

BUILDING APPROVALS

WESTERN AUSTRALIA

October 1995

MAIN FEATURES

The number of houses approved in October 1995 decreased by 9.3 per cent when compared with September 1995 and decreased by 28.8 per cent when compared with October 1994.

The number of total dwelling units approved in October 1995 decreased by 10.3 per cent when compared with September 1995 and decreased by 32.6 per cent when compared with October 1994.

The provisional trend for total dwelling approvals fell 0.8 per cent in October 1995, following a 1.5 per cent fall in September 1995. This trend will continue to fall unless there is a rise of more than 12.5 per cent in the November 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>October 1995</i>	<i>September 1995</i>	<i>% change</i>	<i>October 1994</i>	<i>% change</i>
Houses	1,008	1,111	-9.3	1,415	-28.8
Total dwelling units	1,265	1,410	-10.3	1,878	-32.6

Three month moving average

	<i>October 1995</i>	<i>September 1995</i>	<i>% change</i>	<i>October 1994</i>	<i>% change</i>
Houses	1,103	1,061	4.0	1,580	-30.2
Total dwelling units	1,424	1,403	1.5	2,214	-35.7

P.C. Kelly
Deputy Commonwealth Statistician
and Government Statistician

PHONE INQUIRIES

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Brown on (09) 360 5129 for further information about statistics in this publication and the availability of related unpublished statistics.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

MAIL INQUIRIES

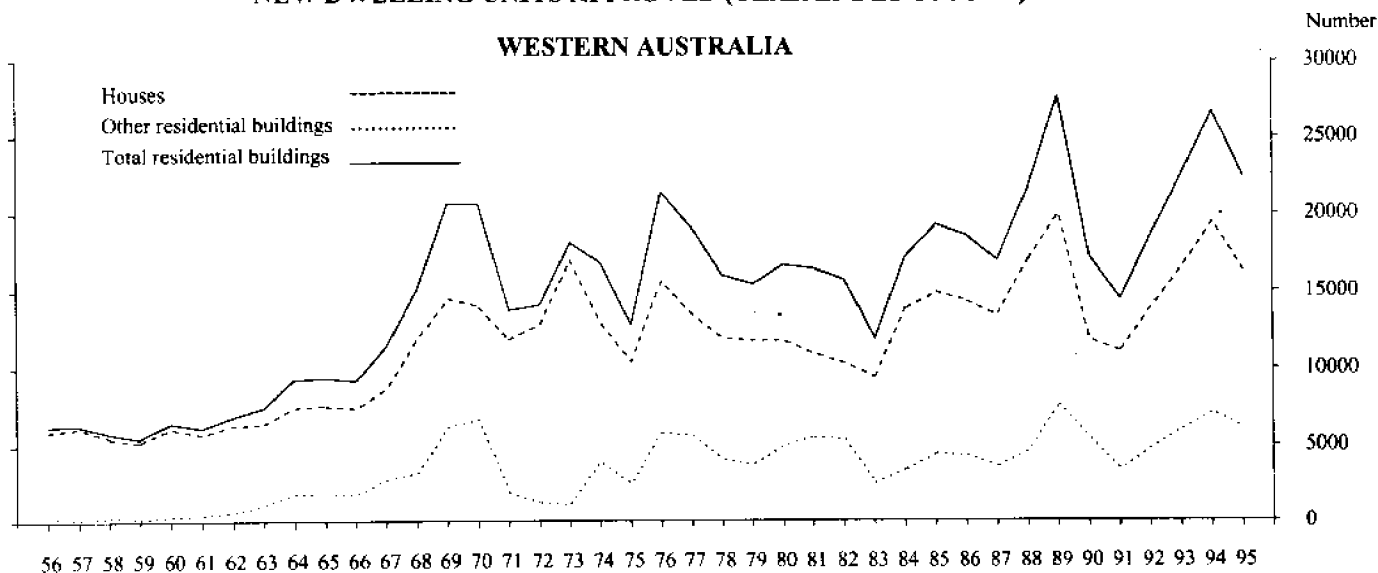
Write to Information Services, Australian Bureau of Statistics, Exchange Plaza, 2 The Esplanade, Perth WA 6000.

