

BUILDING APPROVALS

WESTERN
AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) THURS 7 NOV 2002

SEPTEMBER KEY FIGURES

	Jul 2002	Aug 2002	Sep 2002
Dwelling units approved			
Original	2 139	1 865	1 645
Seasonally adjusted	2 041	1 843	1 755
Trend	1 796	1 834	1 865
.....			
	% change Jun 2002 to Jul 2002	% change Jul 2002 to Aug 2002	% change Aug 2002 to Sep 2002
Dwelling units approved			
Original	25.7	-12.8	-11.8
Seasonally adjusted	25.0	-9.7	-4.7
Trend	2.8	2.1	1.7

SEPTEMBER KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwelling units approved rose in each month of the September quarter, with increases of 2.8% in July, 2.1% in August and 1.7% in September 2002. The trend estimate has now risen for six consecutive months.
- The trend estimate for private sector houses increased by 2.0% in July 2002, 2.1% in August 2002 and 2.2% in September 2002. The trend estimate has risen in each of the past five months.

SEASONALLY ADJUSTED ESTIMATES

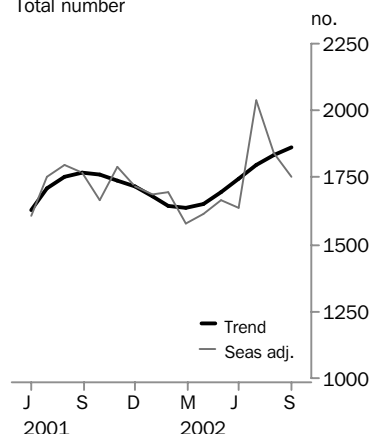
- The seasonally adjusted estimate for total dwellings approved fell 9.7% and 4.7% in August and September 2002 respectively, following a 25.0% rise in July 2002.
- The seasonally adjusted estimate for private sector houses approved was 1,524 in September 2002.

ORIGINAL ESTIMATES

- The total number of dwelling units approved in the September 2002 quarter was 5,649, a 5.3% increase from the June 2002 quarter.
- The total value of building work approved in the September 2002 quarter was \$1,410.6m, 30.5% higher than the June 2002 quarter. Residential building increased \$57.7m to \$838.7m, while non-residential building increased \$272.3m to \$572.0m in the September 2002 quarter.

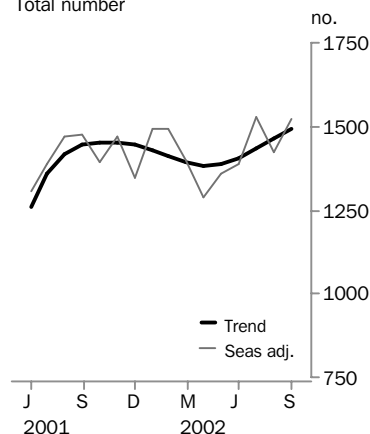
Dwelling units approved

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

December 2002

10 February 2003

March 2003

12 May 2003

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CHANGES IN THIS ISSUE

Quarterly chain volume data incorporate a new base year, 2000-2001, which has resulted in revisions to growth rates, small in most cases, for the latest year. The reference year has been advanced to 2000-2001, which has resulted in revisions to levels, but not growth rates for all periods (see paragraphs 24-25 of the Explanatory Notes).

Area statistics are now classified to the Australian Standard Geographical Classification, 2002 Edition (see paragraph 26 of the Explanatory Notes).

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DATA NOTES

Special articles have been included in recent issues of *'Building Approvals, Australia'* (ABS Cat. no. 8731.0). 'Building Activity in Sydney and Melbourne' was included in the July 2002 issue and 'Functional Classification of Buildings' was included in the August 2002 issue. These 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'.

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REVISIONS THIS QUARTER

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

2000-2001	2001-2002	Total
+ 131	+ 70	+201

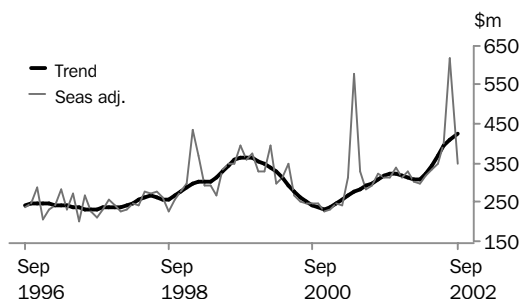
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Colin Nagle
Regional Director, Western Australia

VALUE OF BUILDINGS APPROVED

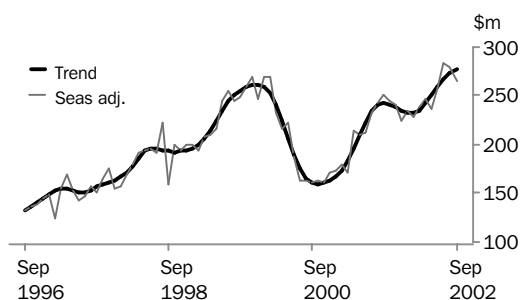
VALUE OF TOTAL BUILDING

The trend estimate for the value of total building approved has risen for the last seven months, following three months of decline.



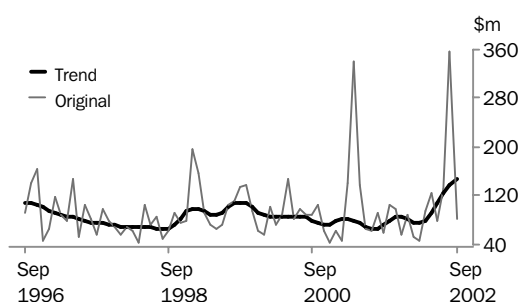
VALUE OF RESIDENTIAL BUILDING

The trend estimate for the value of residential building approved has risen for the last seven months, following five months of decline.



VALUE OF NON-RESIDENTIAL BUILDING

The trend estimate for the value of non-residential building has increased for the last six months following three months of decline.



DWELLINGS APPROVED: 2001–2002

TYPE OF DWELLING

The number of dwelling units approved in Western Australia during 2001–2002 is shown in the table below, for each type of category, together with the distribution of each dwelling category as a percentage of total dwelling units approved for 2000–2001 and 2001–2002.

