

BUILDING APPROVALS

WESTERN AUSTRALIA

August 1995

MAIN FEATURES

The number of houses approved in August 1995 increased by 34.7 per cent when compared with July 1995 and decreased by 28.6 per cent when compared with August 1994.

The number of total dwelling units approved in August 1995 increased by 32.7 per cent when compared with July 1995 and decreased by 31.2 per cent when compared with August 1994.

The provisional trend for total dwelling approvals fell 1.3 per cent in August 1995, following a 2.1 per cent fall in July 1995. This trend will continue to fall unless there is a rise of more than 6.4 per cent in the September 1995 seasonally adjusted figure. The historical average monthly movement of this series regardless of sign is 7.5 per cent.

Comparisons with previous periods are:

Month to month

	<i>August 1995</i>	<i>July 1995</i>	<i>% change</i>	<i>August 1994</i>	<i>% change</i>
Houses	1,189	883	34.7	1,665	-28.6
Total dwelling units	1,596	1,203	32.7	2,320	-31.2

Three month moving average

	<i>August 1995</i>	<i>July 1995</i>	<i>% change</i>	<i>August 1994</i>	<i>% change</i>
Houses	1,124	1,184	-5.1	1,669	-32.7
Total dwelling units	1,531	1,597	-4.1	2,370	-35.4

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Deputy Commonwealth Statistician
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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Brown on (09) 360 5129 for further information about statistics in this publication and the availability of related unpublished statistics.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

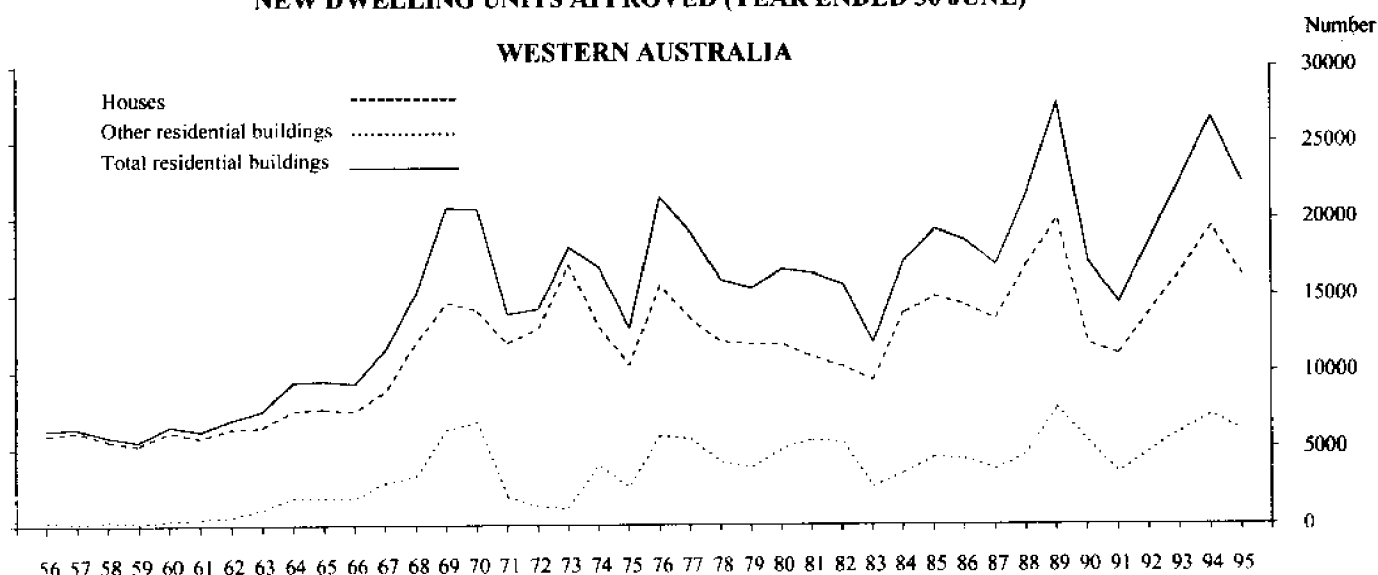
Write to Information Services, Australian Bureau of Statistics, Exchange Plaza, 2 The Esplanade, Perth WA 6000.

