

BUILDING APPROVALS

WESTERN AUSTRALIA

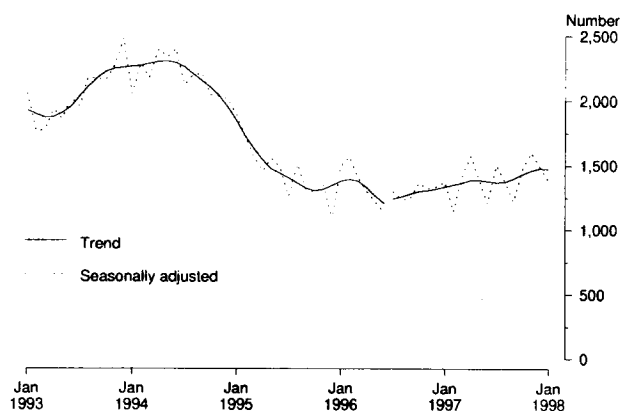
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MAIN FEATURES

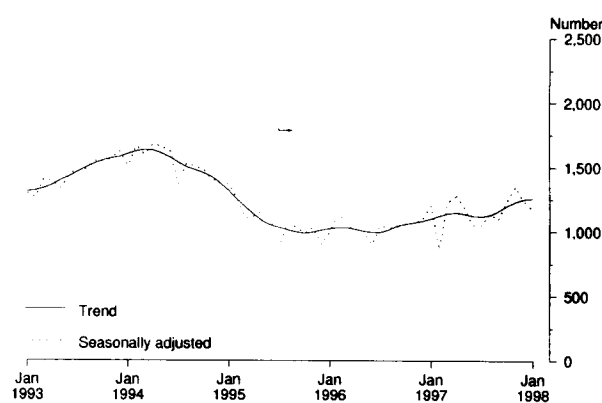
NUMBER OF DWELLING UNITS APPROVED

	January 1997	December 1997	January 1998	January 1997 to January 1998 change	December 1997 to January 1998 change
Original series	1,182	1,412	1,155	-2.3%	-18.2%
Seasonally adjusted	1,379	1,503	1,380	0.1%	-8.2%
Trend estimate	1,336	1,480	1,476	10.5%	-0.3%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- The trend for the total number of dwelling units approved has flattened in January, after an increase of 10.5% over the past year.
- The trend for the number of private sector houses increased slightly (0.5%) in January. However this represents a slowing in the trend growth and it will fall next month unless there is an increase of more than 9% in the seasonally adjusted estimate for February. The average monthly movement is 6.2%.
- In original terms there were 1,155 dwelling units approved in January, a decrease of 18.2% on December. The number of new houses approved was down to 976 (from 1,214) and new other residential dwellings approved was 178 (up from 171).
- The value of new residential building approved was \$122.3 million and the value of alterations and additions to residential building was \$13.8 million.

- The value of new residential building approved, at average 1989-90 prices, was \$440.3 million in the December quarter. This was up 4.3% on the previous quarter and 17.6% more than the December quarter 1996.

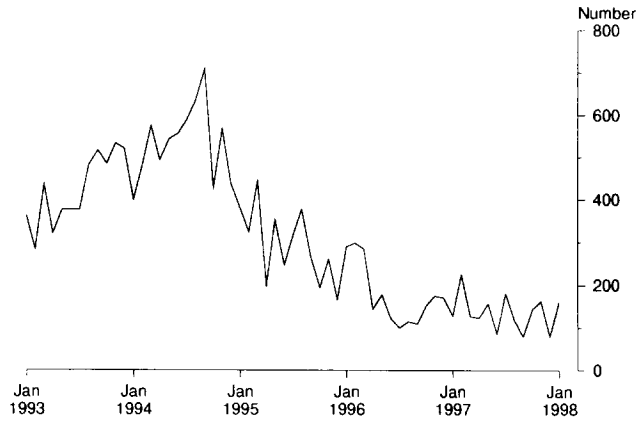
Non-residential building

- The value of non-residential building approved in January was \$57.6 million. Offices accounted for \$12.6 million, followed by Other business premises (\$11.9 million) and Health (\$8.2 million).
- There were three building jobs valued at more than \$5 million and eight jobs valued between \$1 million and \$5 million.
- The value of non-residential building approved, at average 1989-90 prices, was \$224.4 million in the December quarter. This was up 1.1% on the September quarter but 31.6% below the value of the December quarter 1996.

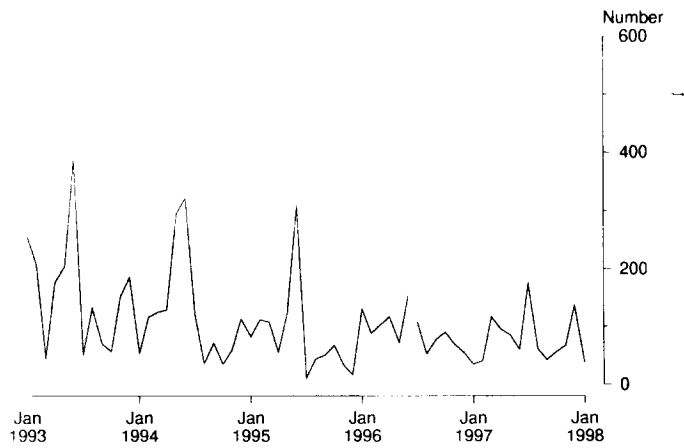
INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.
- for information about other ABS statistics and services please contact Information Services on Perth (08) 9360 5140, call at 2 The Esplanade, Perth or write to Information Services, ABS, GPO Box K881, Perth WA, 6001.