ELECTRONIC SERVICES

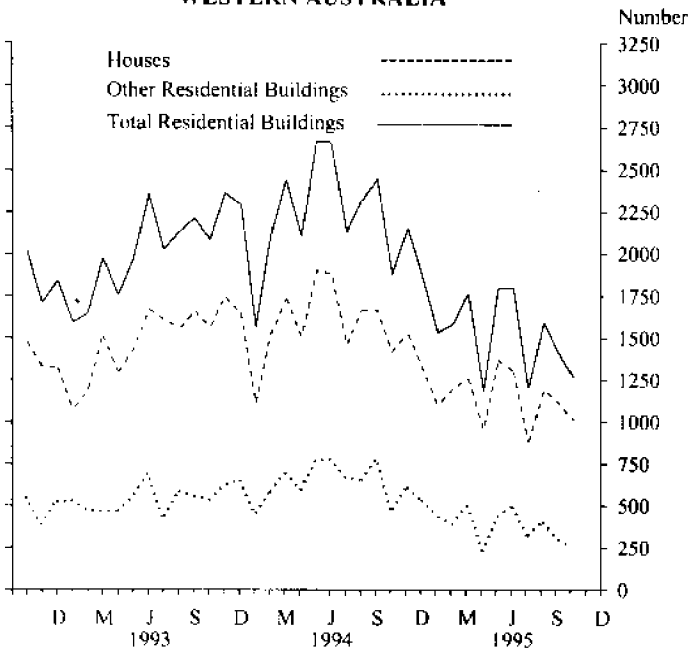
- on Elderlink key *620#
- on Dial-A-Statistic phone 0055 86400
- on PC-AUSSTATS phone (06) 252 6017

CONTENTS

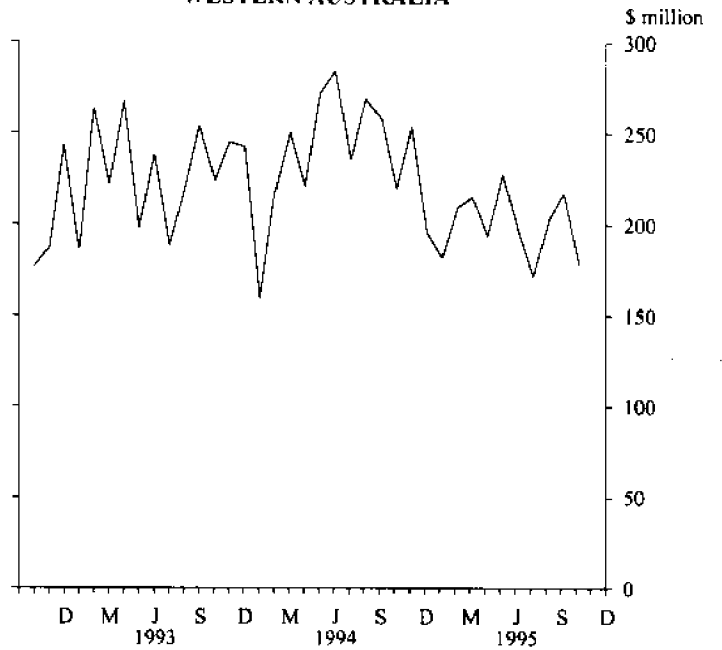
Table	Page
Graphs	
New dwelling units approved (year ended 30 June)	2
New dwelling units approved	3
Total value of building approved	3
New houses approved - original and seasonally adjusted	3
New houses approved - trend estimate and seasonally adjusted	3
1 Number of dwelling units approved	4
2 Value of building approved	5
3 Number of dwelling units approved - seasonally adjusted and trend estimates	6
4 Value of building approved at average 1989-90 prices	6
5 Value of building approved, by class of building and ownership	7
6 Non-residential building jobs approved, by class of building and value size groups	8
7 Building approvals by statistical local areas	9
8 Number of new houses approved by material of outer walls, floor area and value per square metre by statistical division	13
9 New dwelling units approved, by type and statistical division	13
Explanatory Notes	14