ELECTRONIC SERVICES

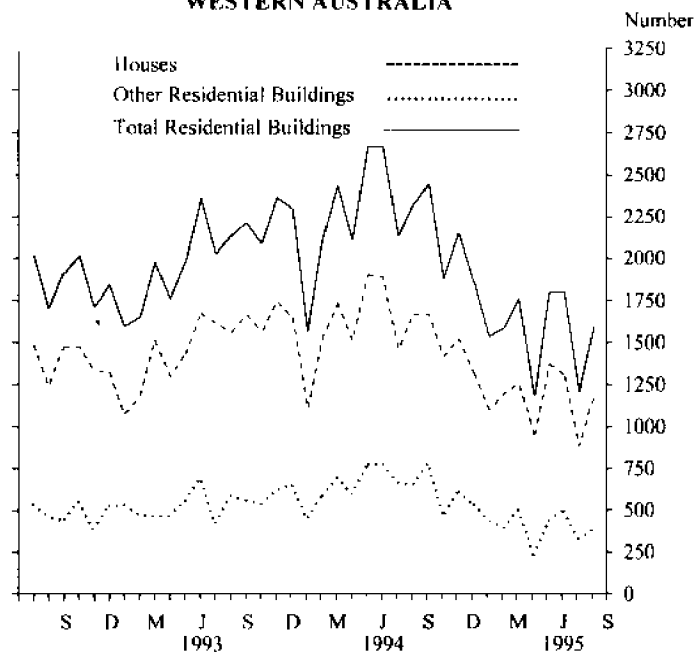
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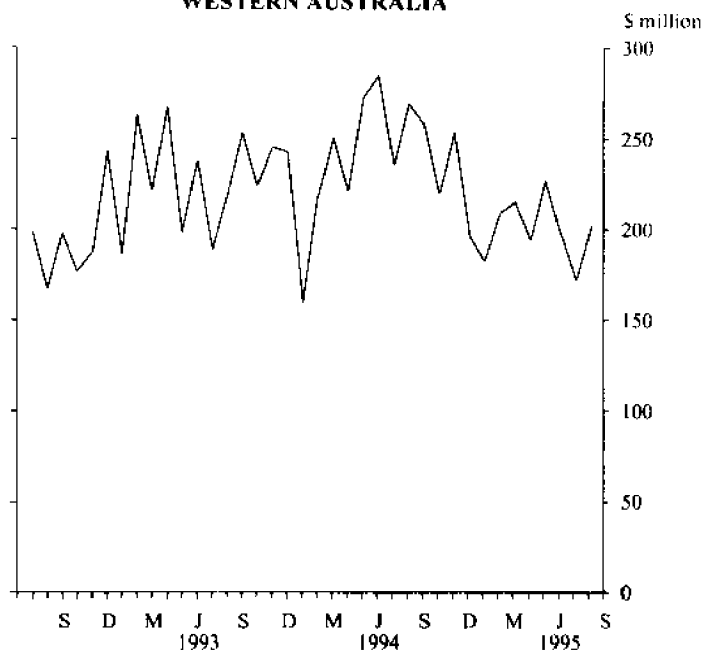
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NEW DWELLING UNITS APPROVED (YEAR ENDED 30 JUNE)**WESTERN AUSTRALIA**

