

BUILDING APPROVALS

WESTERN
AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) MON 10 FEB 2003

DECEMBER KEY FIGURES

	Oct 2002	Nov 2002	Dec 2002
Dwelling units approved			
Original	1 759	1 799	1 534
Seasonally adjusted	1 672	1 675	1 582
Trend	1 726	1 677	1 630
.....			
	% change Sep 2002 to Oct 2002	% change Oct 2002 to Nov 2002	% change Nov 2002 to Dec 2002
Dwelling units approved			
Original	7.0	2.3	-14.7
Seasonally adjusted	-4.7	0.2	-5.6
Trend	-2.6	-2.8	-2.8

DECEMBER KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwelling units approved fell in each month of the December 2002 quarter, with falls of 2.6% in October, 2.8% in November, and 2.8% in December 2002. The trend estimate has fallen for the past four months.
- The trend estimate for private sector houses fell 2.5% in October, 3.1% in November and 3.3% in December 2002. The trend estimate for private sector houses has also fallen for the past four months.

SEASONALLY ADJUSTED ESTIMATES

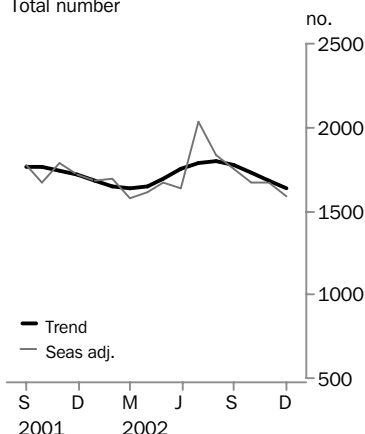
- The seasonally adjusted estimate for total dwellings fell to 1,582 in December 2002, a fall of 132 (7.7%) from December 2001.
- The seasonally adjusted estimate for private sector houses in the December 2002 quarter were all lower than in the same months of 2001.

ORIGINAL ESTIMATES

- The total number of dwelling units approved in the December 2002 quarter was 5,092, a fall of 9.5% on the September 2002 quarter.
- The total value of building work approved in the December 2002 quarter was \$982.3m, 29.1% less than the September 2002 quarter. Residential building fell \$81.6m to \$753.9m, while non-residential building fell \$322.6m to \$228.3m in the December 2002 quarter.

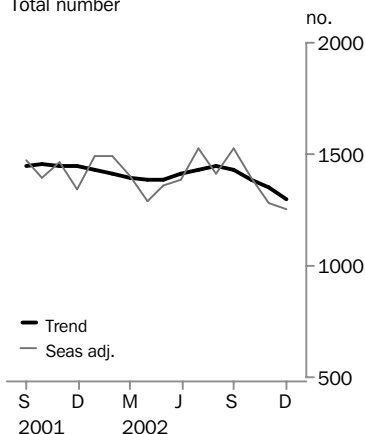
Dwelling units approved

Total number



Private sector houses approved

Total number



- For further information about these and related statistics, contact Andrea Woods on Adelaide 08 8237 7350 or the National Information and Referral Service on 1300 135 070.

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
March 2003	12 May 2003
June 2003	6 August 2003
September 2003	7 November 2003

CHANGES IN THIS ISSUE

There are no changes in this issue.

DATA NOTES

A special article on 'Inner City Development' was included in the December 2002 issue of 'Building Approvals Australia' (ABS Cat. no. 8731.0). This and other articles are available from the ABS website at www.abs.gov.au. Go to the 'Australia Now' tab on the home page then select 'Construction'.

Building Approvals are now available in two SuperTable data cubes. Data cubes contain variables in a time series, enabling users to download cross classifications. The first data cube contains monthly Australian and state data for the most recent 37 months, with the number and value of approvals by sector of ownership (public/private), type of building and type of work. The second cube contains similar data for Statistical Local Areas within states/territories by financial year, with a separate cube for each state/territory. Users can obtain cubes and detailed instructions via an AusStats subscription, or from the ABS website (www.abs.gov.au then go to 'Data Cubes'). All Building Approval data cubes are \$20 per month except for the Queensland SLA cube (\$25). Further information can be obtained from Roger Mables on (08) 8237 7494.

An estimate has been included in this issue for a council unable to report all approvals in one of the months this quarter (Melville).

REVISIONS THIS QUARTER

The following is a summary of revisions made to total dwelling units since the last issue of this publication.

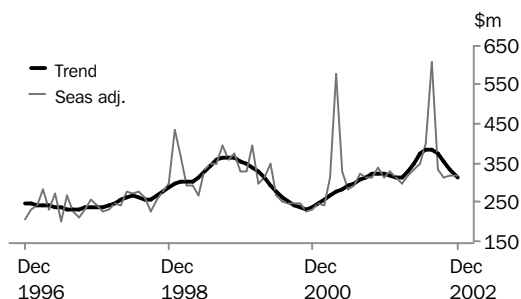
2001-2002	2002-2003	Total
-5	-75	-80

Colin Nagle
Regional Director, Western Australia

VALUE OF BUILDINGS APPROVED

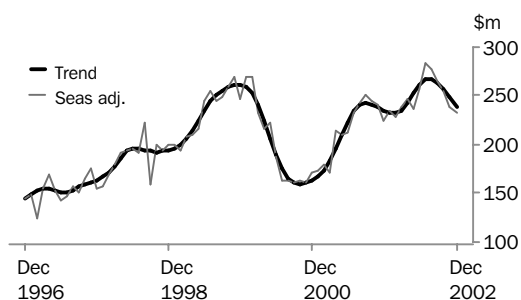
VALUE OF TOTAL BUILDING

The trend estimate for the value of total building approved has fallen for the past five months, following five months of growth.



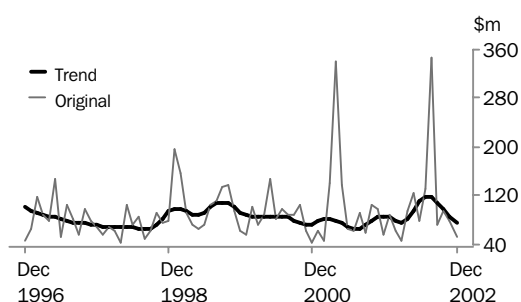
VALUE OF RESIDENTIAL BUILDING

The trend estimate for the value of residential building approved has fallen for the past four months, following six months of growth.



VALUE OF NON-RESIDENTIAL BUILDING

The trend estimate for the value of non-residential building has fallen for the past five months, following four months of growth.



SUMMARY OF 2002 BUILDINGS APPROVED

DWELLING UNITS APPROVED

The number of dwelling units approved in the 2002 calendar year and the percentage movement between 2001 and 2002 for Western Australia is summarised below:

	<i>Houses.....</i>		<i>Other dwellings.....</i>		<i>Total dwelling units.....</i>	
	<i>no.</i>	<i>% change</i>	<i>no.</i>	<i>% change</i>	<i>no.</i>	<i>% change</i>
Perth SD	12 745	15.0	2 408	-11.3	15 153	9.8
South West SD	2 881	10.1	449	26.8	3 330	12.1
Lower Great Southern SD	427	12.7	40	-14.9	467	9.6
Upper Great Southern SD	49	22.5	2	-81.8	51	0.0
Midlands SD	361	-1.4	12	-52.0	373	-4.6
South Eastern SD	187	5.6	157	84.7	344	31.3
Central SD	301	7.9	38	-9.5	339	5.6
Pilbara SD	140	40.0	26	225.0	166	53.7
Kimberley SD	291	5.8	15	-37.5	306	2.3
Western Australia	17 382	13.5	3 147	-5.0	20 529	10.2

The number of dwelling units approved in WA in 2002 increased by 10.2% from 2001. While there was an increase of 13.5% in the number of houses approved, other dwellings fell by 5.0%.