DWELLING UNITS BY TYPE

<i>Type of dwelling</i>	<i>2001-2002 Number of units</i>	<i>2001–2002 % of total dwellings</i>	<i>2000–2001 % of total dwellings</i>
New residential			
Houses	17 353	79.2	85.6
Other residential building			
Semi-detached, row or terrace houses, townhouses etc of:			
1 storey	1 453	8.0	7
2 or more storeys	458	3	2
Total	1 911	11.1	9.4
Flats, units, apartments in a building of:			
1 or 2 storeys	255	1	1.3
3 storeys	293	1.0	1.4
4 or more storeys	283	4.0	1.4
Total	831	6.1	4.1
Total other residential building	2 742	18.0	13.5
Other			
Alterations and additions to residential building	54	1.0	0.3
Conversions	67	2.3	0.3
Non-residential building	66	0.3	0.3
Total building	20 282	100.0	100.0

SUMMARY COMMENT

The number of dwelling units approved in 2001-2002 was 20,282, a 32.9% increase on the previous financial year. New houses as a proportion of total dwellings fell from 85.6% in 2000-2001 to 79.2% in 2001-2002. New other residential dwellings increased from 13.5% in 2000-2001 to 18.0% of total dwellings in 2001-2002.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

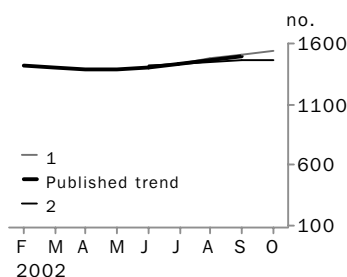
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

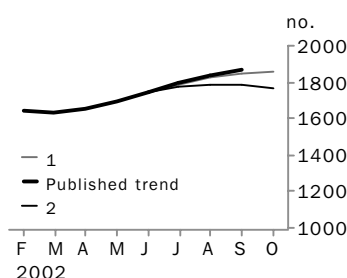
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the October seasonally adjusted estimate is higher than the September estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved; and that the October seasonally adjusted estimate is lower than the September 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



	WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:					
	TREND AS PUBLISHED		1		2	
	no.	% change	no.	% change	no.	% change
May 2002	1 387	0.2	1 400	-0.2	1 406	0.0
June 2002	1 404	1.3	1 411	0.8	1 414	0.6
July 2002	1 433	2.0	1 438	1.9	1 430	1.1
August 2002	1 463	2.1	1 473	2.4	1 446	1.1
September 2002	1 495	2.2	1 508	2.4	1 457	0.8
October 2002	n.y.a.	n.y.a.	1 542	2.3	1 466	0.6

TOTAL DWELLING UNITS



	WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:					
	TREND AS PUBLISHED		1		2	
	no.	% change	no.	% change	no.	% change
May 2002	1 693	2.5	1 695	2.0	1 703	2.2
June 2002	1 747	3.2	1 742	2.8	1 747	2.6
July 2002	1 796	2.8	1 788	2.6	1 777	1.8
August 2002	1 834	2.1	1 823	2.0	1 788	0.6
September 2002	1 865	1.7	1 849	1.4	1 782	-0.3
October 2002	n.y.a.	n.y.a.	1 862	0.7	1 761	-1.2

DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS.....		TOTAL DWELLING UNITS..	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
2001						
July	1 450	1 501	170	247	1 620	1 748
August	1 577	1 609	215	245	1 792	1 854
September	1 362	1 389	162	186	1 524	1 575
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	305	1 627	1 722
May	1 563	1 595	298	344	1 861	1 939
June	1 338	1 392	237	310	1 575	1 702
July	1 696	1 804	207	335	1 903	2 139
August	1 494	1 536	320	329	1 814	1 865
September	1 434	1 454	172	191	1 606	1 645
SEASONALLY ADJUSTED						
2001						
July	1 389	1 480	n.a.	n.a.	1 584	1 752
August	1 467	1 498	n.a.	n.a.	1 739	1 800
September	1 473	1 507	n.a.	n.a.	1 712	1 770
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	1 615
May	1 357	1 393	n.a.	n.a.	1 583	1 665
June	1 385	1 401	n.a.	n.a.	1 544	1 633
July	1 526	1 707	n.a.	n.a.	1 732	2 041
August	1 423	1 468	n.a.	n.a.	1 789	1 843
September	1 524	1 549	n.a.	n.a.	1 711	1 755
TREND ESTIMATES						
2001						
July	1 358	1 398	228	314	1 586	1 712
August	1 419	1 462	230	292	1 649	1 754
September	1 447	1 490	235	276	1 682	1 766
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	1 429	1 486	167	191	1 596	1 677
February	1 413	1 477	144	169	1 557	1 646
March	1 395	1 464	139	171	1 534	1 635
April	1 384	1 457	151	194	1 535	1 651
May	1 387	1 461	179	232	1 566	1 693
June	1 404	1 477	210	270	1 614	1 747
July	1 433	1 503	232	293	1 665	1 796
August	1 463	1 529	249	305	1 712	1 834
September	1 495	1 555	261	310	1 756	1 865

