

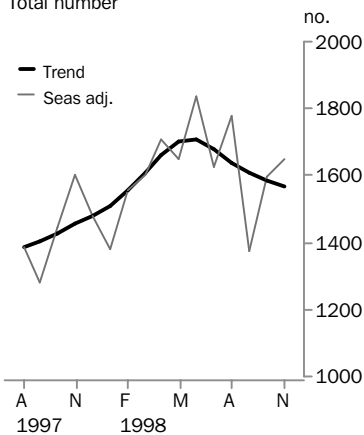
BUILDING APPROVALS

WESTERN
AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) THURS 14 JAN 1999

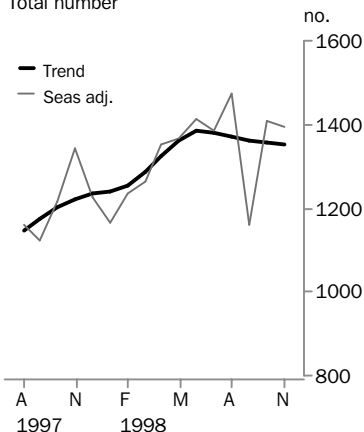
Dwelling units approved

Total number



Private sector houses approved

Total number



NOVEMBER KEY FIGURES

TREND ESTIMATES

	Nov 1998	% change Oct 1998 to Nov 1998	% change Nov 1997 to Nov 1998
Dwelling units approved			
Private sector houses	1 353	-0.2	10.6
Total dwelling units	1 567	-0.9	7.8

SEASONALLY ADJUSTED

	Nov 1998	% change Oct 1998 to Nov 1998	% change Nov 1997 to Nov 1998
Dwelling units approved			
Private sector houses	1 393	-1.2	3.6
Total dwelling units	1 648	3.1	3.0

NOVEMBER KEY POINTS

TREND ESTIMATES

- The trend for total dwelling units fell for the fifth consecutive month to be 8.1% lower than the peak of June 1998. However, the rate of decline is easing.
- The trend in private sector houses has fallen by 2.2% in the last five months, but remains 10.6% higher than the same period last year.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units has increased 20.1% over the last two months following a fall of 22.9% in the previous month.
- The fall of 1.2% in the seasonally adjusted estimate for private sector houses follows much greater, offsetting movements in the previous 2 months.

ORIGINAL ESTIMATES

- The total number of dwelling units approved in November was 1,649 (1,404 houses and 245 other dwellings). At the Statistical Local Area level Rockingham (134) recorded the most dwelling approvals in the Perth Statistical Division, while Mandurah (78) was the highest in the rest of the State.
- The value of non-residential building approved was \$77.0 million. The Other business premises category accounted for \$18.9 million, followed by the Educational category with \$14.1 million.

- 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>
December 1998	10 February 1999
January 1999	9 March 1999
February 1999	8 April 1999
March 1999	11 May 1999
April 1999	9 June 1999
May 1999	8 July 1999



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

There are no data notes for this issue.



REVISIONS THIS MONTH

There are no revisions this month.



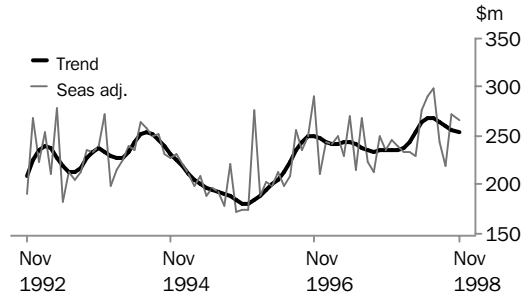
Colin Nagle
Regional Director, Western Australia



VALUE OF BUILDINGS APPROVED

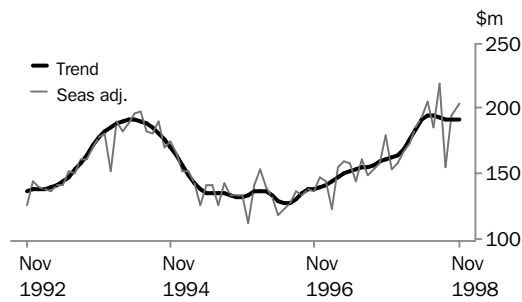
VALUE OF TOTAL BUILDING

The trend has fallen by \$15.7 million (5.8%) since the peak of June 1998.



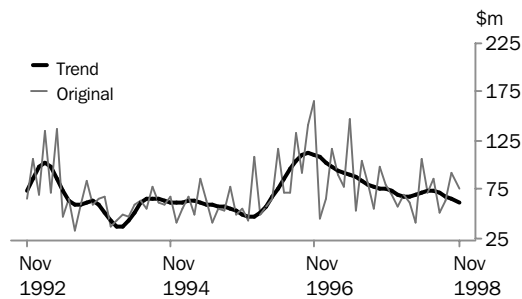
VALUE OF RESIDENTIAL BUILDING

The trend has fallen 1.8% since June 1998 but has levelled out in the last two months.



VALUE OF NON-RESIDENTIAL BUILDING

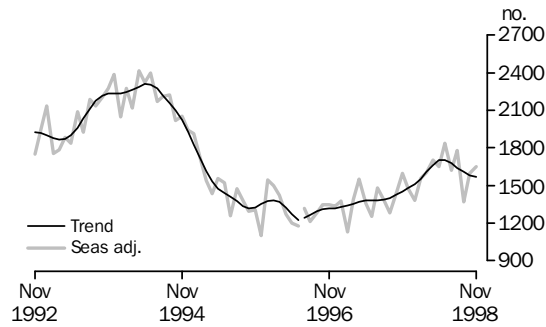
The decline evident in the trend since late 1996 has resumed, after a minor upturn between April and July 1998.



DWELLINGS APPROVED

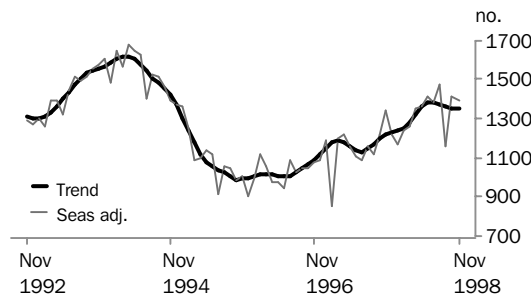
TOTAL DWELLING UNITS

The trend is 8.1% below the June 1998 level, although the rate of decline is slowing.



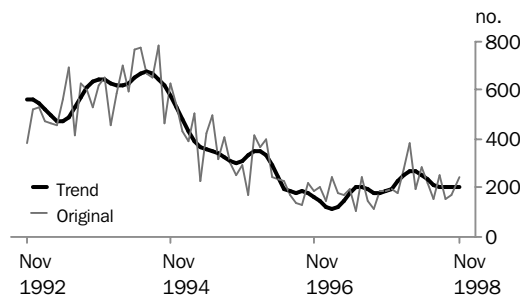
PRIVATE SECTOR HOUSES

The trend has fallen by 2.2% since June 1998 but is now levelling out.



OTHER DWELLINGS(a)

The trend has shown slight growth in the last two months after a five month decline. It is still 23.0% below the peak of April 1998.



