

CATALOGUE NO. 8731.5

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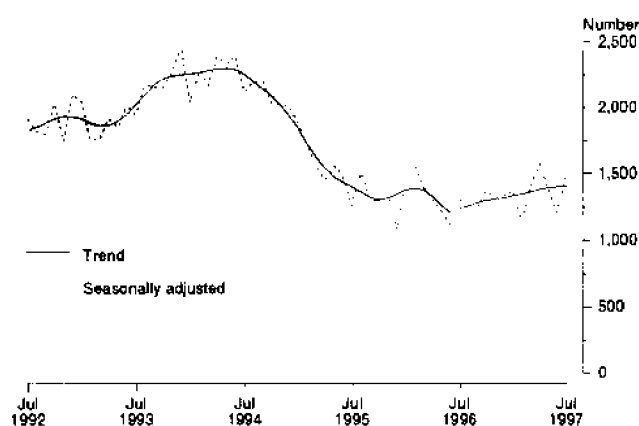
BUILDING APPROVALS, WESTERN AUSTRALIA, JULY 1997

MAIN FEATURES

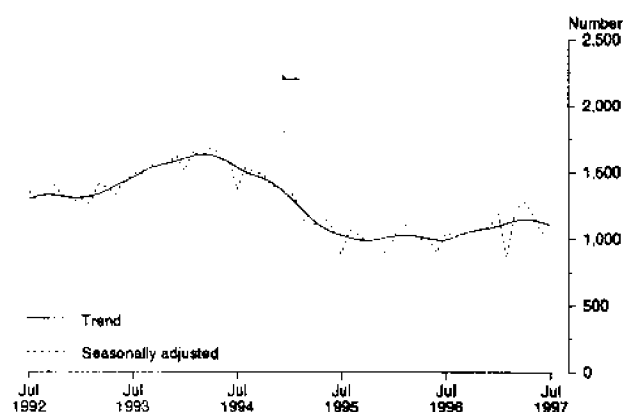
NUMBER OF DWELLING UNITS APPROVED

	July 1996	June 1997	July 1997	July 1996 to July 1997 change	June 1997 to July 1997 change
Original series	1,336	1,254	1,531	14.6%	22.1%
Seasonally adjusted	1,303	1,208	1,506	15.6%	24.7%
Trend estimate	1,246	1,405	1,412	13.3%	0.5%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- In original terms, there was an increase of 277 (or 22%) to 1,531 dwelling units approved in July. Of these 1,149 were new private sector houses.
- The trend for the total number of dwelling units has been strongly influenced by the large increase in original terms in July and is showing consistent growth over the last year. It has grown by 13.3% since July 1996. Growth will continue unless the seasonally adjusted estimate in August falls by more than 11% (the average monthly movement is 9%).
- The trend for the number of private sector houses has fallen 3.2% in the last three months. However, it is 11.9% higher than July 1996.

- The value of new residential building approved was \$147.2 million and the value of alterations and additions to residential buildings was \$16.0 million.
- The value of new residential building approved, at average 1989-90 prices, was \$447.2 million in the June quarter and \$1,523.2 million in 1996-97.

Non-residential building

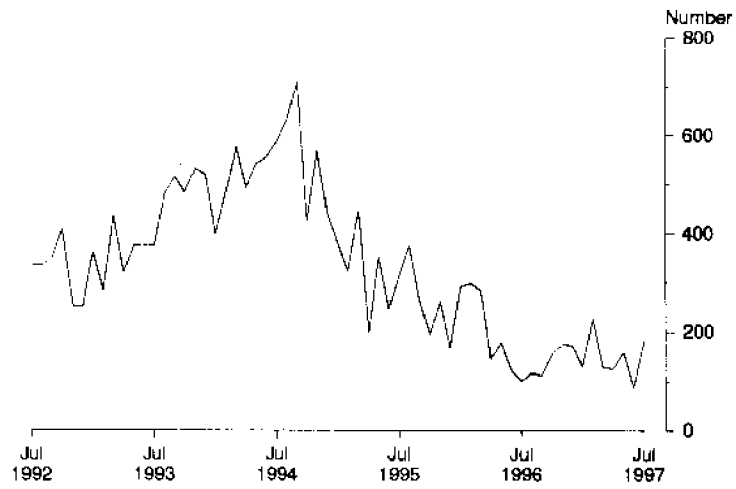
- The value of non-residential projects approved in July was \$105.3 million with two projects valued at \$5.0 million and over contributing \$30.0 million of work. There were 16 projects valued between \$1.0 and \$5.0 million.
- The value of non-residential building approved at average 1989-90 prices was \$256.0 million in the June quarter and \$1,153.0 million for 1996-97.

