

CATALOGUE NO. 8731.5
EMBARGOED UNTIL 11.30 AM 9 JULY 1996

BUILDING APPROVALS

WESTERN AUSTRALIA

May 1996

Main Features

The number of houses approved in May was 1,183, an increase of 28.3% on last month and a decrease of 13.5% on the May 1995 figure.

The number of total dwelling units approved rose 21.5% to 1,420 from the April figure of 1,169 and fell by 20.8% from May 1995.

Comparisons with previous periods are:

	Month to Month				
	<i>May 1996</i>	<i>April 1996</i>	<i>% change</i>	<i>May 1995</i>	<i>% change</i>
Houses	1,183	922	28.3	1,367	- 13.5
Total dwelling units	1,420	1,169	21.5	1,794	- 20.8

	Three month moving average				
	<i>May 1996</i>	<i>April 1996</i>	<i>% change</i>	<i>May 1995</i>	<i>% change</i>
Houses	1,068	1,046	2.5	1,192	- 10.4
Total dwelling units	1,363	1,384	- 1.5	1,578	- 13.6

The provisional trend for new private sector houses fell 0.6% from last month. This trend will continue its current path unless there is an increase of 8.0% in the seasonally adjusted figure for this series. The historical average monthly movement of this series regardless of sign is 7.0%.

P.C. Kelly
Deputy Commonwealth Statistician
and Government Statistician

PHONE INQUIRIES

Contact Mr Damian Sparkes on 1800 811 017 for further information about statistics in this publication and the availability of related unpublished statistics.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

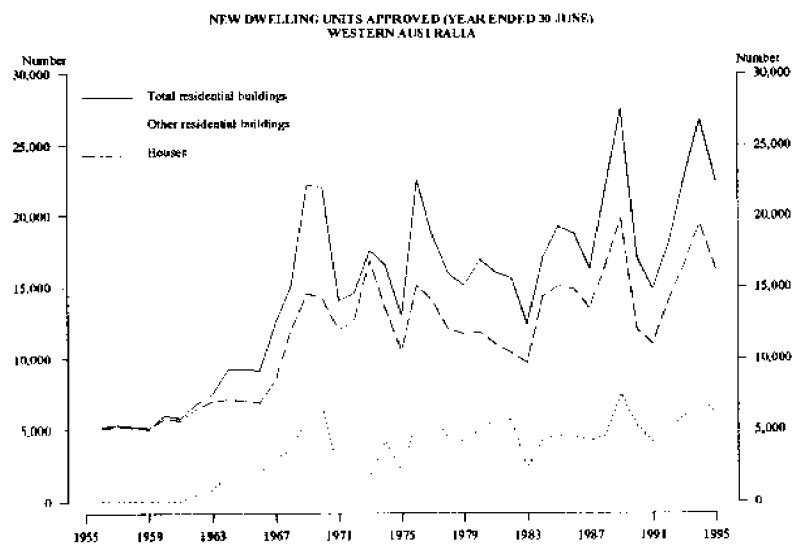
Write to Information Services, Australian Bureau of Statistics, Exchange Plaza, 2 The Esplanade, Perth WA 6000.

ELECTRONIC SERVICES

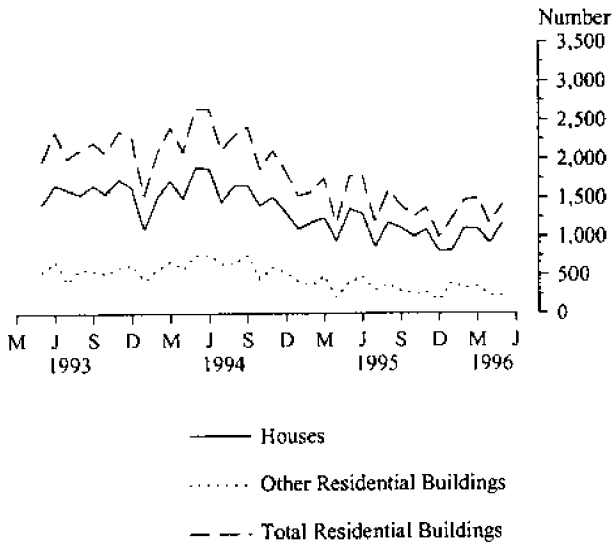
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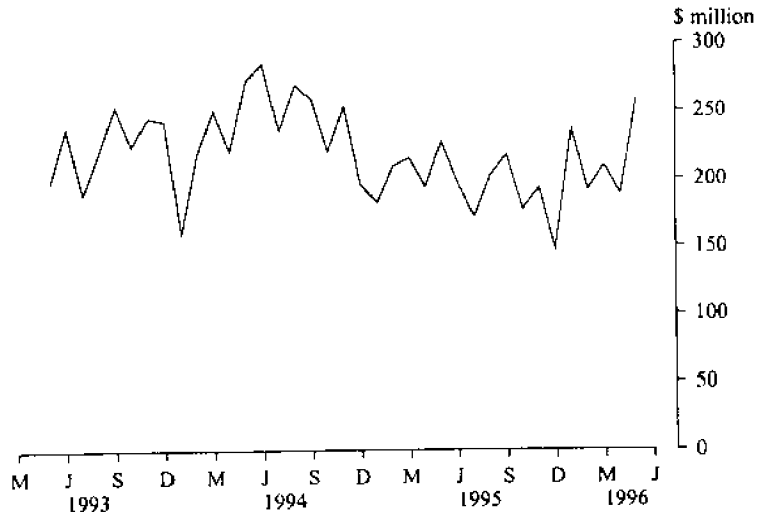
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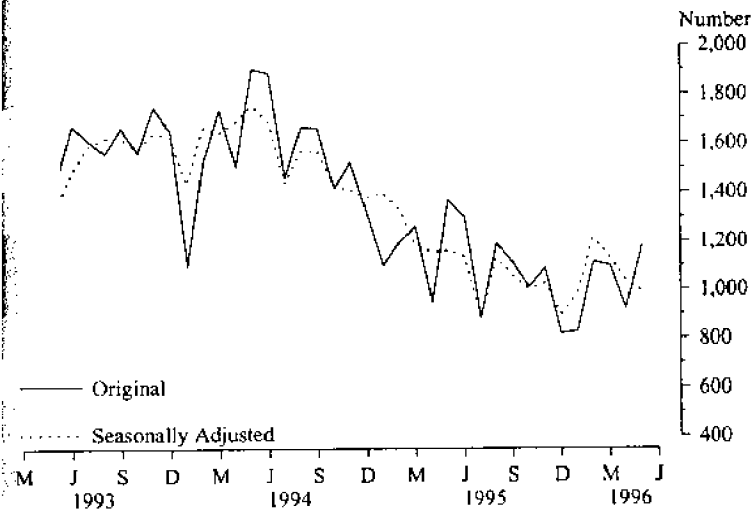
**NEW DWELLING UNITS APPROVED
WESTERN AUSTRALIA**