VALUE OF BUILDING APPROVED

The value of building approved in the 2002 calendar year and the percentage movement between 2001 and 2002 for Western Australia is summarised below:

	<i>Total residential building</i>		<i>Non-residential building</i>		<i>Total building</i>	
	<i>\$m</i>	<i>% change</i>	<i>\$m</i>	<i>% change</i>	<i>\$m</i>	<i>% change</i>
Perth SD	2 248.7	15.8	984.0	-2.3	3 232.7	9.6
South West SD	463.5	17.0	130.4	14.5	593.9	16.4
Lower Great Southern SD	63.8	12.9	20.9	-43.8	84.7	-9.6
Upper Great Southern SD	7.2	9.9	17.9	917.4	25.2	201.3
Midlands SD	46.4	2.3	23.1	8.8	69.5	4.4
South Eastern SD	45.4	41.8	32.0	64.1	77.4	50.2
Central SD	49.9	4.4	30.7	28.6	80.6	12.5
Pilbara SD	29.3	60.2	21.7	-1.4	50.9	26.6
Kimberley SD	61.9	27.6	15.6	-40.7	77.5	3.6
Western Australia (a)	3 016.0	16.3	1 277.3	0.4	4 293.3	11.1

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

The value of total building approved in 2002 rose 11.1% from 2001, driven by an increase in the value of total residential building by 16.3%, while the value of non-residential building rose by 0.4%

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

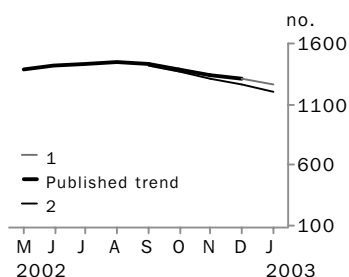
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

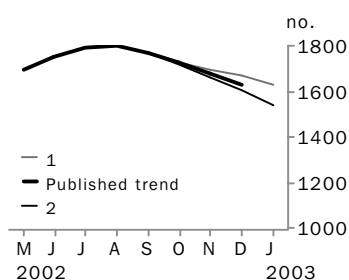
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the January seasonally adjusted estimate is higher than the December estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved; and that the January seasonally adjusted estimate is lower than the December estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
			1		2	
			<i>rises by 6% on Dec 2002</i>		<i>falls by 7% on Dec 2002</i>	
	no.	% change	no.	% change	no.	% change
August 2002	1 443	0.6	1 435	0.1	1 440	0.2
September 2002	1 426	-1.2	1 414	-1.4	1 417	-1.6
October 2002	1 390	-2.5	1 378	-2.6	1 371	-3.2
November 2002	1 347	-3.1	1 337	-2.9	1 315	-4.1
December 2002	1 302	-3.3	1 302	-2.7	1 260	-4.2
January 2003	n.y.a.	n.y.a.	1 268	-2.6	1 205	-4.4

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
			1		2	
			<i>rises by 6% on Dec 2002</i>		<i>falls by 7% on Dec 2002</i>	
	no.	% change	no.	% change	no.	% change
August 2002	1 798	0.4	1 789	0.4	1 796	0.6
September 2002	1 771	-1.5	1 767	-1.2	1 771	-1.4
October 2002	1 726	-2.6	1 729	-2.1	1 719	-2.9
November 2002	1 677	-2.8	1 693	-2.1	1 660	-3.5
December 2002	1 630	-2.8	1 666	-1.6	1 604	-3.4
January 2003	n.y.a.	n.y.a.	1 632	-2.1	1 538	-4.1

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						
2001						
October	1 489	1 550	176	199	1 665	1 749
November	1 645	1 663	320	355	1 965	2 018
December	1 259	1 278	192	242	1 451	1 520
2002						
January	1 307	1 350	164	185	1 471	1 535
February	1 341	1 392	135	156	1 476	1 548
March	1 173	1 241	125	131	1 298	1 372
April	1 367	1 417	260	301	1 627	1 718
May	1 563	1 595	298	344	1 861	1 939
June	1 337	1 391	237	310	1 574	1 701
July	1 692	1 800	207	329	1 899	2 129
August	1 484	1 522	320	329	1 804	1 851
September	1 433	1 453	172	191	1 605	1 644
October	1 446	1 460	254	299	1 700	1 759
November	1 461	1 520	263	279	1 724	1 799
December	1 211	1 241	293	293	1 504	1 534
SEASONALLY ADJUSTED						
2001						
October	1 393	1 449	n.a.	n.a.	1 586	1 665
November	1 467	1 493	n.a.	n.a.	1 729	1 790
December	1 345	1 377	n.a.	n.a.	1 632	1 714
2002						
January	1 494	1 563	n.a.	n.a.	1 594	1 684
February	1 494	1 562	n.a.	n.a.	1 607	1 696
March	1 400	1 477	n.a.	n.a.	1 494	1 577
April	1 289	1 390	n.a.	n.a.	1 469	1 611
May	1 357	1 393	n.a.	n.a.	1 583	1 665
June	1 384	1 400	n.a.	n.a.	1 543	1 632
July	1 523	1 704	n.a.	n.a.	1 729	2 032
August	1 413	1 453	n.a.	n.a.	1 780	1 829
September	1 523	1 548	n.a.	n.a.	1 710	1 754
October	1 391	1 403	n.a.	n.a.	1 615	1 672
November	1 283	1 370	n.a.	n.a.	1 572	1 675
December	1 250	1 295	n.a.	n.a.	1 537	1 582
TREND ESTIMATES						
2001						
October	1 453	1 494	235	265	1 688	1 759
November	1 450	1 493	222	247	1 672	1 740
December	1 443	1 493	196	220	1 639	1 713
2002						
January	1 430	1 487	166	190	1 596	1 677
February	1 413	1 477	144	169	1 557	1 646
March	1 395	1 464	139	170	1 534	1 634
April	1 385	1 459	152	193	1 537	1 652
May	1 390	1 465	178	231	1 568	1 696
June	1 412	1 484	207	268	1 619	1 752
July	1 434	1 501	230	290	1 664	1 791
August	1 443	1 504	242	294	1 685	1 798
September	1 426	1 481	251	290	1 677	1 771
October	1 390	1 440	260	286	1 650	1 726
November	1 347	1 394	267	283	1 614	1 677
December	1 302	1 346	279	284	1 581	1 630

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)						
2001						
October	9.3	11.6	8.6	7.0	9.3	11.0
November	10.5	7.3	81.8	78.4	18.0	15.4
December	-23.5	-23.2	-40.0	-31.8	-26.2	-24.7
2002						
January	3.8	5.6	-14.6	-23.6	1.4	1.0
February	2.6	3.1	-17.7	-15.7	0.3	0.8
March	-12.5	-10.8	-7.4	-16.0	-12.1	-11.4
April	16.5	14.2	108.0	129.8	25.3	25.2
May	14.3	12.6	14.6	14.3	14.4	12.9
June	-14.5	-12.8	-20.5	-9.9	-15.4	-12.3
July	26.6	29.4	-12.7	6.1	20.6	25.2
August	-12.3	-15.4	54.6	0.0	-5.0	-13.1
September	-3.4	-4.5	-46.3	-41.9	-11.0	-11.2
October	0.9	0.5	47.7	56.5	5.9	7.0
November	1.0	4.1	3.5	-6.7	1.4	2.3
December	-17.1	-18.4	11.4	5.0	-12.8	-14.7
SEASONALLY ADJUSTED (% change from preceding month)						
2001						
October	-5.4	-3.8	n.a.	n.a.	-7.4	-5.9
November	5.4	3.0	n.a.	n.a.	9.0	7.5
December	-8.4	-7.8	n.a.	n.a.	-5.6	-4.2
2002						
January	11.1	13.5	n.a.	n.a.	-2.3	-1.8
February	0.0	-0.1	n.a.	n.a.	0.8	0.7
March	-6.3	-5.4	n.a.	n.a.	-7.0	-7.0
April	-7.9	-5.9	n.a.	n.a.	-1.7	2.2
May	5.2	0.2	n.a.	n.a.	7.8	3.3
June	2.0	0.5	n.a.	n.a.	-2.5	-1.9
July	10.0	21.7	n.a.	n.a.	12.1	24.5
August	-7.2	-14.7	n.a.	n.a.	2.9	-10.0
September	7.8	6.5	n.a.	n.a.	-3.9	-4.1
October	-8.7	-9.4	n.a.	n.a.	-5.6	-4.7
November	-7.8	-2.4	n.a.	n.a.	-2.7	0.2
December	-2.6	-5.5	n.a.	n.a.	-2.2	-5.6
TREND ESTIMATES (% change from preceding month)						
2001						
October	0.4	0.3	0.0	-4.0	0.4	-0.4
November	-0.2	-0.1	-5.5	-6.8	-0.9	-1.1
December	-0.5	0.0	-11.7	-10.9	-2.0	-1.6
2002						
January	-0.9	-0.4	-15.3	-13.6	-2.6	-2.1
February	-1.2	-0.7	-13.3	-11.1	-2.4	-1.8
March	-1.2	-0.9	-3.5	0.6	-1.5	-0.7
April	-0.7	-0.3	9.4	13.5	0.2	1.1
May	0.4	0.4	17.1	19.7	2.0	2.7
June	1.5	1.3	16.3	16.0	3.3	3.3
July	1.6	1.1	11.1	8.2	2.8	2.2
August	0.6	0.2	5.2	1.4	1.3	0.4
September	-1.2	-1.5	3.7	-1.4	-0.5	-1.5
October	-2.5	-2.8	3.6	-1.4	-1.6	-2.6
November	-3.1	-3.2	2.7	-1.0	-2.2	-2.8
December	-3.3	-3.4	4.5	0.4	-2.0	-2.8