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

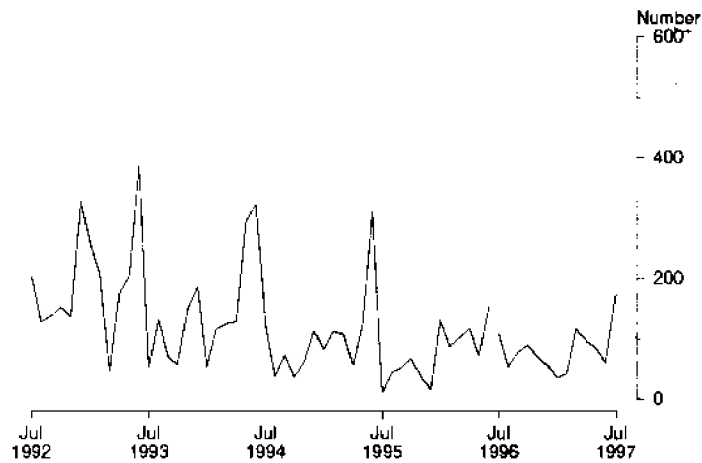
INQUIRIES

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

**NEW OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR**



**TOTAL DWELLING UNITS APPROVED
PUBLIC SECTOR**



VALUE OF BUILDING WORK APPROVED

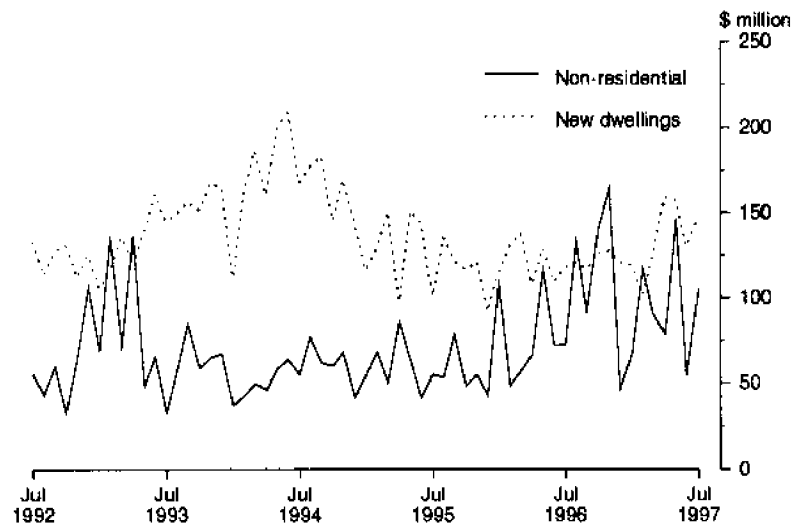


TABLE 1. NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
PERTH STATISTICAL DIVISION										
1994-95	11,238	255	11,493	4,430	509	4,939	98	15,765	765	16,530
1995-96	8,237	149	8,386	2,376	451	2,827	80	10,693	600	11,293
1996-97	9,106	261	9,367	1,434	192	1,626	67	10,601	459	11,060
1996—										
May	831	11	842	160	45	205	8	999	56	1,055
June	637	13	650	92	27	119	1	730	40	770
July	813	20	833	89	39	128	5	907	59	966
August	803	18	821	100	—	100	2	905	18	923
September	712	34	746	104	2	106	6	822	36	858
October	776	23	799	113	19	132	14	897	48	945
November	784	27	811	137	9	146	2	923	36	959
December	709	17	726	155	15	170	12	876	32	908
1997—										
January	647	18	665	114	5	119	6	767	23	790
February	538	24	562	222	4	226	5	765	28	793
March	672	24	696	105	36	141	11	788	60	848
April	939	13	952	90	36	126	4	1,033	49	1,082
May	929	20	949	139	27	166	—	1,068	47	1,115
June	784	23	807	66	—	66	—	850	23	873
July	762	51	813	150	24	174	24	936	75	1,011
WESTERN AUSTRALIA										
1994-95	15,783	424	16,207	5,297	808	6,105	115	21,194	1,233	22,427
1995-96	11,945	266	12,211	2,900	627	3,527	115	14,960	893	15,853
1996-97	13,068	565	13,633	1,682	331	2,013	97	14,841	902	15,743
1996—										
May	1,159	24	1,183	178	49	227	10	1,347	73	1,420
June	917	49	966	123	104	227	2	1,042	153	1,195
July	1,123	42	1,165	100	66	166	5	1,228	108	1,336
August	1,101	33	1,134	116	20	136	7	1,224	53	1,277
September	1,045	63	1,108	111	16	127	10	1,166	79	1,245
October	1,117	40	1,157	153	51	204	15	1,279	97	1,376
November	1,117	58	1,175	175	12	187	4	1,296	70	1,366
December	1,001	34	1,035	172	22	194	13	1,186	56	1,242
1997—										
January	1,003	31	1,034	130	5	135	13	1,146	36	1,182
February	773	30	803	226	12	238	6	1,005	42	1,047
March	958	81	1,039	129	36	165	12	1,099	117	1,216
April	1,397	59	1,456	125	38	163	7	1,529	97	1,626
May	1,327	49	1,376	158	37	195	5	1,490	86	1,576
June	1,106	45	1,151	87	16	103	—	1,193	61	1,254
July	1,149	134	1,283	182	41	223	25	1,356	175	1,531

(a) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes.

TABLE 2. VALUE OF BUILDING APPROVED
(\$ million)

