

CATALOGUE NO. 8731.5

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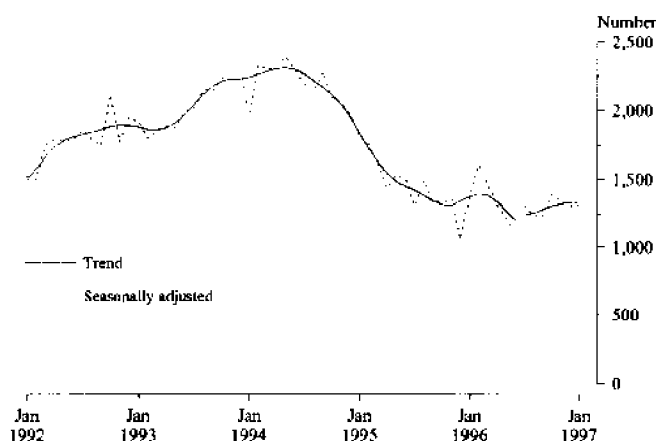
BUILDING APPROVALS, WESTERN AUSTRALIA, JANUARY 1997

MAIN FEATURES

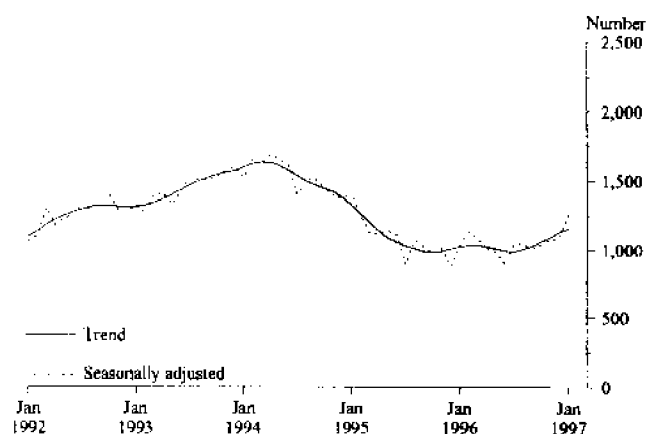
NUMBER OF DWELLING UNITS APPROVED

	January 1996	December 1996	January 1997	January 1996 to January 1997 change	December 1996 to January 1997 change
Original series	1,241	1,242	1,182	-4.8%	4.8%
Seasonally adjusted	1,387	1,308	1,319	-4.9%	0.8%
Trend estimate	1,374	1,334	1,334	-2.9%	0.0%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- The trend for the total number of dwelling units approved in January has levelled out following an upward climb from July.
- The trend for the number of private sector houses approvals continues its upward rise, recording an increase of 16.4% over the last six months.
- In original terms, there were 1,182 dwelling units approved in January. Of the total, 1,003 were private sector houses.
- The value of new residential building approved was \$119.0 million in January and the value of alterations and additions to residential buildings was \$14.9 million.
- At average 1989-90 prices the value of new residential work approved for the December quarter 1996 was \$374.2 million, 4.7% above the previous quarter and 14.1% higher than the December quarter 1995.

Non-residential building

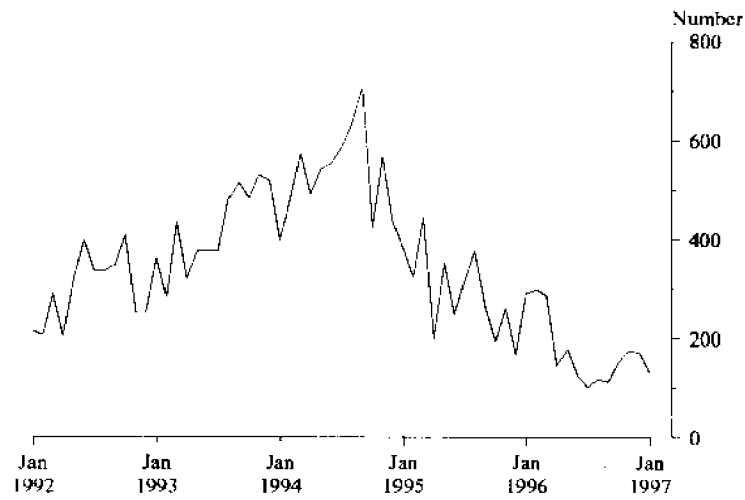
- The value of non-residential projects approved in January was \$66.7 million. Education contributed \$13.8 million, followed by offices (\$10.6 million), miscellaneous category (\$8.2 million) and other business premises (\$8.1 million).
- At average 1989-90 prices the value of non-residential building work approved for the December quarter 1996 was \$329.6 million, 18.0% higher than the previous quarter and 138% higher than the December quarter 1995.

