

BUILDING APPROVALS

WESTERN AUSTRALIA

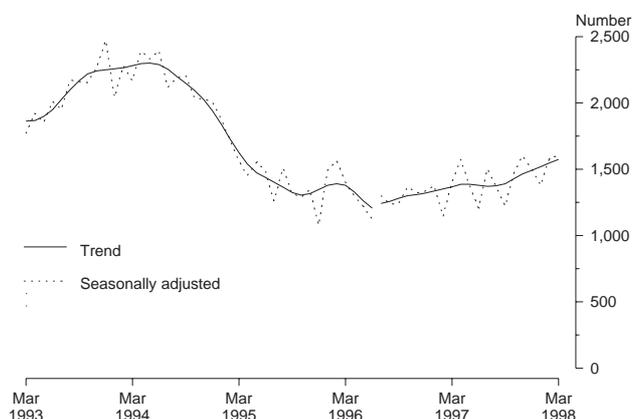
EMBARGO: 11.30AM (CANBERRA TIME) TUES 12 MAY 1998

MAIN FEATURES

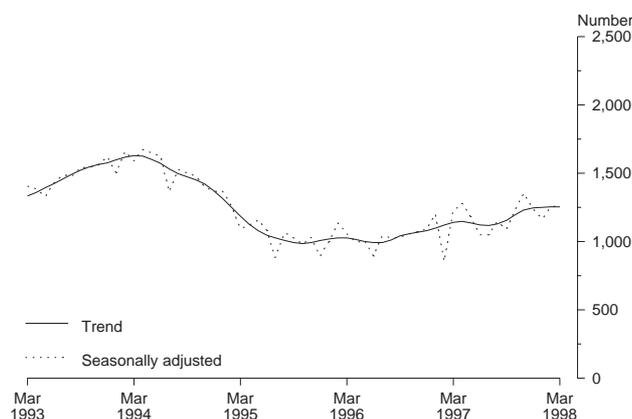
NUMBER OF DWELLING UNITS APPROVED

	March 1997	February 1998	March 1998	March 1997 to March 1998 change	February 1998 to March 1998 change
Original series	1,216	1,444	1,747	43.7%	21.0%
Seasonally adjusted	1,406	1,580	1,613	14.7%	2.1%
Trend estimate	1,371	1,549	1,575	14.9%	1.7%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- The trend for the total number of dwelling units approved increased by 1.7% in March and by 14.9% since March 1997. Growth will continue unless the seasonally adjusted estimate for April falls by more than 5.0%.
- The trend for the number of private sector houses has shown a slight increase of 0.2% in March, but it has increased by 10.2% over the last year.
- In original terms, there were 1,747 dwelling units approved in March, an increase of 303 (21.0%) on February. Increases in the number of new houses and new other residential buildings were recorded for the private sector, with a significant increase in new other residential buildings for the public sector.

- The value of new residential building approved was \$172.8 million and the value of alterations and additions to residential buildings was \$16.2 million.

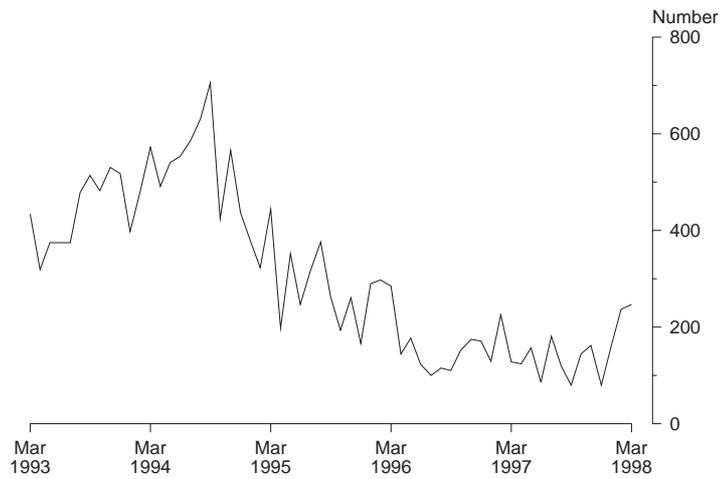
Non-residential building

- The value of non-residential building approved in March was \$62.4 million. Shops accounted for \$18.8 million, followed by Other business premises (\$16.6 million) and Factories (\$9.0 million).
- There were two building jobs valued at \$5 million and over, and eleven jobs valued between \$1 million and \$5 million.