**TOTAL VALUE OF BUILDING APPROVED
WESTERN AUSTRALIA**



**NEW HOUSES APPROVED
WESTERN AUSTRALIA**



**NEW HOUSES APPROVED
WESTERN AUSTRALIA**

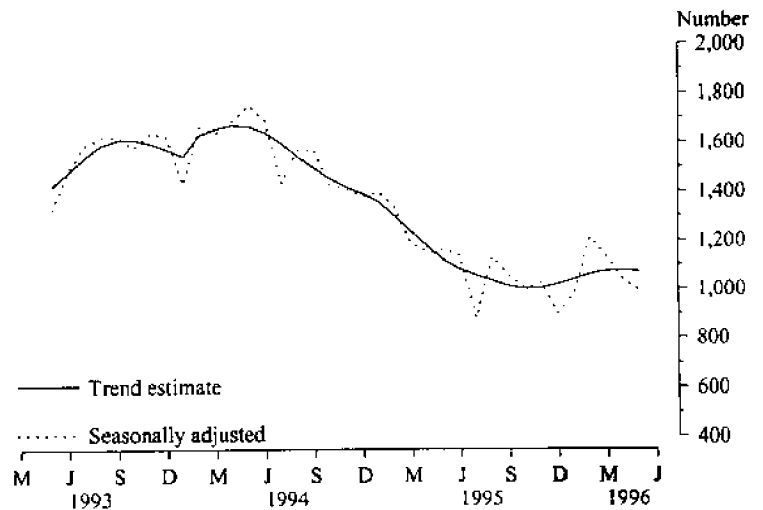


TABLE 1. NUMBER OF DWELLING UNITS APPROVED

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										
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
1994-95	11,238	255	11,493	4,430	509	4,939	98	15,765	765	16,530
1994-95										
July-May	10,391	238	10,629	4,227	390	4,617	95	14,712	629	15,341
1995-96										
July-May	7,600	136	7,736	2,286	424	2,710	79	9,965	560	10,525
1995—										
March	790	36	826	364	33	397	6	1,160	69	1,229
April	625	15	640	169	5	174	4	798	20	818
May	947	35	982	297	54	351	1	1,245	89	1,334
June	847	17	864	203	119	322	3	1,053	136	1,189
July	493	6	499	269		269	4	766	6	772
August	835	20	855	317	15	332	8	1,160	35	1,195
September	772	17	789	200	19	219	5	977	36	1,013
October	691	2	693	157	51	208	3	851	53	904
November	750	2	752	212	18	230	5	967	20	987
December	538	13	551	129	2	131	6	673	15	688
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
WESTERN AUSTRALIA										
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
1994-95	15,783	424	16,207	5,297	808	6,105	115	21,194	1,233	22,427
1994-95										
July-May	14,548	358	14,906	5,050	564	5,614	112	19,709	923	20,632
1995-96										
July-May	11,028	217	11,245	2,779	523	3,302	113	13,920	740	14,660
1995—										
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
May	1,317	50	1,367	352	74	426	1	1,670	124	1,794
June	1,235	66	1,301	247	244	491	3	1,485	310	1,795
July	872	11	883	316		316	4	1,192	11	1,203
August	1,166	23	1,189	377	22	399	8	1,551	45	1,596
September	1,089	22	1,111	264	29	293	6	1,359	51	1,410
October	999	9	1,008	194	59	253	4	1,197	68	1,265
November	1,076	11	1,087	262	24	286	5	1,343	35	1,378
December	804	15	819	168	2	170	6	978	17	995
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

