



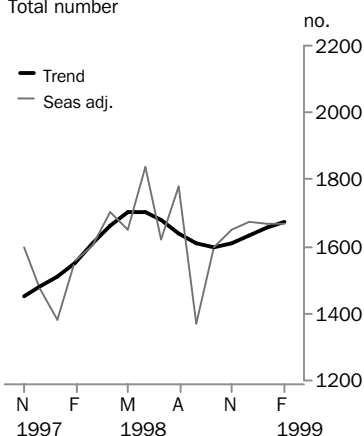
BUILDING APPROVALS

WESTERN
AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) THURS 8 APR 1999

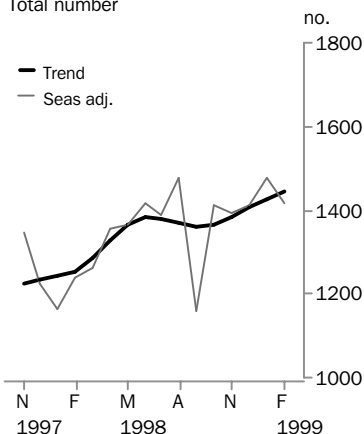
Dwelling units approved

Total number



Private sector houses approved

Total number



FEBRUARY KEY FIGURES

TREND ESTIMATES

	<i>Feb 1999</i>	<i>% change Jan 1999 to Feb 1999</i>	<i>% change Feb 1998 to Feb 1999</i>
Dwelling units approved			
Private sector houses	1 443	1.1	15.0
Total dwelling units	1 673	0.9	7.7

SEASONALLY ADJUSTED

	<i>Feb 1999</i>	<i>% change Jan 1999 to Feb 1999</i>	<i>% change Feb 1998 to Feb 1999</i>
Dwelling units approved			
Private sector houses	1 416	-4.0	14.4
Total dwelling units	1 668	0.1	7.2

FEBRUARY KEY POINTS

TREND ESTIMATES

- The trend for total dwellings increased by 0.9% in February, taking it 4.6% above the recent lowpoint of October 1998
- The trend for private sector houses has improved by 5.9% over the last five months and is 15.0% above the level of February 1998. The seasonally adjusted estimate will need to fall by slightly more than its average monthly movement (6%) to halt the trend growth next month.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwellings has been virtually unchanged for the past three months, while the estimate for private sector houses, despite falling 4.0% in the last month, has increased by 1.7% since November 1998

ORIGINAL ESTIMATES

- In original terms the number of dwelling units approved increased markedly from 1,307 in January to 1,547 in February. The increase was spread between both houses (from 1,148 to 1,290) and other dwellings (from 159 to 257).
- Non-residential building approvals was valued at \$156.3 million in February. A major shopping centre redevelopment boosted the Shops category to \$85.2 million while the Entertainment and Recreational sector contributed \$23.1 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>
March 1999	11 May 1999
April 1999	9 June 1999
May 1999	8 July 1999
June 1999	6 August 1999
July 1999	7 September 1999
August 1999	8 October 1999



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

The trend series for value of non-residential building and value of total building (see page 3) have been moderated by removing the impact of a large shopping centre project reported in this month's data.



REVISIONS THIS MONTH

There are no revisions this month.



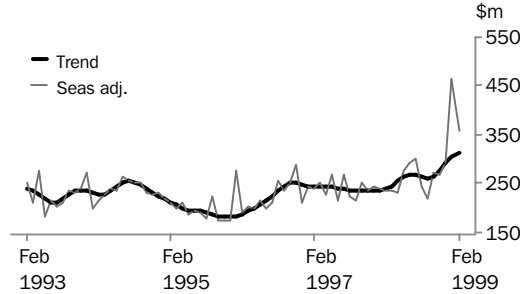
Colin Nagle
Regional Director, Western Australia



VALUE OF BUILDINGS APPROVED

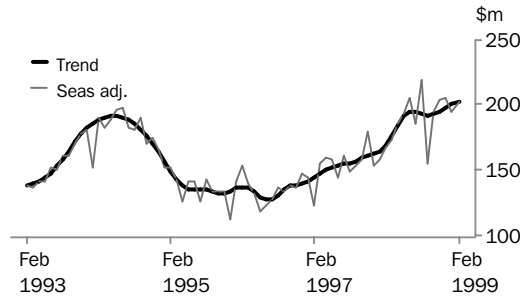
VALUE OF TOTAL BUILDING

The trend has increased by 20.7% over the last five months despite the removal of the impact of two large jobs over the last two months.



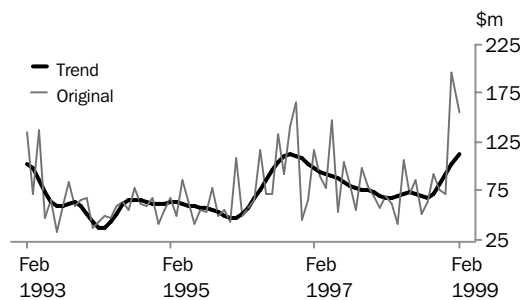
VALUE OF RESIDENTIAL BUILDING

Apart from a small decline in the period July to September 1998 the trend has increased over the year to be 19.4% above the level of February 1998.



VALUE OF NON-RESIDENTIAL BUILDING

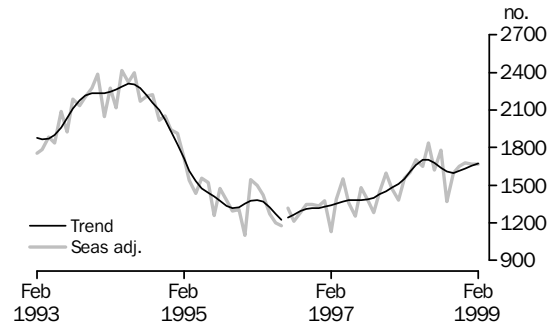
The trend has increased by 64.4% over the last five months despite the complete removal of the impact of two large jobs over the last two months.