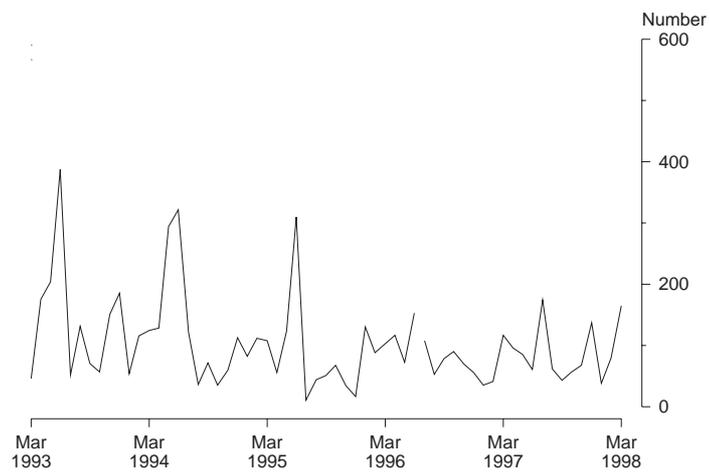
INQUIRIES

- 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

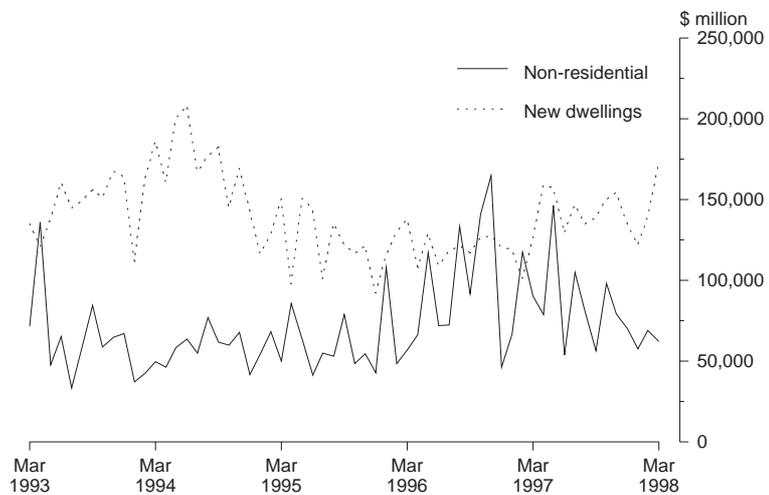


TABLE 1. NUMBER OF DWELLING UNITS APPROVED

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-March	6,454	205	6,659	1,139	129	1,268	63	7,650	340	7,990
1997-98 July-March	7,371	217	7,588	1,099	340	1,439	82	8,552	557	9,109
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
February	786	30	816	175	17	192	1	962	47	1,009
March	961	17	978	201	130	331	2	1,164	147	1,311
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-March	9,238	412	9,650	1,312	240	1,552	85	10,629	658	11,287
1997-98 July-March	10,698	422	11,120	1,418	406	1,824	95	12,211	828	13,039
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
February	1,126	39	1,165	237	41	278	1	1,364	80	1,444
March	1,330	33	1,363	248	132	380	4	1,582	165	1,747

(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	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-March	636.5	15.9	652.4	106.5	7.7	114.2	743.1	23.6	766.6	102.4	424.4	617.9	1,268.7	1,487.0
1997-98 July-March	767.8	16.1	784.0	92.5	19.5	112.0	860.3	35.7	895.9	116.3	391.5	497.5	1,367.7	1,509.7
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
February	81.5	2.3	83.8	11.7	0.9	12.7	93.2	3.2	96.4	13.4	36.2	41.2	142.7	151.0
March	102.2	1.5	103.7	18.1	6.8	24.9	120.2	8.4	128.6	13.6	41.7	42.1	175.6	184.3
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-March	904.6	39.6	944.2	117.5	16.4	133.9	1,022.0	56.0	1,078.1	126.7	592.1	925.0	1,738.7	2,129.8
1997-98 July-March	1,117.1	38.2	1,155.3	116.4	24.6	140.9	1,233.5	62.8	1,296.2	144.7	536.0	680.3	1,913.6	2,121.2
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
February	117.2	3.4	120.6	15.8	2.8	18.6	132.9	6.3	139.2	16.5	59.8	69.1	209.1	224.8
March	140.4	3.3	143.7	22.0	7.1	29.1	162.4	10.4	172.8	16.2	60.2	62.4	238.7	251.4

**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						
1997—								
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	1,275	1,374	1,376
September	1,094	1,158	1,121	1,219	1,163	1,292	1,226	1,394
October	1,236	1,200	1,274	1,252	1,399	1,327	1,474	1,430
November	1,353	1,232	1,403	1,276	1,509	1,364	1,604	1,465
December	1,239	1,247	1,290	1,286	1,318	1,391	1,503	1,494
1998—								
January	1,170	1,252	1,202	1,289	1,322	1,414	1,380	1,522
February	1,248	1,254	1,290	1,290	1,495	1,436	1,580	1,549
March	1,280	1,257	1,304	1,292	1,467	1,456	1,613	1,575