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						
July	8.5	10.0	-32.3	-40.3	2.1	-1.7
August	8.8	7.2	26.5	-0.8	10.6	6.1
September	-13.6	-13.7	-24.7	-24.1	-15.0	-15.0
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	132.8	25.3	25.5
May	14.3	12.6	14.6	12.8	14.4	12.6
June	-14.4	-12.7	-20.5	-9.9	-15.4	-12.2
July	26.8	29.6	-12.7	8.1	20.8	25.7
August	-11.9	-14.9	54.6	-1.8	-4.7	-12.8
September	-4.0	-5.3	-46.3	-41.9	-11.5	-11.8
SEASONALLY ADJUSTED (% change from preceding month)						
2001						
July	6.3	12.5	n.a.	n.a.	10.3	9.0
August	5.7	1.2	n.a.	n.a.	9.8	2.7
September	0.4	0.6	n.a.	n.a.	-1.6	-1.7
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	2.4
May	5.2	0.2	n.a.	n.a.	7.8	3.1
June	2.1	0.6	n.a.	n.a.	-2.5	-1.9
July	10.2	21.8	n.a.	n.a.	12.2	25.0
August	-6.8	-14.0	n.a.	n.a.	3.3	-9.7
September	7.1	5.5	n.a.	n.a.	-4.4	-4.7
TREND ESTIMATES (% change from preceding month)						
2001						
July	7.7	8.0	-0.4	-6.5	6.4	5.0
August	4.5	4.6	0.9	-7.0	4.0	2.5
September	2.0	1.9	2.2	-5.5	2.0	0.7
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	-0.5	-14.8	-13.2	-2.6	-2.1
February	-1.2	-0.6	-13.8	-11.5	-2.4	-1.8
March	-1.2	-0.9	-3.5	1.2	-1.5	-0.7
April	-0.8	-0.5	8.6	13.5	0.1	1.0
May	0.2	0.3	18.5	19.6	2.0	2.5
June	1.3	1.1	17.3	16.4	3.1	3.2
July	2.0	1.8	10.5	8.5	3.2	2.8
August	2.1	1.7	7.3	4.1	2.8	2.1
September	2.2	1.7	4.8	1.6	2.6	1.7

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					
July	225.3	18.1	243.4	64.0	307.3
August	223.8	23.7	247.5	93.5	341.0
September	206.5	22.5	229.0	60.1	289.1
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	53.1	275.8
March	190.8	18.4	209.3	47.6	256.8
April	238.8	18.5	257.4	95.2	352.6
May	245.8	26.7	272.5	125.9	398.4
June	219.9	31.2	251.1	78.6	329.7
July	285.2	25.9	311.0	132.5	443.5
August	255.9	24.3	280.2	355.9	636.1
September	227.2	20.3	247.5	83.6	331.0
SEASONALLY ADJUSTED					
2001					
July	215.7	16.1	231.8	n.a.	290.6
August	220.6	21.5	242.1	n.a.	323.7
September	226.9	24.4	251.4	n.a.	312.8
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.	330.8
February	210.7	18.2	228.8	n.a.	304.1
March	218.6	19.9	238.5	n.a.	298.6
April	229.6	17.6	247.2	n.a.	318.1
May	213.1	22.9	236.0	n.a.	335.1
June	217.4	40.2	257.6	n.a.	347.0
July	263.0	21.3	284.3	n.a.	400.0
August	256.8	22.3	279.1	n.a.	619.3
September	242.8	22.8	265.6	n.a.	348.7
TREND ESTIMATES					
2001					
July	212.6	21.7	234.3	64.6	298.9
August	219.0	22.0	241.0	66.0	307.0
September	221.3	22.0	243.3	72.5	315.8
October	220.0	21.8	241.8	80.4	322.2
November	217.7	21.1	238.8	84.2	323.0
December	215.7	19.7	235.4	84.5	319.9
2002					
January	213.9	18.5	232.4	82.3	314.7
February	213.6	18.5	232.1	76.7	308.8
March	215.6	20.0	235.6	74.8	310.5
April	220.3	22.4	242.6	80.3	322.9
May	226.7	24.4	251.1	93.4	344.5
June	233.9	25.6	259.5	110.0	369.5
July	241.0	25.9	267.0	125.7	392.6
August	247.5	25.6	273.1	138.1	411.3
September	252.3	24.9	277.2	147.0	424.2

(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					
July	9.2	-1.6	8.3	-3.6	5.6
August	-0.7	31.1	1.7	46.1	10.9
September	-7.7	-5.0	-7.5	-35.7	-15.2
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	-39.8	-8.9
March	-7.0	5.4	-6.0	-10.4	-6.9
April	25.2	0.6	23.0	100.0	37.3
May	2.9	44.1	5.9	32.3	13.0
June	-10.5	16.6	-7.9	-37.5	-17.2
July	29.7	-17.0	23.9	68.5	34.5
August	-10.3	-6.0	-9.9	168.6	43.4
September	-11.2	-16.4	-11.7	-76.5	-48.0
SEASONALLY ADJUSTED (% change from preceding month)					
2001					
July	13.1	-28.8	8.7	n.a.	2.0
August	2.3	33.6	4.5	n.a.	11.4
September	2.9	13.6	3.8	n.a.	-3.4
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.	-8.1
March	3.8	9.4	4.2	n.a.	-1.8
April	5.0	-11.3	3.7	n.a.	6.5
May	-7.2	29.6	-4.6	n.a.	5.4
June	2.0	76.0	9.2	n.a.	3.6
July	21.0	-47.1	10.4	n.a.	15.3
August	-2.4	4.6	-1.8	n.a.	54.8
September	-5.5	2.4	-4.8	n.a.	-43.7
TREND ESTIMATES (% change from preceding month)					
2001					
July	5.3	0.9	4.9	-5.7	2.4
August	3.0	1.3	2.9	2.2	2.7
September	1.0	0.2	1.0	9.8	2.9
October	-0.6	-1.1	-0.6	10.9	2.0
November	-1.1	-3.2	-1.3	4.8	0.3
December	-0.9	-6.7	-1.4	0.3	-1.0
2002					
January	-0.9	-6.1	-1.3	-2.6	-1.6
February	-0.2	0.1	-0.1	-6.8	-1.9
March	1.0	8.3	1.5	-2.5	0.5
April	2.2	11.5	3.0	7.3	4.0
May	2.9	9.3	3.5	16.4	6.7
June	3.2	4.9	3.3	17.8	7.3
July	3.1	1.2	2.9	14.2	6.2
August	2.7	-1.3	2.3	9.9	4.8
September	1.9	-2.8	1.5	6.4	3.1