DWELLINGS APPROVED

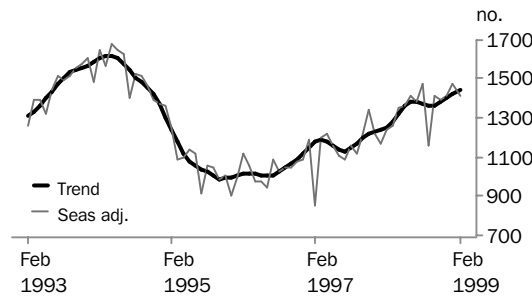
TOTAL DWELLING UNITS

Apart from the decline of 6.1% over the period June to October 1998 the trend has grown over the year to be 7.7% above the level of February 1998.



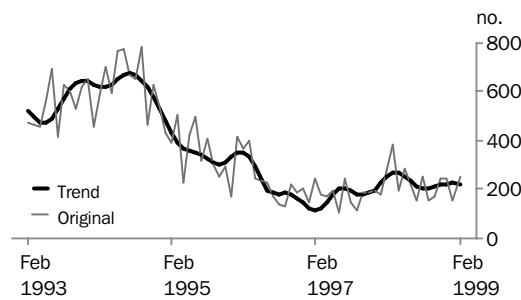
PRIVATE SECTOR HOUSES

Apart from short periods at the beginning of 1997 and mid 1998 the trend has been moving upward since late 1995. The growth in trend has been 15.0% over the last year.



OTHER DWELLINGS

The trend has just recorded a fall of 1.3% following growth of 11.3% over the preceding five months.



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

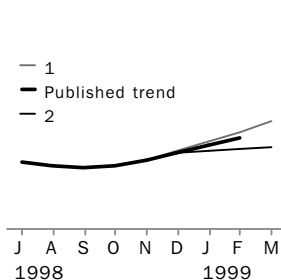
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

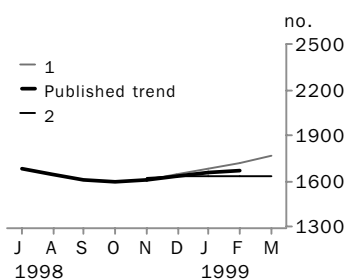
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the March seasonally adjusted estimate is higher than the February estimate by 6% for the number of private sector houses approved and 9% for total dwelling units approved; and that the March seasonally adjusted estimate is lower than the February 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 Feb 1999</i>		2 <i>falls by 6% on Feb 1999</i>	
	no.	% change	no.	% change	no.	% change
October 1998	1 367	0.4	1 365	0.3	1 370	0.4
November 1998	1 384	1.2	1 382	1.3	1 385	1.1
December 1998	1 406	1.6	1 409	1.9	1 402	1.2
January 1999	1 426	1.5	1 437	2.0	1 411	0.7
February 1999	1 443	1.1	1 460	1.6	1 412	0.0
March 1999	n.y.a.	n.y.a.	1 490	2.1	1 417	0.4

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 9% on Feb 1999</i>		2 <i>falls by 9% on Feb 1999</i>	
	no.	% change	no.	% change	no.	% change
October 1998	1 600	-0.5	1 594	-0.7	1 604	-0.4
November 1998	1 612	0.7	1 608	0.9	1 613	0.6
December 1998	1 633	1.4	1 643	2.1	1 629	1.0
January 1999	1 658	1.5	1 681	2.4	1 636	0.4
February 1999	1 673	0.9	1 716	2.1	1 631	-0.3
March 1999	n.y.a.	n.y.a.	1 763	2.7	1 635	0.2

DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
1997						
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
December	1 383	1 393	192	248	1 575	1 641
1999						
January	1 142	1 148	110	159	1 252	1 307
February	1 284	1 290	205	257	1 489	1 547
SEASONALLY ADJUSTED						
1997						
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
December	1 413	1 425	n.a.	n.a.	1 614	1 676
1999						
January	1 475	1 485	n.a.	n.a.	1 565	1 666
February	1 416	1 424	n.a.	n.a.	1 602	1 668
TREND ESTIMATES						
1997						
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	1 463	192	214	1 572	1 677
August	1 369	1 435	171	203	1 541	1 638
September	1 362	1 406	157	203	1 519	1 609
October	1 367	1 391	150	210	1 517	1 600
November	1 384	1 395	149	217	1 533	1 612
December	1 406	1 412	151	221	1 556	1 633
1999						
January	1 426	1 432	154	226	1 580	1 658
February	1 443	1 450	152	223	1 595	1 673

DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS.....		TOTAL DWELLING UNITS	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
1997						
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
December	-0.9	-0.8	-0.5	1.2	-0.8	-0.5
1999						
January	-17.4	-17.6	-42.7	-35.9	-20.5	-20.4
February	12.4	12.4	86.4	61.6	18.9	18.4
SEASONALLY ADJUSTED (% change from preceding month)						
1997						
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
December	1.5	1.5	n.a.	n.a.	3.8	1.7
1999						
January	4.4	4.2	n.a.	n.a.	-3.0	-0.6
February	-4.0	-4.1	n.a.	n.a.	2.4	0.1
TREND ESTIMATES (% change from preceding month)						
1997						
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	1.5	1.8	-7.0	-8.5	0.2	0.3
July	-0.2	-0.5	-10.3	-8.7	-1.5	-1.6
August	-0.8	-1.9	-10.8	-5.4	-2.0	-2.4
September	-0.5	-2.0	-8.4	0.2	-1.4	-1.8
October	0.4	-1.1	-4.4	3.3	-0.1	-0.5
November	1.2	0.3	-0.4	3.3	1.0	0.7
December	1.6	1.2	0.9	2.2	1.5	1.4
1999						
January	1.5	1.4	1.9	2.0	1.5	1.5
February	1.1	1.3	-1.0	-1.2	0.9	0.9

VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
1997					
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
December	180.1	19.3	199.4	71.5	270.8
1999					
January	148.3	19.6	167.9	197.1	365.0
February	169.5	18.2	187.8	156.3	344.0
SEASONALLY ADJUSTED					
1997					
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
December	186.5	19.1	205.6	n.a.	294.4
1999					
January	172.9	22.4	195.3	n.a.	463.8
February	184.8	18.3	203.2	n.a.	359.6
TREND ESTIMATES					
1997					
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	179.1	16.0	195.1	73.4	268.4
July	178.8	16.2	195.0	71.6	266.6
August	177.1	16.5	193.5	69.0	262.5
September	175.6	16.9	192.5	68.6	261.1
October	175.6	17.5	193.0	72.9	265.9
November	177.1	18.2	195.3	82.0	277.3
December	179.3	19.0	198.3	92.8	291.2
1999					
January	181.5	19.6	201.1	102.2	303.3
February	182.2	20.2	202.4	112.8	315.1

(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					
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
December	1.2	10.7	2.0	-7.2	-0.6
1999					
January	-17.7	1.9	-15.8	175.8	34.8
February	14.3	-7.1	11.8	-20.7	-5.7
SEASONALLY ADJUSTED (% change from preceding month)					
1997					
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
December	-0.5	12.0	0.5	n.a.	10.3
1999					
January	-7.3	17.6	-5.0	n.a.	57.5
February	6.9	-18.2	4.0	n.a.	-22.5
TREND ESTIMATES (% change from preceding month)					
1997					
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	1.8	1.6	1.7	1.7	1.7
July	-0.2	1.3	0.0	-2.4	-0.7
August	-1.0	1.6	-0.7	-3.7	-1.5
September	-0.8	2.4	-0.6	-0.4	-0.5
October	0.0	3.4	0.3	6.2	1.8
November	0.9	4.4	1.2	12.5	4.3
December	1.2	4.2	1.5	13.3	5.0
1999					
January	1.2	3.3	1.4	10.1	4.2
February	0.4	2.8	0.6	10.3	3.9

(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)						
1995-1996	11 946	2 900	(b) 65	(b) 0	50	14 961
1996-1997	13 067	1 682	56	3	32	14 840
1997-1998	14 960	2 026	45	21	40	17 092
1998						
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
December	1 381	175	2	15	2	1 575
1999						
January	1 142	108	2	0	0	1 252
February	1 284	201	3	0	1	1 489
PUBLIC SECTOR (Number)						
1995-1996	266	627	(b) 0	(b) 0	0	893
1996-1997	565	331	6	0	0	902
1997-1998	868	500	0	0	0	1 368
1998						
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
December	10	56	0	0	0	66
1999						
January	6	49	0	0	0	55
February	6	52	0	0	0	58
TOTAL (Number)						
1995-1996	12 212	3 527	(b) 65	(b) 0	50	15 854
1996-1997	13 632	2 013	62	3	32	15 742
1997-1998	15 828	2 526	45	21	40	18 460
1998						
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
December	1 391	231	2	15	2	1 641
1999						
January	1 148	157	2	0	0	1 307
February	1 290	253	3	0	1	1 547

(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 (a)	Total building
PRIVATE SECTOR (\$ million)								
1995-1996	1 123.8	225.5	(b) 3.4	158.9	(b) 0.0	1 511.8	692.1	2 203.6
1996-1997	1 294.1	154.0	4.8	163.9	0.1	1 616.6	773.9	2 390.9
1997-1998	1 561.5	189.6	2.4	182.5	0.9	1 936.9	706.7	2 643.5
1998								
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
December	153.9	20.9	0.1	18.0	1.2	194.0	54.4	248.4
1999								
January	126.5	17.6	0.3	18.7	0.0	163.1	163.8	326.9
February	140.0	25.6	0.1	18.0	0.0	183.8	121.3	305.1
PUBLIC SECTOR (\$ million)								
1995-1996	24.6	46.7	(b) 0.0	0.5	(b) 0.0	72.0	111.0	183.0
1996-1997	54.9	21.7	0.1	4.0	0.0	80.5	430.0	510.7
1997-1998	72.9	32.5	0.0	1.7	0.0	107.4	193.3	300.3
1998								
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
December	1.5	3.8	0.0	0.0	0.0	5.3	17.1	22.5
1999								
January	0.8	3.3	0.0	0.7	0.0	4.8	33.3	38.1
February	0.6	3.2	0.0	0.1	0.0	4.0	34.9	38.9
TOTAL (\$ million)								
1995-1996	1 148.3	272.4	(b) 3.4	159.3	(b) 0.0	1 583.6	803.1	2 386.7
1996-1997	1 348.9	175.8	4.9	167.7	0.1	1 697.3	1 204.5	2 901.8
1997-1998	1 634.2	222.0	2.4	184.3	0.9	2 043.9	899.8	2 943.8
1998								
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
December	155.4	24.7	0.1	18.0	1.2	199.4	71.5	270.8
1999								
January	127.4	20.9	0.3	19.4	0.0	167.9	197.1	365.0
February	140.7	28.9	0.1	18.1	0.0	187.8	156.3	344.0

(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										
1995-1996	12 212	2 932	354	3 286	6	83	152	241	3 527	15 739
1996-1997	13 632	1 179	376	1 555	75	194	189	458	2 013	15 645
1997-1998	15 828	1 672	324	1 996	166	95	269	530	2 526	18 354
1997										
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
December	1 391	134	67	201	0	0	30	30	231	1 622
1999										
January	1 148	104	41	145	0	0	12	12	157	1 305
February	1 290	95	113	208	0	0	45	45	253	1 543

VALUE (\$ million)