**NEW OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR**



**TOTAL DWELLING UNITS APPROVED
PUBLIC SECTOR**



VALUE OF BUILDING WORK APPROVED

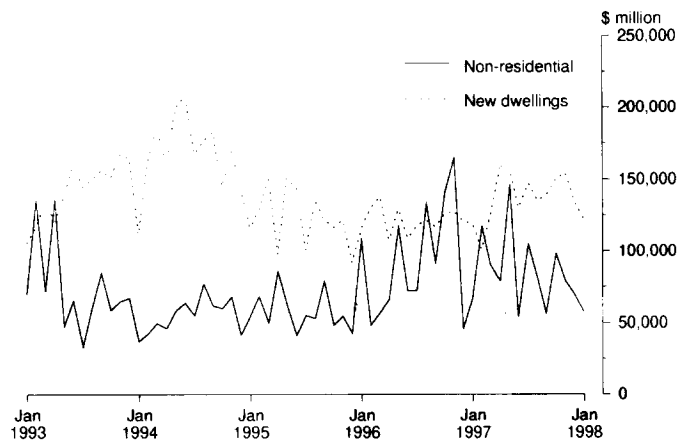


TABLE 1. NUMBER OF DWELLING UNITS APPROVED

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										
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
1996-97	9,106	261	9,367	1,434	192	1,626	67	10,601	459	11,060
1996-97										
July-January	5,244	157	5,401	812	89	901	47	6,097	252	6,349
1997-98										
July-January	5,624	170	5,794	723	193	916	79	6,426	363	6,789
1996—										
November	784	27	811	137	9	146	2	923	36	959
December	709	17	726	155	15	170	12	876	32	908
1997—										
January	647	18	665	114	5	119	6	767	23	790
February	538	24	562	222	4	226	5	765	28	793
March	672	24	696	105	36	141	11	788	60	848
April	939	13	952	90	36	126	4	1,033	49	1,082
May	929	20	949	139	27	166	—	1,068	47	1,115
June	784	23	807	66	—	66	—	850	23	873
July	762	51	813	150	24	174	24	936	75	1,011
August	808	20	828	101	4	105	10	919	24	943
September	813	14	827	74	14	88	17	904	28	932
October	836	6	842	115	38	153	1	952	44	996
November	913	35	948	96	21	117	2	1,011	56	1,067
December	824	22	846	63	76	139	25	912	98	1,010
1998—										
January	668	22	690	124	16	140	—	792	38	830
WESTERN AUSTRALIA										
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
1996-97	13,068	565	13,633	1,682	331	2,013	97	14,841	902	15,743
1996-97										
July-January	7,507	301	7,808	957	192	1,149	67	8,525	499	9,024
1997-98										
July-January	8,242	350	8,592	933	233	1,166	90	9,265	583	9,848
1996—										
November	1,117	58	1,175	175	12	187	4	1,296	70	1,366
December	1,001	34	1,035	172	22	194	13	1,186	56	1,242
1997—										
January	1,003	31	1,034	130	5	135	13	1,146	36	1,182
February	773	30	803	226	12	238	6	1,005	42	1,047
March	958	81	1,039	129	36	165	12	1,099	117	1,216
April	1,397	59	1,456	125	38	163	7	1,529	97	1,626
May	1,327	49	1,376	158	37	195	5	1,490	86	1,576
June	1,106	45	1,151	87	16	103	—	1,193	61	1,254
July	1,149	134	1,283	182	41	223	25	1,356	175	1,531
August	1,175	50	1,225	120	12	132	16	1,311	62	1,373
September	1,186	30	1,216	81	14	95	17	1,284	44	1,328
October	1,304	19	1,323	145	38	183	2	1,451	57	1,508
November	1,308	47	1,355	163	21	184	2	1,473	68	1,541
December	1,167	47	1,214	80	91	171	27	1,274	138	1,412
1998—										
January	953	23	976	162	16	178	1	1,116	39	1,155

