

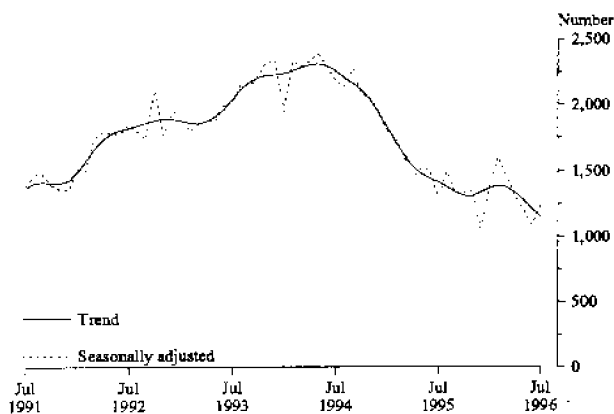
BUILDING APPROVALS, WESTERN AUSTRALIA, JULY 1996

SUMMARY OF FINDINGS

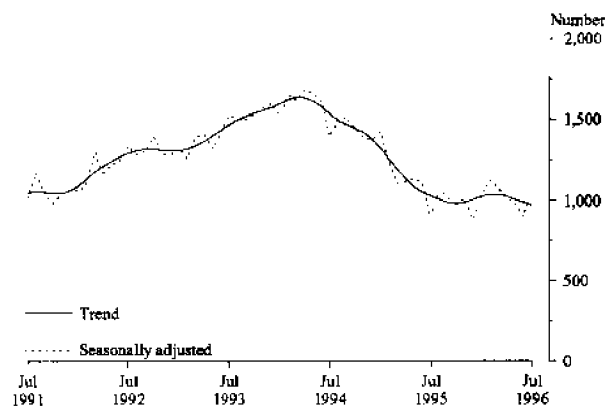
NUMBER OF DWELLING UNITS APPROVED

	July 1995	June 1996	July 1996	July 1995 to July 1996 change	June 1996 to July 1996 change
Original series	1,203	1,195	1,265	5.2%	5.9%
Seasonally adjusted	1,303	1,094	1,236	-5.1%	13.0%
Trend estimate	1,418	1,222	1,155	-18.5%	-5.5%

TOTAL DWELLING UNITS APPROVED



PRIVATE HOUSES APPROVED



Residential building

- The trend for the total number of dwelling units approved in July fell 5.5%. This follows decreases of 4.4% in June and 4.5% in May.
- The trend estimate for the number of private sector houses approved in July continued its downward movement, decreasing 2.0% on the figure for last month.
- The original (unadjusted) number of dwelling units approved was 1,265. Of these approvals, 1,228 were in the private sector.
- The value of new residential building approved increased 3.2% from \$109.3 million in June to \$112.8 million this month.
- The value of alterations and additions to residential buildings was \$13.0 million.

- Expressed as average 1989-90 prices the value of new residential building work approved for the June quarter 1996 was \$346.4 million, a 12.3% decrease on the June quarter 1995.

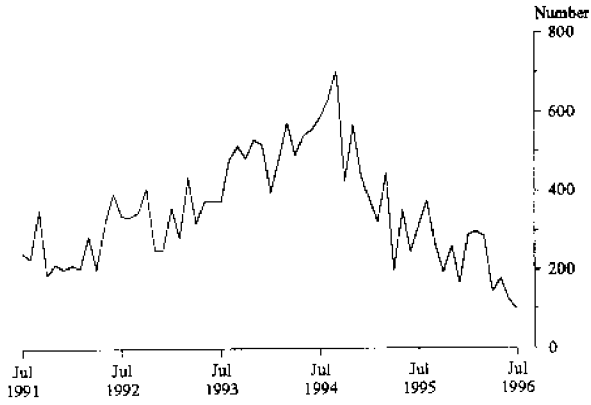
Non-residential building

- The value of non-residential projects approved in July was \$72.6 million. Of the total, offices accounted for \$16.8 million with shops and miscellaneous projects \$10.4 million each. There were 19 projects valued between \$1 million and \$5 million.
- When expressed as average 1989-90 prices the value of non-residential building work approved for the June quarter 1996 was \$240.1 million, a 31.7% increase on the June quarter 1995.

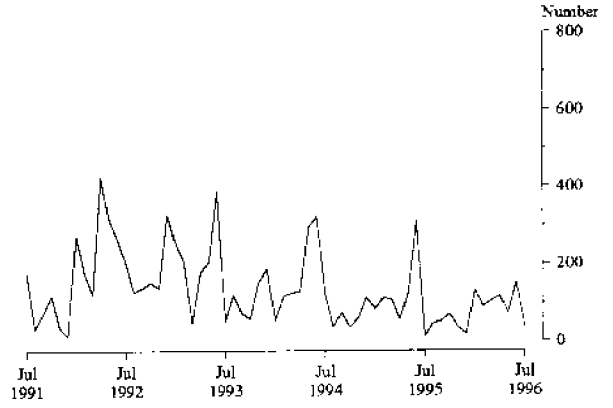
INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 8237 7590 or any ABS State Office.
- for information about other ABS statistics and services please contact Information Services on Adelaide (08) 8237 7100, call at 55 Currie Street, Adelaide, or write to Information Services, ABS, GPO Box 2272, Adelaide SA 5001.