1995-1996	1 148.3	207.1	33.8	240.9	0.3	10.7	20.4	31.4	272.3	1 420.7
1996-1997	1 349.0	86.5	31.9	118.4	7.5	17.9	31.9	57.3	175.7	1 524.6
1997-1998	1 634.3	117.3	31.4	148.7	13.5	10.7	49.2	73.4	222.1	1 856.4
1997										
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
December	155.4	9.8	8.7	18.5	0.0	0.0	6.2	6.2	24.7	180.1
1999										
January	127.4	7.9	6.4	14.2	0.0	0.0	6.7	6.7	20.9	148.3
February	140.7	6.8	11.6	18.4	0.0	0.0	10.5	10.5	28.9	169.5

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1995-1996	1 147.2	276.7	1 422.2	162.7	1 584.9	816.5	2 404.0
1996-1997	1 349.0	175.7	1 524.6	172.7	1 697.3	1 204.4	2 901.7
1997-1998	1 629.7	219.1	1 848.8	187.2	2 036.0	887.8	2 923.8
1997							
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	244.6	735.5
1998							
March	368.9	64.0	432.9	46.4	479.3	186.7	666.0
June	474.0	80.0	554.1	42.5	596.5	216.1	812.7
September	443.5	63.1	506.6	49.1	555.8	197.0	752.8
December	449.9	66.9	516.8	54.6	571.4	234.5	805.9
ORIGINAL (% change from preceding quarter)							
1997							
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	1.8	3.6
1998							
March	-8.3	69.2	-1.6	-8.6	-2.3	-23.7	-9.4
June	28.5	25.1	28.0	-8.4	24.5	15.7	22.0
September	-6.4	-21.1	-8.6	15.7	-6.8	-8.8	-7.4
December	1.4	5.9	2.0	11.2	2.8	19.0	7.1

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

(b) Refer to Explanatory Notes paragraph 12.

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

Period	<i>Hotels, motels and other short term accommodation</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
1998												
December	1	0.1	18	1.7	8	0.8	19	2.1	17	1.8	14	1.5
1999												
January	3	0.2	11	1.0	9	1.1	11	1.2	24	2.4	4	0.5
February	8	0.9	20	1.6	8	1.0	11	0.9	12	1.3	3	0.2
Value—\$200,000—\$499,999												
1998												
December	2	0.7	5	1.2	4	1.1	2	0.5	7	2.0	0	0.0
1999												
January	2	0.5	4	1.2	12	3.7	9	2.5	11	3.3	2	0.5
February	1	0.3	7	2.1	11	3.6	4	1.2	12	4.0	0	0.0
Value—\$500,000—\$999,999												
1998												
December	0	0.0	3	1.8	3	1.9	0	0.0	0	0.0	4	2.6
1999												
January	1	0.5	5	3.4	3	1.7	2	1.5	4	3.0	2	1.6
February	1	0.5	3	1.7	1	0.5	1	0.9	0	0.0	2	1.0
Value—\$1,000,000—\$4,999,999												
1998												
December	3	7.4	2	6.0	0	0.0	1	3.2	0	0.0	1	3.0
1999												
January	3	7.2	3	8.0	0	0.0	2	4.9	1	2.0	3	6.6
February	1	1.4	1	3.0	1	1.5	2	5.1	4	10.9	1	5.0
Value—\$5,000,000 and over												
1998												
December	0	0.0	1	8.0	0	0.0	1	9.0	0	0.0	0	0.0
1999												
January	0	0.0	2	105.1	1	5.0	0	0.0	0	0.0	2	10.8
February	0	0.0	1	76.9	0	0.0	0	0.0	0	0.0	0	0.0
Value—Total												
1995-1996	118	113.3	304	119.0	285	80.4	277	106.5	340	112.0	109	80.4
1996-1997	91	75.4	408	164.2	319	102.6	314	156.4	402	160.4	120	152.0
1997-1998	99	53.1	445	186.0	287	88.4	283	123.5	398	150.0	128	114.7
1998												
December	6	8.2	29	18.6	15	3.8	23	14.7	24	3.7	19	7.1
1999												
January	9	8.5	25	118.7	25	11.5	24	10.1	40	10.7	13	20.0
February	11	3.1	32	85.2	21	6.6	18	8.1	28	16.3	6	6.2

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										
December	0	0.0	2	0.2	10	1.1	6	0.4	95	9.5
1999										
January	0	0.0	1	0.1	2	0.2	3	0.3	68	7.0
February	0	0.0	3	0.4	2	0.3	4	0.5	71	7.0
Value—\$200,000–\$499,999										
1998										
December	0	0.0	2	0.8	0	0.0	1	0.3	23	6.4
1999										
January	0	0.0	0	0.0	1	0.3	1	0.3	42	12.4
February	0	0.0	2	0.6	1	0.4	4	1.1	42	13.3
Value—\$500,000–\$999,999										
1998										
December	0	0.0	1	0.6	0	0.0	0	0.0	11	6.9
1999										
January	0	0.0	0	0.0	0	0.0	1	0.7	18	12.2
February	0	0.0	1	0.8	1	0.8	0	0.0	10	6.1
Value—\$1,000,000–\$4,999,999										
1998										
December	0	0.0	1	1.2	2	2.4	1	3.3	11	26.5
1999										
January	0	0.0	1	1.6	0	0.0	0	0.0	13	30.3
February	0	0.0	1	1.2	2	5.5	1	3.2	14	36.8
Value—\$5,000,000 and over										
1998										
December	0	0.0	0	0.0	1	5.2	0	0.0	3	22.2
1999										
January	0	0.0	1	14.2	0	0.0	0	0.0	6	135.1
February	0	0.0	0	0.0	2	16.2	0	0.0	3	93.1
Value—Total										
1995-1996	23	4.4	50	32.8	79	48.0	253	106.2	1 838	803.1
1996-1997	20	5.4	69	214.5	98	92.2	117	81.3	1 958	1 204.4
1997-1998	27	8.7	56	72.5	86	65.3	92	37.6	1 901	899.8
1998										
December	0	0.0	6	2.8	13	8.7	8	3.9	143	71.5
1999										
January	0	0.0	3	15.9	3	0.5	5	1.3	147	197.1
February	0	0.0	7	2.9	8	23.1	9	4.7	140	156.3