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

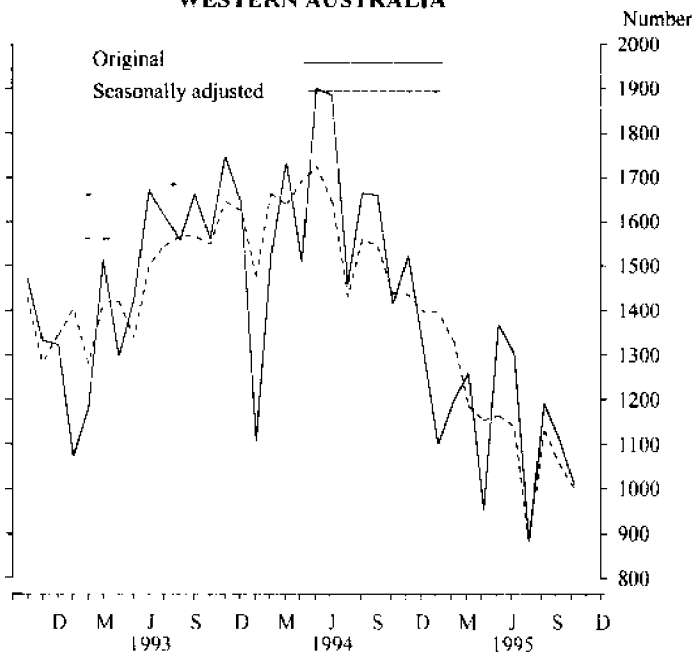
**NEW DWELLING UNITS APPROVED
WESTERN AUSTRALIA**



**TOTAL VALUE OF BUILDING APPROVED
WESTERN AUSTRALIA**



**NEW HOUSES APPROVED
WESTERN AUSTRALIA**



**NEW HOUSES APPROVED
WESTERN AUSTRALIA**

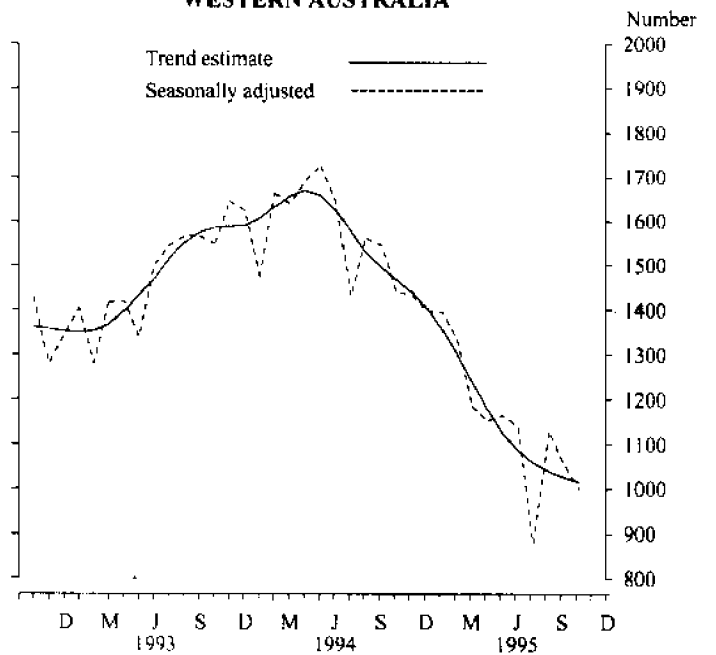


TABLE 1. NUMBER OF DWELLING UNITS APPROVED

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-October	4,458	61	4,519	1,957	137	2,094	36	6,450	199	6,649
1995-96										
July-October	2,791	45	2,836	943	85	1,028	20	3,754	130	3,884
1994—										
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
September	772	17	789	200	19	219	5	977	36	1,013
October	691	2	693	157	51	208	3	851	53	904
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-October	6,111	87	6,198	2,349	179	2,528	45	8,504	267	8,771
1995-96										
July-October	4,126	65	4,191	1,151	110	1,261	22	5,299	175	5,474
1994—										
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
September	1,089	22	1,111	264	29	293	6	1,359	51	1,410
October	999	9	1,008	194	59	253	4	1,197	68	1,265