(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														
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
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
1994-95 July-May	860.0	16.5	876.6	286.5	24.8	311.3	1,146.5	41.4	1,187.9	117.2	408.2	523.4	1,671.8	1,828.5
1995-96 July-May	723.5	9.7	733.2	180.6	31.6	212.2	904.1	41.3	945.4	118.9	463.8	542.1	1,486.6	1,606.4
1995—														
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
May	79.4	2.3	81.7	25.3	4.4	29.7	104.7	6.7	111.4	10.0	39.6	45.8	154.2	167.2
June	68.5	1.4	69.9	16.0	6.8	22.8	84.5	8.2	92.7	8.9	30.4	32.2	123.8	133.7
July	45.9	0.6	46.5	20.0	—	20.0	65.9	0.6	66.5	8.9	25.4	28.7	100.2	104.1
August	76.0	1.3	77.3	25.7	0.8	26.5	101.7	2.0	103.8	11.4	36.8	38.9	149.9	154.1
September	70.0	1.0	71.0	16.4	1.2	17.6	86.4	2.2	88.6	13.6	49.4	55.2	149.4	157.4
October	67.1	0.2	67.3	13.8	2.4	16.2	80.9	2.6	83.5	9.9	31.0	32.3	121.8	125.7
November	69.4	0.2	69.6	15.5	2.8	18.3	85.0	3.0	88.0	13.5	30.3	32.7	128.8	134.2
December	54.2	0.8	55.0	9.7	0.1	9.9	63.9	0.9	64.8	9.8	18.9	23.9	92.6	98.4
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
WESTERN AUSTRALIA														
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
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
1994-95 July-May	1,216.9	28.4	1,245.3	346.8	38.2	385.0	1,563.8	66.5	1,630.3	145.0	542.4	686.6	2,250.9	2,461.9
1995-96 July-May	1,034.1	20.2	1,054.3	217.6	39.6	257.2	1,251.7	59.8	1,311.6	150.9	629.9	731.0	2,032.1	2,193.4
1995—														
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
May	111.5	3.7	115.2	29.5	6.2	35.7	141.0	9.9	151.0	12.9	54.7	63.3	208.6	227.2
June	102.9	6.1	109.0	19.4	15.9	35.3	122.3	22.0	144.3	11.2	38.5	41.6	172.0	197.1
July	76.8	1.1	77.8	23.1	—	23.1	99.9	1.1	100.9	15.8	51.9	55.1	167.5	171.9
August	103.1	1.6	104.8	29.3	1.3	30.6	132.4	3.0	135.4	14.0	51.0	53.2	197.5	202.6
September	97.5	1.8	99.2	21.2	1.7	22.9	118.6	3.5	122.1	16.2	72.2	79.0	207.0	217.4
October	95.4	1.2	96.6	17.0	3.3	20.4	112.5	4.5	117.0	11.9	47.1	48.5	171.3	177.4
November	97.6	1.5	99.1	19.5	3.2	22.7	117.1	4.7	121.8	16.5	51.2	54.7	184.8	192.9
December	78.5	1.0	79.5	12.8	0.1	12.9	91.3	1.1	92.4	12.2	28.7	42.9	132.2	147.5
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

**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>1995—</i>								
March r	1,136	1,202	1,186	1,239	1,506	1,553	1,659	1,629
April r	1,107	1,138	1,153	1,177	1,398	1,459	1,386	1,537
May r	1,129	1,082	1,163	1,121	1,440	1,384	1,510	1,467
June r	1,118	1,045	1,139	1,082	1,320	1,335	1,510	1,426
July r	841	1,023	879	1,057	1,238	1,302	1,245	1,400
August r	1,094	1,005	1,129	1,035	1,387	1,271	1,510	1,370
September r	1,032	988	1,056	1,013	1,218	1,244	1,327	1,338
October r	970	981	1,000	1,001	1,213	1,235	1,323	1,319
November r	1,012	989	1,026	1,004	1,302	1,252	1,387	1,326
December r	884	1,008	898	1,021	1,075	1,284	1,081	1,356
<i>1996—</i>								
January r	1,016	1,027	983	1,041	1,347	1,312	1,395	1,385
February r	1,163	1,045	1,211	1,062	1,537	1,325	1,642	1,404
March r	1,102	1,057	1,134	1,075	1,363	1,317	1,517	1,400
April r	1,010	1,059	1,042	1,078	1,201	1,291	1,259	1,376
May r	999	1,053	990	1,072	1,139	1,255	1,194	1,341

(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							
1992-93	1,261.4	1,300.1	341.2	1,641.4	151.7	579.6	872.0	2,207.3	2,665.1
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
<i>1994—</i>									
Dec. qtr.	359.5	363.9	102.3	466.2	42.8	129.9	164.3	623.7	673.3
<i>1995—</i>									
Mar. qtr.	300.3	311.7	88.6	400.3	39.7	118.0	166.5	535.3	606.4
June qtr.	298.6	311.3	83.8	395.1	35.0	159.5	182.3	552.6	612.4
Sept. qtr.	281.0	285.5	73.3	358.8	46.6	166.6	178.2	563.4	583.6
Dec. qtr.	271.3	274.9	53.4	328.3	40.6	120.5	138.5	478.3	507.4
<i>1996—</i>									
Mar. qtr.	285.2	293.7	87.7	381.4	39.7	154.6	202.0	546.4	623.1