(\$ million)														
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	
Period	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector						Total
PERTH STATISTICAL DIVISION														
1994-95	928.5	17.9	946.4	302.5	31.6	334.1	1,231.0	49.5	1,280.6	126.1	438.5	555.5	1,795.5	1,962.2
1995-96	787.4	10.6	798.0	186.5	33.0	219.6	973.9	43.6	1,017.6	128.2	512.8	597.3	1,614.7	1,743.1
1996-97	903.3	20.1	923.3	136.1	11.1	147.2	1,039.4	31.2	1,070.6	139.5	542.5	779.9	1,718.7	1,990.0
1996—														
May	80.9	0.7	81.6	10.7	2.4	13.1	91.6	3.1	94.7	9.0	96.4	109.0	196.9	212.7
June	63.9	0.9	64.8	6.1	1.5	7.5	70.0	2.4	72.3	9.4	48.9	55.2	128.2	136.9
July	76.3	1.4	77.7	6.1	1.9	8.1	82.4	3.4	85.8	10.4	49.4	57.7	141.6	153.9
August	78.9	1.3	80.2	8.7	—	8.7	87.5	1.3	88.9	13.7	44.1	67.2	145.1	169.8
September	69.4	3.8	73.2	7.4	0.1	7.5	76.8	3.9	80.7	9.4	57.3	73.9	143.5	164.0
October	74.0	1.7	75.8	10.2	0.8	11.0	84.3	2.5	86.8	11.1	94.3	120.1	189.6	218.1
November	75.4	1.7	77.1	12.0	0.5	12.5	87.4	2.2	89.6	11.7	37.4	125.7	136.6	227.0
December	73.0	1.3	74.3	15.5	1.0	16.6	88.6	2.3	90.9	12.2	28.6	29.7	129.4	132.8
1997—														
January	65.2	1.2	66.4	14.2	0.3	14.4	79.4	1.5	80.8	11.4	25.3	45.4	116.0	137.7
February	55.0	1.6	56.6	19.8	0.3	20.1	74.9	1.9	76.7	9.8	31.5	35.5	116.2	122.0
March	69.3	1.8	71.1	12.6	2.8	15.4	81.8	4.6	86.5	12.6	56.4	62.6	150.8	161.7
April	90.5	1.0	91.5	10.2	1.9	12.2	100.7	2.9	103.7	14.0	42.1	43.8	156.4	161.5
May	93.7	1.3	95.0	13.1	1.5	14.6	106.8	2.8	109.7	11.3	48.8	89.8	166.7	210.8
June	82.5	1.8	84.4	6.2	—	6.2	88.8	1.8	90.6	11.8	27.2	28.4	127.0	130.8
July	78.3	4.2	82.6	12.0	1.4	13.3	90.3	5.6	95.9	12.6	53.9	87.5	156.8	196.0
WESTERN AUSTRALIA														
1994-95	1,319.8	34.5	1,354.3	366.3	54.0	420.3	1,686.1	88.5	1,774.6	156.2	580.9	728.2	2,422.9	2,659.0
1995-96	1,123.8	24.6	1,148.3	225.5	46.9	272.3	1,349.2	71.4	1,420.7	162.9	692.0	803.1	2,203.6	2,386.6
1996-97	1,294.2	54.9	1,349.1	153.8	21.8	175.7	1,448.0	76.8	1,524.7	172.7	774.3	1,204.4	2,391.0	2,901.8
1996—														
May	111.9	2.3	114.3	12.1	2.9	15.0	124.0	5.3	129.2	11.1	103.4	117.4	238.5	257.8
June	89.7	4.3	94.0	8.0	7.3	15.3	97.7	11.6	109.3	12.0	62.1	72.1	171.6	193.4
July	104.1	3.3	107.3	6.8	4.1	10.9	110.8	7.4	118.2	13.3	63.9	72.6	187.5	204.2
August	107.5	2.8	110.4	9.7	1.4	11.1	117.2	4.2	121.4	16.2	71.7	133.4	204.4	271.0
September	101.0	7.2	108.2	7.8	1.2	9.0	108.8	8.4	117.2	12.6	74.1	91.9	195.3	221.6
October	107.4	3.6	111.0	12.1	3.7	15.9	119.5	7.3	126.9	14.3	114.6	141.0	248.2	282.1
November	107.6	5.0	112.6	14.5	0.7	15.2	122.1	5.8	127.8	14.2	54.9	165.0	191.1	307.0
December	99.3	3.1	102.4	16.7	1.3	18.1	116.0	4.4	120.5	14.0	39.0	46.4	169.1	180.8
1997—														
January	101.1	2.3	103.4	15.4	0.3	15.6	116.5	2.5	119.0	14.9	31.7	66.7	163.0	200.6
February	78.1	2.1	80.2	20.3	0.8	21.1	98.4	3.0	101.3	12.3	73.6	117.8	184.1	231.4
March	98.5	10.2	108.7	14.3	2.8	17.1	112.8	13.0	125.8	15.0	68.3	90.4	196.0	231.1
April	137.0	6.8	143.8	13.3	2.1	15.4	150.3	9.0	159.2	16.8	72.7	78.8	239.0	254.8
May	135.8	4.7	140.5	14.7	2.1	16.8	150.5	6.8	157.3	15.2	63.1	146.4	228.4	318.9
June	116.8	3.8	120.6	8.4	1.2	9.6	125.2	5.0	130.2	14.1	46.3	54.1	184.9	198.4
July	118.2	11.6	129.8	14.7	2.7	17.4	133.0	14.3	147.2	16.0	71.2	105.3	220.2	268.5

**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>1996</i>								
May	1,006	1,003	1,027	1,025	1,170	1,190	1,221	1,264
June	897	993	922	1,012	1,062	1,148	1,126	1,208
July	1,042	993	1,095	1,049	1,177	1,129	1,303	1,246
August	1,028	1,015	1,074	1,072	1,151	1,145	1,239	1,258
September	1,035	1,042	1,091	1,101	1,132	1,177	1,244	1,285
October	1,058	1,060	1,140	1,117	1,245	1,202	1,371	1,303
November	1,075	1,069	1,139	1,124	1,224	1,221	1,325	1,312
December	1,092	1,081	1,128	1,132	1,260	1,241	1,336	1,323
<i>1997</i>								
January	1,203	1,100	1,243	1,147	1,326	1,263	1,379	1,336
February	858	1,124	891	1,167	1,102	1,284	1,146	1,351
March	1,224	1,141	1,286	1,186	1,301	1,299	1,406	1,366
April	1,281	1,148	1,347	1,201	1,488	1,308	1,577	1,383
May	1,184	1,145	1,227	1,209	1,325	1,310	1,387	1,396
June	1,052	1,131	1,075	1,209	1,183	1,304	1,208	1,405
July	1,051	1,111	1,218	1,202	1,295	1,295	1,506	1,412

(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							
1994-95	1,356.3	1,391.5	407.6	1,799.0	160.5	559.2	701.2	2,427.5	2,660.7
1995-96	1,131.1	1,155.7	259.2	1,414.9	163.9	654.1	758.9	2,159.5	2,337.7
1996-97	1,303.9	1,359.2	164.0	1,523.2	174.1	717.2	1,115.3	2,329.0	2,812.6
1996—									
Mar. qtr.	285.3	293.7	87.7	381.5	39.7	154.3	201.6	546.4	622.8
June qtr.	293.4	301.5	44.9	346.5	37.0	212.9	240.8	571.5	624.3
Sept. qtr.	314.8	328.2	29.1	357.4	42.5	196.1	278.3	573.4	678.2
Dec. qtr.	316.2	328.0	46.1	374.1	42.8	193.9	327.4	591.8	744.3
1997—									
Mar. qtr.	279.7	294.4	50.1	344.5	42.4	160.2	253.6	526.8	640.5
June qtr.	393.2	408.6	38.6	447.2	46.4	167.0	256.0	637.0	749.6