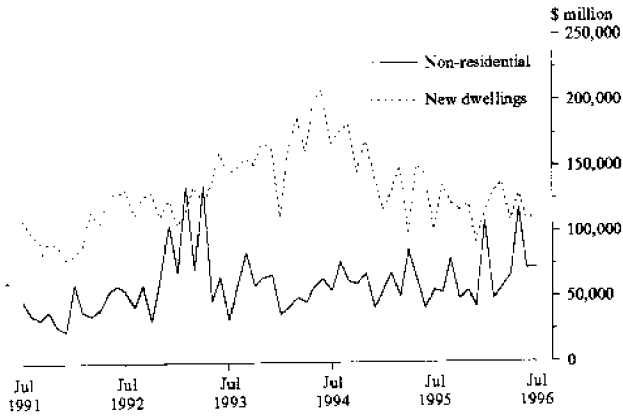
**NEW OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR**



**TOTAL DWELLING UNITS APPROVED
PUBLIC SECTOR**



VALUE OF BUILDING WORK APPROVED



**QUARTERLY VALUE OF BUILDING APPROVED
AVERAGE 1989-90 PRICES**

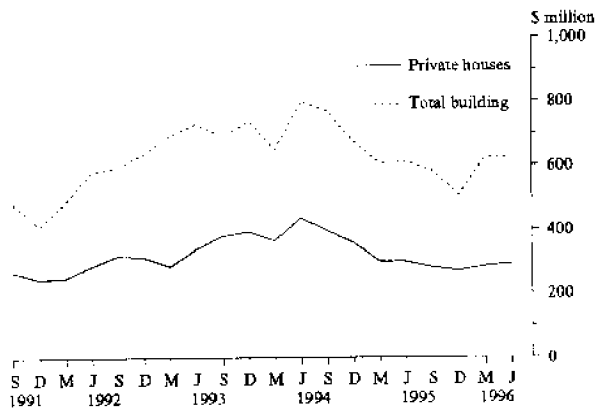


TABLE 1. NUMBER OF DWELLING UNITS APPROVED

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										
1993-94	13,899	321	14,220	4,924	929	5,853	177	18,986	1,264	20,250
1994-95	11,238	255	11,493	4,430	509	4,939	98	15,765	765	16,530
1995-96	8,237	149	8,386	2,376	451	2,827	80	10,693	600	11,293
<i>1995—</i>										
May	947	35	982	297	54	351	1	1,245	89	1,334
June	847	17	864	203	119	322	3	1,053	136	1,189
July	493	6	499	269	—	269	4	766	6	772
August	835	20	855	317	15	332	8	1,160	35	1,195
September	772	17	789	200	19	219	5	977	36	1,013
October	691	2	693	157	51	208	3	851	53	904
November	750	2	752	212	18	230	5	967	20	987
December	538	13	551	127	2	129	6	671	15	686
<i>1996</i>										
January	579	10	589	224	115	339	4	807	125	932
February	737	40	777	245	38	283	23	1,005	78	1,083
March	731	1	732	256	60	316	10	997	61	1,058
April	643	14	657	117	61	178	3	763	75	838
May	831	11	842	160	45	205	8	999	56	1,055
June	637	13	650	92	27	119	1	730	40	770
July	813	—	813	89	30	119	5	907	30	937
WESTERN AUSTRALIA										
1993-94	18,966	471	19,437	5,938	1,206	7,144	195	25,085	1,691	26,776
1994-95	15,783	424	16,207	5,297	808	6,105	115	21,194	1,233	22,427
1995-96	11,945	266	12,211	2,900	627	3,527	115	14,960	893	15,853
<i>1995—</i>										
May	1,317	50	1,367	352	74	426	1	1,670	124	1,794
June	1,235	66	1,301	247	244	491	3	1,485	310	1,795
July	872	11	883	316	—	316	4	1,192	11	1,203
August	1,166	23	1,189	377	22	399	8	1,551	45	1,596
September	1,089	22	1,111	264	29	293	6	1,359	51	1,410
October	999	9	1,008	194	59	253	4	1,197	68	1,265
November	1,076	11	1,087	262	24	286	5	1,343	35	1,378
December	804	15	819	166	2	168	6	976	17	993
<i>1996—</i>										
January	815	12	827	291	119	410	4	1,110	131	1,241
February	1,070	45	1,115	298	44	342	25	1,393	89	1,482
March	1,074	27	1,101	286	76	362	38	1,398	103	1,501
April	904	18	922	145	99	244	3	1,052	117	1,169
May	1,159	24	1,183	178	49	227	10	1,347	73	1,420
June	917	49	966	123	104	227	2	1,042	153	1,195
July	1,123	1	1,124	100	36	136	5	1,228	37	1,265