(a) See Glossary for definition.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

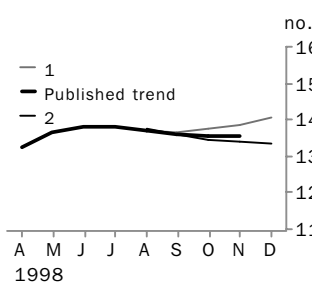
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

TREND REVISIONS

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

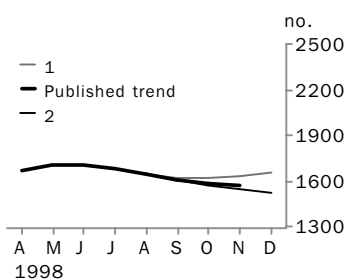
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the December seasonally adjusted estimate is higher than the November estimate by 6% for the number of private sector houses approved and 9% for total dwelling units approved; and that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

PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 6% on Nov 1998</i>		2 <i>falls by 6% on Nov 1998</i>	
	no.	% change	no.	% change	no.	% change
July 1998	1 381	-0.1	1 379	-0.2	1 385	0.0
August 1998	1 371	-0.7	1 370	-0.7	1 373	-0.9
September 1998	1 362	-0.7	1 366	-0.3	1 359	-1.0
October 1998	1 355	-0.5	1 373	0.5	1 347	-0.8
November 1998	1 353	-0.2	1 387	1.1	1 340	-0.6
December 1998	n.y.a.	n.y.a.	1 404	1.2	1 333	-0.5

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 9% on Nov 1998</i>		2 <i>falls by 9% on Nov 1998</i>	
	no.	% change	no.	% change	no.	% change
July 1998	1 678	-1.6	1 673	-1.8	1 683	-1.5
August 1998	1 640	-2.2	1 637	-2.1	1 642	-2.4
September 1998	1 607	-2.0	1 617	-1.3	1 603	-2.4
October 1998	1 582	-1.6	1 616	0.0	1 572	-2.0
November 1998	1 567	-0.9	1 632	1.0	1 548	-1.5
December 1998	n.y.a.	n.y.a.	1 651	1.2	1 525	-1.5

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						
1997						
September	1 186	1 216	98	112	1 284	1 328
October	1 304	1 323	147	185	1 451	1 508
November	1 309	1 356	164	185	1 473	1 541
December	1 167	1 214	107	198	1 274	1 412
1998						
January	953	976	163	179	1 116	1 155
February	1 123	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
August	1 458	1 483	228	252	1 686	1 735
September	1 239	1 257	124	156	1 363	1 413
October	1 454	1 462	127	172	1 581	1 634
November	1 395	1 404	193	245	1 588	1 649
SEASONALLY ADJUSTED						
1997						
September	1 121	1 153	n.a.	n.a.	1 213	1 279
October	1 218	1 254	n.a.	n.a.	1 365	1 444
November	1 345	1 404	n.a.	n.a.	1 497	1 600
December	1 225	1 281	n.a.	n.a.	1 340	1 477
1998						
January	1 166	1 204	n.a.	n.a.	1 315	1 382
February	1 237	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
August	1 476	1 507	n.a.	n.a.	1 692	1 780
September	1 159	1 176	n.a.	n.a.	1 297	1 372
October	1 410	1 427	n.a.	n.a.	1 525	1 599
November	1 393	1 404	n.a.	n.a.	1 555	1 648
TREND ESTIMATES						
1997						
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
1998						
January	1 241	1 282	173	229	1 414	1 510
February	1 254	1 297	199	256	1 454	1 553
March	1 285	1 338	220	269	1 505	1 607
April	1 326	1 393	232	269	1 557	1 662
May	1 363	1 444	230	257	1 593	1 701
June	1 383	1 470	214	235	1 597	1 705
July	1 381	1 462	192	215	1 574	1 678
August	1 371	1 436	172	205	1 543	1 640
September	1 362	1 406	155	202	1 517	1 607
October	1 355	1 379	142	203	1 498	1 582
November	1 353	1 360	133	207	1 486	1 567

(a) See Glossary for definition.

DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS(a)...		TOTAL DWELLING UNITS	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
1997						
September	0.7	-1.0	-26.3	-22.8	-2.1	-3.3
October	9.9	8.8	50.0	65.2	13.0	13.6
November	0.4	2.5	11.6	0.0	1.5	2.2
December	-10.8	-10.5	-34.8	7.0	-13.5	-8.4
1998						
January	-18.3	-19.6	52.3	-9.6	-12.4	-18.2
February	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
August	-0.1	-4.3	61.7	59.5	5.3	1.6
September	-15.0	-15.2	-45.6	-38.1	-19.2	-18.6
October	17.4	16.3	2.4	10.3	16.0	15.6
November	-4.1	-4.0	52.0	42.4	0.4	0.9
SEASONALLY ADJUSTED (% change from preceding month)						
1997						
September	-3.3	-5.3	n.a.	n.a.	-5.4	-7.6
October	8.6	8.8	n.a.	n.a.	12.5	12.9
November	10.4	11.9	n.a.	n.a.	9.7	10.8
December	-8.9	-8.8	n.a.	n.a.	-10.5	-7.7
1998						
January	-4.8	-6.0	n.a.	n.a.	-1.9	-6.4
February	6.1	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
August	6.4	0.4	n.a.	n.a.	12.4	9.6
September	-21.5	-22.0	n.a.	n.a.	-23.3	-22.9
October	21.7	21.4	n.a.	n.a.	17.6	16.5
November	-1.2	-1.6	n.a.	n.a.	2.0	3.1
TREND ESTIMATES (% change from preceding month)						
1997						
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
1998						
January	0.6	0.3	16.3	14.4	2.3	2.2
February	1.1	1.2	15.4	12.0	2.8	2.8
March	2.5	3.1	10.4	5.1	3.6	3.4
April	3.1	4.1	5.3	0.0	3.5	3.4
May	2.8	3.7	-0.7	-4.7	2.3	2.3
June	1.4	1.8	-6.8	-8.2	0.3	0.3
July	-0.1	-0.5	-10.4	-8.5	-1.5	-1.6
August	-0.7	-1.8	-10.7	-5.1	-1.9	-2.2
September	-0.7	-2.1	-9.8	-1.4	-1.7	-2.0
October	-0.5	-1.9	-8.3	0.6	-1.3	-1.6
November	-0.2	-1.4	-6.6	2.0	-0.8	-0.9