(a) See paragraphs 16-26 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

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

Class of building	1997						
	1994-95	1995-96	1996-97	April	May	June	July
PRIVATE SECTOR							
New houses	1,319.8	1,123.8	1,294.2	137.0	135.8	116.8	118.2
New other residential buildings	366.3	225.5	153.8	13.3	14.7	8.4	14.7
<i>Total new residential building</i>	<i>1,686.1</i>	<i>1,349.2</i>	<i>1,448.0</i>	<i>150.3</i>	<i>150.5</i>	<i>125.2</i>	<i>133.0</i>
Alterations and additions to residential buildings	155.9	162.4	168.7	16.0	14.8	13.4	16.0
Hotels, etc.	46.9	113.3	75.4	18.7	4.0	5.6	6.4
Shops	131.8	117.5	162.7	4.8	30.0	7.5	23.8
Factories	79.5	79.5	96.2	15.5	7.2	8.7	9.7
Offices	85.1	72.8	117.2	2.3	7.5	2.0	5.3
Other business premises	90.8	107.9	113.6	13.4	10.1	11.5	8.9
Educational	30.2	43.5	38.8	2.1	0.1	4.0	2.9
Religious	5.7	4.4	5.2	0.5	0.6	0.3	0.8
Health	32.2	31.6	96.1	8.5	0.8	3.8	4.1
Entertainment and recreational	28.3	34.1	36.6	5.7	2.0	2.0	2.8
Miscellaneous	50.2	87.3	32.5	1.2	0.9	1.0	6.5
<i>Total non-residential building</i>	<i>580.9</i>	<i>692.0</i>	<i>774.3</i>	<i>72.7</i>	<i>63.1</i>	<i>46.3</i>	<i>71.2</i>
Total	2,422.9	2,203.6	2,391.0	239.0	228.4	184.9	220.2
PUBLIC SECTOR							
New houses	34.5	24.6	54.9	6.8	4.7	3.8	11.6
New other residential buildings	54.0	46.9	21.8	2.1	2.1	1.2	2.7
<i>Total new residential building</i>	<i>88.5</i>	<i>71.4</i>	<i>76.8</i>	<i>9.0</i>	<i>6.8</i>	<i>5.0</i>	<i>14.3</i>
Alterations and additions to residential buildings	0.2	0.5	3.9	0.8	0.3	0.7	—
Hotels, etc.	1.6	—	—	—	—	—	—
Shops	4.4	1.5	1.5	0.8	0.1	0.1	—
Factories	0.7	0.9	6.4	0.1	0.1	—	1.5
Offices	30.9	33.6	39.2	2.4	5.3	0.1	0.3
Other business premises	6.8	4.1	46.8	0.1	0.3	1.2	25.4
Educational	52.1	37.0	113.2	0.1	12.9	—	6.0
Religious	—	—	0.2	—	0.2	—	—
Health	3.8	1.2	118.4	—	44.3	—	—
Entertainment and recreational	7.7	13.9	55.7	2.0	19.8	4.2	—
Miscellaneous	39.3	18.8	48.8	0.7	0.4	2.2	1.0
<i>Total non-residential building</i>	<i>147.3</i>	<i>111.1</i>	<i>430.1</i>	<i>6.1</i>	<i>83.3</i>	<i>7.7</i>	<i>34.0</i>
Total	236.1	183.1	510.8	15.8	90.4	13.4	48.3
TOTAL							
New houses	1,354.3	1,148.3	1,349.1	143.8	140.5	120.6	129.8
New other residential buildings	420.3	272.3	175.7	15.4	16.8	9.6	17.4
<i>Total new residential building</i>	<i>1,774.6</i>	<i>1,420.7</i>	<i>1,524.7</i>	<i>159.2</i>	<i>157.3</i>	<i>130.2</i>	<i>147.2</i>
Alterations and additions to residential buildings	156.2	162.9	172.7	16.8	15.2	14.1	16.0
Hotels, etc.	48.5	113.3	75.4	18.7	4.0	5.6	6.4
Shops	136.2	119.0	164.2	5.6	30.1	7.5	23.8
Factories	80.3	80.4	102.6	15.6	7.3	8.7	11.2
Offices	116.0	106.5	156.4	4.7	12.8	2.1	5.6
Other business premises	97.7	112.0	160.4	13.5	10.5	12.6	34.2
Educational	82.3	80.4	152.0	2.1	13.0	4.0	8.9
Religious	5.7	4.4	5.4	0.5	0.8	0.3	0.8
Health	36.0	32.8	214.5	8.5	45.1	3.8	4.1
Entertainment and recreational	36.0	48.0	92.2	7.6	21.8	6.2	2.8
Miscellaneous	89.5	106.2	81.3	2.0	1.3	3.2	7.4
<i>Total non-residential building</i>	<i>728.2</i>	<i>803.1</i>	<i>1,204.4</i>	<i>78.8</i>	<i>146.4</i>	<i>54.1</i>	<i>105.3</i>
Total	2,659.0	2,386.6	2,901.8	254.8	318.9	198.4	268.5