(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
PERTH STATISTICAL DIVISION														
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
1994-95	928.5	17.9	946.4	302.5	31.6	334.1	1,231.0	49.5	1,280.6	126.1	438.5	555.5	1,795.5	1,962.2
1995-96	787.4	10.6	798.0	186.5	33.0	219.6	973.9	43.6	1,017.6	128.2	512.8	597.3	1,614.7	1,743.1
1995—														
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
June	68.5	1.4	69.9	16.0	6.8	22.8	84.5	8.2	92.7	8.9	30.4	32.2	123.8	133.7
July	45.9	0.6	46.5	20.0	—	20.0	65.9	0.6	66.5	8.9	25.4	28.7	100.2	104.1
August	76.0	1.3	77.3	25.7	0.8	26.5	101.7	2.0	103.8	11.4	36.8	38.9	149.9	154.1
September	70.0	1.0	71.0	16.4	1.2	17.6	86.4	2.2	88.6	13.6	49.4	55.2	149.4	157.4
October	67.1	0.2	67.3	13.8	2.4	16.2	80.9	2.6	83.5	9.9	31.0	32.3	121.8	125.7
November	69.4	0.2	69.6	15.5	2.8	18.3	85.0	3.0	88.0	13.5	30.3	32.7	128.8	134.2
December	54.2	0.8	55.0	9.6	0.1	9.7	63.7	0.9	64.6	9.8	18.9	23.9	92.4	98.3
1996—														
January	57.6	0.7	58.3	16.3	11.8	28.1	73.9	12.5	86.4	9.9	72.7	92.5	156.5	188.7
February	70.4	3.2	73.7	17.9	2.1	20.0	88.3	5.3	93.7	9.9	28.2	35.5	126.5	139.1
March	67.9	0.1	67.9	25.4	4.7	30.2	93.3	4.8	98.1	11.6	26.9	41.8	131.8	151.5
April	64.2	0.9	65.0	9.1	3.2	12.3	73.2	4.1	77.4	11.4	47.7	51.6	132.3	140.4
May	80.9	0.7	81.6	10.7	2.4	13.1	91.6	3.1	94.7	9.0	96.4	109.0	196.9	212.7
June	63.9	0.9	64.8	6.1	1.5	7.5	70.0	2.4	72.3	9.4	48.9	55.2	128.2	136.9
July	76.3	—	76.3	6.1	1.5	7.6	82.4	1.5	83.9	10.1	49.4	57.7	141.6	151.7
WESTERN AUSTRALIA														
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
1994-95	1,319.8	34.5	1,354.3	366.3	54.0	420.3	1,686.1	88.5	1,774.6	136.2	580.9	728.2	2,422.9	2,659.0
1995-96	1,123.8	24.6	1,148.3	225.5	46.9	272.3	1,349.2	71.4	1,420.7	162.9	692.0	803.1	2,203.6	2,386.6
1995—														
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
June	102.9	6.1	109.0	19.4	15.9	35.3	122.3	22.0	144.3	11.2	38.5	41.6	172.0	197.1
July	76.8	1.1	77.8	23.1	—	23.1	99.9	1.1	100.9	15.8	51.9	55.1	167.5	171.9
August	103.1	1.6	104.8	29.3	1.3	30.6	132.4	3.0	135.4	14.0	51.0	53.2	197.5	202.6
September	97.5	1.8	99.2	21.2	1.7	22.9	118.6	3.5	122.1	16.2	72.2	79.0	207.0	217.4
October	95.4	1.2	96.6	17.0	3.3	20.4	112.5	4.5	117.0	11.9	47.1	48.5	171.3	177.4
November	97.6	1.5	99.1	19.5	3.2	22.7	117.1	4.7	121.8	16.5	51.2	54.7	184.8	192.9
December	78.5	1.0	79.5	12.6	0.1	12.7	91.1	1.1	92.2	12.2	28.7	42.9	132.0	147.3
1996—														
January	81.7	0.9	82.5	21.1	12.0	33.2	102.8	12.9	115.7	12.3	86.9	108.2	204.9	236.2
February	101.3	3.8	105.1	22.8	2.7	25.5	124.1	6.5	130.6	12.4	41.3	48.6	177.7	191.6
March	100.8	3.7	104.5	27.6	6.1	33.7	128.4	9.9	138.2	14.8	35.5	56.9	178.7	210.0
April	89.5	1.4	90.9	11.2	6.1	17.3	100.7	7.5	108.1	13.6	60.8	66.5	175.1	188.2
May	111.9	2.3	114.3	12.1	2.9	15.0	124.0	5.3	129.2	11.1	103.4	117.4	238.5	257.8
June	89.7	4.3	94.0	8.0	7.3	15.3	97.7	11.6	109.3	12.0	62.1	72.1	171.6	193.4
July	104.1	0.1	104.1	6.8	1.9	8.7	110.8	2.0	112.8	13.0	63.9	72.6	187.5	198.4

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

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>1995 - r</i>								
May	1,135	1,085	1,160	1,121	1,451	1,395	1,529	1,481
June	1,104	1,051	1,147	1,086	1,357	1,353	1,504	1,446
July	894	1,029	911	1,063	1,269	1,321	1,303	1,418
August	1,070	1,009	1,114	1,041	1,372	1,285	1,494	1,382
September	1,021	990	1,053	1,018	1,233	1,249	1,334	1,341
October	977	982	1,014	1,002	1,217	1,231	1,330	1,313
November	1,015	989	1,017	1,004	1,281	1,239	1,359	1,312
December	882	1,008	896	1,020	1,063	1,269	1,062	1,340
<i>1996 - r</i>								
January	1,033	1,026	993	1,040	1,317	1,299	1,387	1,374
February	1,130	1,037	1,193	1,055	1,509	1,311	1,609	1,392
March	1,078	1,038	1,116	1,060	1,350	1,294	1,471	1,381
April	1,013	1,026	1,040	1,050	1,205	1,252	1,312	1,338
May	986	1,008	985	1,032	1,147	1,200	1,208	1,278
June	900	993	927	1,014	1,061	1,153	1,094	1,222
July	1,046	973	1,064	993	1,174	1,101	1,236	1,155

(a) Includes Conversions, etc. See paragraphs 10-12 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. (c) Series have been revised due to annual re-analysis of seasonal adjustment factors.

**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							
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
1994-95	1,356.8	1,391.9	407.6	1,799.5	160.5	559.2	701.2	2,427.5	2,661.3
1995-96	1,131.0	1,155.6	259.0	1,414.6	163.9	653.3	758.0	2,158.4	2,336.5
<i>1995 -</i>									
Mar. qtr.	300.3	311.7	88.6	400.3	39.7	118.0	166.5	535.3	606.4
June qtr.	298.6	311.3	83.8	395.1	35.0	159.5	182.3	552.6	612.4
Sept. qtr.	281.0	285.5	73.3	358.8	46.6	166.6	178.2	563.4	583.6
Dec. qtr.	271.3	274.9	53.2	328.1	40.6	120.3	138.3	478.2	506.9
<i>1996 -</i>									
Mar. qtr.	285.2	293.7	87.7	381.3	39.7	154.2	201.4	545.8	622.4
June qtr.	293.3	301.5	44.8	346.4	37.0	212.3	240.1	570.9	623.5