(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
1996—									
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
1997—									
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-March		1998		
			1996-97	1997-98	January	February	March
PRIVATE SECTOR							
New houses	1,123.8	1,294.2	904.6	1,117.1	103.7	117.2	140.4
New other residential buildings	225.5	153.8	117.5	116.4	16.2	15.8	22.0
<i>Total new residential building</i>	<i>1,349.2</i>	<i>1,448.0</i>	<i>1,022.0</i>	<i>1,233.5</i>	<i>119.8</i>	<i>132.9</i>	<i>162.4</i>
Alterations and additions to residential buildings	162.4	168.7	124.6	144.2	13.8	16.3	16.1
Hotels, etc.	113.3	75.4	47.2	41.2	2.2	7.0	7.6
Shops	117.5	162.7	120.4	116.4	5.9	8.0	18.8
Factories	79.5	96.2	64.8	69.1	5.3	10.1	9.0
Offices	72.8	117.2	105.4	64.7	8.1	4.5	2.2
Other business premises	107.9	113.6	78.6	109.6	11.9	9.0	16.5
Educational	43.5	38.8	32.6	29.2	1.9	2.5	1.0
Religious	4.4	5.2	3.9	7.7	0.2	1.0	0.3
Health	31.6	96.1	83.0	47.8	8.2	12.7	0.9
Entertainment and recreational	34.1	36.6	26.9	32.1	1.9	4.5	3.3
Miscellaneous	87.3	32.5	29.3	18.2	0.8	0.6	0.7
<i>Total non-residential building</i>	<i>692.0</i>	<i>774.3</i>	<i>592.1</i>	<i>536.0</i>	<i>46.3</i>	<i>59.8</i>	<i>60.2</i>
Total	2,203.6	2,391.0	1,738.7	1,913.6	179.9	209.1	238.7
PUBLIC SECTOR							
New houses	24.6	54.9	39.6	38.2	1.5	3.4	3.3
New other residential buildings	46.9	21.8	16.4	24.6	1.0	2.8	7.1
<i>Total new residential building</i>	<i>71.4</i>	<i>76.8</i>	<i>56.0</i>	<i>62.8</i>	<i>2.5</i>	<i>6.3</i>	<i>10.4</i>
Alterations and additions to residential buildings	0.5	3.9	2.2	0.5	—	0.1	0.1
Hotels, etc.	—	—	—	1.4	—	0.7	—
Shops	1.5	1.5	0.5	0.6	0.2	—	—
Factories	0.9	6.4	6.3	2.0	—	—	—
Offices	33.6	39.2	31.4	38.9	4.6	0.4	—
Other business premises	4.1	46.8	45.2	7.7	0.1	3.2	0.1
Educational	37.0	113.2	100.2	55.6	5.8	—	—
Religious	—	0.2	—	—	—	—	—
Health	1.2	118.4	74.1	14.1	—	—	—
Entertainment and recreational	13.9	55.7	29.8	8.2	0.7	1.1	1.3
Miscellaneous	18.8	48.8	45.5	15.7	0.1	3.9	0.9
<i>Total non-residential building</i>	<i>111.1</i>	<i>430.1</i>	<i>332.9</i>	<i>144.3</i>	<i>11.3</i>	<i>9.3</i>	<i>2.3</i>
Total	183.1	510.8	391.1	207.6	13.8	15.7	12.8
TOTAL							
New houses	1,148.3	1,349.1	944.2	1,155.3	105.1	120.6	143.7
New other residential buildings	272.3	175.7	133.9	140.9	17.2	18.6	29.1
<i>Total new residential building</i>	<i>1,420.7</i>	<i>1,524.7</i>	<i>1,078.1</i>	<i>1,296.2</i>	<i>122.3</i>	<i>139.2</i>	<i>172.8</i>
Alterations and additions to residential buildings	162.9	172.7	126.7	144.7	13.8	16.5	16.2
Hotels, etc.	113.3	75.4	47.2	42.6	2.2	7.7	7.6
Shops	119.0	164.2	120.9	116.9	6.1	8.0	18.8
Factories	80.4	102.6	71.1	71.1	5.3	10.1	9.0
Offices	106.5	156.4	136.8	103.6	12.6	4.9	2.2
Other business premises	112.0	160.4	123.8	117.3	11.9	12.2	16.6
Educational	80.4	152.0	132.8	84.8	7.6	2.5	1.0
Religious	4.4	5.4	3.9	7.7	0.2	1.0	0.3
Health	32.8	214.5	157.1	62.0	8.2	12.7	0.9
Entertainment and recreational	48.0	92.2	56.7	40.4	2.6	5.6	4.6
Miscellaneous	106.2	81.3	74.8	34.0	0.9	4.4	1.6
<i>Total non-residential building</i>	<i>803.1</i>	<i>1,204.4</i>	<i>925.0</i>	<i>680.3</i>	<i>57.6</i>	<i>69.1</i>	<i>62.4</i>
Total	2,386.6	2,901.8	2,129.8	2,121.2	193.7	224.8	251.4

