

BUILDING APPROVALS

WESTERN AUSTRALIA

May 1995

MAIN FEATURES

The number of houses approved in May 1995 increased by 43.6 per cent when compared with April 1995 and decreased by 28.1 per cent when compared with May 1994. This is the highest number of monthly house approvals since November 1994.

The number of total dwelling units approved in May 1995 increased by 52.0 per cent when compared with April 1995 and decreased by 32.7 per cent when compared with May 1994. The total number of dwelling units approved in the 1994/95 financial year to date is 20,632. This is 13.8 per cent lower than the 23,926 dwelling units approved in the corresponding period of the previous financial year.

The provisional trend for total house approvals fell 3.4 per cent in May 1995, following a 3.9 per cent fall in April 1995. This trend will continue to fall unless there is a rise of more than 13.4 per cent in the June 1995 seasonally adjusted figure. The historical average monthly movement of this series regardless of sign is 6.4 per cent.

Comparisons with previous periods are:

Month to month

	<i>May 1995</i>	<i>Apr. 1995</i>	<i>% change</i>	<i>May 1994</i>	<i>% change</i>
Houses	1,367	952	43.6	1,900	-28.1
Total dwelling units	1,794	1,180	52.0	2,667	-32.7

Three month moving average

	<i>May 1995</i>	<i>Apr. 1995</i>	<i>% change</i>	<i>May 1994</i>	<i>% change</i>
Houses	1,192	1,135	5.0	1,713	-30.4
Total dwelling units	1,578	1,509	4.6	2,401	-34.3

P.C. Kelly
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PHONE INQUIRIES

Contact Mr David Brown on (09) 360 5129 for further information about statistics in this publication and the availability of related unpublished statistics. Other inquiries, including copies of publications, contact Information Services on (09) 360 5140.

MAIL INQUIRIES

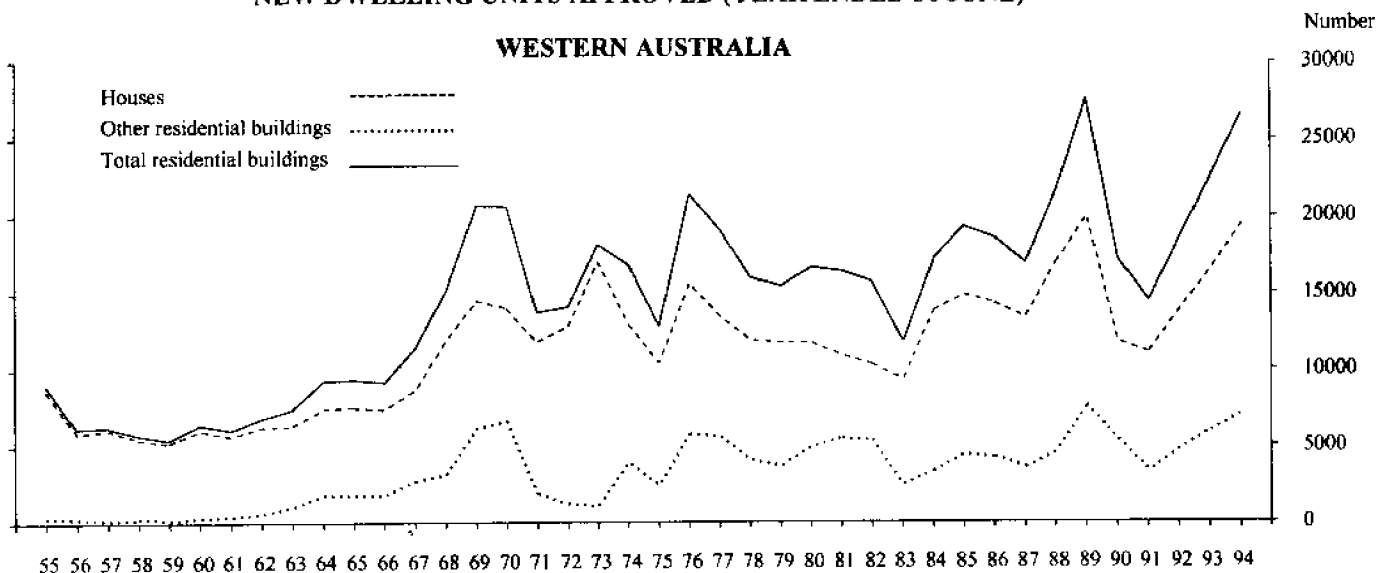
Write to Information Services, Australian Bureau of Statistics, Exchange Plaza, 2 The Esplanade, Perth WA 6000.

ELECTRONIC SERVICES

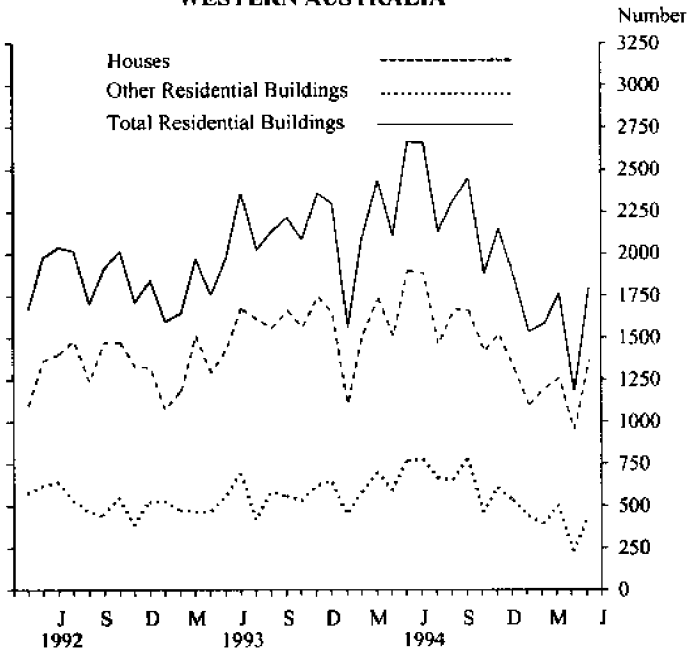
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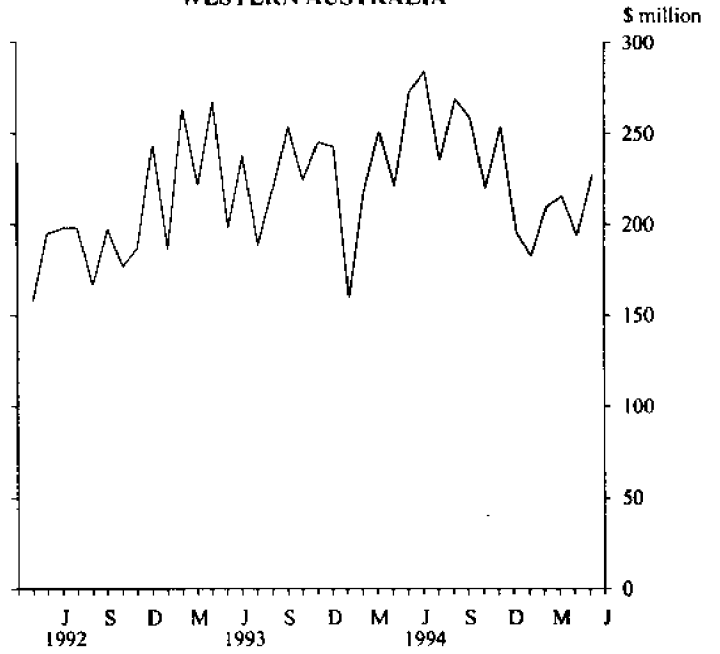
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NEW DWELLING UNITS APPROVED (YEAR ENDED 30 JUNE)**WESTERN AUSTRALIA**