NOTE: From January 1997 onwards the method for the processing of government dwelling jobs has been changed. The series has been amended back to July 1996 and a series break has been made at 30 June 1996. This series break will be reviewed when further information is received and analysed.

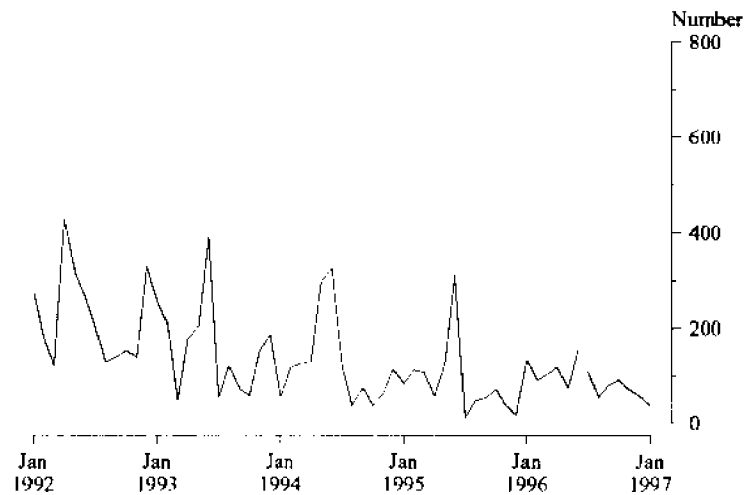
INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Jeff Bulger on Adelaide (08) 8237 7590 or any ABS State Office.
- for information about other ABS statistics and services please contact Information Services on Perth (09) 360 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

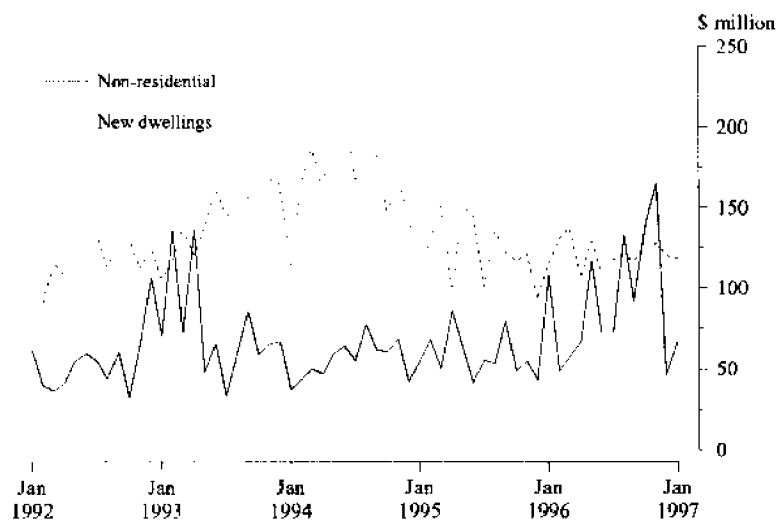


TABLE 1. NUMBER OF DWELLING UNITS APPROVED

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										
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
1995-96										
July-January	4,658	70	4,728	1,506	220	1,726	35	6,199	290	6,489
1996-97										
July-January	5,244	157	5,401	812	89	901	47	6,097	252	6,349
1995--										
November	750	2	752	212	18	230	5	967	20	987
December	538	13	551	127	2	129	6	671	15	686
1996--										
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	20 r	833 r	89	39	128	5	907	59 r	966 r
August	803	18 r	821 r	100	-	100	2	905	18 r	923 r
September	712	34 r	746 r	104	2	106	6	822	36 r	858 r
October	776	23 r	799 r	113	19	132	14	897	48 r	945 r
November	784	27 r	811 r	137	9	146	2	923	36 r	959 r
December	709	17 r	726 r	155	15	170	12	876	32 r	908 r
1997--										
January	647	18	665	114	5	119	6	767	23	790
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
1995-96										
July-January	6,821	103	6,924	1,870	255	2,125	37	8,728	358	9,086
1996-97										
July-January	7,507	301	7,808	957	192	1,149	67	8,525	499	9,024
1995--										
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
1996--										
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	42 r	1,165 r	100	66	166	5	1,228	108 r	1,336 r
August	1,101	33 r	1,134 r	116	20	136	7	1,224	53 r	1,277 r
September	1,045	63 r	1,108 r	111	16	127	10	1,166	79 r	1,245 r
October	1,117	40 r	1,157 r	153	51	204	15	1,279	97 r	1,376 r
November	1,117	58 r	1,175 r	175	12	187	4	1,296	70 r	1,366 r
December	1,001	34 r	1,035 r	172	22	194	13	1,186	56 r	1,242 r
1997--										
January	1,003	31	1,034	130	5	135	13	1,146	36	1,182