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					
2001					
October	221.7	27.1	248.8	104.8	353.6
November	246.6	22.1	268.7	99.2	367.9
December	182.6	15.1	197.8	56.8	254.6
2002					
January	197.2	17.2	214.3	88.2	302.6
February	205.2	17.5	222.7	62.5	285.2
March	190.8	18.4	209.3	47.6	256.8
April	238.5	18.5	257.1	95.2	352.2
May	245.8	26.7	272.5	125.9	398.4
June	219.6	31.2	250.7	78.6	329.4
July	284.1	25.9	310.0	132.5	442.5
August	254.1	23.9	278.1	346.9	625.0
September	227.1	20.3	247.4	71.5	318.9
October	237.6	25.1	262.7	94.6	357.3
November	236.5	24.1	260.5	79.8	340.3
December	211.4	19.3	230.7	53.9	284.7
SEASONALLY ADJUSTED					
2001					
October	219.7	24.4	244.1	n.a.	314.3
November	219.9	21.4	241.3	n.a.	340.0
December	205.1	18.6	223.7	n.a.	310.8
2002					
January	217.5	17.5	235.0	n.a.	330.7
February	210.7	18.2	228.8	n.a.	314.3
March	218.6	19.9	238.5	n.a.	298.6
April	229.3	17.6	246.9	n.a.	317.7
May	213.1	22.9	236.0	n.a.	335.1
June	217.1	40.2	257.3	n.a.	346.6
July	262.1	21.3	283.4	n.a.	399.1
August	255.0	21.9	277.0	n.a.	608.5
September	242.7	22.8	265.5	n.a.	335.9
October	233.0	23.0	256.0	n.a.	314.4
November	216.8	22.0	238.9	n.a.	317.8
December	209.9	22.5	232.4	n.a.	320.2
TREND ESTIMATES					
2001					
October	220.0	21.8	241.8	80.4	322.2
November	217.7	21.1	238.8	84.9	323.7
December	215.7	19.7	235.4	86.0	321.4
2002					
January	213.9	18.5	232.4	84.5	316.8
February	213.6	18.5	232.1	79.3	311.4
March	215.6	20.1	235.6	77.4	313.0
April	220.4	22.4	242.8	83.5	326.3
May	227.5	24.6	252.1	96.8	348.9
June	235.4	25.8	261.3	111.2	372.5
July	241.1	25.9	267.0	119.8	386.7
August	242.7	24.9	267.6	119.0	386.6
September	239.9	23.6	263.5	109.8	373.3
October	234.0	22.5	256.5	97.3	353.8
November	226.8	21.8	248.6	85.1	333.7
December	218.8	20.9	239.7	75.3	315.0

(a) Refer to Explanatory Notes paragraph 16.

VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non- residential building	Total building
ORIGINAL (% change from preceding month)					
2001					
October	7.4	20.4	8.6	74.5	22.3
November	11.2	-18.5	8.0	-5.3	4.0
December	-25.9	-31.5	-26.4	-42.8	-30.8
2002					
January	8.0	13.4	8.4	55.3	18.9
February	4.1	1.9	3.9	-29.1	-5.7
March	-7.0	5.4	-6.0	-23.9	-10.0
April	25.0	0.6	22.8	100.0	37.1
May	3.0	44.1	6.0	32.3	13.1
June	-10.7	16.6	-8.0	-37.5	-17.3
July	29.4	-17.0	23.6	68.5	34.3
August	-10.6	-7.4	-10.3	161.8	41.2
September	-10.6	-15.2	-11.0	-79.4	-49.0
October	4.6	23.6	6.2	32.3	12.1
November	-0.5	-4.1	-0.8	-15.6	-4.8
December	-10.6	-19.7	-11.4	-32.4	-16.4
SEASONALLY ADJUSTED (% change from preceding month)					
2001					
October	-3.2	-0.4	-2.9	n.a.	0.5
November	0.1	-12.1	-1.1	n.a.	8.2
December	-6.8	-13.0	-7.3	n.a.	-8.6
2002					
January	6.1	-6.0	5.1	n.a.	6.4
February	-3.1	3.8	-2.6	n.a.	-4.9
March	3.8	9.4	4.2	n.a.	-5.0
April	4.9	-11.3	3.5	n.a.	6.4
May	-7.1	29.6	-4.4	n.a.	5.5
June	1.9	76.0	9.0	n.a.	3.5
July	20.7	-47.1	10.1	n.a.	15.1
August	-2.7	3.1	-2.3	n.a.	52.5
September	-4.8	3.9	-4.1	n.a.	-44.8
October	-4.0	1.0	-3.6	n.a.	-6.4
November	-6.9	-4.4	-6.7	n.a.	1.1
December	-3.2	2.3	-2.7	n.a.	0.8
TREND ESTIMATES (% change from preceding month)					
2001					
October	-0.6	-1.1	-0.6	11.3	2.1
November	-1.1	-3.2	-1.3	5.6	0.5
December	-0.9	-6.7	-1.4	1.3	-0.7
2002					
January	-0.9	-6.1	-1.3	-1.7	-1.4
February	-0.2	0.1	-0.1	-6.1	-1.7
March	0.9	8.3	1.5	-2.3	0.5
April	2.2	11.7	3.0	7.9	4.2
May	3.2	9.8	3.8	15.9	6.9
June	3.5	5.1	3.6	14.9	6.8
July	2.4	0.1	2.2	7.7	3.8
August	0.7	-3.7	0.2	-0.7	0.0
September	-1.2	-5.2	-1.5	-7.7	-3.4
October	-2.5	-4.5	-2.7	-11.4	-5.2
November	-3.1	-3.3	-3.1	-12.5	-5.7
December	-3.5	-4.0	-3.6	-11.5	-5.6

(a) Refer to Explanatory Notes paragraph 16.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
PRIVATE SECTOR (Number)						
1999-00	18 259	3 298	69	51	43	21 720
2000-01	11 894	2 006	74	243	42	14 259
2001-02	16 846	2 297	48	67	66	19 324
2001						
December	1 258	186	5	1	1	1 451
2002						
January	1 307	164	0	0	0	1 471
February	1 338	135	3	0	0	1 476
March	1 173	125	0	0	0	1 298
April	1 365	259	1	1	1	1 627
May	1 562	232	9	0	58	1 861
June	1 334	177	2	61	0	1 574
July	1 691	207	1	0	0	1 899
August	1 484	318	1	0	1	1 804
September	1 432	163	2	0	8	1 605
October	1 443	245	11	0	1	1 700
November	1 459	260	3	2	0	1 724
December	1 211	293	0	0	0	1 504
PUBLIC SECTOR (Number)						
1999-00	394	770	28	0	4	1 196
2000-01	200	631	74	101	0	1 006
2001-02	506	441	6	0	0	953
2001						
December	19	50	0	0	0	69
2002						
January	43	21	0	0	0	64
February	51	17	4	0	0	72
March	68	5	1	0	0	74
April	50	41	0	0	0	91
May	32	46	0	0	0	78
June	54	73	0	0	0	127
July	108	122	0	0	0	230
August	38	9	0	0	0	47
September	20	19	0	0	0	39
October	14	45	0	0	0	59
November	59	16	0	0	0	75
December	30	0	0	0	0	30
TOTAL (Number)						
1999-00	18 653	4 068	97	51	47	22 916
2000-01	12 094	2 637	148	344	42	15 265
2001-02	17 352	2 738	54	67	66	20 277
2001						
December	1 277	236	5	1	1	1 520
2002						
January	1 350	185	0	0	0	1 535
February	1 389	152	7	0	0	1 548
March	1 241	130	1	0	0	1 372
April	1 415	300	1	1	1	1 718
May	1 594	278	9	0	58	1 939
June	1 388	250	2	61	0	1 701
July	1 799	329	1	0	0	2 129
August	1 522	327	1	0	1	1 851
September	1 452	182	2	0	8	1 644
October	1 457	290	11	0	1	1 759
November	1 518	276	3	2	0	1 799
December	1 241	293	0	0	0	1 534

(a) See Glossary for definition.