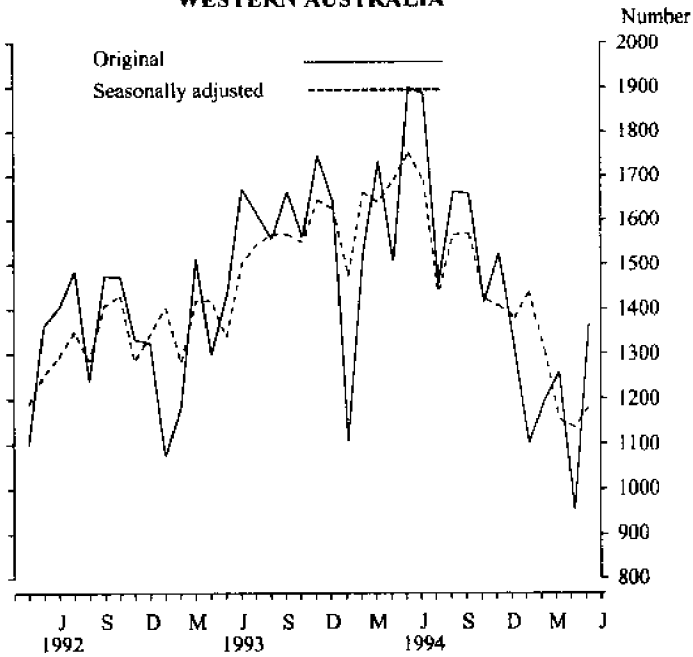
**NEW DWELLING UNITS APPROVED
WESTERN AUSTRALIA**



**TOTAL VALUE OF BUILDING APPROVED
WESTERN AUSTRALIA**



**NEW HOUSES APPROVED
WESTERN AUSTRALIA**



**NEW HOUSES APPROVED
WESTERN AUSTRALIA**

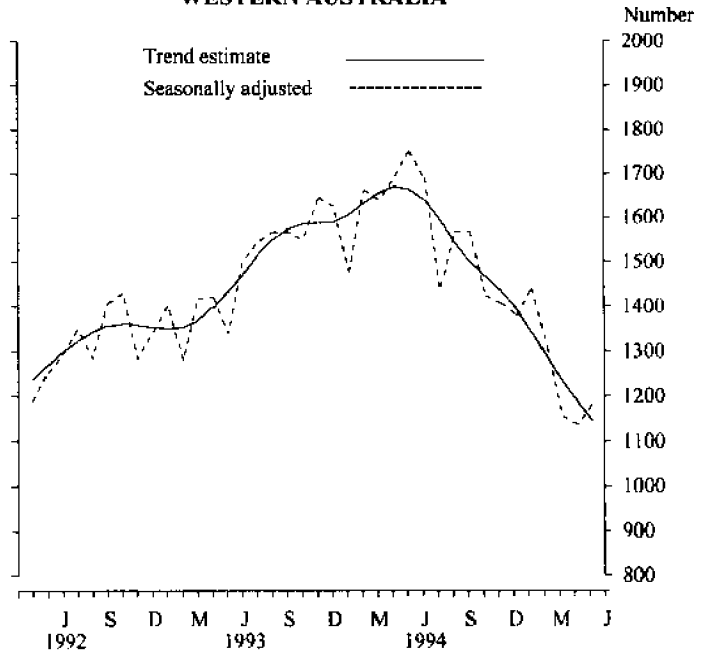


TABLE 1. NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
PERTH STATISTICAL DIVISION										
1991-92	9,969	194	10,163	2,505	1,434	3,939	81	12,555	1,628	14,183
1992-93	11,618	285	11,903	3,448	1,540	4,988	60	15,126	1,825	16,951
1993-94	13,899	321	14,220	4,924	929	5,853	177	18,986	1,264	20,250
1993-94										
July-May	12,582	240	12,822	4,459	768	5,227	171	17,198	1,022	18,220
1994-95										
July-May	10,391	238	10,629	4,227	390	4,617	95	14,712	629	15,341
1994—										
March	1,248	3	1,251	511	97	608	9	1,767	101	1,868
April	1,109	5	1,114	429	49	478	11	1,549	54	1,603
May	1,321	52	1,373	473	152	625	2	1,796	204	2,000
June	1,317	81	1,398	465	161	626	6	1,788	242	2,030
July	1,061	44	1,105	489	60	549	10	1,560	104	1,664
August	1,216	10	1,226	523	6	529	9	1,747	17	1,764
September	1,174	—	1,174	580	43	623	10	1,764	43	1,807
October	1,007	7	1,014	365	28	393	7	1,379	35	1,414
November	1,127	22	1,149	513	22	535	23	1,663	44	1,707
December	867	1	868	362	66	428	16	1,245	67	1,312
1995—										
January	783	27	810	307	44	351	3	1,093	71	1,164
February	794	41	835	258	29	287	6	1,058	70	1,128
March	790	36	826	364	33	397	6	1,160	69	1,229
April	625	15	640	169	5	174	4	798	20	818
May	947	35	982	297	54	351	1	1,245	89	1,334
WESTERN AUSTRALIA										
1991-92	13,474	362	13,836	3,078	1,663	4,741	101	16,653	2,025	18,678
1992-93	16,036	449	16,485	4,081	1,913	5,994	89	20,206	2,362	22,568
1993-94	18,966	471	19,437	5,938	1,206	7,144	195	25,085	1,691	26,776
1993-94										
July-May	17,187	365	17,552	5,384	990	6,374	189	22,746	1,369	24,115
1994-95										
July-May	14,548	358	14,906	5,050	564	5,614	112	19,709	923	20,632
1994—										
March	1,724	8	1,732	573	117	690	10	2,306	126	2,432
April	1,473	34	1,507	492	95	587	11	1,976	129	2,105
May	1,828	72	1,900	541	223	764	3	2,372	295	2,667
June	1,779	106	1,885	554	216	770	6	2,339	322	2,661
July	1,407	51	1,458	587	71	658	12	2,006	122	2,128
August	1,642	23	1,665	631	13	644	11	2,283	37	2,320
September	1,655	5	1,660	706	67	773	12	2,373	72	2,445
October	1,407	8	1,415	425	28	453	10	1,842	36	1,878
November	1,498	24	1,522	566	36	602	25	2,089	60	2,149
December	1,290	24	1,314	437	89	526	16	1,743	113	1,856
1995—										
January	1,069	31	1,100	379	52	431	4	1,452	83	1,535
February	1,142	53	1,195	324	59	383	8	1,474	112	1,586
March	1,201	57	1,258	445	51	496	7	1,653	108	1,761
April	920	32	952	198	24	222	6	1,124	56	1,180
May	1,317	50	1,367	352	74	426	1	1,670	124	1,794

(a) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes.