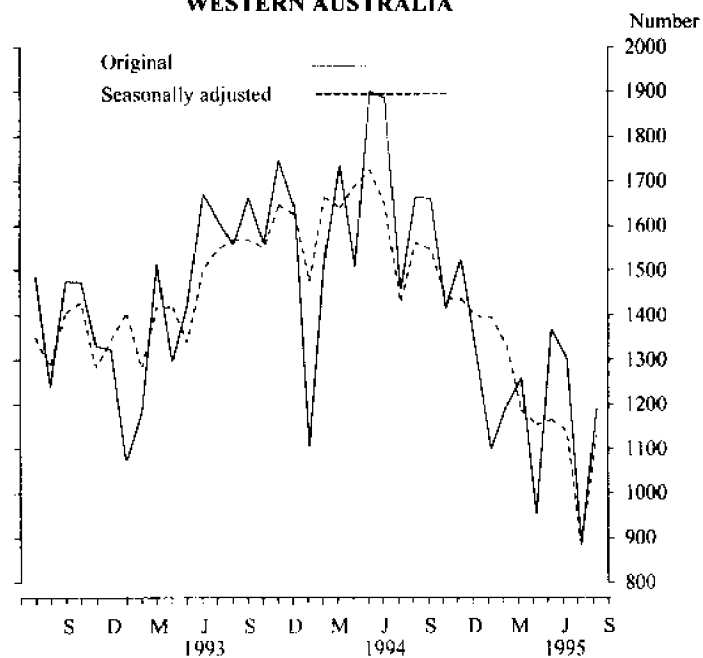
NEW DWELLING UNITS APPROVED WESTERN AUSTRALIA



TOTAL VALUE OF BUILDING APPROVED WESTERN AUSTRALIA



NEW HOUSES APPROVED WESTERN AUSTRALIA



NEW HOUSES APPROVED WESTERN AUSTRALIA

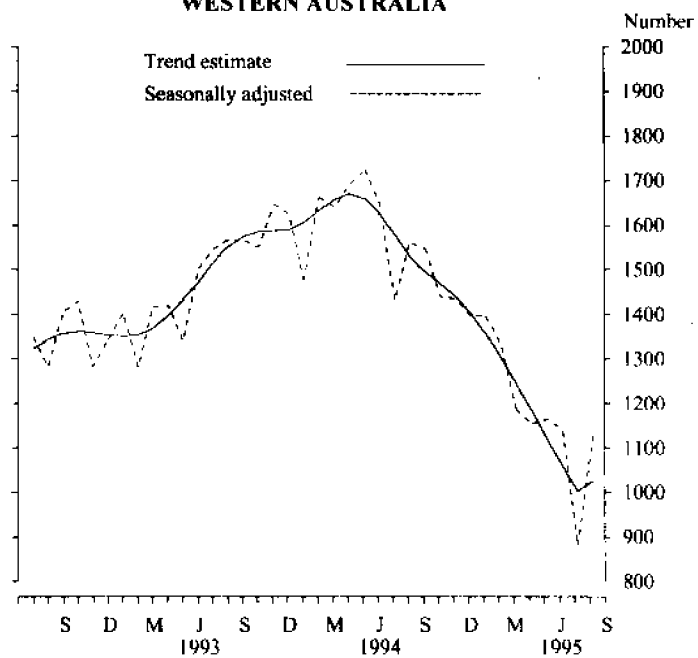


TABLE 1. NUMBER OF DWELLING UNITS APPROVED

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										
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-August	2,277	54	2,331	1,012	66	1,078	19	3,307	121	3,428
1995-96										
July-August	1,328	26	1,354	586	15	601	12	1,926	41	1,967
1994—										
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
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
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-August	3,049	74	3,123	1,218	84	1,302	23	4,289	159	4,448
1995-96										
July-August	2,038	34	2,072	693	22	715	12	2,743	56	2,799
1994 --										
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
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

(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-August	187.0	4.2	191.2	66.6	3.8	70.4	253.6	8.1	261.6	23.1	83.4	105.7	360.0	390.4
1995-96 July-August	121.9	1.9	123.8	45.7	0.8	46.5	167.6	2.7	170.3	20.3	62.2	67.6	250.1	258.2
1994—														
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
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
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-August	252.1	6.1	258.2	81.7	5.2	86.9	333.8	11.3	345.0	27.6	105.7	132.1	467.1	504.8
1995-96 July-August	179.9	2.7	182.6	52.4	1.3	53.7	232.3	4.0	236.3	29.8	102.9	108.3	365.0	374.5
1994—														
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
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

**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
1994								
June	1,588	1,571	1,647	1,626	2,148	2,118	2,287	2,269
July	1,342	1,525	1,431	1,578	1,958	2,083	2,112	2,234
August	1,528	1,485	1,561	1,530	2,055	2,051	2,161	2,194
September	1,544	1,461	1,545	1,495	2,079	2,026	2,262	2,158
October	1,413	1,444	1,439	1,469	1,995	1,996	2,073	2,115
November	1,382	1,422	1,435	1,441	1,944	1,949	2,081	2,054
December	1,381	1,382	1,398	1,403	1,872	1,874	1,994	1,966
1995								
January	1,421	1,330	1,396	1,356	1,844	1,775	1,824	1,858
February	1,271	r1,267	1,332	r1,299	1,664	r1,662	1,781	r1,739
March	1,136	r1,204	1,186	r1,240	1,506	r1,554	1,659	r1,630
April	1,107	r1,142	1,153	r1,180	1,398	r1,462	1,386	r1,542
May	1,129	r1,088	1,163	r1,126	1,440	r1,392	1,510	r1,476
June	1,118	r1,045	1,139	r1,082	1,320	r1,342	1,510	r1,430
July	841	r1,012	879	r1,047	1,238	r1,307	1,245	r1,399
August	1,094	996	1,129	1,026	1,387	1,293	1,510	1,382

(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	408.0	1,799.9	160.5	560.5	702.8	2,429.8	2,663.2
1994									
Mar. qtr.	367.4	371.3	112.7	484.0	41.0	103.2	126.6	606.4	651.6
June qtr.	437.7	454.3	139.0	593.3	41.3	135.2	164.4	717.9	799.0
Sept. qtr.	398.3	405.1	132.8	537.8	43.0	151.9	188.2	715.8	769.0
Dec. qtr.	359.5	363.9	102.3	466.2	42.8	130.0	164.4	624.4	673.5
1995—									
Mar. qtr.	300.3	311.7	88.8	400.5	39.7	118.3	167.0	535.8	607.1
June qtr.	298.6	311.3	84.1	395.4	35.0	160.2	183.2	553.7	613.6