(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-October	358.8	4.6	363.4	128.6	8.2	136.7	487.4	12.8	500.1	46.0	165.3	199.9	698.6	746.0
1995-96 July-October	259.0	3.1	262.1	75.9	4.4	80.3	335.0	7.5	342.4	43.8	142.7	155.1	521.3	541.3
<i>1994</i>														
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
<i>1995</i>														
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
September	70.0	1.0	71.0	16.4	1.2	17.6	86.4	2.2	88.6	13.6	49.4	55.2	149.4	157.4
October	67.1	0.2	67.3	13.8	2.4	16.2	80.9	2.6	83.5	9.9	31.0	32.3	121.8	125.7
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-October	498.3	7.0	505.3	156.7	11.1	167.8	655.0	18.1	673.2	56.2	204.9	254.2	916.1	983.6
1995-96 July-October	372.8	5.7	378.5	90.6	6.4	97.0	463.4	12.0	475.5	57.9	222.2	235.8	743.3	769.2
<i>1994</i>														
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
<i>1995</i>														
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
September	97.5	1.8	99.2	21.2	1.7	22.9	118.6	3.5	122.1	16.2	72.2	79.0	207.0	217.4
October	95.4	1.2	96.6	17.0	3.3	20.4	112.5	4.5	117.0	11.9	47.1	48.5	171.3	177.4

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
	<i>1994--</i>							
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
<i>1995</i>								
January	1,421	1,330	1,396	1,356	1,844	1,775	1,824	1,858
February	1,271	1,267	1,332	1,299	1,664	1,662	1,781	1,739
March	1,136	1,202	1,186	1,239	1,506	1,553	1,659	1,629
April r	1,107	1,138	1,153	1,177	1,398	1,459	1,386	1,537
May r	1,129	1,085	1,163	1,123	1,440	1,388	1,510	1,471
June r	1,118	1,049	1,139	1,085	1,320	1,342	1,510	1,430
July r	841	1,027	879	1,059	1,238	1,309	1,245	1,401
August r	1,094	1,010	1,129	1,039	1,387	1,279	1,510	1,377
September r	1,032	997	1,056	1,026	1,218	1,253	1,327	1,357
October	970	987	1,000	1,015	1,213	1,232	1,323	1,346

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

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1992-93	1,261.4	1,300.1	341.2	1,641.4	151.7	579.6	872.0	2,207.3	2,665.1
1993-94	1,580.5	1,617.4	453.3	2,070.7	161.4	501.0	651.3	2,613.2	2,883.4
1994-95	1,356.8	1,391.9	407.6	1,799.5	160.5	559.7	701.7	2,428.0	2,661.8
<i>1994</i>									
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	129.9	164.3	623.7	673.3
<i>1995</i>									
Mar. qtr.	300.3	311.7	88.6	400.3	39.7	118.1	166.6	535.3	606.6
June qtr.	298.6	311.3	83.8	395.1	35.0	159.8	182.7	553.2	612.8
Sept. qtr.	281.0	285.5	73.4	358.9	46.6	167.1	178.7	564.0	584.2