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)								
1999-00	2 130.1	447.9	6.3	219.1	13.0	2 816.3	666.1	3 482.6
2000-01	1 530.2	255.4	10.6	202.1	32.5	2 031.0	1 035.6	3 066.3
2001-02	2 202.3	299.7	4.5	232.5	13.6	2 752.8	732.6	3 485.7
2001								
December	156.9	18.2	0.5	13.9	0.1	189.6	52.9	242.5
2002								
January	168.3	20.1	0.0	17.1	0.0	205.6	51.2	256.8
February	180.5	18.9	0.3	17.0	0.0	216.8	59.9	276.7
March	158.0	27.6	0.0	17.6	0.0	203.2	39.6	242.9
April	190.0	37.5	0.1	18.4	0.0	246.0	64.0	310.0
May	213.0	24.0	0.5	25.6	0.0	263.1	111.1	374.3
June	182.2	23.5	0.2	17.7	13.2	236.8	53.5	290.3
July	231.2	27.1	0.1	24.8	0.0	283.2	122.7	405.9
August	202.2	46.5	0.1	23.8	0.0	272.6	226.7	499.2
September	194.8	26.8	0.0	20.2	0.0	241.9	62.4	304.3
October	204.4	28.1	0.8	23.7	0.0	257.1	88.1	345.2
November	203.6	24.7	0.3	23.2	0.2	252.0	66.5	318.5
December	172.4	34.7	0.0	17.7	0.0	224.7	45.4	270.2
PUBLIC SECTOR (\$ million)								
1999-00	43.6	65.5	1.2	4.7	0.0	114.9	535.0	649.7
2000-01	24.8	58.7	4.0	7.3	13.6	108.6	247.6	355.8
2001-02	60.5	40.8	0.2	7.0	0.0	108.9	244.0	352.6
2001								
December	2.5	5.0	0.0	0.6	0.0	8.2	3.9	12.1
2002								
January	7.1	1.6	0.0	0.0	0.0	8.8	37.1	45.8
February	4.4	1.4	0.0	0.1	0.0	5.9	2.6	8.5
March	4.8	0.4	0.1	0.7	0.0	6.0	8.0	14.0
April	6.6	4.4	0.0	0.0	0.0	11.1	31.2	42.3
May	4.1	4.7	0.0	0.6	0.0	9.3	14.8	24.1
June	7.4	6.4	0.0	0.1	0.0	13.9	25.1	39.0
July	14.9	10.9	0.0	0.9	0.0	26.7	9.8	36.5
August	4.6	0.8	0.0	0.1	0.0	5.5	120.2	125.7
September	3.7	1.8	0.0	0.1	0.0	5.5	9.1	14.6
October	1.4	3.7	0.0	0.5	0.0	5.6	6.5	12.1
November	6.2	1.9	0.0	0.4	0.0	8.5	13.3	21.8
December	4.4	0.0	0.0	1.6	0.0	6.0	8.5	14.5
TOTAL (\$ million)								
1999-00	2 173.7	513.2	7.4	224.0	13.0	2 931.4	1 201.2	4 132.3
2000-01	1 555.3	314.3	14.6	209.3	46.1	2 139.3	1 282.8	3 422.1
2001-02	2 263.0	340.6	4.7	239.7	13.6	2 861.8	976.4	3 838.1
2001								
December	159.5	23.2	0.5	14.6	0.1	197.8	56.8	254.6
2002								
January	175.4	21.7	0.0	17.2	0.0	214.3	88.2	302.6
February	184.9	20.3	0.3	17.1	0.0	222.7	62.5	285.2
March	162.8	28.0	0.1	18.3	0.0	209.3	47.6	256.8
April	196.6	41.9	0.1	18.4	0.0	257.1	95.2	352.2
May	217.1	28.7	0.5	26.2	0.0	272.5	125.9	398.4
June	189.7	29.9	0.2	17.8	13.2	250.7	78.6	329.4
July	246.1	38.0	0.1	25.8	0.0	310.0	132.5	442.5
August	206.9	47.2	0.1	23.9	0.0	278.1	346.9	625.0
September	198.4	28.6	0.0	20.3	0.0	247.4	71.5	318.9
October	205.8	31.8	0.8	24.3	0.0	262.7	94.6	357.3
November	209.8	26.7	0.3	23.6	0.2	260.5	79.8	340.3
December	176.7	34.7	0.0	19.3	0.0	230.7	53.9	284.7

(a) See Glossary for definition.

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

NEW OTHER RESIDENTIAL
BUILDING.....

	New houses	Semi-detached, row or terrace houses, townhouses, etc of.....			Flats, units or apartments in a building of.....			Total	Total new residential building	
Period		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
NUMBER OF DWELLINGS										
1999-00	18 653	1 539	649	2 188	716	251	913	1 880	4 068	22 721
2000-01	12 094	1 228	473	1 701	162	157	617	936	2 637	14 731
2001-02	17 352	1 449	458	1 907	255	293	283	831	2 738	20 090
2001										
October	1 544	110	9	119	15	6	58	79	198	1 742
November	1 663	197	65	262	79	5	0	84	346	2 009
December	1 277	140	16	156	12	68	0	80	236	1 513
2002										
January	1 350	86	34	120	48	17	0	65	185	1 535
February	1 389	58	25	83	4	34	31	69	152	1 541
March	1 241	68	12	80	3	7	40	50	130	1 371
April	1 415	147	84	231	4	46	19	69	300	1 715
May	1 594	130	62	192	33	0	53	86	278	1 872
June	1 388	145	57	202	31	6	11	48	250	1 638
July	1 799	177	117	294	15	4	16	35	329	2 128
August	1 522	91	48	139	10	123	55	188	327	1 849
September	1 452	80	25	105	48	29	0	77	182	1 634
October	1 457	118	38	156	24	31	79	134	290	1 747
November	1 518	75	34	109	104	37	26	167	276	1 794
December	1 241	77	38	115	80	0	98	178	293	1 534
VALUE (\$ million)										
1999-00	2 173.7	122.1	78.3	200.3	62.1	25.5	225.5	313.1	513.4	2 687.2
2000-01	1 555.1	99.9	61.3	161.3	22.3	23.5	107.1	152.9	314.1	1 869.2
2001-02	2 262.9	129.6	61.8	191.4	33.3	33.3	82.7	149.3	340.7	2 603.7
2001										
October	200.6	9.2	0.8	10.0	1.4	1.7	8.0	11.1	21.1	221.7
November	212.2	15.8	9.0	24.8	9.0	0.5	0.0	9.6	34.4	246.6
December	159.5	11.6	1.6	13.3	1.4	8.5	0.0	9.9	23.2	182.6
2002										
January	175.4	7.8	4.1	11.9	7.7	2.2	0.0	9.8	21.7	197.2
February	184.9	4.7	3.9	8.6	0.4	4.0	7.3	11.7	20.3	205.2
March	162.8	6.0	1.4	7.4	0.2	1.0	19.5	20.7	28.0	190.8
April	196.6	14.2	10.8	25.0	1.8	6.0	9.1	16.9	41.9	238.5
May	217.1	11.9	7.1	18.9	3.4	0.0	6.3	9.8	28.7	245.8
June	189.7	12.3	8.5	20.8	4.2	0.9	4.0	9.1	29.9	219.6
July	246.1	17.0	14.2	31.2	1.8	1.0	4.0	6.8	38.0	284.1
August	206.9	8.4	5.8	14.2	0.7	16.5	15.8	33.0	47.2	254.1
September	198.4	8.7	3.9	12.6	9.2	6.8	0.0	16.0	28.6	227.1
October	205.8	9.6	3.8	13.4	2.4	4.2	11.8	18.4	31.8	237.6
November	209.8	8.4	4.9	13.3	7.9	4.3	1.2	13.3	26.7	236.5
December	176.7	7.3	5.9	13.2	7.7	0.0	13.8	21.5	34.7	211.4

(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)							
1999-00	2 437.0	556.5	2 995.3	273.8	3 269.9	1 212.4	4 434.9
2000-01	1 555.1	314.1	1 869.2	270.1	2 139.4	1 282.9	3 422.3
2001-02	2 218.8	331.1	2 549.9	253.0	2 802.8	943.2	3 746.1
2001							
June	478.1	94.7	572.7	87.4	660.0	541.6	1 208.4
September	557.8	89.9	647.8	63.5	711.3	214.7	926.0
December	562.4	76.8	639.1	63.2	702.3	255.6	958.0
2002							
March	511.1	67.8	578.9	51.9	630.7	183.6	814.3
June	587.5	96.6	684.1	74.4	758.5	289.3	1 047.8
September	631.2	108.7	739.9	67.9	807.8	528.8	1 336.6
ORIGINAL (% change from preceding quarter)							
2001							
June	41.6	13.3	35.8	17.0	33.0	116.7	62.6
September	16.7	-5.1	13.1	-27.3	7.8	-60.4	-23.4
December	0.8	-14.6	-1.3	-0.5	-1.3	19.0	3.5
2002							
March	-9.1	-11.7	-9.4	-17.9	-10.2	-28.2	-15.0
June	14.9	42.5	18.2	43.4	20.3	57.6	28.7
September	7.4	12.5	8.2	-8.7	6.5	82.8	27.6

(a) Reference year for chain volume measures is 1999-2000. Refer to Explanatory Notes paragraph 24-25.

(b) Refer to Explanatory Notes paragraph 16.