(a) See paragraphs 24-26 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	1993-94	1994-95	1995-96	1996			
				April	May	June	July
PRIVATE SECTOR							
New houses	1,469.3	1,319.8	1,123.8	89.5	111.9	89.7	104.1
New other residential buildings	382.5	366.3	225.5	11.2	12.1	8.0	6.8
<i>Total new residential building</i>	<i>1,851.8</i>	<i>1,686.1</i>	<i>1,349.2</i>	<i>100.7</i>	<i>124.0</i>	<i>97.7</i>	<i>110.8</i>
Alterations and additions to residential buildings	148.9	155.9	162.4	13.6	11.1	11.9	12.7
Hotels, etc.	30.3	46.9	113.3	3.5	9.0	8.0	2.7
Shops	151.3	131.8	117.5	6.8	41.3	13.4	10.2
Factories	55.4	79.5	79.5	12.2	8.1	6.3	4.9
Offices	53.7	85.1	72.8	11.7	6.9	4.9	12.8
Other business premises	89.9	90.8	107.9	5.2	12.0	14.5	8.9
Educational	41.0	30.2	43.5	2.3	2.1	2.6	6.4
Religious	9.1	5.7	4.4	0.5	0.6	0.5	1.0
Health	28.8	32.2	31.6	1.4	11.0	3.9	5.5
Entertainment and recreational	25.7	28.3	34.1	0.8	8.3	2.8	4.7
Miscellaneous	27.9	50.2	87.3	16.5	4.1	5.1	6.7
<i>Total non-residential building</i>	<i>513.1</i>	<i>580.9</i>	<i>692.0</i>	<i>60.8</i>	<i>103.4</i>	<i>62.1</i>	<i>63.9</i>
Total	2,513.8	2,422.9	2,203.6	175.1	238.5	171.6	187.5
PUBLIC SECTOR							
New houses	34.4	34.5	24.6	1.4	2.3	4.3	0.1
New other residential buildings	78.5	54.0	46.9	6.1	2.9	7.3	1.9
<i>Total new residential building</i>	<i>112.9</i>	<i>88.5</i>	<i>71.4</i>	<i>7.5</i>	<i>5.3</i>	<i>11.6</i>	<i>2.0</i>
Alterations and additions to residential buildings	1.1	0.2	0.5	—	—	0.1	0.3
Hotels, etc.	—	1.6	—	—	—	—	—
Shops	1.8	4.4	1.5	—	—	1.1	0.2
Factories	1.3	0.7	0.9	—	0.1	0.7	0.1
Offices	27.7	30.9	33.6	3.8	7.9	3.1	4.0
Other business premises	17.4	6.8	4.1	—	0.3	—	—
Educational	61.0	52.1	37.0	—	2.9	—	0.4
Religious	—	—	—	—	—	—	—
Health	23.4	3.8	1.2	0.3	—	—	—
Entertainment and recreational	13.7	7.7	13.9	1.2	2.8	0.6	0.3
Miscellaneous	7.6	39.3	18.8	0.3	0.1	4.6	3.7
<i>Total non-residential building</i>	<i>133.9</i>	<i>147.3</i>	<i>111.1</i>	<i>5.7</i>	<i>14.0</i>	<i>10.1</i>	<i>8.7</i>
Total	267.9	236.1	183.1	13.1	19.3	21.7	11.0
TOTAL							
New houses	1,503.7	1,354.3	1,148.3	90.9	114.3	94.0	104.1
New other residential buildings	461.0	420.3	272.3	17.3	15.0	15.3	8.7
<i>Total new residential building</i>	<i>1,964.7</i>	<i>1,774.6</i>	<i>1,420.7</i>	<i>108.1</i>	<i>129.2</i>	<i>109.3</i>	<i>112.8</i>
Alterations and additions to residential buildings	150.0	156.2	162.9	13.6	11.1	12.0	13.0
Hotels, etc.	30.3	48.5	113.3	3.5	9.0	8.0	2.7
Shops	153.1	136.2	119.0	6.8	41.3	14.5	10.4
Factories	56.7	80.3	80.4	12.2	8.2	7.0	5.0
Offices	81.3	116.0	106.5	15.5	14.8	8.0	16.8
Other business premises	107.3	97.7	112.0	5.2	12.3	14.5	8.9
Educational	102.1	82.3	80.4	2.3	5.0	2.6	6.9
Religious	9.1	5.7	4.4	0.5	0.6	0.5	1.0
Health	52.2	36.0	32.8	1.7	11.0	3.9	5.5
Entertainment and recreational	39.5	36.0	48.0	2.0	11.2	3.4	5.0
Miscellaneous	35.5	89.5	106.2	16.8	4.2	9.7	10.4
<i>Total non-residential building</i>	<i>667.0</i>	<i>728.2</i>	<i>803.1</i>	<i>66.5</i>	<i>117.4</i>	<i>72.1</i>	<i>72.6</i>
Total	2,781.7	2,659.0	2,386.6	188.2	257.8	193.4	198.4