(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														
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
1996-97	903.3	20.1	923.3	136.1	11.1	147.2	1,039.4	31.2	1,070.6	139.5	542.5	779.9	1,718.7	1,990.0
1996-97														
July-January	512.2	12.5	524.7	74.1	4.6	78.7	586.4	17.1	603.4	80.0	336.5	519.8	1,001.7	1,203.3
1997-98														
July-January	584.2	12.3	596.5	62.7	11.8	74.4	646.8	24.1	670.9	89.2	313.6	414.2	1,049.5	1,174.3
1996--														
November	75.4	1.7	77.1	12.0	0.5	12.5	87.4	2.2	89.6	11.7	37.4	125.7	136.6	227.0
December	73.0	1.3	74.3	15.5	1.0	16.6	88.6	2.3	90.9	12.2	28.6	29.7	129.4	132.8
1997 -														
January	65.2	1.2	66.4	14.2	0.3	14.4	79.4	1.5	80.8	11.4	25.3	45.4	116.0	137.7
February	55.0	1.6	56.6	19.8	0.3	20.1	74.9	1.9	76.7	9.8	31.5	35.5	116.2	122.0
March	69.3	1.8	71.1	12.6	2.8	15.4	81.8	4.6	86.5	12.6	56.4	62.6	150.8	161.7
April	90.5	1.0	91.5	10.2	1.9	12.2	100.7	2.9	103.7	14.0	42.1	43.8	156.4	161.5
May	93.7	1.3	95.0	13.1	1.5	14.6	106.8	2.8	109.7	11.3	48.8	89.8	166.7	210.8
June	82.5	1.8	84.4	6.2	—	6.2	88.8	1.8	90.6	11.8	27.2	28.4	127.0	130.8
July	78.3	4.2	82.6	12.0	1.4	13.3	90.3	5.6	95.9	12.6	53.9	87.5	156.8	196.0
August	82.3	1.9	84.2	7.6	0.3	7.9	89.9	2.2	92.0	12.4	30.5	55.2	132.8	159.7
September	86.8	1.1	87.9	7.7	2.1	9.7	94.5	3.1	97.6	12.8	41.8	42.2	149.0	152.6
October	84.6	0.4	85.0	10.5	2.0	12.5	95.1	2.4	97.5	13.7	52.2	70.9	160.9	182.1
November	94.9	2.0	96.9	7.8	1.2	9.0	102.7	3.2	105.9	12.7	56.9	61.6	172.2	180.2
December	84.9	1.4	86.3	5.1	3.8	8.9	90.0	5.2	95.2	13.1	40.9	48.9	143.8	157.2
1998--														
January	72.3	1.4	73.6	12.1	1.0	13.2	84.4	2.4	86.8	12.0	37.4	47.7	133.8	146.6
WESTERN AUSTRALIA														
1994-95	1,319.8	34.5	1,354.3	366.3	54.0	420.3	1,686.1	88.5	1,774.6	156.2	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
1996-97	1,294.2	54.9	1,349.1	153.8	21.8	175.7	1,448.0	76.8	1,524.7	172.7	774.3	1,204.4	2,391.0	2,901.8
1996-97														
July-January	727.9	27.3	755.3	82.9	12.8	95.7	810.9	40.1	851.0	99.5	450.1	716.9	1,358.6	1,667.3
1997-98														
July-January	859.5	31.5	891.0	78.6	14.7	93.2	938.1	46.1	984.2	112.0	416.0	548.7	1,465.8	1,645.0
1996--														
November	107.6	5.0	112.6	14.5	0.7	15.2	122.1	5.8	127.8	14.2	54.9	165.0	191.1	307.0
December	99.3	3.1	102.4	16.7	1.3	18.1	116.0	4.4	120.5	14.0	39.0	46.4	169.1	180.8
1997--														
January	101.1	2.3	103.4	15.4	0.3	15.6	116.5	2.5	119.0	14.9	31.7	66.7	163.0	200.6
February	78.1	2.1	80.2	20.3	0.8	21.1	98.4	3.0	101.3	12.3	73.6	117.8	184.1	231.4
March	98.5	10.2	108.7	14.3	2.8	17.1	112.8	13.0	125.8	15.0	68.3	90.4	196.0	231.1
April	137.0	6.8	143.8	13.3	2.1	15.4	150.3	9.0	159.2	16.8	72.7	78.8	239.0	254.8
May	135.8	4.7	140.5	14.7	2.1	16.8	150.5	6.8	157.3	15.2	63.1	146.4	228.4	318.9
June	116.8	3.8	120.6	8.4	1.2	9.6	125.2	5.0	130.2	14.1	46.3	54.1	184.9	198.4
July	118.2	11.6	129.8	14.7	2.7	17.4	133.0	14.3	147.2	16.0	71.2	105.3	220.2	268.5
August	119.6	5.4	125.1	9.0	0.9	10.0	128.7	6.4	135.0	15.7	51.8	81.4	196.2	232.1
September	126.1	2.9	129.0	8.3	2.1	10.3	134.4	4.9	139.3	15.8	54.3	56.5	204.4	211.7
October	134.4	2.1	136.4	12.2	2.0	14.2	146.6	4.0	150.6	18.4	64.6	98.3	229.5	267.2
November	138.4	3.8	142.2	11.2	1.2	12.4	149.6	5.0	154.6	16.2	70.5	79.4	236.3	250.2
December	119.2	4.3	123.4	6.9	4.8	11.7	126.1	9.1	135.2	16.2	57.3	70.3	199.4	221.6
1998--														
January	103.7	1.5	105.1	16.2	1.0	17.2	119.8	2.5	122.3	13.8	46.3	57.6	179.9	193.7

**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>1996—</i>								
November	1,075	1,069	1,139	1,124	1,224	1,221	1,325	1,312
December	1,092	1,081	1,128	1,132	1,260	1,241	1,336	1,323
<i>1997—</i>								
January	1,203	1,100	1,243	1,147	1,326	1,263	1,379	1,336
February	858	1,124	891	1,167	1,102	1,285	1,146	1,352
March	1,224	1,142	1,286	1,188	1,301	1,304	1,406	1,371
April	1,281	1,148	1,347	1,203	1,488	1,311	1,577	1,387
May	1,184	1,139	1,227	1,204	1,325	1,302	1,387	1,389
June	1,052	1,124	1,075	1,196	1,183	1,285	1,208	1,379
July	1,051	1,119	1,218	1,192	1,295	1,274	1,506	1,373
August	1,145	1,130	1,211	1,199	1,270	1,277	1,374	1,378
September	1,094	1,161	1,121	1,222	1,163	1,298	1,226	1,401
October	1,236	1,202	1,274	1,254	1,399	1,332	1,474	1,436
November	1,353	1,233	1,403	1,277	1,509	1,359	1,604	1,462
December	1,239	1,252	1,290	1,290	1,318	1,376	1,503	1,480
<i>1998—</i>								
January	1,170	1,258	1,202	1,288	1,322	1,379	1,380	1,476