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
1997					
September	139.3	15.8	155.1	56.5	211.7
October	150.6	18.3	169.0	98.3	267.2
November	154.6	16.2	170.8	79.4	250.2
December	135.2	16.2	151.3	70.3	221.6
1998					
January	122.3	13.8	136.1	57.6	193.7
February	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	85.9	282.8
August	188.5	16.2	204.7	51.3	256.1
September	149.5	16.5	166.1	63.8	229.9
October	175.8	19.9	195.7	92.4	288.1
November	178.0	17.4	195.4	77.0	272.4
SEASONALLY ADJUSTED					
1997					
September	139.0	15.0	154.0	n.a.	213.7
October	141.5	16.0	157.5	n.a.	250.2
November	164.6	15.5	180.1	n.a.	234.9
December	138.2	16.1	154.3	n.a.	245.3
1998					
January	142.5	16.0	158.4	n.a.	239.2
February	151.2	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.	299.3
August	202.0	17.1	219.0	n.a.	244.7
September	140.9	14.0	154.9	n.a.	220.3
October	176.3	19.2	195.4	n.a.	273.2
November	187.5	17.0	204.5	n.a.	266.8
TREND ESTIMATES					
1997					
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
1998					
January	149.4	15.6	165.0	70.5	235.5
February	153.9	15.5	169.4	68.4	237.9
March	161.0	15.5	176.5	68.1	244.6
April	169.3	15.6	184.9	69.6	254.5
May	176.0	15.8	191.7	72.1	263.8
June	179.0	16.1	195.1	73.8	268.9
July	178.5	16.4	194.8	74.0	268.9
August	176.7	16.6	193.3	71.6	264.9
September	175.2	16.8	192.0	68.1	260.2
October	174.5	17.0	191.5	65.3	256.9
November	174.5	17.1	191.6	61.6	253.2

(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)					
1997					
September	3.2	1.1	3.0	-30.5	-8.8
October	8.1	15.7	8.9	73.8	26.2
November	2.6	-11.5	1.1	-19.2	-6.4
December	-12.6	-0.3	-11.4	-11.5	-11.4
1998					
January	-9.5	-14.9	-10.1	-18.0	-12.6
February	13.5	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	20.7	-1.4
August	5.0	-6.9	4.0	-40.2	-9.4
September	-20.7	1.9	-18.9	24.3	-10.2
October	17.6	20.1	17.8	44.8	25.3
November	1.3	-12.4	-0.1	-16.7	-5.4
SEASONALLY ADJUSTED (% change from preceding month)					
1997					
September	4.7	-6.8	3.5	n.a.	-4.1
October	1.8	6.5	2.3	n.a.	17.1
November	16.4	-3.5	14.3	n.a.	-6.1
December	-16.0	3.9	-14.3	n.a.	4.4
1998					
January	3.1	-0.5	2.7	n.a.	-2.5
February	6.1	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.	2.6
August	19.5	-1.9	17.5	n.a.	-18.2
September	-30.3	-18.0	-29.3	n.a.	-10.0
October	25.1	36.9	26.2	n.a.	24.0
November	6.4	-11.1	4.6	n.a.	-2.3
TREND ESTIMATES (% change from preceding month)					
1997					
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
1998					
January	2.0	-0.8	1.7	-4.8	-0.3
February	3.0	-1.0	2.7	-2.9	1.0
March	4.6	0.0	4.2	-0.5	2.8
April	5.2	0.6	4.7	2.2	4.0
May	3.9	1.3	3.7	3.6	3.7
June	1.7	1.8	1.7	2.4	1.9
July	-0.3	1.9	-0.1	0.3	0.0
August	-1.0	1.6	-0.8	-3.3	-1.5
September	-0.8	1.2	-0.7	-4.8	-1.8
October	-0.4	1.1	-0.3	-4.1	-1.3
November	0.0	0.4	0.0	-5.7	-1.4

(a) Refer to Explanatory Notes paragraph 12.

DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
1995-96	11 946	2 900	(b) 65	(b) 0	50	14 961
1996-97	13 067	1 682	56	3	32	14 840
1997-98	14 960	2 026	45	21	40	17 092
1997						
November	1 308	163	1	1	0	1 473
December	1 167	80	18	0	9	1 274
1998						
January	953	162	0	0	1	1 116
February	1 123	237	1	0	0	1 361
March	1 330	248	3	0	1	1 582
April	1 295	140	1	1	2	1 439
May	1 480	260	1	1	0	1 742
June	1 490	208	2	3	0	1 703
July	1 459	134	6	1	1	1 601
August	1 458	224	0	0	4	1 686
September	1 238	118	1	1	5	1 363
October	1 453	124	2	1	1	1 581
November	1 392	184	4	3	5	1 588
PUBLIC SECTOR (Number)						
1995-96	266	627	(b) 0	(b) 0	0	893
1996-97	565	331	6	0	0	902
1997-98	868	500	0	0	0	1 368
1997						
November	47	21	0	0	0	68
December	47	91	0	0	0	138
1998						
January	23	16	0	0	0	39
February	39	41	0	0	0	80
March	33	132	0	0	0	165
April	81	56	0	0	0	137
May	24	28	0	0	0	52
June	341	10	0	0	0	351
July	89	17	0	0	0	106
August	25	24	0	0	0	49
September	18	32	0	0	0	50
October	8	45	0	0	0	53
November	9	45	7	0	0	61
TOTAL (Number)						
1995-96	12 212	3 527	(b) 65	(b) 0	50	15 854
1996-97	13 632	2 013	62	3	32	15 742
1997-98	15 828	2 526	45	21	40	18 460
1997						
November	1 355	184	1	1	0	1 541
December	1 214	171	18	0	9	1 412
1998						
January	976	178	0	0	1	1 155
February	1 162	278	1	0	0	1 441
March	1 363	380	3	0	1	1 747
April	1 376	196	1	1	2	1 576
May	1 504	288	1	1	0	1 794
June	1 831	218	2	3	0	2 054
July	1 548	151	6	1	1	1 707
August	1 483	248	0	0	4	1 735
September	1 256	150	1	1	5	1 413
October	1 461	169	2	1	1	1 634
November	1 401	229	11	3	5	1 649