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.												
1996 May	7	0.7	4	1.1	—	—	1	1.2	1	6.0	13	9.0
June	1	0.1	1	0.2	—	—	—	—	1	7.8	3	8.0
July	3	0.3	4	1.3	—	—	1	1.2	—	—	8	2.7
SHOPS												
1996 May	9	0.9	4	1.2	1	0.7	3	6.7	2	31.8	19	41.3
June	13	1.6	12	3.6	2	1.2	—	—	1	8.1	28	14.5
July	18	1.7	10	3.2	4	2.4	2	3.2	—	—	34	10.4
FACTORIES												
1996 May	22	2.2	12	3.3	4	2.7	—	—	—	—	38	8.2
June	12	1.3	6	1.4	3	2.1	1	2.2	—	—	22	7.0
July	11	1.1	6	2.3	3	1.6	—	—	—	—	20	5.0
OFFICES												
1996 May	21	2.1	8	2.6	4	2.5	1	1.9	1	5.7	35	14.8
June	12	1.3	5	1.4	6	3.6	1	1.7	—	—	24	8.0
July	16	1.5	6	1.5	3	2.1	5	11.6	—	—	30	16.8
OTHER BUSINESS PREMISES												
1996 May	19	1.6	8	2.3	2	1.3	1	1.0	1	6.0	31	12.3
June	24	2.7	7	2.0	4	2.9	2	7.0	—	—	37	14.5
July	29	3.3	6	1.6	4	2.7	1	1.3	—	—	40	8.9
EDUCATIONAL												
1996 May	1	0.1	1	0.3	—	—	2	4.6	—	—	4	5.0
June	5	0.4	1	0.2	—	—	1	2.0	—	—	7	2.6
July	1	0.2	2	0.6	1	0.9	3	5.2	—	—	7	6.9
RELIGIOUS												
1996 May	1	0.1	1	0.5	—	—	—	—	—	—	2	0.6
June	—	—	2	0.5	—	—	—	—	—	—	2	0.5
July	—	—	—	—	—	—	1	1.0	—	—	1	1.0
HEALTH												
1996 May	2	0.3	—	—	—	—	—	—	1	10.6	3	11.0
June	—	—	1	0.4	1	0.5	1	3.0	—	—	3	3.9
July	3	0.2	1	0.3	—	—	2	5.0	—	—	6	5.5
ENTERTAINMENT AND RECREATIONAL												
1996 May	8	1.0	2	0.8	—	—	1	2.4	1	7.0	12	11.2
June	4	0.3	—	—	2	1.1	1	2.0	—	—	7	3.4
July	7	0.7	—	—	2	1.3	1	3.0	—	—	10	5.0
MISCELLANEOUS												
1996 May	5	0.5	—	—	—	—	1	3.7	—	—	6	4.2
June	7	0.7	2	0.5	—	—	4	8.6	—	—	13	9.7
July	7	0.6	4	1.2	1	0.5	3	8.1	—	—	15	10.4
TOTAL NON-RESIDENTIAL BUILDING												
1996 May	95	9.5	40	12.2	11	7.3	10	21.5	7	67.1	163	117.4
June	78	8.3	37	10.3	18	11.3	11	26.4	2	15.9	146	72.1
July	95	9.6	39	11.9	18	11.5	19	39.6	—	—	171	72.6

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JULY 1996

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)	14	—	2,465	—	—	—	359	—	—	2,824
Claremont (T)	3	—	356	2	—	430	180	980	980	1,946
Cottesloe (T)	2	—	430	—	—	—	205	101	101	736
Mosman Park (T)	7	—	860	—	—	—	93	—	—	953
Nedlands (C)	5	—	1,785	—	—	—	523	5,400	5,400	7,708
Peppermint Grove (S)	—	—	—	—	—	—	262	550	550	812
Perth (C) — Inner	—	—	—	—	—	—	—	2,241	2,825	2,825
Perth (C) — Remainder	—	—	—	32	—	1,822	—	325	485	2,307
Subiaco (C)	2	—	310	—	—	—	100	3,460	3,460	3,870
Vincent (T)	11	—	1,275	—	—	—	590	2,520	2,520	4,385
<i>Central Metropolitan (SSD)</i>	<i>44</i>	<i>—</i>	<i>7,452</i>	<i>34</i>	<i>—</i>	<i>2,252</i>	<i>2,312</i>	<i>15,576</i>	<i>16,320</i>	<i>28,366</i>
Bassendean (T)	3	—	230	—	—	—	55	—	—	285
Bayswater (C)	16	—	1,426	—	—	—	253	1,520	1,520	3,199
Kalamunda (S)	11	—	1,000	—	—	—	377	2,700	5,654	7,032
Mundaring (S)	15	—	1,319	—	—	—	124	206	206	1,649
Swan (S)	87	—	7,030	2	—	114	411	6,688	6,688	14,242
<i>East Metropolitan (SSD)</i>	<i>132</i>	<i>—</i>	<i>11,005</i>	<i>2</i>	<i>—</i>	<i>114</i>	<i>1,219</i>	<i>11,114</i>	<i>14,068</i>	<i>26,407</i>
Stirling (C) — Central	22	—	2,147	10	—	500	295	5,002	5,742	8,684
Stirling (C) — Coastal	35	—	3,450	20	—	1,244	694	1,200	1,200	6,588
Stirling (C) — South-Eastern	4	—	570	—	—	—	130	1,000	1,000	1,700
Wanneroo (C) — Central Coastal	52	—	5,538	2	—	110	275	700	700	6,623
Wanneroo (C) — North-East	45	—	3,392	—	—	—	48	125	125	3,565
Wanneroo (C) — North-West	36	—	3,516	—	—	—	105	250	250	3,870
Wanneroo (C) — South-East	25	—	1,739	2	—	43	70	500	500	2,352
Wanneroo (C) — South-West	22	—	3,065	8	—	528	929	195	195	4,717
<i>North Metropolitan (SSD)</i>	<i>241</i>	<i>—</i>	<i>23,416</i>	<i>42</i>	<i>—</i>	<i>2,425</i>	<i>2,546</i>	<i>8,972</i>	<i>9,712</i>	<i>38,099</i>
Cockburn (C)	59	—	4,717	—	—	—	215	1,870	1,870	6,803
East Fremantle (T)	1	—	100	—	—	—	235	—	—	335
Fremantle (C) — Inner	—	—	—	—	—	—	—	—	—	—
Fremantle (C) — Remainder	14	—	1,263	—	3	239	490	850	850	2,842
Kwinana (T)	12	—	895	—	—	—	60	565	565	1,520
Melville (C)	19	—	2,477	5	—	1,000	651	200	200	4,327
Rockingham (C)	120	—	9,447	6	19	1,163	288	3,427	6,627	17,524
<i>South West Metropolitan (SSD)</i>	<i>225</i>	<i>—</i>	<i>18,898</i>	<i>11</i>	<i>22</i>	<i>2,401</i>	<i>1,940</i>	<i>6,912</i>	<i>10,112</i>	<i>33,351</i>
Armadale (C)	16	—	1,437	—	—	—	75	485	641	2,152
Belmont (C)	19	—	1,838	—	—	—	194	713	713	2,744
Canning (C)	41	—	3,755	—	3	162	390	4,050	4,120	8,427
Gosnells (C)	57	—	4,265	—	—	—	137	90	510	4,912
Serpentine-Jarrahdale (S)	7	—	856	—	—	—	87	175	225	1,168
South Perth (C)	20	—	2,569	—	5	247	1,123	—	—	3,939
Victoria Park (T)	11	—	745	—	—	—	60	1,300	1,300	2,105
<i>South East Metropolitan (SSD)</i>	<i>171</i>	<i>—</i>	<i>15,464</i>	<i>—</i>	<i>8</i>	<i>409</i>	<i>2,065</i>	<i>6,813</i>	<i>7,509</i>	<i>25,447</i>
Total	813	—	76,266	89	30	7,601	10,081	49,387	57,721	151,669