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

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

Class of building	1993-94	1994-95	July-October		1995		
			1994-95	1995-96	August	September	October
PRIVATE SECTOR							
New houses	1,469.3	1,319.8	498.3	372.8	103.1	97.5	95.4
New other residential buildings	382.5	366.3	156.7	90.6	29.3	21.2	17.0
<i>Total new residential building</i>	<i>1,851.8</i>	<i>1,686.1</i>	<i>655.0</i>	<i>463.4</i>	<i>132.4</i>	<i>118.6</i>	<i>112.5</i>
Alterations and additions to residential buildings	148.9	155.9	56.2	57.6	14.0	16.1	11.8
Hotels, etc.	30.3	46.9	16.2	35.9	2.3	29.0	2.0
Shops	151.3	131.8	48.9	20.9	5.1	7.6	3.9
Factories	55.4	79.5	34.7	23.5	4.3	6.0	5.4
Offices	53.7	85.1	26.9	26.5	5.8	4.0	8.7
Other business premises	89.9	90.8	32.1	39.3	6.6	4.7	9.5
Educational	41.0	30.2	12.7	20.2	11.5	5.2	1.8
Religious	9.1	5.7	0.6	1.5	0.3	—	0.6
Health	28.8	32.2	11.5	8.3	1.3	0.8	5.4
Entertainment and recreational	25.7	28.3	9.7	13.1	3.8	1.0	3.7
Miscellaneous	27.9	50.2	11.6	33.0	10.1	13.9	6.2
<i>Total non-residential building</i>	<i>513.1</i>	<i>580.9</i>	<i>204.9</i>	<i>222.2</i>	<i>51.0</i>	<i>72.2</i>	<i>47.1</i>
Total	2,513.8	2,422.9	916.1	743.3	197.5	207.0	171.3
PUBLIC SECTOR							
New houses	34.4	34.5	7.0	5.7	1.6	1.8	1.2
New other residential buildings	78.5	54.0	11.1	6.4	1.3	1.7	3.3
<i>Total new residential building</i>	<i>112.9</i>	<i>88.5</i>	<i>18.1</i>	<i>12.0</i>	<i>3.0</i>	<i>3.5</i>	<i>4.5</i>
Alterations and additions to residential buildings	1.1	0.2	0.1	0.3	—	0.1	0.1
Hotels, etc.	—	1.6	—	—	—	—	—
Shops	1.8	4.4	1.1	0.4	0.3	—	0.1
Factories	1.3	0.7	0.1	—	—	—	—
Offices	27.7	30.9	5.8	3.4	1.3	0.4	1.1
Other business premises	17.4	6.8	6.4	2.9	—	2.9	—
Educational	61.0	52.1	23.7	0.1	—	0.1	—
Religious	—	—	—	—	—	—	—
Health	23.4	3.8	3.5	0.7	—	—	—
Entertainment and recreational	13.7	7.7	0.9	3.5	0.1	1.9	—
Miscellaneous	7.6	39.3	7.8	2.6	0.5	1.5	0.2
<i>Total non-residential building</i>	<i>153.9</i>	<i>147.3</i>	<i>49.3</i>	<i>13.6</i>	<i>2.1</i>	<i>6.9</i>	<i>1.4</i>
Total	267.9	236.1	67.5	26.0	5.1	10.4	6.1
TOTAL							
New houses	1,503.7	1,354.3	505.3	378.5	104.8	99.2	96.6
New other residential buildings	461.0	420.3	167.8	97.0	30.6	22.9	20.4
<i>Total new residential building</i>	<i>1,964.7</i>	<i>1,774.6</i>	<i>673.2</i>	<i>475.5</i>	<i>135.4</i>	<i>122.1</i>	<i>117.0</i>
Alterations and additions to residential buildings	150.0	156.2	56.2	57.9	14.0	16.2	11.9
Hotels, etc.	30.3	48.5	16.2	35.9	2.3	29.0	2.0
Shops	153.1	136.2	50.1	21.3	5.4	7.6	4.0
Factories	56.7	80.3	34.7	23.5	4.3	6.0	5.4
Offices	81.3	116.0	32.7	29.9	7.1	4.5	9.8
Other business premises	107.3	97.7	38.6	42.2	6.6	7.6	9.5
Educational	102.1	82.3	36.4	20.4	11.5	5.3	1.8
Religious	9.1	5.7	0.6	1.5	0.3	—	0.6
Health	52.2	36.0	15.0	9.0	1.3	0.8	5.4
Entertainment and recreational	39.5	36.0	10.6	16.6	3.9	2.8	3.7
Miscellaneous	35.5	89.5	19.4	35.6	10.6	15.4	6.4
<i>Total non-residential building</i>	<i>667.0</i>	<i>728.2</i>	<i>254.2</i>	<i>235.8</i>	<i>53.2</i>	<i>79.0</i>	<i>48.5</i>
Total	2,781.7	2,659.0	983.6	769.2	202.6	217.4	177.4

