

BUILDING APPROVALS

WESTERN AUSTRALIA

September 1994

MAIN FEATURES

The number of houses approved in September 1994 decreased by 0.3 per cent when compared with August 1994 and decreased by 0.1 per cent when compared with September 1993.

The number of total dwelling units approved in September 1994 increased by 5.4 per cent when compared with August 1994 and increased by 10.0 per cent when compared with September 1993.

The provisional trend for new private dwelling approvals fell 0.6 per cent in September 1994, following a 1.2 per cent fall in August 1994. This trend will continue to fall unless there is a rise of more than 3.8 per cent in the October seasonally adjusted figure. The historical average monthly movement of this series regardless of sign is 6.9 per cent.

NOTE: Prior to July 1994 Perth City Council was comprised of 5 SLA's: Perth(C) Inner; Perth(C) Outer; Perth(C) North; Perth(C) South and Perth(C) Wembley-Coastal.

From July 1994 Perth City Council was re-structured and as a consequence 3 new SLA's have been created: Cambridge(T), Shepperton(T) and Vincent(T). Perth City Council was reduced in size and now comprises 2 SLA's: Perth(C) Inner and Perth(C) Remainder. For further information please see the Explanatory Notes (point 31).

Comparisons with previous periods are:

Month to month

	Sep. 1994	Aug. 1994	% change	Sep. 1993	% change
Houses	1,660	1,665	-0.3	1,662	-0.1
Total dwelling units	2,433	2,309	+5.4	2,212	+10.0

Three month moving average

	Sep. 1994	Aug. 1994	% change	Sep. 1993	% change
Houses	1,594	1,669	-4.5	1,611	-1.1
Total dwelling units	2,286	2,360	-3.1	2,123	+7.7

Nine months January to September

	1994	1993	% change	1992	% change
Houses	14,435	12,992	+11.1	11,352	+27.2
Total dwelling units	20,336	17,663	+15.1	15,771	+28.9

PHONE INQUIRIES

Contact Ms Diane Braskic on (09) 360 5129 for further information about statistics in this publication and the availability of related unpublished statistics.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

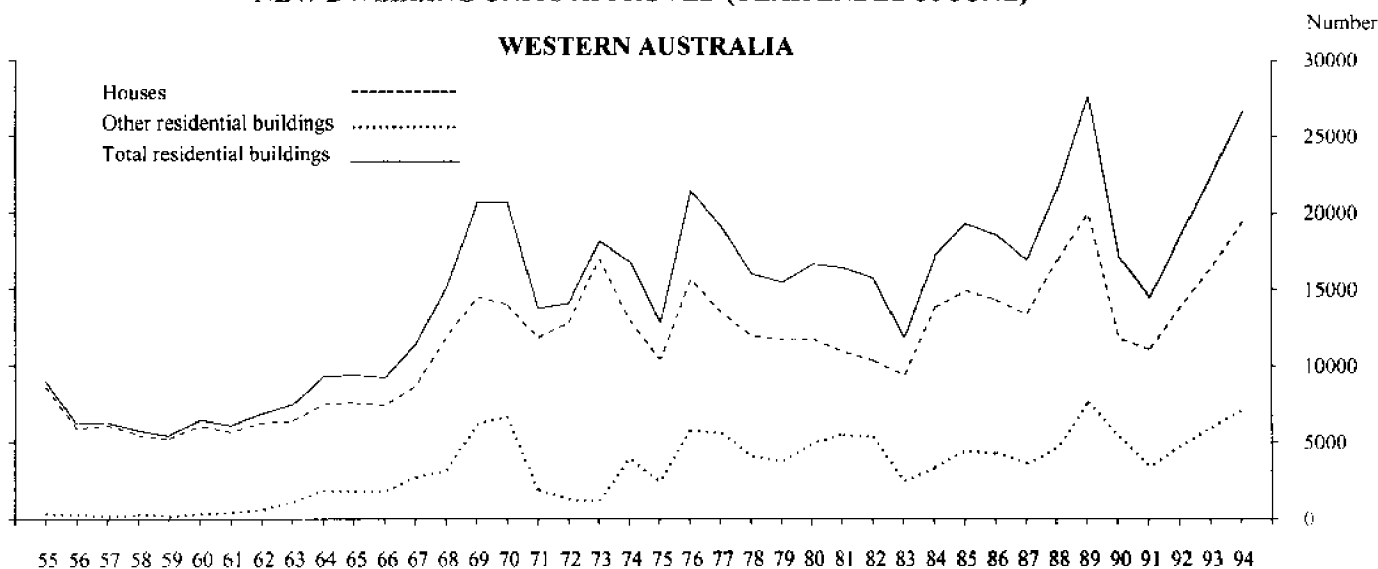
Write to Information Services, Australian Bureau of Statistics, Exchange Plaza, 2 The Esplanade, Perth WA 6000.