TABLE 2. VALUE OF BUILDING APPROVED
(\$ million)

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings			Total			Private sector		Total	Private sector	Total	
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Total		
PERTH STATISTICAL DIVISION														
1991-92	689.9	10.5	700.4	133.3	81.9	215.2	823.2	92.4	915.6	104.8	245.3	398.5	1,172.4	1,418.8
1992-93	822.1	17.7	839.7	188.9	92.3	281.2	1,010.9	109.9	1,120.9	113.3	463.2	715.9	1,585.3	1,950.1
1993-94	1,067.8	19.2	1,087.0	319.3	58.6	377.9	1,387.1	77.8	1,464.8	122.0	388.1	492.4	1,896.8	2,079.3
1993-94														
July-May	963.0	14.4	977.4	283.9	48.6	332.6	1,246.9	63.0	1,310.0	112.8	354.5	451.0	1,713.8	1,873.8
1994-95														
July-May	860.0	16.5	876.6	286.5	24.8	311.3	1,146.5	41.4	1,187.9	117.2	408.2	523.4	1,671.8	1,828.5
1994—														
March	95.0	0.2	95.2	39.2	5.7	44.8	134.2	5.9	140.0	12.2	32.1	40.0	178.5	192.2
April	89.7	0.3	90.0	27.3	2.6	29.9	116.9	2.9	119.8	11.3	28.8	38.9	157.0	170.0
May	104.7	3.1	107.8	29.7	9.5	39.2	134.4	12.6	147.0	10.6	49.7	50.8	194.6	208.3
June	104.8	4.7	109.5	35.3	10.0	45.3	140.1	14.7	154.9	9.3	33.6	41.4	183.0	205.6
July	89.4	3.5	92.9	32.9	3.5	36.4	122.3	7.0	129.2	10.2	41.2	42.7	173.7	182.2
August	97.6	0.7	98.4	33.7	0.4	34.0	131.3	1.1	132.4	12.9	42.2	63.0	186.4	208.2
September	91.1	—	91.1	36.3	2.7	38.9	127.4	2.7	130.0	10.9	40.6	47.2	178.9	188.2
October	80.7	0.4	81.1	25.7	1.7	27.4	106.4	2.0	108.4	12.0	41.3	47.0	159.6	167.4
November	93.8	1.4	95.1	34.2	1.4	35.5	127.9	2.7	130.7	13.8	37.8	58.9	179.6	203.4
December	72.0	0.1	72.0	22.7	3.9	26.6	94.7	4.0	98.7	8.5	31.0	32.4	134.1	139.6
1995—														
January	63.5	1.7	65.2	18.2	2.3	20.5	81.7	4.0	85.7	9.2	29.5	37.4	120.4	132.3
February	68.8	2.6	71.4	17.0	2.2	19.1	85.7	4.8	90.5	9.7	21.5	54.0	116.8	154.2
March	71.7	2.9	74.5	28.5	2.2	30.7	100.2	5.0	105.2	12.0	29.7	29.8	141.9	147.0
April	52.1	1.0	53.2	12.1	0.4	12.5	64.2	1.4	65.6	8.0	53.9	65.1	126.1	138.8
May	79.4	2.3	81.7	25.3	4.4	29.7	104.7	6.7	111.4	10.0	39.6	45.8	154.2	167.2
WESTERN AUSTRALIA														
1991-92	931.4	23.9	955.3	166.1	96.5	262.6	1,097.5	120.4	1,217.9	124.2	306.6	504.9	1,527.0	1,847.0
1992-93	1,138.8	34.9	1,173.7	227.6	118.1	345.7	1,366.4	153.0	1,519.4	137.1	591.3	889.6	2,091.8	2,546.1
1993-94	1,469.3	34.4	1,503.7	382.5	78.5	461.0	1,851.8	112.9	1,964.7	150.0	513.1	667.0	2,513.8	2,781.7
1993-94														
July-May	1,323.6	26.9	1,350.5	341.8	63.7	405.6	1,665.5	90.6	1,756.1	138.0	467.1	603.3	2,269.5	2,497.3
1994-95														
July-May	1,216.9	28.4	1,245.3	346.8	38.2	385.0	1,563.8	66.5	1,630.3	145.0	542.4	686.6	2,250.9	2,461.9
1994—														
March	135.3	0.8	136.1	43.5	6.7	50.2	178.7	7.5	186.3	14.8	41.5	49.7	235.0	250.7
April	119.6	3.2	122.8	32.0	6.0	38.0	151.6	9.2	160.8	13.5	35.5	46.6	200.4	220.9
May	147.0	4.9	151.9	34.5	13.9	48.4	181.5	18.8	200.4	13.4	57.4	58.7	252.3	272.4
June	145.7	7.6	153.2	40.7	14.8	55.4	186.3	22.3	208.7	12.0	46.0	63.7	244.3	284.4
July	119.4	4.0	123.3	40.1	4.4	44.4	159.4	8.3	167.8	12.7	51.5	55.0	223.6	235.5
August	132.7	2.1	134.8	41.6	0.8	42.4	174.3	2.9	177.3	14.9	54.2	77.1	243.4	269.3
September	133.1	0.5	133.6	45.0	4.3	49.2	178.1	4.8	182.8	14.0	50.9	61.9	243.0	258.7
October	113.1	0.5	113.6	30.1	1.7	31.7	143.2	2.1	145.3	14.6	48.3	60.2	206.0	220.1
November	127.4	1.6	129.0	38.0	2.3	40.4	165.4	3.9	169.3	16.3	46.4	68.0	228.1	253.6
December	107.9	2.2	110.1	27.6	5.7	33.3	135.4	7.9	143.4	10.6	39.9	42.0	185.9	196.0
1995—														
January	88.2	2.4	90.6	22.9	2.9	25.8	111.1	5.3	116.4	11.3	40.5	54.8	162.8	182.5
February	97.9	4.1	102.0	22.6	4.2	26.8	120.5	8.3	128.8	12.5	34.2	68.3	167.1	209.6
March	106.7	4.7	111.4	35.5	3.6	39.0	142.2	8.3	150.4	14.9	48.2	50.1	205.3	215.5
April	79.1	2.7	81.7	14.0	2.2	16.1	93.0	4.8	97.9	10.3	73.6	85.8	176.9	193.9
May	111.5	3.7	115.2	29.5	6.2	35.7	141.0	9.9	151.0	12.9	54.7	63.3	208.6	227.2

**TABLE 3. NUMBER OF DWELLING UNITS (a) APPROVED
SEASONALLY ADJUSTED AND TREND ESTIMATES (b)**

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
<i>1994—</i>								
March	1,599	1,637	1,640	1,657	2,067	2,165	2,319	2,281
April	1,681	1,637	1,689	1,670	2,232	2,159	2,248	2,286
May	1,681	1,621	1,752	1,665	2,190	2,143	2,374	2,282
June	1,635	1,589	1,689	1,640	2,169	2,120	2,348	2,263
July	1,358	1,546	1,436	1,595	1,916	2,092	2,048	2,230
August	1,544	1,500	1,568	1,543	2,089	2,063	2,152	2,193
September	1,564	1,466	1,570	1,500	2,090	2,039	2,284	2,160
October	1,396	1,439	1,424	1,467	2,019	2,008	2,071	2,121
November	1,341	r1,410	1,407	1,435	1,940	1,957	2,074	r2,063
December	1,371	1,369	1,379	1,395	1,865	1,873	2,041	r1,976
<i>1995—</i>								
January	1,440	1,313	1,439	1,342	1,874	1,764	1,824	r1,861
February	1,260	r1,254	1,308	r1,286	1,642	r1,652	1,767	r1,739
March	1,107	r1,197	1,155	r1,233	1,454	r1,550	1,653	r1,626
April	1,103	r1,147	1,136	r1,186	1,378	r1,463	1,357	r1,528
May	1,137	1,104	1,183	1,146	1,479	1,397	1,513	1,444

(a) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes. (b) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average. Trend estimates for the most recent months are provisional and can be revised as data for additional months become available. See Explanatory Notes for a more detailed explanation.