(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)								
1995-96	1 123.8	225.5	(b) 3.4	158.9	(b) 0.0	1 511.8	692.1	2 203.6
1996-97	1 294.1	154.0	4.8	163.9	0.1	1 616.6	773.9	2 390.9
1997-98	1 561.5	189.6	2.4	182.5	0.9	1 936.9	706.7	2 643.5
1997								
November	138.4	11.2	0.1	16.1	0.0	165.8	70.5	236.3
December	119.2	6.9	0.6	15.5	0.0	142.2	57.3	199.4
1998								
January	103.7	16.2	0.0	13.8	0.0	133.6	46.3	179.9
February	116.8	15.8	0.1	16.3	0.0	148.9	59.8	208.7
March	140.4	22.0	0.1	15.9	0.0	178.5	60.2	238.7
April	137.1	15.1	0.1	12.1	0.0	164.3	33.7	198.0
May	149.6	41.0	0.0	15.7	0.0	206.4	74.6	281.0
June	158.0	17.2	0.3	13.0	0.5	188.9	62.4	251.2
July	155.1	14.7	0.3	16.0	0.0	186.1	65.5	251.6
August	152.6	31.3	0.0	16.2	0.0	200.1	39.9	240.0
September	132.5	12.7	0.1	16.3	0.1	161.7	60.8	222.5
October	159.2	12.4	0.1	19.0	0.0	190.8	78.0	268.8
November	148.5	25.9	0.3	16.2	0.2	191.2	64.0	255.2
PUBLIC SECTOR (\$ million)								
1995-96	24.6	46.7	(b) 0.0	0.5	(b) 0.0	72.0	111.0	183.0
1996-97	54.9	21.7	0.1	4.0	0.0	80.5	430.0	510.7
1997-98	72.9	32.5	0.0	1.7	0.0	107.4	193.3	300.3
1997								
November	3.8	1.2	0.0	0.0	0.0	5.0	8.9	13.9
December	4.3	4.8	0.0	0.1	0.0	9.2	13.0	22.1
1998								
January	1.5	1.0	0.0	0.0	0.0	2.5	11.3	13.8
February	3.4	2.8	0.0	0.1	0.0	6.4	9.3	15.7
March	3.3	7.1	0.0	0.1	0.0	10.5	2.3	12.8
April	7.0	4.1	0.0	0.3	0.0	11.4	8.6	20.0
May	2.3	2.6	0.0	0.9	0.0	5.8	31.5	37.3
June	25.3	1.2	0.0	0.1	0.0	26.7	8.8	35.4
July	8.1	1.5	0.0	1.2	0.0	10.8	20.3	31.1
August	3.0	1.5	0.0	0.0	0.0	4.6	11.4	16.0
September	1.9	2.4	0.0	0.1	0.0	4.3	3.0	7.4
October	1.4	2.7	0.0	0.7	0.0	4.8	14.4	19.3
November	1.0	2.6	0.4	0.2	0.0	4.3	13.0	17.3
TOTAL (\$ million)								
1995-96	1 148.3	272.4	(b) 3.4	159.3	(b) 0.0	1 583.6	803.1	2 386.7
1996-97	1 348.9	175.8	4.9	167.7	0.1	1 697.3	1 204.5	2 901.8
1997-98	1 634.2	222.0	2.4	184.3	0.9	2 043.9	899.8	2 943.8
1997								
November	142.2	12.4	0.1	16.1	0.0	170.8	79.4	250.2
December	123.4	11.7	0.6	15.6	0.0	151.3	70.3	221.6
1998								
January	105.1	17.2	0.0	13.8	0.0	136.1	57.6	193.7
February	120.2	18.6	0.1	16.4	0.0	155.3	69.1	224.4
March	143.7	29.1	0.1	16.1	0.0	189.0	62.4	251.4
April	144.1	19.1	0.1	12.3	0.0	175.7	42.3	218.0
May	151.9	43.6	0.0	16.6	0.0	212.2	106.1	318.3
June	183.3	18.4	0.3	13.1	0.5	215.5	71.1	286.7
July	163.2	16.3	0.3	17.2	0.0	196.9	85.9	282.8
August	155.7	32.8	0.0	16.2	0.0	204.7	51.3	256.1
September	134.4	15.1	0.1	16.4	0.1	166.1	63.8	229.9
October	160.6	15.2	0.1	19.7	0.0	195.7	92.4	288.1
November	149.5	28.5	0.8	16.5	0.2	195.4	77.0	272.4

(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

1995-96	12 212	2 932	354	3 286	6	83	152	241	3 527	15 739
1996-97	13 632	1 179	376	1 555	75	194	189	458	2 013	15 645
1997-98	15 828	1 672	324	1 996	166	95	269	530	2 526	18 354
1997										
September	1 216	81	8	89	0	0	6	6	95	1 311
October	1 323	161	14	175	0	0	8	8	183	1 506
November	1 355	162	13	175	3	0	6	9	184	1 539
December	1 214	135	13	148	4	19	0	23	171	1 385
1998										
January	976	83	30	113	20	6	39	65	178	1 154
February	1 162	178	59	237	0	19	22	41	278	1 440
March	1 363	235	17	252	56	22	50	128	380	1 743
April	1 376	135	44	179	6	5	6	17	196	1 572
May	1 504	96	33	129	25	16	118	159	288	1 792
June	1 831	108	63	171	33	0	14	47	218	2 049
July	1 548	90	50	140	0	0	11	11	151	1 699
August	1 483	137	43	180	24	8	36	68	248	1 731
September	1 256	75	48	123	0	12	15	27	150	1 406
October	1 461	91	40	131	14	0	24	38	169	1 630
November	1 401	138	52	190	0	0	39	39	229	1 630

VALUE (\$ million)

1995-96	1 148.3	207.1	33.8	240.9	0.3	10.7	20.4	31.4	272.3	1 420.7
1996-97	1 349.0	86.5	31.9	118.4	7.5	17.9	31.9	57.3	175.7	1 524.6
1997-98	1 634.3	117.3	31.4	148.7	13.5	10.7	49.2	73.4	222.1	1 856.4
1997										
September	129.0	7.5	0.9	8.3	0.0	0.0	2.0	2.0	10.3	139.3
October	136.4	10.5	1.6	12.1	0.0	0.0	2.1	2.1	14.2	150.6
November	142.2	9.8	1.7	11.5	0.3	0.0	0.7	1.0	12.4	154.6
December	123.4	8.5	1.4	9.9	0.4	1.4	0.0	1.8	11.7	135.2
1998										
January	105.1	6.9	3.3	10.2	1.8	0.4	4.8	7.0	17.2	122.3
February	120.2	10.6	4.8	15.4	0.0	0.5	2.7	3.2	18.6	138.8
March	143.7	14.9	1.7	16.5	5.0	2.8	4.8	12.6	29.1	172.8
April	144.1	10.7	4.7	15.4	0.4	0.8	2.6	3.8	19.1	163.3
May	151.9	6.9	3.8	10.7	2.1	4.1	26.7	32.9	43.6	195.5
June	183.3	8.8	4.8	13.6	2.0	0.0	2.8	4.8	18.4	201.7
July	163.2	7.1	8.1	15.2	0.0	0.0	1.1	1.1	16.3	179.5
August	155.7	9.2	4.5	13.6	2.3	0.7	16.2	19.2	32.8	188.5
September	134.4	5.3	4.8	10.1	0.0	0.9	4.1	5.0	15.1	149.5
October	160.6	6.2	3.0	9.2	1.4	0.0	4.6	6.0	15.2	175.8
November	149.5	9.4	9.7	19.0	0.0	0.0	9.4	9.4	28.5	178.0

(a) See Glossary for definition

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1995-96	1 147.2	276.7	1 422.2	162.7	1 584.9	816.5	2 404.0
1996-97	1 349.0	175.7	1 524.6	172.7	1 697.3	1 204.4	2 901.7
1997-98	1 629.7	218.3	1 848.0	187.2	2 035.2	883.6	2 918.8
1997							
June	405.5	41.4	447.2	46.1	493.2	277.0	770.9
September	384.5	37.2	421.7	47.6	469.3	240.3	709.6
December	402.3	37.8	440.1	50.7	490.8	244.1	734.9
1998							
March	368.9	63.8	432.8	46.4	479.1	185.5	664.6
June	474.0	79.4	553.4	42.5	595.9	213.7	809.6
September	443.5	62.3	505.8	49.1	554.9	193.9	748.9
ORIGINAL (% change from preceding quarter)							
1997							
June	38.8	-22.8	29.4	9.4	27.2	1.1	16.5
September	-5.2	-10.2	-5.7	3.4	-4.8	-13.2	-7.9
December	4.6	1.6	4.4	6.6	4.6	1.6	3.6
1998							
March	-8.3	68.8	-1.7	-8.6	-2.4	-24.0	-9.6
June	28.5	24.4	27.9	-8.4	24.4	15.2	21.8
September	-6.4	-21.5	-8.6	15.7	-6.9	-9.2	-7.5

(a) Reference year for chain volume measures is 1996-97. Refer to Explanatory Notes paragraphs 20-21.