(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	1993-94	1994-95	July-May		1996		
			1994-95	1995-96	March	April	May
PRIVATE SECTOR							
New houses	1,469.3	1,319.8	1,216.9	1,034.1	100.8	89.5	111.9
New other residential buildings	382.5	366.3	346.8	217.6	27.6	11.2	12.1
<i>Total new residential building</i>	<i>1,851.8</i>	<i>1,686.1</i>	<i>1,563.8</i>	<i>1,251.7</i>	<i>128.4</i>	<i>100.7</i>	<i>124.0</i>
Alterations and additions to residential buildings	148.9	155.9	144.8	150.5	14.8	13.6	11.1
Hotels, etc.	30.3	46.9	44.9	105.3	1.3	3.5	9.0
Shops	151.3	131.8	119.4	104.1	7.0	6.8	41.3
Factories	55.4	79.5	75.7	73.2	5.3	12.2	8.1
Offices	53.7	85.1	79.2	68.0	4.8	11.7	6.9
Other business premises	89.9	90.8	83.9	93.4	5.0	5.2	12.0
Educational	41.0	30.2	29.8	40.9	2.5	2.3	2.1
Religious	9.1	5.7	4.9	4.0	0.2	0.5	0.6
Health	28.8	32.2	28.5	27.6	1.0	1.4	11.0
Entertainment and recreational	25.7	28.3	28.0	31.2	0.5	0.8	8.3
Miscellaneous	27.9	50.2	48.2	82.2	7.9	16.5	4.1
<i>Total non-residential building</i>	<i>513.1</i>	<i>580.9</i>	<i>542.4</i>	<i>629.9</i>	<i>35.5</i>	<i>60.8</i>	<i>103.4</i>
Total	2,513.8	2,422.9	2,250.9	2,032.1	178.7	175.1	238.5
PUBLIC SECTOR							
New houses	34.4	34.5	28.4	20.2	3.7	1.4	2.3
New other residential buildings	78.5	54.0	38.2	39.6	6.1	6.1	2.9
<i>Total new residential building</i>	<i>112.9</i>	<i>88.5</i>	<i>66.5</i>	<i>59.8</i>	<i>9.9</i>	<i>7.5</i>	<i>5.3</i>
Alterations and additions to residential buildings	1.1	0.2	0.2	0.4	0.1	--	--
Hotels, etc.	--	1.6	1.6	--	--	--	--
Shops	1.8	4.4	4.1	0.5	--	--	--
Factories	1.3	0.7	0.7	0.1	--	--	0.1
Offices	27.7	30.9	30.3	30.5	1.8	3.8	7.9
Other business premises	17.4	6.8	6.5	4.1	--	--	0.3
Educational	61.0	52.1	52.1	37.0	11.7	--	2.9
Religious	--	--	--	--	--	--	--
Health	23.4	3.8	3.8	1.2	0.2	0.3	--
Entertainment and recreational	13.7	7.7	6.4	13.3	2.7	1.2	2.8
Miscellaneous	7.6	39.3	38.7	14.2	5.0	0.3	0.1
<i>Total non-residential building</i>	<i>153.9</i>	<i>147.3</i>	<i>144.2</i>	<i>101.0</i>	<i>21.4</i>	<i>5.7</i>	<i>14.0</i>
Total	267.9	236.1	211.0	161.3	31.4	13.1	19.3
TOTAL							
New houses	1,503.7	1,354.3	1,245.3	1,054.3	104.5	90.9	114.3
New other residential buildings	461.0	420.3	385.0	257.2	33.7	17.3	15.0
<i>Total new residential building</i>	<i>1,964.7</i>	<i>1,774.6</i>	<i>1,630.3</i>	<i>1,311.6</i>	<i>138.2</i>	<i>108.1</i>	<i>129.2</i>
Alterations and additions to residential buildings	150.0	156.2	145.0	150.9	14.8	13.6	11.1
Hotels, etc.	30.3	48.5	46.5	105.3	1.3	3.5	9.0
Shops	153.1	136.2	123.5	104.6	7.0	6.8	41.3
Factories	56.7	80.3	76.4	73.4	5.3	12.2	8.2
Offices	81.3	116.0	109.5	98.5	6.7	15.5	14.8
Other business premises	107.3	97.7	90.4	97.5	5.0	5.2	12.3
Educational	102.1	82.3	82.0	77.9	14.2	2.3	5.0
Religious	9.1	5.7	4.9	4.0	0.2	0.5	0.6
Health	52.2	36.0	32.3	28.9	1.2	1.7	11.0
Entertainment and recreational	39.5	36.0	34.4	44.6	3.1	2.0	11.2
Miscellaneous	35.5	89.5	86.9	96.5	12.9	16.8	4.2
<i>Total non-residential building</i>	<i>667.0</i>	<i>728.2</i>	<i>686.6</i>	<i>731.0</i>	<i>56.9</i>	<i>66.5</i>	<i>117.4</i>
Total	2,781.7	2,659.0	2,461.9	2,193.4	210.0	188.2	257.8

