

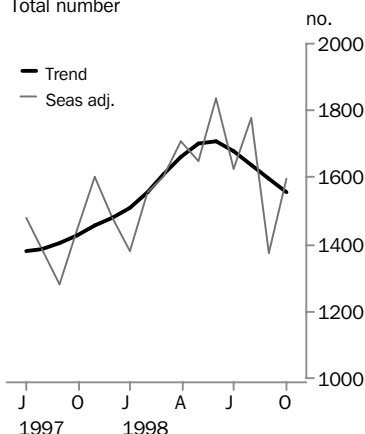
# BUILDING APPROVALS

WESTERN  
AUSTRALIA

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

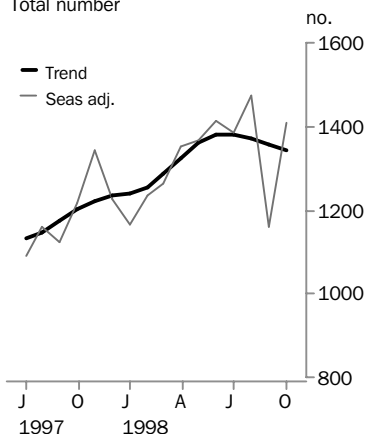
## Dwelling units approved

Total number



## Private sector houses approved

Total number



## OCTOBER KEY FIGURES

### TREND ESTIMATES

	Oct 1998	% change Sep 1998 to Oct 1998	% change Oct 1997 to Oct 1998
Dwelling units approved			
Private sector houses	1 343	-1.1	11.7
Total dwelling units	1 556	-2.6	9.0

### SEASONALLY ADJUSTED

	Oct 1998	% change Sep 1998 to Oct 1998	% change Oct 1997 to Oct 1998
Dwelling units approved			
Private sector houses	1 410	21.7	15.8
Total dwelling units	1 599	16.5	10.7

## OCTOBER KEY POINTS

### TREND ESTIMATES

- The trend for total dwelling units has fallen for the fourth consecutive month and is 8.7% lower than at June 1998.
- The trend in private sector houses has fallen by 2.8% in the last three months.
- The trend estimate for other dwelling units has fallen by 32.0% over the last six months.

### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimates for both total dwelling units and private sector houses have increased in October after both recorded substantial falls in September.

### ORIGINAL ESTIMATES

- The total number of dwelling units approved in October was 1,634. Houses accounted for 1,462 and other dwellings 172. At the Statistical Local Area level Swan (111) recorded the most dwelling approvals in the Perth Statistical Division, while Mandurah (85) was the highest in the rest of the State.
- The value of non-residential building approved was \$92.4 million. The Entertainment and recreational category accounted for \$38.1 million (one job alone was valued at \$31.3 million), followed by Educational (\$10.4 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

#### ISSUE

#### RELEASE DATE

November 1998

14 January 1999

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

.....

### CHANGES IN THIS ISSUE

Constant price estimates in table 8 have been replaced by chain volume measures. For more information see paragraphs 20 and 21 of Explanatory Notes.

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### DATA NOTES

Census Collector District data up to June 1998 has been updated and released.

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### REVISIONS THIS MONTH

There are no revisions this month.

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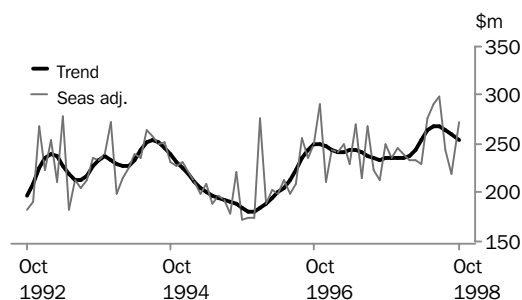
Colin Nagle

Regional Director, Western Australia

# VALUE OF BUILDINGS APPROVED

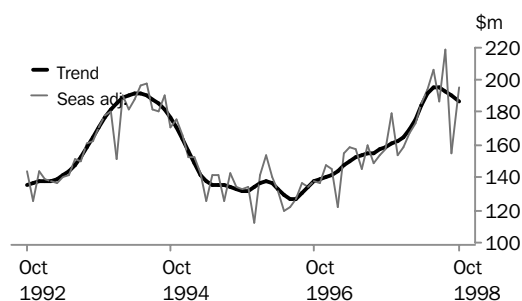
## VALUE OF TOTAL BUILDING

The trend is 5.2% below the level of June 1998 after four months of decline.



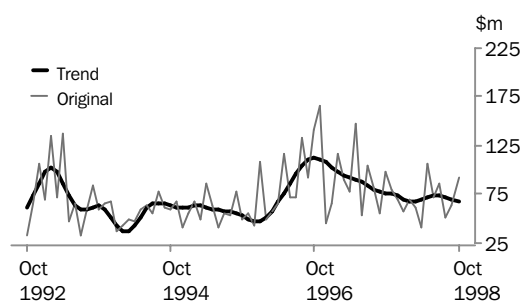
## VALUE OF RESIDENTIAL BUILDING

The trend has fallen by 4.3% since June 1998.



## VALUE OF NON-RESIDENTIAL BUILDING

The trend has fallen in the past three months to the lowest level since April 1996.



# VALUE OF BUILDING APPROVED

## CHAIN VOLUME MEASURES

### SEPTEMBER QUARTER 1998

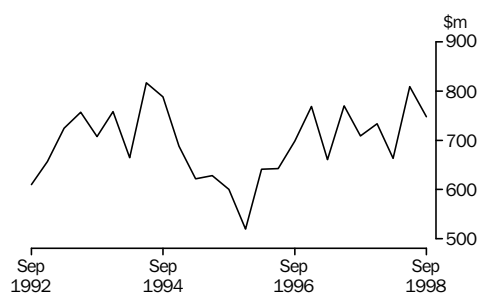
Changes in the original series of value of building approvals in the September Quarter 1998 in chain volume measures are summarised below.

#### ORIGINAL ESTIMATES

	<i>Jun Qtr 1998 to Sep Qtr 1998</i>	<i>Sep Qtr 1997 to Sep Qtr 1998</i>
	<i>% change</i>	<i>% change</i>
New residential building	-8.6	19.9
Alterations and additions to residential buildings	15.7	3.2
Non-residential building	-9.2	-19.3
<b>Total Building</b>	<b>-7.5</b>	<b>5.5</b>

The value of total building dropped by 7.5% in the September quarter 1998 but it is still 5.5% higher than the September quarter 1997.