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

Period	\$30,000 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 August	7	0.7	1	0.4	—	—	1	1.3	—	—	9	2.3
September	4	0.4	4	1.3	—	—	1	2.2	2	25.1	11	29.0
October	7	0.7	4	1.2	—	—	—	—	—	—	11	2.0
SHOPS												
1995 August	24	2.4	10	2.9	—	—	—	—	—	—	34	5.4
September	21	2.0	7	2.2	4	2.3	1	1.0	—	—	33	7.6
October	17	1.3	6	2.0	1	0.8	—	—	—	—	24	4.0
FACTORIES												
1995 August	14	1.7	9	2.6	—	—	—	—	—	—	23	4.3
September	18	2.2	11	3.0	1	0.8	—	—	—	—	30	6.0
October	16	1.7	9	2.6	—	—	1	1.0	—	—	26	5.4
OFFICES												
1995 August	24	2.2	9	2.8	3	2.1	—	—	—	—	36	7.1
September	12	1.1	10	2.9	1	0.5	—	—	—	—	23	4.5
October	12	1.4	3	0.8	2	1.5	2	6.1	—	—	19	9.8
OTHER BUSINESS PREMISES												
1995 August	14	1.4	5	1.6	6	3.5	—	—	—	—	25	6.6
September	22	2.5	6	1.7	1	0.5	1	2.9	—	—	30	7.6
October	20	2.2	5	1.7	2	1.1	2	4.6	—	—	29	9.5
EDUCATIONAL												
1995 August	3	0.3	4	1.1	2	1.1	—	—	1	9.0	10	11.5
September	7	0.8	4	1.4	3	2.0	1	1.0	—	—	15	5.3
October	8	0.7	4	1.1	—	—	—	—	—	—	12	1.8
RELIGIOUS												
1995 August	3	0.3	—	—	—	—	—	—	—	—	3	0.3
September	—	—	—	—	—	—	—	—	—	—	—	—
October	—	—	—	—	1	0.6	—	—	—	—	1	0.6
HEALTH												
1995 August	3	0.3	1	0.3	1	0.7	—	—	—	—	5	1.3
September	—	—	3	0.8	—	—	—	—	—	—	3	0.8
October	—	—	2	0.7	1	0.5	1	4.2	—	—	4	5.4
ENTERTAINMENT AND RECREATIONAL												
1995 August	3	0.2	1	0.3	1	0.9	2	2.6	—	—	7	3.9
September	1	0.1	2	0.9	2	1.9	—	—	—	—	5	2.8
October	1	0.1	3	1.2	—	—	2	2.5	—	—	6	3.7
MISCELLANEOUS												
1995 August	8	0.7	3	1.1	4	2.6	3	6.2	—	—	18	10.6
September	14	1.8	12	3.6	3	1.8	1	2.2	1	6.0	31	15.4
October	13	1.4	1	0.3	—	—	1	4.7	—	—	15	6.4
TOTAL NON-RESIDENTIAL BUILDING												
1995 August	103	10.2	43	13.0	17	10.9	6	10.1	1	9.0	170	53.2
September	99	10.9	59	17.8	15	9.9	5	9.4	3	31.1	181	79.0
October	94	9.5	37	11.6	7	4.5	9	23.0	—	—	147	48.5

