

BUILDING APPROVALS

WESTERN AUSTRALIA

April 1995

MAIN FEATURES

The number of houses approved in April 1995 decreased by 24.3 per cent when compared with March 1995 and decreased by 36.8 per cent when compared with April 1994.

The number of total dwelling units approved in April 1995 decreased by 33.0 per cent when compared with March 1995 and decreased by 43.9 per cent when compared with April 1994.

The provisional trend for total house approvals fell 3.8 per cent in April 1995, following a 4.4 per cent fall in March 1995. This trend will continue to fall unless there is a rise of more than 29.1 per cent in the May 1995 seasonally adjusted figure. The historical average monthly movement of this series regardless of sign is 6.4 per cent.

Comparisons with previous periods are:

Month to month

	<i>Apr. 1995</i>	<i>Mar. 1995</i>	<i>% change</i>	<i>Apr. 1994</i>	<i>% change</i>
Houses	952	1,258	-24.3	1,507	-36.8
Total dwelling units	1,180	1,761	-33.0	2,105	-43.9

Three month moving average

	<i>Apr. 1995</i>	<i>Mar. 1995</i>	<i>% change</i>	<i>Apr. 1994</i>	<i>% change</i>
Houses	1,135	1,184	-4.1	1,588	-28.5
Total dwelling units	1,509	1,627	-7.3	2,216	-31.9

PHONE INQUIRIES

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Brown on (09) 360 5129 for further information about statistics in this publication and the availability of related unpublished statistics.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

MAIL INQUIRIES

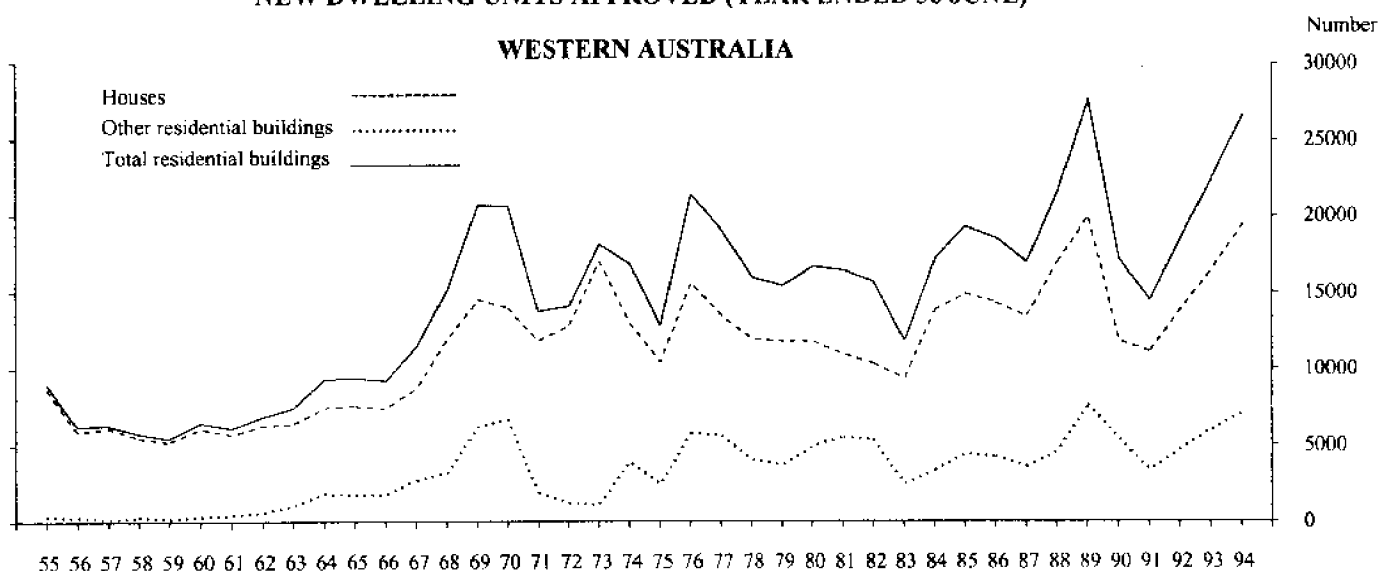
Write to Information Services, Australian Bureau of Statistics, Exchange Plaza, 2 The Esplanade, Perth WA 6000.

ELECTRONIC SERVICES

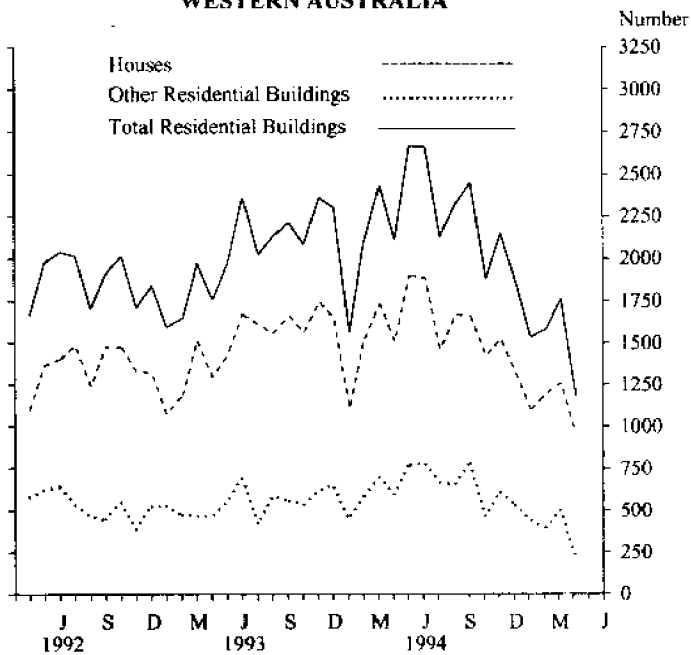
- on Elderlink key *620#
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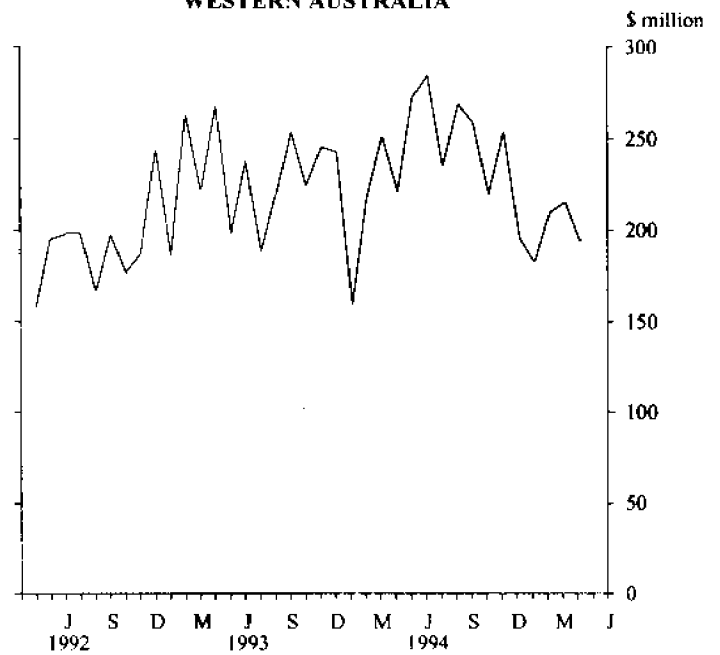
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NEW DWELLING UNITS APPROVED (YEAR ENDED 30 JUNE)**WESTERN AUSTRALIA**