(a) Includes Conversions, etc. See paragraphs 9-12 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
1995-96 July-January	440.2	4.8	445.0	117.4	19.1	136.4	557.5	23.9	581.4	77.0	264.6	304.1	899.0	962.5
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
1995— 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	1.4	77.7	6.1	1.9	8.1	82.4	3.4	85.8	10.4	49.4	57.7	141.6	153.9
August	78.9	1.3	80.2	8.7	—	8.7	87.5	1.3	88.9	13.7	44.1	67.2	145.1	169.8
September	69.4	3.8	73.2	7.4	0.1	7.5	76.8	3.9	80.7	9.4	57.3	73.9	143.5	164.0
October	74.0	1.7	75.8	10.2	0.8	11.0	84.3	2.5	86.8	11.1	94.3	120.1	189.6	218.1
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
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	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
1995-96 July-January	630.6	9.0	639.6	143.9	21.7	165.6	774.5	30.7	805.2	99.0	389.0	441.5	1,262.0	1,345.7
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
1995— 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	201.9	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	3.3	107.3	6.8	4.1	10.9	110.8	7.4	118.2	13.3	63.9	72.6	187.5	204.2
August	107.5	2.8	110.4	9.7	1.4	11.1	117.2	4.2	121.4	16.2	71.7	133.4	204.4	271.0
September	101.0	7.2	108.2	7.8	1.2	9.0	108.8	8.4	117.2	12.6	74.1	91.9	195.3	221.6
October	107.4	3.6	111.0	12.1	3.7	15.9	119.5	7.3	126.9	14.3	114.6	141.0	248.2	282.1
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

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
1995r —								
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
1996r —								
January	1,033	1,026	993	1,040	1,317	1,299	1,387	1,374
February	1,130	1,036	1,193	1,054	1,509	1,312	1,609	1,394
March	1,078	1,037	1,116	1,059	1,350	1,297	1,471	1,385
April	1,013	1,025	1,040	1,050	1,205	1,252	1,312	1,338
May	986	1,008	985	1,031	1,147	1,192	1,208	1,269
June	900	995	927	1,015	1,061	1,140	1,094	1,206
July	1,046	991	1,103	1,048	1,174	1,113	1,305	1,240
August	1,044	1,005	1,093	1,063	1,113	1,127	1,236	1,250
September	1,015	1,030	1,076	1,089	1,125	1,162	1,230	1,281
October	1,040	1,059	1,107	1,112	1,237	1,201	1,394	1,307
November	1,075	1,090	1,133	1,134	1,223	1,239	1,339	1,323
December	1,080	1,125	1,126	1,155	1,288	1,276	1,308	1,334
1997								
January	1,258	1,153	1,221	1,169	1,333	1,303	1,319	1,334

(a) Includes Conversions, etc. See paragraphs 9-12 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.

**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	259.1	1,414.7	163.9	654.1	758.9	2,158.9	2,337.5
1995—									
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
1996—									
Mar. qtr.	285.2	293.7	87.7	381.3	39.7	154.3	201.6	545.8	622.6
June qtr.	293.3	301.5	44.9	346.4	37.0	212.9	240.8	571.5	624.3
Sept. qtr.	314.8	328.2	29.1	357.3	42.5	196.8	279.4	574.0	679.2
Dec. qtr.	316.2	328.0	46.2	374.2	42.8	195.1	329.6	593.0	746.5