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JULY 1996- 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)				
SOUTH WEST STATISTICAL DIVISION										
Boddington (S)	—	—	—	—	—	—	—	—	—	—
Mandurah (C)	56	—	4,947	2	—	100	209	1,490	1,490	6,745
Murray (S)	14	—	1,215	—	—	—	—	230	230	1,445
Waroona (S)	5	—	366	—	—	—	—	143	143	509
Dale (SSD)	75	—	6,528	2	—	100	209	1,863	1,863	8,699
Bunbury (C)	15	—	1,526	7	—	325	79	1,505	1,505	3,435
Capel (S)	6	—	408	—	—	—	131	270	270	809
Collie (S)	1	—	60	—	—	—	30	1,200	1,200	1,290
Dardanup (S)	11	—	760	—	—	—	60	65	65	885
Donnybrook-Balingup (S)	4	—	370	—	—	—	58	—	—	428
Harvey (S)	26	—	2,715	—	—	—	97	378	378	3,190
Preston (SSD)	63	—	5,839	7	—	325	454	3,418	3,418	10,036
Augusta-Margaret River (S)	9	—	660	—	—	—	35	764	764	1,458
Busseton (S)	25	—	2,698	2	—	210	174	824	824	3,905
Vasse (SSD)	34	—	3,358	2	—	210	208	1,588	1,588	5,363
Booyup Brook (S)	2	—	177	—	—	—	—	—	—	177
Bridgetown-Greenbushes (S)	6	—	432	—	—	—	60	101	101	592
Manjimup (S)	7	—	406	—	—	—	293	—	—	699
Nannup (S)	—	—	—	—	—	—	—	115	115	115
Blackwood (SSD)	15	—	1,015	—	—	—	353	216	216	1,583
Total	187	—	16,739	11	—	635	1,224	7,084	7,084	25,682
LOWER GREAT SOUTHERN STATISTICAL DIVISION										
Broomehill (S)	—	—	—	—	—	—	—	—	—	—
Gnowangerup (S)	—	—	—	—	3	245	—	—	—	245
Jerramungup (S)	—	—	—	—	—	—	—	—	—	—
Katanning (S)	1	—	45	—	—	—	27	75	75	147
Kent (S)	—	—	—	—	—	—	—	—	—	—
Kojonup (S)	—	—	—	—	—	—	—	—	—	—
Tambellup (S)	—	—	—	—	—	—	—	—	—	—
Woodanilling (S)	—	—	—	—	—	—	—	—	—	—
Pallinup (SSD)	1	—	45	—	3	245	27	75	75	393
Albany (T)	15	—	1,068	—	—	—	302	160	160	1,530
Albany (S)	12	—	1,212	—	—	—	88	480	480	1,780
Cranbrook (S)	—	—	—	—	—	—	—	—	—	—
Denmark (S)	—	—	—	—	—	—	42	106	106	148
Plantagenet (S)	6	—	543	—	—	—	26	500	500	1,069
King (SSD)	33	—	2,823	—	—	—	458	1,246	1,246	4,528
Total	34	—	2,868	—	3	245	485	1,321	1,321	4,920

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JULY 1996—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)				
UPPER GREAT SOUTHERN STATISTICAL DIVISION										
Brookton (S)	1	—	38	—	—	—	—	—	—	38
Cuballing (S)	—	—	—	—	—	—	—	—	—	—
Dumbleyung (S)	—	—	—	—	—	—	—	—	—	—
Narrogin (T)	2	—	213	—	—	—	18	—	—	231
Narrogin (S)	—	—	—	—	—	—	—	—	—	—
Pingelly (S)	1	—	35	—	—	—	—	—	—	35
Wagin (S)	—	—	—	—	—	—	—	—	—	—
Wandering (S)	—	—	—	—	—	—	—	—	—	—
West Arthur (S)	—	1	61	—	—	—	—	—	—	61
Wickepin (S)	—	—	—	—	—	—	—	—	—	—
Williams (S)	—	—	—	—	—	—	80	65	65	145
<i>Hoatham (SSD)</i>	4	1	347	—	—	—	98	65	65	510
Corrigin (S)	1	—	115	—	—	—	—	—	—	115
Kondinin (S)	—	—	—	—	—	—	—	—	—	—
Kulin (S)	2	—	177	—	—	—	—	—	287	464
Lake Grace (S)	—	—	—	—	—	—	—	—	—	—
<i>Lakes (SSD)</i>	3	—	292	—	—	—	—	—	287	579
Total	7	1	640	—	—	—	98	65	352	1,089
MIDLANDS STATISTICAL DIVISION										
Chittering (S)	6	—	399	—	—	—	—	—	—	399
Dandaragan (S)	6	—	663	—	—	—	25	—	—	687
Gingin (S)	12	—	912	—	—	—	241	—	—	1,153
Moora (S)	—	—	—	—	—	—	—	—	—	—
Victoria Plains (S)	—	—	—	—	—	—	—	—	—	—
<i>Moore (SSD)</i>	24	—	1,974	—	—	—	265	—	—	2,239
Beverly (S)	1	—	49	—	—	—	—	—	—	49
Cunderdin (S)	—	—	—	—	—	—	—	—	—	—
Dalwallinu (S)	2	—	171	—	—	—	50	—	—	221
Dowerin (S)	—	—	—	—	—	—	—	—	—	—
Goomalling (S)	—	—	—	—	—	—	—	—	—	—
Koorda (S)	—	—	—	—	—	—	—	—	—	—
Northam (T)	1	—	85	—	—	—	11	—	—	96
Northam (S)	5	—	300	—	—	—	—	—	—	300
Quairading (S)	—	—	—	—	—	—	—	—	—	—
Tammin (S)	—	—	—	—	—	—	—	—	—	—
Toodyay (S)	2	—	135	—	—	—	—	—	—	135
Wongan-Ballidu (S)	—	—	—	—	—	—	—	—	—	—
Wyalkatchem (S)	—	—	—	—	—	—	—	—	—	—
York (S)	2	—	138	—	—	—	—	—	—	138
<i>Avon (SSD)</i>	13	—	877	—	—	—	61	—	—	938
Bruce Rock (S)	—	—	—	—	—	—	—	—	—	—
Kellerberrin (S)	2	—	170	—	—	—	—	—	—	170
Merredin (S)	2	—	432	—	—	—	—	—	—	432
Mount Marshall (S)	—	—	—	—	—	—	—	—	—	—
Mukinbudin (S)	1	—	95	—	—	—	—	—	—	95
Narembeen (S)	—	—	—	—	—	—	—	—	—	—
Nungarin (S)	—	—	—	—	—	—	—	—	—	—
Trayning (S)	—	—	—	—	—	—	—	—	—	—
Westonia (S)	—	—	—	—	—	—	25	53	53	78
Yilgarn (S)	8	—	377	—	—	—	—	—	—	377
<i>Campion (SSD)</i>	13	—	1,073	—	—	—	25	53	53	1,151
Total	50	—	3,924	—	—	—	351	53	53	4,328