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1997 May	6	0.7	1	0.4	4	2.9	—	—	—	—	11	4.0
June	5	0.5	—	—	3	1.8	1	3.3	—	—	9	5.6
July	2	0.2	2	0.6	1	0.7	1	5.0	—	—	6	6.4
SHOPS												
1997 May	16	1.4	10	2.9	7	5.4	4	5.3	1	15.1	38	30.1
June	15	1.3	10	3.0	5	3.2	—	—	—	—	30	7.5
July	27	2.4	7	1.9	6	4.2	5	10.4	1	5.0	46	23.8
FACTORIES												
1997 May	15	1.8	10	3.3	1	0.6	1	1.5	—	—	27	7.3
June	17	1.6	6	2.2	1	0.5	2	4.4	—	—	26	8.7
July	14	1.2	6	1.5	4	2.3	3	6.1	—	—	27	11.2
OFFICES												
1997 May	22	2.2	7	1.8	—	—	4	8.7	—	—	33	12.8
June	8	0.6	5	1.5	—	—	—	—	—	—	13	2.1
July	13	1.3	8	2.1	1	0.6	1	1.7	—	—	23	5.6
OTHER BUSINESS PREMISES												
1997 May	18	1.8	16	5.0	5	3.6	—	—	—	—	39	10.5
June	18	1.7	14	3.8	3	1.9	—	—	1	5.2	36	12.6
July	14	1.7	10	2.9	5	3.6	1	1.0	1	25.0	31	34.2
EDUCATIONAL												
1997 May	3	0.3	—	—	—	—	2	6.0	1	6.6	6	13.0
June	—	—	1	0.3	1	0.5	2	3.2	—	—	4	4.0
July	6	0.7	3	0.8	2	1.4	2	6.0	—	—	13	8.9
RELIGIOUS												
1997 May	3	0.4	1	0.3	—	—	—	—	—	—	4	0.8
June	1	0.1	1	0.2	—	—	—	—	—	—	2	0.3
July	—	—	2	0.8	—	—	—	—	—	—	2	0.8
HEALTH												
1997 May	3	0.4	2	0.5	—	—	2	6.0	1	38.2	8	45.1
June	1	0.1	—	—	—	—	1	3.7	—	—	2	3.8
July	1	0.1	1	0.3	1	0.9	1	2.9	—	—	4	4.1
ENTERTAINMENT AND RECREATIONAL												
1997 May	6	0.6	2	0.9	1	0.6	1	1.2	2	18.5	12	21.8
June	5	0.6	3	0.8	1	0.9	1	3.9	—	—	10	6.2
July	2	0.2	—	—	1	0.7	1	2.0	—	—	4	2.8
MISCELLANEOUS												
1997 May	12	1.1	1	0.2	—	—	—	—	—	—	13	1.3
June	8	0.8	4	1.3	—	—	1	1.1	—	—	13	3.2
July	4	0.4	1	0.2	3	2.3	1	4.5	—	—	9	7.4
TOTAL NON-RESIDENTIAL BUILDING												
1997 May	104	10.9	50	15.3	18	13.2	14	28.7	5	78.4	191	146.4
June	78	7.4	44	13.0	14	8.9	8	19.5	1	5.2	145	54.1
July	83	8.1	40	11.0	24	16.6	16	39.5	2	30.0	165	105.3

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

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
PERTH STATISTICAL DIVISION										
Cambridge (T)	7	—	1,308	—	—	—	531	—	—	1,839
Claremont (T)	2	—	371	—	—	—	374	250	250	995
Cottesloe (T)	2	—	503	—	—	—	345	1,760	1,760	2,608
Mosman Park (T)	3	—	512	—	—	—	87	—	—	599
Nedlands (C)	8	—	2,134	2	—	258	858	—	—	3,250
Peppermint Grove (S)	—	—	—	—	—	—	284	60	60	344
Perth (C) — Inner	—	—	—	—	—	—	—	6,444	31,444	31,444
Perth (C) — Remainder	4	—	1,156	—	—	—	—	5,417	5,417	6,573
Subiaco (C)	6	—	808	7	—	600	574	2,250	2,250	4,231
Vincent (T)	3	—	383	—	—	—	471	600	600	1,454
Central Metropolitan (SSD)	35	—	7,175	9	—	858	3,523	16,781	41,781	53,337
Bassendean (T)	1	2	287	—	—	—	154	—	—	441
Bayswater (C)	18	—	1,935	—	—	—	231	505	505	2,670
Kalamunda (S)	13	—	1,327	—	—	—	507	1,497	2,985	4,819
Mundaring (S)	9	—	759	—	—	—	106	323	323	1,188
Swan (S)	90	21	8,941	2	—	120	374	2,252	6,121	15,557
East Metropolitan (SSD)	131	23	13,249	2	—	120	1,372	4,577	9,934	24,675
Stirling (C) — Central	36	—	2,867	11	6	1,037	127	371	371	4,401
Stirling (C) — Coastal	18	9	2,267	42	—	3,660	489	5,240	5,240	11,656
Stirling (C) — South-Eastern	1	—	200	—	—	—	110	3,600	3,600	3,910
Wanneroo (C) — Central Coastal	41	—	4,564	—	—	—	25	3,267	3,267	7,856
Wanneroo (C) — North-East	17	—	1,427	—	—	—	80	—	—	1,507
Wanneroo (C) — North-West	18	—	1,672	4	—	383	—	1,251	1,251	3,307
Wanneroo (C) — South-East	17	—	1,653	—	—	—	103	452	452	2,208
Wanneroo (C) — South-West	22	—	3,476	55	—	3,848	737	4,072	4,072	12,133
North Metropolitan (SSD)	170	9	18,127	112	6	8,928	1,671	18,253	18,253	46,979
Cockburn (C)	59	—	6,195	—	—	—	234	2,252	5,235	11,664
East Fremantle (T)	—	—	—	—	—	—	545	128	128	672
Fremantle (C) — Inner	—	—	—	—	—	—	—	500	500	500
Fremantle (C) — Remainder	4	—	1,093	—	—	—	154	1,347	1,347	2,594
Kwinana (T)	8	3	981	—	—	—	29	345	345	1,355
Melville (C)	47	7	7,181	—	—	—	1,240	410	410	8,831
Rockingham (C)	79	—	6,934	—	—	—	90	3,010	3,010	10,034
South West Metropolitan (SSD)	197	10	22,385	—	—	—	2,292	7,991	10,974	35,650
Armadale (C)	11	—	1,316	—	—	—	186	815	815	2,317
Belmont (C)	41	4	3,984	—	18	1,080	190	1,430	1,630	6,884
Canning (C)	71	—	5,217	—	—	—	357	2,663	2,725	8,299
Gosnells (C)	63	—	5,262	—	—	—	144	460	460	5,866
Serpentine-Jarrahdale (S)	8	—	743	—	—	—	—	—	—	743
South Perth (C)	26	5	4,313	19	—	1,510	2,540	820	820	9,183
Victoria Park (T)	9	—	786	8	—	826	302	145	145	2,058
South East Metropolitan (SSD)	229	9	21,620	27	18	3,416	3,718	6,333	6,595	35,349
Total	762	51	82,557	150	24	13,322	12,575	53,935	87,537	195,990