(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	July-January				1996		1997
	1994-95	1995-96	1995-96	1996-97	November	December	January
PRIVATE SECTOR							
New houses	1,319.8	1,123.8	630.6	727.9	107.6	99.3	101.1
New other residential buildings	366.3	225.5	143.9	82.9	14.5	16.7	15.4
Total new residential building	1,686.1	1,349.2	774.5	810.9	122.1	116.0	116.5
Alterations and additions to residential buildings	155.9	162.4	98.6	97.6	14.1	14.0	14.8
Hotels, etc.	46.9	113.3	87.1	25.0	3.4	0.6	6.3
Shops	131.8	117.5	41.8	89.2	13.1	7.2	5.3
Factories	79.5	79.5	42.4	51.9	11.8	9.3	1.7
Offices	85.1	72.8	42.9	96.6	8.6	6.9	3.6
Other business premises	90.8	107.9	61.9	61.3	8.9	6.4	8.1
Educational	30.2	43.5	31.9	26.2	3.3	1.4	1.5
Religious	5.7	4.4	2.3	2.5	0.2	0.8	—
Health	32.2	31.6	12.7	48.8	5.0	3.0	1.1
Entertainment and recreational	28.3	34.1	15.1	24.6	0.5	1.9	2.6
Miscellaneous	50.2	87.3	50.9	24.0	0.3	1.4	1.6
Total non-residential building	580.9	692.0	389.0	450.1	54.9	39.0	31.7
Total	2,422.9	2,203.6	1,262.0	1,358.6	191.1	169.1	163.0
PUBLIC SECTOR							
New houses	34.5	24.6	9.0	27.3	5.0	3.1	2.3
New other residential buildings	54.0	46.9	21.7	12.8	0.7	1.3	0.3
Total new residential building	88.5	71.4	30.7	40.1	5.8	4.4	2.5
Alterations and additions to residential buildings	0.2	0.5	0.4	1.9	0.1	—	0.1
Hotels, etc.	1.6	—	—	—	—	—	—
Shops	4.4	1.5	0.5	0.3	0.1	0.1	—
Factories	0.7	0.9	—	6.3	—	—	5.1
Offices	30.9	33.6	14.1	25.4	0.6	1.9	7.0
Other business premises	6.8	4.1	3.8	39.2	19.2	0.8	—
Educational	52.1	37.0	20.2	100.0	61.6	4.4	12.3
Religious	—	—	—	—	—	—	—
Health	3.8	1.2	0.7	31.4	18.9	—	0.2
Entertainment and recreational	7.7	13.9	6.4	19.4	2.7	0.2	3.7
Miscellaneous	39.3	18.8	6.8	44.8	6.8	—	6.7
Total non-residential building	147.3	111.1	52.6	266.8	110.0	7.3	35.0
Total	236.1	183.1	83.7	308.7	115.8	11.7	37.6
TOTAL							
New houses	1,354.3	1,148.3	639.6	755.3	112.6	102.4	103.4
New other residential buildings	420.3	272.3	165.6	95.7	15.2	18.1	15.6
Total new residential building	1,774.6	1,420.7	805.2	851.0	127.8	120.5	119.0
Alterations and additions to residential buildings	156.2	162.9	99.0	99.5	14.2	14.0	14.9
Hotels, etc.	48.5	113.3	87.1	25.0	3.4	0.6	6.3
Shops	136.2	119.0	42.2	89.5	13.2	7.3	5.3
Factories	80.3	80.4	42.4	58.1	11.8	9.3	6.8
Offices	116.0	106.5	57.0	122.0	9.1	8.8	10.6
Other business premises	97.7	112.0	65.7	100.5	28.1	7.1	8.1
Educational	82.3	80.4	52.2	126.2	64.9	5.8	13.8
Religious	5.7	4.4	2.3	2.5	0.2	0.8	—
Health	36.0	32.8	13.4	80.2	23.9	3.0	1.4
Entertainment and recreational	36.0	48.0	21.5	44.1	3.3	2.1	6.3
Miscellaneous	89.5	106.2	57.8	68.8	7.1	1.4	8.2
Total non-residential building	728.2	803.1	441.5	716.9	165.0	46.4	66.7
Total	2,659.0	2,386.6	1,345.7	1,667.3	307.0	180.8	200.6

**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 November	2	0.2	1	0.5	2	1.5	1	1.2	—	—	6	3.4
December	—	—	—	—	1	0.6	—	—	—	—	1	0.6
1997 January	—	—	—	—	—	—	—	—	1	6.3	1	6.3
SHOPS												
1996 November	14	1.0	8	2.5	5	3.1	—	—	1	6.5	28	13.2
December	15	1.2	9	2.7	3	2.2	1	1.2	—	—	28	7.3
1997 January	15	1.5	4	1.2	2	1.5	1	1.0	—	—	22	5.3
FACTORIES												
1996 November	26	2.8	12	3.3	4	2.7	2	3.0	—	—	44	11.8
December	23	2.6	7	1.7	5	4.1	1	1.0	—	—	36	9.3
1997 January	16	1.6	1	0.2	—	—	—	—	1	5.0	18	6.8
OFFICES												
1996 November	19	1.9	9	2.6	1	0.6	2	4.1	—	—	31	9.1
December	9	0.8	5	1.6	1	0.5	4	5.9	—	—	19	8.8
1997 January	12	1.0	2	0.6	3	2.0	—	—	1	7.0	18	10.6
OTHER BUSINESS PREMISES												
1996 November	13	1.4	4	1.1	7	5.2	2	2.4	1	18.0	27	28.1
December	18	1.7	10	3.1	2	1.3	1	1.0	—	—	31	7.1
1997 January	13	1.3	7	2.1	3	2.9	1	1.8	—	—	24	8.1
EDUCATIONAL												
1996 November	7	0.8	2	0.6	3	2.0	9	15.0	3	46.5	24	64.9
December	7	0.7	1	0.2	1	0.6	1	4.3	—	—	10	5.8
1997 January	3	0.4	—	—	4	3.0	5	10.5	—	—	12	13.8
RELIGIOUS												
1996 November	2	0.2	—	—	—	—	—	—	—	—	2	0.2
December	—	—	1	0.2	1	0.6	—	—	—	—	2	0.8
1997 January	—	—	—	—	—	—	—	—	—	—	—	—
HEALTH												
1996 November	1	0.1	3	0.9	1	0.5	4	12.4	1	10.0	10	23.9
December	3	0.3	1	0.5	—	—	1	2.3	—	—	5	3.0
1997 January	2	0.2	2	0.6	1	0.5	—	—	—	—	5	1.4
ENTERTAINMENT AND RECREATIONAL												
1996 November	2	0.2	3	0.7	1	1.0	1	1.4	—	—	7	3.3
December	6	0.8	2	0.7	1	0.6	—	—	—	—	9	2.1
1997 January	2	0.1	3	0.7	—	—	2	5.5	—	—	7	6.3
MISCELLANEOUS												
1996 November	7	0.6	1	0.2	—	—	2	6.3	—	—	10	7.1
December	5	0.5	1	0.2	1	0.7	—	—	—	—	7	1.4
1997 January	4	0.3	2	0.7	1	0.6	3	6.6	—	—	10	8.2
TOTAL NON-RESIDENTIAL BUILDING												
1996 November	93	9.2	43	12.3	24	16.5	23	45.8	6	81.0	189	165.0
December	86	8.6	37	10.9	16	11.1	9	15.7	—	—	148	46.4
1997 January	67	6.5	21	6.2	14	10.4	12	25.3	3	18.3	117	66.7