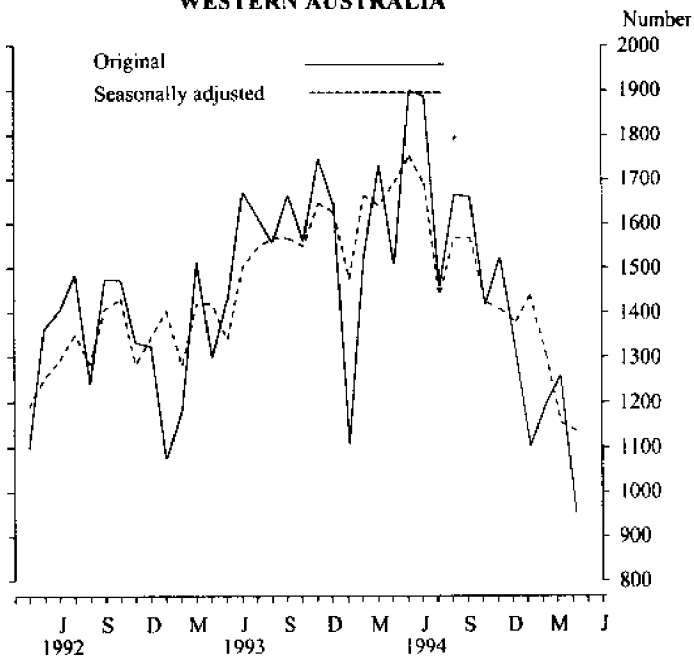
NEW DWELLING UNITS APPROVED WESTERN AUSTRALIA



TOTAL VALUE OF BUILDING APPROVED WESTERN AUSTRALIA



NEW HOUSES APPROVED WESTERN AUSTRALIA



NEW HOUSES APPROVED WESTERN AUSTRALIA

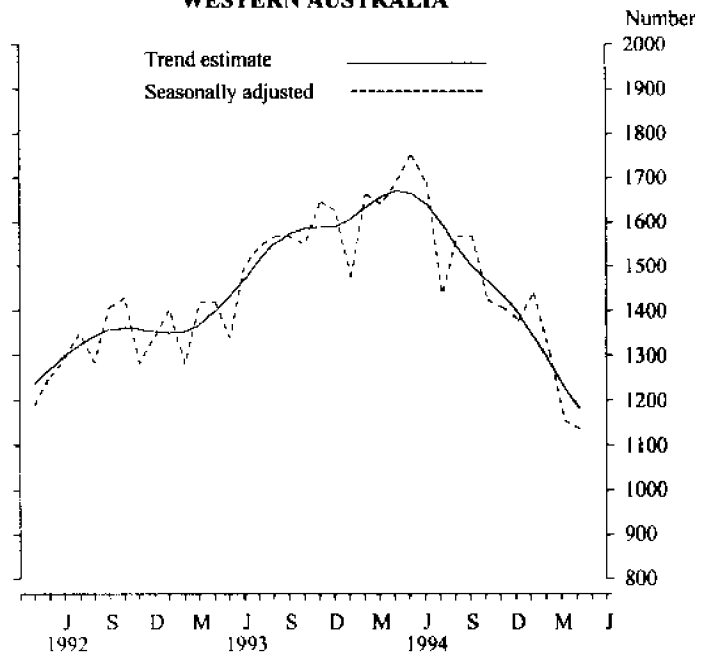


TABLE 1. NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
PERTH STATISTICAL DIVISION										
1991-92	9,969	194	10,163	2,505	1,434	3,939	81	12,555	1,628	14,183
1992-93	11,618	285	11,903	3,448	1,540	4,988	60	15,126	1,825	16,951
1993-94	13,899	321	14,220	4,924	929	5,853	177	18,986	1,264	20,250
1993-94										
July-April	11,261	188	11,449	3,986	616	4,602	169	15,402	818	16,220
1994-95										
July-April	9,444	203	9,647	3,930	336	4,266	94	13,467	540	14,007
1994—										
February	1,095	6	1,101	401	95	496	8	1,504	101	1,605
March	1,248	3	1,251	511	97	608	9	1,767	101	1,868
April	1,109	5	1,114	429	49	478	11	1,549	54	1,603
May	1,321	52	1,373	473	152	625	2	1,796	204	2,000
June	1,317	81	1,398	465	161	626	6	1,788	242	2,030
July	1,061	44	1,105	489	60	549	10	1,560	104	1,664
August	1,216	10	1,226	523	6	529	9	1,747	17	1,764
September	1,174		1,174	580	43	623	10	1,764	43	1,807
October	1,007	7	1,014	365	28	393	7	1,379	35	1,414
November	1,127	22	1,149	513	22	535	23	1,663	44	1,707
December	867	1	868	362	66	428	16	1,245	67	1,312
1995—										
January	783	27	810	307	44	351	3	1,093	71	1,164
February	794	41	835	258	29	287	6	1,058	70	1,128
March	790	36	826	364	33	397	6	1,160	69	1,229
April	625	15	640	169	5	174	4	798	20	818
WESTERN AUSTRALIA										
1991-92	13,474	362	13,836	3,078	1,663	4,741	101	16,653	2,025	18,678
1992-93	16,036	449	16,485	4,081	1,913	5,994	89	20,206	2,362	22,568
1993-94	18,966	471	19,437	5,938	1,206	7,144	195	25,085	1,691	26,776
1993-94										
July-April	15,359	293	15,652	4,843	767	5,610	186	20,374	1,074	21,448
1994-95										
July-April	13,231	308	13,539	4,698	490	5,188	111	18,039	799	18,838
1994—										
February	1,505	19	1,524	479	97	576	10	1,994	116	2,110
March	1,724	8	1,732	573	117	690	10	2,306	126	2,432
April	1,473	34	1,507	492	95	587	11	1,976	129	2,105
May	1,828	72	1,900	541	223	764	3	2,372	295	2,667
June	1,779	106	1,885	554	216	770	6	2,339	322	2,661
July	1,407	51	1,458	587	71	658	12	2,006	122	2,128
August	1,642	23	1,665	631	13	644	11	2,283	37	2,320
September	1,655	5	1,660	706	67	773	12	2,373	72	2,445
October	1,407	8	1,415	425	28	453	10	1,842	36	1,878
November	1,498	24	1,522	566	36	602	25	2,089	60	2,149
December	1,290	24	1,314	437	89	526	16	1,743	113	1,856
1995—										
January	1,069	31	1,100	379	52	431	4	1,452	83	1,535
February	1,142	53	1,195	324	59	383	8	1,474	112	1,586
March	1,201	57	1,258	445	51	496	7	1,653	108	1,761
April	920	32	952	198	24	222	6	1,124	56	1,180

(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														
1991-92	689.9	10.5	700.4	133.3	81.9	215.2	823.2	92.4	915.6	104.8	245.3	398.5	1,172.4	1,418.8
1992-93	822.1	17.7	839.7	188.9	92.3	281.2	1,010.9	109.9	1,120.9	113.3	463.2	715.9	1,585.3	1,950.1
1993-94	1,067.8	19.2	1,087.0	319.3	58.6	377.9	1,387.1	77.8	1,464.8	122.0	388.1	492.4	1,896.8	2,079.3
1993-94														
July-April	858.3	11.3	869.6	254.2	39.1	293.4	1,112.6	50.4	1,163.0	102.2	304.8	400.2	1,519.2	1,665.4