VALUE OF NON-RESIDENTIAL BUILDINGS APPROVED

Period	Hotels, motels & other short term accommoda- tion	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
1995-1996	113.1	117.6	79.5	72.8	107.9	43.5	4.5	31.8	34.1	87.4	692.1
1996-1997	75.5	162.8	96.2	117.2	113.7	38.8	5.3	96.1	36.6	32.5	773.9
1997-1998	51.7	185.4	86.4	81.6	142.0	32.0	8.7	58.4	39.4	21.1	706.7
1998											
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
December	8.2	18.6	3.8	5.3	3.7	3.1	0.0	2.8	8.5	0.4	54.4
1999											
January	8.5	118.7	11.5	9.4	10.7	2.4	0.0	1.7	0.4	0.5	163.8
February	3.1	85.2	6.6	8.1	11.8	1.2	0.0	1.7	2.3	1.3	121.3
PUBLIC SECTOR (\$ million)											
1995-1996	0.0	1.6	0.8	33.7	4.1	37.0	0.0	1.2	14.0	18.8	111.0
1996-1997	0.0	1.6	6.5	39.2	46.8	113.1	0.2	118.4	55.7	48.7	430.0
1997-1998	1.4	0.7	2.1	41.7	8.0	82.7	0.0	14.1	25.9	16.7	193.3
1998											
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
December	0.0	0.0	0.0	9.5	0.0	4.0	0.0	0.0	0.1	3.5	17.1
1999											
January	0.0	0.0	0.0	0.6	0.0	17.6	0.0	14.2	0.1	0.8	33.3
February	0.0	0.0	0.0	0.0	4.5	5.0	0.0	1.2	20.8	3.4	34.9
TOTAL (\$ million)											
1995-1996	113.1	119.1	80.3	106.6	111.9	80.6	4.5	33.0	48.0	106.2	803.1
1996-1997	75.5	164.3	102.8	156.4	160.3	151.9	5.5	214.5	92.3	81.3	1 204.5
1997-1998	53.1	186.0	88.6	123.5	149.9	114.6	8.7	72.5	65.1	37.6	899.8
1998											
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
December	8.2	18.6	3.8	14.7	3.7	7.1	0.0	2.8	8.7	3.9	71.5
1999											
January	8.5	118.7	11.5	10.1	10.7	20.0	0.0	15.9	0.5	1.3	197.1
February	3.1	85.2	6.6	8.1	16.3	6.2	0.0	2.9	23.1	4.7	156.3

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									
1996-1997	9 107	1 434	10 602	903 325	136 134	136 874	1 176 333	542 481	1 718 814
1997-1998	10 296	1 546	11 930	1 074 780	152 837	150 499	1 378 116	523 117	1 901 233
1998									
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
December	1 020	162	1 199	113 570	18 895	15 542	148 007	43 627	191 634
1999									
January	847	84	933	95 321	15 093	16 557	126 970	147 398	274 368
February	947	185	1 134	104 523	24 095	14 725	143 343	110 423	253 766
PUBLIC SECTOR									
1996-1997	261	192	459	20 061	11 100	2 662	33 823	237 420	271 243
1997-1998	493	389	882	33 838	22 635	1 383	57 856	128 996	186 851
1998									
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
December	2	36	38	266	2 065	12	2 343	13 664	16 007
1999									
January	3	35	38	427	2 056	660	3 143	26 997	30 140
February	0	28	28	0	1 677	120	1 797	21 265	23 062
TOTAL									
1996-1997	9 368	1 626	11 061	923 387	147 234	139 536	1 210 157	779 900	1 990 057
1997-1998	10 789	1 935	12 812	1 108 618	175 472	151 882	1 435 972	652 112	2 088 084
1998									
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
December	1 022	198	1 237	113 835	20 960	15 554	150 350	57 291	207 641
1999									
January	850	119	971	95 748	17 149	17 217	130 113	174 395	304 508
February	947	213	1 162	104 523	25 771	14 845	145 140	131 688	276 828