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JANUARY 1997

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)				
PERTH STATISTICAL DIVISION										
Cambridge (T)	5	—	955	—	—	—	402	—	—	1,357
Claremont (T)	5	—	833	—	—	—	561	—	—	1,394
Cottesloe (T)	5	—	1,155	2	—	350	158	—	—	1,663
Mosman Park (T)	9	—	2,030	21	—	1,370	110	—	—	3,510
Nedlands (C)	11	—	2,315	—	—	—	1,572	150	150	4,037
Peppermint Grove (S)	2	—	1,000	—	—	—	335	—	—	1,335
Perth (C) — Inner	—	—	—	—	—	—	—	298	7,298	7,298
Perth (C) — Remainder	2	—	740	—	—	—	40	6,838	8,577	9,357
Subiaco (C)	7	—	769	—	—	—	198	180	180	1,147
Vincent (T)	15	—	1,319	—	—	—	239	673	673	2,231
Central Metropolitan (SSD)	61	—	11,116	23	—	1,720	3,614	8,139	16,878	33,328
Bassendean (T)	1	—	70	—	—	—	48	—	—	118
Bayswater (C)	16	1	1,175	—	5	250	175	—	—	1,600
Kalamunda (S)	12	—	1,184	—	—	—	516	189	7,889	9,590
Mundaring (S)	23	—	2,201	—	—	—	279	118	118	2,598
Swan (S)	75	7	7,145	—	—	—	548	1,880	1,930	9,622
East Metropolitan (SSD)	127	8	11,775	—	5	250	1,565	2,187	9,937	23,527
Stirling (C) — Central	11	—	1,317	15	—	1,503	461	—	—	3,281
Stirling (C) — Coastal	21	—	1,603	2	—	160	337	60	60	2,159
Stirling (C) — South-Eastern	13	—	1,594	17	—	1,317	501	—	—	3,412
Wanneroo (C) — Central Coastal	32	—	3,413	4	—	167	58	2,420	2,420	6,058
Wanneroo (C) — North-East	16	—	1,272	—	—	—	55	—	—	1,327
Wanneroo (C) — North-West	30	—	2,172	—	—	—	39	280	280	2,491
Wanneroo (C) — South-East	14	—	1,300	—	—	—	74	335	3,785	5,159
Wanneroo (C) — South-West	16	—	2,350	2	—	55	543	1,082	1,082	4,031
North Metropolitan (SSD)	153	—	15,022	40	—	3,202	2,067	4,177	7,627	27,918
Cockburn (C)	43	—	4,110	—	—	—	452	539	539	5,102
East Fremantle (T)	2	—	241	—	—	—	383	—	—	624
Fremantle (C) — Inner	—	—	—	—	—	—	50	—	—	50
Fremantle (C) — Remainder	7	—	1,555	24	—	2,248	492	784	784	5,080
Kwinana (T)	7	9	1,334	—	—	—	67	100	100	1,501
Melville (C)	25	—	2,825	4	—	390	824	65	65	4,105
Rockingham (C)	78	—	5,574	—	—	—	143	98	98	5,815
South West Metropolitan (SSD)	162	9	15,639	28	—	2,638	2,412	1,586	1,586	22,275
Armadale (C)	17	—	1,551	—	—	—	288	175	245	2,084
Belmont (C)	17	1	1,389	—	—	—	60	1,150	1,150	2,599
Canning (C)	38	—	3,457	—	—	—	272	4,845	4,845	8,574
Gosnells (C)	53	—	4,434	4	—	200	154	—	—	4,788
Serpentine-Jarrahdale (S)	3	—	230	—	—	—	62	605	605	897
South Perth (C)	7	—	1,080	19	—	6,432	653	1,900	1,999	10,163
Victoria Park (T)	9	—	673	—	—	—	285	567	567	1,525
South East Metropolitan (SSD)	144	1	12,814	23	—	6,632	1,774	9,242	9,410	30,630
Total	647	18	66,366	114	5	14,442	11,432	25,332	45,439	137,678