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.												
1998 January	2	0.1	—	—	—	—	1	2.1	—	—	3	2.2
February	5	0.6	1	0.5	3	2.2	2	4.4	—	—	11	7.7
March	4	0.4	1	0.2	1	0.5	2	6.5	—	—	8	7.6
SHOPS												
1998 January	12	1.3	8	2.1	2	1.3	1	1.5	—	—	23	6.1
February	22	2.0	10	3.4	2	1.5	1	1.2	—	—	35	8.0
March	21	1.6	6	1.5	3	2.3	2	2.9	2	10.6	34	18.8
FACTORIES												
1998 January	12	1.1	5	1.9	3	2.2	—	—	—	—	20	5.3
February	11	1.3	6	1.8	1	0.8	2	6.3	—	—	20	10.1
March	9	1.0	9	2.4	2	1.3	1	4.3	—	—	21	9.0
OFFICES												
1998 January	10	1.1	10	3.4	5	3.8	3	4.4	—	—	28	12.6
February	15	1.4	4	1.3	2	1.3	1	1.0	—	—	22	4.9
March	8	0.6	2	0.9	1	0.7	—	—	—	—	11	2.2
OTHER BUSINESS PREMISES												
1998 January	11	1.3	6	1.9	4	2.6	1	1.0	1	5.1	23	11.9
February	15	1.5	8	2.5	1	0.7	3	7.5	—	—	27	12.2
March	15	1.5	8	2.3	—	—	5	12.8	—	—	28	16.6
EDUCATIONAL												
1998 January	6	0.7	2	0.5	1	0.9	—	—	1	5.5	10	7.6
February	2	0.1	3	1.1	—	—	1	1.3	—	—	6	2.5
March	4	0.4	2	0.6	—	—	—	—	—	—	6	1.0
RELIGIOUS												
1998 January	—	—	1	0.2	—	—	—	—	—	—	1	0.2
February	1	0.1	1	0.2	1	0.8	—	—	—	—	3	1.0
March	1	0.1	1	0.2	—	—	—	—	—	—	2	0.3
HEALTH												
1998 January	—	—	—	—	1	0.8	1	2.4	1	5.0	3	8.2
February	—	—	—	—	—	—	2	6.9	1	5.8	3	12.7
March	1	0.1	1	0.2	1	0.5	—	—	—	—	3	0.9
ENTERTAINMENT AND RECREATIONAL												
1998 January	4	0.5	1	0.4	—	—	1	1.7	—	—	6	2.6
February	6	0.5	3	1.0	2	1.2	2	3.0	—	—	13	5.6
March	2	0.2	7	2.6	1	0.9	1	1.0	—	—	11	4.6
MISCELLANEOUS												
1998 January	4	0.2	—	—	1	0.6	—	—	—	—	5	0.9
February	2	0.1	3	0.7	—	—	1	3.6	—	—	6	4.4
March	3	0.2	2	0.6	1	0.7	—	—	—	—	6	1.6
TOTAL NON-RESIDENTIAL BUILDING												
1998 January	61	6.4	33	10.5	17	12.2	8	13.1	3	15.6	122	57.6
February	79	7.5	39	12.4	12	8.4	15	35.1	1	5.8	146	69.1
March	68	5.9	39	11.6	10	6.9	11	27.5	2	10.6	130	62.4