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

Period	<i>Hotels, motels and other short term accommodation</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999												
2002												
October	10	0.9	40	4.1	9	0.9	10	1.0	11	0.9	5	0.4
November	8	0.7	28	2.5	4	0.4	20	1.9	10	0.8	9	0.9
December	2	0.2	30	2.6	9	1.0	13	1.2	11	0.8	6	0.7
Value—\$200,000–\$499,999												
2002												
October	2	0.6	11	3.1	7	2.2	8	2.2	9	2.7	3	1.0
November	1	0.5	7	2.2	5	1.5	8	2.2	6	1.7	3	1.1
December	2	0.5	8	2.8	5	1.6	7	2.0	0	0.0	8	2.7
Value—\$500,000–\$999,999												
2002												
October	0	0.0	2	1.4	2	1.4	0	0.0	1	0.6	2	1.1
November	0	0.0	3	1.8	3	1.9	3	1.9	3	1.6	3	1.9
December	0	0.0	3	2.5	2	1.0	2	1.4	1	0.5	7	4.8
Value—\$1,000,000–\$4,999,999												
2002												
October	1	4.0	2	5.4	1	2.0	2	3.8	1	1.5	2	5.3
November	0	0.0	4	11.3	2	8.9	1	1.6	2	5.6	0	0.0
December	0	0.0	1	1.3	0	0.0	3	7.3	2	2.4	4	8.5
Value—\$5,000,000 and over												
2002												
October	0	0.0	1	6.0	1	11.3	1	10.3	0	0.0	0	0.0
November	0	0.0	0	0.0	0	0.0	1	9.5	0	0.0	0	0.0
December	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Value—Total												
1999-00		51.3	548	156.1	292	96.7	302	116.5	338	140.3	182	304.7
	107											
2000-01	58	79.7	509	207.2	217	76.2	311	353.4	276	105.2	151	176.0
2001-02	99	52.2	465	152.7	163	71.7	294	169.3	286	142.9	148	187.9
2002												
October	13	5.4	56	19.9	20	17.8	21	17.3	22	5.7	12	7.9
November	9	1.2	42	17.8	14	12.7	33	17.1	21	9.7	15	3.9
December	4	0.7	42	9.2	16	3.6	25	11.9	14	3.7	25	16.8

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										
2002										
October	0	0.0	0	0.0	3	0.3	5	0.4	93	8.9
November	1	0.2	3	0.3	6	0.8	3	0.3	92	8.8
December	0	0.0	0	0.0	2	0.2	2	0.3	75	6.9
Value—\$200,000—\$499,999										
2002										
October	0	0.0	2	0.6	3	1.1	3	0.8	48	14.3
November	0	0.0	2	0.6	1	0.5	3	0.8	36	11.1
December	0	0.0	2	0.8	2	0.7	2	0.6	36	11.6
Value—\$500,000—\$999,999										
2002										
October	0	0.0	0	0.0	1	0.7	1	0.6	9	5.7
November	0	0.0	0	0.0	1	0.9	2	1.2	18	11.1
December	2	1.4	0	0.0	1	0.8	1	0.5	19	13.0
Value—\$1,000,000—\$4,999,999										
2002										
October	0	0.0	3	4.1	0	0.0	1	1.0	13	27.1
November	1	1.5	1	4.0	2	4.4	1	2.0	14	39.4
December	0	0.0	1	1.9	0	0.0	1	1.0	12	22.4
Value—\$5,000,000 and over										
2002										
October	0	0.0	0	0.0	1	11.0	0	0.0	4	38.6
November	0	0.0	0	0.0	0	0.0	0	0.0	1	9.5
December	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Value—Total										
1999-00	43	22.6	75	113.2	78	51.4	130	148.1	2 095	1 201.1
2000-01	19	5.3	63	57.2	93	130.7	118	92.0	1 815	1 282.9
2001-02	24	9.4	58	48.4	80	100.3	102	41.7	1 719	976.5
2002										
October	0	0.0	5	4.7	8	13.0	10	2.8	167	94.6
November	2	1.7	6	4.9	10	6.5	9	4.4	161	79.8
December	2	1.4	3	2.7	5	1.6	6	2.4	142	53.9

VALUE OF NON-RESIDENTIAL BUILDINGS APPROVED

Period	Hotels, motels and other short term accom- modation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
1999-00	50.5	152.9	91.0	78.2	124.9	57.0	22.8	39.2	29.8	20.2	666.1
2000-01	79.4	205.8	73.7	311.2	97.7	98.2	5.4	37.9	71.3	54.9	1 035.6
2001-02	51.6	150.8	67.8	134.3	137.2	62.9	9.4	38.9	58.7	20.7	732.6
2001											
December	0.4	4.7	2.1	8.3	4.5	8.4	0.0	1.7	22.6	0.1	52.9
2002											
January	2.5	17.6	1.8	14.1	6.5	2.6	0.2	5.1	0.4	0.3	51.2
February	10.3	9.0	7.5	9.0	6.4	1.4	0.3	3.7	0.8	11.5	59.9
March	0.9	8.6	2.2	8.4	6.9	3.9	0.1	6.2	1.0	1.4	39.6
April	2.0	10.9	1.4	15.5	21.4	1.1	0.0	9.3	1.3	1.0	64.0
May	18.3	18.5	6.5	19.1	24.2	9.8	1.8	0.2	12.1	0.6	111.1
June	1.0	11.1	6.0	10.6	10.6	4.1	0.3	0.2	8.5	1.1	53.5
July	1.9	78.0	3.8	7.6	8.9	6.4	1.0	9.4	3.2	2.6	122.7
August	1.5	31.3	7.6	155.4	4.8	5.5	1.8	6.4	5.2	7.3	226.7
September	1.8	23.3	7.2	6.6	14.0	4.5	0.5	0.6	1.1	2.8	62.4
October	5.4	19.8	17.8	16.8	5.7	6.4	0.0	2.8	12.6	0.9	88.1
November	0.7	17.8	12.7	15.2	9.7	3.2	1.7	0.8	1.1	3.7	66.5
December	0.4	9.2	3.6	10.7	3.7	11.4	1.4	1.9	1.4	1.9	45.4
PUBLIC SECTOR (\$ million)											
1999-00	0.6	3.4	5.8	38.4	15.5	247.6	0.0	74.0	21.6	128.0	535.0
2000-01	0.2	1.3	2.4	42.3	7.7	77.9	0.0	19.1	59.2	37.3	247.6
2001-02	0.6	1.9	4.0	35.0	5.6	124.9	0.0	9.5	41.5	20.9	244.0
2001											
December	0.0	0.0	0.0	1.7	0.4	1.1	0.0	0.2	0.0	0.5	3.9
2002											
January	0.0	0.0	0.0	0.5	0.0	14.6	0.0	1.6	19.1	1.3	37.1
February	0.0	0.0	0.0	1.3	0.1	0.3	0.0	0.0	0.7	0.2	2.6
March	0.2	0.3	0.0	1.0	0.4	4.0	0.0	1.1	0.0	1.0	8.0
April	0.0	0.0	0.0	0.8	2.8	23.2	0.0	0.0	0.0	4.4	31.2
May	0.0	0.4	0.1	0.7	0.1	3.6	0.0	1.2	4.0	4.7	14.8
June	0.0	0.0	0.0	2.5	0.7	15.2	0.0	0.3	3.3	3.0	25.1
July	0.0	0.0	0.0	6.3	0.0	1.6	0.0	0.9	0.8	0.2	9.8
August	0.0	0.3	0.0	0.5	0.0	0.4	0.0	4.5	113.0	1.5	120.2
September	0.0	0.0	0.0	0.3	3.5	3.4	0.0	0.9	0.0	1.0	9.1
October	0.0	0.2	0.0	0.5	0.0	1.5	0.0	2.0	0.5	1.9	6.5
November	0.5	0.0	0.0	1.8	0.0	0.7	0.0	4.1	5.5	0.6	13.3
December	0.3	0.0	0.0	1.2	0.1	5.4	0.0	0.8	0.2	0.5	8.5
TOTAL (\$ million)											
1999-00	51.2	156.2	96.7	116.7	140.3	304.8	22.8	113.3	51.5	148.0	1 201.2
2000-01	79.6	207.1	76.1	353.5	105.2	176.1	5.4	57.2	130.7	92.1	1 282.8
2001-02	52.2	152.8	71.9	169.4	142.7	188.0	9.4	48.3	100.4	41.6	976.4
2001											
December	0.4	4.7	2.1	10.1	4.9	9.6	0.0	1.9	22.6	0.6	56.8
2002											
January	2.5	17.6	1.8	14.6	6.5	17.2	0.2	6.7	19.5	1.6	88.2
February	10.3	9.0	7.5	10.3	6.5	1.7	0.3	3.7	1.6	11.7	62.5
March	1.1	9.0	2.2	9.4	7.3	8.0	0.1	7.3	1.0	2.3	47.6
April	2.0	10.9	1.4	16.3	24.2	24.3	0.0	9.3	1.3	5.4	95.2
May	18.3	18.9	6.6	19.8	24.3	13.4	1.8	1.4	16.1	5.3	125.9
June	1.0	11.1	6.0	13.1	11.3	19.3	0.3	0.5	11.8	4.1	78.6
July	1.9	78.0	3.8	13.9	8.9	8.1	1.0	10.3	4.0	2.8	132.5
August	1.5	31.6	7.6	155.9	4.8	5.9	1.8	10.9	118.2	8.8	346.9
September	1.8	23.3	7.2	6.9	17.5	7.9	0.5	1.5	1.1	3.7	71.5
October	5.4	19.9	17.8	17.3	5.7	7.9	0.0	4.7	13.0	2.8	94.6
November	1.2	17.8	12.7	17.1	9.7	3.9	1.7	4.9	6.5	4.4	79.8
December	0.7	9.2	3.6	11.9	3.7	16.8	1.4	2.7	1.6	2.4	53.9