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JULY 1997—continued

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SOUTH WEST STATISTICAL DIVISION										
Boddington (S)	2	—	145	—	—	—	30	—	—	175
Mandurah (C)	65	—	6,605	4	3	393	110	500	500	7,608
Murray (S)	6	—	557	—	—	—	30	—	—	587
Waroona (S)	5	—	440	—	—	—	70	80	80	589
Dale (SSD)	78	—	7,746	4	3	393	240	580	580	8,959
Bunbury (C)	20	10	2,197	—	—	—	134	184	184	2,515
Capel (S)	4	—	313	—	—	—	60	—	—	373
Collie (S)	2	1	354	—	—	—	—	2,917	2,917	3,271
Dardanup (S)	18	—	1,544	—	—	—	—	—	—	1,544
Donnybrook-Balingup (S)	4	1	384	—	—	—	10	238	238	632
Harvey (S)	14	—	1,388	—	—	—	79	—	—	1,467
Preston (SSD)	62	12	6,180	—	—	—	284	3,339	3,339	9,802
Augusta-Margaret River (S)	13	1	1,666	—	—	—	43	4,522	4,522	6,231
Busseton (S)	33	—	3,429	—	—	—	174	3,250	3,250	6,853
Vasse (SSD)	46	1	5,095	—	—	—	217	7,772	7,772	13,084
Boyu Brook (S)	1	—	48	—	—	—	150	—	—	198
Bridgetown-Greenbushes (S)	2	—	136	—	—	—	71	—	—	207
Manjimup (S)	6	—	533	—	—	—	27	120	120	680
Nannup (S)	1	—	49	—	—	—	—	—	—	49
Blackwood (SSD)	10	—	766	—	—	—	248	120	120	1,134
Total	196	13	19,787	4	3	393	989	11,811	11,811	32,979
LOWER GREAT SOUTHERN STATISTICAL DIVISION										
Broomhill (S)	—	—	—	—	—	—	—	—	—	—
Gnowangerup (S)	—	—	—	—	—	—	—	—	—	—
Jerramungup (S)	1	—	113	—	—	—	—	—	—	113
Katanning (S)	1	—	170	—	—	—	45	—	—	215
Kent (S)	—	—	—	—	—	—	—	—	—	—
Kojonup (S)	1	—	83	—	—	—	11	—	—	94
Tambellup (S)	—	—	—	—	—	—	—	—	—	—
Woodanilling (S)	—	—	—	—	—	—	—	—	—	—
Pallinup (SSD)	3	—	366	—	—	—	56	—	—	422
Albany (T)	9	20	2,377	—	—	—	293	299	299	2,969
Albany (S)	11	—	1,072	—	—	—	224	—	—	1,296
Cranbrook (S)	—	—	—	—	—	—	—	—	—	—
Denmark (S)	7	—	570	—	—	—	—	58	58	628
Plantagenet (S)	1	—	157	—	—	—	—	—	—	157
King (SSD)	28	20	4,176	—	—	—	517	357	357	5,050
Total	31	20	4,542	—	—	—	573	357	357	5,472

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JULY 1997—continued

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
UPPER GREAT SOUTHERN STATISTICAL DIVISION										
Brookton (S)	—	—	—	—	—	—	—	—	—	—
Cuballing (S)	—	—	—	—	—	—	—	—	—	—
Dumbleyung (S)	—	—	—	—	—	—	—	—	—	—
Narrogin (T)	4	—	230	—	—	—	90	60	60	380
Narrogin (S)	1	—	70	—	—	—	—	—	—	70
Pingelly (S)	—	—	—	—	—	—	—	—	—	—
Wagin (S)	—	—	—	—	—	—	17	—	—	17
Wandering (S)	—	—	—	—	—	—	—	—	—	—
West Arthur (S)	—	—	—	—	—	—	—	—	—	—
Wickepin (S)	—	—	—	—	—	—	—	—	—	—
Williams (S)	—	—	—	—	—	—	—	—	—	—
Hotham (SSD)	5	—	300	—	—	—	107	60	60	467
Corrigin (S)	—	—	—	—	—	—	—	—	—	—
Kondinin (S)	—	—	—	—	—	—	—	—	—	—
Kulin (S)	—	—	—	—	—	—	—	—	—	—
Lake Grace (S)	—	—	—	—	—	—	—	200	200	200
Lakes (SSD)	—	—	—	—	—	—	—	200	200	200
Total	5	—	300	—	—	—	107	260	260	667
MIDLANDS STATISTICAL DIVISION										
Chittering (S)	4	—	319	—	—	—	40	—	—	359
Dandaragan (S)	6	—	453	—	—	—	61	—	—	514
Gingin (S)	6	—	651	—	—	—	20	54	54	725
Moora (S)	—	—	—	—	—	—	18	—	—	18
Victoria Plains (S)	—	—	—	—	—	—	—	—	—	—
Moore (SSD)	16	—	1,422	—	—	—	139	54	54	1,615
Beverley (S)	1	—	40	—	—	—	—	100	100	140
Cunderdin (S)	—	—	—	—	—	—	—	—	—	—
Dalwallinu (S)	—	—	—	—	—	—	—	—	—	—
Dowerin (S)	—	—	—	—	—	—	60	—	—	60
Goornalling (S)	—	—	—	—	—	—	—	—	—	—
Koorda (S)	—	—	—	—	—	—	—	—	—	—
Northam (T)	—	—	—	—	—	—	—	—	350	350
Northam (S)	1	—	21	—	—	—	—	—	—	21
Quairading (S)	1	2	368	—	—	—	—	260	260	628
Tammin (S)	—	—	—	—	—	—	—	—	—	—
Trudyay (S)	4	1	390	—	—	—	28	—	—	417
Wongan-Ballidu (S)	—	—	—	—	—	—	—	—	—	—
Wyalkatchem (S)	—	—	—	—	—	—	—	—	—	—
York (S)	2	—	101	—	—	—	—	—	—	101
Avon (SSD)	9	3	920	—	—	—	88	360	710	1,717
Bruce Rock (S)	—	—	—	—	—	—	—	—	—	—
Kellerberrin (S)	—	—	—	—	—	—	—	—	—	—
Merredin (S)	2	1	315	—	4	360	24	430	430	1,129
Mount Marshall (S)	—	—	—	—	—	—	—	—	—	—
Mukinbudin (S)	—	—	—	—	—	—	—	—	—	—
Narembeen (S)	—	—	—	—	—	—	—	—	—	—
Nungarin (S)	—	—	—	—	—	—	—	—	—	—
Trayning (S)	—	—	—	—	—	—	—	—	—	—
Westonia (S)	—	—	—	—	—	—	—	—	—	—
Yilgarn (S)	3	—	265	—	—	—	41	—	—	306
Campion (SSD)	5	1	580	—	4	360	65	430	430	1,435
Total	30	4	2,921	—	4	360	291	844	1,194	4,767