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JULY 1996—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)				
SOUTH EASTERN STATISTICAL DIVISION										
Coolgardie (S)	—	—	—	—	—	—	280	70	70	350
Kalgoorlie/Boulder (C)	—	—	—	—	3	205	—	—	—	205
Laverton (S)	—	—	—	—	—	—	—	—	—	—
Leonora (S)	—	—	—	—	—	—	—	732	732	732
Menzies (S)	—	—	—	—	—	—	—	—	—	—
Ngaanyatjarraku (S)	—	—	—	—	—	—	—	—	—	—
Lefroy (SSD)	—	—	—	—	3	205	280	802	802	1,287
Dundas (S)	—	—	—	—	—	—	—	—	—	—
Esperance (S)	6	—	767	—	—	—	119	—	—	887
Ravensthorpe (S)	—	—	—	—	—	—	—	—	—	—
Johnston (SSD)	6	—	767	—	—	—	119	—	—	887
Total	6	—	767	—	3	205	399	802	802	2,174
CENTRAL STATISTICAL DIVISION										
Carnarvon (S)	2	—	165	—	—	—	—	—	—	165
Exmouth (S)	—	—	—	—	—	—	37	—	—	37
Shark Bay (S)	—	—	—	—	—	—	—	60	60	60
Upper Gascoyne (S)	—	—	—	—	—	—	—	—	—	—
Gascoyne (SSD)	2	—	165	—	—	—	37	60	60	262
Cue (S)	—	—	—	—	—	—	—	—	—	—
Meekatharra (S)	—	—	—	—	—	—	—	3,186	3,186	3,186
Mount Magnet (S)	—	—	—	—	—	—	—	—	—	—
Murchison (S)	—	—	—	—	—	—	—	—	—	—
Sandstone (S)	—	—	—	—	—	—	—	—	—	—
Wiluna (S)	—	—	—	—	—	—	—	—	—	—
Yalgoo (S)	—	—	—	—	—	—	—	3,186	3,186	3,186
Carnegie (SSD)	—	—	—	—	—	—	—	—	—	—
Carnamah (S)	—	—	—	—	—	—	—	—	—	—
Chapman Valley (S)	—	—	—	—	—	—	—	—	—	—
Coorow (S)	—	—	—	—	—	—	—	—	—	—
Geraldton (C)	—	—	—	—	—	—	80	50	100	180
Greenough (S)	7	—	941	—	—	—	55	—	—	996
Irwin (S)	5	—	314	—	—	—	—	—	—	314
Mingenew (S)	—	—	—	—	—	—	12	—	—	12
Morawa (S)	—	—	—	—	—	—	—	—	—	—
Mullewa (S)	—	—	—	—	—	—	—	167	167	167
Northampton (S)	—	—	—	—	—	—	—	—	—	—
Perenjori (S)	—	—	—	—	—	—	—	—	—	—
Three Springs (S)	1	—	65	—	—	—	—	80	80	145
Greenough River (SSD)	13	—	1,319	—	—	—	147	297	347	1,813
Total	15	—	1,484	—	—	—	184	3,542	3,592	5,261

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JULY 1996—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)				
PILBARA STATISTICAL DIVISION										
East Pilbara (S)	—	—	—	—	—	—	—	—	—	—
Port Hedland (T)	—	—	—	—	—	—	—	—	—	—
De Grey (SSD)	—	—	—	—	—	—	—	—	—	—
Ashburton (S)	1	—	101	—	—	—	—	—	—	101
Roeboorn (S)	5	—	823	—	—	—	113	346	346	1,283
Fortescue (SSD)	6	—	924	—	—	—	113	346	346	1,383
Total	6	—	924	—	—	—	113	346	346	1,383
KIMBERLEY STATISTICAL DIVISION										
Halls Creek (S)	—	—	—	—	—	—	—	—	—	—
Wyndham-East Kimberley (S)	1	—	80	—	—	—	75	120	120	275
Ord (SSD)	1	—	80	—	—	—	75	120	120	275
Broome (S)	4	—	427	—	—	—	20	1,200	1,200	1,647
Derby-West Kimberley (S)	—	—	—	—	—	—	—	—	—	—
Fitzroy (SSD)	4	—	427	—	—	—	20	1,200	1,200	1,647
Total	5	—	507	—	—	—	95	1,320	1,320	1,922
WESTERN AUSTRALIA										
Western Australia	1,123	1	104,119	100	36	8,687	13,031	63,920	72,591	198,428