(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. (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							
1994-95	1,356.3	1,391.5	407.6	1,799.0	160.5	559.2	701.2	2,427.5	2,660.7
1995-96	1,131.1	1,155.7	259.1	1,414.9	163.9	654.1	758.9	2,158.9	2,337.6
1996-97	1,303.9	1,359.2	164.5	1,523.8	174.1	719.5	1,118.9	2,331.8	2,816.8
<i>1996—</i>									
Sept. qtr.	314.8	328.2	29.2	357.4	42.5	196.6	279.1	574.0	679.0
Dec. qtr.	316.2	328.0	46.2	374.3	42.8	194.4	328.3	592.4	745.4
<i>1997—</i>									
Mar. qtr.	279.7	294.4	50.3	344.7	42.4	160.9	254.7	527.8	641.8
June qtr.	393.2	408.6	38.8	447.4	46.4	167.5	256.8	637.6	750.7
Sept. qtr.	367.2	387.3	34.8	422.1	47.9	161.8	221.9	605.0	691.9
Dec. qtr.	395.1	405.3	35.1	440.3	51.1	174.1	224.4	646.4	715.8

(a) See paragraphs 16-26 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	1995-96	1996-97	July-January		1997		1998
			1996-97	1997-98	November	December	January
PRIVATE SECTOR							
New houses	1,123.8	1,294.2	727.9	859.5	138.4	119.2	103.7
New other residential buildings	225.5	153.8	82.9	78.6	11.2	6.9	16.2
<i>Total new residential building</i>	<i>1,349.2</i>	<i>1,448.0</i>	<i>810.9</i>	<i>938.1</i>	<i>149.6</i>	<i>126.1</i>	<i>119.8</i>
Alterations and additions to residential buildings	162.4	168.7	97.6	111.8	16.2	16.1	13.8
Hotels, etc.	113.3	75.4	25.0	26.6	2.4	2.4	2.2
Shops	117.5	162.7	89.2	89.6	11.7	15.2	5.9
Factories	79.5	96.2	51.9	50.0	6.3	10.4	5.3
Offices	72.8	117.2	96.6	58.0	10.5	9.6	8.1
Other business premises	107.9	113.6	61.3	84.1	13.8	10.7	11.9
Educational	43.5	38.8	26.2	25.7	3.8	3.0	1.9
Religious	4.4	5.2	2.5	6.4	3.5	0.4	0.2
Health	31.6	96.1	48.8	34.3	7.0	0.9	8.2
Entertainment and recreational	34.1	36.6	24.6	24.3	9.5	0.1	1.9
Miscellaneous	87.3	32.5	24.0	17.0	1.9	4.6	0.8
<i>Total non-residential building</i>	<i>692.0</i>	<i>774.3</i>	<i>450.1</i>	<i>416.0</i>	<i>70.5</i>	<i>57.3</i>	<i>46.3</i>
Total	2,203.6	2,391.0	1,358.6	1,465.8	236.3	199.4	179.9
PUBLIC SECTOR							
New houses	24.6	54.9	27.3	31.5	3.8	4.3	1.5
New other residential buildings	46.9	21.8	12.8	14.7	1.2	4.8	1.0
<i>Total new residential building</i>	<i>71.4</i>	<i>76.8</i>	<i>40.1</i>	<i>46.1</i>	<i>5.0</i>	<i>9.1</i>	<i>2.5</i>
Alterations and additions to residential buildings	0.5	3.9	1.9	0.2	—	0.1	—
Hotels, etc.	—	—	—	0.7	—	—	—
Shops	1.5	1.5	0.3	0.6	—	—	0.2
Factories	0.9	6.4	6.3	2.0	0.5	—	—
Offices	33.6	39.2	25.4	38.5	0.1	2.2	4.6
Other business premises	4.1	46.8	39.2	4.5	0.7	0.5	0.1
Educational	37.0	113.2	100.0	55.6	7.4	9.5	5.8
Religious	—	0.2	—	—	—	—	—
Health	1.2	118.4	31.4	14.1	—	—	—
Entertainment and recreational	13.9	55.7	19.4	5.8	0.1	0.4	0.7
Miscellaneous	18.8	48.8	44.8	11.0	—	0.3	0.1
<i>Total non-residential building</i>	<i>111.1</i>	<i>430.1</i>	<i>266.8</i>	<i>132.8</i>	<i>8.9</i>	<i>13.0</i>	<i>11.3</i>
Total	183.1	510.8	308.7	179.2	13.9	22.1	13.8
TOTAL							
New houses	1,148.3	1,349.1	755.3	891.0	142.2	123.4	105.1
New other residential buildings	272.3	175.7	95.7	93.2	12.4	11.7	17.2
<i>Total new residential building</i>	<i>1,420.7</i>	<i>1,524.7</i>	<i>851.0</i>	<i>984.2</i>	<i>154.6</i>	<i>135.2</i>	<i>122.3</i>
Alterations and additions to residential buildings	162.9	172.7	99.5	112.0	16.2	16.2	13.8
Hotels, etc.	113.3	75.4	25.0	27.3	2.4	2.4	2.2
Shops	119.0	164.2	89.5	90.2	11.7	15.2	6.1
Factories	80.4	102.6	58.1	52.0	6.8	10.4	5.3
Offices	106.5	156.4	122.0	96.5	10.7	11.9	12.6
Other business premises	112.0	160.4	100.5	88.6	14.6	11.2	11.9
Educational	80.4	152.0	126.2	81.3	11.2	12.5	7.6
Religious	4.4	5.4	2.5	6.4	3.5	0.4	0.2
Health	32.8	214.5	80.2	48.4	7.0	0.9	8.2
Entertainment and recreational	48.0	92.2	44.1	30.1	9.6	0.5	2.6
Miscellaneous	106.2	81.3	68.8	28.0	1.9	4.9	0.9
<i>Total non-residential building</i>	<i>803.1</i>	<i>1,204.4</i>	<i>716.9</i>	<i>548.7</i>	<i>79.4</i>	<i>70.3</i>	<i>57.6</i>
Total	2,386.6	2,901.8	1,667.3	1,645.0	250.2	221.6	193.7