(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)						
	1993-94	1994-95	July-August		1995		
			1994-95	1995-96	June	July	August
PRIVATE SECTOR							
New houses	1,469.3	1,319.8	252.1	179.9	102.9	76.8	103.1
New other residential buildings	382.5	366.3	81.7	52.4	19.4	23.1	29.3
Total new residential building	1,851.8	1,686.1	333.8	232.3	122.3	99.9	132.4
Alterations and additions to residential buildings	148.9	155.9	27.6	29.7	11.2	15.7	14.0
Hotels, etc.	30.3	46.9	3.4	4.9	2.0	2.5	2.3
Shops	151.3	131.8	20.5	9.4	12.4	4.3	5.1
Factories	55.4	79.5	17.2	12.1	3.8	7.8	4.3
Offices	53.7	85.1	19.2	13.8	5.9	8.0	5.8
Other business premises	89.9	90.8	17.1	25.1	7.0	18.5	6.6
Educational	41.0	30.2	7.4	13.2	0.4	1.8	11.5
Religious	9.1	5.7	0.4	0.9	0.8	0.6	0.3
Health	28.8	32.2	9.2	2.1	3.7	0.9	1.3
Entertainment and recreational	25.7	28.3	6.0	8.4	0.3	4.6	3.8
Miscellaneous	27.9	50.2	5.3	12.9	2.0	2.8	10.1
Total non-residential building	513.1	580.9	105.7	102.9	38.5	51.9	51.0
Total	2,513.8	2,422.9	467.1	365.0	172.0	167.5	197.5
PUBLIC SECTOR							
New houses	34.4	34.5	6.1	2.7	6.1	1.1	1.6
New other residential buildings	78.5	54.0	5.2	1.3	15.9	—	1.3
Total new residential building	112.9	88.5	11.3	4.0	22.0	1.1	3.0
Alterations and additions to residential buildings	1.1	0.2	—	0.1	—	0.1	—
Hotels, etc.	—	1.6	—	—	—	—	—
Shops	1.8	4.4	0.4	0.3	0.3	—	0.3
Factories	1.3	0.7	0.1	—	0.1	—	—
Offices	27.7	30.9	1.7	1.9	0.6	0.6	1.3
Other business premises	17.4	6.8	5.9	—	0.3	—	—
Educational	61.0	52.1	15.4	—	—	—	—
Religious	—	—	—	—	—	—	—
Health	23.4	3.8	0.7	0.7	—	0.7	—
Entertainment and recreational	13.7	7.7	0.4	1.6	1.3	1.5	0.1
Miscellaneous	7.6	39.3	1.9	0.9	0.6	0.4	0.5
Total non-residential building	153.9	147.3	26.4	5.4	3.1	3.2	2.1
Total	267.9	236.1	37.7	9.5	25.1	4.4	5.1
TOTAL							
New houses	1,503.7	1,354.3	258.2	182.6	109.0	77.8	104.8
New other residential buildings	461.0	420.3	86.9	53.7	35.3	23.1	30.6
Total new residential building	1,964.7	1,774.6	345.0	236.3	144.3	100.9	135.4
Alterations and additions to residential buildings	150.0	156.2	27.6	29.8	11.2	15.8	14.0
Hotels, etc.	30.3	48.5	3.4	4.9	2.0	2.5	2.3
Shops	153.1	136.2	20.9	9.7	12.7	4.3	5.4
Factories	56.7	80.3	17.3	12.1	3.9	7.8	4.3
Offices	81.3	116.0	20.9	15.7	6.5	8.6	7.1
Other business premises	107.3	97.7	23.0	25.1	7.2	18.5	6.6
Educational	102.1	82.3	22.7	13.2	0.4	1.8	11.5
Religious	9.1	5.7	0.4	0.9	0.8	0.6	0.3
Health	52.2	36.0	9.9	2.9	3.7	1.6	1.3
Entertainment and recreational	39.5	36.0	6.3	10.0	1.6	6.1	3.9
Miscellaneous	35.5	89.5	7.2	13.8	2.6	3.2	10.6
Total non-residential building	667.0	728.2	132.1	108.3	41.6	55.1	53.2
Total	2,781.7	2,659.0	504.8	374.5	197.1	171.9	202.6