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MARCH 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)	7	—	1,872	—	—	—	1,399	—	—	3,271
Claremont (T)	3	—	412	—	—	—	383	70	70	865
Cottesloe (T)	5	—	1,303	—	—	—	70	—	—	1,373
Mosman Park (T)	3	—	414	—	—	—	257	—	—	671
Nedlands (C)	16	—	3,975	—	—	—	764	—	—	4,738
Peppermint Grove (S)	—	—	—	—	—	—	28	776	776	804
Perth (C) — Inner	—	—	—	41	—	3,000	—	1,944	2,009	5,009
Perth (C) — Remainder	—	—	—	9	—	2,000	—	280	280	2,280
Subiaco (C)	11	—	1,112	13	—	750	47	—	—	1,909
Vincent (T)	7	—	980	64	—	5,640	445	80	80	7,145
<i>Central Metropolitan (SSD)</i>	<i>52</i>	<i>—</i>	<i>10,066</i>	<i>127</i>	<i>—</i>	<i>11,390</i>	<i>3,393</i>	<i>3,150</i>	<i>3,215</i>	<i>28,064</i>
Bassendean (T)	14	—	1,167	—	—	—	23	1,702	1,702	2,893
Bayswater (C)	16	—	1,621	—	—	—	827	80	80	2,528
Kalamunda (S)	9	—	1,008	—	—	—	588	55	55	1,651
Mundaring (S)	24	—	2,573	—	44	2,428	156	275	275	5,432
Swan (S)	53	2	5,625	4	16	1,232	518	1,620	1,620	8,995
<i>East Metropolitan (SSD)</i>	<i>116</i>	<i>2</i>	<i>11,994</i>	<i>4</i>	<i>60</i>	<i>3,660</i>	<i>2,111</i>	<i>3,732</i>	<i>3,732</i>	<i>21,498</i>
Stirling (C) — Central	44	—	4,373	19	—	1,577	457	6,264	6,264	12,672
Stirling (C) — Coastal	29	3	3,362	14	17	1,930	1,157	2,335	2,335	8,784
Stirling (C) — South-Eastern	4	4	966	—	—	—	360	500	500	1,826
Wanneroo (C) — Central Coastal	62	—	6,817	2	—	145	177	1,820	1,820	8,959
Wanneroo (C) — North-East	36	—	3,074	—	—	—	183	—	—	3,257
Wanneroo (C) — North-West	50	—	4,236	2	—	120	29	948	948	5,333
Wanneroo (C) — South-East	38	—	3,108	—	—	—	30	1,260	1,260	4,398
Wanneroo (C) — South-West	48	—	7,380	4	—	446	1,271	800	800	9,897
<i>North Metropolitan (SSD)</i>	<i>311</i>	<i>7</i>	<i>33,316</i>	<i>41</i>	<i>17</i>	<i>4,217</i>	<i>3,666</i>	<i>13,927</i>	<i>13,927</i>	<i>55,126</i>
Cockburn (C)	83	1	7,146	8	—	577	347	5,515	5,515	13,585
East Fremantle (T)	5	—	868	—	—	—	263	—	—	1,131
Fremantle (C) — Inner	—	—	—	9	—	1,800	—	—	—	1,800
Fremantle (C) — Remainder	9	2	1,098	—	—	—	555	810	810	2,463
Kwinana (T)	7	—	716	—	—	—	64	2,500	2,500	3,280
Melville (C)	56	—	9,074	—	5	276	2,013	5,000	5,000	16,362
Rockingham (C)	74	—	6,236	—	—	—	166	1,925	1,925	8,327
<i>South West Metropolitan (SSD)</i>	<i>234</i>	<i>3</i>	<i>25,138</i>	<i>17</i>	<i>5</i>	<i>2,652</i>	<i>3,408</i>	<i>15,750</i>	<i>15,750</i>	<i>46,948</i>
Armadale (C)	15	—	1,295	—	—	—	163	100	450	1,908
Belmont (C)	57	1	4,691	5	45	2,447	59	300	300	7,497
Canning (C)	59	1	4,580	—	3	177	243	4,329	4,329	9,329
Gosnells (C)	76	3	7,473	—	—	—	276	345	345	8,093
Serpentine-Jarrahdale (S)	12	—	1,273	—	—	—	138	—	—	1,411
South Perth (C)	20	—	2,995	—	—	—	—	—	—	2,995
Victoria Park (T)	9	—	871	7	—	350	170	60	60	1,451
<i>South East Metropolitan (SSD)</i>	<i>248</i>	<i>5</i>	<i>23,177</i>	<i>12</i>	<i>48</i>	<i>2,974</i>	<i>1,049</i>	<i>5,134</i>	<i>5,484</i>	<i>32,684</i>
Total	961	17	103,692	201	130	24,894	13,626	41,693	42,108	184,321