**TABLE 4. VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a)
(\$ million)**

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1991-92	1,052.9	1,079.9	256.1	1,336.1	140.4	298.3	491.3	1,645.9	1,967.9
1992-93	1,261.4	1,300.1	341.2	1,641.4	151.7	579.6	872.0	2,207.3	2,665.1
1993-94	1,580.5	1,617.4	453.3	2,070.7	161.4	501.0	651.3	2,613.2	2,883.4
<i>1993—</i>									
Dec. qtr.	393.7	402.7	109.5	512.2	41.8	129.8	186.6	657.2	740.6
<i>1994—</i>									
Mar. qtr.	367.4	371.3	112.7	484.0	41.0	103.2	126.6	606.4	651.6
June qtr.	437.7	454.3	139.0	593.3	41.3	135.2	164.4	717.9	799.0
Sept. qtr.	398.3	405.1	132.8	537.8	43.0	151.9	188.2	715.8	769.0
Dec. qtr.	359.5	363.9	102.3	466.2	42.8	130.2	164.6	624.4	673.6
<i>1995—</i>									
Mar. qtr.	300.3	311.7	88.9	400.5	39.7	118.5	167.3	535.8	607.5

(a) See paragraphs 22-27 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(\$ million)

Class of building	1992-93	1993-94	July-May		1995		
			1993-94	1994-95	March	April	May
PRIVATE SECTOR							
New houses	1,138.8	1,469.3	1,323.6	1,216.9	106.7	79.1	111.5
New other residential buildings	227.6	382.5	341.8	346.8	35.5	14.0	29.5
<i>Total new residential building</i>	<i>1,366.4</i>	<i>1,851.8</i>	<i>1,665.5</i>	<i>1,563.8</i>	<i>142.2</i>	<i>93.0</i>	<i>141.0</i>
Alterations and additions to residential buildings	134.1	148.9	137.0	144.8	14.9	10.3	12.9
Hotels, etc.	10.7	30.3	23.7	44.9	7.8	2.4	7.1
Shops	212.8	151.3	140.7	119.4	13.2	26.4	8.1
Factories	41.2	55.4	49.1	75.7	4.6	3.8	5.6
Offices	44.4	53.7	46.3	79.2	6.8	19.4	8.4
Other business premises	100.3	89.9	80.7	83.9	3.6	11.2	9.2
Educational	28.8	41.0	39.4	29.8	2.5	1.3	0.1
Religious	4.2	9.1	7.4	4.9	0.5	0.3	1.9
Health	79.8	28.8	28.0	28.5	2.8	2.0	0.7
Entertainment and recreational	24.4	25.7	25.5	28.0	0.1	0.6	2.0
Miscellaneous	44.7	27.9	26.2	48.2	6.3	6.2	11.5
<i>Total non-residential building</i>	<i>591.3</i>	<i>513.1</i>	<i>467.1</i>	<i>542.4</i>	<i>48.2</i>	<i>73.6</i>	<i>54.7</i>
Total	2,091.8	2,513.8	2,269.5	2,250.9	205.3	176.9	208.6
PUBLIC SECTOR							
New houses	34.9	34.4	26.9	28.4	4.7	2.7	3.7
New other residential buildings	118.1	78.5	63.7	38.2	3.6	2.2	6.2
<i>Total new residential building</i>	<i>153.0</i>	<i>112.9</i>	<i>90.6</i>	<i>66.5</i>	<i>8.3</i>	<i>4.8</i>	<i>9.9</i>
Alterations and additions to residential buildings	3.0	1.1	1.0	0.2	—	—	—
Hotels, etc.	0.2	—	—	1.6	1.5	—	0.1
Shops	2.0	1.8	1.8	4.1	—	2.6	0.1
Factories	4.6	1.3	1.3	0.7	—	—	0.5
Offices	67.6	27.7	26.6	30.3	0.3	8.5	1.6
Other business premises	12.2	17.4	17.4	6.5	—	—	—
Educational	98.6	61.0	46.3	52.1	—	—	2.5
Religious	—	—	—	—	—	—	—
Health	22.1	23.4	23.4	3.8	—	—	—
Entertainment and recreational	49.7	13.7	13.6	6.4	—	0.8	1.7
Miscellaneous	41.3	7.6	5.7	38.7	0.1	0.3	2.2
<i>Total non-residential building</i>	<i>298.3</i>	<i>153.9</i>	<i>136.2</i>	<i>144.2</i>	<i>1.9</i>	<i>12.2</i>	<i>8.7</i>
Total	454.3	267.9	227.8	211.0	10.2	17.0	18.6
TOTAL							
New houses	1,173.7	1,503.7	1,350.5	1,245.3	111.4	81.7	115.2
New other residential buildings	345.7	461.0	405.6	385.0	39.0	16.1	35.7
<i>Total new residential building</i>	<i>1,519.4</i>	<i>1,964.7</i>	<i>1,756.1</i>	<i>1,630.3</i>	<i>150.4</i>	<i>97.9</i>	<i>151.0</i>
Alterations and additions to residential buildings	137.1	150.0	138.0	145.0	14.9	10.3	12.9
Hotels, etc.	10.8	30.3	23.7	46.5	9.4	2.4	7.2
Shops	214.8	153.1	142.5	123.5	13.2	29.0	8.2
Factories	45.8	56.7	50.4	76.4	4.6	3.8	6.1
Offices	112.0	81.3	73.0	109.5	7.1	27.9	10.0
Other business premises	112.5	107.3	98.1	90.4	3.6	11.2	9.2
Educational	127.4	102.1	85.7	82.0	2.5	1.3	2.6
Religious	4.2	9.1	7.4	4.9	0.5	0.3	1.9
Health	101.9	52.2	51.4	32.3	2.8	2.0	0.7
Entertainment and recreational	74.0	39.5	39.2	34.4	0.1	1.4	3.6
Miscellaneous	86.0	35.5	31.9	86.9	6.4	6.5	13.7
<i>Total non-residential building</i>	<i>889.6</i>	<i>667.0</i>	<i>603.3</i>	<i>686.6</i>	<i>50.1</i>	<i>85.8</i>	<i>63.3</i>
Total	2,546.1	2,781.7	2,497.3	2,461.9	215.5	193.9	227.2