### QUARTERLY VALUE OF BUILDING APPROVED (chain volume measures)



# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

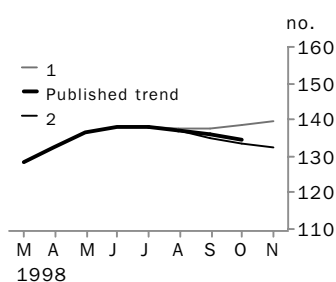
### TREND REVISIONS

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

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

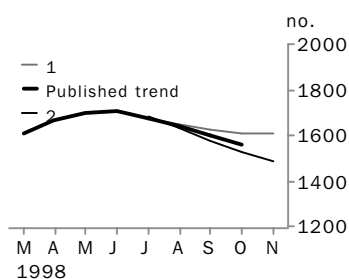
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the November seasonally adjusted estimate is higher than the October estimate by 6% for the number of private sector houses approved and 9% for total dwelling units approved; and that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

### PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 6% on Oct 1998</i>		<b>2</b> <i>falls by 6% on Oct 1998</i>	
			no.	% change	no.	% change
June 1998	1 382	1.4	1 379	1.3	1 385	1.5
July 1998	1 381	-0.1	1 380	0.0	1 383	-0.2
August 1998	1 371	-0.7	1 376	-0.3	1 368	-1.0
September 1998	1 358	-0.9	1 377	0.1	1 352	-1.2
October 1998	1 343	-1.1	1 384	0.5	1 336	-1.1
November 1998	n.y.a.	n.y.a.	1 397	0.9	1 324	-0.9

### TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 9% on Oct 1998</i>		<b>2</b> <i>falls by 9% on Oct 1998</i>	
			no.	% change	no.	% change
June 1998	1 705	0.2	1 702	0.2	1 712	0.4
July 1998	1 677	-1.6	1 676	-1.5	1 681	-1.8
August 1998	1 639	-2.3	1 645	-1.9	1 632	-2.9
September 1998	1 597	-2.5	1 622	-1.4	1 579	-3.3
October 1998	1 556	-2.6	1 609	-0.8	1 528	-3.2
November 1998	n.y.a.	n.y.a.	1 608	-0.1	1 486	-2.8

## DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS(a)		TOTAL DWELLING UNITS	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
<b>1997</b>						
August	1 178	1 228	133	145	1 311	1 373
September	1 186	1 216	98	112	1 284	1 328
October	1 304	1 323	147	185	1 451	1 508
November	1 309	1 356	164	185	1 473	1 541
December	1 167	1 214	107	198	1 274	1 412
<b>1998</b>						
January	953	976	163	179	1 116	1 155
February	1 123	1 162	238	279	1 361	1 441
March	1 330	1 363	252	384	1 582	1 747
April	1 296	1 377	143	199	1 439	1 576
May	1 481	1 505	261	289	1 742	1 794
June	1 491	1 832	212	222	1 703	2 054
July	1 460	1 549	141	158	1 601	1 707
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
SEASONALLY ADJUSTED						
<b>1997</b>						
August	1 159	1 217	n.a.	n.a.	1 282	1 384
September	1 121	1 153	n.a.	n.a.	1 213	1 279
October	1 218	1 254	n.a.	n.a.	1 365	1 444
November	1 345	1 404	n.a.	n.a.	1 497	1 600
December	1 225	1 281	n.a.	n.a.	1 340	1 477
<b>1998</b>						
January	1 166	1 204	n.a.	n.a.	1 315	1 382
February	1 237	1 288	n.a.	n.a.	1 466	1 556
March	1 263	1 290	n.a.	n.a.	1 484	1 605
April	1 354	1 418	n.a.	n.a.	1 587	1 705
May	1 364	1 382	n.a.	n.a.	1 612	1 649
June	1 415	1 604	n.a.	n.a.	1 668	1 836
July	1 387	1 501	n.a.	n.a.	1 505	1 623
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
TREND ESTIMATES						
<b>1997</b>						
August	1 146	1 188	140	197	1 286	1 385
September	1 174	1 218	128	183	1 301	1 401
October	1 203	1 249	126	178	1 329	1 427
November	1 223	1 271	134	184	1 357	1 454
December	1 233	1 278	148	200	1 382	1 478
<b>1998</b>						
January	1 241	1 282	173	229	1 414	1 510
February	1 254	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	1 443	230	257	1 593	1 700
June	1 382	1 468	214	237	1 596	1 705
July	1 381	1 461	192	216	1 573	1 677
August	1 371	1 437	170	201	1 541	1 639
September	1 358	1 407	150	190	1 508	1 597
October	1 343	1 372	131	183	1 474	1 556

(a) See Glossary for definition.

## DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS(a)...		TOTAL DWELLING UNITS	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
<b>1997</b>						
August	2.4	-4.4	-35.4	-41.3	-3.3	-10.3
September	0.7	-1.0	-26.3	-22.8	-2.1	-3.3
October	9.9	8.8	50.0	65.2	13.0	13.6
November	0.4	2.5	11.6	0.0	1.5	2.2
December	-10.8	-10.5	-34.8	7.0	-13.5	-8.4
<b>1998</b>						
January	-18.3	-19.6	52.3	-9.6	-12.4	-18.2
February	17.8	19.1	46.0	55.9	22.0	24.8
March	18.4	17.3	5.9	37.6	16.2	21.2
April	-2.6	1.0	-43.3	-48.2	-9.0	-9.8
May	14.3	9.3	82.5	45.2	21.1	13.8
June	0.7	21.7	-18.8	-23.2	-2.2	14.5
July	-2.1	-15.4	-33.5	-28.8	-6.0	-16.9
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
SEASONALLY ADJUSTED (% change from preceding month)						
<b>1997</b>						
August	6.5	-4.3	n.a.	n.a.	-0.6	-6.4
September	-3.3	-5.3	n.a.	n.a.	-5.4	-7.6
October	8.6	8.8	n.a.	n.a.	12.5	12.9
November	10.4	11.9	n.a.	n.a.	9.7	10.8
December	-8.9	-8.8	n.a.	n.a.	-10.5	-7.7
<b>1998</b>						
January	-4.8	-6.0	n.a.	n.a.	-1.9	-6.4
February	6.1	7.0	n.a.	n.a.	11.5	12.5
March	2.1	0.1	n.a.	n.a.	1.2	3.1
April	7.2	9.9	n.a.	n.a.	7.0	6.3
May	0.8	-2.5	n.a.	n.a.	1.6	-3.3
June	3.7	16.0	n.a.	n.a.	3.4	11.3
July	-2.0	-6.4	n.a.	n.a.	-9.7	-11.6
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
TREND ESTIMATES (% change from preceding month)						
<b>1997</b>						
August	1.3	1.4	-7.9	-4.7	0.2	0.5
September	2.4	2.5	-8.9	-7.2	1.2	1.1
October	2.5	2.5	-1.1	-2.8	2.1	1.8
November	1.7	1.7	6.3	3.1	2.1	1.9
December	0.8	0.6	10.7	8.9	1.8	1.6
<b>1998</b>						
January	0.6	0.3	16.3	14.4	2.3	2.2
February	1.1	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	3.6	-0.8	-4.5	2.3	2.3
June	1.4	1.7	-6.8	-7.9	0.2	0.2
July	-0.1	-0.4	-10.2	-8.7	-1.4	-1.6
August	-0.7	-1.6	-11.4	-7.0	-2.0	-2.3
September	-0.9	-2.1	-11.9	-5.5	-2.1	-2.5
October	-1.1	-2.5	-12.6	-3.5	-2.3	-2.6

(a) See Glossary for definition.

## VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non- residential building \$m	Total building \$m
ORIGINAL					
<b>1997</b>					
August	135.0	15.7	150.7	81.4	232.1
September	139.3	15.8	155.1	56.5	211.7
October	150.6	18.3	169.0	98.3	267.2
November	154.6	16.2	170.8	79.4	250.2
December	135.2	16.2	151.3	70.3	221.6
<b>1998</b>					
January	122.3	13.8	136.1	57.6	193.7
February	138.8	16.5	155.3	69.1	224.4
March	172.8	16.2	189.0	62.4	251.4
April	163.3	12.4	175.7	42.3	218.0
May	195.5	16.7	212.2	106.1	318.3
June	201.7	13.8	215.5	71.1	286.7
July	179.5	17.4	196.9	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
SEASONALLY ADJUSTED					
<b>1997</b>					
August	132.7	16.1	148.8	n.a.	222.8
September	139.0	15.0	154.0	n.a.	213.7
October	141.5	16.0	157.5	n.a.	250.2
November	164.6	15.5	180.1	n.a.	234.9
December	138.2	16.1	154.3	n.a.	245.3
<b>1998</b>					
January	142.5	16.0	158.4	n.a.	239.2
February	151.2	16.5	167.7	n.a.	234.2
March	159.3	14.2	173.5	n.a.	234.6
April	171.8	14.0	185.8	n.a.	229.6
May	176.2	17.6	193.8	n.a.	275.7
June	190.8	15.4	206.1	n.a.	291.8
July	169.0	17.4	186.4	n.a.	299.3
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
TREND ESTIMATES					
<b>1997</b>					
August	139.7	15.8	155.5	80.0	235.5
September	141.2	15.7	156.9	77.7	234.6
October	143.3	15.8	159.0	76.4	235.5
November	145.0	15.8	160.8	75.5	236.3
December	146.5	15.8	162.3	74.0	236.3
<b>1998</b>					
January	149.4	15.6	165.0	70.5	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	176.1	15.8	191.8	71.9	263.8
June	179.1	16.1	195.2	73.7	268.9
July	178.6	16.4	194.9	73.9	268.8
August	176.3	16.6	192.9	72.1	265.0
September	173.2	16.9	190.2	69.7	259.9
October	169.8	17.1	186.9	67.9	254.8

(a) Refer to Explanatory Notes paragraph 12.



# VALUE OF BUILDING APPROVED, Percentage Change

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

(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)						
<b>1995-96</b>	11 946	2 900	(b) 65	(b) 0	50	<b>14 961</b>
<b>1996-97</b>	13 067	1 682	56	3	32	<b>14 840</b>
<b>1997-98</b>	14 960	2 026	45	21	40	<b>17 092</b>
<b>1997</b>						
October	1 304	145	2	0	0	<b>1 451</b>
November	1 308	163	1	1	0	<b>1 473</b>
December	1 167	80	18	0	9	<b>1 274</b>
<b>1998</b>						
January	953	162	0	0	1	<b>1 116</b>
February	1 123	237	1	0	0	<b>1 361</b>
March	1 330	248	3	0	1	<b>1 582</b>
April	1 295	140	1	1	2	<b>1 439</b>
May	1 480	260	1	1	0	<b>1 742</b>
June	1 490	208	2	3	0	<b>1 703</b>
July	1 459	134	6	1	1	<b>1 601</b>
August	1 458	224	0	0	4	<b>1 686</b>
September	1 238	118	1	1	5	<b>1 363</b>
October	1 453	124	2	1	1	<b>1 581</b>
PUBLIC SECTOR (Number)						
<b>1995-96</b>	266	627	(b) 0	(b) 0	0	<b>893</b>
<b>1996-97</b>	565	331	6	0	0	<b>902</b>
<b>1997-98</b>	868	500	0	0	0	<b>1 368</b>
<b>1997</b>						
October	19	38	0	0	0	<b>57</b>
November	47	21	0	0	0	<b>68</b>
December	47	91	0	0	0	<b>138</b>
<b>1998</b>						
January	23	16	0	0	0	<b>39</b>
February	39	41	0	0	0	<b>80</b>
March	33	132	0	0	0	<b>165</b>
April	81	56	0	0	0	<b>137</b>
May	24	28	0	0	0	<b>52</b>
June	341	10	0	0	0	<b>351</b>
July	89	17	0	0	0	<b>106</b>
August	25	24	0	0	0	<b>49</b>
September	18	32	0	0	0	<b>50</b>
October	8	45	0	0	0	<b>53</b>
TOTAL (Number)						
<b>1995-96</b>	12 212	3 527	(b) 65	(b) 0	50	<b>15 854</b>
<b>1996-97</b>	13 632	2 013	62	3	32	<b>15 742</b>
<b>1997-98</b>	15 828	2 526	45	21	40	<b>18 460</b>
<b>1997</b>						
October	1 323	183	2	0	0	<b>1 508</b>
November	1 355	184	1	1	0	<b>1 541</b>
December	1 214	171	18	0	9	<b>1 412</b>
<b>1998</b>						
January	976	178	0	0	1	<b>1 155</b>
February	1 162	278	1	0	0	<b>1 441</b>
March	1 363	380	3	0	1	<b>1 747</b>
April	1 376	196	1	1	2	<b>1 576</b>
May	1 504	288	1	1	0	<b>1 794</b>
June	1 831	218	2	3	0	<b>2 054</b>
July	1 548	151	6	1	1	<b>1 707</b>
August	1 483	248	0	0	4	<b>1 735</b>
September	1 256	150	1	1	5	<b>1 413</b>
October	1 461	169	2	1	1	<b>1 634</b>