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MARCH 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 WEST STATISTICAL DIVISION										
Boddington (S)	3	—	268	—	—	—	—	60	60	328
Mandurah (C)	38	—	4,274	—	—	—	135	1,428	1,478	5,887
Murray (S)	9	—	844	—	—	—	134	405	405	1,383
Waroona (S)	2	—	137	—	—	—	—	—	—	137
Dale (SSD)	52	—	5,524	—	—	—	269	1,893	1,943	7,736
Bunbury (C)	23	—	2,180	—	—	—	24	380	380	2,584
Capel (S)	6	—	583	—	—	—	92	—	—	675
Collie (S)	2	—	193	—	—	—	30	65	65	288
Dardanup (S)	26	—	2,247	2	—	147	—	—	—	2,394
Donnybrook-Balingup (S)	4	—	392	—	—	—	—	50	50	442
Harvey (S)	21	—	2,279	—	—	—	200	—	—	2,480
Preston (SSD)	82	—	7,875	2	—	147	347	495	495	8,864
Augusta-Margaret River (S)	18	—	1,642	—	—	—	208	4,650	4,650	6,500
Busselton (S)	40	—	4,955	—	—	—	326	925	925	6,206
Vasse (SSD)	58	—	6,597	—	—	—	534	5,575	5,575	12,706
Boyup Brook (S)	1	—	56	—	—	—	—	—	—	56
Bridgetown-Greenbushes (S)	5	—	403	—	—	—	—	—	—	403
Manjimup (S)	8	—	915	—	—	—	17	139	249	1,180
Nannup (S)	—	—	—	—	—	—	10	—	—	10
Blackwood (SSD)	14	—	1,373	—	—	—	27	139	249	1,649
Total	206	—	21,369	2	—	147	1,177	8,102	8,262	30,954
LOWER GREAT SOUTHERN STATISTICAL DIVISION										
Broomehill (S)	—	—	—	—	—	—	—	—	—	—
Gnowangerup (S)	—	—	—	—	—	—	—	—	—	—
Jerramungup (S)	2	—	318	—	—	—	30	—	—	348
Katanning (S)	—	—	—	—	—	—	70	—	—	70
Kent (S)	—	—	—	—	—	—	—	—	—	—
Kojonup (S)	—	—	—	—	—	—	—	—	—	—
Tambellup (S)	—	—	—	—	—	—	—	—	—	—
Woodanilling (S)	—	—	—	—	—	—	—	—	—	—
Pallinup (SSD)	2	—	318	—	—	—	100	—	—	418
Albany (T)	21	—	2,186	—	—	—	161	300	300	2,647
Albany (S)	17	—	1,779	—	—	—	31	—	—	1,810
Cranbrook (S)	—	—	—	—	—	—	—	—	—	—
Denmark (S)	5	—	380	—	—	—	18	72	72	470
Plantagenet (S)	—	—	—	—	—	—	—	—	—	—
King (SSD)	43	—	4,345	—	—	—	210	372	372	4,926
Total	45	—	4,662	—	—	—	310	372	372	5,344

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MARCH 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)	1	—	30	—	—	—	—	—	—	30
Cuballing (S)	1	—	18	—	—	—	—	—	—	18
Dumbleyung (S)	—	—	—	—	—	—	—	—	—	—
Narrogin (T)	—	—	—	—	—	—	—	—	—	—
Narrogin (S)	2	—	155	—	—	—	—	—	—	155
Pingelly (S)	—	—	—	—	—	—	—	—	—	—
Wagin (S)	—	—	—	—	—	—	82	—	—	82
Wandering (S)	—	—	—	—	—	—	—	—	—	—
West Arthur (S)	—	—	—	—	—	—	—	—	—	—
Wickepin (S)	—	—	—	—	—	—	26	—	—	26
Williams (S)	—	—	—	—	—	—	—	—	—	—
Hotham (SSD)	4	—	203	—	—	—	108	—	—	311
Corrigin (S)	1	—	85	—	—	—	—	—	—	85
Kondinin (S)	—	—	—	—	—	—	—	—	—	—
Kulin (S)	—	—	—	—	—	—	—	—	—	—
Lake Grace (S)	2	—	244	—	—	—	—	3,145	3,145	3,389
Lakes (SSD)	3	—	329	—	—	—	—	3,145	3,145	3,474
Total	7	—	532	—	—	—	108	3,145	3,145	3,786
MIDLANDS STATISTICAL DIVISION										
Chittering (S)	5	—	631	—	—	—	—	—	—	631
Dandaragan (S)	1	—	90	—	—	—	—	—	—	90
Gingin (S)	9	—	742	—	—	—	70	410	410	1,222
Moora (S)	2	—	157	—	—	—	21	240	240	418
Victoria Plains (S)	—	—	—	—	—	—	—	—	—	—
Moore (SSD)	17	—	1,620	—	—	—	91	650	650	2,361
Beverley (S)	—	—	—	—	—	—	—	—	—	—
Cunderdin (S)	1	—	92	—	—	—	—	—	—	92
Dalwallinu (S)	—	—	—	—	—	—	—	—	—	—
Dowerin (S)	—	—	—	—	—	—	—	—	—	—
Goomalling (S)	—	—	—	—	—	—	—	—	—	—
Koorda (S)	1	—	101	—	—	—	—	—	—	101
Northam (T)	1	—	94	—	—	—	31	—	—	125
Northam (S)	3	—	317	—	—	—	20	—	—	337
Quairading (S)	—	—	—	—	—	—	—	—	—	—
Tammin (S)	—	—	—	—	—	—	—	—	—	—
Toodyay (S)	4	—	240	—	—	—	52	—	—	292
Wongan-Ballidu (S)	—	—	—	—	—	—	—	—	—	—
Wyalkatchem (S)	—	—	—	—	—	—	—	—	—	—
York (S)	5	—	447	—	—	—	103	—	—	550
Avon (SSD)	15	—	1,291	—	—	—	206	—	—	1,497
Bruce Rock (S)	—	—	—	—	—	—	—	—	—	—
Kellerberrin (S)	—	—	—	—	—	—	—	—	—	—
Merredin (S)	1	—	187	—	—	—	—	2,800	2,800	2,987
Mount Marshall (S)	—	—	—	—	—	—	—	—	—	—
Mukinbudin (S)	—	—	—	—	—	—	—	—	—	—
Narembeen (S)	—	—	—	—	—	—	—	—	—	—
Nungarin (S)	—	—	—	—	—	—	—	—	—	—
Trayning (S)	—	—	—	—	—	—	—	—	—	—
Westonia (S)	—	—	—	—	—	—	—	—	—	—
Yilgarn (S)	—	—	—	—	—	—	—	—	—	—
Campion (SSD)	1	—	187	—	—	—	—	2,800	2,800	2,987
Total	33	—	3,098	—	—	—	297	3,450	3,450	6,845