1994-95														
July-April	780.6	14.2	794.8	261.2	20.5	281.7	1,041.8	34.7	1,076.5	107.2	368.6	477.6	1,517.5	1,661.3
1994—														
February	89.4	0.4	89.8	26.0	7.6	33.6	115.5	7.9	123.4	10.4	16.2	23.9	142.1	157.8
March	95.0	0.2	95.2	39.2	5.7	44.8	134.2	5.9	140.0	12.2	32.1	40.0	178.5	192.2
April	89.7	0.3	90.0	27.3	2.6	29.9	116.9	2.9	119.8	11.3	28.8	38.9	157.0	170.0
May	104.7	3.1	107.8	29.7	9.5	39.2	134.4	12.6	147.0	10.6	49.7	50.8	194.6	208.3
June	104.8	4.7	109.5	35.3	10.0	45.3	140.1	14.7	154.9	9.3	33.6	41.4	183.0	205.6
July	89.4	3.5	92.9	32.9	3.5	36.4	122.3	7.0	129.2	10.2	41.2	42.7	173.7	182.2
August	97.6	0.7	98.4	33.7	0.4	34.0	131.3	1.1	132.4	12.9	42.2	63.0	186.4	208.2
September	91.1	—	91.1	36.3	2.7	38.9	127.4	2.7	130.0	10.9	40.6	47.2	178.9	188.2
October	80.7	0.4	81.1	25.7	1.7	27.4	106.4	2.0	108.4	12.0	41.3	47.0	159.6	167.4
November	93.8	1.4	95.1	34.2	1.4	35.5	127.9	2.7	130.7	13.8	37.8	58.9	179.6	203.4
December	72.0	0.1	72.0	22.7	3.9	26.6	94.7	4.0	98.7	8.5	31.0	32.4	134.1	139.6
1995														
January	63.5	1.7	65.2	18.2	2.3	20.5	81.7	4.0	85.7	9.2	29.5	37.4	120.4	132.3
February	68.8	2.6	71.4	17.0	2.2	19.1	85.7	4.8	90.5	9.7	21.5	54.0	116.8	154.2
March	71.7	2.9	74.5	28.5	2.2	30.7	100.2	5.0	105.2	12.0	29.7	29.8	141.9	147.0
April	52.1	1.0	53.2	12.1	0.4	12.5	64.2	1.4	65.6	8.0	53.9	65.1	126.1	138.8
WESTERN AUSTRALIA														
1991-92	931.4	23.9	955.3	166.1	96.5	262.6	1,097.5	120.4	1,217.9	124.2	306.6	504.9	1,527.0	1,847.0
1992-93	1,138.8	34.9	1,173.7	227.6	118.1	345.7	1,366.4	153.0	1,519.4	137.1	591.3	889.6	2,091.8	2,546.1
1993-94	1,469.3	34.4	1,503.7	382.5	78.5	461.0	1,851.8	112.9	1,964.7	150.0	513.1	667.0	2,513.8	2,781.7
1993-94														
July-April	1,176.6	21.9	1,198.6	307.3	49.8	357.1	1,483.9	71.8	1,555.7	124.7	409.7	544.6	2,017.2	2,224.9
1994-95														
July-April	1,105.4	24.7	1,130.1	317.3	31.9	349.3	1,422.7	56.6	1,479.3	132.1	487.7	623.3	2,042.3	2,234.7
1994														
February	122.4	1.7	124.0	30.8	7.8	38.6	153.2	9.4	162.6	13.0	31.2	42.7	197.4	218.4
March	135.3	0.8	136.1	43.5	6.7	50.2	178.7	7.5	186.3	14.8	41.5	49.7	235.0	250.7
April	119.6	3.2	122.8	32.0	6.0	38.0	151.6	9.2	160.8	13.5	35.5	46.6	200.4	220.9
May	147.0	4.9	151.9	34.5	13.9	48.4	181.5	18.8	200.4	13.4	57.4	58.7	252.3	272.4
June	145.7	7.6	153.2	40.7	14.8	55.4	186.3	22.3	208.7	12.0	46.0	63.7	244.3	284.4
July	119.4	4.0	123.3	40.1	4.4	44.4	159.4	8.3	167.8	12.7	51.5	55.0	223.6	235.5
August	132.7	2.1	134.8	41.6	0.8	42.4	174.3	2.9	177.3	14.9	54.2	77.1	243.4	269.3
September	133.1	0.5	133.6	45.0	4.3	49.2	178.1	4.8	182.8	14.0	50.9	61.9	243.0	258.7
October	113.1	0.5	113.6	30.1	1.7	31.7	143.2	2.1	145.3	14.6	48.3	60.2	206.0	220.1
November	127.4	1.6	129.0	38.0	2.3	40.4	165.4	3.9	169.3	16.3	46.4	68.0	228.1	253.6
December	107.9	2.2	110.1	27.6	5.7	33.3	135.4	7.9	143.4	10.6	39.9	42.0	185.9	196.0
1995 -														
January	88.2	2.4	90.6	22.9	2.9	25.8	111.1	5.3	116.4	11.3	40.5	54.8	162.8	182.5
February	97.9	4.1	102.0	22.6	4.2	26.8	120.5	8.3	128.8	12.5	34.2	68.3	167.1	209.6
March	106.7	4.7	111.4	35.5	3.6	39.0	142.2	8.3	150.4	14.9	48.2	50.1	205.3	215.5
April	79.1	2.7	81.7	14.0	2.2	16.1	93.0	4.8	97.9	10.3	73.6	85.8	176.9	193.9

