (SSD)	41	2	43	4 447	220	282	4 949	3 170	8 119
Carnamah (S)	0	0	0	0	0	0	0	0	0
Chapman Valley (S)	0	0	0	0	0	0	0	0	0
Coorow (S)	2	0	2	144	0	0	144	0	144
Geraldton (C)	8	0	8	1 286	0	84	1 370	2 300	3 670
Greenough (S)	21	0	21	2 095	0	168	2 263	800	3 063
Irwin (S)	6	2	8	556	220	0	776	70	846
Mingenew (S)	0	0	0	0	0	0	0	0	0
Morawa (S)	4	0	4	365	0	0	365	0	365
Mullewa (S)	0	0	0	0	0	0	0	0	0
Northampton (S)	0	0	0	0	0	30	30	0	30
Perenjori (S)	0	0	0	0	0	0	0	0	0
Three Springs (S)	0	0	0	0	0	0	0	0	0
<b>Pilbara (SD)</b>	<b>16</b>	<b>2</b>	<b>18</b>	<b>2 317</b>	<b>239</b>	<b>340</b>	<b>2 896</b>	<b>1 342</b>	<b>4 238</b>
De Grey (SSD)	14	2	16	1 817	239	153	2 209	98	2 307
East Pilbara (S)	0	0	0	0	0	0	0	0	0
Port Hedland (T)	14	2	16	1 817	239	153	2 209	98	2 307
Fortescue (SSD)	2	0	2	500	0	187	687	1 244	1 930
Ashburton (S)	1	0	1	160	0	0	160	0	160
Roebourne (S)	1	0	1	340	0	187	527	1 244	1 770
<b>Kimberley (SD)</b>	<b>35</b>	<b>0</b>	<b>35</b>	<b>4 845</b>	<b>0</b>	<b>43</b>	<b>4 888</b>	<b>540</b>	<b>5 428</b>
Ord (SSD)	10	0	10	1 350	0	0	1 350	205	1 555
Halls Creek (S)	0	0	0	0	0	0	0	0	0
Wyndham-East Kimberley (S)	10	0	10	1 350	0	0	1 350	205	1 555
Fitzroy (SSD)	25	0	25	3 495	0	43	3 538	335	3 873
Broome (S)	10	0	10	1 254	0	0	1 254	60	1 314
Derby-West Kimberly (S)	15	0	15	2 241	0	43	2 284	275	2 559

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

(b) Refer to Explanatory Notes paragraph 12.

# EXPLANATORY NOTES

## INTRODUCTION

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

## SCOPE AND COVERAGE

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

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

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

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

- construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (8762.0).

## VALUE DATA

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

## OWNERSHIP

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

## BUILDING CLASSIFICATIONS

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

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

## EXPLANATORY NOTES

### BUILDING CLASSIFICATIONS *continued*

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

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

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

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

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

### SEASONAL ADJUSTMENT

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

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

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

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

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

### TREND ESTIMATES

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

## EXPLANATORY NOTES

TREND ESTIMATES <i>continued</i>	<p><b>19</b> While the smoothing techniques described in paragraph 18 enables trend estimates to be produced for the latest few periods, it does result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.</p>
CONSTANT PRICE ESTIMATES	<p><b>20</b> Constant price estimates measure changes in value after the direct effects of price changes have been eliminated.</p> <p>The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.</p> <p><b>21</b> Estimates at constant prices are subject to a number of approximations and assumptions. For more information on the nature and concepts of constant price estimates, see Chapter 4 of <i>Australian National Accounts: Concepts, Sources and Methods</i> (5216.0). Monthly value data at constant prices are not available.</p>
AUSTRALIAN STANDARD GEOGRAPHIC CLASSIFICATION (ASGC)	<p><b>22</b> Area statistics are now being classified to the ASGC, 1998 Edition (Cat. no. 1216.0), effective from 1 July 1998, and ASGC terminology has been adopted in the presentation of building statistics.</p>
UNPUBLISHED DATA	<p><b>23</b> The ABS can also make available certain building approvals data which are not published. Where the data cannot be provided by telephone, it can be provided via fax, photocopy, computer printout, floppy disk and email. A charge may be made for providing unpublished data in these forms.</p>
RELATED PUBLICATIONS	<p><b>24</b> Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none"> <li>▪ <i>Building Approvals, Australia</i> (8731.0)</li> <li>▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i> (8750.0)</li> <li>▪ <i>Building Activity, Australia</i> (8752.0)</li> <li>▪ <i>Building Activity, Western Australia</i> (8752.5)</li> <li>▪ <i>Engineering Construction Activity, Australia</i> (8762.0)</li> <li>▪ <i>Housing Finance for Owner Occupation, Australia</i> (5609.0)</li> <li>▪ <i>Price Index of Materials Used in House Building</i> (6408.0)</li> <li>▪ <i>Price Index of Materials Used in Building Other than House Building</i> (6407.0)</li> <li>▪ <i>House Price Indexes: Eight Capital Cities</i> (6416.0).</li> </ul>
ROUNDING	<p>When figures have been rounded, discrepancies may occur between sums of the component items and totals.</p>
SYMBOLS AND OTHER USAGES	<p>n.a. not available</p> <p>n.y.a. not yet available</p> <p>(C) City</p> <p>(S) Shire</p> <p>(SD) Statistical Division</p> <p>(SDD) Statistical SubDivision</p> <p>(T) Town</p>



## GLOSSARY

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

## GLOSSARY

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



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2873150007988

ISSN 0727-2278

RRP \$15.50

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Produced by the Australian Bureau of Statistics