(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</i>	<i>Non-residential building</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	16 847	2 297	48	67	66	19 325
2001						
September	1 355	160	6	1	2	1 524
October	1 483	175	4	2	1	1 665
November	1 645	312	5	0	3	1 965
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	1 335	177	2	61	0	1 575
July	1 695	207	1	0	0	1 903
August	1 494	318	1	0	1	1 814
September	1 433	163	2	0	8	1 606
PUBLIC SECTOR (Number)						
1999-00	394	770	28	0	4	1 196
2000-01	200	631	74	101	0	1 006
2001-02	506	445	6	0	0	957
2001						
September	27	24	0	0	0	51
October	61	23	0	0	0	84
November	18	34	1	0	0	53
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	45	0	0	0	95
May	32	46	0	0	0	78
June	54	73	0	0	0	127
July	108	128	0	0	0	236
August	38	9	4	0	0	51
September	20	19	0	0	0	39
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	17 353	2 742	54	67	66	20 282
2001						
September	1 382	184	6	1	2	1 575
October	1 544	198	4	2	1	1 749
November	1 663	346	6	0	3	2 018
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	304	1	1	1	1 722
May	1 594	278	9	0	58	1 939
June	1 389	250	2	61	0	1 702
July	1 803	335	1	0	0	2 139
August	1 532	327	5	0	1	1 865
September	1 453	182	2	0	8	1 645

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	Total residential building	Non-residential building	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	2 202.7	299.7	4.5	232.5	13.6	2 753.1	723.2	3 476.7
2001								
September	169.5	30.6	0.2	21.1	0.1	221.5	49.7	271.2
October	192.4	19.4	0.4	24.8	0.1	237.0	49.3	286.4
November	208.7	31.6	0.3	21.1	0	261.8	73.3	335.1
December	156.9	18.2	0.5	13.9	0.1	189.6	52.9	242.5
2002								
January	168.3	20.1	0	17.1	0	205.6	51.2	256.8
February	180.5	18.9	0.3	17.0	0	216.8	50.5	267.3
March	158.0	27.6	0	17.6	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	263.1	111.1	374.3
June	182.6	23.5	0.2	17.7	13.2	237.1	53.5	290.7
July	231.6	27.1	0.1	24.8	0	283.6	122.7	406.3
August	204.0	46.5	0.1	23.8	0	274.3	235.7	510.0
September	194.9	26.8	0.0	20.2	0	241.9	74.5	316.4
PUBLIC SECTOR (\$ million)								
1999-00	43.6	65.5	1.2	4.7	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	41.1	0.2	7.0	0	109.2	244.0	352.9
2001								
September	4.0	2.4	0	1.1	0	7.5	10.4	17.9
October	8.2	1.7	0	1.8	0	11.8	55.5	67.3
November	3.5	2.7	0.1	0.5	0	6.9	26.0	32.8
December	2.5	5.0	0	0.6	0	8.2	3.9	12.1
2002								
January	7.1	1.6	0	0.0	0	8.8	37.1	45.8
February	4.4	1.4	0.0	0.1	0	5.9	2.6	8.5
March	4.8	0.4	0.1	0.7	0	6.0	8.0	14.0
April	6.6	4.7	0	0.0	0	11.4	31.2	42.6
May	4.1	4.7	0	0.6	0	9.3	14.8	24.1
June	7.4	6.4	0	0.1	0	13.9	25.1	39.0
July	14.9	11.6	0	0.9	0	27.4	9.8	37.2
August	4.6	0.8	0.4	0.1	0	5.9	120.2	126.1
September	3.7	1.8	0	0.1	0	5.5	9.1	14.6
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	2 263.3	340.9	4.7	239.7	13.6	2 862.5	967.0	3 829.4
2001								
September	173.5	33.0	0.2	22.2	0.1	229.0	60.1	289.1
October	200.6	21.1	0.4	26.6	0.1	248.8	104.8	353.6
November	212.2	34.4	0.4	21.6	0	268.7	99.2	367.9
December	159.5	23.2	0.5	14.6	0.1	197.8	56.8	254.6
2002								
January	175.4	21.7	0	17.2	0	214.3	88.2	302.6
February	184.9	20.3	0.3	17.1	0	222.7	53.1	275.8
March	162.8	28.0	0.1	18.3	0	209.3	47.6	256.8
April	196.6	42.2	0.1	18.4	0.0	257.4	95.2	352.6
May	217.1	28.7	0.5	26.2	0	272.5	125.9	398.4
June	190.0	29.9	0.2	17.8	13.2	251.1	78.6	329.7
July	246.5	38.7	0.1	25.8	0	311.0	132.5	443.5
August	208.6	47.2	0.4	23.9	0	280.2	355.9	636.1
September	198.5	28.6	0.0	20.3	0	247.5	83.6	331.0

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										
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	17 353	1 453	458	1 911	255	293	283	831	2 742	20 095
2001										
July	1 501	146	35	181	12	0	50	62	243	1 744
August	1 608	100	30	130	10	96	0	106	236	1 844
September	1 382	122	29	151	4	8	21	33	184	1 566
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	151	84	235	4	46	19	69	304	1 719
May	1 594	130	62	192	33	0	53	86	278	1 872
June	1 389	145	57	202	31	6	11	48	250	1 639
July	1 803	183	117	300	15	4	16	35	335	2 138
August	1 532	91	48	139	10	123	55	188	327	1 859
September	1 453	80	25	105	48	29	0	77	182	1 635
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	2 263.3	129.9	61.8	191.7	33.3	33.3	82.7	149.3	341.0	2 604.3
2001										
July	188.5	13.4	3.7	17.1	1.1	0	18.7	19.8	36.8	225.3
August	202.2	9.1	4.6	13.7	0.7	7.2	0	7.9	21.6	223.8
September	173.5	13.5	6.3	19.8	2.0	1.4	9.8	13.2	33.0	206.5
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	9.6	34.4	246.6
December	159.5	11.6	1.6	13.3	1.4	8.5	0	9.9	23.2	182.6
2002										
January	175.4	7.8	4.1	11.9	7.7	2.2	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	14.6	10.8	25.4	1.8	6.0	9.1	16.9	42.2	238.8
May	217.1	11.9	7.1	18.9	3.4	0	6.3	9.8	28.7	245.8
June	190.0	12.3	8.5	20.8	4.2	0.9	4.0	9.1	29.9	219.9
July	246.5	17.6	14.2	31.9	1.8	1.0	4.0	6.8	38.7	285.2
August	208.6	8.4	5.8	14.2	0.7	16.5	15.8	33.0	47.2	255.9
September	198.5	8.7	3.9	12.6	9.2	6.8	0	16.0	28.6	227.2