ELECTRONIC SERVICES

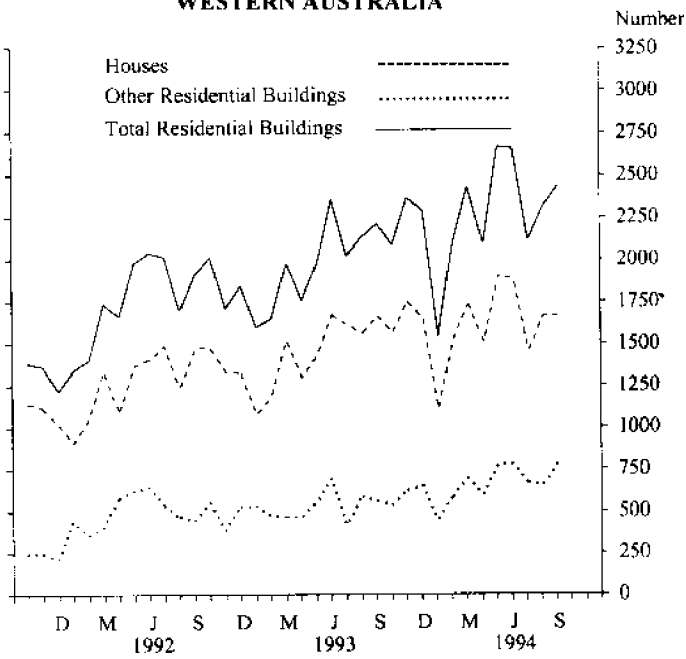
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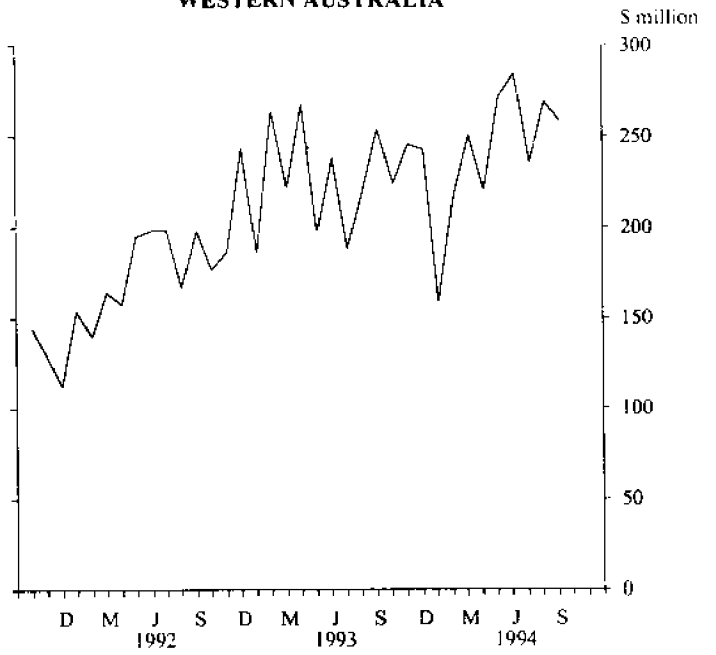
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NEW DWELLING UNITS APPROVED (YEAR ENDED 30 JUNE)**WESTERN AUSTRALIA**