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									
2000-01	8 603	1 775	10 700	1 106 121	230 892	199 804	1 536 816	860 546	2 397 363
2001-02	12 448	1 921	14 530	1 634 896	262 547	205 201	2 102 644	540 645	2 643 289
2001									
December	908	142	1 056	111 862	15 753	11 656	139 271	45 025	184 296
2002									
January	1 011	137	1 148	129 520	17 531	14 412	161 463	41 516	202 978
February	1 001	131	1 135	133 508	18 416	13 864	165 787	39 884	205 672
March	845	120	965	115 115	27 162	13 497	155 774	24 423	180 197
April	950	213	1 165	135 653	32 550	15 380	183 582	44 411	227 993
May	1 139	214	1 416	156 073	22 091	21 666	199 830	81 644	281 474
June	981	134	1 176	136 317	17 246	27 661	181 224	38 575	219 799
July	1 242	149	1 392	171 844	18 771	19 609	210 224	102 127	312 350
August	1 088	250	1 339	147 281	38 925	19 703	205 908	203 197	409 105
September	1 119	125	1 253	151 661	20 334	16 753	188 747	43 731	232 478
October	1 100	197	1 308	156 611	22 238	20 658	199 507	68 005	267 511
November	1 041	147	1 191	143 774	15 199	18 895	177 868	47 072	224 940
December	917	192	1 109	130 568	24 086	12 790	167 444	30 270	197 714
PUBLIC SECTOR									
2000-01	86	438	689	8 363	38 726	20 000	67 089	157 609	224 698
2001-02	253	285	544	20 544	23 188	5 288	49 021	186 571	235 592
2001									
December	13	17	30	1 191	1 215	565	2 971	1 645	4 616
2002									
January	23	21	44	2 163	1 607	30	3 800	32 471	36 271
February	37	17	58	2 966	1 434	116	4 515	1 783	6 299
March	54	5	60	3 513	387	366	4 265	5 000	9 265
April	10	13	23	959	1 016	16	1 991	11 616	13 606
May	17	26	43	1 446	1 836	558	3 840	7 863	11 703
June	18	54	72	1 945	4 209	15	6 168	20 989	27 158
July	55	65	120	6 659	5 344	65	12 068	3 139	15 206
August	26	7	33	1 942	480	0	2 423	118 034	120 457
September	4	16	20	368	1 354	64	1 786	7 146	8 932
October	8	15	23	623	1 271	511	2 405	1 919	4 325
November	36	10	46	3 666	1 050	438	5 154	5 382	10 536
December	14	0	14	1 366	0	1 531	2 897	3 819	6 716
TOTAL									
2000-01	8 689	2 213	11 389	1 114 484	269 617	219 804	1 603 905	1 018 155	2 622 060
2001-02	12 701	2 206	15 074	1 655 441	285 735	210 489	2 151 665	727 216	2 878 881
2001									
December	921	159	1 086	113 054	16 968	12 220	142 242	46 670	188 912
2002									
January	1 034	158	1 192	131 683	19 138	14 442	165 263	73 987	239 249
February	1 038	148	1 193	136 474	19 850	13 980	170 303	41 668	211 970
March	899	125	1 025	118 627	27 548	13 863	160 039	29 423	189 462
April	960	226	1 188	136 612	33 565	15 396	185 573	56 026	241 599
May	1 156	240	1 459	157 519	23 928	22 224	203 670	89 507	293 177
June	999	188	1 248	138 262	21 455	27 676	187 393	59 564	246 957
July	1 297	214	1 512	178 502	24 115	19 674	222 291	105 265	327 556
August	1 114	257	1 372	149 223	39 405	19 703	208 331	321 231	529 561
September	1 123	141	1 273	152 028	21 688	16 817	190 533	50 877	241 410
October	1 108	212	1 331	157 235	23 509	21 169	201 912	69 924	271 836
November	1 077	157	1 237	147 440	16 249	19 333	183 022	52 454	235 475
December	931	192	1 123	131 935	24 086	14 321	170 341	34 088	204 430

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

(b) Refer to Explanatory Notes paragraph 16.

BUILDINGS APPROVED IN STATISTICAL AREAS—Dec Qtr 2002

Statistical Area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
WESTERN AUSTRALIA (c)	4 216	859	5 092	592 328	93 151	68 533	754 012	228 305	982 316
Perth (SD)	3 116	561	3 691	436 609	63 843	54 823	555 275	156 466	711 741
Central Metropolitan (SSD)	149	230	379	43 003	31 869	13 553	88 425	50 021	138 445
Cambridge (T)	19	4	23	6 837	1 800	2 991	11 628	1 715	13 342
Claremont (T)	18	3	21	4 305	330	2 518	7 154	4 698	11 852
Cottesloe (T)	10	0	10	3 857	0	1 975	5 831	0	5 831
Mosman Park (T)	15	0	15	5 043	0	644	5 687	309	5 996
Nedlands (C)	25	8	33	9 332	765	2 694	12 791	4 962	17 753
Peppermint Grove (S)	3	0	3	2 090	0	461	2 551	0	2 551
Perth (C)—Inner	0	27	27	0	4 400	0	4 400	17 699	22 099
Perth (C)—Remainder	15	136	151	3 617	18 374	0	21 991	7 079	29 071
Subiaco (C)	17	52	69	3 893	6 200	640	10 734	12 953	23 687
Vincent (T)	27	0	27	4 027	0	1 631	5 658	606	6 264
East Metropolitan (SSD)	514	68	583	63 986	5 231	7 495	76 711	16 883	93 594
Bassendean (T)	6	2	8	946	307	616	1 869	3 610	5 479
Bayswater (C)	98	11	109	15 735	1 147	1 824	18 706	2 356	21 062
Kalamunda (S)	93	3	97	10 804	252	1 864	12 921	1 761	14 682
Mundaring (S)	50	0	50	6 083	0	676	6 759	1 356	8 115
Swan (C)	267	52	319	30 417	3 523	2 515	36 456	7 800	44 256
North Metropolitan (SSD)	1 011	81	1 103	137 688	9 379	14 783	161 850	22 824	184 674
Joondalup (C)—North	67	6	73	10 208	834	1 296	12 338	1 717	14 055
Joondalup (C)—South	46	0	46	10 834	0	4 471	15 305	2 237	17 542
Stirling (C)—Central	204	37	246	27 635	4 413	1 424	33 471	10 522	43 993
Stirling (C)—Coastal	111	28	143	19 364	3 108	3 727	26 199	1 869	28 068
Stirling (C)—South-Eastern	10	0	10	2 114	0	2 423	4 537	50	4 587
Wanneroo (C)—North-East	179	0	179	19 780	0	466	20 245	606	20 851
Wanneroo (C)—North-West	250	6	256	30 016	650	247	30 913	1 310	32 223
Wanneroo (C)—South	144	4	148	17 736	374	731	18 841	4 513	23 354
South West Metropolitan (SSD)	701	40	741	97 710	5 369	11 316	114 395	39 118	153 513
Cockburn (C)	185	20	205	22 144	2 195	1 825	26 164	4 079	30 243
East Fremantle (T)	9	2	11	2 145	120	1 064	3 329	0	3 329
Fremantle (C)—Inner	0	0	0	0	0	12	12	11 703	11 714
Fremantle (C)—Remainder	23	0	23	8 382	0	1 974	10 356	4 668	15 024
Kwinana (T)	60	0	60	6 073	0	1 006	7 079	4 917	11 996
Melville (C)	114	9	123	21 696	1 554	3 902	27 152	686	27 839
Rockingham (C)	310	9	319	37 269	1 500	1 533	40 302	13 065	53 367
South East Metropolitan (SSD)	741	142	885	94 222	11 996	7 675	113 894	27 621	141 515
Armadale (C)	69	20	89	8 934	1 203	1 487	11 624	4 154	15 778
Belmont (C)	29	33	62	4 576	3 305	478	8 359	2 433	10 792
Canning (C)	145	36	181	17 810	2 362	1 393	21 565	6 545	28 110
Gosnells (C)	323	39	364	34 616	2 883	1 197	38 696	11 454	50 150
Serpentine—Jarrahdale (S)	37	0	37	4 770	0	384	5 154	260	5 414
South Perth (C)	66	13	79	13 827	2 125	1 733	17 684	1 376	19 060
Victoria Park (T)	72	1	73	9 690	118	1 002	10 810	1 400	12 210
South West (SD)	700	173	874	100 769	17 809	6 511	125 088	37 257	162 346
Mandurah (SSD)	317	129	446	47 666	11 922	2 319	61 907	11 180	73 087
Mandurah (C)	262	129	391	41 354	11 922	1 961	55 237	11 050	66 287
Murray (S)	55	0	55	6 312	0	358	6 670	130	6 800
Bunbury (SSD)	125	38	163	15 130	5 256	1 497	21 883	13 204	35 087
Bunbury (C)	45	38	83	5 271	5 256	1 044	11 571	9 793	21 363
Capel (S)—Pt A	41	0	41	5 472	0	149	5 621	0	5 621
Dardanup (S)—Pt A	18	0	18	1 850	0	36	1 886	3 206	5 092
Harvey (S)—Pt A	21	0	21	2 537	0	268	2 805	206	3 010