(b) Refer to Explanatory Notes paragraph 12.

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

Period	Hotels, motels and other short term accommodation		Shops.....		Factories.....		Offices.....		Other business premises.....		Educational	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
1998												
September	2	0.2	24	1.9	9	1.2	21	2.0	27	2.7	7	0.9
October	4	0.3	15	1.4	13	1.2	16	1.6	18	1.7	6	0.7
November	3	0.2	24	2.2	21	2.3	22	2.1	33	3.7	6	0.6
Value—\$200,000—\$499,999												
1998												
September	0	0.0	17	5.2	8	2.5	7	2.3	13	3.9	9	3.0
October	1	0.2	14	4.4	10	2.6	8	2.2	5	1.3	0	0.0
November	3	0.9	9	2.5	9	2.5	5	1.4	4	1.2	3	0.8
Value—\$500,000—\$999,999												
1998												
September	1	0.6	4	2.6	0	0.0	2	1.2	1	0.8	3	2.4
October	0	0.0	1	0.6	0	0.0	3	2.0	2	1.6	2	1.4
November	0	0.0	5	2.9	4	2.8	1	0.5	3	1.9	0	0.0
Value—\$1,000,000—\$4,999,999												
1998												
September	1	3.0	3	5.6	4	5.9	1	1.6	2	4.0	3	4.7
October	3	7.9	1	2.9	0	0.0	0	0.0	1	1.1	0	0.0
November	1	1.7	0	0.0	1	1.2	0	0.0	5	12.1	4	12.7
Value—\$5,000,000 and over												
1998												
September	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
October	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	8.3
November	0	0.0	1	6.0	0	0.0	0	0.0	0	0.0	0	0.0
Value—Total												
1995-96	118	113.3	304	119.0	285	80.4	277	106.5	340	112.0	109	80.4
1996-97	91	75.4	408	164.2	319	102.6	314	156.4	402	160.4	120	152.0
1997-98	99	53.1	445	186.0	287	88.4	283	123.5	398	150.0	128	114.7
1998												
September	4	3.7	48	15.3	21	9.5	31	7.0	43	11.4	22	10.9
October	8	8.5	31	9.2	23	3.8	27	5.8	26	5.7	9	10.4
November	7	2.7	39	13.6	35	8.8	28	4.1	45	18.9	13	14.1

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

Period	Religious.....		Health.....		Entertainment and recreational.....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999										
1998										
September	1	0.1	5	0.5	6	0.5	7	0.6	109	10.5
October	1	0.1	7	0.8	1	0.1	2	0.2	83	8.3
November	2	0.1	7	0.7	4	0.5	2	0.2	124	12.6
Value—\$200,000—\$499,999										
1998										
September	1	0.5	0	0.0	2	0.7	0	0.0	57	18.0
October	0	0.0	1	0.2	1	0.3	1	0.4	41	11.6
November	0	0.0	0	0.0	0	0.0	1	0.4	34	9.6
Value—\$500,000—\$999,999										
1998										
September	0	0.0	0	0.0	1	0.5	1	1.0	13	9.0
October	0	0.0	1	0.6	2	1.4	0	0.0	11	7.5
November	1	0.5	1	0.6	0	0.0	0	0.0	15	9.2
Value—\$1,000,000—\$4,999,999										
1998										
September	0	0.0	0	0.0	0	0.0	1	1.6	15	26.3
October	0	0.0	2	4.4	0	0.0	1	4.0	8	20.3
November	0	0.0	2	5.2	2	3.2	1	3.5	16	39.5
Value—\$5,000,000 and over										
1998										
September	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
October	0	0.0	0	0.0	2	36.4	0	0.0	3	44.7
November	0	0.0	0	0.0	0	0.0	0	0.0	1	6.0
Value—Total										
1995-96	23	4.4	50	32.8	79	48.0	253	106.2	1 838	803.1
1996-97	20	5.4	69	214.5	98	92.2	117	81.3	1 958	1 204.4
1997-98	27	8.7	56	72.5	86	65.3	92	37.6	1 901	899.8
1998										
September	2	0.6	5	0.5	9	1.7	9	3.2	194	63.8
October	1	0.1	11	5.9	6	38.1	4	4.6	146	92.4
November	3	0.6	10	6.5	6	3.6	4	4.0	190	77.0