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
<i>1994—</i>								
February	1,655	1,619	1,663	1,633	2,215	2,159	2,335	2,271
March	1,599	1,637	1,640	1,637	2,067	2,165	2,319	2,281
April	1,681	1,637	1,689	1,670	2,232	2,159	2,248	2,286
May	1,681	1,621	1,752	1,665	2,190	2,143	2,374	2,282
June	1,635	1,589	1,689	1,640	2,169	2,120	2,348	2,263
July	1,358	1,546	1,436	1,595	1,916	2,092	2,048	2,230
August	1,544	1,500	1,568	1,543	2,089	2,063	2,152	2,193
September	1,564	1,466	1,570	1,500	2,090	2,039	2,284	2,160
October	1,396	r1,439	1,424	r1,467	2,019	r2,008	2,071	r2,121
November	1,341	r1,411	1,407	r1,435	1,940	r1,957	2,074	r2,062
December	1,371	r1,369	1,379	r1,395	1,865	r1,873	2,041	r1,975
<i>1995—</i>								
January	1,440	r1,313	1,439	r1,342	1,874	r1,764	1,824	r1,860
February	1,260	r1,253	1,308	r1,285	1,642	r1,649	1,767	r1,738
March	1,107	r1,194	1,155	r1,228	1,454	r1,539	1,653	r1,618
April	1,103	1,146	1,136	1,181	1,378	1,443	1,357	1,519

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

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1991-92	1,052.9	1,079.9	r256.1	1,336.1	140.4	r298.3	r491.3	r1,645.9	1,967.9
1992-93	1,261.4	r1,300.1	341.2	r1,641.4	r151.7	579.6	r872.0	r2,207.3	r2,665.1
1993-94	1,580.5	1,617.4	453.3	r2,070.7	161.4	r501.0	r651.3	r2,613.2	r2,883.4
1993— Dec. qtr.	393.7	402.7	r109.5	r512.2	r41.8	129.8	186.6	657.2	740.6
1994— Mar. qtr.	367.4	r371.3	112.7	r484.0	41.0	103.2	126.6	606.4	r651.6
June qtr.	r437.7	454.3	r139.0	593.3	41.3	r135.2	r164.4	717.9	r799.0
Sept. qtr.	398.3	405.1	r132.8	r537.8	r43.0	r151.9	r188.2	r715.8	r769.0
Dec. qtr.	359.5	363.9	r102.3	r466.2	42.8	r130.2	r164.6	r624.4	r673.6
1995— Mar. qtr.	300.3	311.7	88.9	400.5	39.7	118.5	167.3	535.8	607.5