(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	1 290	253	1 547	140 659	28 873	18 250	187 782	156 265	344 047
Perth (SD)	947	213	1 162	104 524	25 772	14 847	145 143	131 687	276 830
Central Metropolitan (SSD)	41	28	69	9 975	3 000	4 379	17 354	6 712	24 066
Cambridge (T)	11	28	39	3 068	3 000	1 027	7 095	0	7 095
Claremont (T)	3	0	3	536	0	672	1 208	0	1 208
Cottesloe (T)	2	0	2	310	0	1 125	1 435	0	1 435
Mosman Park (T)	2	0	2	786	0	107	893	0	893
Nedlands (C)	5	0	5	1 346	0	584	1 930	2 263	4 193
Peppermint Grove (S)	1	0	1	200	0	552	752	0	752
Perth (C)–Inner	0	0	0	0	0	0	0	0	0
Perth (C)–Remainder	4	0	4	1 102	0	0	1 102	4 449	5 551
Subiaco (C)	12	0	12	2 467	0	282	2 749	0	2 749
Vincent (T)	1	0	1	160	0	30	190	0	190
East Metropolitan (SSD)	153	39	192	14 350	2 632	2 533	19 515	3 529	23 044
Bassendean (T)	3	0	3	152	0	57	209	0	209
Bayswater (C)	24	22	46	2 445	1 292	401	4 138	2 100	6 238
Kalamunda (S)	10	0	10	1 314	0	775	2 089	0	2 089
Mundaring (S)	23	0	23	2 419	0	754	3 173	723	3 896
Swan (S)	93	17	110	8 020	1 340	546	9 906	706	10 612
North Metropolitan (SSD)	311	50	361	32 855	5 100	3 499	41 454	20 300	61 754
Joondalup (C)–North	55	11	66	5 882	1 298	288	7 468	12 295	19 763
Joondalup (C)–South	16	0	16	3 568	0	876	4 444	184	4 628
Stirling (C)–Central	43	27	70	4 278	1 981	438	6 697	2 002	8 699
Stirling (C)–Coastal	40	12	52	4 289	1 821	1 028	7 138	5 519	12 657
Stirling (C)–South-Eastern	4	0	4	609	0	545	1 154	0	1 154
Wanneroo (S)–North-East	46	0	46	4 163	0	152	4 315	300	4 615
Wanneroo (S)–North-West	50	0	50	4 908	0	106	5 014	0	5 014
Wanneroo (S)–South	57	0	57	5 158	0	66	5 224	0	5 224
South West Metropolitan (SSD)	226	75	303	25 025	11 879	1 980	38 884	91 339	130 223
Cockburn (C)	89	0	89	9 316	0	350	9 666	3 231	12 897
East Fremantle (T)	2	0	2	261	0	68	329	140	469
Fremantle (C)–Inner	0	0	0	0	0	0	0	60	60
Fremantle (C)–Remainder	8	71	79	1 146	11 511	473	13 130	668	13 798
Kwinana (T)	11	0	11	823	0	33	856	500	1 356
Melville (C)	29	4	33	5 272	368	747	6 387	81 491	87 878
Rockingham (C)	87	0	89	8 207	0	309	8 516	5 249	13 765
South East Metropolitan (SSD)	216	21	237	22 319	3 161	2 456	27 936	9 807	37 743
Armadale (C)	17	0	17	1 713	0	74	1 787	285	2 072
Belmont (C)	19	0	19	1 384	0	159	1 543	1 299	2 842
Canning (C)	45	6	51	4 470	385	823	5 678	7 048	12 726
Gosnells (C)	70	0	70	6 552	0	231	6 783	1 025	7 808
Serpentine–Jarrahdale (S)	14	0	14	1 588	0	144	1 732	0	1 732
South Perth (C)	39	6	45	5 149	2 000	833	7 982	0	7 982
Victoria Park (T)	12	9	21	1 463	776	192	2 431	150	2 581
South West (SD)	187	29	218	18 454	2 165	1 713	22 332	6 087	28 419
Dale (SSD)	43	8	52	3 999	376	391	4 766	150	4 916
Boddington (S)	1	0	1	107	0	36	143	0	143
Mandurah (C)	32	8	41	3 094	376	265	3 735	0	3 735
Murray (S)	10	0	10	798	0	75	873	0	873
Waroona (S)	0	0	0	0	0	15	15	150	165
Preston (SSD)	89	5	94	8 449	600	329	9 378	1 623	11 001
Bunbury (C)	33	5	38	3 024	600	77	3 701	683	4 384
Capel (S)	8	0	8	551	0	13	564	280	844
Collie (S)	1	0	1	58	0	0	58	170	228
Dardanup (S)	14	0	14	1 270	0	0	1 270	0	1 270
Donnybrook–Balingup (S)	6	0	6	602	0	61	663	0	663
Harvey (S)	27	0	27	2 944	0	178	3 122	490	3 612