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JANUARY 1997—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)	3	—	225	—	—	—	—	—	—	225
Mandurah (C)	45	—	4,747	—	—	—	476	396	396	5,619
Murray (S)	5	—	573	—	—	—	103	—	—	676
Waroona (S)	1	—	140	—	—	—	18	—	—	158
Dale (SSD)	54	—	5,685	—	—	—	597	396	396	6,678
Bunbury (C)	13	8	1,688	—	—	—	628	565	1,477	3,793
Capel (S)	3	—	319	—	—	—	—	1,300	1,300	1,619
Collie (S)	2	—	180	—	—	—	76	164	164	420
Dardanup (S)	21	—	1,558	—	—	—	22	—	—	1,580
Donnybrook-Balingup (S)	1	—	99	—	—	—	35	—	—	134
Harvey (S)	11	—	1,020	—	—	—	27	—	—	1,047
Preston (SSD)	51	8	4,864	—	—	—	787	2,029	2,940	8,592
Augusta-Margaret River (S)	13	—	1,535	—	—	—	83	800	3,449	5,066
Busselton (S)	29	—	3,385	—	—	—	515	155	155	4,055
Vasse (SSD)	42	—	4,920	—	—	—	598	955	3,604	9,121
Boyup Brook (S)	—	—	—	—	—	—	—	—	—	—
Bridgetown-Greenbushes (S)	8	—	582	—	—	—	30	—	—	612
Manjimup (S)	8	—	586	—	—	—	11	—	—	597
Nannup (S)	1	—	45	—	—	—	25	—	—	70
Blackwood (SSD)	17	—	1,214	—	—	—	66	—	—	1,279
Total	164	8	16,682	—	—	—	2,048	3,379	6,940	25,678
LOWER GREAT SOUTHERN STATISTICAL DIVISION										
Broomehill (S)	—	—	—	—	—	—	—	—	—	—
Gnowangerup (S)	—	—	—	—	—	—	—	—	—	—
Jerramungup (S)	—	—	—	—	—	—	—	—	—	—
Katanning (S)	—	—	—	—	—	—	15	—	—	15
Kent (S)	—	—	—	—	—	—	—	—	—	—
Kojonup (S)	—	—	—	—	—	—	—	—	—	—
Tambellup (S)	—	—	—	—	—	—	—	—	—	—
Woodanilling (S)	—	—	—	—	—	—	—	—	—	—
Pallinup (SSD)	—	—	—	—	—	—	15	—	—	15
Albany (T)	10	—	993	—	—	—	46	560	560	1,599
Albany (S)	9	—	974	—	—	—	173	—	—	1,147
Cranbrook (S)	—	—	—	—	—	—	—	—	—	—
Denmark (S)	6	—	428	—	—	—	29	168	168	625
Plantagenet (S)	4	—	340	—	—	—	159	—	—	499
King (SSD)	29	—	2,735	—	—	—	407	728	728	3,870
Total	29	—	2,735	—	—	—	422	728	728	3,885