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 March	5	0.4	1	0.2	1	0.7	—	—	—	—	7	1.3
April	2	0.2	3	1.1	—	—	1	2.2	—	—	6	3.5
May	7	0.7	4	1.1	—	—	1	1.2	1	6.0	13	9.0
SHOPS												
1996 March	9	0.6	2	0.5	2	1.2	3	4.7	—	—	16	7.0
April	21	1.7	6	1.6	1	0.9	2	2.6	—	—	30	6.8
May	9	0.9	4	1.2	1	0.7	3	6.7	2	31.8	19	41.3
FACTORIES												
1996 March	12	1.3	10	2.8	2	1.2	—	—	—	—	24	5.3
April	11	1.5	5	1.4	3	2.1	3	7.2	—	—	22	12.2
May	22	2.2	12	3.3	4	2.7	—	—	—	—	38	8.2
OFFICES												
1996 March	18	2.0	5	1.4	1	0.8	2	2.5	—	—	26	6.7
April	12	1.2	7	2.0	1	0.5	2	6.9	1	5.0	23	15.5
May	21	2.1	8	2.6	4	2.5	1	1.9	1	5.7	35	14.8
OTHER BUSINESS PREMISES												
1996 March	9	1.0	8	2.7	2	1.3	—	—	—	—	19	5.0
April	16	1.6	6	1.6	4	2.1	—	—	—	—	26	5.2
May	19	1.6	8	2.3	2	1.3	1	1.0	1	6.0	31	12.3
EDUCATIONAL												
1996 March	7	0.9	—	—	1	0.5	6	12.7	—	—	14	14.2
April	2	0.2	—	—	1	0.5	1	1.6	—	—	4	2.3
May	1	0.1	1	0.3	—	—	2	4.6	—	—	4	5.0
RELIGIOUS												
1996 March	2	0.2	—	—	—	—	—	—	—	—	2	0.2
April	1	0.1	1	0.4	—	—	—	—	—	—	2	0.5
May	1	0.1	1	0.5	—	—	—	—	—	—	2	0.6
HEALTH												
1996 March	1	0.1	2	0.5	1	0.6	—	—	—	—	4	1.2
April	3	0.3	4	1.4	—	—	—	—	—	—	7	1.7
May	2	0.3	—	—	—	—	—	—	1	10.6	3	11.0
ENTERTAINMENT AND RECREATIONAL												
1996 March	3	0.3	1	0.2	—	—	1	2.6	—	—	5	3.1
April	3	0.4	5	1.6	—	—	—	—	—	—	8	2.0
May	8	1.0	2	0.8	—	—	1	2.4	1	7.0	12	11.2
MISCELLANEOUS												
1996 March	21	2.0	11	3.2	2	1.2	2	6.5	—	—	36	12.9
April	18	2.1	6	1.9	2	1.2	3	5.6	1	6.1	30	16.8
May	5	0.5	—	—	—	—	1	3.7	—	—	6	4.2
TOTAL NON-RESIDENTIAL BUILDING												
1996 March	87	9.0	40	11.6	12	7.4	14	29.0	—	—	153	56.9
April	89	9.2	43	12.9	12	7.2	12	26.1	2	11.1	158	66.5
May	95	9.5	40	12.2	11	7.3	10	21.5	7	67.1	163	117.4