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)											
1995-96	113.1	117.6	79.5	72.8	107.9	43.5	4.5	31.8	34.1	87.4	692.1
1996-97	75.5	162.8	96.2	117.2	113.7	38.8	5.3	96.1	36.6	32.5	773.9
1997-98	51.7	185.4	86.4	81.6	142.0	32.0	8.7	58.4	39.4	21.1	706.7
1997											
November	2.4	11.7	6.3	10.5	13.8	3.8	3.5	7.0	9.5	1.9	70.5
December	2.4	15.2	10.4	9.6	10.7	3.0	0.4	0.9	0.1	4.6	57.3
1998											
January	2.2	5.9	5.3	8.1	11.9	1.9	0.2	8.2	1.9	0.8	46.3
February	7.0	8.0	10.1	4.5	9.0	2.5	1.0	12.7	4.5	0.6	59.8
March	7.6	18.8	9.0	2.2	16.5	1.0	0.3	0.9	3.3	0.7	60.2
April	4.1	7.4	5.8	3.1	9.5	1.1	0.0	1.7	0.5	0.4	33.7
May	4.1	37.3	4.6	6.9	16.7	0.8	0.0	0.3	3.0	0.9	74.6
June	2.3	24.3	6.8	7.1	6.3	0.8	1.0	8.5	3.7	1.5	62.4
July	2.7	21.3	14.0	3.3	13.6	4.1	0.1	1.9	3.2	1.2	65.5
August	1.6	9.0	3.3	6.7	14.7	2.8	0.0	0.3	0.9	0.6	39.9
September	3.7	13.8	9.5	6.7	11.2	10.9	0.6	0.5	0.9	3.0	60.8
October	8.5	9.2	3.8	5.7	5.4	2.1	0.1	4.6	37.9	0.6	78.0
November	2.7	13.4	7.2	3.3	17.3	9.4	0.6	3.0	3.5	3.6	64.0
PUBLIC SECTOR (\$ million)											
1995-96	0.0	1.6	0.8	33.7	4.1	37.0	0.0	1.2	14.0	18.8	111.0
1996-97	0.0	1.6	6.5	39.2	46.8	113.1	0.2	118.4	55.7	48.7	430.0
1997-98	1.4	0.7	2.1	41.7	8.0	82.7	0.0	14.1	25.9	16.7	193.3
1997											
November	0.0	0.0	0.5	0.1	0.7	7.4	0.0	0.0	0.1	0.0	8.9
December	0.0	0.0	0.0	2.2	0.5	9.5	0.0	0.0	0.4	0.3	13.0
1998											
January	0.0	0.2	0.0	4.6	0.1	5.8	0.0	0.0	0.7	0.1	11.3
February	0.7	0.0	0.0	0.4	3.2	0.0	0.0	0.0	1.1	3.9	9.3
March	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	1.3	0.9	2.3
April	0.0	0.0	0.0	1.1	0.1	5.7	0.0	0.0	1.5	0.2	8.6
May	0.0	0.0	0.0	1.2	0.0	16.8	0.0	0.0	12.8	0.7	31.5
June	0.0	0.1	0.1	0.4	0.0	4.6	0.0	0.0	3.5	0.0	8.8
July	0.5	0.2	1.9	5.7	0.0	6.9	0.0	0.0	0.4	4.7	20.3
August	0.0	0.0	0.0	5.3	0.1	5.2	0.0	0.0	0.7	0.1	11.4
September	0.0	1.5	0.0	0.4	0.2	0.0	0.0	0.0	0.8	0.2	3.0
October	0.0	0.1	0.0	0.1	0.3	8.3	0.0	1.4	0.3	4.0	14.4
November	0.1	0.2	1.6	0.8	1.5	4.7	0.0	3.5	0.2	0.5	13.0
TOTAL (\$ million)											
1995-96	113.1	119.1	80.3	106.6	111.9	80.6	4.5	33.0	48.0	106.2	803.1
1996-97	75.5	164.3	102.8	156.4	160.3	151.9	5.5	214.5	92.3	81.3	1 204.5
1997-98	53.1	186.0	88.6	123.5	149.9	114.6	8.7	72.5	65.1	37.6	899.8
1997											
November	2.4	11.7	6.8	10.7	14.6	11.2	3.5	7.0	9.6	1.9	79.4
December	2.4	15.2	10.4	11.9	11.2	12.5	0.4	0.9	0.5	4.9	70.3
1998											
January	2.2	6.1	5.3	12.6	11.9	7.6	0.2	8.2	2.6	0.9	57.6
February	7.7	8.0	10.1	4.9	12.2	2.5	1.0	12.7	5.6	4.4	69.1
March	7.6	18.8	9.0	2.2	16.6	1.0	0.3	0.9	4.6	1.6	62.4
April	4.1	7.4	5.8	4.2	9.6	6.7	0.0	1.7	2.0	0.6	42.3
May	4.1	37.3	4.6	8.2	16.7	17.7	0.0	0.3	15.7	1.5	106.1
June	2.3	24.4	7.0	7.5	6.3	5.4	1.0	8.5	7.2	1.5	71.1
July	3.3	21.5	15.9	9.0	13.6	11.0	0.1	1.9	3.6	6.0	85.9
August	1.6	9.0	3.3	12.0	14.8	8.1	0.0	0.3	1.6	0.6	51.3
September	3.7	15.3	9.5	7.0	11.4	10.9	0.6	0.5	1.7	3.2	63.8
October	8.5	9.2	3.8	5.8	5.7	10.4	0.1	5.9	38.1	4.6	92.4
November	2.7	13.6	8.8	4.1	18.9	14.1	0.6	6.5	3.6	4.0	77.0

BUILDING APPROVED IN THE PERTH STATISTICAL DIVISION: Original

DWELLINGS (no.).....			VALUE (\$'000).....						
Period	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
1996-97	9 107	1 434	10 602	903 325	136 134	136 874	1 176 333	542 481	1 718 814
1997-98	10 296	1 546	11 930	1 074 780	152 837	150 499	1 378 116	523 117	1 901 233
1997									
November	913	96	1 011	94 902	7 767	12 658	115 328	56 886	172 214
December	824	63	912	84 928	5 078	12 984	102 990	40 860	143 849
1998									
January	668	124	792	72 268	12 145	12 032	96 446	37 395	133 841
February	784	175	960	81 218	11 730	13 327	106 275	36 167	142 442
March	961	201	1 164	102 167	18 068	13 626	133 861	41 693	175 555
April	923	89	1 013	97 625	10 201	10 055	117 881	20 308	138 189
May	929	215	1 145	97 828	37 407	13 236	148 470	61 123	209 593
June	1 074	143	1 221	111 520	12 779	11 216	135 514	50 214	185 728
July	971	101	1 079	103 538	11 699	12 918	128 155	43 199	171 354
August	998	198	1 200	104 534	28 741	12 799	146 074	28 814	174 888
September	858	108	970	91 491	12 012	14 290	117 792	43 874	161 666
October	1 001	112	1 115	109 517	11 427	15 266	136 210	69 147	205 357
November	950	180	1 134	99 952	25 543	12 818	138 313	49 880	188 193
PUBLIC SECTOR									
1996-97	261	192	459	20 061	11 100	2 662	33 823	237 420	271 243
1997-98	493	389	882	33 838	22 635	1 383	57 856	128 996	186 851
1997									
November	35	21	56	1 998	1 220	0	3 218	4 741	7 959
December	22	76	98	1 366	3 828	70	5 263	8 075	13 338
1998									
January	22	16	38	1 354	1 041	0	2 395	10 328	12 723
February	30	17	47	2 297	932	89	3 317	5 015	8 333
March	17	130	147	1 525	6 826	0	8 351	415	8 766
April	48	43	91	2 995	2 794	131	5 920	1 221	7 141
May	6	6	12	395	301	854	1 550	13 501	15 050
June	222	0	222	14 315	0	124	14 439	8 277	22 716
July	22	11	33	1 736	1 101	1 203	4 039	12 382	16 421
August	4	8	12	375	780	0	1 155	4 786	5 941
September	7	24	31	447	1 664	88	2 199	2 410	4 609
October	2	20	22	136	1 183	601	1 920	8 400	10 320
November	1	10	11	140	752	99	991	8 871	9 862
TOTAL									
1996-97	9 368	1 626	11 061	923 387	147 234	139 536	1 210 157	779 900	1 990 057
1997-98	10 789	1 935	12 812	1 108 618	175 472	151 882	1 435 972	652 112	2 088 084
1997									
November	948	117	1 067	96 900	8 987	12 658	118 546	61 627	180 173
December	846	139	1 010	86 293	8 906	13 054	108 253	48 934	157 187
1998									
January	690	140	830	73 622	13 186	12 032	98 840	47 724	146 564
February	814	192	1 007	83 515	12 662	13 416	109 592	41 182	150 774
March	978	331	1 311	103 692	24 894	13 626	142 213	42 108	184 321
April	971	132	1 104	100 620	12 995	10 186	123 800	21 529	145 330
May	935	221	1 157	98 223	37 708	14 090	150 020	74 623	224 643
June	1 296	143	1 443	125 835	12 779	11 340	149 953	58 491	208 444
July	993	112	1 112	105 273	12 800	14 120	132 194	55 581	187 775
August	1 002	206	1 212	104 910	29 520	12 799	147 229	33 600	180 829
September	865	132	1 001	91 938	13 675	14 378	119 991	46 283	166 275
October	1 003	132	1 137	109 653	12 610	15 867	138 130	77 547	215 677
November	951	190	1 145	100 092	26 295	12 917	139 304	58 751	198 055