Statistical Area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential buildings	Total building
Preston (SSD)	48	0	48	6 831	0	778	7 610	2 607	10 217
Bodington (C)	1	0	1	193	0	37	229	0	229
Capel (S)—Pt B	5	0	5	699	0	45	744	189	933
Collie (S)	3	0	3	428	0	107	535	1 520	2 055
Dardanup (S)—Pt B	4	0	4	521	0	54	574	83	657
Donnybrook—Balingup (S)	11	0	11	1 466	0	190	1 656	646	2 302
Harvey (S)—Pt B	20	0	20	3 022	0	303	3 325	109	3 434
Waroona(S)	4	0	4	504	0	43	547	60	607
Vasse (SSD)	191	6	197	28 766	631	1 337	30 734	7 030	37 764
Augusta—Margaret River (S)	70	0	70	10 621	0	211	10 833	1 791	12 624
Busselton (S)	121	6	127	18 145	631	1 125	19 902	5 239	25 140
Blackwood (SSD)	19	0	20	2 375	0	579	2 954	3 236	6 190
Boyup Brook (S)	2	0	2	196	0	104	300	0	300
Bridgetown—Greenbushes (S)	4	0	4	569	0	78	647	0	647
Manjimup (S)	13	0	14	1 610	0	367	1 977	2 936	4 913
Nannup (S)	0	0	0	0	0	30	30	300	330
Lower Great Southern (SD)	91	13	105	11 042	1 511	1 764	14 318	3 346	17 664
Pallinup (SSD)	7	2	9	736	244	99	1 079	1 820	2 899
Broomehill (S)	1	0	1	20	0	64	84	0	84
Gnowangerup (S)	0	2	2	0	244	0	244	286	530
Jerramungup (S)	3	0	3	230	0	15	245	248	493
Katanning (S)	1	0	1	152	0	20	172	889	1 061
Kent (S)	0	0	0	0	0	0	0	0	0
Kojonup (S)	1	0	1	71	0	0	71	0	71
Tambellup (S)	1	0	1	263	0	0	263	397	660
Woodanilling (S)	0	0	0	0	0	0	0	0	0
King (SSD)	84	11	96	10 306	1 267	1 665	13 238	1 526	14 764
Albany (C)—Central	33	11	44	3 453	1 267	741	5 462	554	6 016
Albany (C)—Bal	30	0	30	4 032	0	536	4 568	580	5 148
Cranbrook (S)	2	0	2	240	0	14	254	0	254
Denmark (S)	15	0	16	2 160	0	363	2 523	317	2 840
Plantagenet (S)	4	0	4	421	0	12	432	75	507
Upper Great Southern (SD)	13	0	13	1 772	0	228	2 000	743	2 744
Hotham (SSD)	11	0	11	1 413	0	218	1 631	743	2 374
Brookton (S)	7	0	7	879	0	0	879	0	879
Cuballing (S)	1	0	1	69	0	23	92	0	92
Dumbleyung (S)	0	0	0	0	0	0	0	0	0
Narrogin (T)	0	0	0	0	0	60	60	50	110
Narrogin (S)	0	0	0	0	0	113	113	208	321
Pingelly (S)	0	0	0	0	0	0	0	0	0
Wagin (S)	0	0	0	0	0	0	0	0	0
Wandering (S)	1	0	1	152	0	0	152	0	152
West Arthur (S)	0	0	0	0	0	22	22	0	22
Wickepin (S)	0	0	0	0	0	0	0	485	485
Williams (S)	2	0	2	313	0	0	313	0	313
Lakes (SSD)	2	0	2	360	0	10	370	0	370
Corrigin (S)	1	0	1	151	0	10	161	0	161
Kondinin (S)	0	0	0	0	0	0	0	0	0
Kulin (S)	0	0	0	0	0	0	0	0	0
Lake Grace (S)	1	0	1	209	0	0	209	0	209
Midlands (SD)	102	0	102	10 477	0	1 299	11 776	7 357	19 134
Moore (SSD)	49	0	49	5 792	0	687	6 479	1 853	8 333
Chittering (S)	19	0	19	2 081	0	293	2 374	243	2 618
Dandaragan (S)	9	0	9	1 606	0	108	1 713	704	2 418
Gingin (S)	20	0	20	2 055	0	245	2 301	906	3 206
Moora (S)	1	0	1	50	0	41	91	0	91
Victoria Plains (S)	0	0	0	0	0	0	0	0	0

Statistical Area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
Avon (SSD)	38	0	38	4 040	0	534	4 574	5 504	10 077
Beverley (S)	7	0	7	495	0	56	552	660	1 212
Cunderdin (S)	1	0	1	67	0	25	92	0	92
Dalwallinu (S)	0	0	0	0	0	0	0	0	0
Dowerin (S)	1	0	1	129	0	69	198	360	558
Goomalling (S)	0	0	0	0	0	90	90	0	90
Koorda (S)	0	0	0	0	0	0	0	0	0
Northam (T)	2	0	2	239	0	50	289	0	289
Northam (S)	6	0	6	1 069	0	97	1 166	60	1 226
Quairading (S)	0	0	0	0	0	0	0	0	0
Tammin (S)	0	0	0	0	0	0	0	0	0
Toodyay (S)	14	0	14	1 433	0	34	1 467	0	1 467
Wongan-Ballidu (S)	0	0	0	0	0	0	0	4 424	4 424
Wyalkatchem (S)	0	0	0	0	0	10	10	0	10
York (S)	7	0	7	607	0	103	710	0	710
Campion (SSD)	15	0	15	645	0	78	723	0	723
Bruce Rock (S)	0	0	0	0	0	78	78	0	78
Kellerberrin (S)	0	0	0	0	0	0	0	0	0
Merredin (S)	0	0	0	0	0	0	0	0	0
Mount Marshall (S)	0	0	0	0	0	0	0	0	0
Mukinbudin (S)	0	0	0	0	0	0	0	0	0
Narembeen (S)	0	0	0	0	0	0	0	0	0
Nungarin (S)	0	0	0	0	0	0	0	0	0
Trayning (S)	0	0	0	0	0	0	0	0	0
Westonia (S)	0	0	0	0	0	0	0	0	0
Yilgarn (S)	15	0	15	645	0	0	645	0	645
South Eastern (SD)	34	100	134	5 588	8 089	1 175	14 853	5 526	20 379
Kalgoorlie/Boulder City Part A (SSD)	15	94	109	2 137	7 330	473	9 941	1 159	11 100
Kalgoorlie/Boulder (C)—Pt A	15	94	109.	2 137	7 330	473	9 941	1 159	11 100
			0						
Lefroy (SSD)	2	0	2	611	0	126	737	300	1 037
Coolgardie (S)	0	0	0	0	0	10	10	0	10
Kalgoorlie/Boulder (C)—Pt B	0	0	0	0	0	0	0	0	0
Laverton (S)	0	0	0	0	0	0	0	0	0
Leonora (S)	0	0	0	0	0	116	116	0	116
Menzies (S)	0	0	0	0	0	0	0	0	0
Ngaanyatjarraku (S)	2	0	2	611	0	0	611	300	911
Johnston (SSD)	17	6	23	2 840	759	576	4 175	4 067	8 243
Dundas (S)	0	0	0	0	0	0	0	0	0
Esperance (S)	16	6	22	2 614	759	576	3 949	699	4 018
Ravensthorpe (S)	1	0	1	226	0	0	226	3 999	4 225
Central (SD)	57	4	61	8 934	469	1 115	10 519	7 806	18 325
Geraldton (SSD)	19	0	19	3 749	0	523	4 273	6 027	10 300
Geraldton (C)	8	0	8	1 842	0	239	2 081	5 100	7 182
Greenough (S)—Pt A	11	0	11	1 907	0	284	2 191	927	3 118
Gascoyne (SSD)	7	0	7	986	0	221	1 207	640	1 847
Carnarvon (S)	3	0	3	365	0	90	455	440	895
Exmouth (S)	0	0	0	0	0	111	111	200	311
Shark Bay (S)	2	0	2	170	0	20	190	0	190
Upper Gascoyne (S)	2	0	2	451	0	0	451	0	451
Carnegie (SSD)	1	0	1	161	0	0	161	345	506
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)	1	0	1	161	0	0	161	250	411
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	95	95
Yalgoo (S)									