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.												
1997 November	—	—	2	0.4	3	2.0	—	—	—	—	5	2.4
December	4	0.3	3	0.7	2	1.4	—	—	—	—	9	2.4
1998 January	2	0.1	—	—	—	—	1	2.1	—	—	3	2.2
SHOPS												
1997 November	22	2.4	7	1.8	6	3.7	2	3.8	—	—	37	11.7
December	24	2.3	8	2.4	3	2.1	1	1.3	1	7.1	37	15.2
1998 January	12	1.3	8	2.1	2	1.3	1	1.5	—	—	23	6.1
FACTORIES												
1997 November	18	2.2	6	1.5	2	1.2	1	1.9	—	—	27	6.8
December	13	1.3	10	2.9	3	2.5	2	3.7	—	—	28	10.4
1998 January	12	1.1	5	1.9	3	2.2	—	—	—	—	20	5.3
OFFICES												
1997 November	16	1.6	4	1.0	3	2.0	1	1.0	1	5.1	25	10.7
December	10	1.0	8	2.5	2	1.3	1	1.7	1	5.4	22	11.9
1998 January	10	1.1	10	3.4	5	3.8	3	4.4	—	—	28	12.6
OTHER BUSINESS PREMISES												
1997 November	17	1.6	13	3.6	8	5.5	3	3.9	—	—	41	14.6
December	15	1.8	6	1.8	5	3.4	2	4.2	—	—	28	11.2
1998 January	11	1.3	6	1.9	4	2.6	1	1.0	1	5.1	23	11.9
EDUCATIONAL												
1997 November	7	1.0	3	1.1	—	—	3	9.1	—	—	13	11.2
December	9	1.0	5	1.4	2	1.5	2	2.8	1	5.9	19	12.5
1998 January	6	0.7	2	0.5	1	0.9	—	—	1	5.5	10	7.6
RELIGIOUS												
1997 November	1	0.1	—	—	—	—	2	3.4	—	—	3	3.5
December	—	—	2	0.4	—	—	—	—	—	—	2	0.4
1998 January	—	—	1	0.2	—	—	—	—	—	—	1	0.2
HEALTH												
1997 November	4	0.4	1	0.3	2	1.4	—	—	1	5.0	8	7.0
December	1	0.1	1	0.3	1	0.5	—	—	—	—	3	0.9
1998 January	—	—	—	—	1	0.8	1	2.4	1	5.0	3	8.2
ENTERTAINMENT AND RECREATIONAL												
1997 November	1	0.1	1	0.5	1	0.6	—	—	1	8.5	4	9.6
December	2	0.1	1	0.4	—	—	—	—	—	—	3	0.5
1998 January	4	0.5	1	0.4	—	—	1	1.7	—	—	6	2.6
MISCELLANEOUS												
1997 November	4	0.4	4	1.5	—	—	—	—	—	—	8	1.9
December	9	0.8	1	0.3	—	—	1	3.8	—	—	11	4.9
1998 January	4	0.2	—	—	1	0.6	—	—	—	—	5	0.9
TOTAL NON-RESIDENTIAL BUILDING												
1997 November	90	9.8	41	11.6	25	16.3	12	23.1	3	18.6	171	79.4
December	87	8.7	45	13.1	18	12.7	9	17.4	3	18.4	162	70.3
1998 January	61	6.4	33	10.5	17	12.2	8	13.1	3	15.6	122	57.6