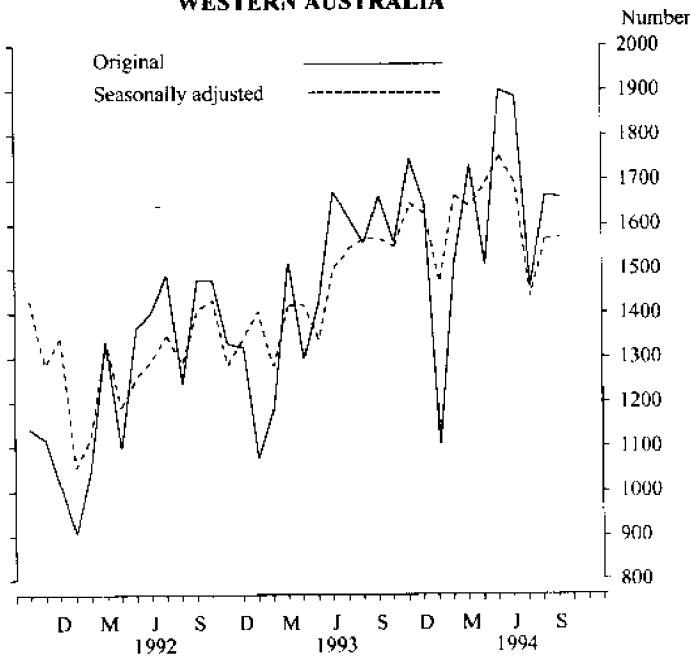
**NEW DWELLING UNITS APPROVED
WESTERN AUSTRALIA**



**TOTAL VALUE OF BUILDING APPROVED
WESTERN AUSTRALIA**



**NEW HOUSES APPROVED
WESTERN AUSTRALIA**



**NEW HOUSES APPROVED
WESTERN AUSTRALIA**

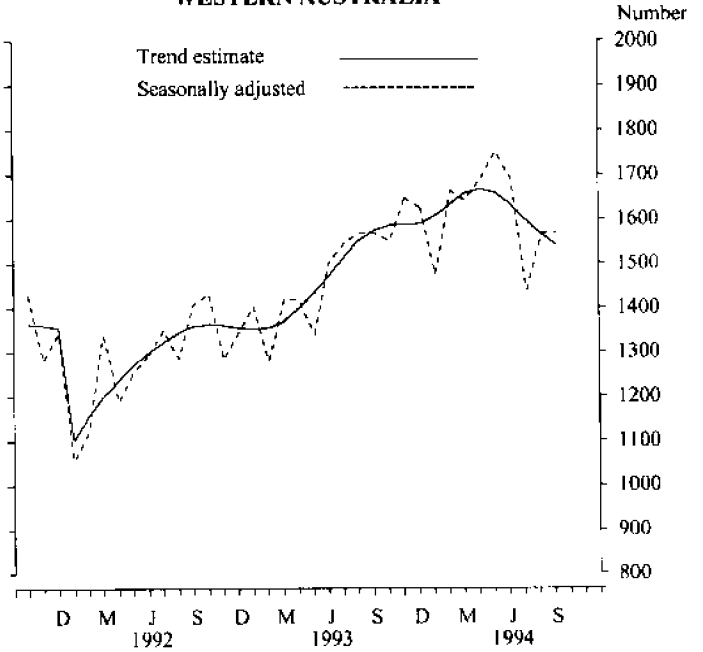


TABLE 1. NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDING

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
PERTH STATISTICAL DIVISION									
1991-92	9,969	194	10,163	2,505	1,434	3,939	12,474	1,628	14,102
1992-93	11,618	285	11,903	3,448	1,540	4,988	15,066	1,825	16,891
1993-94	13,899	321	14,220	4,924	929	5,853	18,823	1,250	20,073
1993-94									
July-September	3,466	45	3,511	1,134	149	1,283	4,600	194	4,794
1994-95									
July-September	3,451	54	3,505	1,592	109	1,701	5,043	163	5,206
1993									
July	1,166	3	1,169	326	31	357	1,492	34	1,526
August	1,101	12	1,113	371	83	454	1,472	95	1,567
September	1,199	30	1,229	437	35	472	1,636	65	1,701
October	1,125	14	1,139	412	28	440	1,537	42	1,579
November	1,194	66	1,260	409	70	479	1,603	136	1,739
December	1,196	47	1,243	429	104	533	1,625	151	1,776
1994—									
January	828	2	830	261	24	285	1,089	26	1,115
February	1,095	6	1,101	401	95	496	1,496	101	1,597
March	1,248	3	1,251	511	97	608	1,759	100	1,859
April	1,109	5	1,114	429	49	478	1,538	54	1,592
May	1,321	52	1,373	473	152	625	1,794	204	1,998
June	1,317	81	1,398	465	161	626	1,782	242	2,024
July	1,061	44	1,105	489	60	549	1,550	104	1,654
August	1,216	10	1,226	523	6	529	1,739	16	1,755
September	1,174	—	1,174	580	43	623	1,754	43	1,797
WESTERN AUSTRALIA									
1991-92	13,474	362	13,836	3,078	1,663	4,741	16,552	2,025	18,577
1992-93	16,036	449	16,485	4,081	1,913	5,994	20,117	2,362	22,479
1993-94	18,966	471	19,437	5,938	1,206	7,144	24,904	1,677	26,581
1993-94									
July-September	4,758	75	4,833	1,369	167	1,536	6,127	242	6,369
1994-95									
July-September	4,704	79	4,783	1,924	151	2,075	6,628	230	6,858
1993									
July	1,595	18	1,613	375	34	409	1,970	52	2,022
August	1,537	21	1,558	479	98	577	2,016	119	2,135
September	1,626	36	1,662	515	35	550	2,141	71	2,212
October	1,546	15	1,561	483	42	525	2,029	57	2,086
November	1,677	69	1,746	531	82	613	2,208	151	2,359
December	1,585	60	1,645	518	126	644	2,103	186	2,289
1994—									
January	1,091	13	1,104	398	41	439	1,489	54	1,543
February	1,505	19	1,524	479	97	576	1,984	116	2,100
March	1,724	8	1,732	573	117	690	2,297	125	2,422
April	1,473	34	1,507	492	95	587	1,965	129	2,094
May	1,828	72	1,900	541	223	764	2,369	295	2,664
June	1,779	106	1,885	554	216	770	2,333	322	2,655
July	1,407	51	1,458	587	71	658	1,994	122	2,116
August	1,642	23	1,665	631	13	644	2,273	36	2,309
September	1,655	5	1,660	706	67	773	2,361	72	2,433

NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 12 such dwelling units approved in September 1994.

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
PERTH STATISTICAL DIVISION														
1991-92	689.9	10.5	700.4	133.3	81.9	215.2	823.2	92.4	915.6	104.8	245.3	398.5	1,172.4	1,418.8
1992-93	822.1	17.7	839.7	188.9	92.3	281.2	1,010.9	109.9	1,120.9	113.3	463.2	715.9	1,585.3	1,950.1
1993-94	1,067.8	19.2	1,087.0	319.3	58.6	377.9	1,387.1	77.8	1,464.8	122.0	388.1	492.4	1,896.8	2,079.3
1993-94														
July-September	253.3	3.3	256.6	69.2	10.0	79.2	322.5	13.3	335.8	27.9	100.9	119.7	451.2	483.4
1994-95														
July-September	278.1	4.2	282.3	102.8	6.5	109.3	381.0	10.7	391.7	34.0	124.0	152.9	539.0	578.6
1993—														
July	87.3	0.2	87.5	20.4	1.4	21.8	107.7	1.5	109.3	9.1	15.4	22.1	132.2	140.5
August	80.5	0.9	81.4	20.6	6.2	26.8	101.1	7.2	108.3	9.1	28.9	39.7	139.1	157.0
September	85.5	2.2	87.7	28.1	2.4	30.5	113.6	4.6	118.2	9.7	56.6	57.9	179.9	185.9
October	85.5	0.8	86.3	27.1	1.8	28.9	112.6	2.6	115.2	11.3	47.0	50.7	170.9	177.2
November	89.7	3.5	93.2	25.2	4.2	29.4	114.9	7.7	122.6	10.4	35.4	43.1	160.8	176.2
December	91.6	2.7	94.4	24.9	6.3	31.2	116.5	9.0	125.5	9.8	20.7	56.4	147.0	191.8
1994														
January	64.0	0.1	64.2	15.4	1.1	16.4	79.4	1.2	80.6	8.8	23.7	27.5	111.8	116.8
February	89.4	0.4	89.8	26.0	7.6	33.6	115.5	7.9	123.4	10.4	16.2	23.9	142.1	157.8
March	95.0	0.2	95.2	39.2	5.7	44.8	134.2	5.9	140.0	12.2	32.1	40.0	178.5	192.2
April	89.7	0.3	90.0	27.3	2.6	29.9	116.9	2.9	119.8	11.3	28.8	38.9	157.0	170.0
May	104.7	3.1	107.8	29.7	9.5	39.2	134.4	12.6	147.0	10.6	49.7	50.8	194.6	208.3
June	104.8	4.7	109.5	35.3	10.0	45.3	140.1	14.7	154.9	9.3	33.6	41.4	183.0	205.6
July	89.4	3.5	92.9	32.9	3.5	36.4	122.3	7.0	129.2	10.2	41.2	42.7	173.7	182.2
August	97.6	0.7	98.4	33.7	0.4	34.0	131.3	1.1	132.4	12.9	42.2	63.0	186.4	208.2
September	91.1	—	91.1	36.3	2.7	38.9	127.4	2.7	130.0	10.9	40.6	47.2	178.9	188.2
WESTERN AUSTRALIA														
1991-92	931.4	23.9	955.3	166.1	96.5	262.6	1,097.5	120.4	1,217.9	124.2	306.6	504.9	1,527.0	1,847.0
1992-93	1,138.8	34.9	1,173.7	227.6	118.1	345.7	1,366.4	153.0	1,519.4	137.1	591.3	889.6	2,091.8	2,546.1
1993-94	1,469.3	34.4	1,503.7	382.5	78.5	461.0	1,851.8	112.9	1,964.7	150.0	513.1	667.0	2,513.8	2,781.7
1993-94														
July-September	350.4	6.7	357.1	82.4	11.0	93.4	432.8	17.7	450.5	34.2	135.6	177.3	602.5	662.1
1994-95														
July-September	385.2	6.6	391.7	126.7	9.4	136.1	511.8	16.0	527.8	41.6	156.6	194.0	710.1	763.5
1993—														
July	118.6	1.6	120.2	22.9	1.6	24.5	141.5	3.2	144.7	10.5	21.9	33.6	173.9	188.7
August	113.4	2.1	115.5	27.2	7.1	34.3	140.6	9.1	149.8	11.0	47.0	58.9	198.5	219.7
September	118.4	3.0	121.4	32.3	2.4	34.7	150.6	5.4	156.1	12.7	66.7	84.8	230.1	253.7
October	116.4	0.9	117.2	31.4	2.8	34.3	147.8	3.7	151.5	14.0	53.0	58.9	214.6	224.4
November	126.5	3.7	130.3	32.6	5.0	37.5	159.1	8.7	167.8	13.0	54.0	64.9	225.6	245.7
December	121.3	3.7	125.0	31.2	8.1	39.3	152.5	11.8	164.3	11.7	25.8	67.2	190.0	243.2
1994—														
January	84.8	1.3	86.0	23.5	2.4	25.9	108.2	3.7	111.9	10.4	33.1	37.4	151.6	159.6
February	122.4	1.7	124.0	30.8	7.8	38.6	153.2	9.4	162.6	13.0	31.2	42.7	197.4	218.4
March	135.3	0.8	136.1	43.5	6.7	50.2	178.7	7.5	186.3	14.8	41.5	49.7	235.0	250.7
April	119.6	3.2	122.8	32.0	6.0	38.0	151.6	9.2	160.8	13.5	35.5	46.6	200.4	220.9
May	147.0	4.9	151.9	34.5	13.9	48.4	181.5	18.8	200.4	13.4	57.4	58.7	252.3	272.4
June	145.7	7.6	153.2	40.7	14.8	55.4	186.3	22.3	208.7	12.0	46.0	63.7	244.3	284.4
July	119.4	4.0	123.3	40.1	4.4	44.4	159.4	8.3	167.8	12.7	51.5	55.0	223.6	235.5
August	132.7	2.1	134.8	41.6	0.8	42.4	174.3	2.9	177.3	14.9	54.2	77.1	243.4	269.3
September	133.1	0.5	133.6	45.0	4.3	49.2	178.1	4.8	182.8	14.0	50.9	61.9	243.0	258.7