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

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)	7	—	906	—	—	—	706	—	—	1,612
Claremont (T)	4	—	2,071	—	—	—	240	—	—	2,311
Cottesloe (F)	1	—	380	—	—	—	450	—	—	830
Mosman Park (T)	3	—	324	—	—	—	167	410	410	901
Nedlands (C)	11	—	2,268	2	—	138	550	11,785	11,785	14,741
Peppermint Grove (S)	1	—	520	—	—	—	24	300	300	844
Perth (C) — Inner	—	—	—	—	—	—	—	1,568	1,748	1,748
Perth (C) — Remainder	—	—	—	—	—	—	—	480	1,262	1,262
Subiaco (C)	4	—	598	—	—	—	118	—	—	716
Victoria Park (T)	—	—	—	2	—	125	239	120	120	484
Vincent (T)	1	—	73	4	—	380	219	1,300	1,300	1,972
Central Metropolitan (SSD)	32	—	7,140	8	—	643	2,712	15,963	16,924	27,420
Bassendean (T)	12	—	845	—	—	—	15	2,949	2,949	3,810
Bayswater (C)	11	1	861	—	6	348	237	2,335	2,335	3,782
Kalamunda (S)	13	2	1,269	—	—	—	230	4,600	4,600	6,098
Mundaring (S)	29	—	2,861	—	—	—	143	437	507	3,511
Swan (S)	104	3	8,980	10	—	662	380	7,205	15,265	25,287
East Metropolitan (SSD)	169	6	14,817	10	6	1,011	1,004	17,526	25,656	42,488
Stirling (C) — Central	18	—	1,782	6	34	2,116	711	830	830	5,440
Stirling (C) — West	11	—	1,548	27	—	2,139	652	31,040	31,365	35,705
Stirling (C) — South-Eastern	4	—	370	10	—	881	471	—	—	1,722
Wanneroo (C)	157	1	14,814	69	2	3,917	671	860	860	20,262
North Metropolitan (SSD)	190	1	18,515	112	36	9,054	2,505	32,730	33,055	63,129
Cockburn (C)	73	—	6,213	2	—	120	296	2,286	2,286	8,915
East Fremantle (T)	1	—	140	—	—	—	107	3,700	3,700	3,947
Fremantle (C) — Inner	—	—	—	—	—	—	28	—	—	28
Fremantle (C) — Remainder	7	—	578	—	3	208	137	778	778	1,701
Kwinana (T)	6	1	544	—	—	—	—	1,150	1,150	1,694
Melville (C)	39	—	7,987	—	—	—	642	700	936	9,565
Rockingham (C)	139	—	10,834	—	—	—	132	730	730	11,695
South West Metropolitan (SSD)	265	1	26,296	2	3	328	1,342	9,345	9,581	37,546
Armadale (C)	11	—	1,085	—	—	—	189	540	540	1,814
Belmont (C)	12	—	987	—	—	—	189	745	745	1,921
Canning (C)	66	2	5,223	4	—	226	601	18,061	20,919	26,968
Gosnells (C)	67	—	5,190	4	—	250	182	1,285	1,285	6,907
Serpentine-Jarrahdale (S)	9	—	676	—	—	—	89	65	65	830
South Perth (C)	10	1	1,657	20	—	1,585	201	115	255	3,698
South East Metropolitan (SSD)	175	3	14,817	28	—	2,061	1,451	20,811	23,808	42,138
Total	831	11	81,584	160	45	13,097	9,014	96,374	109,025	212,720
SOUTH WEST STATISTICAL DIVISION										
Boddington (S)	—	—	—	—	—	—	—	—	—	—
Mandurah (C)	58	—	5,612	4	—	360	390	837	837	7,199
Murray (S)	6	—	571	—	—	—	141	—	—	712
Waroona (S)	2	—	160	—	—	—	20	—	—	180
Dale (SSD)	66	—	6,343	4	—	360	551	837	837	8,091
Hunbury (C)	17	1	1,555	—	—	—	45	1,055	1,055	2,655
Capel (S)	14	—	1,173	—	—	—	71	50	50	1,295
Collie (S)	4	—	347	—	—	—	13	—	—	360
Dardanup (S)	—	—	—	—	—	—	—	—	—	—
Donnybrook-Balingup (S)	2	—	127	—	—	—	—	—	—	127
Harvey (S)	26	1	2,908	—	—	—	82	50	50	3,040
Preston (SSD)	63	2	6,710	—	—	—	211	1,155	1,155	7,476

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MAY 1996—continued

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SOUTH WEST STATISTICAL DIVISION (continued)										
Augusta-Margaret River (S)	12	—	1,150	2	—	160	85	150	150	1,545
Busseton (S)	36	—	3,807	4	—	320	293	620	620	5,040
Vasse (SSD)	48	—	4,957	6	—	480	378	770	770	6,584
Boyup Brook (S)	—	1	99	—	—	—	—	—	—	99
Bridgetown-Greenbushes (S)	5	—	540	—	—	—	100	99	99	739
Manjimup (S)	11	—	725	—	—	—	34	110	110	869
Nannup (S)	—	—	—	—	—	—	—	—	—	—
Blackwood (SSD)	16	1	1,364	—	—	—	134	209	209	1,707
Total	193	3	18,774	10	—	848	1,273	2,971	2,971	23,858
LOWER GREAT SOUTHERN STATISTICAL DIVISION										
Broomehill (S)	—	—	—	—	—	—	—	—	—	—
Gnowangerup (S)	—	—	—	—	—	—	—	—	—	—
Jerramungup (S)	—	—	—	—	—	—	—	—	—	—
Katanning (S)	—	—	—	—	—	—	12	—	—	12
Kent (S)	—	—	—	—	—	—	—	—	—	—
Kojonup (S)	—	—	—	—	—	—	—	—	—	—
Tambellup (S)	—	—	—	—	—	—	—	—	—	—
Woodanilling (S)	—	—	—	—	—	—	—	—	—	—
Pallinup (SSD)	—	—	—	—	—	—	12	—	—	12
Albany (T)	15	—	1,442	—	—	—	85	—	—	1,527
Albany (S)	5	—	463	—	—	—	85	—	—	548
Cranbrook (S)	—	—	—	—	—	—	—	—	—	—
Denmark (S)	7	1	558	2	—	130	66	—	—	754
Plantagenet (S)	6	—	403	—	—	—	—	—	—	403
King (SSD)	33	1	2,866	2	—	130	235	—	—	3,232
Total	33	1	2,866	2	—	130	247	—	—	3,244
UPPER GREAT SOUTHERN STATISTICAL DIVISION										
Brookton (S)	—	—	—	—	—	—	—	—	—	—
Cuballing (S)	—	—	—	—	—	—	—	—	—	—
Dumbleyung (S)	—	—	—	—	—	—	—	—	—	—
Narrogin (T)	—	—	—	—	—	—	11	—	—	11
Narrogin (S)	—	—	—	—	—	—	—	—	—	—
Pingelly (S)	1	—	20	—	—	—	—	—	—	20
Wagin (S)	—	—	—	—	—	—	—	—	—	—
Wandering (S)	—	—	—	—	—	—	—	—	—	—
West Arthur (S)	—	—	—	—	—	—	—	—	—	—
Wickepin (S)	1	—	80	—	—	—	—	—	—	80
Williams (S)	—	—	—	—	—	—	16	—	—	16
Hotham (SSD)	2	—	100	—	—	—	27	—	—	127
Corrigin (S)	—	—	—	—	—	—	—	—	—	—
Kondinin (S)	1	—	60	—	—	—	—	—	—	60
Kulin (S)	—	—	—	—	—	—	—	—	—	—
Lake Grace (S)	1	—	85	—	—	—	—	—	—	85
Lakes (SSD)	2	—	145	—	—	—	—	—	—	145
Total	4	—	245	—	—	—	27	—	—	272