(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 JULY 1996

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	790	—	2	5	16	813	177,347	222	423
South-West	143	5	13	6	20	187	41,633	228	397
Lower Great Southern	9	16	4	3	2	34	6,537	192	439
Upper Great Southern	3	1	1	—	3	8	1,592	199	402
Midlands	14	4	14	2	16	50	9,566	195	401
South-Eastern	4	—	1	1	—	6	1,658	276	463
Central	6	1	1	—	7	15	2,648	177	561
Pilbara	—	—	—	—	6	6	1,197	200	772
Kimberley	—	—	—	—	5	5	1,283	257	395
Western Australia	969	27	36	17	75	1,124	243,461	220	421

(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 JULY 1996

Statistical division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Perth	813	65	24	89	—	—	30	30	119	932
South West	187	11	—	11	—	—	—	—	11	198
Lower Great Southern	34	3	—	3	—	—	—	—	3	37
Upper Great Southern	8	—	—	—	—	—	—	—	—	8
Midlands	50	—	—	—	—	—	—	—	—	50
South Eastern	6	3	—	3	—	—	—	—	3	9
Central	15	—	—	—	—	—	—	—	—	15
Pilbara	6	—	—	—	—	—	—	—	—	6
Kimberley	5	—	—	—	—	—	—	—	—	5
Western Australia	1,124	82	24	106	—	—	30	30	136	1,260
VALUE (\$'000)										
Perth	76,266	4,263	1,838	6,101	—	—	1,500	1,500	7,601	83,867
South West	16,739	635	—	635	—	—	—	—	635	17,374
Lower Great Southern	2,868	245	—	245	—	—	—	—	245	3,114
Upper Great Southern	640	—	—	—	—	—	—	—	—	640
Midlands	3,924	—	—	—	—	—	—	—	—	3,924
South Eastern	767	205	—	205	—	—	—	—	205	972
Central	1,484	—	—	—	—	—	—	—	—	1,484
Pilbara	924	—	—	—	—	—	—	—	—	924
Kimberley	507	—	—	—	—	—	—	—	—	507
Western Australia	104,119	5,348	1,838	7,187	—	—	1,500	1,500	8,687	112,806

(a) Excludes Conversions, etc.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

Factors affecting comparability

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

Scope and Coverage

3. 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;
- (d) major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites).

4. 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 from this publication, but can be found in the ABS publication *Engineering Construction Survey* (8762.0).

5. 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.

6. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 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 (previously \$30,000 or more).

These changes in coverage 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

7. 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 persons.

8. 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 buildings* approved.

9. 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*:

- (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 townhouses, duplexes, apartment buildings etc).

10. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to, or conversions of, existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in Tables 1 and 10 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in these tables. Previously, such dwellings were only included as a footnote.

11. 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.

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

13. *Value* 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 differ significantly from the completed value of the building.

Building Classification

14. *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.

15. *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 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 the treatment of group accommodation buildings e.g. a student accommodation building on a university campus would be classified to Educational.

Seasonal Adjustment

16. 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.

17. Table 3 shows seasonally adjusted estimates for both private and total dwellings. For the four series shown, 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.

18. 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. These irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation.

19. Most of the component series have been seasonally adjusted independently. Therefore, 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 optimum 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.

20. As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are shown in the July issue each year. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (06) 252 6345.

Trend Estimates

21. Seasonally adjusted series can be smoothed to reduce the impact of the irregular component in the adjusted

series. This smoothed seasonally adjusted series is called a trend estimate.

22. Table 3 shows trend estimates for both private and total dwellings. These are obtained by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted time series. For further information, see *A Guide to Interpreting Time Series - Monitoring 'Trends': an Overview* (1348.0).

23. While the smoothing technique described in paragraphs 21 and 22 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become 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.

Estimates at Constant Prices

24. 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.)

25. 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 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'.

26. 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 (ASGC)

27. Area statistics are now being classified to the Australian Standard Geographical Classification, 1996 Edition (1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics:

(a) The Central Metropolitan SSD (Perth SD) now excludes the SLA of Victoria Park (T) and the South East Metropolitan SSD (Perth SD) now includes Victoria Park (T);

(b) The Central Statistical Division (Carnegie SSD) now excludes the SLA of Ngaanyatjarraku (S) and the South Eastern Statistical Division (Lefroy SSD) now includes Ngaanyatjarraku (S);

(c) The existing SLA of Wanneroo (C) has been split into five smaller SLAs. These new SLAs are: Wanneroo (C) - Central Coastal, Wanneroo (C) - North-East, Wanneroo (C) - North-West, Wanneroo (C) - South-East and Wanneroo (C) - South-West;

(d) There have been minor changes to the boundaries of the SLAs within the LGA of Stirling (C). This resulted in Stirling (C) - West being renamed Stirling (C) - Coastal.

Unpublished Data and Related Publications

28. The ABS can also make 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.

29. Other ABS publications which may be of interest include:

WESTERN AUSTRALIA	Catalogue No.
Building Activity (quarterly)	8752.5
Dwelling Unit Commencements (monthly)	8741.5
AUSTRALIA	
Price Index of Materials Used in House Building (monthly)	6408.0
Building Approvals (monthly)	8731.0
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (quarterly)	8750.0
Building Activity (quarterly)	8752.0
Engineering Construction Survey (quarterly)	8762.0
Housing Finance for Owner Occupation: Australia	5609.0

30. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office.

Symbols and Other Usages

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

- nil or rounded to zero (including null cells)
- r figure or series revised since previous issue.
- n.a. not available

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

P.C.KELLY
Deputy Commonwealth Statistician
and Government Statistician

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