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

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>1993—</i>								
July	1,501	1,475	1,546	1,516	1,842	1,853	1,918	1,998
August	1,544	1,503	1,568	1,552	1,937	1,919	2,101	2,075
September	1,515	1,523	1,568	1,575	1,956	1,987	2,097	2,144
October	1,516	1,538	1,550	1,586	2,092	2,046	2,209	2,199
November	1,543	1,548	1,645	1,587	2,094	2,087	2,329	2,230
December	1,592	1,561	1,625	1,589	2,154	2,112	2,391	2,242
<i>1994</i>								
January	1,517	1,589	1,475	1,607	2,046	2,133	1,941	2,251
February	1,655	1,619	1,663	1,633	2,204	2,148	2,324	2,261
March	1,599	r1,637	1,640	r1,657	2,059	r2,155	2,309	r2,271
April	1,681	r1,633	1,689	r1,666	2,219	r2,148	2,236	r2,274
May	1,679	r1,612	1,750	r1,657	2,187	r2,131	2,371	r2,268
June	1,635	r1,581	1,689	r1,631	2,164	r2,106	2,343	r2,248
July	1,358	r1,549	1,436	r1,597	1,904	r2,078	2,037	r2,219
August	1,544	r1,522	1,568	r1,564	2,080	r2,054	2,142	r2,191
September	1,564	1,507	1,570	1,539	2,079	2,042	2,273	2,177

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

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1991-92	1,052.4	1,079.3	256.1	1,335.5	140.3	298.3	491.3	1,645.5	1,967.2
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	454.0	2,071.4	161.4	501.9	652.4	2,613.9	2,885.1
<i>1993</i>									
Mar. qtr.	285.9	297.1	87.0	384.2	40.0	168.5	272.2	549.7	696.4
June qtr.	340.6	353.2	97.0	450.2	37.3	171.4	244.9	608.7	732.4
Sept. qtr.	381.7	389.0	92.2	481.2	37.2	132.8	173.6	631.5	692.1
Dec. qtr.	393.7	402.7	109.5	512.2	41.8	129.9	186.8	657.2	740.8
<i>1994—</i>									
Mar. qtr.	367.4	371.3	112.8	484.1	41.0	103.4	126.9	606.4	652.0
June qtr.	437.7	454.3	139.5	593.9	41.3	135.7	165.0	718.7	800.2