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MAY 1996—continued

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MIDLANDS STATISTICAL DIVISION										
Chittering (S)	6	—	444	—	—	—	—	—	—	444
Dandaragan (S)	—	—	—	—	—	—	—	—	—	—
Gingin (S)	5	—	356	—	—	—	—	—	—	356
Moora (S)	—	—	—	—	—	—	—	50	50	50
Victoria Plains (S)	—	—	—	—	—	—	—	—	—	—
Moore (SSD)	11	—	799	—	—	—	—	50	50	849
Beverley (S)	—	—	—	—	—	—	—	—	—	—
Cunderdin (S)	—	—	—	—	—	—	—	—	—	—
Dalwallinu (S)	—	1	112	—	—	—	48	—	—	160
Dowerin (S)	—	—	—	—	—	—	—	—	—	—
Goomalling (S)	—	—	—	—	—	—	—	—	—	—
Koorda (S)	1	—	83	—	—	—	—	—	185	268
Northam (T)	1	—	160	—	—	—	32	61	61	253
Northam (S)	3	—	213	—	—	—	10	—	—	223
Quairading (S)	—	—	—	—	—	—	—	—	—	—
Tarnvin (S)	—	—	—	—	—	—	—	—	—	—
Toodyay (S)	5	—	367	—	—	—	—	—	—	367
Wongan-Ballidu (S)	—	—	—	—	—	—	—	—	—	—
Wyalkatchem (S)	—	—	—	—	—	—	—	—	—	—
York (S)	5	—	393	—	—	—	37	—	—	429
Avon (SSD)	15	1	1,326	—	—	—	127	61	246	1,699
Bruce Rock (S)	—	—	—	—	—	—	—	—	—	—
Kellerberrin (S)	—	—	—	—	—	—	—	—	—	—
Merredin (S)	—	—	—	—	—	—	—	—	—	—
Mount Marshall (S)	—	—	—	—	—	—	—	—	—	—
Mukinbudin (S)	—	—	—	—	—	—	—	—	—	—
Narembeen (S)	—	—	—	—	—	—	10	—	—	10
Nungarin (S)	1	—	58	—	—	—	—	—	—	58
Trayning (S)	—	—	—	—	—	—	—	—	—	—
Westonia (S)	—	—	—	—	—	—	—	—	—	—
Yilgarn (S)	—	—	—	—	—	—	—	—	—	—
Campion (SSD)	1	—	58	—	—	—	10	—	—	68
Total	27	1	2,184	—	—	—	137	111	296	2,616
SOUTH EASTERN STATISTICAL DIVISION										
Coolgardie (S)	—	—	—	—	—	—	—	60	60	60
Kalgoorlie/Boulder (C)	13	—	1,178	4	—	284	76	395	395	1,933
Laverton (S)	—	—	—	—	—	—	—	—	—	—
Leonora (S)	—	—	—	—	—	—	—	—	—	—
Menzies (S)	—	—	—	—	—	—	—	—	—	—
Lefroy (SSD)	13	—	1,178	4	—	284	76	455	455	1,993
Dundas (S)	—	—	—	—	—	—	—	—	—	—
Esperance (S)	5	—	452	—	—	—	90	181	181	724
Ravensthorpe (S)	—	—	—	—	—	—	—	—	—	—
Johnston (SSD)	5	—	452	—	—	—	90	181	181	724
Total	18	—	1,630	4	—	284	166	636	636	2,717