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MARCH 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 EASTERN STATISTICAL DIVISION										
Coolgardie (S)	—	—	—	—	—	—	29	—	—	29
Kalgoorlie/Boulder (C)	15	—	1,507	28	—	1,905	42	1,050	1,050	4,504
Laverton (S)	—	—	—	—	—	—	—	—	—	—
Leonora (S)	—	—	—	—	—	—	—	90	90	90
Menzies (S)	—	—	—	—	—	—	—	—	—	—
Ngaanyatjarraku (S)	1	—	100	—	—	—	—	—	—	100
Lefroy (SSD)	16	—	1,607	28	—	1,905	71	1,140	1,140	4,724
Dundas (S)	—	—	—	—	—	—	—	—	—	—
Esperance (S)	15	5	2,491	—	—	—	147	—	78	2,715
Ravensthorpe (S)	2	—	128	—	—	—	—	—	900	1,028
Johnston (SSD)	17	5	2,619	—	—	—	147	—	978	3,744
Total	33	5	4,226	28	—	1,905	218	1,140	2,118	8,467
CENTRAL STATISTICAL DIVISION										
Carnarvon (S)	—	—	—	—	—	—	—	437	437	437
Exmouth (S)	—	—	—	—	—	—	—	—	—	—
Shark Bay (S)	—	—	—	—	—	—	31	—	—	31
Upper Gascoyne (S)	—	—	—	—	—	—	—	—	—	—
Gascoyne (SSD)	—	—	—	—	—	—	31	437	437	468
Cue (S)	—	—	—	—	—	—	—	—	—	—
Meekatharra (S)	—	—	—	—	—	—	—	—	—	—
Mount Magnet (S)	—	—	—	—	—	—	—	—	—	—
Murchison (S)	—	—	—	—	—	—	—	—	—	—
Sandstone (S)	—	—	—	—	—	—	—	—	—	—
Wiluna (S)	—	—	—	—	—	—	—	—	—	—
Yalgoo (S)	—	—	—	—	—	—	—	—	—	—
Carnegie (SSD)	—	—	—	—	—	—	—	—	—	—
Carnamah (S)	—	—	—	—	—	—	—	—	—	—
Chapman Valley (S)	2	—	163	—	—	—	—	—	—	163
Coorow (S)	—	—	—	—	—	—	—	—	—	—
Geraldton (C)	1	—	170	—	—	—	152	144	144	466
Greenough (S)	14	—	1,499	—	—	—	10	—	—	1,509
Irwin (S)	3	—	223	—	—	—	37	—	—	260
Mingenew (S)	—	—	—	—	—	—	—	—	—	—
Morawa (S)	—	—	—	—	—	—	—	—	—	—
Mullewa (S)	—	—	—	—	—	—	—	—	—	—
Northampton (S)	3	—	360	3	—	400	—	—	—	760
Perenjori (S)	—	—	—	—	—	—	—	—	—	—
Three Springs (S)	—	—	—	—	—	—	—	—	—	—
Greenough River (SSD)	23	—	2,415	3	—	400	199	144	144	3,158
Total	23	—	2,415	3	—	400	230	581	581	3,626