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

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

Class of building	(\$ million)						
	1992-93	1993-94	July-April		1995		
			1993-94	1994-95	February	March	April
PRIVATE SECTOR							
New houses	1,138.8	1,469.3	1,176.6	1,105.4	97.9	106.7	79.1
New other residential buildings	227.6	382.5	307.3	317.3	22.6	35.5	14.0
Total new residential building	1,366.4	1,851.8	1,483.9	1,422.7	120.5	142.2	93.0
Alterations and additions to residential buildings	134.1	148.9	123.6	131.8	12.4	14.9	10.3
Hotels, etc.	10.7	30.3	23.4	37.8	0.4	7.8	2.4
Shops	212.8	151.3	125.9	111.2	3.2	13.2	26.4
Factories	41.2	55.4	44.0	70.1	5.7	4.6	3.8
Offices	44.4	53.7	42.1	70.7	4.5	6.8	19.4
Other business premises	100.3	89.9	72.3	74.7	12.0	3.6	11.2
Educational	28.8	41.0	28.3	29.7	1.0	2.5	1.3
Religious	4.2	9.1	6.9	3.0	0.5	0.5	0.3
Health	79.8	28.8	27.0	27.7	2.1	2.8	2.0
Entertainment and recreational	24.4	25.7	14.8	26.1	0.6	0.1	0.6
Miscellaneous	44.7	27.9	25.0	36.6	4.1	6.3	6.2
Total non-residential building	591.3	513.1	409.7	487.7	34.2	48.2	73.6
Total	2,091.8	2,513.8	2,017.2	2,042.3	167.1	205.3	176.9
PUBLIC SECTOR							
New houses	34.9	34.4	21.9	24.7	4.1	4.7	2.7
New other residential buildings	118.1	78.5	49.8	31.9	4.2	3.6	2.2
Total new residential building	153.0	112.9	71.8	56.6	8.3	8.3	4.8
Alterations and additions to residential buildings	3.0	1.1	1.0	0.2	0.1		
Hotels, etc.	0.2	—	—	1.5	—	1.5	—
Shops	2.0	1.8	1.8	4.0	—	—	2.6
Factories	4.6	1.3	0.9	0.1	0.1	—	—
Offices	67.6	27.7	26.6	28.7	3.6	0.3	8.5
Other business premises	12.2	17.4	17.4	6.5	—	—	—
Educational	98.6	61.0	46.3	49.6	8.9	—	—
Religious	—	—	—	—	—	—	—
Health	22.1	23.4	23.4	3.8	0.2	—	—
Entertainment and recreational	49.7	13.7	12.8	4.7	0.7	—	0.8
Miscellaneous	41.3	7.6	5.7	36.5	20.7	0.1	0.3
Total non-residential building	298.3	153.9	134.9	135.6	34.2	1.9	12.2
Total	454.3	267.9	207.7	192.4	42.5	10.2	17.0
TOTAL							
New houses	1,173.7	1,503.7	1,198.6	1,130.1	102.0	111.4	81.7
New other residential buildings	345.7	461.0	357.1	349.3	26.8	39.0	16.1
Total new residential building	1,519.4	1,964.7	1,555.7	1,479.3	128.8	150.4	97.9
Alterations and additions to residential buildings	137.1	150.0	124.7	132.1	12.5	14.9	10.3
Hotels, etc.	10.8	30.3	23.4	39.3	0.4	9.4	2.4
Shops	214.8	153.1	127.7	115.3	3.2	13.2	29.0
Factories	45.8	56.7	44.9	70.2	5.8	4.6	3.8
Offices	112.0	81.3	68.7	99.4	8.1	7.1	27.9
Other business premises	112.5	107.3	89.7	81.2	12.0	3.6	11.2
Educational	127.4	102.1	74.6	79.4	9.9	2.5	1.3
Religious	4.2	9.1	6.9	3.0	0.5	0.5	0.3
Health	101.9	52.2	50.4	31.5	2.3	2.8	2.0
Entertainment and recreational	74.0	39.5	27.7	30.7	1.4	0.1	1.4
Miscellaneous	86.0	35.5	30.6	73.1	24.8	6.4	6.5
Total non-residential building	889.6	667.0	544.6	623.3	68.3	50.1	85.8
Total	2,546.1	2,781.7	2,224.9	2,234.7	209.6	215.5	193.9

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1995 February	2	0.1	1	0.3	—	—	—	—	—	—	3	0.4
March	2	0.2	3	0.7	2	1.5	—	—	1	6.9	8	9.4
April	1	0.2	2	0.5	1	0.5	1	1.3	—	—	5	2.4
SHOPS												
1995 February	13	1.4	3	0.9	1	0.9	—	—	—	—	17	3.2
March	6	0.6	8	2.0	1	0.6	—	—	1	10.0	16	13.2
April	13	1.1	5	1.9	1	0.9	2	4.6	1	20.5	22	29.0
FACTORIES												
1995 February	10	1.0	6	1.8	—	—	1	3.0	—	—	17	5.8
March	17	1.7	5	1.2	3	1.7	—	—	—	—	25	4.6
April	8	1.0	8	2.8	—	—	—	—	—	—	16	3.8
OFFICES												
1995 February	13	1.2	8	2.3	4	2.3	1	2.3	—	—	26	8.1
March	16	1.6	8	2.5	1	0.5	1	2.5	—	—	26	7.1
April	9	0.8	—	—	—	—	5	15.1	2	12.0	16	27.9
OTHER BUSINESS PREMISES												
1995 February	16	1.6	6	1.8	4	2.8	—	—	1	5.8	27	12.0
March	8	0.7	3	1.1	2	1.9	—	—	—	—	13	3.6
April	5	0.5	7	1.8	6	4.4	1	4.5	—	—	19	11.2
EDUCATIONAL												
1995 February	4	0.6	3	0.7	—	—	1	2.0	1	6.6	9	9.9
March	4	0.3	—	—	—	—	1	2.1	—	—	5	2.5
April	—	—	1	0.4	1	1.0	—	—	—	—	2	1.3
RELIGIOUS												
1995 February	1	0.1	1	0.4	—	—	—	—	—	—	2	0.5
March	—	—	—	—	1	0.5	—	—	—	—	1	0.5
April	—	—	1	0.3	—	—	—	—	—	—	1	0.3
HEALTH												
1995 February	1	0.1	1	0.2	1	1.0	1	1.0	—	—	4	2.3
March	1	0.1	2	0.6	—	—	1	2.0	—	—	4	2.8
April	—	—	2	0.6	—	—	1	1.5	—	—	3	2.0
ENTERTAINMENT AND RECREATIONAL												
1995 February	3	0.4	4	1.0	—	—	—	—	—	—	7	1.4
March	1	0.1	—	—	—	—	—	—	—	—	1	0.1
April	—	—	2	0.6	1	0.8	—	—	—	—	3	1.4
MISCELLANEOUS												
1995 February	7	0.7	4	1.3	1	0.5	2	4.6	2	17.7	16	24.8
March	17	1.6	8	2.3	2	1.3	1	1.2	—	—	28	6.4
April	18	1.8	9	2.4	3	2.2	—	—	—	—	30	6.5
TOTAL NON-RESIDENTIAL BUILDING												
1995 February	70	7.2	37	10.6	11	7.6	6	12.9	4	30.0	128	68.3
March	72	7.0	37	10.4	12	8.0	4	7.8	2	16.9	127	50.1
April	54	5.5	37	11.2	13	9.8	10	26.8	3	32.5	117	85.8