TABLE 6. NON-RESIDENTIAL BUILDING JOBS APPROVED, BY CLASS OF BUILDING AND VALUE SIZE GROUPS

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1995 March	2	0.2	3	0.7	2	1.5	—	—	1	6.9	8	9.4
April	1	0.2	2	0.5	1	0.5	1	1.3	—	—	5	2.4
May	3	0.3	5	1.2	1	0.8	—	—	1	5.0	10	7.2
SHOPS												
1995 March	6	0.6	8	2.0	1	0.6	—	—	1	10.0	16	13.2
April	13	1.1	5	1.9	1	0.9	2	4.6	1	20.5	22	29.0
May	19	1.9	6	1.9	4	2.8	1	1.6	—	—	30	8.2
FACTORIES												
1995 March	17	1.7	5	1.2	3	1.7	—	—	—	—	25	4.6
April	8	1.0	8	2.8	—	—	—	—	—	—	16	3.8
May	16	1.9	5	1.3	3	1.9	1	1.1	—	—	25	6.1
OFFICES												
1995 March	16	1.6	8	2.5	1	0.5	1	2.5	—	—	26	7.1
April	9	0.8	—	—	—	—	5	15.1	2	12.0	16	27.9
May	17	1.8	7	1.7	2	1.4	2	5.1	—	—	28	10.0
OTHER BUSINESS PREMISES												
1995 March	8	0.7	3	1.1	2	1.9	—	—	—	—	13	3.6
April	5	0.5	7	1.8	6	4.4	1	4.5	—	—	19	11.2
May	15	1.4	7	1.9	1	0.8	3	5.1	—	—	26	9.2
EDUCATIONAL												
1995 March	4	0.3	—	—	—	—	1	2.1	—	—	5	2.5
April	—	—	1	0.4	1	1.0	—	—	—	—	2	1.3
May	1	0.1	1	0.3	—	—	1	2.3	—	—	3	2.6
RELIGIOUS												
1995 March	—	—	—	—	1	0.5	—	—	—	—	1	0.5
April	—	—	1	0.3	—	—	—	—	—	—	1	0.3
May	1	0.1	2	0.5	—	—	1	1.3	—	—	4	1.9
HEALTH												
1995 March	1	0.1	2	0.6	—	—	1	2.0	—	—	4	2.8
April	—	—	2	0.6	—	—	1	1.5	—	—	3	2.0
May	2	0.2	—	—	1	0.5	—	—	—	—	3	0.7
ENTERTAINMENT AND RECREATIONAL												
1995 March	1	0.1	—	—	—	—	—	—	—	—	1	0.1
April	—	—	2	0.6	1	0.8	—	—	—	—	3	1.4
May	1	0.1	—	—	—	—	2	3.6	—	—	3	3.6
MISCELLANEOUS												
1995 March	17	1.6	8	2.3	2	1.3	1	1.2	—	—	28	6.4
April	18	1.8	9	2.4	3	2.2	—	—	—	—	30	6.5
May	17	1.4	12	3.6	3	2.0	4	6.7	—	—	36	13.7
TOTAL NON-RESIDENTIAL BUILDING												
1995 March	72	7.0	37	10.4	12	8.0	4	7.8	2	16.9	127	50.1
April	54	5.5	37	11.2	13	9.8	10	26.8	3	32.5	117	85.8
May	92	9.0	45	12.5	15	10.2	15	26.7	1	5.0	168	63.3

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MAY 1995

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
PERTH STATISTICAL DIVISION										
Cambridge (T)	4	—	645	—	—	—	583	1,720	1,720	2,948
Claremont (T)	2	—	434	—	—	—	902	—	—	1,336
Cottesloe (T)	—	—	—	—	—	—	384	50	50	434
Mosman Park (T)	1	—	400	—	—	—	196	—	—	596
Nedlands (C)	14	—	3,277	2	—	200	864	—	—	4,340
Peppermint Grove (S)	—	—	—	—	—	—	206	—	—	206
Perth (C) — Inner	—	—	—	—	—	—	—	1,038	2,624	2,624
Perth (C) — Remainder	—	1	120	5	—	2,000	—	7,942	8,212	10,332
Subiaco (C)	3	—	415	—	—	—	297	512	512	1,224
Victoria Park (T)	1	—	75	9	—	720	—	—	—	795
Vincent (T)	5	—	445	16	—	1,275	248	—	68	2,036
Central Metropolitan (SSD)	30	1	5,811	32	—	4,195	3,679	11,262	13,186	26,870
Bassendean (T)	3	1	435	2	4	327	33	820	820	1,615
Bayswater (C)	13	1	1,049	2	—	120	228	1,713	1,713	3,110
Kalamunda (S)	10	—	871	2	—	475	263	395	2,090	3,700
Mundaring (S)	26	—	2,322	—	—	—	243	590	590	3,156
Swan (S)	119	1	8,468	2	2	253	293	1,358	1,433	10,446
East Metropolitan (SSD)	171	3	13,146	8	6	1,175	1,060	4,876	6,646	22,026
Stirling (C) — Central	37	—	3,267	34	—	2,265	712	1,975	1,975	8,219
Stirling (C) — West	10	—	1,143	29	—	2,203	207	75	75	3,629
Stirling (C) — South-Eastern	—	—	—	29	—	2,470	251	—	—	2,721
Wanneroo (C)	264	6	19,840	54	17	4,683	991	4,369	6,896	32,410
North Metropolitan (SSD)	311	6	24,250	146	17	11,622	2,161	6,419	8,946	46,978
Cockburn (C)	68	4	6,667	4	7	792	165	4,508	4,508	12,132
East Fremantle (T)	2	—	355	2	7	1,955	147	—	—	2,457
Fremantle (C) — Inner	—	—	—	—	—	—	—	—	—	—
Fremantle (C) — Remainder	13	—	1,582	3	—	300	285	215	215	2,382
Kwinana (T)	13	—	685	—	—	—	15	91	91	791
Melville (C)	40	—	5,960	24	—	2,389	481	690	690	9,519
Rockingham (C)	108	6	8,134	4	—	184	184	2,290	2,290	10,792
South West Metropolitan (SSD)	244	10	23,382	37	14	5,619	1,277	7,794	7,794	38,073
Armadale (C)	23	7	1,819	—	14	735	176	800	800	3,529
Belmont (C)	10	3	836	—	—	—	51	4,273	4,273	5,160
Canning (C)	39	—	3,189	13	—	580	623	2,276	2,276	6,669
Gosnells (C)	98	5	6,999	37	3	2,123	257	1,622	1,622	11,001
Serpentine-Jarrahdale (S)	14	—	1,264	—	—	—	29	—	—	1,293
South Perth (C)	7	—	1,028	24	—	3,612	658	269	269	5,566
South East Metropolitan (SSD)	191	15	15,135	74	17	7,049	1,794	9,239	9,239	33,218
Total	947	35	81,724	297	54	29,660	9,971	39,590	45,810	167,165
SOUTH WEST STATISTICAL DIVISION										
Boddington (S)	—	—	—	—	—	—	—	—	—	—
Mandurah (C)	74	5	6,426	23	—	1,823	188	712	712	9,149
Murray (S)	9	—	562	—	3	187	137	250	250	1,136
Waroona (S)	3	—	206	—	—	—	40	75	75	321
Dale (SSD)	86	5	7,194	23	3	2,010	365	1,037	1,037	10,606
Bunbury (C)	10	—	998	—	—	—	260	1,093	3,525	4,783
Capel (S)	2	—	222	—	—	—	20	—	—	242
Collie (S)	7	—	649	—	—	—	45	—	—	693
Dardanup (S)	16	—	1,428	—	—	—	92	—	—	1,520
Donnybrook-Balingup (S)	2	—	204	—	—	—	42	—	—	246
Harvey (S)	16	—	1,470	—	—	—	135	—	—	1,605
Preston (SSD)	53	—	4,970	—	—	—	593	1,093	3,525	9,088