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MARCH 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)				
PILBARA STATISTICAL DIVISION										
East Pilbara (S)	1	—	73	—	—	—	18	498	498	589
Port Hedland (T)	16	7	2,579	14	2	1,751	126	—	—	4,456
De Grey (SSD)	17	7	2,652	14	2	1,751	144	498	498	5,045
Ashburton (S)	—	—	—	—	—	—	—	—	713	713
Roebourne (S)	—	—	—	—	—	—	25	135	135	160
Fortescue (SSD)	—	—	—	—	—	—	25	135	848	873
Total	17	7	2,652	14	2	1,751	169	633	1,346	5,917
KIMBERLEY STATISTICAL DIVISION										
Halls Creek (S)	1	—	25	—	—	—	—	350	350	375
Wyndham-East Kimberley (S)	2	—	290	—	—	—	—	348	348	638
Ord (SSD)	3	—	315	—	—	—	—	698	698	1,013
Broome (S)	2	—	243	—	—	—	47	225	225	514
Derby-West Kimberley (S)	—	4	520	—	—	—	—	140	140	660
Fitzroy (SSD)	2	4	763	—	—	—	47	365	365	1,174
Total	5	4	1,078	—	—	—	47	1,063	1,063	2,187
WESTERN AUSTRALIA										
Western Australia	1,330	33	143,724	248	132	29,098	16,181	60,179	62,445	251,448

(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 MARCH 1998

Statistical division	Material of outer walls						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	Total			
Perth	919	6	3	3	47	978	208,407	230	455
South-West	154	6	4	8	34	206	39,220	229	455
Lower Great Southern	24	12	2	3	4	45	5,309	231	439
Upper Great Southern	1	—	3	—	3	7	1,158	165	460
Midlands	15	—	3	6	9	33	4,344	217	436
South-Eastern	20	14	3	—	1	38	4,545	267	482
Central	14	1	1	1	6	23	4,469	203	524
Pilbara	—	—	—	—	24	24	3,418	214	496
Kimberley	—	—	1	—	8	9	2,191	313	381
Western Australia	1,147	39	20	21	136	1,363	273,061	229	456

(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 MARCH 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	Total		
NUMBER OF DWELLING UNITS										
Perth	978	189	14	203	56	22	50	128	331	1,309
South West	206	2	—	2	—	—	—	—	2	208
Lower Great Southern	45	—	—	—	—	—	—	—	—	45
Upper Great Southern	7	—	—	—	—	—	—	—	—	7
Midlands	33	—	—	—	—	—	—	—	—	33
South Eastern	38	28	—	28	—	—	—	—	28	66
Central	23	—	3	3	—	—	—	—	3	26
Pilbara	24	16	—	16	—	—	—	—	16	40
Kimberley	9	—	—	—	—	—	—	—	—	9
Western Australia	1,363	235	17	252	56	22	50	128	380	1,743
VALUE (\$'000)										
Perth	103,692	11,084	1,260	12,344	5,000	2,750	4,800	12,550	24,894	128,586
South West	21,369	147	—	147	—	—	—	—	147	21,516
Lower Great Southern	4,662	—	—	—	—	—	—	—	—	4,662
Upper Great Southern	532	—	—	—	—	—	—	—	—	532
Midlands	3,098	—	—	—	—	—	—	—	—	3,098
South Eastern	4,226	1,905	—	1,905	—	—	—	—	1,905	6,131
Central	2,415	—	400	400	—	—	—	—	400	2,815
Pilbara	2,652	1,751	—	1,751	—	—	—	—	1,751	4,403
Kimberley	1,078	—	—	—	—	—	—	—	—	1,078
Western Australia	143,724	14,888	1,660	16,548	5,000	2,750	4,800	12,550	29,098	172,822

(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.
<i>Building Activity</i> (quarterly)	8752.5
<i>Dwelling Unit Commencements</i> (monthly)	8741.5
AUSTRALIA	
<i>Price Index of Materials Used in House Building</i> (monthly)	6408.0
<i>Building Approvals</i> (monthly)	8731.0
<i>Building Activity, Australia: Dwelling Unit Commencements, Preliminary</i> (quarterly)	8750.0
<i>Building Activity</i> (quarterly)	8752.0
<i>Engineering Construction Survey</i> (quarterly)	8762.0
<i>Housing Finance for Owner Occupation: Australia</i>	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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The ABS publishes a wide range of information on Australia's economic and social conditions. Details are available in the *Catalogue of Publications and Products* is available from the WA Office of the ABS (see below for contact details).

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