(a) See paragraphs 20-25 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	1992-93	1993-94	July-September		1994		
			1993-94	1994-95	July	August	September
PRIVATE SECTOR							
New houses	1,138.8	1,469.3	350.4	385.2	119.4	132.7	133.1
New other residential buildings	227.6	382.5	82.4	126.7	40.1	41.6	45.0
<i>Total new residential building</i>	<i>1,366.4</i>	<i>1,851.8</i>	<i>432.8</i>	<i>511.8</i>	<i>159.4</i>	<i>174.3</i>	<i>178.1</i>
Alterations and additions to residential buildings	134.1	148.9	34.1	41.6	12.7	14.9	14.0
Hotels, etc.	10.7	30.3	6.2	15.6	2.5	0.9	12.3
Shops	212.8	151.3	57.1	30.2	9.6	10.8	9.7
Factories	41.2	55.4	8.6	25.4	11.7	5.6	8.1
Offices	44.4	53.7	13.9	24.8	2.6	16.6	5.6
Other business premises	100.3	89.9	13.0	22.6	10.6	6.5	5.5
Educational	28.8	41.0	7.5	8.9	4.5	2.9	1.5
Religious	4.2	9.1	3.1	0.5	0.3	0.1	0.1
Health	79.8	28.8	6.9	9.2	5.8	3.4	0.1
Entertainment and recreational	24.4	25.7	4.2	9.0	1.8	4.2	3.0
Miscellaneous	44.7	27.9	15.0	10.5	2.1	3.2	5.2
<i>Total non-residential building</i>	<i>591.3</i>	<i>513.1</i>	<i>135.6</i>	<i>156.6</i>	<i>51.5</i>	<i>54.2</i>	<i>50.9</i>
Total	2,091.8	2,513.8	602.5	710.1	223.6	243.4	243.0
PUBLIC SECTOR							
New houses	34.9	34.4	6.7	6.6	4.0	2.1	0.5
New other residential buildings	118.1	78.5	11.0	9.4	4.4	0.8	4.3
<i>Total new residential building</i>	<i>153.0</i>	<i>112.9</i>	<i>17.7</i>	<i>16.0</i>	<i>8.3</i>	<i>2.9</i>	<i>4.8</i>
Alterations and additions to residential buildings	3.0	1.1	0.1	—	—	—	—
Hotels, etc.	0.2	—	—	—	—	—	—
Shops	2.0	1.8	1.6	0.4	0.4	—	—
Factories	4.6	1.3	0.6	0.1	—	0.1	—
Offices	67.6	27.7	1.9	5.5	0.5	1.2	3.7
Other business premises	12.2	17.4	2.5	6.2	1.7	4.2	0.3
Educational	98.6	61.0	6.2	19.0	—	15.4	3.6
Religious	—	—	—	—	—	—	—
Health	22.1	23.4	23.4	3.1	0.4	0.3	2.4
Entertainment and recreational	49.7	13.7	3.8	0.7	0.4	—	0.4
Miscellaneous	41.3	7.6	1.8	2.4	0.1	1.8	0.5
<i>Total non-residential building</i>	<i>298.3</i>	<i>153.9</i>	<i>41.8</i>	<i>37.4</i>	<i>3.5</i>	<i>22.9</i>	<i>11.0</i>
Total	454.3	267.9	59.6	53.4	11.9	25.8	15.7
TOTAL							
New houses	1,173.7	1,503.7	357.1	391.7	123.3	134.8	133.6
New other residential buildings	345.7	461.0	93.4	136.1	44.4	42.4	49.2
<i>Total new residential building</i>	<i>1,519.4</i>	<i>1,964.7</i>	<i>450.5</i>	<i>527.8</i>	<i>167.8</i>	<i>177.3</i>	<i>182.8</i>
Alterations and additions to residential buildings	137.1	150.0	34.2	41.6	12.7	14.9	14.0
Hotels, etc.	10.8	30.3	6.2	15.6	2.5	0.9	12.3
Shops	214.8	153.1	58.8	30.6	10.1	10.8	9.7
Factories	45.8	56.7	9.2	25.4	11.7	5.6	8.1
Offices	112.0	81.3	15.8	30.3	3.2	17.8	9.3
Other business premises	112.5	107.3	15.5	28.7	12.3	10.7	5.7
Educational	127.4	102.1	13.8	27.9	4.5	18.2	5.2
Religious	4.2	9.1	3.1	0.5	0.3	0.1	0.1
Health	101.9	52.2	30.3	12.4	6.2	3.7	2.5
Entertainment and recreational	74.0	39.5	8.0	9.7	2.1	4.2	3.4
Miscellaneous	86.0	35.5	16.8	12.9	2.2	5.0	5.6
<i>Total non-residential building</i>	<i>889.6</i>	<i>667.0</i>	<i>177.3</i>	<i>194.0</i>	<i>55.0</i>	<i>77.1</i>	<i>61.9</i>
Total	2,546.1	2,781.7	662.1	763.5	235.5	269.3	258.7

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.												
1994 July	3	0.3	1	0.4	—	—	1	1.8	—	—	5	2.5
August	2	0.3	—	—	1	0.6	—	—	—	—	3	0.9
September	3	0.3	2	0.5	—	—	—	—	1	11.5	6	12.3
SHOPS												
1994 July	30	2.7	6	1.8	5	3.5	1	2.0	—	—	42	10.1
August	17	1.8	7	2.0	5	3.1	3	3.9	—	—	32	10.8
September	20	1.8	12	4.0	3	2.2	1	1.7	—	—	36	9.7
FACTORIES												
1994 July	14	1.7	6	1.9	2	1.6	—	—	1	6.4	23	11.7
August	18	1.9	12	3.7	—	—	—	—	—	—	30	5.6
September	19	2.4	15	4.5	—	—	1	1.2	—	—	35	8.1
OFFICES												
1994 July	6	0.5	8	2.0	1	0.6	—	—	—	—	15	3.2
August	14	1.3	9	2.6	3	1.7	—	—	1	12.1	27	17.8
September	21	2.4	5	1.7	2	1.6	2	3.7	—	—	30	9.3
OTHER BUSINESS PREMISES												
1994 July	9	1.0	6	1.7	2	1.7	4	7.9	—	—	21	12.3
August	15	1.6	10	3.1	1	1.0	4	5.1	—	—	30	10.7
September	16	1.6	10	2.9	2	1.2	—	—	—	—	28	5.7
EDUCATIONAL												
1994 July	2	0.2	2	0.5	5	3.8	—	—	—	—	9	4.5
August	5	0.7	7	2.4	1	0.7	4	6.2	1	8.2	18	18.2
September	8	0.9	3	0.9	2	1.4	1	1.9	—	—	14	5.2
RELIGIOUS												
1994 July	—	—	1	0.3	—	—	—	—	—	—	1	0.3
August	2	0.1	—	—	—	—	—	—	—	—	2	0.1
September	1	0.1	—	—	—	—	—	—	—	—	1	0.1
HEALTH												
1994 July	2	0.1	5	1.7	—	—	3	4.4	—	—	10	6.2
August	7	0.6	2	0.7	—	—	2	2.5	—	—	11	3.7
September	1	0.1	—	—	2	1.4	1	1.0	—	—	4	2.5
ENTERTAINMENT AND RECREATIONAL												
1994 July	6	0.6	1	0.3	2	1.2	—	—	—	—	9	2.1
August	6	0.5	4	1.5	3	2.2	—	—	—	—	13	4.2
September	3	0.3	1	0.2	—	—	1	2.9	—	—	5	3.4
MISCELLANEOUS												
1994 July	9	0.9	1	0.4	—	—	1	1.0	—	—	11	2.2
August	15	1.3	3	1.2	2	1.3	1	1.2	—	—	21	5.0
September	6	0.7	4	1.4	1	0.7	1	3.0	—	—	12	5.6
TOTAL NON-RESIDENTIAL BUILDING												
1994 July	81	8.0	37	10.9	17	12.5	10	17.2	1	6.4	146	55.0
August	101	10.2	54	17.2	16	10.5	14	18.9	2	20.3	187	77.1
September	98	10.4	52	16.1	12	8.5	8	15.4	1	11.5	171	61.9