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1995 June	2	0.2	3	0.6	—	—	1	1.2	—	—	6	2.0
July	8	0.9	5	1.6	—	—	—	—	—	—	13	2.5
August	7	0.7	1	0.4	—	—	1	1.3	—	—	9	2.3
SHOPS												
1995 June	10	1.3	17	5.3	2	1.2	2	5.0	—	—	31	12.7
July	28	2.6	5	1.2	1	0.5	—	—	—	—	34	4.3
August	24	2.4	10	2.9	—	—	—	—	—	—	34	5.4
FACTORIES												
1995 June	14	1.3	9	2.5	—	—	—	—	—	—	23	3.9
July	12	1.2	8	2.2	1	0.6	2	3.9	—	—	23	7.8
August	14	1.7	9	2.6	—	—	—	—	—	—	23	4.3
OFFICES												
1995 June	13	1.3	8	2.3	1	0.8	2	2.2	—	—	24	6.5
July	13	1.2	2	0.8	3	2.0	2	4.7	—	—	20	8.6
August	24	2.2	9	2.8	3	2.1	—	—	—	—	36	7.1
OTHER BUSINESS PREMISES												
1995 June	14	1.4	7	2.4	4	2.4	1	1.0	—	—	26	7.2
July	19	2.1	9	2.7	3	1.7	2	3.2	1	8.9	34	18.5
August	14	1.4	5	1.6	6	3.5	—	—	—	—	25	6.6
EDUCATIONAL												
1995 June	2	0.2	1	0.2	—	—	—	—	—	—	3	0.4
July	1	0.1	2	0.6	—	—	1	1.1	—	—	4	1.8
August	3	0.3	4	1.1	2	1.1	—	—	1	9.0	10	11.5
RELIGIOUS												
1995 June	—	—	2	0.8	—	—	—	—	—	—	2	0.8
July	1	0.2	2	0.5	—	—	—	—	—	—	3	0.6
August	3	0.3	—	—	—	—	—	—	—	—	3	0.3
HEALTH												
1995 June	6	0.8	1	0.5	—	—	1	2.5	—	—	8	3.7
July	1	0.1	—	—	2	1.5	—	—	—	—	3	1.6
August	3	0.3	1	0.3	1	0.7	—	—	—	—	5	1.3
ENTERTAINMENT AND RECREATIONAL												
1995 June	5	0.5	2	0.5	1	0.6	—	—	—	—	8	1.6
July	1	0.1	1	0.5	1	0.6	2	4.9	—	—	5	6.1
August	3	0.2	1	0.3	1	0.9	2	2.6	—	—	7	3.9
MISCELLANEOUS												
1995 June	8	0.8	4	1.2	1	0.7	—	—	—	—	13	2.6
July	15	1.6	5	1.6	—	—	—	—	—	—	20	3.2
August	8	0.7	3	1.1	4	2.6	3	6.2	—	—	18	10.6
TOTAL NON-RESIDENTIAL BUILDING												
1995 June	74	7.8	54	16.3	9	5.6	7	11.9	—	—	144	41.6
July	99	10.0	39	11.7	11	6.9	9	17.7	1	8.9	159	55.1
August	103	10.2	43	13.0	17	10.9	6	10.1	1	9.0	170	53.2

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), AUGUST 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)	8	—	1,684	—	—	—	988	1,300	1,300	3,972
Claremont (T)	2	—	398	—	—	—	382	1,544	1,544	2,324
Cottesloe (T)	3	—	640	4	—	771	370	—	—	1,781
Mosman Park (T)	5	—	738	—	—	—	260	228	228	1,226
Nedlands (C)	14	—	3,395	4	—	458	601	290	290	4,744
Peppermint Grove (S)	—	—	—	—	—	—	30	—	—	30
Perth (C) — Inner	—	—	—	—	—	—	—	824	824	824
Perth (C) — Remainder	—	—	—	100	—	10,771	373	679	679	11,823
Subiaco (C)	3	—	375	2	—	190	540	165	165	1,270
Victoria Park (T)	2	1	268	4	—	127	148	464	464	1,007
Vincent (T)	5	—	736	14	—	1,110	534	850	850	3,230
Central Metropolitan (SSD)	42	1	8,234	128	—	13,427	4,226	6,344	6,344	32,231
Bassendean (T)	5	—	298	—	—	—	135	730	730	1,163
Hayswater (C)	13	—	1,103	2	—	130	180	560	560	1,972
Kalamunda (S)	9	—	982	3	—	153	229	409	409	1,773
Mundaring (S)	30	—	2,901	—	—	—	253	285	285	3,438
Swan (S)	98	—	7,490	19	11	1,704	271	1,802	1,802	11,267
East Metropolitan (SSD)	155	—	12,773	24	11	1,987	1,068	3,786	3,786	19,614
Stirling (C) — Central	10	3	1,195	28	—	1,449	584	11,331	11,331	14,559
Stirling (C) — West	16	—	1,777	21	—	1,575	545	—	—	3,897
Stirling (C) — South-Eastern	3	—	214	9	—	770	628	100	100	1,712
Wanneroo (C)	235	—	20,578	21	—	1,150	989	3,847	4,427	27,144
North Metropolitan (SSD)	264	3	23,764	79	—	4,944	2,747	15,278	15,858	47,313
Cockburn (C)	49	7	4,666	2	—	160	241	553	553	5,620
East Fremantle (T)	2	—	245	—	—	—	340	262	262	847
Fremantle (C) — Inner	—	—	—	—	—	—	—	—	—	—
Fremantle (C) — Remainder	4	—	257	—	—	—	177	2,121	2,121	2,555
Kwinana (T)	11	—	678	2	—	40	—	1,375	2,275	2,993
Melville (C)	36	—	5,216	27	2	2,534	519	605	605	8,875
Rockingham (C)	88	1	6,760	—	2	135	211	1,050	1,450	8,557
South West Metropolitan (SSD)	190	8	17,823	31	4	2,869	1,489	5,966	7,266	29,447
Armadale (C)	29	—	1,786	2	—	102	447	355	355	2,690
Belmont (C)	18	—	1,642	4	—	132	45	750	750	2,569
Canning (C)	28	3	2,752	32	—	1,870	512	2,227	2,227	7,361
Gosnells (C)	90	—	6,111	9	—	449	81	978	978	7,618
Serpentine-Jarrahdale (S)	10	—	998	—	—	—	—	876	876	1,874
South Perth (C)	9	5	1,384	8	—	709	768	250	500	3,361
South East Metropolitan (SSD)	184	8	14,673	55	—	3,262	1,852	5,436	5,686	25,474
Total	835	20	77,267	317	15	26,489	11,382	36,810	38,940	154,078
SOUTH WEST STATISTICAL DIVISION										
Boddington (S)	—	—	—	—	—	—	—	—	—	—
Mandurah (C)	88	—	7,452	14	—	948	95	998	998	9,493
Murray (S)	14	—	1,127	3	—	190	85	320	320	1,722
Warona (S)	2	—	147	—	—	—	—	—	—	147
Dale (SSD)	104	—	8,727	17	—	1,138	179	1,318	1,318	11,362
Bunbury (C)	6	—	781	—	—	—	89	885	885	1,754
Capel (S)	5	—	485	—	—	—	10	1,923	1,923	2,419
Collie (S)	2	—	168	—	—	—	—	—	—	168
Dardanup (S)	6	—	420	—	—	—	17	—	—	437
Donnybrook-Balingup (S)	—	—	—	—	—	—	20	—	—	20
Harvey (S)	15	—	1,358	—	—	—	76	58	58	1,492
Preston (SSD)	34	—	3,272	—	—	—	212	2,866	2,866	6,289