(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	2 219.1	331.3	2 550.3	253.0	2 803.3	941.0	3 744.3
2001							
March	337.7	83.6	421.8	74.7	496.4	249.9	743.2
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	255.2	957.6
2002							
March	511.1	67.7	578.8	51.9	630.7	183.1	813.7
June	587.8	96.8	684.6	74.4	759.0	288.0	1 047.0
ORIGINAL (% change from preceding quarter)							
2001							
March	-11.0	23.1	-5.7	52.2	0.0	17.3	5.5
June	41.6	13.3	35.8	17.0	33.0	116.7	62.6
September	16.7	-5.0	13.1	-27.3	7.8	-60.4	-23.4
December	0.8	-14.6	-1.3	-0.6	-1.3	18.9	3.4
2002							
March	-9.1	-11.8	-9.4	-17.9	-10.2	-28.3	-15.0
June	15.0	42.9	18.3	43.5	20.3	57.3	28.7

(a) Reference year for chain volume measures is 2000-2001. 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												
July	2	0.2	24	2.1	7	1.0	19	1.7	22	2.2	7	0.9
August	5	0.5	23	2.3	6	0.6	16	1.4	16	1.8	1	0.2
September	1	0.1	15	1.2	6	0.5	15	1.2	16	1.8	22	2.2
Value—\$200,000—\$499,999												
2002												
July	0	0	6	1.8	6	1.9	4	1.3	8	2.7	3	0.9
August	1	0.3	9	2.7	6	1.6	6	1.6	6	1.9	3	1.2
September	1	0.4	4	1.1	6	2.1	4	1.1	8	2.4	4	1.3
Value—\$500,000—\$999,999												
2002												
July	0	0	5	3.4	1	0.9	6	3.7	0	0	1	0.6
August	1	0.7	2	1.6	6	3.8	2	1.7	2	1.1	2	1.5
September	0	0	5	3.7	2	1.6	3	2.4	7	4.4	0	0
Value—\$1,000,000—\$4,999,999												
2002												
July	1	1.7	4	11.6	0	0	1	1.3	2	4.0	3	5.7
August	0	0	5	17.1	1	1.7	1	1.1	0	0	2	3.1
September	1	1.3	4	10.8	1	3.0	2	2.2	3	8.9	3	4.4
Value—\$5,000,000 and over												
2002												
July	0	0	1	59.1	0	0	1	5.8	0	0	0	0
August	0	0	2	17.0	0	0	1	150.0	0	0	0	0
September	0	0	2	18.7	0	0	0	0	0	0	0	0
Value—Value—Total												
1999-00	107	51.3	548	156.1	292	96.7	302	116.5	338	140.3	182	304.7
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												
July	3	1.9	40	78.0	14	3.8	31	13.9	32	8.9	14	8.1
August	7	1.5	41	40.6	19	7.6	26	155.9	24	4.8	8	5.9
September	3	1.8	30	35.4	15	7.2	24	6.9	34	17.5	29	7.9

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										
July	0	0	2	0.1	3	0.3	7	0.6	93	9.1
August	4	0.4	2	0.3	4	0.4	7	0.9	84	8.8
September	2	0.3	3	0.3	3	0.3	4	0.5	87	8.3
Value—\$200,000—\$499,999										
2002										
July	1	0.4	0	0	1	0.5	1	0.2	30	9.5
August	2	0.8	1	0.3	4	1.1	1	0.3	39	11.7
September	1	0.2	4	1.2	1	0.3	4	1.3	37	11.5
Value—\$500,000—\$999,999										
2002										
July	1	0.7	1	0.9	2	1.4	1	0.5	18	12.2
August	1	0.6	2	1.4	1	0.6	2	1.3	21	14.1
September	0	0	0	0	1	0.5	1	0.6	19	13.1
Value—\$1,000,000—\$4,999,999										
2002										
July	0	0	1	3.6	1	1.8	1	1.5	14	31.2
August	0	0	3	8.9	2	3.8	2	6.3	16	41.9
September	0	0	0	0	0	0	1	1.3	15	31.9
Value—\$5,000,000 and over										
2002										
July	0	0	1	5.6	0	0	0	0	3	70.5
August	0	0	0	0	1	112.4	0	0	4	279.4
September	0	0	0	0	0	0	0	0	2	18.7
Value—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	32.2	1 719	967.0
2002										
July	2	1.0	5	10.3	7	4.0	10	2.8	158	132.5
August	7	1.8	8	10.9	12	118.2	12	8.8	164	355.9
September	3	0.5	7	1.5	5	1.1	10	3.7	160	83.6

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	11.3	723.2
2001											
September	11.8	7.2	6.1	5.3	5.6	6.2	1.1	5.7	0.6	0.1	49.7
October	1.0	11.9	10.4	4.8	6.9	10.1	0.6	1.8	1.4	0.4	49.3
November	0.6	11.9	8.7	6.8	32.9	3.0	4.0	3.5	1.9	0.1	73.3
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	2.1	50.5
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	40.3	7.6	155.4	4.8	5.5	1.8	6.4	5.2	7.3	235.7
September	1.8	35.4	7.2	6.6	14.0	4.5	0.5	0.6	1.1	2.8	74.5
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											
September	0.0	0.0	0.2	0.2	0.4	6.7	0.0	0.8	1.3	0.8	10.4
October	0.0	0.5	3.7	0.7	0.2	38.3	0.0	0.3	10.5	1.3	55.5
November	0.0	0.0	0.0	21.8	0.3	1.1	0.0	2.2	0.1	0.5	26.0
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
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	32.2	967.0
2001											
September	11.8	7.2	6.4	5.5	6.0	12.9	1.1	6.5	1.9	0.9	60.1
October	1.0	12.4	14.1	5.5	7.0	48.4	0.6	2.1	11.9	1.7	104.8
November	0.6	11.9	8.7	28.6	33.1	4.1	4.0	5.7	2.0	0.6	99.2
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	2.3	53.1
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	40.6	7.6	155.9	4.8	5.9	1.8	10.9	118.2	8.8	355.9
September	1.8	35.4	7.2	6.9	17.5	7.9	0.5	1.5	1.1	3.7	83.6