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), SEPTEMBER 1994

Statistical local area, statistical subdivision and statistical division	New residential building						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)	6	—	880	—	—	—	485	—	—	1,365
Claremont (T)	2	—	233	—	—	—	19	400	400	652
Cottesloe (T)	2	—	330	2	—	500	617	—	—	1,447
Mosman Park (T)	2	—	220	—	—	—	599	—	—	819
Nedlands (C)	4	—	784	2	—	118	473	—	—	1,374
Peppermint Grove (S)	1	—	300	—	—	—	—	—	—	300
Perth (C) — Inner	—	—	—	—	—	—	—	2,733	3,420	3,420
Perth (C) — Remainder	—	—	—	8	—	656	—	595	1,509	2,165
Shepperton (T)	9	—	686	47	—	3,131	192	3,869	3,869	7,878
Subiaco (C)	2	—	207	6	—	390	348	700	1,450	2,395
Vincent (T)	1	—	70	5	—	445	528	650	650	1,693
Central Metropolitan (SSD)	29	—	3,709	70	—	5,241	3,261	8,948	11,298	23,508
Bassendean (T)	1	—	50	5	—	207	11	2,708	2,708	2,976
Bayswater (C)	2	—	216	—	—	—	—	217	217	433
Kalamunda (S)	16	—	1,303	2	—	90	483	492	492	2,368
Mundaring (S)	48	—	3,896	—	—	—	480	176	176	4,552
Swan (S)	168	—	11,297	29	10	1,842	176	1,474	1,474	14,788
East Metropolitan (SSD)	235	—	16,761	36	10	2,139	1,150	5,067	5,067	25,117
Stirling (C) — Central	31	—	3,448	191	—	10,862	594	535	535	15,440
Stirling (C) — West	16	—	1,219	74	—	4,654	683	—	106	6,661
Stirling (C) — South-Eastern	4	—	417	28	—	1,557	795	—	—	2,768
Wanneroo (C)	347	—	26,932	68	—	3,879	1,109	15,010	17,110	49,029
North Metropolitan (SSD)	398	—	32,015	361	—	20,952	3,181	15,545	17,751	73,899
Cockburn (C)	76	—	6,446	8	—	619	279	1,965	1,965	9,308
East Fremantle (T)	—	—	—	5	—	511	154	185	185	849
Fremantle (C) — Inner	—	—	—	—	—	—	—	—	—	—
Fremantle (C) — Remainder	8	—	674	6	—	400	316	582	1,630	3,020
Kwinana (T)	11	—	785	—	—	—	35	220	1,020	1,840
Melville (C)	40	—	4,851	22	21	3,419	950	2,810	2,953	12,173
Rockingham (C)	184	—	11,996	10	—	682	330	230	230	13,237
South West Metropolitan (SSD)	319	—	24,752	51	21	5,630	2,064	5,992	7,983	40,429
Armadale (C)	42	—	3,027	—	12	596	125	630	630	4,377
Belmont (C)	12	—	851	6	—	337	124	1,423	1,423	2,735
Canning (C)	45	—	3,582	12	—	630	545	2,501	2,501	7,259
Gosnells (C)	70	—	4,194	14	—	673	144	395	471	5,482
Serpentine-Jarrahdale (S)	15	—	1,218	—	—	—	45	—	—	1,262
South Perth (C)	9	—	992	30	—	2,750	305	120	120	4,166
South East Metropolitan (SSD)	193	—	13,863	62	12	4,985	1,287	5,069	5,145	25,281
Total	1,174	—	91,101	580	43	38,947	10,943	40,620	47,243	188,234
SOUTH WEST STATISTICAL DIVISION										
Boddington (S)	—	—	—	—	—	—	—	—	—	—
Mandurah (C)	89	1	7,673	29	—	2,542	99	580	580	10,894
Murray (S)	11	—	828	—	—	—	135	—	—	963
Waroona (S)	4	—	264	—	—	—	13	145	145	422
Dale (SSD)	104	1	8,765	29	—	2,542	247	725	725	12,279
Bunbury (C)	11	—	902	7	—	485	129	1,495	1,565	3,080
Capel (S)	8	—	778	—	—	—	40	280	280	1,098
Collie (S)	1	—	56	—	—	—	—	—	—	56
Dardanup (S)	9	—	661	—	—	—	13	—	—	674
Donnybrook-Balingup (S)	2	—	110	—	—	—	25	—	—	135
Harvey (S)	19	—	1,745	—	—	—	101	475	475	2,321
Preston (SSD)	50	—	4,252	7	—	485	308	2,250	2,320	7,365