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), AUGUST 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)				
SOUTH WEST STATISTICAL DIVISION (continued)										
Augusta-Margaret River (S)	—	—	—	—	—	—	—	—	—	—
Busseton (S)	23	—	2,436	—	—	—	305	984	984	3,725
Vasse (SSD)	23	—	2,436	—	—	—	305	984	984	3,725
Boyup Brook (S)	1	—	40	—	—	—	25	—	—	65
Bridgetown-Greenbushes (S)	3	—	293	—	—	—	63	312	312	668
Manjimup (S)	3	—	236	—	—	—	90	—	—	326
Nannup (S)	3	—	184	—	—	—	—	60	60	244
Blackwood (SSD)	10	—	753	—	—	—	178	372	372	1,303
Total	171	—	15,128	17	—	1,138	874	5,539	5,539	22,679
LOWER GREAT SOUTHERN STATISTICAL DIVISION										
Broomehill (S)	2	—	75	—	—	—	—	—	—	75
Gnowangerup (S)	—	—	—	—	—	—	—	—	—	—
Jerramungup (S)	—	—	—	2	—	30	—	—	—	30
Katanning (S)	1	—	40	—	—	—	—	350	350	390
Kent (S)	—	—	—	—	—	—	—	—	—	—
Kojonup (S)	—	—	—	—	—	—	—	—	—	—
Tambellup (S)	—	—	—	—	—	—	—	—	—	—
Woodanilling (S)	1	—	35	—	—	—	—	—	—	35
Pallinup (SSD)	4	—	150	2	—	30	—	350	350	530
Albany (T)	12	—	1,070	4	—	171	290	—	—	1,531
Albany (S)	10	—	736	—	—	—	142	65	65	943
Cranbrook (S)	—	—	—	—	—	—	—	—	—	—
Denmark (S)	3	—	390	—	—	—	—	—	—	390
Plantagenet (S)	1	—	30	—	—	—	—	—	—	30
King (SSD)	26	—	2,226	4	—	171	431	65	65	2,893
Total	30	—	2,376	6	—	201	431	415	415	3,423
UPPER GREAT SOUTHERN STATISTICAL DIVISION										
Brookton (S)	—	—	—	—	—	—	—	—	—	—
Cuballing (S)	—	—	—	—	—	—	—	—	—	—
Dumbleyung (S)	—	—	—	—	—	—	—	—	—	—
Narrogin (T)	—	—	—	—	—	—	—	—	—	—
Narrogin (S)	1	—	42	—	—	—	22	—	—	64
Pingelly (S)	—	—	—	—	—	—	—	—	—	—
Wagin (S)	—	—	—	—	—	—	—	—	—	—
Wandering (S)	—	—	—	—	—	—	—	—	—	—
West Arthur (S)	—	—	—	—	—	—	—	—	—	—
Wickepin (S)	—	—	—	—	—	—	—	—	—	—
Williams (S)	—	—	—	—	—	—	—	—	—	—
Horham (SSD)	1	—	42	—	—	—	22	—	—	64
Corrigin (S)	—	—	—	—	—	—	15	—	—	15
Kondinin (S)	—	—	—	—	—	—	—	—	—	—
Kulin (S)	—	—	—	—	—	—	—	—	—	—
Lake Grace (S)	1	—	74	2	—	191	—	—	—	265
Lakes (SSD)	1	—	74	2	—	191	15	—	—	280
Total	2	—	116	2	—	191	37	—	—	344