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
Greenough River (SSD)	30	4	34	4 038	469	371	4 878	795	5 673
Carnamah (S)	0	4	4	0	469	0	469	0	469
Chapman Valley (S)	1	0	1	70	0	47	117	0	117
Coorow (S)	4	0	4	604	0	80	684	0	684
Greenough (S)—Pt B	4	0	4	591	0	112	703	0	703
Irwin (S)	7	0	7	901	0	50	951	62	1 013
Mingenew (S)	0	0	0	0	0	0	0	0	0
Morawa (S)	0	0	0	0	0	0	0	0	0
Mullewa (S)	1	0	1	56	0	10	66	732	798
Northampton (S)	12	0	12	1 666	0	71	1 738	0	1 738
Perenjori (S)	0	0	0	0	0	0	0	0	0
Three Springs (S)	1	0	1	150	0	0	150	0	150
Pilbara (SD)	21	0	21	2 433	0	826	3 259	3 928	7 187
De Grey (SSD)	9	0	9	817	0	495	1 312	2 861	4 172
East Pilbara (S)	0	0	0	0	0	32	32	745	777
Port Hedland (T)	9	0	9	817	0	463	1 280	2 116	3 395
Fortescue (SSD)	12	0	12	1 616	0	331	1 947	1 067	3 014
Ashburton (S)	2	0	2	55	0	12	67	0	67
Roebourne (S)	10	0	10	1 561	0	319	1 880	1 067	2 947
Kimberley (SD)	82	8	91	14 703	1 430	790	16 923	4 849	21 772
Ord (SSD)	14	0	15	2 358	0	335	2 692	1 881	4 574
Halls Creek (S)	0	0	0	0	0	0	0	1 324	1 324
Wyndham-East Kimberley (S)	14	0	15	2 358	0	335	2 692	558	3 250
Fitzroy (SSD)	68	8	76	12 346	1 430	456	14 231	2 967	17 199
Broome (S)	49	8	57	9 071	1 430	304	10 804	2 110	12 914
Derby-West Kimberley (S)	19	0	19	3 275	0	152	3 427	858	4 285

STATISTICAL DISTRICTS

Mandurah	317	129	446	47 666	11 922	2 319	61 907	11 180	73 087
Bunbury	125	38	163	15 130	5 256	1 497	21 883	13 204	35 087
Kalgoorlie/Boulder	15	94	109	2 137	7 330	473	9 941	1 159	11 100
Geraldton	19	0	19	3 749	0	523	4 273	6 027	10 300

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

(b) Refer to Explanatory Notes paragraph 16.

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

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following activities:

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

4 From July 1990, the statistics include:

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

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

VALUE DATA

6 Statistics on the value of building work approved are derived by aggregating the estimated 'value of building work when completed' as reported on building approval documents provided to local councils or other approval authorities. Conceptually these data should exclude the value of land and landscaping but include site preparation costs. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', they can differ significantly from the completed value of the building as final costs and contracts have not been established before council approval is sought and gained.

7 The ABS generally accepts values provided by approving bodies. Every effort is made to ensure data are provided on a consistent basis, however, there may be instances where value reported does not reflect the building completion value. For example, the reported value for most project homes is the contract price, which may include the cost of site preparation and landscaping. In other cases where a builder is contracted to construct a dwelling based on the owner's plans, the value may only be the builder's costs. Some councils do not use the value on approval documents, instead deriving a value based on floor area and type of structure.

8 From July 2000, value data includes the Goods and Services Tax (GST) for residential and non-residential building approvals. The ABS has consulted with councils and other approving authorities to ensure that approval values are reported inclusive of GST. Where it was identified by a council or other approving authority that approvals submitted from its jurisdiction were on a GST-exclusive basis, the ABS has made adjustments to the data to ensure that values were consistent with other data collected and were inclusive of GST.

EXPLANATORY NOTES

OWNERSHIP

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

BUILDING CLASSIFICATIONS

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

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

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

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

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

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

16 The Type of Work classification refers to the building activity carried out. Conversion jobs are shown separately in tables 5 and 6. However, in other tables they are included within existing categories, as follows: in tables 1, 2, 11 and 12 they are included in the appropriate Type of Building category, and in tables 3, 4, 11 and 12 they are included in the 'Alterations and additions to residential buildings' category.

SEASONAL ADJUSTMENT

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

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

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

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

EXPLANATORY NOTES

SEASONAL ADJUSTMENT <i>continued</i>	<p>21 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.</p>
TREND ESTIMATES	<p>22 Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, see <i>Information Paper: A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview</i> (cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on Canberra 02 6252 6076.</p> <p>23 While the smoothing techniques described in paragraph 22 enable trend estimates to be produced for the latest few periods, they do result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.</p>
CHAIN VOLUME MEASURES	<p>24 The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year. The reference year will be updated annually in the September publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes. The direct impact of the GST is a price change, and hence is removed from the chain volume estimates.</p> <p>25 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>26 Area statistics are now being classified to the <i>Australian Standard Geographical Classification (ASGC), 2002 Edition</i> (cat. no. 1216.0), effective from July 2002. Building work approved before July 2002 was classified according to the current editions of the ASGC at that time, and is presented in this publication unrevised, in the original geographical area that applied at the time of approval.</p>
ABS DATA AVAILABLE ON REQUEST	<p>27 As well as the statistics included in this and related publications, the ABS may have other relevant data available on request. Inquiries should be made to the National Information and Referral Service on 1300 135 070.</p>

EXPLANATORY NOTES

RELATED PUBLICATIONS

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

- *Building Activity, Australia*, cat. no. 8752.0
- *Building Activity, Australia: Dwelling Unit Commencements*, cat. no. 8750.0
- *Building Activity, Western Australia*, cat. no. 8752.5
- *Building Approvals, Australia*, cat. no. 8731.0
- *Construction Work Done, Australia, Preliminary*, cat. no. 8755.0
- *Engineering Construction Activity, Australia*, cat. no. 8762.0
- *House Price Indexes: Eight Capital Cities*, cat. no. 6416.0
- *Housing Finance for Owner Occupation, Australia*, cat. no. 5609.0
- *Producer Price Indexes, Australia*, cat. no. 6427.0

29 While building approvals value series are shown inclusive of GST, this is different to the value series shown in the Building Activity publications (Cat. nos 8752.0, 8752.5 and 8755.0), in which residential work will be published inclusive of GST and non-residential work exclusive of GST. In the *Engineering Construction Activity, Australia* (cat. no. 8762.0) all values will exclude GST.

ROUNDING

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

SYMBOLS AND OTHER USAGES

- n.a. not available
- n.y.a. not yet available
- C City
- S Shire
- SD Statistical Division
- SSD Statistical Subdivision
- T Town

G L O S S A R Y

Alterations and additions	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
Alterations and additions to residential buildings	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 16.
Building	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.
Conversion	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the May 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. Prior to July 1996, table 5 includes the number of Conversions in the 'Alterations and additions to residential buildings' category while table 6 includes the value of Conversions in the 'Alterations and additions to residential buildings, creating dwellings' category. See also Explanatory Notes paragraph 16.
Dwelling unit	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
Educational	Includes schools, colleges, kindergartens, libraries, museums and universities.
Entertainment and recreational	Includes clubs, cinemas, sport and recreation centres.
Factories	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
Flats, units or apartments	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
Health	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
Hotels, motels and other short term accommodation	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
House	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretaker's residences) associated with a non-residential building are defined as houses.

G L O S S A R Y

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

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- DIAL-A-STATISTIC** For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400 (call cost 77c per minute).

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2873150012029
ISSN 0727-2278

RRP \$21.00