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MAY 1995--continued

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SOUTH WEST STATISTICAL DIVISION (continued)										
Augusta-Margaret River (S)	14	—	1,158	2	—	220	111	4,800	4,800	6,289
Busseton (S)	39	—	3,985	15	3	1,175	71	1,413	1,413	6,644
Vasse (SSD)	53	—	5,143	17	3	1,395	182	6,213	6,213	12,933
Boyup Brook (S)	2	—	94	—	—	—	—	—	—	94
Bridgetown-Greenbushes (S)	8	—	635	—	—	—	18	—	—	653
Manjimup (S)	7	—	405	—	—	—	15	150	150	570
Nannup (S)	3	—	161	—	—	—	70	—	—	231
Blackwood (SSD)	20	—	1,295	—	—	—	103	150	150	1,548
Total	212	5	18,602	40	6	3,405	1,243	8,493	10,925	34,174
LOWER GREAT SOUTHERN STATISTICAL DIVISION										
Broomehill (S)	—	—	—	—	—	—	—	—	—	—
Gnowangerup (S)	—	—	—	—	—	—	—	—	—	—
Jerramungup (S)	1	—	33	—	—	—	—	—	—	33
Katanning (S)	—	—	—	—	—	—	43	—	—	43
Kent (S)	—	—	—	—	—	—	—	—	—	—
Kojonup (S)	—	—	—	—	—	—	—	—	—	—
Tambellup (S)	—	—	—	—	—	—	—	—	—	—
Woodanilling (S)	—	—	—	—	—	—	—	—	—	—
Pallinup (SSD)	1	—	33	—	—	—	43	—	—	75
Albany (T)	13	—	1,295	2	—	140	226	200	200	1,861
Albany (S)	14	—	1,231	—	—	—	147	310	310	1,688
Cranbrook (S)	—	—	—	—	—	—	—	—	—	—
Denmark (S)	4	—	261	—	—	—	100	200	200	561
Plantagenet (S)	8	1	823	—	—	—	—	—	—	823
King (SSD)	39	1	3,610	2	—	140	473	710	710	4,933
Total	40	1	3,642	2	—	140	516	710	710	5,008
UPPER GREAT SOUTHERN STATISTICAL DIVISION										
Brookton (S)	—	—	—	—	—	—	—	—	—	—
Cuballing (S)	—	—	—	—	—	—	—	—	—	—
Dumbleyung (S)	—	—	—	—	—	—	—	—	—	—
Narrogin (T)	—	—	—	—	—	—	—	—	—	—
Narrogin (S)	—	—	—	—	—	—	—	—	—	—
Pingelly (S)	1	—	142	—	—	—	—	—	—	142
Wagin (S)	2	—	121	—	—	—	—	—	—	121
Wandering (S)	—	—	—	—	—	—	—	—	—	—
West Arthur (S)	—	—	—	—	—	—	—	—	—	—
Wickepin (S)	—	—	—	—	—	—	—	—	—	—
Williams (S)	1	—	97	—	—	—	—	—	—	97
Hotham (SSD)	4	—	360	—	—	—	—	—	—	360
Corrigin (S)	—	—	—	—	—	—	—	—	—	—
Kondinin (S)	1	—	150	—	—	—	—	220	220	370
Kulin (S)	—	—	—	—	—	—	70	—	—	70
Lake Grace (S)	—	—	—	—	—	—	—	1,452	1,452	1,452
Lakes (SSD)	1	—	150	—	—	—	70	1,672	1,672	1,892
Total	5	—	510	—	—	—	70	1,672	1,672	2,252

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MAY 1995—continued

Statistical local area, statistical subdivision and statistical division	New residential building (h)						Alterations and additions to residential buildings (\$'000)	Non-residential building		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MIDLANDS STATISTICAL DIVISION										
Chittering (S)	4	—	274	—	—	—	—	—	—	274
Dandaragan (S)	3	—	386	—	—	—	10	—	—	396
Gingin (S)	5	—	327	—	—	—	—	130	130	457
Moora (S)	—	—	—	—	—	—	—	52	52	52
Victoria Plains (S)	—	—	—	—	—	—	—	—	—	—
Moore (SSD)	12	—	987	—	—	—	10	182	182	1,179
Beverley (S)	1	—	25	—	—	—	—	—	—	25
Cunderdin (S)	—	—	—	—	—	—	—	—	—	—
Dalwallinu (S)	—	—	—	—	—	—	27	—	—	27
Dowerin (S)	—	—	—	—	—	—	—	—	—	—
Goomalling (S)	—	—	—	—	—	—	—	—	—	—
Koorda (S)	—	—	—	—	—	—	—	—	—	—
Northam (T)	3	—	293	—	—	—	16	—	—	309
Northam (S)	3	1	231	—	—	—	80	—	—	311
Quairading (S)	—	—	—	—	—	—	—	—	—	—
Tammin (S)	—	—	—	—	—	—	—	—	—	—
Toodyay (S)	7	—	414	—	—	—	11	—	—	425
Wongan-Ballidu (S)	—	—	—	—	—	—	—	—	—	—
Wyalkatchem (S)	—	—	—	—	—	—	—	—	—	—
York (S)	2	—	70	—	—	—	—	—	—	70
Avon (SSD)	16	1	1,032	—	—	—	134	—	—	1,166
Bruce Rock (S)	—	—	—	—	3	545	—	—	—	545
Kellerberrin (S)	—	—	—	—	—	—	20	—	—	20
Merredin (S)	1	—	84	—	—	—	—	—	—	84
Mount Marshall (S)	1	—	72	—	—	—	—	—	—	72
Mukinbudin (S)	—	—	—	—	—	—	—	—	—	—
Narembeen (S)	—	—	—	—	—	—	—	—	—	—
Nungarin (S)	—	—	—	—	—	—	—	—	—	—
Trayning (S)	—	—	—	—	—	—	—	—	—	—
Westonia (S)	—	—	—	—	—	—	—	—	—	—
Yilgarn (S)	2	—	108	—	—	—	—	—	—	108
Campion (SSD)	4	—	264	—	3	545	20	—	—	828
Total	32	1	2,283	—	3	545	164	182	182	3,173
SOUTH EASTERN STATISTICAL DIVISION										
Coolgardie (S)	6	—	512	—	—	—	42	278	278	833
Kalgoorlie/Boulder (C)	13	4	1,550	4	9	1,010	205	1,140	1,140	3,905
Laverton (S)	—	—	—	—	—	—	—	—	—	—
Leonora (S)	—	—	—	—	—	—	—	—	—	—
Menzies (S)	—	—	—	—	—	—	—	—	—	—
Lefroy (SSD)	19	4	2,062	4	9	1,010	247	1,418	1,418	4,737
Dundas (S)	—	—	—	—	—	—	—	—	—	—
Esperance (S)	9	—	767	—	—	—	186	236	236	1,188
Ravensthorpe (S)	5	—	294	—	—	—	50	—	—	344
Johnston (SSD)	14	—	1,061	—	—	—	236	236	236	1,532
Total	33	4	3,123	4	9	1,010	482	1,654	1,654	6,270