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MAY 1996—continued

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
CENTRAL STATISTICAL DIVISION										
Carnarvon (S)	—	—	—	—	—	—	42	—	—	42
Exmouth (S)	1	—	80	—	—	—	12	—	—	92
Shark Bay (S)	2	—	120	—	4	528	—	—	194	842
Upper Gascoyne (S)	—	—	—	—	—	—	—	—	—	—
Gascoyne (SSD)	3	—	200	—	4	528	54	—	194	977
Cue (S)	—	—	—	—	—	—	—	—	—	—
Meekatharra (S)	—	3	592	—	—	—	—	—	—	592
Mount Magnet (S)	—	—	—	—	—	—	—	—	—	—
Murchison (S)	—	—	—	—	—	—	—	—	—	—
Ngaanyatjarraku (S)	—	—	—	—	—	—	—	—	—	—
Sandstone (S)	—	—	—	—	—	—	—	—	—	—
Wiluna (S)	—	—	—	—	—	—	—	—	—	—
Yalgoo (S)	—	—	—	—	—	—	—	—	—	—
Carnegie (SSD)	—	3	592	—	—	—	—	—	—	592
Carnamah (S)	—	—	—	—	—	—	—	—	—	—
Chapman Valley (S)	—	—	—	—	—	—	—	—	—	—
Coorow (S)	2	—	225	2	—	100	—	—	—	325
Geraldton (C)	8	—	1,047	—	—	—	18	358	474	1,539
Greenough (S)	18	—	1,906	—	—	—	58	289	289	2,253
Irwin (S)	5	—	470	—	—	—	—	402	402	872
Mingenew (S)	1	—	173	—	—	—	—	—	—	173
Morawa (S)	—	3	246	—	—	—	—	—	—	246
Mullewa (S)	—	—	—	—	—	—	—	—	605	605
Northampton (S)	3	—	228	—	—	—	14	—	—	242
Porejori (S)	—	1	77	—	—	—	—	—	—	77
Three Springs (S)	—	—	—	—	—	—	—	—	—	—
Greenough River (SSD)	37	4	4,372	2	—	100	90	1,048	1,769	6,332
Total	40	7	5,165	2	4	628	144	1,048	1,963	7,900
PILBARA STATISTICAL DIVISION										
East Pilbara (S)	—	—	—	—	—	—	—	—	—	—
Port Hedland (T)	—	—	—	—	—	—	—	—	—	—
De Grey (SSD)	—	—	—	—	—	—	—	—	—	—
Ashburton (S)	—	—	—	—	—	—	—	—	—	—
Roebourne (S)	—	—	—	—	—	—	54	407	688	741
Fortescue (SSD)	—	—	—	—	—	—	54	407	688	741
Total	—	—	—	—	—	—	54	407	688	741
KIMBERLEY STATISTICAL DIVISION										
Halls Creek (S)	—	—	—	—	—	—	—	—	—	—
Wyndham-East Kimberley (S)	5	1	863	—	—	—	—	290	290	1,153
Ord (SSD)	5	1	863	—	—	—	—	290	290	1,153
Broome (S)	8	—	940	—	—	—	63	1,555	1,555	2,558
Derby-West Kimberley (S)	—	—	—	—	—	—	—	—	—	—
Fitzroy (SSD)	8	—	940	—	—	—	63	1,555	1,555	2,558
Total	13	1	1,803	—	—	—	63	1,845	1,845	3,711
WESTERN AUSTRALIA										
Western Australia	1,159	24	114,251	178	49	14,979	11,125	103,392	117,424	257,779

(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
MAY 1996

Statistical division	Material of outer walls					Total	Floor area (sq m)	Average floor area (sq m)	Average value per square metre (\$)
	Double brick(b)	Brick veneer	Fibre cement	Timber	Other and not stated				
Perth	778	3	6	3	50	842	185,466	224	430
South-West	136	8	14	11	27	196	41,650	222	436
Lower Great Southern	8	12	9	2	3	34	6,287	185	456
Upper Great Southern	2	—	1	—	1	4	720	180	340
Midlands	11	3	9	3	2	28	5,153	198	381
South-Eastern	4	2	—	—	12	18	3,816	212	427
Central	35	4	—	1	7	47	9,760	212	521
Pilbara	—	—	—	—	—	—	—	—	—
Kimberley	—	2	3	1	8	14	3,037	217	594
Western Australia	974	34	42	21	110	1,383	255,889	221	436

(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
MAY 1996

Statistical division	New other residential building								Total new residential building	
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total		
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Perth	842	189	16	205	—	—	—	205	1,047	
South West	196	10	—	10	—	—	—	10	206	
Lower Great Southern	34	2	—	2	—	—	—	2	36	
Upper Great Southern	4	—	—	—	—	—	—	—	4	
Midlands	28	—	—	—	—	—	—	—	28	
South Eastern	18	4	—	4	—	—	—	4	22	
Central	47	4	2	6	—	—	—	6	53	
Pilbara	—	—	—	—	—	—	—	—	—	
Kimberley	14	—	—	—	—	—	—	—	14	
Western Australia	1,183	209	18	227	—	—	—	227	1,410	
VALUE (\$'000)										
Perth	81,584	11,824	1,273	13,097	—	—	—	13,097	94,681	
South West	18,774	840	—	840	—	—	—	840	19,614	
Lower Great Southern	2,866	130	—	130	—	—	—	130	2,996	
Upper Great Southern	245	—	—	—	—	—	—	—	245	
Midlands	2,184	—	—	—	—	—	—	—	2,184	
South Eastern	1,630	284	—	284	—	—	—	284	1,914	
Central	5,165	528	100	628	—	—	—	628	5,793	
Pilbara	—	—	—	—	—	—	—	—	—	
Kimberley	1,803	—	—	—	—	—	—	—	1,803	
Western Australia	114,251	13,606	1,373	14,979	—	—	—	14,979	129,230	

(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 *Catalogue of Publications and Products* (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.

P.C.KELLY
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