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)	48	12	61	4 981	740	911	6 632	840	7 472
Augusta–Margaret River (S)	11	0	11	1 190	0	190	1 380	70	1 450
Busselton (S)	37	12	50	3 791	740	721	5 252	770	6 022
Blackwood (SSD)	7	4	11	1 025	449	82	1 556	3 474	5 030
Boyup Brook (S)	0	0	0	0	0	0	0	0	0
Bridgetown–Greenbushes (S)	0	0	0	0	0	32	32	0	32
Manjimup (S)	7	4	11	1 025	449	0	1 474	3 410	4 884
Nannup (S)	0	0	0	0	0	50	50	64	114
Lower Great Southern (SD)	37	0	37	4 191	0	400	4 591	2 730	7 321
Pallinup (SSD)	5	0	5	602	0	30	632	0	632
Broomehill (S)	0	0	0	0	0	0	0	0	0
Gnowangerup (S)	0	0	0	0	0	0	0	0	0
Jerramungup (S)	2	0	2	231	0	0	231	0	231
Katanning (S)	3	0	3	371	0	0	371	0	371
Kent (S)	0	0	0	0	0	0	0	0	0
Kojonup (S)	0	0	0	0	0	30	30	0	30
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	32	3 589	0	370	3 959	2 730	6 689
Albany (C)–Central	13	0	13	1 845	0	164	2 009	2 230	4 239
Albany (C)–Balance	6	0	6	596	0	170	766	350	1 116
Cranbrook (S)	0	0	0	0	0	0	0	0	0
Denmark (S)	12	0	12	1 118	0	10	1 128	150	1 278
Plantagenet (S)	1	0	1	30	0	26	56	0	56
Upper Great Southern (SD)	7	0	7	651	0	70	721	509	1 230
Hotham (SSD)	7	0	7	651	0	70	721	509	1 230
Brookton (S)	0	0	0	0	0	0	0	0	0
Cuballing (S)	1	0	1	65	0	0	65	0	65
Dumbleyung (S)	0	0	0	0	0	0	0	0	0
Narrogin (T)	3	0	3	366	0	0	366	0	366
Narrogin (S)	0	0	0	0	0	70	70	0	70
Pingelly (S)	1	0	1	140	0	0	140	0	140
Wagin (S)	0	0	0	0	0	0	0	0	0
Wandering (S)	1	0	1	60	0	0	60	0	60
West Arthur (S)	0	0	0	0	0	0	0	389	389
Wickepin (S)	0	0	0	0	0	0	0	0	0
Williams (S)	1	0	1	20	0	0	20	120	140
Lakes (SSD)	0	0	0	0	0	0	0	0	0
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)	0	0	0	0	0	0	0	0	0
Midlands (SD)	33	0	33	3 078	0	324	3 402	150	3 552
Moore (SSD)	15	0	15	1 460	0	55	1 515	0	1 515
Chittering (S)	1	0	1	85	0	0	85	0	85
Dandaragan (S)	3	0	3	264	0	55	319	0	319
Gingin (S)	11	0	11	1 111	0	0	1 111	0	1 111
Moora (S)	0	0	0	0	0	0	0	0	0
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)	14	0	14	1 203	0	170	1 373	150	1 523
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	0	0	0	0
Dowerin (S)	0	0	0	0	0	10	10	0	10
Goomalling (S)	0	0	0	0	0	0	0	0	0
Koorda (S)	1	0	1	30	0	18	48	0	48
Northam (T)	1	0	1	85	0	45	130	150	280
Northam (S)	2	0	2	223	0	14	237	0	237
Quairading (S)	0	0	0	0	0	0	0	0	0
Tammin (S)	0	0	0	0	0	0	0	0	0
Toodyay (S)	6	0	6	510	0	20	530	0	530
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	355	0	63	418	0	418
Campion (SSD)	4	0	4	415	0	99	514	0	514
Bruce Rock (S)	0	0	0	0	0	0	0	0	0
Kellerberrin (S)	0	0	0	0	0	0	0	0	0
Merredin (S)	3	0	3	327	0	99	426	0	426
Mount Marshall (S)	1	0	1	88	0	0	88	0	88
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)	35	9	44	3 952	699	154	4 805	2 992	7 797
Lefroy (SSD)	24	9	33	2 700	699	90	3 489	1 292	4 781
Coolgardie (S)	0	0	0	0	0	0	0	0	0
Kalgoorlie/Boulder (C)	22	9	31	2 580	699	90	3 369	1 292	4 661
Laverton (S)	2	0	2	120	0	0	120	0	120
Leonora (S)	0	0	0	0	0	0	0	0	0
Menzies (S)	0	0	0	0	0	0	0	0	0
Ngaanyatjarraku (S)	0	0	0	0	0	0	0	0	0
Johnston (SSD)	11	0	11	1 252	0	64	1 316	1 700	3 016
Dundas (S)	0	0	0	0	0	0	0	0	0
Esperance (S)	8	0	8	903	0	64	967	1 700	2 667
Ravensthorpe (S)	3	0	3	349	0	0	349	0	349
Central (SD)	23	0	23	2 552	0	545	3 097	10 898	13 995
Gascoyne (SSD)	2	0	2	131	0	25	156	4 274	4 430
Carnarvon (S)	1	0	1	41	0	0	41	0	41
Exmouth (S)	1	0	1	90	0	0	90	4 274	4 364
Shark Bay (S)	0	0	0	0	0	25	25	0	25
Upper Gascoyne (S)	0	0	0	0	0	0	0	0	0
Carnegie (SSD)	3	0	3	288	0	15	303	0	303
Cue (S)	0	0	0	0	0	0	0	0	0
Meekatharra (S)	2	0	2	263	0	15	278	0	278
Mount Magnet (S)	1	0	1	25	0	0	25	0	25
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)	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)	18	0	18	2 133	0	505	2 638	6 624	9 262
Carnamah (S)	0	0	0	0	0	0	0	0	0
Chapman Valley (S)	0	0	0	0	0	48	48	0	48
Coorow (S)	0	0	0	0	0	10	10	0	10
Geraldton (C)	3	0	3	512	0	36	548	6 210	6 758
Greenough (S)	10	0	10	1 138	0	73	1 211	324	1 535
Irwin (S)	5	0	5	483	0	174	657	0	657
Mingenew (S)	0	0	0	0	0	119	119	0	119
Morawa (S)	0	0	0	0	0	0	0	0	0
Mullewa (S)	0	0	0	0	0	45	45	0	45
Northampton (S)	0	0	0	0	0	0	0	90	90
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	2	12	1 713	237	197	2 147	785	2 932
De Grey (SSD)	4	0	4	759	0	22	781	534	1 315
East Pilbara (S)	0	0	0	0	0	22	22	0	22
Port Hedland (T)	4	0	4	759	0	0	759	534	1 293
Fortescue (SSD)	6	2	8	954	237	175	1 366	251	1 617
Ashburton (S)	3	0	3	456	0	0	456	0	456
Roebourne (S)	3	2	5	498	237	175	910	251	1 161
Kimberley (SD)	11	0	11	1 544	0	0	1 544	427	1 971
Ord (SSD)	0	0	0	0	0	0	0	50	50
Halls Creek (S)	0	0	0	0	0	0	0	0	0
Wyndham-East Kimberley (S)	0	0	0	0	0	0	0	50	50
Fitzroy (SSD)	11	0	11	1 544	0	0	1 544	377	1 921
Broome (S)	11	0	11	1 544	0	0	1 544	377	1 921
Derby-West Kimberley (S)	0	0	0	0	0	0	0	0	0

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

(b) Refer to Explanatory Notes paragraph 12.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

VALUE DATA

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

OWNERSHIP

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

BUILDING CLASSIFICATIONS

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

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

EXPLANATORY NOTES

BUILDING CLASSIFICATIONS *continued*

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

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

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

TREND ESTIMATES

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

EXPLANATORY NOTES

	<p>19 While the smoothing techniques described in paragraph 18 enable trend estimates to be produced for the latest few periods, they do result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.</p>
CHAIN VOLUME MEASURES	<p>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.</p> <p>21 Further information on the nature and concepts of chain volume measures is contained in the ABS publication <i>Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts</i> (Cat. no. 5248.0).</p>
AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)	<p>22 Area statistics are now being classified to the <i>Australian Standard Geographical Classification, 1998 Edition</i> (Cat. no. 1216.0), effective from 1 July 1998, and ASGC terminology has been adopted in the presentation of building statistics.</p> <p>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.)</p>
UNPUBLISHED DATA	<p>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.</p>
RELATED PUBLICATIONS	<p>25 Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none">▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i> (Cat. no. 8750.0)▪ <i>Building Activity, Australia</i> (Cat. no. 8752.0)▪ <i>Building Activity, Western Australia</i> (Cat. no. 8752.5)▪ <i>Building Activity, Building Work Done, Australia (8755.0)</i>▪ <i>Building Approvals, Australia</i> (Cat. no. 8731.0)▪ <i>Engineering Construction Activity, Australia</i> (Cat. no. 8762.0)▪ <i>House Price Indexes: Eight Capital Cities</i> (Cat. no. 6416.0)▪ <i>Housing Finance for Owner Occupation, Australia</i> (Cat. no. 5609.0)▪ <i>Price Index of Materials Used in House Building</i> (Cat. no. 6408.0)▪ <i>Price Index of Materials Used in Building Other than House Building</i> (Cat. no. 6407.0).
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 n.y.a. not yet available C City S Shire SD Statistical Division SSD Statistical Subdivision T Town</p>