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									
September	1 032	130	1 171	129 601	24 793	18 556	172 951	39 213	212 164
October	1 096	141	1 241	143 694	16 566	19 212	179 472	38 095	217 567
November	1 169	236	1 407	149 219	25 773	17 594	192 587	60 752	253 339
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	1 246	149	1 396	172 245	18 771	19 609	210 625	102 127	312 752
August	1 088	250	1 339	147 281	38 925	19 703	205 908	212 197	418 105
September	1 119	125	1 253	151 661	20 334	16 753	188 747	55 809	244 556
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									
September	4	10	14	276	793	1 000	2 070	6 946	9 016
October	23	9	32	1 608	790	714	3 112	53 804	56 916
November	0	29	30	0	2 201	555	2 756	22 830	25 586
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	37	1 942	480	360	2 783	118 034	120 817
September	4	16	20	368	1 354	64	1 786	7 146	8 932
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									
September	1 036	140	1 185	129 877	25 587	19 556	175 020	46 159	221 180
October	1 119	150	1 273	145 302	17 357	19 926	182 584	91 898	274 483
November	1 169	265	1 437	149 219	27 974	18 149	195 343	83 582	278 925
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	1 301	214	1 516	178 904	24 115	19 674	222 693	105 265	327 958
August	1 114	257	1 376	149 223	39 405	20 063	208 691	330 231	538 921
September	1 123	141	1 273	152 028	21 688	16 817	190 533	62 955	253 488

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

(b) Refer to Explanatory Notes paragraph 16.

BUILDINGS APPROVED IN STATISTICAL AREAS—Sep 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	4 788	844	5 649	653 682	114 536	70 470	838 687	571 954	1 410 642
Perth (SD)	3 538	612	4 165	480 155	85 207	56 554	621 917	498 451	1 120 367
Central Metropolitan (SSD)	158	129	287	44 881	31 290	16 494	92 666	293 507	386 173
Cambridge (T)	26	3	29	8 528	611	3 152	12 291	6 662	18 953
Claremont (T)	9	0	9	1 850	0	827	2 676	50	2 726
Cottesloe (T)	13	0	13	5 194	0	1 224	6 418	680	7 097
Mosman Park (T)	20	0	20	6 481	0	4 362	10 844	0	10 844
Nedlands (C)	29	3	32	12 677	327	2 440	15 444	5 896	21 340
Peppermint Grove (S)	0	0	0	0	0	1 317	1 317	0	1 317
Perth (C)—Inner	0	0	0	0	0	0	0	266 826	266 826
Perth (C)—Remainder	8	34	42	1 881	14 348	45	16 275	8 437	24 712
Subiaco (C)	24	30	54	3 782	7 290	908	11 980	4 519	16 499
Vincent (T)	29	59	88	4 489	8 713	2 220	15 422	437	15 859
East Metropolitan (SSD)	513	51	565	63 831	4 939	6 564	75 334	20 094	95 428
Bassendean (T)	9	0	9	979	0	596	1 575	60	1 635
Bayswater (C)	94	22	116	14 460	2 446	1 678	18 584	2 391	20 975
Kalamunda (S)	111	14	126	12 817	1 183	1 071	15 071	3 480	18 550
Mundaring (S)	64	0	64	8 985	0	1 393	10 378	5 195	15 572
Swan (C)	235	15	250	26 590	1 309	1 827	29 726	8 968	38 695
North Metropolitan (SSD)	1 218	164	1 387	160 273	17 051	13 457	190 781	126 507	317 288
Joondalup (C)—North	143	5	148	20 910	470	997	22 377	6 003	28 380
Joondalup (C)—South	78	2	80	15 847	440	3 719	20 006	92 037	112 043
Stirling (C)—Central	162	69	232	22 231	6 420	1 649	30 300	11 004	41 304
Stirling (C)—Coastal	142	60	202	21 621	6 081	2 908	30 610	7 018	37 628
Stirling (C)—South-Eastern	14	17	31	2 893	2 845	2 607	8 345	715	9 060
Wanneroo (C)—North-East	243	9	256	25 171	637	933	26 741	1 890	28 631
Wanneroo (C)—North-West	308	0	308	35 927	0	399	36 327	5 290	41 617
Wanneroo (C)—South	128	2	130	15 672	159	245	16 076	2 550	18 626
South West Metropolitan (SSD)	875	76	959	115 052	10 296	13 027	138 375	37 768	176 143
Cockburn (C)	219	21	240	26 587	1 731	1 349	29 666	6 578	36 244
East Fremantle (T)	10	0	18	2 868	0	2 176	5 044	1 020	6 064
Fremantle (C)—Inner	0	0	0	0	0	16	16	2 352	2 368
Fremantle (C)—Remainder	36	13	49	5 727	1 653	1 300	8 681	10 769	19 450
Kwinana (T)	75	0	75	6 831	0	513	7 345	4 939	12 284
Melville (C)	154	38	192	27 626	6 612	5 762	40 000	8 490	48 490
Rockingham (C)	381	4	385	45 412	300	1 912	47 624	3 621	51 245
South East Metropolitan (SSD)	774	192	967	96 118	21 632	7 011	124 761	20 575	145 336
Armadale (C)	60	14	74	6 658	1 347	703	8 708	169	8 877
Belmont (C)	64	45	109	6 792	5 522	266	12 580	6 399	18 979
Canning (C)	124	83	208	15 326	8 180	2 585	26 091	4 100	30 191
Gosnells (C)	328	0	328	36 823	0	654	37 477	2 778	40 255
Serpentine—Jarrahdale (S)	43	0	43	5 758	0	344	6 102	79	6 181
South Perth (C)	75	41	116	15 331	5 673	1 721	22 725	5 841	28 566
Victoria Park (T)	80	9	89	9 431	910	737	11 078	1 209	12 287
South West (SD)	800	164	964	106 432	20 828	5 920	133 180	37 690	170 870
Mandurah (SSD)	381	116	497	49 933	16 062	1 378	67 374	4 890	72 263
Mandurah (C)	325	116	441	42 938	16 062	1 185	60 185	2 428	62 613
Murray (S)	56	0	56	6 995	0	194	7 189	2 462	9 650
Bunbury (SSD)	160	46	206	20 250	4 455	1 153	25 859	23 863	49 722
Bunbury (C)	60	46	106	7 397	4 455	681	12 533	21 547	34 080
Capel (S)—Pt A	58	0	58	8 408	0	265	8 673	1 523	10 195
Dardanup (S)—Pt A	23	0	23	2 142	0	81	2 222	658	2 880
Harvey (S)—Pt A	19	0	19	2 303	0	127	2 430	136	2 566