(a) See Glossary for definition.

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

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

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)								
<b>1995-96</b>	1 123.8	225.5	(b) 3.4	158.9	(b) 0.0	1 511.8	692.1	2 203.6
<b>1996-97</b>	1 294.1	154.0	4.8	163.9	0.1	1 616.6	773.9	2 390.9
<b>1997-98</b>	1 561.5	189.6	2.4	182.5	0.9	1 936.9	706.7	2 643.5
<b>1997</b>								
October	134.4	12.2	0.2	18.0	0.0	164.9	64.6	229.5
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
<b>1998</b>								
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
PUBLIC SECTOR (\$ million)								
<b>1995-96</b>	24.6	46.7	(b) 0.0	0.5	(b) 0.0	72.0	111.0	183.0
<b>1996-97</b>	54.9	21.7	0.1	4.0	0.0	80.5	430.0	510.7
<b>1997-98</b>	72.9	32.5	0.0	1.7	0.0	107.4	193.3	300.3
<b>1997</b>								
October	2.1	2.0	0.0	0.0	0.0	4.1	33.7	37.8
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
<b>1998</b>								
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
TOTAL (\$ million)								
<b>1995-96</b>	1 148.3	272.4	(b) 3.4	159.3	(b) 0.0	1 583.6	803.1	2 386.7
<b>1996-97</b>	1 348.9	175.8	4.9	167.7	0.1	1 697.3	1 204.5	2 901.8
<b>1997-98</b>	1 634.2	222.0	2.4	184.3	0.9	2 043.9	899.8	2 943.8
<b>1997</b>								
October	136.4	14.2	0.2	18.1	0.0	169.0	98.3	267.2
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
<b>1998</b>								
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

(a) See Glossary for definition.

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

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

## NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc of.....			Flats units or apartments in a building of.....				Total	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
NUMBER OF DWELLINGS										
<b>1995-96</b>	12 212	2 932	354	3 286	6	83	152	241	3 527	15 739
<b>1996-97</b>	13 632	1 179	376	1 555	75	194	189	458	2 013	15 645
<b>1997-98</b>	15 828	1 672	324	1 996	166	95	269	530	2 526	18 354
<b>1997</b>										
August	1 225	106	26	132	0	0	0	0	132	1 357
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
<b>1998</b>										
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
VALUE (\$ million)										
<b>1995-96</b>	1 148.3	207.1	33.8	240.9	0.3	10.7	20.4	31.4	272.3	1 420.7
<b>1996-97</b>	1 349.0	86.5	31.9	118.4	7.5	17.9	31.9	57.3	175.7	1 524.6
<b>1997-98</b>	1 634.3	117.3	31.4	148.7	13.5	10.7	49.2	73.4	222.1	1 856.4
<b>1997</b>										
August	125.1	7.6	2.4	10.0	0.0	0.0	0.0	0.0	10.0	135.0
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
<b>1998</b>										
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

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

(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	<i>Hotels, motels and other short term accommodation</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
<b>1998</b>												
August	4	0.3	26	2.5	8	1.0	9	0.8	20	2.0	6	0.8
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
Value—\$200,000—\$499,999												
<b>1998</b>												
August	0	0.0	8	2.7	6	1.7	7	2.5	10	2.9	1	0.5
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
Value—\$500,000—\$999,999												
<b>1998</b>												
August	2	1.3	2	1.4	1	0.7	2	1.6	6	3.9	2	1.6
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
Value—\$1,000,000—\$4,999,999												
<b>1998</b>												
August	0	0.0	1	2.4	0	0.0	3	7.1	0	0.0	2	5.2
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
Value—\$5,000,000 and over												
<b>1998</b>												
August	0	0.0	0	0.0	0	0.0	0	0.0	1	6.0	0	0.0
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
Value—Total												
<b>1995-96</b>	118	113.3	304	119.0	285	80.4	277	106.5	340	112.0	109	80.4
<b>1996-97</b>	91	75.4	408	164.2	319	102.6	314	156.4	402	160.4	120	152.0
<b>1997-98</b>	99	53.1	445	186.0	287	88.4	283	123.5	398	150.0	128	114.7
<b>1998</b>												
August	6	1.6	37	9.0	15	3.3	21	12.0	37	14.8	11	8.1
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

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

Period	Religious.....		Health.....		Entertainment and recreational.....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999										
<b>1998</b>										
August	0	0.0	3	0.3	3	0.2	4	0.2	83	8.2
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
Value—\$200,000–\$499,999										
<b>1998</b>										
August	0	0.0	0	0.0	0	0.0	1	0.4	33	10.6
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
Value—\$500,000–\$999,999										
<b>1998</b>										
August	0	0.0	0	0.0	2	1.3	0	0.0	17	11.8
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
Value—\$1,000,000–\$4,999,999										
<b>1998</b>										
August	0	0.0	0	0.0	0	0.0	0	0.0	6	14.7
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
Value—\$5,000,000 and over										
<b>1998</b>										
August	0	0.0	0	0.0	0	0.0	0	0.0	1	6.0
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
Value—Total										
<b>1995-96</b>	23	4.4	50	32.8	79	48.0	253	106.2	1 838	803.1
<b>1996-97</b>	20	5.4	69	214.5	98	92.2	117	81.3	1 958	1 204.4
<b>1997-98</b>	27	8.7	56	72.5	86	65.3	92	37.6	1 901	899.8
<b>1998</b>										
August	0	0.0	3	0.3	5	1.6	5	0.6	140	51.3
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