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), SEPTEMBER 1994—continued

Statistical local area, statistical subdivision and statistical division	New residential building						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)	8	—	796	8	—	445	95	—	1,920	3,256
Busseton (S)	60	—	5,224	24	18	2,343	629	550	685	8,880
Vasse (SSD)	68	—	6,019	32	18	2,788	724	550	2,605	12,136
Boyup Brook (S)	—	—	—	—	—	—	—	94	94	94
Bridgetown-Greenbushes (S)	6	—	471	—	—	—	10	—	—	481
Manjimup (S)	8	1	791	—	—	—	22	515	515	1,327
Nannup (S)	3	—	174	—	—	—	—	—	—	174
Blackwood (SSD)	17	1	1,436	—	—	—	32	609	609	2,076
Total	239	2	20,472	68	18	5,815	1,310	4,134	6,259	33,855
LOWER GREAT SOUTHERN STATISTICAL DIVISION										
Broomehill (S)	—	—	—	—	—	—	—	—	—	—
Gnowangerup (S)	—	—	—	—	—	—	—	—	—	—
Jerramungup (S)	1	—	60	—	—	—	—	—	—	60
Katanning (S)	1	—	90	—	—	—	37	100	100	227
Kent (S)	—	—	—	—	—	—	—	—	—	—
Kojonup (S)	—	—	—	—	—	—	—	—	—	—
Tambellup (S)	1	—	68	—	—	—	—	—	—	68
Woodanilling (S)	—	—	—	—	—	—	—	—	—	—
Pattinup (SSD)	3	—	218	—	—	—	37	100	100	354
Albany (T)	10	—	995	8	2	757	60	68	68	1,880
Albany (S)	18	—	1,259	—	—	—	230	57	57	1,546
Cranbrook (S)	1	—	76	—	—	—	36	—	—	112
Denmark (S)	19	—	1,389	—	—	—	163	200	200	1,752
Plantagenet (S)	10	—	732	2	—	116	10	—	—	858
King (SSD)	58	—	4,451	10	2	873	499	325	325	6,147
Total	61	—	4,668	10	2	873	536	425	425	6,501
UPPER GREAT SOUTHERN STATISTICAL DIVISION										
Brookton (S)	1	—	35	—	—	—	—	—	—	35
Cuballing (S)	—	—	—	—	—	—	—	—	—	—
Dumbleyung (S)	—	—	—	—	—	—	—	—	—	—
Narrogin (T)	2	—	160	—	—	—	35	—	150	345
Narrogin (S)	—	—	—	—	—	—	—	—	—	—
Pingelly (S)	—	—	—	—	—	—	—	—	—	—
Wagin (S)	—	—	—	—	—	—	—	—	—	—
Wandering (S)	—	—	—	—	—	—	—	—	—	—
West Arthur (S)	—	—	—	—	—	—	—	—	—	—
Wickepin (S)	—	—	—	—	—	—	—	—	—	—
Williams (S)	—	—	—	—	—	—	—	—	—	—
Hotham (SSD)	3	—	195	—	—	—	35	—	150	380
Corrigin (S)	—	—	—	—	—	—	—	—	—	—
Kondinin (S)	—	—	—	—	—	—	—	—	—	—
Kulin (S)	1	—	61	—	—	—	—	—	—	61
Lake Grace (S)	2	—	75	—	—	—	—	—	—	75
Lakes (SSD)	3	—	136	—	—	—	—	—	—	136
Total	6	—	331	—	—	—	35	—	150	516

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), SEPTEMBER 1994 *continued*

Statistical local area, statistical subdivision and statistical division	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MIDLANDS STATISTICAL DIVISION										
Chittering (S)	3	—	195	—	—	—	42	—	—	237
Dandaragan (S)	4	—	203	—	—	—	48	—	—	251
Gingin (S)	10	—	516	—	—	—	32	484	910	1,458
Moora (S)	2	1	225	—	—	—	—	—	—	225
Victoria Plains (S)	1	—	105	—	—	—	—	—	—	105
Moore (SSD)	20	1	1,244	—	—	—	122	484	910	2,276
Beverley (S)	—	—	—	—	—	—	—	—	—	—
Cunderdin (S)	—	—	—	—	—	—	61	70	70	131
Dalwallinu (S)	1	—	150	—	—	—	40	—	—	190
Dowerin (S)	—	—	—	—	—	—	—	—	—	—
Goomalling (S)	2	—	223	—	—	—	—	—	—	223
Koorda (S)	—	—	—	—	—	—	—	—	—	—
Northam (T)	1	—	64	—	—	—	—	—	—	64
Northam (S)	6	—	453	—	—	—	—	—	—	453
Quairading (S)	—	—	—	—	—	—	—	—	—	—
Tammin (S)	—	—	—	—	—	—	—	—	—	—
Toodyay (S)	6	—	415	—	—	—	—	—	—	415
Wongan-Ballidu (S)	—	—	—	—	—	—	—	—	—	—
Wyalkatchem (S)	—	—	—	—	—	—	—	—	—	—
York (S)	1	—	100	—	—	—	—	—	—	100
Avon (SSD)	17	—	1,405	—	—	—	101	70	70	1,576
Bruce Rock (S)	—	—	—	—	—	—	—	—	—	—
Kellerberrin (S)	—	—	—	—	—	—	—	—	—	—
Merredin (S)	2	—	150	—	—	—	55	—	—	205
Mount Marshall (S)	—	—	—	—	—	—	—	—	—	—
Mukinbudin (S)	—	—	—	—	—	—	—	—	—	—
Narembeen (S)	—	—	—	—	—	—	—	—	—	—
Nungarin (S)	—	—	—	—	—	—	—	—	—	—
Trayning (S)	1	—	109	—	—	—	—	—	—	109
Westonia (S)	—	—	—	—	—	—	—	—	—	—
Yilgam (S)	—	—	—	—	—	—	—	—	—	—
Campion (SSD)	3	—	259	—	—	—	55	—	—	314
Total	40	1	2,908	—	—	—	278	554	980	4,166
SOUTH EASTERN STATISTICAL DIVISION										
Coolgardie (S)	1	—	73	—	—	—	—	—	—	73
Kalgoorlie/Boulder (C)	29	—	2,805	24	—	1,901	178	250	250	5,134
Laverton (S)	—	—	—	—	—	—	—	—	—	—
Leonora (S)	18	—	2,469	2	—	136	—	3,087	3,087	5,692
Menzies (S)	—	—	—	—	—	—	—	—	—	—
Lefroy (SSD)	48	—	5,347	26	—	2,037	178	3,337	3,337	10,899
Dundas (S)	—	—	—	—	—	—	—	—	—	—
Esperance (S)	12	—	1,131	—	—	—	64	82	322	1,517
Ravensthorpe (S)	2	—	103	4	—	155	80	—	—	338
Johnston (SSD)	14	—	1,234	4	—	155	144	82	322	1,855
Total	62	—	6,581	30	—	2,192	322	3,419	3,659	12,755

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), SEPTEMBER 1994 *continued*