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)	59	0	59	6 755	0	555	7 310	957	8 267
Bodington (C)	2	0	2	307	0	0	307	0	307
Capel (S)—Pt B	9	0	9	1 082	0	87	1 169	0	1 169
Collie (S)	1	0	1	250	0	37	287	285	572
Dardanup (S)—Pt B	1	0	1	116	0	0	116	0	116
Donnybrook—Balingup (S)	11	0	11	1 364	0	126	1 490	0	1 490
Harvey (S)—Pt B	20	0	20	2 103	0	141	2 244	672	2 916
Waroona(S)	15	0	15	1 533	0	164	1 698	0	1 698
Vasse (SSD)	181	2	183	27 660	311	2 416	30 387	7 108	37 495
Augusta—Margaret River (S)	69	2	71	9 439	311	447	10 197	1 735	11 932
Busselton (S)	112	0	112	18 221	0	1 969	20 191	5 373	25 563
Blackwood (SSD)	19	0	19	1 833	0	417	2 250	873	3 123
Boyup Brook (S)	3	0	3	241	0	0	241	73	314
Bridgetown—Greenbushes (S)	6	0	6	542	0	52	594	0	594
Manjimup (S)	8	0	8	835	0	293	1 128	800	1 928
Nannup (S)	2	0	2	215	0	72	287	0	287
Lower Great Southern (SD)	114	8	122	15 325	988	1 098	17 410	8 333	25 743
Pallinup (SSD)	5	0	5	752	0	166	918	0	918
Broomehill (S)	0	0	0	0	0	0	0	0	0
Gnowangerup (S)	0	0	0	0	0	0	0	0	0
Jerramungup (S)	4	0	4	672	0	57	729	0	729
Katanning (S)	0	0	0	0	0	74	74	0	74
Kent (S)	0	0	0	0	0	0	0	0	0
Kojonup (S)	1	0	1	80	0	15	95	0	95
Tambellup (S)	0	0	0	0	0	0	0	0	0
Woodanilling (S)	0	0	0	0	0	20	20	0	20
King (SSD)	109	8	117	14 573	988	932	16 492	8 333	24 825
Albany (C)—Central	42	3	45	5 066	564	255	5 885	1 585	7 470
Albany (C)—Bal	41	0	41	6 542	0	393	6 935	6 245	13 180
Cranbrook (S)	0	0	0	0	0	0	0	0	0
Denmark (S)	25	5	30	2 895	424	154	3 472	413	3 885
Plantagenet (S)	1	0	1	70	0	130	200	90	290
Upper Great Southern (SD)	16	2	18	1 576	305	240	2 122	3 953	6 074
Hotham (SSD)	15	2	17	1 491	305	240	2 037	196	2 233
Brookton (S)	4	0	4	266	0	0	266	0	266
Cuballing (S)	2	0	2	102	0	57	160	0	160
Dumbleyung (S)	0	0	0	0	0	0	0	0	0
Narrogin (T)	4	2	6	622	305	171	1 098	0	1 098
Narrogin (S)	1	0	1	58	0	12	70	0	70
Pingelly (S)	1	0	1	95	0	0	95	0	95
Wagin (S)	0	0	0	0	0	0	0	196	196
Wandering (S)	0	0	0	0	0	0	0	0	0
West Arthur (S)	2	0	2	245	0	0	245	0	245
Wickepin (S)	0	0	0	0	0	0	0	0	0
Williams (S)	1	0	1	104	0	0	104	0	104
Lakes (SSD)	1	0	1	85	0	0	85	3 757	3 842
Corrigin (S)	0	0	0	0	0	0	0	0	0
Kondinin (S)	0	0	0	0	0	0	0	0	0
Kulin (S)	0	0	0	0	0	0	0	0	0
Lake Grace (S)	1	0	1	85	0	0	85	3 757	3 842
Midlands (SD)	74	8	82	8 469	842	1 558	10 869	3 833	14 702
Moore (SSD)	40	2	42	4 221	300	645	5 166	3 120	8 286
Chittering (S)	7	0	7	503	0	68	571	540	1 111
Dandaragan (S)	16	2	18	1 897	300	102	2 298	1 789	4 088
Gingin (S)	16	0	16	1 752	0	370	2 121	791	2 912
Moora (S)	1	0	1	70	0	106	176	0	176
Victoria Plains (S)	0	0	0	0	0	0	0	0	0