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JANUARY 1998

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)	10	—	1,993	—	—	—	512	799	799	3,304
Claremont (T)	—	—	—	2	—	240	193	744	744	1,177
Cottesloe (T)	5	—	1,406	—	—	—	495	—	—	1,901
Mosman Park (T)	3	—	721	2	—	238	678	890	890	2,527
Nedlands (C)	10	—	2,914	—	—	—	658	81	81	3,654
Peppermint Grove (S)	—	—	—	4	—	520	23	1,471	1,471	2,014
Perth (C) — Inner	—	—	—	—	—	—	—	1,990	1,990	1,990
Perth (C) — Remainder	6	—	2,245	—	—	—	—	3,571	9,913	12,158
Subiaco (C)	3	—	410	—	—	—	443	—	—	853
Vincent (T)	9	—	1,243	—	—	—	105	150	150	1,498
Central Metropolitan (SSD)	46	—	10,932	8	—	998	3,109	9,696	16,038	31,076
Bassendean (T)	9	—	646	—	—	—	51	—	—	697
Bayswater (C)	4	1	629	—	2	140	263	1,446	1,446	2,477
Kalamunda (S)	9	—	819	—	—	—	231	600	1,162	2,213
Mundaring (S)	13	—	1,444	—	—	—	300	295	295	2,039
Swan (S)	55	5	4,722	—	—	—	2,157	2,791	2,791	9,670
East Metropolitan (SSD)	90	6	8,260	—	2	140	3,001	5,132	5,694	17,096
Stirling (C) — Central	36	—	3,544	10	8	1,234	434	3,540	4,055	9,267
Stirling (C) — Coastal	23	—	2,565	17	—	1,190	904	50	50	4,709
Stirling (C) — South-Eastern	3	—	294	—	—	—	683	350	350	1,327
Wanneroo (C) — Central Coastal	37	—	3,951	—	—	—	141	5,720	7,320	11,412
Wanneroo (C) — North-East	28	—	2,411	—	—	—	26	500	500	2,937
Wanneroo (C) — North-West	28	—	2,364	2	—	400	32	—	—	2,796
Wanneroo (C) — South-East	25	—	2,222	—	—	—	125	950	950	3,297
Wanneroo (C) — South-West	28	—	4,256	2	—	120	446	1,089	1,089	5,911
North Metropolitan (SSD)	208	—	21,608	31	8	2,944	2,790	12,199	14,314	41,655
Cockburn (C)	37	4	3,884	4	—	250	200	570	570	4,904
East Fremantle (T)	4	—	484	—	—	—	128	140	140	753
Fremantle (C) — Inner	—	—	—	—	—	—	—	400	400	400
Fremantle (C) — Remainder	9	—	1,609	—	—	—	261	—	—	1,870
Kwinana (T)	10	—	1,576	—	—	—	58	—	—	1,634
Melville (C)	35	3	3,433	—	—	—	561	90	90	4,084
Rockingham (C)	55	9	5,757	19	—	2,170	92	675	675	8,693
South West Metropolitan (SSD)	150	16	16,743	23	—	2,420	1,300	1,875	1,875	22,338
Armadale (C)	9	—	756	—	—	—	164	300	300	1,219
Belmont (C)	37	—	3,240	9	—	420	132	4,011	5,000	8,793
Canning (C)	58	—	4,358	—	—	—	350	3,096	3,096	7,804
Gosnells (C)	31	—	2,583	10	—	708	132	55	255	3,678
Serpentine-Jarrahdale (S)	5	—	534	—	—	—	76	—	—	610
South Perth (C)	21	—	3,236	39	—	4,800	861	700	820	9,718
Victoria Park (T)	13	—	1,371	4	6	756	118	332	332	2,576
South East Metropolitan (SSD)	174	—	16,079	62	6	6,684	1,832	8,494	9,803	34,398
Total	668	22	73,622	124	16	13,186	12,032	37,395	47,723	146,564

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JANUARY 1998—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										
Boddington (S)	1	—	74	—	—	—	10	—	—	84
Mandurah (C)	27	—	3,612	—	—	—	—	302	302	3,914
Murray (S)	10	—	983	—	—	—	199	—	—	1,182
Waroona (S)	1	—	200	—	—	—	—	—	—	200
Dale (SSD)	39	—	4,870	—	—	—	209	302	302	5,380
Bunbury (C)	25	—	2,135	6	—	531	31	630	630	3,326
Capel (S)	7	—	553	—	—	—	12	105	105	670
Collie (S)	4	—	429	—	—	—	54	100	100	583
Dardanup (S)	16	—	1,448	—	—	—	—	—	—	1,448
Donnybrook-Balingup (S)	3	—	287	—	—	—	—	50	50	337
Harvey (S)	5	—	576	—	—	—	67	350	350	993
Preston (SSD)	60	—	5,427	6	—	531	163	1,235	1,235	7,357
Augusta-Margaret River (S)	13	—	1,615	—	—	—	142	90	90	1,848
Busseton (S)	36	—	4,090	—	—	—	135	95	95	4,320
Vasse (SSD)	49	—	5,706	—	—	—	277	185	185	6,168
Boyup Brook (S)	—	—	—	—	—	—	—	—	—	—
Bridgetown-Greenbushes (S)	2	—	109	—	—	—	—	—	—	109
Manjimup (S)	7	—	1,018	4	—	960	70	285	285	2,333
Nannup (S)	4	—	330	—	—	—	—	—	—	330
Blackwood (SSD)	13	—	1,457	4	—	960	70	285	285	2,772
Total	161	—	17,459	10	—	1,491	719	2,007	2,007	21,677
LOWER GREAT SOUTHERN STATISTICAL DIVISION										
Broomehill (S)	—	—	—	—	—	—	—	—	—	—
Gnowangerup (S)	—	—	—	—	—	—	—	—	—	—
Jerramungup (S)	1	—	71	—	—	—	—	—	—	71
Katanning (S)	2	—	284	—	—	—	—	—	—	284
Kent (S)	—	—	—	—	—	—	—	—	—	—
Kojonup (S)	—	—	—	—	—	—	—	—	—	—
Tambellup (S)	—	—	—	—	—	—	—	—	—	—
Woodanilling (S)	—	—	—	—	—	—	—	—	—	—
Pallinup (SSD)	3	—	355	—	—	—	—	—	—	355
Albany (T)	4	—	425	—	—	—	55	360	360	840
Albany (S)	17	—	1,789	—	—	—	10	—	—	1,799
Cranbrook (S)	—	—	—	—	—	—	—	—	—	—
Denmark (S)	2	—	360	—	—	—	—	—	—	360
Plantagenet (S)	2	—	228	—	—	—	—	—	—	228
King (SSD)	25	—	2,802	—	—	—	65	360	360	3,227
Total	28	—	3,157	—	—	—	65	360	360	3,582