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MAY 1995—continued

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
CENTRAL STATISTICAL DIVISION										
Carnarvon (S)	1	—	95	—	—	—	—	130	130	225
Exmouth (S)	1	—	91	—	—	—	34	—	—	125
Shark Bay (S)	1	—	90	—	—	—	—	—	—	90
Upper Gascoyne (S)	—	—	—	—	—	—	—	—	—	—
Gascoyne (SSD)	3	—	276	—	—	—	34	130	130	440
Cue (S)	—	—	—	—	—	—	—	—	—	—
Meekatharra (S)	—	—	—	—	—	—	10	—	—	10
Mount Magnet (S)	—	—	—	—	—	—	—	—	—	—
Murchison (S)	—	—	—	—	—	—	—	—	—	—
Ngaanyatjarraku (S)	—	—	—	—	—	—	—	—	—	—
Sandstone (S)	—	—	—	—	—	—	—	—	—	—
Wiluna (S)	—	—	—	—	—	—	—	—	—	—
Yalgoo (S)	—	—	—	—	—	—	—	—	—	—
Carnegie (SSD)	—	—	—	—	—	—	10	—	—	10
Carnamah (S)	—	—	—	—	—	—	—	239	239	239
Chapman Valley (S)	—	—	—	—	—	—	—	—	—	—
Coorow (S)	—	—	—	—	—	—	—	—	—	—
Geraldton (C)	8	—	693	5	—	464	173	168	168	1,498
Greenough (S)	12	—	1,215	—	—	—	36	435	435	1,686
Irwin (S)	2	—	78	—	—	—	—	110	110	188
Mingenew (S)	1	—	90	—	—	—	—	—	—	90
Morawa (S)	—	—	—	—	—	—	10	—	—	10
Mullewa (S)	—	—	—	—	—	—	—	—	—	—
Northampton (S)	—	—	—	—	—	—	25	—	—	25
Perenjori (S)	1	—	54	—	—	—	—	—	—	54
Three Springs (S)	—	—	—	—	—	—	—	—	—	—
Greenough River (SSD)	24	—	2,130	5	—	464	244	952	952	3,790
Total	27	—	2,406	5	—	464	288	1,082	1,082	4,240
PILBARA STATISTICAL DIVISION										
East Pilbara (S)	—	—	—	—	—	—	15	—	—	15
Port Hedland (T)	1	—	25	—	—	—	66	—	—	91
De Grey (SSD)	1	—	25	—	—	—	81	—	—	106
Ashburton (S)	1	—	30	—	—	—	—	100	100	130
Roebourne (S)	2	—	300	—	—	—	80	1,135	1,135	1,515
Fortescue (SSD)	3	—	330	—	—	—	80	1,235	1,235	1,645
Total	4	—	355	—	—	—	161	1,235	1,235	1,751
KIMBERLEY STATISTICAL DIVISION										
Halls Creek (S)	—	—	—	—	—	—	—	—	—	—
Wyndham-East Kimberley (S)	7	4	1,430	2	2	293	30	60	60	1,813
Ord (SSD)	7	4	1,430	2	2	293	30	60	60	1,813
Broome (S)	10	—	1,160	2	—	215	—	—	—	1,375
Derby-West Kimberley (S)	—	—	—	—	—	—	—	—	—	—
Fitzroy (SSD)	10	—	1,160	2	—	215	—	—	—	1,375
Total	17	4	2,589	4	2	508	38	60	60	3,187
WESTERN AUSTRALIA										
Western Australia	1,317	50	115,234	352	74	35,731	12,924	54,678	63,331	227,220

(a) City councils are marked (C), Town councils (T), Shire councils (S), and Statistical Subdivisions (SSD). (b) Excludes Conversions, etc.

TABLE 8. NUMBER OF NEW HOUSES (a) APPROVED BY MATERIAL OF OUTER WALLS, FLOOR AREA AND VALUE PER SQUARE METRE BY STATISTICAL DIVISION
MAY 1995

Statistical division	Material of outer walls					Total	Floor area (sq m)	Average floor area (sq m)	Average value per square metre (\$)
	Double brick(b)	Brick veneer	Fibre cement	Timber	Other and not stated				
Perth	957	6	4	7	6	981	214,499	218	381
South-West	175	12	10	7	13	217	46,525	214	400
Lower Great Southern	13	18	6	3	1	41	9,174	224	397
Upper Great Southern	2	1	2	—	—	5	1,399	280	365
Midlands	13	2	9	6	3	33	6,455	196	354
South-Eastern	17	18	2	—	—	37	7,355	199	425
Central	19	3	2	2	1	27	5,816	215	414
Pilbara	4	—	—	—	—	4	616	154	576
Kimberley	6	—	1	—	14	21	4,668	222	555
Western Australia	1,206	60	36	25	38	1,366	296,507	217	389

(a) Excludes Conversions, etc. (b) Includes houses constructed with outer walls of stone and concrete.

TABLE 9. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION
MAY 1995

Statistical division	New houses	New other residential building							Total new residential building	
		Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of					
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Perth	982	276	61	337	—	—	14	14	351	1,333
South West	217	25	21	46	—	—	—	—	46	263
Lower Great Southern	41	2	—	2	—	—	—	—	2	43
Upper Great Southern	5	—	—	—	—	—	—	—	—	5
Midlands	33	3	—	3	—	—	—	—	3	36
South Eastern	37	13	—	13	—	—	—	—	13	50
Central	27	5	—	5	—	—	—	—	5	32
Pilbara	4	—	—	—	—	—	—	—	—	4
Kimberley	21	6	—	6	—	—	—	—	6	27
Western Australia	1,367	330	82	412	—	—	14	14	426	1,793
VALUE (\$'000)										
Perth	81,724	22,083	4,827	26,910	—	—	2,750	2,750	29,660	111,384
South West	18,602	1,612	1,793	3,405	—	—	—	—	3,405	22,007
Lower Great Southern	3,642	140	—	140	—	—	—	—	140	3,782
Upper Great Southern	510	—	—	—	—	—	—	—	—	510
Midlands	2,283	545	—	545	—	—	—	—	545	2,827
South Eastern	3,123	1,010	—	1,010	—	—	—	—	1,010	4,133
Central	2,406	464	—	464	—	—	—	—	464	2,869
Pilbara	355	—	—	—	—	—	—	—	—	355
Kimberley	2,589	508	—	508	—	—	—	—	508	3,097
Western Australia	115,234	26,361	6,620	32,981	—	—	2,750	2,750	35,731	150,965

(a) Excludes Conversions, etc.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved. Statistics of building work approved are compiled from:

- (a) permits issued by local government authorities in areas subject to building control by those authorities;
- (b) approvals issued by the Rural Housing Authority in areas not subject to building control by local government authorities;
- (c) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities.

Major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites) is also included.

Factors affecting comparability

2. For purposes of comparison, it should be borne in mind that statistics of building approvals are affected from month to month by the number of large projects (such as blocks of flats and multi storey office buildings), approved in particular months and also by the administrative arrangements of government authorities.

Scope and coverage

3. The statistics relate to building activity which includes construction of new buildings and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.) is excluded.

4. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures, for which building approval was obtained.

5. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10,000 or more;
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more;
- (c) all approved non-residential building jobs valued at \$50,000 or more.

From July 1988 to June 1990, the statistics covered:

- (d) all approved new residential building jobs valued at \$5,000 or more (previously all new residential building jobs were included regardless of value);
- (e) approved alterations and additions to residential buildings valued at \$10,000 or more;
- (f) all approved non-residential building jobs valued at \$30,000 or more (previously \$10,000 or more).

These changes in scope mainly affect non-residential building data and do not have a statistically significant effect on broad building approvals aggregate data. However, care should be taken in interpreting data for specific classes of non-residential building.

Definitions

6. A *building* is defined as 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, to satisfy its intended use, is the provision for regular access by humans.

7. A *dwelling unit* is defined as a self contained suite of rooms, including cooking and bathing facilities and intended for *long term* residential use. Units (whether self contained or not) within buildings offering institutional care, such as hospitals, or temporary accommodation, such as motels, hostels and holiday apartments, are not defined as dwelling units. The value of units of this type is included in the appropriate category of *non-residential building* approved.

8. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either *houses* or *other residential buildings* as follows:

- (a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus detached 'granny flats' and detached dwelling units (such as caretaker's residences) associated with non-residential buildings are defined as houses for the purpose of these statistics.
- (b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes flats, home units, townhouses, duplexes, apartment buildings, etc).

9. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to existing buildings (including conversions of non-residential buildings to dwelling units) and as part of the construction of non-residential building is shown separately in Table 1 under the heading of "Conversions, etc.", and is included in the total number of dwelling units shown in the table. Previously, such dwellings were only included as a footnote.

10. In addition, from the January 1995 issue, the seasonally adjusted and trend estimates for the number of dwelling units approved, shown in Table 3, include these conversions, etc. Previously, only dwelling units approved as part of the construction of new residential buildings were included in these estimates.

11. The value of new residential building approved continues to exclude the value of dwelling units created as conversions of (residential and) non-residential buildings, and the value of dwelling units erected as part of the construction of new non-residential building. Approved building work represented by these conversions, etc. continues to be included in the value of alterations and additions to residential buildings or in the value of non-residential building as appropriate.

12. *Values* data are derived by aggregation of the estimated value (when completed) of building work

(excluding value of land and landscaping but including site preparation) as reported on approval documents. For houses, these estimates are usually a reliable indicator of the completed value of the building. However, for other residential buildings and non-residential buildings these estimates can, and often do, differ significantly from the completed value of the building.

Building classification

13. *Ownership.* The ownership of a building is classified as either *public sector* or *private sector* according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

14. *Functional classification of buildings.* A building is classified according to its intended major function. Hence a building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to *offices*, a detached cafeteria building to *shops*, while factory buildings would be classified to *factories*. An exception to this rule is in the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to Educational.

15. From July 1992, an expanded functional classification of buildings based on the *Dwelling Structure Classification (DSC)* has been introduced by the ABS to provide more detailed information on residential building approvals.

16. The DSC has been developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc.). The DSC will be implemented across all major collections of housing data in the ABS. The DSC has the same overall scope as the classification used in previous collections but provides more detail than previously available to reflect the current interest in medium to high density housing.

17. In particular, for Building Approvals, DSC allows new other residential building to be classified as follows:

- (a) *Semi-detached, row or terrace houses, townhouses, etc.* (dwellings having their own private grounds and no other dwellings above or below) with
 - one storey;
 - two or more storeys.
- (b) *Flats, units or apartments, etc.* (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:
 - one or two storeys;
 - three storeys;
 - four or more storeys.

18. More details on the DSC are contained in the ABS Information Paper, *Dwelling Structure Classification (DSC)* (1296.0).

Seasonal adjustment

19. Seasonally adjusted dwelling unit statistics are shown in Table 3. In these series, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months. Revision of figures results from annual re-analysis, details of which, together with information regarding the methods used in seasonally adjusting the series, are available on request.

20. Each of the component series shown has been seasonally adjusted independently. As a consequence, while the unadjusted components in the original series shown add to the totals, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimal or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total should not be used to represent seasonally adjusted public sector dwelling units.

21. Seasonal adjustment may be carried out by various methods and the results may vary slightly according to the procedure adopted. Accordingly, seasonally adjusted statistics should not be regarded as in any way definitive. In interpreting particular seasonally adjusted statistics it is important to bear in mind the methods by which they have been derived and the limitations to which the methods used are subject.

22. Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series may be more clearly recognised. Seasonal adjustment procedures do not aim to remove the irregular or non-seasonal influences which may be present in any particular month, such as the effect of the approval of large projects or as a consequence of the administrative arrangements of approving authorities. Irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation.

23. The seasonally adjusted series can, however, be smoothed to reduce the impact of the irregular component in the adjusted series. This smoothed seasonally adjusted series is called a trend estimate. There are a number of ways of accomplishing this, depending on the intended uses of the trend estimate. If importance is attached to measuring the underlying change in the most recent periods, moving averages employing appropriate weighting patterns should be adopted; the choice of averaging technique will determine in part the degree of smoothness of the derived series. For example, a 23-term moving average will generally even out more of the short term fluctuation in a series (and therefore appear 'smoother') than will a 13-term moving average. However, the longer the term of the moving average the longer the time series affected by revisions resulting from more recent data. In order to ensure that the underlying trend-cycle of a series is reflected in the trend estimate, the degree of smoothness alone cannot always be used as the

sole criterion in determining which moving average is appropriate.

24. Trend estimates of dwelling unit statistics are shown in Table 3. The trend estimates (often referred to as trend-cycle estimates) have been derived by applying a 13-term Henderson-weighted moving average to the series.

25. While this technique enables trend estimates for the latest period to be produced, it does result in revisions to the trend estimates for the most recent months as additional observations become available. There may also be revisions as a result of changes in the original data, and as a result of the re-estimation of the seasonal factors. Details of other trend-cycle weighting patterns can be found in *A Guide to Smoothing Time Series - Estimates of Trend* (1316.0).

Estimates at constant prices

26. The base year of constant price estimates of building approvals, contained in this issue, has been changed to 1989-90.

27. Periodic rebasing of constant price estimates is necessary to take account of changed price relativities and structural relationships in the economy. The choice of the base year influences the movement in the constant price series and the usefulness of such series is diminished if the relative price weights of the base year differ significantly from the price relationships in the other periods included in the series. The more remote a base year is from the current period, the less likely that its relative prices will reflect the current situation.

28. A more detailed discussion of the need for rebasing constant price estimates and factors affecting the choice of base year is contained in the information paper *Change in Base Year of Constant Price Estimates from 1984-85 to 1989-90* (5227.0) released on 10 December 1992.

29. Estimates of the quarterly value of building approvals at average 1989-90 prices are presented in Table 4. (Note: monthly value data at constant prices are not available).

30. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates in this publication are derived from the same price data underlying the deflators compiled for the dwellings and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

31. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0).

Australian Standard Geographical Classification

32. Area statistics are classified according to the Australian Standard Geographical Classification. Figures previously published for local government areas and statistical divisions are directly comparable with this

classification except for the cities of Perth, Fremantle and Stirling which are obtained by aggregating the component statistical local areas.

Perth City Council Re-structure

33. From July 1994, Perth City Council has been split. Although there are still five SLA's, only two retain the same boundaries. The new Town of Shepperton (renamed Victoria Park on 2 November 1994) comprises the whole of the SLA previously known as Perth(C) South. The City of Perth is now comprised of two SLAs: Perth(C) Inner and Perth(C) Remainder. Perth(C) Inner boundaries have not changed. Perth(C) Remainder comprises the majority of Perth(C) Outer. The new Town of Vincent comprises the major part of Perth(C) North and a small part of Perth(C) Outer. The new Town of Cambridge comprises the remainder of Perth(C) North as well as all of Perth(C) Wembley-Coastal. For maps showing the new SLA boundaries, please contact the relevant councils.

Unpublished data and related publications

34. The ABS also makes available certain building approvals data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

35. Users may also wish to refer to the following related publications which are available on request:

WESTERN AUSTRALIA

Catalogue No.

Building Approvals - Private Sector, Perth Statistical Division (monthly)	8732.5
Building Activity (quarterly)	8752.5
Dwelling Unit Commencements (monthly)	8741.5

AUSTRALIA

Building Approvals (monthly)	8731.0
Building Activity (quarterly)	8752.0
Engineering Construction Survey (quarterly)	8762.0
Housing Finance for Owner Occupation: Australia	5609.0

36. All publications produced by the ABS are listed in *Catalogue of Publications and Products* (1101.0) which is available from any ABS Office.

Symbols and other usages

37. The following symbols, where shown in columns of figures or elsewhere in tables, mean:

- nil, or rounded to zero
- r figure or series revised since previous issue.

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

P.C.KELLY
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