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JULY 1997 *continued*

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SOUTH EASTERN STATISTICAL DIVISION										
Coolgardie (S)	—	—	—	—	—	—	25	—	—	25
Kalgoorlie/Boulder (C)	17	16	3,542	10	8	1,506	88	1,637	1,637	6,773
Laverton (S)	—	—	—	—	—	—	—	—	—	—
Leonora (S)	—	—	—	—	—	—	—	—	—	—
Menzies (S)	—	—	—	—	—	—	—	—	—	—
Ngaanyatjarraku (S)	—	—	—	—	—	—	—	—	—	—
Lefroy (SSD)	17	16	3,542	10	8	1,506	113	1,637	1,637	6,798
Dundas (S)	—	—	—	—	—	—	—	—	—	—
Esperance (S)	9	—	930	—	—	—	180	80	162	1,272
Ravenshorpe (S)	—	—	—	—	—	—	—	—	—	—
Johnston (SSD)	9	—	930	—	—	—	180	80	162	1,272
Total	26	16	4,472	10	8	1,506	293	1,717	1,799	8,070
CENTRAL STATISTICAL DIVISION										
Carnarvon (S)	—	—	—	—	—	—	—	—	—	—
Exmouth (S)	2	5	889	—	—	—	—	—	—	889
Shark Bay (S)	—	—	—	—	—	—	—	97	97	97
Upper Gascoyne (S)	—	—	—	—	—	—	—	—	—	—
Gascoyne (SSD)	2	5	889	—	—	—	—	97	97	986
Cue (S)	—	—	—	—	—	—	—	—	—	—
Meekatharra (S)	—	—	—	—	—	—	—	—	—	—
Mount Magnet (S)	—	—	—	—	—	—	—	—	—	—
Murchison (S)	—	—	—	—	—	—	—	—	—	—
Sandstone (S)	—	—	—	—	—	—	—	—	—	—
Wiluna (S)	—	—	—	—	—	—	—	—	—	—
Yalgoo (S)	—	—	—	—	—	—	—	—	—	—
Carnegie (SSD)	—	—	—	—	—	—	—	—	—	—
Carnamah (S)	—	—	—	—	—	—	—	—	—	—
Chapman Valley (S)	—	—	—	—	—	—	55	—	—	55
Coorow (S)	3	—	343	—	—	—	74	—	—	417
Geraldton (C)	4	—	391	2	2	372	29	502	502	1,294
Greenough (S)	12	4	1,642	—	—	—	187	210	210	2,039
Irwin (S)	6	—	572	—	—	—	11	199	199	782
Mingenew (S)	—	—	—	—	—	—	—	—	—	—
Morawa (S)	—	—	—	—	—	—	—	—	—	—
Mullewa (S)	1	—	61	—	—	—	—	—	—	61
Northampton (S)	5	—	429	—	—	—	40	—	—	469
Perenjori (S)	—	—	—	—	—	—	—	—	—	—
Three Springs (S)	—	—	—	—	—	—	—	—	—	—
Greenough River (SSD)	31	4	3,438	2	2	372	396	911	911	5,118
Total	33	9	4,327	2	2	372	396	1,008	1,008	6,104

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JULY 1997—continued

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
PILBARA STATISTICAL DIVISION										
East Pilbara (S)	7	—	520	—	—	—	48	—	—	568
Port Hedland (T)	8	14	2,291	—	—	—	198	—	—	2,489
De Grey (SSD)	15	14	2,811	—	—	—	246	—	—	3,057
Ashburton (S)	—	—	—	—	—	—	—	560	560	560
Roebourne (S)	20	—	2,829	—	—	—	195	400	400	3,424
Forrescue (SSD)	20	—	2,829	—	—	—	195	960	960	3,984
Total	35	14	5,640	—	—	—	441	960	960	7,041
KIMBERLEY STATISTICAL DIVISION										
Halls Creek (S)	—	—	—	—	—	—	—	—	—	—
Wyndham-East Kimberley (S)	2	3	526	—	—	—	—	—	—	526
Ord (SSD)	2	3	526	—	—	—	—	—	—	526
Broome (S)	24	—	3,417	16	—	1,470	330	274	274	5,491
Derby-West Kimberley (S)	5	4	1,301	—	—	—	22	67	67	1,389
Fitzroy (SSD)	29	4	4,717	16	—	1,470	352	341	341	6,880
Total	31	7	5,244	16	—	1,470	352	341	341	7,406
WESTERN AUSTRALIA										
Western Australia	1,149	134	129,789	182	41	17,423	16,016	71,233	105,267	268,496