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JANUARY 1998—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)	—	—	—	—	—	—	—	—	—	—
Cuballing (S)	1	—	30	—	—	—	—	—	—	30
Dumbleyung (S)	—	—	—	—	—	—	—	—	—	—
Narrogin (T)	1	—	100	—	—	—	18	—	—	118
Narrogin (S)	—	—	—	—	—	—	—	—	—	—
Pingelly (S)	—	—	—	—	—	—	—	—	—	—
Wagin (S)	—	—	—	—	—	—	—	—	—	—
Wandering (S)	—	—	—	—	—	—	—	—	—	—
West Arthur (S)	—	—	—	—	—	—	—	—	—	—
Wickepin (S)	—	—	—	—	—	—	—	—	—	—
Williams (S)	—	—	—	—	—	—	—	—	—	—
Hotham (SSD)	2	—	130	—	—	—	18	—	—	148
Corrigin (S)	—	—	—	—	—	—	—	—	—	—
Kondinin (S)	1	—	146	—	—	—	—	—	—	146
Kulin (S)	1	—	102	—	—	—	—	—	—	102
Lake Grace (S)	—	—	—	—	—	—	—	—	—	—
Lakes (SSD)	2	—	249	—	—	—	—	—	—	249
Total	4	—	379	—	—	—	18	—	—	397
MIDLANDS STATISTICAL DIVISION										
Chittering (S)	6	—	601	—	—	—	85	—	—	686
Dandaragan (S)	2	—	194	—	—	—	—	234	234	428
Gingin (S)	5	—	383	—	—	—	21	—	420	824
Moora (S)	1	—	88	—	—	—	76	—	—	164
Victoria Plains (S)	—	—	—	—	—	—	—	—	—	—
Moore (SSD)	14	—	1,267	—	—	—	182	234	654	2,102
Beverley (S)	7	—	647	—	—	—	—	70	70	717
Cunderdin (S)	—	—	—	—	—	—	74	—	—	74
Dalwallinu (S)	—	—	—	—	—	—	—	—	—	—
Dowerin (S)	—	—	—	—	—	—	—	—	—	—
Goomalling (S)	—	—	—	—	—	—	—	—	—	—
Koorda (S)	1	—	25	—	—	—	—	—	—	25
Northam (T)	1	—	60	—	—	—	—	—	—	60
Northam (S)	—	—	—	—	—	—	—	—	—	—
Quairading (S)	—	—	—	—	—	—	—	—	—	—
Tammin (S)	—	—	—	—	—	—	—	—	—	—
Toodyay (S)	3	—	155	—	—	—	—	—	—	155
Wongan-Ballidu (S)	—	—	—	—	—	—	—	—	—	—
Wyalkatchem (S)	—	—	—	—	—	—	—	—	—	—
York (S)	—	—	—	—	—	—	—	—	—	—
Avon (SSD)	12	—	887	—	—	—	74	70	70	1,031
Bruce Rock (S)	—	—	—	—	—	—	—	—	—	—
Kellerberrin (S)	—	—	—	—	—	—	—	—	—	—
Merredin (S)	—	—	—	—	—	—	—	—	—	—
Mount Marshall (S)	—	—	—	—	—	—	—	—	—	—
Mukinbudin (S)	—	—	—	—	—	—	—	—	—	—
Narembeen (S)	—	—	—	—	—	—	—	—	—	—
Nungarin (S)	—	—	—	—	—	—	—	—	—	—
Trayning (S)	—	—	—	—	—	—	—	—	—	—
Westonia (S)	—	—	—	—	—	—	—	—	—	—
Yilgam (S)	—	—	—	—	—	—	—	—	—	—
Campion (SSD)	—	—	—	—	—	—	—	—	—	—
Total	26	—	2,153	—	—	—	256	304	724	3,133