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), AUGUST 1995 *continued*

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions in 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)	5	—	373	—	—	—	55	—	—	428
Dandaragan (S)	1	—	120	—	—	—	—	—	—	120
Gingin (S)	5	—	404	—	—	—	90	—	—	494
Moora (S)	—	—	—	—	—	—	—	—	—	—
Victoria Plains (S)	—	—	—	—	—	—	—	—	—	—
Moore (SSD)	11	—	897	—	—	—	145	—	—	1,041
Beverley (S)	—	—	—	—	—	—	—	—	—	—
Cunderdin (S)	—	—	—	—	—	—	—	—	—	—
Dalwallinu (S)	—	—	—	—	—	—	—	—	—	—
Dowerin (S)	—	—	—	—	—	—	—	—	—	—
Goomalling (S)	—	—	—	—	—	—	—	—	—	—
Koorda (S)	—	—	—	—	—	—	—	—	—	—
Northam (T)	3	—	279	—	—	—	91	—	—	370
Northam (S)	5	—	350	—	—	—	75	—	—	425
Quairading (S)	—	—	—	—	—	—	—	—	—	—
Tammin (S)	—	—	—	—	—	—	—	—	—	—
Toodyay (S)	5	—	266	—	—	—	—	—	—	266
Wongan-Ballidu (S)	—	—	—	—	—	—	45	—	—	45
Wyalkatchem (S)	—	—	—	—	—	—	—	—	—	—
York (S)	3	—	231	—	—	—	100	—	—	331
Avon (SSD)	16	—	1,126	—	—	—	311	—	—	1,436
Bruce Rock (S)	—	—	—	—	—	—	—	—	—	—
Kellerberrin (S)	—	—	—	—	—	—	—	—	—	—
Merredin (S)	—	—	—	—	—	—	—	—	—	—
Mount Marshall (S)	1	1	194	—	—	—	—	—	—	194
Mukinbudin (S)	—	—	—	—	—	—	—	—	—	—
Narembeen (S)	—	—	—	—	—	—	—	—	—	—
Nungarin (S)	—	—	—	—	—	—	—	—	—	—
Trayning (S)	19	—	11	—	—	—	—	—	—	11
Westonia (S)	—	—	—	—	—	—	—	—	—	—
Yilgarn (S)	5	—	493	6	—	283	—	179	179	955
Campion (SSD)	25	1	698	6	—	283	—	179	179	1,160
Total	52	1	2,720	6	—	283	456	179	179	3,637
SOUTH EASTERN STATISTICAL DIVISION										
Coolgardie (S)	—	—	—	2	—	40	16	—	—	56
Kalgoorlie/Boulder (C)	24	—	1,999	9	—	470	120	874	874	3,463
Laverton (S)	—	—	—	—	—	—	—	—	—	—
Leonora (S)	—	—	—	—	—	—	309	4,287	4,287	4,597
Menzies (S)	—	—	—	—	—	—	—	—	—	—
Lefroy (SSD)	24	—	1,999	11	—	510	445	5,161	5,161	8,116
Dundas (S)	—	—	—	—	—	—	—	—	—	—
Esperance (S)	7	—	540	2	—	107	49	200	200	895
Ravensthorpe (S)	—	—	—	—	—	—	—	—	—	—
Johnston (SSD)	7	—	540	2	—	107	49	200	200	895
Total	31	—	2,539	13	—	617	494	5,361	5,361	9,011