GLOSSARY

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

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VALUE OF BUILDING APPROVED

CHAIN VOLUME MEASURES

JANUARY QUARTER 1999

Changes in the original series of value of building approvals in the January Quarter 1999 in chain volume measures are summarised below.

ORIGINAL ESTIMATES

<i>Oct Qtr 1998 to Feb Qtr 1999 % change</i>	<i>Nov Qtr 1998 to Feb Qtr 1999 % change</i>
--	--

New residential building	~KF~	~KF~
Alterations and additions to residential buildings		
Non-residential building		

Total building

Commentary text goes here
Commentary text goes here
Commentary text goes here
Commentary text goes here

QUARTERLY VALUE OF
BUILDING APPROVED
(chain volume measures)

VALUE OF BUILDING APPROVED

CHAIN VOLUME MEASURES

JANUARY QUARTER 1999

Changes in the original series for the value of building approved in the January Quarter 1999 in chain volume measures are summarised below.

ORIGINAL SERIES

	<i>Jan Qtr 1999 to Feb Qtr 1999 % change</i>	<i>Feb Qtr 1998 to Feb Qtr 1999 % change</i>
New residential building	~KF~	~KF~
Alterations and additions to residential buildings		
Non-residential building		
Total building		

1998-1999 FINANCIAL YEAR

The annual movements in the value of building approved, in chain volume measures, 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>1993-1994 to 1994-1995</i>	<i>1995-1996 to 1996-1997</i>	<i>1997-1998 to 1998-1999</i>
New residential building	~KF~		
Alterations and additions to residential buildings			
Non-residential building			
Total building			

Type comments here for table above

SUMMARY OF 1999 BUILDINGS APPROVED

DWELLING UNITS APPROVED The number of dwelling units approved in 1999 calendar year and the percentage movements between 1998 and 1999 for Western Australia are summarised below.

DWELLING UNITS APPROVED

	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversions</i>	<i>Non residential building</i>	<i>Total dwelling units</i>
No. of dwelling units 1999					
1998 to 1999	~KF~				
% change	~KF~				

Type comments here for table above

VALUE OF BUILDING APPROVED Percentage movements for the value of building approved between 1998 and 1999 for Western Australia are summarised below.

VALUE OF BUILDING APPROVED

	<i>New residential building</i>	<i>Alterations and additions to residential buildings creating dwellings</i>	<i>Alterations and additions to residential buildings not creating dwellings</i>	<i>Conversions</i>	<i>Non residential building</i>	<i>Total building</i>
Value (\$m) 1999						
1998 to 1999	~KF~					
% change	~KF~					

Type comments here for table above

DWELLING APPROVALS 1998 – 1999

TYPE OF DWELLING

The number of dwelling units during 1998–1999 is shown in the table below, for each type of category, together with the distribution of each dwelling category as a percentage of total dwelling units approved for 1997–1998.

DWELLING UNITS BY TYPE

Type of dwelling	Number of units	1997–1998 % of total dwellings	1998–1999 % of total dwellings
New residential			
Houses	~KF~	~KF~	
Other residential building			
Semi-detached, row or terrace houses, townhouses etc of:			
1 storey			
2 or more storeys			
Total			
Flats, units, apartments in a building of:			
1 or 2 storeys		~KF~	
3 storeys			
4 or more storeys			
Total			
Total other residential building		~KF~	
Other			
Alterations and additions to residential building			
Conversions			
Non-residential building			
Total building			

SUMMARY COMMENT

Commentary text goes here.

NEW HOUSES APPROVED 1998 – 1999

BY SELECTED MATERIALS OF OUTER WALLS

NEW HOUSES

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

NEW HOUSES BY MATERIALS

<i>Materials of outer walls</i>	<i>Number of new houses 1997-98</i>	<i>% of total new houses 1998-1999</i>
Double brick	~KF~	~KF~
Brick veneer		
Stone or concrete		
Fibre cement		
Timber		
Steel, aluminium & other		
Not stated		
Total		

SUMMARY COMMENT

SUMMARY OF 1998 – 1999 BUILDINGS APPROVED

DWELLING UNITS APPROVED The number of dwelling units approved in 1998–1999 and the percentage movements between 1997–1998 and 1998–1999 for Western Australia are summarised below.

DWELLING UNITS APPROVED

	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversions</i>	<i>Non residential building</i>	<i>Total dwelling units</i>
No. of dwelling units 1998–1999					
1997–1998 to 1998–1999	~KF~				
% change	~KF~				

Type comments here for table above

VALUE OF BUILDING APPROVED Percentage movements for the value of building approved between 1997–1998 and 1998–1999 for Western Australia are summarised below.

VALUE OF BUILDING APPROVED

	<i>New residential building</i>	<i>Alterations and additions to residential buildings creating dwellings</i>	<i>Alterations and additions to residential buildings not creating dwellings</i>	<i>Conversions</i>	<i>Non residential building</i>	<i>Total building</i>
Value (\$M) 1998–1999						
1997–1998 to 1998–1999	~KF~					
% change	~KF~					

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