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
Avon (SSD)	28	6	34	3 344	542	729	4 616	215	4 830
Beverley (S)	3	0	3	375	0	65	440	0	440
Cunderdin (S)	0	0	0	0	0	11	11	57	68
Dalwallinu (S)	3	0	3	358	0	70	428	0	428
Dowerin (S)	0	0	0	0	0	0	0	0	0
Goomalling (S)	1	0	1	190	0	0	190	0	190
Koorda (S)	0	0	0	0	0	0	0	86	86
Northam (T)	2	6	8	407	542	60	1 009	0	1 009
Northam (S)	7	0	7	508	0	56	564	0	564
Quairading (S)	0	0	0	0	0	52	52	0	52
Tammin (S)	0	0	0	0	0	0	0	0	0
Toodyay (S)	5	0	5	519	0	149	668	0	668
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)	7	0	7	987	0	266	1 253	72	1 325
Campion (SSD)	6	0	6	903	0	184	1 087	499	1 586
Bruce Rock (S)	0	0	0	0	0	0	0	0	0
Kellerberrin (S)	0	0	0	0	0	80	80	0	80
Merredin (S)	1	0	1	273	0	0	273	220	493
Mount Marshall (S)	2	0	2	226	0	0	226	120	346
Mukinbudin (S)	1	0	1	139	0	104	243	0	243
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	79	79
Yilgarn (S)	2	0	2	265	0	0	265	79	344
South Eastern (SD)	50	23	74	6 378	2 664	634	9 677	8 301	17 978
Kalgoorlie/Boulder City Part A (SSD)	28	23	51	3 863	2 664	440	6 968	3 389	10 357
Kalgoorlie/Boulder (C)—Pt A	28	23	51	3 863	2 664	440	6 968	3 389	10 357
Lefroy (SSD)	6	0	6	524	0	14	538	972	1 510
Coolgardie (S)	0	0	0	0	0	14	14	306	320
Kalgoorlie/Boulder (C)—Pt B	0	0	0	0	0	0	0	0	0
Laverton (S)	2	0	2	250	0	0	250	281	531
Leonora (S)	3	0	3	115	0	0	115	0	115
Menzies (S)	1	0	1	160	0	0	160	0	160
Ngaanyatjarraku (S)	0	0	0	0	0	0	0	384	384
Johnston (SSD)	16	0	17	1 991	0	180	2 171	3 940	6 111
Dundas (S)	0	0	0	0	0	13	13	0	13
Esperance (S)	16	0	17	1 991	0	167	2 158	3 390	5 547
Ravensthorpe (S)	0	0	0	0	0	0	0	550	550
Central (SD)	68	20	89	10 317	2 588	910	13 815	5 109	18 924
Geraldton (SSD)	32	0	33	4 613	0	397	5 010	855	5 865
Geraldton (C)	14	0	14	2 426	0	220	2 647	664	3 311
Greenough (S)—Pt A	18	0	19	2 187	0	177	2 363	191	2 554
Gascoyne (SSD)	17	11	28	2 663	1 576	231	4 471	596	5 067
Carnarvon (S)	7	0	7	1 363	0	134	1 497	596	2 093
Exmouth (S)	5	9	14	567	1 243	57	1 867	0	1 867
Shark Bay (S)	5	2	7	733	333	41	1 107	0	1 107
Upper Gascoyne (S)	0	0	0	0	0	0	0	0	0
Carnegie (SSD)	2	0	2	601	0	0	601	646	1 247
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	646	646
Murchison (S)	1	0	1	245	0	0	245	0	245
Sandstone (S)	0	0	0	0	0	0	0	0	0
Wiluna (S)	0	0	0	0	0	0	0	0	0
Yalgoo (S)	1	0	1	356	0	0	356	0	356

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)	17	9	26	2 440	1 012	282	3 733	3 011	6 744
Carnamah (S)	0	0	0	0	0	0	0	2 810	2 810
Chapman Valley (S)	0	0	0	0	0	0	0	56	56
Coorow (S)	4	0	4	385	0	184	569	0	569
Greenough (S)—Pt B	1	0	1	166	0	0	166	0	166
Irwin (S)	7	6	13	946	563	33	1 543	60	1 603
Mingenew (S)	0	0	0	0	0	0	0	85	85
Morawa (S)	0	0	0	0	0	17	17	0	17
Mullewa (S)	0	3	3	0	448	0	448	0	448
Northampton (S)	5	0	5	942	0	48	990	0	990
Perenjori (S)	0	0	0	0	0	0	0	0	0
Three Springs (S)	0	0	0	0	0	0	0	0	0
Pilbara (SD)	61	2	63	11 234	140	825	12 199	3 166	15 365
De Grey (SSD)	14	2	16	2 360	140	360	2 861	467	3 327
East Pilbara (S)	10	0	10	1 751	0	12	1 763	0	1 763
Port Hedland (T)	4	2	6	609	140	348	1 097	467	1 564
Fortescue (SSD)	47	0	47	8 873	0	465	9 338	2 700	12 038
Ashburton (S)	3	0	3	681	0	32	713	0	713
Roebourne (S)	44	0	44	8 192	0	433	8 625	2 700	11 325
Kimberley (SD)	67	5	72	13 796	973	2 731	17 500	3 118	20 618
Ord (SSD)	7	4	11	1 639	798	394	2 831	626	3 457
Halls Creek (S)	2	0	2	495	0	0	495	0	495
Wyndham-East Kimberley (S)	5	4	9	1 144	798	394	2 336	626	2 962
Fitzroy (SSD)	60	1	61	12 157	175	2 337	14 669	2 493	17 161
Broome (S)	51	1	52	10 395	175	1 385	11 955	1 214	13 169
Derby-West Kimberley (S)	9	0	9	1 762	0	952	2 713	1 279	3 992

STATISTICAL DISTRICTS

Mandurah	381	116	497	49 933	16 062	1 378	67 374	4 890	72 263
Bunbury	160	46	206	20 250	4 455	1 153	25 859	23 863	49 722
Kalgoorlie/Boulder	28	23	51	3 863	2 664	440	6 968	3 389	10 357
Geraldton	32	0	33	4 613	0	397	5 010	855	5 865

(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.

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.

FOR MORE INFORMATION...

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- LIBRARY** A range of ABS publications is available from public and tertiary libraries Australia-wide. Contact your nearest library to determine whether it has the ABS statistics you require, or visit our web site for a list of libraries.
- CPI INFOLINE** For current and historical Consumer Price Index data, call 1902 981 074 (call cost 77c per minute).
- 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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2873150009029
ISSN 0727-2278

RRP \$20.00