(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
WESTERN AUSTRALIA	1 401	229	1 649	149 549	28 492	17 404	195 445	76 980	272 424
Perth (SD)	951	190	1 145	100 092	26 295	12 917	139 304	58 751	198 055
Central Metropolitan (SSD)	47	69	117	9 480	16 083	3 147	28 710	7 867	36 577
Cambridge (T)	6	0	6	964	0	1 042	2 005	730	2 735
Claremont (T)	3	6	9	986	5 100	130	6 216	200	6 416
Cottesloe (T)	6	0	7	1 606	0	699	2 305	200	2 505
Mosman Park (T)	4	0	4	827	0	212	1 039	60	1 099
Nedlands (C)	12	0	12	2 556	0	272	2 828	4 692	7 520
Peppermint Grove (S)	0	0	0	0	0	198	198	0	198
Perth (C)-Inner	0	0	0	0	0	0	0	1 175	1 175
Perth (C)-Remainder	1	35	36	300	7 843	52	8 195	560	8 755
Subiaco (C)	10	5	15	1 567	1 000	23	2 590	200	2 790
Vincent (T)	5	23	28	675	2 140	520	3 334	50	3 384
East Metropolitan (SSD)	130	2	132	11 784	110	2 638	14 532	5 693	20 225
Bassendean (T)	5	0	5	336	0	20	356	450	806
Bayswater (C)	23	0	23	2 368	0	813	3 181	2 250	5 431
Kalamunda (S)	14	0	14	1 460	0	787	2 247	567	2 813
Mundaring (S)	12	2	14	1 138	110	257	1 505	0	1 505
Swan (S)	76	0	76	6 483	0	761	7 243	2 426	9 670
North Metropolitan (SSD)	229	28	259	24 104	2 312	3 103	29 519	15 942	45 461
Joondalup (C)-North	35	6	42	3 673	452	404	4 528	9 500	14 028
Joondalup (C)-South	22	0	22	3 152	0	826	3 978	603	4 581
Stirling (C)-Central	37	9	47	4 347	640	374	5 361	1 760	7 121
Stirling (C)-Coastal	31	11	42	3 658	1 090	540	5 288	850	6 138
Stirling (C)-South-Eastern	2	0	2	256	0	758	1 015	0	1 015
Wanneroo (S)-North-East	29	0	29	2 551	0	84	2 635	1 034	3 669
Wanneroo (S)-North-West	41	0	41	3 900	0	31	3 931	400	4 331
Wanneroo (S)-South	32	2	34	2 569	130	85	2 784	1 795	4 579
South West Metropolitan (SSD)	278	83	361	29 245	5 858	2 241	37 344	16 384	53 728
Cockburn (C)	86	8	94	7 783	622	321	8 725	4 474	13 199
East Fremantle (T)	1	0	1	117	0	261	378	0	378
Fremantle (C)-Inner	0	0	0	0	0	0	0	0	0
Fremantle (C)-Remainder	8	20	28	1 015	1 654	246	2 916	1 077	3 993
Kwinana (T)	15	0	15	1 276	0	44	1 321	440	1 761
Melville (C)	71	18	89	11 036	1 374	1 163	13 574	6 414	19 988
Rockingham (C)	97	37	134	8 018	2 207	206	10 431	3 979	14 410
South East Metropolitan (SSD)	267	8	276	25 478	1 932	1 788	29 198	12 865	42 064
Armadale (C)	25	0	25	2 189	0	207	2 396	0	2 396
Belmont (C)	31	0	31	2 702	0	180	2 882	450	3 332
Canning (C)	60	2	62	5 119	147	396	5 662	9 310	14 972
Gosnells (C)	98	0	99	9 021	0	189	9 210	370	9 580
Serpentine-Jarrahdale (S)	16	0	16	1 611	0	0	1 611	479	2 090
South Perth (C)	12	6	18	2 503	1 785	714	5 002	60	5 062
Victoria Park (T)	25	0	25	2 333	0	103	2 436	2 196	4 632
South West (SD)	245	37	293	26 438	2 071	1 921	30 430	3 563	33 993
Dale (SSD)	55	35	97	5 734	1 811	805	8 350	970	9 320
Boddington (S)	1	0	1	136	0	0	136	0	136
Mandurah (C)	36	35	78	3 802	1 811	638	6 251	970	7 221
Murray (S)	15	0	15	1 489	0	73	1 563	0	1 563
Waroona (S)	3	0	3	308	0	94	401	0	401
Preston (SSD)	108	0	108	10 757	0	463	11 219	1 455	12 674
Bunbury (C)	37	0	37	4 226	0	95	4 321	1 275	5 596
Capel (S)	7	0	7	889	0	0	889	0	889
Collie (S)	5	0	5	425	0	53	478	0	478
Dardanup (S)	29	0	29	2 433	0	139	2 571	0	2 571
Donnybrook-Balingup (S)	8	0	8	602	0	0	602	0	602
Harvey (S)	22	0	22	2 182	0	176	2 358	180	2 538

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 buildings	Total building
Vasse (SSD)	70	2	76	8 638	260	503	9 401	993	10 394
Augusta–Margaret River (S)	19	0	23	2 057	0	273	2 330	648	2 977
Busselton (S)	51	2	53	6 581	260	230	7 071	346	7 417
Blackwood (SSD)	12	0	12	1 309	0	150	1 460	145	1 605
Boyup Brook (S)	0	0	0	0	0	0	0	0	0
Bridgetown–Greenbushes (S)	5	0	5	441	0	49	490	145	635
Manjimup (S)	6	0	6	781	0	101	882	0	882
Nannup (S)	1	0	1	88	0	0	88	0	88
Lower Great Southern (SD)	39	0	40	3 919	0	319	4 238	2 464	6 702
Pallinup (SSD)	7	0	7	771	0	49	819	410	1 229
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	90	0	0	90	0	90
Katanning (S)	4	0	4	520	0	37	557	0	557
Kent (S)	0	0	0	0	0	0	0	0	0
Kojonup (S)	2	0	2	160	0	12	172	410	582
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	0	33	3 149	0	270	3 419	2 054	5 473
Albany (C)–Central	9	0	9	1 116	0	173	1 289	1 602	2 891
Albany (C)–Balance	8	0	8	711	0	30	741	303	1 044
Cranbrook (S)	0	0	0	0	0	0	0	0	0
Denmark (S)	10	0	11	838	0	32	869	0	869
Plantagenet (S)	5	0	5	484	0	36	520	149	669
Upper Great Southern (SD)	5	0	7	289	0	295	583	200	783
Hotham (SSD)	4	0	6	232	0	295	526	200	726
Brookton (S)	0	0	0	0	0	0	0	0	0
Cuballing (S)	1	0	1	28	0	48	76	0	76
Dumbleyung (S)	1	0	1	61	0	0	61	0	61
Narrogin (T)	1	0	1	63	0	43	106	200	306
Narrogin (S)	0	0	2	0	0	160	160	0	160
Pingelly (S)	0	0	0	0	0	0	0	0	0
Wagin (S)	1	0	1	80	0	0	80	0	80
Wandering (S)	0	0	0	0	0	0	0	0	0
West Arthur (S)	0	0	0	0	0	44	44	0	44
Wickepin (S)	0	0	0	0	0	0	0	0	0
Williams (S)	0	0	0	0	0	0	0	0	0
Lakes (SSD)	1	0	1	57	0	0	57	0	57
Corrigin (S)	0	0	0	0	0	0	0	0	0
Kondinin (S)	0	0	0	0	0	0	0	0	0
Kulin (S)	0	0	0	0	0	0	0	0	0
Lake Grace (S)	1	0	1	57	0	0	57	0	57
Midlands (SD)	35	0	35	2 916	0	172	3 088	1 195	4 283
Moore (SSD)	19	0	19	1 686	0	105	1 791	195	1 985
Chittering (S)	12	0	12	1 023	0	37	1 059	0	1 059
Dandaragan (S)	2	0	2	191	0	0	191	0	191
Gingin (S)	4	0	4	396	0	68	463	98	561
Moora (S)	1	0	1	77	0	0	77	97	174
Victoria Plains (S)	0	0	0	0	0	0	0	0	0