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

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
PERTH STATISTICAL DIVISION										
Cambridge (F)	5	—	1,109	—	—	—	301	—	—	1,410
Claremont (T)	1	—	196	2	—	62	328	—	—	586
Cottesloe (T)	2	—	1,260	—	—	—	317	—	—	1,577
Mosman Park (F)	4	—	1,403	—	—	—	100	—	—	1,503
Nedlands (C)	9	—	1,410	—	—	—	591	—	—	2,000
Peppermint Grove (S)	2	—	1,150	—	—	—	—	—	—	1,150
Perth (C) — Inner	—	—	—	—	—	—	—	3,515	3,590	3,590
Perth (C) — Remainder	—	—	—	30	—	3,000	18	4,599	4,599	7,617
Subiaco (C)	6	—	806	10	—	830	530	205	205	2,371
Victoria Park (T)	5	—	496	4	3	406	171	1,447	1,447	2,520
Vincent (T)	3	—	346	20	—	1,210	288	680	680	2,524
<i>Central Metropolitan (SSD)</i>	<i>37</i>	<i>—</i>	<i>8,176</i>	<i>66</i>	<i>3</i>	<i>5,508</i>	<i>2,645</i>	<i>10,446</i>	<i>10,521</i>	<i>26,849</i>
Bassendean (T)	1	—	125	—	—	—	—	160	160	285
Bayswater (C)	11	—	949	—	9	388	175	965	965	2,477
Kalamunda (S)	17	—	1,761	—	—	—	250	110	110	2,121
Mundaring (S)	11	—	1,051	—	—	—	384	110	110	1,544
Swan (S)	78	—	5,633	—	17	761	323	2,349	2,349	9,066
<i>East Metropolitan (SSD)</i>	<i>118</i>	<i>—</i>	<i>9,518</i>	<i>—</i>	<i>26</i>	<i>1,149</i>	<i>1,131</i>	<i>3,694</i>	<i>3,694</i>	<i>15,493</i>
Stirling (C) — Central	15	—	1,676	21	12	1,914	698	1,140	1,140	5,428
Stirling (C) — West	8	—	762	10	—	742	340	1,574	1,574	3,417
Stirling (C) — South-Eastern	1	—	180	—	—	—	286	—	—	466
Wanneroo (C)	190	—	17,460	8	6	773	1,013	2,090	2,944	22,190
<i>North Metropolitan (SSD)</i>	<i>214</i>	<i>—</i>	<i>20,077</i>	<i>39</i>	<i>18</i>	<i>3,429</i>	<i>2,337</i>	<i>4,803</i>	<i>5,658</i>	<i>31,501</i>
Cockburn (C)	59	—	5,385	4	4	384	149	629	629	6,547
East Fremantle (T)	1	—	120	—	—	—	148	—	—	268
Fremantle (C) — Inner	—	—	—	—	—	—	—	400	400	400
Fremantle (C) — Remainder	3	—	360	9	—	920	142	897	897	2,319
Kwinana (T)	15	—	952	—	—	—	103	—	—	1,055
Melville (C)	18	—	3,338	10	—	1,961	1,363	2,580	2,580	9,242
Rockingham (C)	70	—	5,737	2	—	90	408	449	449	6,684
<i>South West Metropolitan (SSD)</i>	<i>166</i>	<i>—</i>	<i>15,892</i>	<i>25</i>	<i>4</i>	<i>3,355</i>	<i>2,312</i>	<i>4,955</i>	<i>4,955</i>	<i>26,514</i>
Armadale (C)	20	1	1,607	—	—	—	177	—	140	1,924
Belmont (C)	16	1	1,481	—	—	—	55	220	220	1,756
Canning (C)	28	—	2,351	4	—	410	503	6,079	6,079	9,343
Gosnells (C)	67	—	4,745	5	—	250	153	360	360	5,508
Serpentine-Jarrahdale (S)	14	—	1,516	—	—	—	57	460	460	2,033
South Perth (C)	11	—	1,914	18	—	2,116	533	—	195	4,758
<i>South East Metropolitan (SSD)</i>	<i>156</i>	<i>2</i>	<i>13,614</i>	<i>27</i>	<i>—</i>	<i>2,776</i>	<i>1,479</i>	<i>7,119</i>	<i>7,454</i>	<i>25,323</i>
Total	691	2	67,277	157	51	16,219	9,904	31,817	32,281	125,681
SOUTH WEST STATISTICAL DIVISION										
Boddington (S)	2	—	149	—	—	—	—	—	—	149
Mandurah (C)	57	—	5,011	16	—	1,256	227	730	730	7,224
Murray (S)	7	—	499	—	—	—	45	—	—	544
Warroona (S)	8	—	725	—	—	—	—	50	50	775
<i>Date (SSD)</i>	<i>74</i>	<i>—</i>	<i>6,383</i>	<i>16</i>	<i>—</i>	<i>1,256</i>	<i>272</i>	<i>780</i>	<i>780</i>	<i>8,692</i>
Bunbury (C)	10	—	811	—	—	—	65	218	218	1,095
Capel (S)	4	—	352	—	—	—	28	—	—	380
Collie (S)	2	—	115	—	—	—	12	—	—	127
Dardanup (S)	8	—	592	—	—	—	47	—	—	639
Donnybrook-Balingup (S)	5	—	424	—	—	—	26	—	—	450
Harvey (S)	9	—	1,049	—	—	—	15	180	180	1,244
<i>Preston (SSD)</i>	<i>38</i>	<i>—</i>	<i>3,343</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>193</i>	<i>398</i>	<i>398</i>	<i>3,935</i>