(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
JULY 1997**

Statistical division	Material of outer walls					Total	Floor area (sq m)	Average floor area (sq m)	Average value per square metre (\$)
	Double brick(b)	Brick veneer	Fibre cement	Timber	Other and not stated				
Perth	732	—	1	5	73	813	147,811	233	431
South-West	144	6	2	4	53	209	38,004	211	446
Lower Great Southern	28	7	1	11	4	51	4,579	269	379
Upper Great Southern	—	1	—	—	4	5	733	147	409
Midlands	14	5	2	2	11	34	5,655	189	460
South-Eastern	4	25	6	7	—	42	3,260	217	544
Central	22	6	1	1	12	42	6,599	200	484
Pilbara	2	14	2	—	31	49	4,568	183	696
Kimberley	—	—	—	—	38	38	2,810	141	906
Western Australia	946	64	15	30	226	1,283	214,019	223	449

(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
JULY 1997**

Statistical division	New other residential building								Total new residential building	
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of					
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Perth	813	143	4	147	19	8	—	27	174	987
South West	209	7	—	7	—	—	—	—	7	216
Lower Great Southern	51	—	—	—	—	—	—	—	—	51
Upper Great Southern	5	—	—	—	—	—	—	—	—	5
Midlands	34	4	—	4	—	—	—	—	4	38
South Eastern	42	18	—	18	—	—	—	—	18	60
Central	42	4	—	4	—	—	—	—	4	46
Pilbara	49	—	—	—	—	—	—	—	—	49
Kimberley	38	16	—	16	—	—	—	—	16	54
Western Australia	1,283	192	4	196	19	8	—	27	223	1,506
VALUE (\$'000)										
Perth	82,557	10,506	480	10,986	1,510	826	—	2,336	13,322	95,878
South West	19,787	393	—	393	—	—	—	—	393	20,180
Lower Great Southern	4,542	—	—	—	—	—	—	—	—	4,542
Upper Great Southern	300	—	—	—	—	—	—	—	—	300
Midlands	2,921	360	—	360	—	—	—	—	360	3,281
South Eastern	4,472	1,506	—	1,506	—	—	—	—	1,506	5,978
Central	4,327	372	—	372	—	—	—	—	372	4,700
Pilbara	5,640	—	—	—	—	—	—	—	—	5,640
Kimberley	5,244	1,470	—	1,470	—	—	—	—	1,470	6,714
Western Australia	129,789	14,607	480	15,087	1,510	826	—	2,336	17,423	147,212

(a) Excludes Conversions, etc.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

Factors affecting comparability

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

Scope and Coverage

3. Statistics of building work approved are compiled from:

- (a) permits issued by local government authorities in areas subject to building control by those authorities;
- (b) approvals issued by the Rural Housing Authority in areas not subject to building control by local government authorities;
- (c) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- (d) major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites).

4. The statistics relate to building activity which includes construction of new buildings, and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks etc.) is excluded from this publication, but can be found in the ABS publication *Engineering Construction Survey* (8762.0).

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

6. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more);
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more;
- (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

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

Definitions

7. A *building* is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's

design, to satisfy its intended use, is the provision for regular access by persons.

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

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

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

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

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

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

13. *Value* data are derived by aggregation of the estimated value (when completed) of building work (excluding value of land and landscaping but including site preparation) as reported on approval documents. For 'houses', these estimates are usually a reliable indicator of the completed value of the building. However, for 'other residential buildings' and 'non-residential buildings' these

estimates can differ significantly from the completed value of the building.

Building Classification

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

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

Seasonal Adjustment

16. Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series may be more clearly recognised.

17. Table 3 shows seasonally adjusted estimates for both private and total dwellings. For the four series shown, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months.

18. Seasonal adjustment procedures do not aim to remove the irregular or non-seasonal influences which may be present in any particular month, such as the effect of the approval of large projects or as a consequence of the administrative arrangements of approving authorities. These irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation.

19. Most of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimum or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total should not be used to represent seasonally adjusted public sector dwelling units.

20. As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are shown in the July issue each year. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (02) 6252 6345.

Trend Estimates

21. Seasonally adjusted series can be smoothed to reduce the impact of the irregular component in the adjusted series. This smoothed seasonally adjusted series is called a trend estimate.

22. Table 3 shows trend estimates for both private and total dwellings. These are obtained by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted time series. For further information, see *A Guide to Interpreting Time Series - Monitoring 'Trends': an Overview* (1348.0).

23. While the smoothing technique described in paragraphs 21 and 22 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

Estimates at Constant Prices

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

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

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

Australian Standard Geographical Classification (ASGC)

27. Area statistics are now being classified to the Australian Standard Geographical Classification, 1996 Edition (1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics:

(a) The Central Metropolitan SSD (Perth SD) now excludes the SLA of Victoria Park (T) and the South East Metropolitan SSD (Perth SD) now includes Victoria Park (T);

(b) The Central Statistical Division (Carnegie SSD) now excludes the SLA of Ngaanyatjaraku (S) and the South Eastern Statistical Division (Lefroy SSD) now includes Ngaanyatjaraku (S);

(c) The existing SLA of Wanneroo (C) has been split into five smaller SLAs. These new SLAs are: Wanneroo (C) - Central Coastal, Wanneroo (C) - North-East, Wanneroo (C) - North-West, Wanneroo (C) - South-East and Wanneroo (C) - South-West;

(d) There have been minor changes to the boundaries of the SLAs within the LGA of Stirling (C). This resulted in Stirling (C) - West being renamed Stirling (C) - Coastal.

Unpublished Data and Related Publications

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

29. Other ABS publications which may be of interest include:

WESTERN AUSTRALIA	Catalogue No.
Building Activity (quarterly)	8752.5
Dwelling Unit Commencements (monthly)	8741.5
AUSTRALIA	
Price Index of Materials Used in House Building (monthly)	6408.0
Building Approvals (monthly)	8731.0
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (quarterly)	8750.0
Building Activity (quarterly)	8752.0
Engineering Construction Survey (quarterly)	8762.0
Housing Finance for Owner Occupation: Australia	5609.0

30. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office.

Symbols and Other Usages

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

—	nil or rounded to zero (including null cells)
r	figure or series revised since previous issue.
n.a.	not available

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

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