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), AUGUST 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										
Carnarvon (S)	—	2	296	—	—	—	—	86	86	382
Exmouth (S)	1	—	40	—	—	—	—	—	—	40
Shark Bay (S)	1	—	82	3	—	290	29	—	—	401
Upper Gascoyne (S)	—	—	—	—	—	—	—	—	—	—
Gascoyne (SSD)	2	2	418	3	—	290	29	86	86	824
Cue (S)	—	—	—	—	—	—	—	—	—	—
Meekatharra (S)	—	—	—	—	—	—	—	—	—	—
Mount Magnet (S)	—	—	—	—	—	—	—	—	—	—
Murchison (S)	—	—	—	—	—	—	—	—	—	—
Ngaanyatjaraku (S)	—	—	—	—	—	—	—	—	—	—
Sandstone (S)	—	—	—	—	—	—	—	—	—	—
Wiluna (S)	—	—	—	—	—	—	—	—	—	—
Yalgoo (S)	—	—	—	—	—	—	—	—	—	—
Carnegie (SSD)	—	—	—	—	—	—	—	—	—	—
Camamah (S)	—	—	—	—	—	—	—	—	—	—
Chapman Valley (S)	3	—	128	—	—	—	35	—	—	163
Coorow (S)	—	—	—	—	—	—	18	—	—	18
Geraldton (C)	7	—	615	9	5	1,055	27	469	469	2,166
Greenough (S)	16	—	1,837	—	2	151	17	—	—	2,005
Irwin (S)	5	—	377	2	—	120	10	55	55	562
Mingenew (S)	—	—	—	—	—	—	—	—	—	—
Morawa (S)	—	—	—	—	—	—	—	72	72	72
Mullewa (S)	—	—	—	—	—	—	—	—	—	—
Northampton (S)	—	—	—	—	—	—	20	—	—	20
Perenjori (S)	—	—	—	—	—	—	—	—	—	—
Three Springs (S)	—	—	—	—	—	—	37	—	—	37
Greenough River (SSD)	31	—	2,956	11	7	1,326	164	596	596	5,042
Total	33	2	3,374	14	7	1,616	193	682	682	5,865
PILBARA STATISTICAL DIVISION										
East Pilbara (S)	—	—	—	—	—	—	20	—	—	20
Port Hedland (T)	2	—	195	—	—	—	66	420	420	681
De Grey (SSD)	2	—	195	—	—	—	86	420	420	701
Ashburton (S)	—	—	—	—	—	—	—	—	—	—
Roebourne (S)	2	—	167	—	—	—	—	—	—	167
Fortescue (SSD)	2	—	167	—	—	—	—	—	—	167
Total	4	—	362	—	—	—	86	420	420	868
KIMBERLEY STATISTICAL DIVISION										
Halls Creek (S)	—	—	—	—	—	—	—	—	—	—
Wyndham-East Kimberley (S)	2	—	210	—	—	—	15	541	541	766
Ord (SSD)	2	—	210	—	—	—	15	541	541	766
Broome (S)	6	—	676	2	—	93	45	1,080	1,080	1,894
Derby-West Kimberley (S)	—	—	—	—	—	—	—	—	—	—
Fitzroy (SSD)	6	—	676	2	—	93	45	1,080	1,080	1,894
Total	8	—	886	2	—	93	60	1,621	1,621	2,660
WESTERN AUSTRALIA										
Western Australia	1,166	23	104,768	377	22	30,628	14,013	51,027	53,157	202,566

(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
AUGUST 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	833	8	4	4	5	855	192,340	225	402
South-West	144	6	12	2	7	171	38,044	222	398
Lower Great Southern	10	13	1	5	1	30	5,912	197	402
Upper Great Southern	2	—	—	—	—	2	201	101	575
Midlands	32	4	15	2	—	53	7,120	134	382
South-Eastern	6	13	10	—	2	31	5,348	173	475
Central	26	3	1	4	1	35	7,028	201	480
Pilbara	2	1	1	—	—	4	674	169	537
Kimberley	8	—	—	—	—	8	1,608	201	551
Western Australia	1,063	48	44	17	16	1,189	258,275	217	406

(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
AUGUST 1995**

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		
										Total
NUMBER OF DWELLING UNITS										
Perth	855	291	23	314	—	—	18	18	332	1,187
South West	171	13	4	17	—	—	—	—	17	188
Lower Great Southern	30	6	—	6	—	—	—	—	6	36
Upper Great Southern	2	2	—	2	—	—	—	—	2	4
Midlands	53	6	—	6	—	—	—	—	6	59
South Eastern	31	13	—	13	—	—	—	—	13	44
Central	35	18	3	21	—	—	—	—	21	56
Pilbara	4	—	—	—	—	—	—	—	—	4
Kimberley	8	2	—	2	—	—	—	—	2	10
Western Australia	1,189	351	30	381	—	—	18	18	399	1,588
VALUE (\$'000)										
Perth	77,267	21,319	2,171	23,489	—	—	3,000	3,000	26,489	103,756
South West	15,128	750	388	1,138	—	—	—	—	1,138	16,266
Lower Great Southern	2,376	201	—	201	—	—	—	—	201	2,577
Upper Great Southern	116	191	—	191	—	—	—	—	191	307
Midlands	2,720	283	—	283	—	—	—	—	283	3,003
South Eastern	2,539	617	—	617	—	—	—	—	617	3,156
Central	3,374	1,326	290	1,616	—	—	—	—	1,616	4,990
Pilbara	362	—	—	—	—	—	—	—	—	362
Kimberley	886	93	—	93	—	—	—	—	93	979
Western Australia	104,768	24,780	2,849	27,628	—	—	3,000	3,000	30,628	135,396

(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.

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