## VALUE OF NON-RESIDENTIAL BUILDINGS APPROVED

Period	Hotels, motels & other short term accom- modation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
<b>1995-96</b>	113.1	117.6	79.5	72.8	107.9	43.5	4.5	31.8	34.1	87.4	<b>692.1</b>
<b>1996-97</b>	75.5	162.8	96.2	117.2	113.7	38.8	5.3	96.1	36.6	32.5	<b>773.9</b>
<b>1997-98</b>	51.7	185.4	86.4	81.6	142.0	32.0	8.7	58.4	39.4	21.1	<b>706.7</b>
<b>1997</b>											
October	4.1	12.5	5.2	10.6	13.7	9.0	0.2	1.7	7.1	0.4	<b>64.6</b>
November	2.4	11.7	6.3	10.5	13.8	3.8	3.5	7.0	9.5	1.9	<b>70.5</b>
December	2.4	15.2	10.4	9.6	10.7	3.0	0.4	0.9	0.1	4.6	<b>57.3</b>
<b>1998</b>											
January	2.2	5.9	5.3	8.1	11.9	1.9	0.2	8.2	1.9	0.8	<b>46.3</b>
February	7.0	8.0	10.1	4.5	9.0	2.5	1.0	12.7	4.5	0.6	<b>59.8</b>
March	7.6	18.8	9.0	2.2	16.5	1.0	0.3	0.9	3.3	0.7	<b>60.2</b>
April	4.1	7.4	5.8	3.1	9.5	1.1	0.0	1.7	0.5	0.4	<b>33.7</b>
May	4.1	37.3	4.6	6.9	16.7	0.8	0.0	0.3	3.0	0.9	<b>74.6</b>
June	2.3	24.3	6.8	7.1	6.3	0.8	1.0	8.5	3.7	1.5	<b>62.4</b>
July	2.7	21.3	14.0	3.3	13.6	4.1	0.1	1.9	3.2	1.2	<b>65.5</b>
August	1.6	9.0	3.3	6.7	14.7	2.8	0.0	0.3	0.9	0.6	<b>39.9</b>
September	3.7	13.8	9.5	6.7	11.2	10.9	0.6	0.5	0.9	3.0	<b>60.8</b>
October	8.5	9.2	3.8	5.7	5.4	2.1	0.1	4.6	37.9	0.6	<b>78.0</b>
PUBLIC SECTOR (\$ million)											
<b>1995-96</b>	0.0	1.6	0.8	33.7	4.1	37.0	0.0	1.2	14.0	18.8	<b>111.0</b>
<b>1996-97</b>	0.0	1.6	6.5	39.2	46.8	113.1	0.2	118.4	55.7	48.7	<b>430.0</b>
<b>1997-98</b>	1.4	0.7	2.1	41.7	8.0	82.7	0.0	14.1	25.9	16.7	<b>193.3</b>
<b>1997</b>											
October	0.1	0.0	0.0	3.6	0.3	16.2	0.0	6.2	2.5	4.7	<b>33.7</b>
November	0.0	0.0	0.5	0.1	0.7	7.4	0.0	0.0	0.1	0.0	<b>8.9</b>
December	0.0	0.0	0.0	2.2	0.5	9.5	0.0	0.0	0.4	0.3	<b>13.0</b>
<b>1998</b>											
January	0.0	0.2	0.0	4.6	0.1	5.8	0.0	0.0	0.7	0.1	<b>11.3</b>
February	0.7	0.0	0.0	0.4	3.2	0.0	0.0	0.0	1.1	3.9	<b>9.3</b>
March	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	1.3	0.9	<b>2.3</b>
April	0.0	0.0	0.0	1.1	0.1	5.7	0.0	0.0	1.5	0.2	<b>8.6</b>
May	0.0	0.0	0.0	1.2	0.0	16.8	0.0	0.0	12.8	0.7	<b>31.5</b>
June	0.0	0.1	0.1	0.4	0.0	4.6	0.0	0.0	3.5	0.0	<b>8.8</b>
July	0.5	0.2	1.9	5.7	0.0	6.9	0.0	0.0	0.4	4.7	<b>20.3</b>
August	0.0	0.0	0.0	5.3	0.1	5.2	0.0	0.0	0.7	0.1	<b>11.4</b>
September	0.0	1.5	0.0	0.4	0.2	0.0	0.0	0.0	0.8	0.2	<b>3.0</b>
October	0.0	0.1	0.0	0.1	0.3	8.3	0.0	1.4	0.3	4.0	<b>14.4</b>
TOTAL (\$ million)											
<b>1995-96</b>	113.1	119.1	80.3	106.6	111.9	80.6	4.5	33.0	48.0	106.2	<b>803.1</b>
<b>1996-97</b>	75.5	164.3	102.8	156.4	160.3	151.9	5.5	214.5	92.3	81.3	<b>1 204.5</b>
<b>1997-98</b>	53.1	186.0	88.6	123.5	149.9	114.6	8.7	72.5	65.1	37.6	<b>899.8</b>
<b>1997</b>											
October	4.2	12.5	5.2	14.2	14.0	25.2	0.2	7.9	9.6	5.2	<b>98.3</b>
November	2.4	11.7	6.8	10.7	14.6	11.2	3.5	7.0	9.6	1.9	<b>79.4</b>
December	2.4	15.2	10.4	11.9	11.2	12.5	0.4	0.9	0.5	4.9	<b>70.3</b>
<b>1998</b>											
January	2.2	6.1	5.3	12.6	11.9	7.6	0.2	8.2	2.6	0.9	<b>57.6</b>
February	7.7	8.0	10.1	4.9	12.2	2.5	1.0	12.7	5.6	4.4	<b>69.1</b>
March	7.6	18.8	9.0	2.2	16.6	1.0	0.3	0.9	4.6	1.6	<b>62.4</b>
April	4.1	7.4	5.8	4.2	9.6	6.7	0.0	1.7	2.0	0.6	<b>42.3</b>
May	4.1	37.3	4.6	8.2	16.7	17.7	0.0	0.3	15.7	1.5	<b>106.1</b>
June	2.3	24.4	7.0	7.5	6.3	5.4	1.0	8.5	7.2	1.5	<b>71.1</b>
July	3.3	21.5	15.9	9.0	13.6	11.0	0.1	1.9	3.6	6.0	<b>85.9</b>
August	1.6	9.0	3.3	12.0	14.8	8.1	0.0	0.3	1.6	0.6	<b>51.3</b>
September	3.7	15.3	9.5	7.0	11.4	10.9	0.6	0.5	1.7	3.2	<b>63.8</b>
October	8.5	9.2	3.8	5.8	5.7	10.4	0.1	5.9	38.1	4.6	<b>92.4</b>