Statistical local area, statistical subdivision and statistical division	New residential building						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)	1	1	232	—	—	—	—	452	452	684
Exmouth (S)	2	—	310	—	—	—	—	—	—	310
Shark Bay (S)	2	—	163	—	—	—	—	—	—	163
Upper Gascoyne (S)	—	—	—	—	—	—	—	—	—	—
Gascoyne (SSD)	5	1	705	—	—	—	—	452	452	1,157
Cue (S)	—	—	—	—	—	—	—	—	—	—
Meekatharra (S)	—	—	—	—	—	—	—	—	—	—
Mount Magnet (S)	—	—	—	—	—	—	—	—	—	—
Murchison (S)	—	—	—	—	—	—	—	—	—	—
Ngaanyatjarraku (S)	—	—	—	—	—	—	—	—	—	—
Sandstone (S)	—	—	—	—	—	—	—	—	—	—
Wiluna (S)	—	—	—	—	—	—	—	—	—	—
Yalgoo (S)	—	—	—	—	—	—	—	—	—	—
Carnegie (SSD)	—	—	—	—	—	—	—	—	—	—
Carnamah (S)	—	—	—	—	—	—	—	—	—	—
Chapman Valley (S)	1	—	70	—	—	—	—	—	—	70
Coorow (S)	4	—	241	—	—	—	70	—	—	311
Geraldton (C)	4	—	422	8	—	307	237	1,053	1,155	2,121
Greenough (S)	29	—	2,527	2	—	133	107	—	—	2,768
Irwin (S)	4	—	315	—	—	—	—	—	—	315
Mingenew (S)	1	1	260	—	—	—	—	—	—	260
Morawa (S)	—	—	—	—	—	—	—	—	—	—
Mullewa (S)	—	—	—	—	—	—	—	—	—	—
Northampton (S)	2	—	128	—	—	—	25	—	—	153
Perenjori (S)	—	—	—	—	—	—	—	—	—	—
Three Springs (S)	—	—	—	—	—	—	—	—	—	—
Greenough River (SSD)	45	1	3,964	10	—	440	439	1,053	1,155	5,998
Total	50	2	4,668	10	—	440	439	1,505	1,607	7,155
PILBARA STATISTICAL DIVISION										
East Pilbara (S)	—	—	—	—	—	—	47	—	—	47
Port Hedland (T)	3	—	252	—	—	—	35	50	50	337
De Grey (SSD)	3	—	252	—	—	—	83	50	50	384
Ashburton (S)	—	—	—	—	—	—	12	—	—	12
Roeboome (S)	—	—	—	—	—	—	35	147	147	182
Fortescue (SSD)	—	—	—	—	—	—	47	147	147	194
Total	3	—	252	—	—	—	130	197	197	578
KIMBERLEY STATISTICAL DIVISION										
Halls Creek (S)	—	—	—	—	—	—	—	—	—	—
Wyndham-East Kimberley (S)	3	—	637	2	—	200	10	—	387	1,234
Ord (SSD)	3	—	637	2	—	200	10	—	387	1,234
Broome (S)	16	—	1,786	6	—	380	—	94	991	3,158
Derby-West Kimberley (S)	1	—	180	—	4	397	—	—	—	577
Fitroy (SSD)	17	—	1,966	6	4	777	—	94	991	3,735
Total	20	—	2,603	8	4	977	10	94	1,378	4,969
WESTERN AUSTRALIA										
Western Australia	1,655	5	133,584	706	67	49,244	14,002	50,948	61,899	258,729

(a) City councils are marked (C), Town councils (T), Shire councils (S), and Statistical Subdivisions (SSD).

**TABLE 8. NUMBER OF NEW HOUSES APPROVED BY MATERIAL OF OUTER WALLS, FLOOR AREA AND VALUE PER SQUARE METRE BY STATISTICAL DIVISION
SEPTEMBER 1994**

Statistical division	Material of outer walls					Total	Floor area (sq m)	Average floor area (sq m)	Average value per square metre (\$)
	Double brick(a)	Brick veneer	Fibre cement	Timber	Other and not stated				
Perth	1,155	4	2	8	5	1,174	251,605	214	362
South-West	194	11	9	13	14	241	52,914	220	387
Lower Great Southern	6	20	12	11	12	61	11,578	190	403
Upper Great Southern		1	2	1	2	6	1,010	168	328
Midlands	11	8	17	5		41	8,097	197	359
South-Eastern	12	25	6	18	1	62	10,909	176	603
Central	43	2	5	1	1	52	9,880	190	473
Pilbara	—	3	—	—	—	3	332	111	758
Kimberley	—	2	2	—	16	20	5,024	251	518
Western Australia	1,421	76	55	57	51	1,660	351,349	212	380

(a) Includes houses constructed with outer walls of stone and concrete.

**TABLE 9. NEW DWELLING UNITS APPROVED, BY TYPE AND STATISTICAL DIVISION
SEPTEMBER 1994**

Statistical division	Other residential building								Total residential building	
	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	1,174	556	67	623	—	—	—	623	1,797	
South West	241	77	9	86	—	—	—	86	327	
Lower Great Southern	61	8	4	12	—	—	—	12	73	
Upper Great Southern	6	—	—	—	—	—	—	—	6	
Midlands	41	—	—	—	—	—	—	—	41	
South Eastern	62	30	—	30	—	—	—	30	92	
Central	52	10	—	10	—	—	—	10	62	
Pilbara	3	—	—	—	—	—	—	—	3	
Kimberley	20	12	—	12	—	—	—	12	32	
Western Australia	1,660	693	80	773	—	—	—	773	2,433	
VALUE (\$'000)										
Perth	91,101	33,220	5,727	38,947	—	—	—	38,947	130,048	
South West	20,472	4,405	1,410	5,815	—	—	—	5,815	26,287	
Lower Great Southern	4,668	573	300	873	—	—	—	873	5,541	
Upper Great Southern	331	—	—	—	—	—	—	—	331	
Midlands	2,908	—	—	—	—	—	—	—	2,908	
South Eastern	6,581	2,192	—	2,192	—	—	—	2,192	8,773	
Central	4,668	440	—	440	—	—	—	440	5,108	
Pilbara	252	—	—	—	—	—	—	—	252	
Kimberley	2,603	977	—	977	—	—	—	977	3,581	
Western Australia	133,584	41,807	7,437	49,244	—	—	—	49,244	182,828	

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. The number of dwelling units created by alterations and additions to existing buildings and through the construction of new *non-residential buildings* is not included in the tables but is shown as a footnote to Table 1.

10. *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

11. *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.

12. *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.

13. 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.

14. 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.

15. 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.

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

Seasonal adjustment

17. 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.

18. 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.

19. 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.

20. 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.

21. 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.

22. 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.

23. 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

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

25. 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.

26. 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.

27. 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).

28. 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'.

29. 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

30. 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

31. 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 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

32. 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.

33. 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

34. 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

35. 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.

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

P.C.KELLY
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