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

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
PERTH STATISTICAL DIVISION										
Cambridge (T)	4	—	454	11	—	1,021	611	240	4,240	6,326
Claremont (T)	2	—	500	—	—	—	340	735	735	1,575
Cottesloe (T)	2	—	382	—	—	—	45	—	—	427
Mosman Park (T)	2	—	547	—	—	—	155	—	—	702
Nedlands (C)	2	—	360	2	—	170	1,111	—	—	1,641
Peppermint Grove (S)	—	—	—	—	—	—	—	340	340	340
Perth (C) — Inner	—	—	—	—	—	—	—	5,160	5,771	5,771
Perth (C) — Remainder	—	1	135	40	—	2,350	—	415	415	2,900
Subiaco (C)	6	—	1,099	3	—	450	231	80	80	1,860
Victoria Park (T)	2	—	129	9	2	694	93	—	60	976
Vincent (T)	1	—	56	4	—	280	524	55	4,555	5,415
Central Metropolitan (SSD)	21	1	3,662	69	2	4,965	3,110	7,025	16,196	27,933
Bassendean (T)	1	5	350	2	—	64	485	1,522	1,522	2,421
Bayswater (C)	8	—	846	—	—	—	85	200	200	1,131
Kalamunda (S)	13	—	1,233	16	—	945	141	—	—	2,319
Mundaring (S)	19	—	1,423	6	—	600	98	220	220	2,341
Swan (S)	86	—	5,152	5	—	300	190	1,565	1,988	7,630
East Metropolitan (SSD)	127	5	9,005	29	—	1,909	998	3,507	3,930	15,842
Stirling (C) — Central	25	—	3,480	11	—	750	475	805	805	5,510
Stirling (C) — West	7	—	1,041	16	—	1,270	694	—	—	3,005
Stirling (C) — South-Eastern	3	—	258	4	—	210	226	—	—	693
Wanneroo (C)	179	—	14,578	7	—	455	710	26,685	26,899	42,643
North Metropolitan (SSD)	214	—	19,356	38	—	2,685	2,105	27,490	27,704	51,850
Cockburn (C)	42	4	3,788	—	—	—	221	1,067	1,067	5,076
East Fremantle (T)	3	—	394	—	—	—	—	—	—	394
Fremantle (C) — Inner	—	—	—	—	—	—	—	800	1,885	1,885
Fremantle (C) — Remainder	4	—	388	2	—	200	265	1,298	1,298	2,151
Kwinana (T)	20	—	1,326	—	—	—	51	1,932	1,932	3,309
Melville (C)	14	1	1,866	16	3	1,894	252	2,111	2,111	6,124
Rockingham (C)	68	—	4,311	—	—	—	46	150	150	4,507
South West Metropolitan (SSD)	151	5	12,073	18	3	2,094	835	7,358	8,443	23,446
Armadale (C)	11	—	933	—	—	—	126	339	339	1,398
Belmont (C)	6	—	296	—	—	—	180	5,075	5,075	5,551
Canning (C)	20	—	1,862	7	—	416	303	2,178	2,178	4,760
Gosnells (C)	56	2	3,795	4	—	200	16	550	550	4,560
Serpentine-Jarrahdale (S)	15	—	1,240	—	—	—	85	330	330	1,655
South Perth (C)	4	2	934	4	—	205	238	397	397	1,774
South East Metropolitan (SSD)	112	4	9,061	15	—	821	947	8,472	8,869	19,698
Total	625	15	53,157	169	5	12,474	7,995	53,852	65,143	138,769
SOUTH WEST STATISTICAL DIVISION										
Boddington (S)	1	—	50	—	—	—	—	—	—	50
Mandurah (C)	62	—	5,160	13	—	720	78	1,494	1,494	7,452
Murray (S)	10	—	615	—	—	—	65	200	200	880
Waroona (S)	2	—	148	—	—	—	23	—	—	171
Dale (SSD)	75	—	5,973	13	—	720	165	1,694	1,694	8,553
Bunbury (C)	3	—	184	—	—	—	177	256	256	617
Capel (S)	3	—	241	—	—	—	—	—	—	241
Collie (S)	—	—	—	—	—	—	—	—	—	—
Dardanup (S)	7	—	560	—	—	—	20	—	—	580
Donnybrook-Balingup (S)	4	—	221	—	—	—	—	—	—	221
Harvey (S)	13	—	1,564	—	—	—	75	100	100	1,739
Preston (SSD)	30	—	2,770	—	—	—	272	356	356	3,398

For footnote, see end of table.

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

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SOUTH WEST STATISTICAL DIVISION (continued)										
Augusta-Margaret River (S)	16	5	1,920	4	—	275	120	261	261	2,576
Busselton (S)	37	1	3,782	4	—	440	265	470	470	4,957
Vasse (SSD)	53	6	5,701	8	—	715	385	731	731	7,532
Boyup Brook (S)	1	—	42	—	—	—	—	—	—	42
Bridgetown-Greenhushes (S)	4	—	269	—	—	—	71	—	—	339
Manjimup (S)	2	—	174	—	—	—	38	1,500	1,500	1,712
Nannup (S)	2	—	116	—	—	—	—	—	—	116
Blackwood (SSD)	9	—	600	—	—	—	109	1,500	1,500	2,209
Total	167	6	15,045	21	—	1,435	930	4,281	4,281	21,691
LOWER GREAT SOUTHERN STATISTICAL DIVISION										
Broomehill (S)	1	—	10	—	—	—	—	—	—	10
Gnowangerup (S)	—	—	—	—	—	—	—	—	—	—
Jerramungup (S)	—	—	—	—	—	—	—	—	—	—
Katanning (S)	2	—	208	—	—	—	—	—	—	208
Kent (S)	—	—	—	—	—	—	—	—	—	—
Kojonup (S)	2	—	165	—	—	—	30	100	100	295
Tambellup (S)	—	—	—	—	—	—	—	—	—	—
Woodanilling (S)	—	—	—	—	—	—	—	—	—	—
Pallinup (SSD)	5	—	383	—	—	—	30	100	100	513
Albany (T)	9	—	927	2	—	80	90	50	50	1,147
Albany (S)	11	—	798	—	—	—	76	—	—	874
Cranbrook (S)	—	—	—	—	—	—	—	—	—	—
Denmark (S)	6	—	664	—	—	—	48	—	—	712
Plantagenet (S)	5	—	549	—	—	—	12	—	—	561
King (SSD)	31	—	2,938	2	—	80	226	50	50	3,294
Total	36	—	3,321	2	—	80	256	150	150	3,807
UPPER GREAT SOUTHERN STATISTICAL DIVISION										
Brookton (S)	1	—	53	—	—	—	10	—	—	63
Cuballing (S)	—	—	—	—	—	—	—	—	—	—
Dumbleyung (S)	—	—	—	—	—	—	—	—	—	—
Narrogin (T)	1	—	110	—	—	—	48	—	—	158
Narrogin (S)	—	—	—	—	—	—	—	—	—	—
Pingelly (S)	—	—	—	—	—	—	—	—	—	—
Wagin (S)	1	—	93	—	—	—	—	—	—	93
Wandering (S)	—	—	—	—	—	—	—	—	—	—
West Arthur (S)	1	—	91	—	—	—	—	—	—	91
Wickepin (S)	—	—	—	—	—	—	—	—	—	—
Williams (S)	—	—	—	—	—	—	—	—	—	—
Hotham (SSD)	4	—	347	—	—	—	58	—	—	405
Corrigin (S)	1	—	114	—	—	—	—	—	—	114
Kondinin (S)	—	—	—	—	—	—	—	—	—	—
Kulin (S)	—	—	—	—	—	—	—	—	—	—
Lake Grace (S)	—	—	—	—	—	—	—	—	—	—
Lakes (SSD)	1	—	114	—	—	—	—	—	—	114
Total	5	—	461	—	—	—	58	—	—	519