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JANUARY 1998—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)	—	—	—	—	—	—	15	—	—	15
Kalgoorlie/Boulder (C)	9	—	1,110	6	—	467	160	160	160	1,896
Laverton (S)	—	—	—	—	—	—	—	—	—	—
Leonora (S)	—	—	—	—	—	—	—	52	52	52
Menzies (S)	—	—	—	—	—	—	—	—	—	—
Ngaanyatjarraku (S)	10	—	1,002	—	—	—	—	180	180	1,182
Lefroy (SSD)	19	—	2,112	6	—	467	175	392	392	3,145
Dundas (S)	—	—	—	—	—	—	—	—	—	—
Esperance (S)	5	1	648	—	—	—	89	5,057	5,057	5,794
Ravensthorpe (S)	2	—	105	—	—	—	—	—	—	105
Johnston (SSD)	7	1	753	—	—	—	89	5,057	5,057	5,899
Total	26	1	2,865	6	—	467	264	5,448	5,448	9,044
CENTRAL STATISTICAL DIVISION										
Carnarvon (S)	1	—	115	—	—	—	—	—	—	115
Exmouth (S)	—	—	—	—	—	—	—	—	—	—
Shark Bay (S)	1	—	135	—	—	—	—	—	—	135
Upper Gascoyne (S)	—	—	—	—	—	—	—	—	—	—
Gascoyne (SSD)	2	—	250	—	—	—	—	—	—	250
Cue (S)	—	—	—	—	—	—	—	—	—	—
Meekatharra (S)	—	—	—	—	—	—	—	—	—	—
Mount Magnet (S)	—	—	—	—	—	—	—	—	—	—
Murchison (S)	—	—	—	—	—	—	—	—	—	—
Sandstone (S)	—	—	—	—	—	—	—	—	—	—
Wiluna (S)	—	—	—	—	—	—	—	—	—	—
Yalgoo (S)	—	—	—	—	—	—	—	—	—	—
Carnegie (SSD)	—	—	—	—	—	—	—	—	—	—
Carnamah (S)	—	—	—	—	—	—	—	—	—	—
Chapman Valley (S)	—	—	—	—	—	—	16	—	—	16
Coorow (S)	1	—	115	—	—	—	—	—	—	115
Geraldton (C)	—	—	—	—	—	—	175	317	447	622
Greenough (S)	14	—	1,574	—	—	—	28	—	407	2,009
Irwin (S)	2	—	300	—	—	—	35	—	—	335
Mingenew (S)	—	—	—	—	—	—	—	—	—	—
Morawa (S)	—	—	—	—	—	—	—	—	—	—
Mullewa (S)	—	—	—	—	—	—	—	—	—	—
Northampton (S)	2	—	199	—	—	—	25	162	162	386
Perenjori (S)	—	—	—	—	—	—	—	—	—	—
Three Springs (S)	—	—	—	—	—	—	—	—	—	—
Greenough River (SSD)	19	—	2,188	—	—	—	278	479	1,016	3,482
Total	21	—	2,438	—	—	—	278	479	1,016	3,732

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JANUARY 1998—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)	4	—	736	2	—	260	93	254	254	1,343
De Grey (SSD)	4	—	736	2	—	260	93	254	254	1,343
Ashburton (S)	—	—	—	—	—	—	—	—	—	—
Roebourne (S)	7	—	1,309	—	—	—	—	—	54	1,363
Fortescue (SSD)	7	—	1,309	—	—	—	—	—	54	1,363
Total	11	—	2,046	2	—	260	93	254	308	2,706
KIMBERLEY STATISTICAL DIVISION										
Halls Creek (S)	—	—	—	—	—	—	—	—	—	—
Wyndham-East Kimberley (S)	—	—	—	20	—	1,800	—	58	58	1,858
Ord (SSD)	—	—	—	20	—	1,800	—	58	58	1,858
Broome (S)	7	—	769	—	—	—	30	—	—	799
Derby-West Kimberley (S)	1	—	226	—	—	—	—	—	—	226
Fitzroy (SSD)	8	—	995	—	—	—	30	—	—	1,025
Total	8	—	995	20	—	1,800	30	58	58	2,883
WESTERN AUSTRALIA										
Western Australia	953	23	105,113	162	16	17,204	13,755	46,306	57,646	193,718

(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
JANUARY 1998**

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	593	52	—	6	39	690	142,908	229	462
South-West	105	7	3	12	34	161	31,623	241	462
Lower Great Southern	11	10	1	4	2	28	6,000	231	490
Upper Great Southern	1	—	1	—	2	4	580	193	400
Midlands	13	—	4	3	6	26	5,386	215	389
South-Eastern	2	8	2	2	13	27	1,931	241	395
Central	15	1	2	—	3	21	4,792	228	509
Pilbara	—	7	—	—	4	11	2,210	201	926
Kimberley	—	—	—	—	8	8	1,741	218	571
Western Australia	740	85	13	27	111	976	197,171	230	468

(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
JANUARY 1998**

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			
NUMBER OF DWELLING UNITS										
Perth	690	65	30	95	—	6	39	45	140	830
South West	161	10	—	10	—	—	—	—	10	171
Lower Great Southern	28	—	—	—	—	—	—	—	—	28
Upper Great Southern	4	—	—	—	—	—	—	—	—	4
Midlands	26	—	—	—	—	—	—	—	—	26
South Eastern	27	6	—	6	—	—	—	—	6	33
Central	21	—	—	—	—	—	—	—	—	21
Pilbara	11	2	—	2	—	—	—	—	2	13
Kimberley	8	—	—	—	20	—	—	20	20	28
Western Australia	976	83	30	113	20	6	39	65	178	1,154
VALUE (\$'000)										
Perth	73,622	4,688	3,317	8,006	—	380	4,800	5,180	13,186	86,808
South West	17,459	1,491	—	1,491	—	—	—	—	1,491	18,950
Lower Great Southern	3,157	—	—	—	—	—	—	—	—	3,157
Upper Great Southern	379	—	—	—	—	—	—	—	—	379
Midlands	2,153	—	—	—	—	—	—	—	—	2,153
South Eastern	2,865	467	—	467	—	—	—	—	467	3,332
Central	2,438	—	—	—	—	—	—	—	—	2,438
Pilbara	2,046	260	—	260	—	—	—	—	260	2,306
Kimberley	995	—	—	—	1,800	—	—	1,800	1,800	2,795
Western Australia	105,113	6,907	3,317	10,224	1,800	380	4,800	6,980	17,204	122,317

(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 Table 1 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 (02) 6252 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.

COLIN NAGLE
Regional Director, Western Australia

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