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JANUARY 1997—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)	—	—	—	—	—	—	—	—	—	—
Dumbleyung (S)	—	—	—	—	—	—	—	—	—	—
Narrogin (T)	—	—	—	—	—	—	—	—	—	—
Narrogin (S)	1	—	50	—	—	—	40	—	—	90
Pingelly (S)	—	—	—	—	—	—	—	—	—	—
Wagin (S)	—	—	—	—	—	—	—	—	—	—
Wandering (S)	—	—	—	—	—	—	—	—	—	—
West Arthur (S)	—	—	—	—	—	—	—	—	—	—
Wickepin (S)	1	—	25	—	—	—	—	—	—	25
Williams (S)	—	—	—	—	—	—	—	—	—	—
Holham (SSD)	2	—	75	—	—	—	40	—	—	115
Corrigin (S)	—	—	—	—	—	—	—	—	—	—
Kondinin (S)	—	—	—	—	—	—	—	—	—	—
Kulin (S)	—	—	—	—	—	—	—	—	—	—
Lake Grace (S)	1	—	55	—	—	—	—	—	—	55
Lakes (SSD)	1	—	55	—	—	—	—	—	—	55
Total	3	—	130	—	—	—	40	—	—	170
MIDLANDS STATISTICAL DIVISION										
Chittering (S)	3	—	266	—	—	—	—	—	—	266
Dandaragan (S)	—	—	—	—	—	—	32	—	2,153	2,185
Gingin (S)	7	—	364	—	—	—	15	—	—	379
Moora (S)	1	—	160	—	—	—	—	—	—	160
Victoria Plains (S)	—	—	—	—	—	—	—	—	—	—
Moore (SSD)	11	—	789	—	—	—	47	—	2,153	2,989
Beverley (S)	8	—	513	—	—	—	—	—	—	513
Cunderdin (S)	—	—	—	—	—	—	—	—	—	—
Dalwallinu (S)	—	—	—	—	—	—	50	—	—	50
Dowerin (S)	—	—	—	—	—	—	—	—	—	—
Goomalling (S)	—	—	—	—	—	—	—	—	—	—
Koorda (S)	—	—	—	—	—	—	—	—	—	—
Northam (T)	3	—	276	—	—	—	—	—	—	276
Northam (S)	1	—	121	—	—	—	—	—	—	121
Quairading (S)	—	—	—	—	—	—	—	—	825	825
Tammin (S)	—	—	—	—	—	—	—	—	—	—
Toodyay (S)	1	—	89	—	—	—	27	—	—	116
Wongan-Ballidu (S)	—	—	—	—	—	—	—	—	—	—
Wyalkatchem (S)	—	—	—	—	—	—	—	—	—	—
York (S)	4	1	347	—	—	—	45	—	75	467
Avon (SSD)	17	1	1,346	—	—	—	122	—	900	2,368
Bruce Rock (S)	1	—	129	—	—	—	—	—	—	129
Kellerberrin (S)	—	—	—	—	—	—	—	—	—	—
Merredin (S)	—	—	—	—	—	—	—	86	302	302
Mount Marshall (S)	—	—	—	—	—	—	—	—	—	—
Mukinbudin (S)	—	—	—	—	—	—	—	—	—	—
Narembeen (S)	—	—	—	—	—	—	—	—	—	—
Nungarin (S)	—	—	—	—	—	—	—	—	—	—
Trayning (S)	—	—	—	—	—	—	—	—	—	—
Westonia (S)	—	—	—	—	—	—	—	—	—	—
Yilgarn (S)	—	—	—	—	—	—	—	415	415	415
Campion (SSD)	1	—	129	—	—	—	—	501	717	845
Total	29	1	2,264	—	—	—	169	501	3,769	6,202

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JANUARY 1997—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)	—	—	—	—	—	—	—	—	—	—
Kalgoorlie/Boulder (C)	41	—	4,124	16	—	1,183	163	722	722	6,192
Laverton (S)	—	—	—	—	—	—	—	—	—	—
Leonora (S)	—	—	—	—	—	—	—	—	—	—
Menzies (S)	—	—	—	—	—	—	—	—	—	—
Ngaanyatjarraku (S)	—	—	—	—	—	—	—	—	—	—
Lefroy (SSD)	41	—	4,124	16	—	1,183	163	722	722	6,192
Dundas (S)	—	—	—	—	—	—	—	—	—	—
Esperance (S)	5	1	643	—	—	—	150	100	100	893
Ravensthorpe (S)	—	—	—	—	—	—	—	—	—	—
Johnston (SSD)	5	1	643	—	—	—	150	100	100	893
Total	46	1	4,767	16	—	1,183	313	822	822	7,085
CENTRAL STATISTICAL DIVISION										
Carnarvon (S)	1	—	72	—	—	—	11	—	595	678
Exmouth (S)	1	—	200	—	—	—	70	—	—	270
Shark Bay (S)	1	—	90	—	—	—	30	215	215	335
Upper Gascoyne (S)	—	—	—	—	—	—	—	—	—	—
Gascoyne (SSD)	3	—	362	—	—	—	111	215	810	1,283
Cue (S)	1	—	27	—	—	—	—	—	—	27
Meekatharra (S)	—	—	—	—	—	—	—	—	—	—
Mount Magnet (S)	—	—	—	—	—	—	—	—	631	631
Murchison (S)	—	—	—	—	—	—	—	—	—	—
Sandstone (S)	—	—	—	—	—	—	—	—	—	—
Wiluna (S)	—	—	—	—	—	—	—	—	—	—
Yalgoo (S)	—	—	—	—	—	—	—	—	—	—
Carnegie (SSD)	1	—	27	—	—	—	—	—	631	658
Camamah (S)	—	—	—	—	—	—	—	—	—	—
Chapman Valley (S)	—	—	—	—	—	—	—	—	—	—
Coorow (S)	—	—	—	—	—	—	—	—	—	—
Geraldton (C)	11	—	1,307	—	—	—	103	211	211	1,622
Greenough (S)	10	—	1,109	—	—	—	25	—	—	1,133
Irwin (S)	10	—	1,024	—	—	—	27	70	70	1,121
Mingenew (S)	—	—	—	—	—	—	—	—	—	—
Morawa (S)	—	—	—	—	—	—	—	—	—	—
Mullewa (S)	—	—	—	—	—	—	—	—	—	—
Northampton (S)	1	—	62	—	—	—	—	—	—	62
Perenjori (S)	—	—	—	—	—	—	—	—	—	—
Three Springs (S)	—	—	—	—	—	—	—	—	—	—
Greenough River (SSD)	32	—	3,502	—	—	—	155	281	281	3,938
Total	36	—	3,890	—	—	—	266	496	1,722	5,878