For footnote, see end of table.

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

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MIDLANDS STATISTICAL DIVISION										
Chittering (S)	4	—	477	—	—	—	41	—	—	518
Dandaragan (S)	1	—	62	—	—	—	21	—	—	82
Gingin (S)	3	—	145	—	—	—	—	—	—	145
Moora (S)	—	—	—	—	—	—	—	—	—	—
Victoria Plains (S)	—	—	—	—	—	—	—	—	—	—
Moore (SSD)	8	—	683	—	—	—	62	—	—	745
Beverley (S)	—	—	—	—	—	—	27	—	—	27
Cunderdin (S)	—	—	—	—	—	—	—	—	—	—
Dalwallinu (S)	1	—	105	—	—	—	—	—	—	105
Dowerin (S)	—	—	—	—	—	—	—	—	—	—
Goomalling (S)	—	—	—	—	—	—	15	—	—	15
Koorda (S)	—	—	—	—	—	—	—	—	—	—
Northam (T)	3	—	318	—	—	—	27	—	—	345
Northam (S)	2	—	95	—	—	—	—	—	—	95
Quairading (S)	—	—	—	—	—	—	—	—	—	—
Tammin (S)	—	—	—	—	—	—	—	—	—	—
Toodyay (S)	9	4	973	—	—	—	35	—	—	1,008
Wongan-Ballidu (S)	—	—	—	—	—	—	—	—	—	—
Wyalkatchem (S)	—	—	—	—	—	—	—	—	—	—
York (S)	1	—	74	—	6	500	44	—	—	617
Avon (SSD)	16	4	1,564	—	6	500	148	—	—	2,211
Bruce Rock (S)	—	—	—	—	—	—	—	—	—	—
Kellerberrin (S)	—	—	—	—	—	—	—	—	—	—
Merredin (S)	—	—	—	—	—	—	—	—	—	—
Mount Marshall (S)	1	—	44	—	—	—	—	—	—	44
Mukinbudin (S)	—	—	—	—	—	—	—	—	—	—
Narembeen (S)	—	1	117	—	—	—	—	—	—	117
Nungarin (S)	—	—	—	—	—	—	—	—	—	—
Trayning (S)	—	—	—	—	—	—	—	—	—	—
Westonia (S)	—	—	—	—	—	—	—	—	—	—
Yilgarn (S)	3	—	187	—	—	—	25	500	500	712
Campion (SSD)	4	1	348	—	—	—	25	500	500	873
Total	28	5	2,595	—	6	500	234	500	500	3,829
SOUTH EASTERN STATISTICAL DIVISION										
Coolgardie (S)	—	—	—	—	—	—	—	—	—	—
Kalgoorlie/Boulder (C)	19	3	2,098	—	8	769	437	7,278	7,278	10,582
Laverton (S)	—	—	—	—	—	—	—	—	—	—
Leonora (S)	—	—	—	—	—	—	—	—	—	—
Menzies (S)	—	—	—	—	—	—	—	—	—	—
Lefroy (SSD)	19	3	2,098	—	8	769	437	7,278	7,278	10,582
Dundas (S)	—	—	—	—	—	—	—	—	—	—
Esperance (S)	5	—	497	—	—	—	65	—	—	562
Ravensthorpe (S)	—	—	—	—	—	—	—	—	—	—
Johnston (SSD)	5	—	497	—	—	—	65	—	—	562
Total	24	3	2,595	—	8	769	502	7,278	7,278	11,144

For footnote, see end of table.