## 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									
<b>1996-97</b>	9 107	1 434	10 602	903 325	136 134	136 874	1 176 333	542 481	1 718 814
<b>1997-98</b>	10 296	1 546	11 930	1 074 780	152 837	150 499	1 378 116	523 117	1 901 233
<b>1997</b>									
October	836	115	952	84 583	10 498	13 688	108 768	52 176	160 944
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
<b>1998</b>									
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
PUBLIC SECTOR									
<b>1996-97</b>	261	192	459	20 061	11 100	2 662	33 823	237 420	271 243
<b>1997-98</b>	493	389	882	33 838	22 635	1 383	57 856	128 996	186 851
<b>1997</b>									
October	6	38	44	431	1 985	0	2 415	18 761	21 176
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
<b>1998</b>									
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
TOTAL									
<b>1996-97</b>	9 368	1 626	11 061	923 387	147 234	139 536	1 210 157	779 900	1 990 057
<b>1997-98</b>	10 789	1 935	12 812	1 108 618	175 472	151 882	1 435 972	652 112	2 088 084
<b>1997</b>									
October	842	153	996	85 013	12 482	13 688	111 183	70 937	182 121
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
<b>1998</b>									
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

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

(b) Refer to Explanatory Notes paragraph 12.

## BUILDINGS APPROVED IN STATISTICAL AREAS: Original

DWELLINGS (no.).....			VALUE (\$'000).....						
Statistical Area	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
<b>WESTERN AUSTRALIA</b>	<b>1 461</b>	<b>169</b>	<b>1 634</b>	<b>160 634</b>	<b>15 176</b>	<b>19 878</b>	<b>195 688</b>	<b>92 389</b>	<b>288 077</b>
<b>Perth (SD)</b>	<b>1 003</b>	<b>132</b>	<b>1 137</b>	<b>109 653</b>	<b>12 610</b>	<b>15 867</b>	<b>138 130</b>	<b>77 547</b>	<b>215 676</b>
Central Metropolitan (SSD)	54	12	67	10 232	910	4 543	15 685	40 844	56 529
Cambridge (T)	13	2	15	1 870	140	754	2 763	854	3 617
Claremont (T)	3	0	3	691	0	1 228	1 919	200	2 119
Cottesloe (T)	5	0	5	1 306	0	212	1 519	0	1 519
Mosman Park (T)	1	0	1	207	0	335	542	0	542
Nedlands (C)	7	0	7	1 660	0	1 162	2 821	0	2 821
Peppermint Grove (S)	0	0	0	0	0	0	0	0	0
Perth (C)–Inner	1	0	1	260	0	0	260	440	700
Perth (C)–Remainder	6	5	11	1 636	410	50	2 096	7 791	9 886
Subiaco (C)	10	0	10	1 803	0	285	2 088	31 560	33 648
Vincent (T)	8	5	14	800	360	518	1 678	0	1 678
East Metropolitan (SSD)	183	4	187	17 280	255	2 661	20 196	4 347	24 543
Bassendean (T)	3	0	3	245	0	100	345	0	345
Bayswater (C)	45	0	45	4 878	0	232	5 110	130	5 240
Kalamunda (S)	15	0	15	1 564	0	822	2 386	0	2 386
Mundaring (S)	13	0	13	1 451	0	799	2 251	851	3 102
Swan (S)	107	4	111	9 142	255	708	10 104	3 366	13 471
North Metropolitan (SSD)	328	46	374	33 200	3 611	4 365	41 175	16 518	57 693
Joondalup (C)–North	59	10	69	5 244	961	301	6 505	5 417	11 922
Joondalup (C)–South	17	0	17	2 231	0	907	3 138	136	3 274
Stirling (C)–Central	53	23	76	6 324	1 700	1 148	9 173	1 885	11 058
Stirling (C)–Coastal	42	13	55	4 911	950	1 053	6 914	8 380	15 294
Stirling (C)–South-Eastern	3	0	3	479	0	863	1 342	0	1 342
Wanneroo (S)–North-East	42	0	42	3 602	0	50	3 652	0	3 652
Wanneroo (S)–North-West	72	0	72	6 924	0	18	6 941	500	7 441
South West Metropolitan (SSD)	232	44	277	27 643	5 759	1 681	35 083	9 169	44 252
Cockburn (C)	77	0	77	6 995	0	292	7 287	1 660	8 947
East Fremantle (T)	5	0	5	988	0	256	1 244	0	1 244
Fremantle (C)–Inner	0	0	0	0	0	0	0	0	0
Fremantle (C)–Remainder	6	32	39	895	5 063	228	6 186	4 742	10 927
Kwinana (T)	13	0	13	1 095	0	12	1 106	360	1 466
Melville (C)	45	12	57	9 641	696	723	11 059	2 220	13 279
Rockingham (C)	86	0	86	8 029	0	171	8 200	187	8 388
South East Metropolitan (SSD)	206	26	232	21 298	2 075	2 619	25 992	6 668	32 661
Wanneroo (S)–South	40	0	40	3 485	0	25	3 510	200	3 710
Armadale (C)	8	0	8	730	0	193	923	220	1 143
Belmont (C)	30	8	38	2 675	597	99	3 371	640	4 011
Canning (C)	52	2	54	5 714	136	633	6 483	4 262	10 745
Gosnells (C)	73	0	73	6 244	0	711	6 954	1 546	8 501
Serpentine–Jarrahdale (S)	5	0	5	476	0	36	512	0	512
South Perth (C)	31	3	34	4 689	270	779	5 738	0	5 738
Victoria Park (T)	7	13	20	770	1 073	168	2 010	0	2 010
<b>South West (SD)</b>	<b>268</b>	<b>25</b>	<b>294</b>	<b>27 557</b>	<b>1 565</b>	<b>1 727</b>	<b>30 848</b>	<b>2 416</b>	<b>33 264</b>
Dale (SSD)	69	25	95	7 786	1 565	518	9 869	475	10 344
Boddington (S)	0	0	0	0	0	0	0	0	0
Mandurah (C)	60	25	85	6 826	1 565	361	8 752	250	9 002
Murray (S)	7	0	7	776	0	72	848	225	1 073
Waroona (S)	2	0	3	183	0	85	268	0	268
Preston (SSD)	134	0	134	13 006	0	524	13 530	1 339	14 869
Bunbury (C)	34	0	34	3 175	0	62	3 237	723	3 959
Capel (S)	11	0	11	1 077	0	113	1 190	51	1 241
Collie (S)	2	0	2	109	0	64	173	195	368
Dardanup (S)	30	0	30	2 874	0	0	2 874	0	2 874
Donnybrook–Balingup (S)	11	0	11	1 181	0	30	1 211	0	1 211
Harvey (S)	46	0	46	4 589	0	255	4 845	370	5 215