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

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
Avon (SSD)	15	0	15	1 180	0	48	1 228	1 000	2 228
Beverley (S)	4	0	4	324	0	11	335	0	335
Cunderdin (S)	0	0	0	0	0	0	0	0	0
Dalwallinu (S)	0	0	0	0	0	0	0	0	0
Dowerin (S)	0	0	0	0	0	0	0	0	0
Goomalling (S)	0	0	0	0	0	0	0	0	0
Koorda (S)	0	0	0	0	0	0	0	0	0
Northam (T)	0	0	0	0	0	26	26	1 000	1 026
Northam (S)	6	0	6	531	0	11	542	0	542
Quairading (S)	0	0	0	0	0	0	0	0	0
Tammin (S)	0	0	0	0	0	0	0	0	0
Toodyay (S)	1	0	1	85	0	0	85	0	85
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	240	0	0	240	0	240
Campion (SSD)	1	0	1	50	0	20	70	0	70
Bruce Rock (S)	0	0	0	0	0	0	0	0	0
Kellerberrin (S)	0	0	0	0	0	20	20	0	20
Merredin (S)	1	0	1	50	0	0	50	0	50
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
South Eastern (SD)	41	2	43	5 265	126	111	5 502	3 191	8 693
Lefroy (SSD)	31	0	31	4 428	0	65	4 493	2 394	6 887
Coolgardie (S)	0	0	0	0	0	10	10	0	10
Kalgoorlie/Boulder (C)	28	0	28	4 113	0	55	4 168	2 394	6 562
Laverton (S)	0	0	0	0	0	0	0	0	0
Leonora (S)	0	0	0	0	0	0	0	0	0
Menzies (S)	0	0	0	0	0	0	0	0	0
Ngaanyatjarraku (S)	3	0	3	315	0	0	315	0	315
Johnston (SSD)	10	2	12	837	126	46	1 009	798	1 807
Dundas (S)	2	0	2	60	0	0	60	117	177
Esperance (S)	8	2	10	777	126	46	949	681	1 629
Ravensthorpe (S)	0	0	0	0	0	0	0	0	0
Central (SD)	23	0	23	2 342	0	598	2 939	3 058	5 998
Gascoyne (SSD)	2	0	2	232	0	173	405	1 753	2 158
Carnarvon (S)	0	0	0	0	0	95	95	1 277	1 372
Exmouth (S)	1	0	1	70	0	59	129	476	605
Shark Bay (S)	1	0	1	162	0	20	182	0	182
Upper Gascoyne (S)	0	0	0	0	0	0	0	0	0
Carnegie (SSD)	1	0	1	47	0	45	92	0	92
Cue (S)	1	0	1	47	0	0	47	0	47
Meekatharra (S)	0	0	0	0	0	25	25	0	25
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	20	20	0	20
Wiluna (S)	0	0	0	0	0	0	0	0	0
Yalgoo (S)	0	0	0	0	0	0	0	0	0

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

Statistical Area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
Greenough River (SSD)	20	0	20	2 063	0	379	2 442	1 305	3 748
Carnamah (S)	0	0	0	0	0	0	0	81	81
Chapman Valley (S)	3	0	3	286	0	20	306	78	384
Coorow (S)	1	0	1	93	0	0	93	0	93
Geraldton (C)	1	0	1	157	0	104	261	786	1 047
Greenough (S)	9	0	9	946	0	144	1 090	0	1 090
Irwin (S)	5	0	5	481	0	86	567	0	567
Mingenew (S)	0	0	0	0	0	0	0	0	0
Morawa (S)	0	0	0	0	0	0	0	0	0
Mullewa (S)	0	0	0	0	0	0	0	0	0
Northampton (S)	1	0	1	100	0	25	125	360	485
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)	10	0	10	1 429	0	88	1 517	1 653	3 170
De Grey (SSD)	0	0	0	0	0	50	50	180	230
East Pilbara (S)	0	0	0	0	0	0	0	0	0
Port Hedland (T)	0	0	0	0	0	50	50	180	230
Fortescue (SSD)	10	0	10	1 429	0	38	1 467	1 473	2 940
Ashburton (S)	0	0	0	0	0	38	38	0	38
Roebourne (S)	10	0	10	1 429	0	0	1 429	1 473	2 902
Kimberley (SD)	52	0	53	6 860	0	984	7 844	2 903	10 747
Ord (SSD)	11	0	12	1 254	0	0	1 254	1 235	2 489
Halls Creek (S)	7	0	8	617	0	0	617	585	1 202
Wyndham-East Kimberley (S)	4	0	4	637	0	0	637	650	1 287
Fitzroy (SSD)	41	0	41	5 606	0	984	6 589	1 669	8 258
Broome (S)	26	0	26	3 763	0	144	3 907	53	3 960
Derby-West Kimberley (S)	15	0	15	1 842	0	840	2 682	1 616	4 298

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

(b) Refer to Explanatory Notes paragraph 12.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

VALUE DATA

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

OWNERSHIP

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

BUILDING CLASSIFICATIONS

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

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

EXPLANATORY NOTES

BUILDING CLASSIFICATIONS

continued

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

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

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

TREND ESTIMATES

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

EXPLANATORY NOTES

TREND ESTIMATES

continued

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

CHAIN VOLUME MEASURES

20 The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1996–97). The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes.

21 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)

22 Area statistics are now being classified to the *Australian Standard Geographical Classification, 1998 Edition* (Cat. no. 1216.0), effective from 1 July 1998, and ASGC terminology has been adopted in the presentation of building statistics.

23 Some Statistical Districts straddle State/Territory boundaries (e.g. the Gold Coast–Tweed Statistical District lies partly in Queensland and partly in New South Wales.)

UNPUBLISHED DATA

24 The ABS can also make available certain building approvals data which are not published. Where the data cannot be provided by telephone, it can be provided via fax, photocopy, computer printout, floppy disk and email. A charge may be made for providing unpublished data in these forms.

RELATED PUBLICATIONS

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

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

ROUNDING

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

SYMBOLS AND OTHER USAGES

n.a.	not available
n.y.a.	not yet available
(C)	City
(S)	Shire
(SD)	Statistical Division
(SSD)	Statistical SubDivision
(T)	Town

G L O S S A R Y

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

GLOSSARY

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

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