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JANUARY 1997 - 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)	3	—	121	—	—	—	94	—	—	215
Port Hedland (T)	6	—	696	—	—	—	15	100	100	811
De Grey (SSD)	9	—	816	—	—	—	109	100	100	1,025
Ashburton (S)	—	—	—	—	—	—	14	—	—	14
Roebourne (S)	24	1	3,512	—	—	—	53	100	2,088	5,652
Fortescue (SSD)	24	1	3,512	—	—	—	66	100	2,088	5,665
Total	33	1	4,328	—	—	—	175	200	2,188	6,691
KIMBERLEY STATISTICAL DIVISION										
Halls Creek (S)	—	—	—	—	—	—	—	—	1,774	1,774
Wyndham-East Kimberley (S)	3	2	585	—	—	—	—	—	2,874	3,459
Ord (SSD)	3	2	585	—	—	—	—	—	4,648	5,233
Broome (S)	13	—	1,625	—	—	—	—	263	263	1,888
Derby-West Kimberley (S)	—	—	—	—	—	—	—	—	202	202
Fitzroy (SSD)	13	—	1,625	—	—	—	—	263	466	2,091
Total	16	2	2,210	—	—	—	—	263	5,114	7,324
WESTERN AUSTRALIA										
Western Australia	1,003	31	103,373	130	5	15,625	14,864	31,722	66,722	200,584

(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 1997**

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	623	2	1	7	30	665	142,292	226	441
South-West	107	15	6	15	29	172	37,403	221	440
Lower Great Southern	7	6	5	2	9	29	5,866	202	466
Upper Great Southern	—	—	2	—	1	3	623	208	209
Midlands	18	1	8	3	—	30	5,368	192	373
South-Eastern	5	33	8	—	1	47	7,253	161	637
Central	29	1	1	1	4	36	6,495	203	517
Pilbara	—	—	—	—	34	34	5,047	168	806
Kimberley	—	13	—	—	5	18	3,159	176	700
Western Australia	789	71	31	28	113	1,034	213,506	217	461

(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 1997**

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					
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Perth	665	38	73	111	2	—	6	8	119	784
South West	172	—	—	—	—	—	—	—	—	172
Lower Great Southern	29	—	—	—	—	—	—	—	—	29
Upper Great Southern	3	—	—	—	—	—	—	—	—	3
Midlands	30	—	—	—	—	—	—	—	—	30
South Eastern	47	12	4	16	—	—	—	—	16	63
Central	36	—	—	—	—	—	—	—	—	36
Pilbara	34	—	—	—	—	—	—	—	—	34
Kimberley	18	—	—	—	—	—	—	—	—	18
Western Australia	1,034	50	77	127	2	—	6	8	135	1,169

VALUE (\$'000)									
Perth	66,366	3,196	6,396	9,592	350	—	4,500	4,850	80,807
South West	16,682	—	—	—	—	—	—	—	16,682
Lower Great Southern	2,735	—	—	—	—	—	—	—	2,735
Upper Great Southern	130	—	—	—	—	—	—	—	130
Midlands	2,264	—	—	—	—	—	—	—	2,264
South Eastern	4,767	783	400	1,183	—	—	—	1,183	5,950
Central	3,890	—	—	—	—	—	—	—	3,890
Pilbara	4,328	—	—	—	—	—	—	—	4,328
Kimberley	2,210	—	—	—	—	—	—	—	2,210
Western Australia	103,373	3,979	6,796	10,775	350	—	4,500	4,850	118,997

(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 (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 Ngaanyatjaraku (S) and the South Eastern Statistical Division (Lefroy SSD) now includes Ngaanyatjaraku (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
Regional Director, Western Australia

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