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

DWELLINGS (no.).....			VALUE (\$'000).....						
Statistical Area	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)	54	0	54	5 871	0	642	6 513	475	6 988
Augusta–Margaret River (S)	18	0	18	1 746	0	157	1 903	315	2 218
Busselton (S)	36	0	36	4 125	0	485	4 610	160	4 770
Blackwood (SSD)	11	0	11	894	0	42	937	127	1 064
Boyup Brook (S)	3	0	3	228	0	0	228	0	228
Bridgetown–Greenbushes (S)	1	0	1	90	0	0	90	0	90
Manjimup (S)	6	0	6	532	0	42	574	77	651
Nannup (S)	1	0	1	45	0	0	45	50	95
<b>Lower Great Southern (SD)</b>	<b>32</b>	<b>0</b>	<b>33</b>	<b>3 146</b>	<b>0</b>	<b>307</b>	<b>3 453</b>	<b>841</b>	<b>4 294</b>
Pallinup (SSD)	3	0	3	294	0	110	404	302	706
Broomehill (S)	0	0	0	0	0	0	0	0	0
Gnowangerup (S)	1	0	1	132	0	0	132	0	132
Jerramungup (S)	2	0	2	162	0	40	202	302	504
Katanning (S)	0	0	0	0	0	0	0	0	0
Kent (S)	0	0	0	0	0	0	0	0	0
Kojonup (S)	0	0	0	0	0	0	0	0	0
Tambellup (S)	0	0	0	0	0	70	70	0	70
Woodanilling (S)	0	0	0	0	0	0	0	0	0
King (SSD)	29	0	30	2 852	0	197	3 049	539	3 588
Albany (C)–Central	8	0	8	713	0	57	770	60	830
Albany (C)–Balance	13	0	13	1 376	0	52	1 428	155	1 583
Cranbrook (S)	0	0	0	0	0	0	0	0	0
Denmark (S)	7	0	8	713	0	88	801	324	1 125
Plantagenet (S)	1	0	1	50	0	0	50	0	50
<b>Upper Great Southern (SD)</b>	<b>10</b>	<b>0</b>	<b>10</b>	<b>548</b>	<b>0</b>	<b>90</b>	<b>638</b>	<b>0</b>	<b>638</b>
Hotham (SSD)	10	0	10	548	0	90	638	0	638
Brookton (S)	0	0	0	0	0	0	0	0	0
Cuballing (S)	3	0	3	233	0	0	233	0	233
Dumbleyung (S)	0	0	0	0	0	0	0	0	0
Narrogin (T)	5	0	5	225	0	10	235	0	235
Narrogin (S)	0	0	0	0	0	35	35	0	35
Pingelly (S)	0	0	0	0	0	10	10	0	10
Wagin (S)	0	0	0	0	0	0	0	0	0
Wandering (S)	1	0	1	30	0	0	30	0	30
West Arthur (S)	0	0	0	0	0	0	0	0	0
Wickepin (S)	0	0	0	0	0	0	0	0	0
Williams (S)	1	0	1	60	0	35	95	0	95
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
<b>Midlands (SD)</b>	<b>35</b>	<b>0</b>	<b>35</b>	<b>3 527</b>	<b>0</b>	<b>735</b>	<b>4 262</b>	<b>1 562</b>	<b>5 824</b>
Moore (SSD)	17	0	17	1 969	0	424	2 393	524	2 917
Chittering (S)	3	0	3	206	0	195	401	0	401
Dandaragan (S)	2	0	2	167	0	15	182	0	182
Gingin (S)	11	0	11	1 507	0	214	1 721	464	2 185
Moora (S)	1	0	1	89	0	0	89	60	148
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	1 205	0	288	1 493	405	1 898
Beverley (S)	0	0	0	0	0	0	0	0	0
Cunderdin (S)	0	0	0	0	0	50	50	75	125
Dalwallinu (S)	4	0	4	400	0	0	400	330	730
Dowerin (S)	0	0	0	0	0	88	88	0	88
Goomalling (S)	1	0	1	66	0	0	66	0	66
Koorda (S)	0	0	0	0	0	0	0	0	0
Northam (T)	2	0	2	178	0	25	203	0	203
Northam (S)	3	0	3	214	0	25	239	0	239
Quairading (S)	0	0	0	0	0	0	0	0	0
Tammin (S)	1	0	1	84	0	0	84	0	84
Toodyay (S)	2	0	2	73	0	10	83	0	83
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)	2	0	2	190	0	91	281	0	281
Campion (SSD)	3	0	3	354	0	22	376	633	1 009
Bruce Rock (S)	0	0	0	0	0	0	0	0	0
Kellerberrin (S)	0	0	0	0	0	22	22	450	472
Merredin (S)	1	0	1	130	0	0	130	183	313
Mount Marshall (S)	0	0	0	0	0	0	0	0	0
Mukinbudin (S)	2	0	2	224	0	0	224	0	224
Narembeen (S)	0	0	0	0	0	0	0	0	0
Nungarin (S)	0	0	0	0	0	0	0	0	0
Trayning (S)	0	0	0	0	0	0	0	0	0
Westonia (S)	0	0	0	0	0	0	0	0	0
Yilgarn (S)	0	0	0	0	0	0	0	0	0
<b>South Eastern (SD)</b>	<b>31</b>	<b>8</b>	<b>39</b>	<b>4 348</b>	<b>590</b>	<b>313</b>	<b>5 251</b>	<b>220</b>	<b>5 471</b>
Lefroy (SSD)	18	8	26	3 056	590	225	3 870	220	4 090
Coolgardie (S)	0	0	0	0	0	0	0	0	0
Kalgoorlie/Boulder (C)	15	8	23	2 372	590	225	3 186	220	3 406
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	684	0	0	684	0	684
Johnston (SSD)	13	0	13	1 292	0	88	1 381	0	1 381
Dundas (S)	0	0	0	0	0	0	0	0	0
Esperance (S)	11	0	11	1 097	0	88	1 186	0	1 186
Ravensthorpe (S)	2	0	2	195	0	0	195	0	195
<b>Central (SD)</b>	<b>36</b>	<b>0</b>	<b>36</b>	<b>4 043</b>	<b>0</b>	<b>178</b>	<b>4 221</b>	<b>3 091</b>	<b>7 312</b>
Gascoyne (SSD)	4	0	4	315	0	0	315	1 385	1 700
Carnarvon (S)	3	0	3	220	0	0	220	0	220
Exmouth (S)	0	0	0	0	0	0	0	1 385	1 385
Shark Bay (S)	1	0	1	95	0	0	95	0	95
Upper Gascoyne (S)	0	0	0	0	0	0	0	0	0
Carnegie (SSD)	0	0	0	0	0	0	0	0	0
Cue (S)	0	0	0	0	0	0	0	0	0
Meekatharra (S)	0	0	0	0	0	0	0	0	0
Mount Magnet (S)	0	0	0	0	0	0	0	0	0
Murchison (S)	0	0	0	0	0	0	0	0	0
Sandstone (S)	0	0	0	0	0	0	0	0	0
Wiluna (S)	0	0	0	0	0	0	0	0	0
Yalgoo (S)	0	0	0	0	0	0	0	0	0