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

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
CENTRAL STATISTICAL DIVISION										
Camarvon (S)	2	—	223	—	—	—	15	—	—	238
Exmouth (S)	—	—	—	—	—	—	—	—	—	—
Shark Bay (S)	—	—	—	—	—	—	—	160	160	160
Upper Gascoyne (S)	—	—	—	—	—	—	—	—	—	—
Gascoyne (SSD)	2	—	223	—	—	—	15	160	160	398
Cue (S)	—	—	—	—	—	—	—	—	—	—
Meekatharra (S)	—	—	—	—	—	—	—	—	—	—
Mount Magnet (S)	—	—	—	—	—	—	—	—	—	—
Murchison (S)	—	—	—	—	—	—	—	—	—	—
Ngaanyatjaraku (S)	—	—	—	—	—	—	—	—	—	—
Sandstone (S)	—	—	—	—	—	—	—	—	—	—
Wiluna (S)	—	—	—	—	—	—	—	—	—	—
Yalgoo (S)	—	—	—	—	—	—	—	—	—	—
Carnegie (SSD)	—	—	—	—	—	—	—	—	—	—
Camamah (S)	—	—	—	—	—	—	—	—	—	—
Chapman Valley (S)	1	—	177	—	—	—	69	—	—	247
Coorow (S)	—	—	—	—	—	—	—	—	—	—
Geraldton (C)	2	—	264	6	—	350	—	450	450	1,064
Greenough (S)	5	—	325	—	—	—	12	157	157	493
Irwin (S)	4	—	347	—	—	—	—	—	—	347
Mingenew (S)	1	—	110	—	—	—	—	—	—	110
Morawa (S)	—	—	—	—	—	—	—	—	—	—
Mullewa (S)	—	—	—	—	—	—	—	—	—	—
Northampton (S)	1	—	149	—	—	—	25	4,500	4,500	4,674
Perenjori (S)	1	—	23	—	—	—	110	—	—	133
Three Springs (S)	—	—	—	—	—	—	—	—	—	—
Greenough River (SSD)	15	—	1,394	6	—	350	216	5,107	5,107	7,068
Total	17	—	1,617	6	—	350	231	5,267	5,267	7,465
PILBARA STATISTICAL DIVISION										
East Pilbara (S)	—	—	—	—	2	245	—	200	200	445
Port Hedland (T)	1	3	529	—	—	—	29	160	960	1,518
De Grey (SSD)	1	3	529	—	2	245	29	360	1,160	1,964
Ashburton (S)	—	—	—	—	—	—	—	—	—	—
Roeboorne (S)	—	—	—	—	—	—	15	200	200	215
Fortescue (SSD)	—	—	—	—	—	—	15	200	200	215
Total	1	3	529	—	2	245	44	560	1,360	2,179
KIMBERLEY STATISTICAL DIVISION										
Halls Creek (S)	—	—	—	—	—	—	—	—	—	—
Wyndham-East Kimberley (S)	11	—	1,824	—	—	—	—	490	490	2,314
Ord (SSD)	11	—	1,824	—	—	—	—	490	490	2,314
Broome (S)	5	—	533	—	—	—	15	1,250	1,320	1,868
Derby-West Kimberley (S)	1	—	70	—	3	271	—	—	—	341
Fitzroy (SSD)	6	—	603	—	3	271	15	1,250	1,320	2,209
Total	17	—	2,427	—	3	271	15	1,740	1,810	4,523
WESTERN AUSTRALIA										
Western Australia	920	32	81,747	198	24	16,124	10,267	73,628	85,788	193,927

(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
APRIL 1995**

Statistical division	Material of outer walls					Total	Floor area (sq m)	Average floor area (sq m)	Average value per square metre (\$)
	Double brick(b)	Brick veneer	Fibre cement	Timber	Other and not stated				
Perth	620	5	2	5	8	640	139,546	218	381
South-West	129	14	13	7	10	173	36,920	213	408
Lower Great Southern	11	16	3	5	1	36	8,060	224	412
Upper Great Southern	3	1	—	—	1	5	1,100	220	419
Midlands	13	8	7	4	1	33	7,429	225	349
South-Eastern	6	19	1	—	1	27	5,852	217	443
Central	11	2	1	—	3	17	3,469	204	466
Pilbara	—	3	1	—	—	4	768	192	689
Kimberley	—	—	—	—	17	17	4,341	255	559
Western Australia	793	68	28	21	42	952	207,485	218	394

(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
APRIL 1995**

New other residential building										
Statistical division	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	Total new residential building
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Perth	640	159	15	174	—	—	—	—	174	814
South West	173	19	2	21	—	—	—	—	21	194
Lower Great Southern	36	2	—	2	—	—	—	—	2	38
Upper Great Southern	5	—	—	—	—	—	—	—	—	5
Midlands	33	6	—	6	—	—	—	—	6	39
South Eastern	27	8	—	8	—	—	—	—	8	35
Central	17	6	—	6	—	—	—	—	6	23
Pilbara	4	2	—	2	—	—	—	—	2	6
Kimberley	17	3	—	3	—	—	—	—	3	20
Western Australia	952	205	17	222	—	—	—	—	222	1,174
VALUE (\$'000)										
Perth	53,157	11,449	1,025	12,474	—	—	—	—	12,474	65,631
South West	15,045	1,265	170	1,435	—	—	—	—	1,435	16,480
Lower Great Southern	3,321	80	—	80	—	—	—	—	80	3,401
Upper Great Southern	461	—	—	—	—	—	—	—	—	461
Midlands	2,595	500	—	500	—	—	—	—	500	3,095
South Eastern	2,595	769	—	769	—	—	—	—	769	3,364
Central	1,617	350	—	350	—	—	—	—	350	1,967
Pilbara	529	245	—	245	—	—	—	—	245	775
Kimberley	2,427	271	—	271	—	—	—	—	271	2,698
Western Australia	81,747	14,929	1,195	16,124	—	—	—	—	16,124	97,871

(a) Excludes Conversions, etc.

EXPLANATORY NOTES

Introduction

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

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

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

Factors affecting comparability

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

Scope and coverage

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

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

5. From July 1990, the statistics cover:

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

From July 1988 to June 1990, the statistics covered:

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

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

Definitions

6. A *building* is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by humans.

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

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

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

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

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

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

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

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

Building classification

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

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

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

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

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

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

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

Seasonal adjustment

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

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

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

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

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

sole criterion in determining which moving average is appropriate.

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

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

Estimates at constant prices

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

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

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

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

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

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

Australian Standard Geographical Classification

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

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

Perth City Council Re-structure

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

Unpublished data and related publications

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

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

WESTERN AUSTRALIA	Catalogue No.
Building Approvals - Private Sector, Perth Statistical Division (monthly)	8732.5
Building Activity (quarterly)	8752.5
Dwelling Unit Commencements (monthly)	8741.5
AUSTRALIA	
Building Approvals (monthly)	8731.0
Building Activity (quarterly)	8752.0
Engineering Construction Survey (quarterly)	8762.0
Housing Finance for Owner Occupation: Australia	5609.0
36. All publications produced by the ABS are listed in <i>Catalogue of Publications and Products</i> (1101.0) which is available from any ABS Office.	

Symbols and other usages

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

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

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

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