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

	DWELLINGS (no.).....			VALUE (\$'000).....					
						Alterations			
Statistical Area	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	and additions to residential buildings(b)	Total residential building	Non- residential building	Total building
Greenough River (SSD)	32	0	32	3 728	0	178	3 906	1 706	5 612
Carnamah (S)	0	0	0	0	0	0	0	0	0
Chapman Valley (S)	0	0	0	0	0	0	0	0	0
Coorow (S)	0	0	0	0	0	0	0	0	0
Geraldton (C)	3	0	3	223	0	37	260	1 706	1 966
Greenough (S)	17	0	17	2 107	0	111	2 218	0	2 218
Irwin (S)	9	0	9	1 072	0	0	1 072	0	1 072
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)	3	0	3	326	0	30	356	0	356
Perenjori (S)	0	0	0	0	0	0	0	0	0
Three Springs (S)	0	0	0	0	0	0	0	0	0
<b>Pilbara (SD)</b>	<b>23</b>	<b>0</b>	<b>23</b>	<b>3 658</b>	<b>0</b>	<b>264</b>	<b>3 921</b>	<b>5 822</b>	<b>9 744</b>
De Grey (SSD)	16	0	16	2 913	0	209	3 122	5 404	8 526
East Pilbara (S)	0	0	0	0	0	40	40	0	40
Port Hedland (T)	16	0	16	2 913	0	169	3 082	5 404	8 486
Fortescue (SSD)	7	0	7	745	0	55	800	418	1 218
Ashburton (S)	2	0	2	146	0	0	146	0	146
Roebourne (S)	5	0	5	599	0	55	654	418	1 072
<b>Kimberley (SD)</b>	<b>23</b>	<b>4</b>	<b>27</b>	<b>4 155</b>	<b>412</b>	<b>398</b>	<b>4 964</b>	<b>891</b>	<b>5 854</b>
Ord (SSD)	10	0	10	2 227	0	358	2 584	96	2 680
Halls Creek (S)	0	0	0	0	0	0	0	0	0
Wyndham-East Kimberley (S)	10	0	10	2 227	0	358	2 584	96	2 680
Fitzroy (SSD)	13	4	17	1 928	412	40	2 379	795	3 174
Broome (S)	13	4	17	1 928	412	40	2 379	795	3 174
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* (8762.0).

### VALUE DATA

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

### OWNERSHIP

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

### BUILDING CLASSIFICATIONS

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

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

## EXPLANATORY NOTES

### BUILDING CLASSIFICATIONS

*continued*

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

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

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

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

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

### SEASONAL ADJUSTMENT

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

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

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

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

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

### TREND ESTIMATES

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

## EXPLANATORY NOTES

### TREND ESTIMATES

*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.

### CONSTANT PRICE ESTIMATES

**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 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. The factors used to seasonally adjust the chain volume series are identical to those used to adjust the corresponding current price series..

**21** Further information on the nature and concepts of chain volume measures is contained in the ABS *Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts* (5248.0)

### AUSTRALIAN STANDARD

#### GEOGRAPHIC CLASSIFICATION (ASGC)

**22** Area statistics are now being classified to the *Australian Standard Geographic Classification*, 1998 Edition (1216.0), effective from 1 July 1998, and ASGC terminology has been adopted in the presentation of building statistics.

### UNPUBLISHED DATA

**23** 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

**24** Users may also wish to refer to the following publications:

- *Building Approvals, Australia* (8731.0)
- *Building Activity, Australia: Dwelling Unit Commencements* (8750.0)
- *Building Activity, Australia* (8752.0)
- *Building Activity, Western Australia* (8752.5)
- *Engineering Construction Activity, Australia* (8762.0)
- *Housing Finance for Owner Occupation, Australia* (5609.0)
- *Price Index of Materials Used in House Building* (6408.0)
- *Price Index of Materials Used in Building Other than House Building* (6407.0)
- *House Price Indexes: Eight Capital Cities* (6416.0).

### 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  
 (SDD) Statistical SubDivision  
 (T) Town



## G L O S S A R Y

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

## G L O S S A R Y

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