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), OCTOBER 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)	13	—	1,471	3	—	180	80	—	—	1,731
Busselton (S)	20	—	2,032	10	—	1,140	131	931	931	4,234
Vasse (SSD)	33	—	3,302	13	—	1,320	211	931	931	5,964
Boyo Brook (S)	—	—	—	—	—	—	—	—	—	—
Bridgetown-Greenbushes (S)	6	—	403	—	—	—	40	—	—	443
Manjimup (S)	6	—	583	—	—	—	135	—	—	718
Nannup (S)	3	—	185	—	—	—	—	—	—	185
Blackwood (SSD)	15	—	1,171	—	—	—	175	—	—	1,346
Total	160	—	14,400	29	—	2,576	851	2,109	2,109	19,937
LOWER GREAT SOUTHERN STATISTICAL DIVISION										
Broomhill (S)	—	—	—	—	—	—	—	—	—	—
Gnowangerup (S)	—	—	—	—	—	—	—	—	—	—
Jerramungup (S)	4	—	213	—	—	—	40	—	—	253
Katanning (S)	2	—	403	—	—	—	65	60	60	528
Kent (S)	—	—	—	—	—	—	—	—	—	—
Kojonup (S)	1	—	50	—	—	—	35	—	—	85
Tambellup (S)	—	—	—	—	—	—	—	—	—	—
Woodanilling (S)	—	—	—	—	—	—	—	—	—	—
Pallinup (SSD)	7	—	666	—	—	—	140	60	60	866
Albany (T)	6	1	672	—	—	—	50	3,380	3,380	4,102
Albany (S)	13	—	1,043	—	—	—	47	—	—	1,090
Cranbrook (S)	—	—	—	—	—	—	—	—	—	—
Denmark (S)	6	—	610	—	—	—	91	50	50	751
Plantagenet (S)	—	—	—	—	—	—	—	—	—	—
King (SSD)	25	1	2,324	—	—	—	188	3,430	3,430	5,942
Total	32	1	2,990	—	—	—	328	3,490	3,490	6,808
UPPER GREAT SOUTHERN STATISTICAL DIVISION										
Brookton (S)	—	—	—	—	—	—	—	—	—	—
Cuballing (S)	—	—	—	—	—	—	—	—	—	—
Dumbleyung (S)	—	—	—	—	—	—	—	—	—	—
Narrogin (T)	1	—	200	—	—	—	18	—	—	218
Narrogin (S)	2	—	127	—	—	—	—	—	—	127
Pingelly (S)	—	—	—	—	—	—	—	—	—	—
Wagin (S)	—	—	—	—	—	—	—	50	50	50
Wandering (S)	—	—	—	—	—	—	—	—	—	—
West Arthur (S)	1	—	103	—	—	—	—	—	—	103
Wickepin (S)	1	2	281	—	—	—	—	—	—	281
Williams (S)	—	—	—	—	—	—	20	—	—	20
Hotham (SSD)	5	2	711	—	—	—	38	50	50	799
Corrigin (S)	—	—	—	—	—	—	—	—	—	—
Kondinin (S)	—	—	—	—	—	—	—	—	—	—
Kulin (S)	1	—	200	—	—	—	—	—	—	200
Lake Grace (S)	1	1	183	—	—	—	—	—	—	183
Lakes (SSD)	2	1	383	—	—	—	—	—	—	383
Total	7	3	1,094	—	—	—	38	50	50	1,182

For footnote, see end of table.

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

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MIDLANDS STATISTICAL DIVISION										
Chittering (S)	3	—	173	—	—	—	20	—	—	193
Dandaragan (S)	—	—	—	—	—	—	23	75	75	98
Gingin (S)	3	—	181	—	—	—	29	440	440	650
Moora (S)	1	—	150	—	—	—	—	—	—	150
Victoria Plains (S)	—	—	—	—	—	—	—	—	—	—
Moore (SSD)	7	—	504	—	—	—	72	515	515	1,091
Beverley (S)	—	—	—	—	—	—	—	—	—	—
Cunderdin (S)	—	—	—	—	—	—	—	—	—	—
Dalwallinu (S)	—	—	—	—	—	—	—	—	—	—
Dowerin (S)	—	—	—	—	—	—	—	—	—	—
Goomalling (S)	—	—	—	—	—	—	—	—	—	—
Koorda (S)	—	—	—	—	—	—	—	—	—	—
Norham (T)	2	—	115	—	—	—	—	—	—	115
Norham (S)	1	—	30	—	—	—	50	—	—	80
Quairading (S)	—	—	—	—	—	—	—	—	—	—
Tanmin (S)	—	—	—	—	—	—	—	—	—	—
Toodyay (S)	8	—	684	—	—	—	12	81	81	776
Wongan-Ballidu (S)	—	—	—	—	—	—	—	—	—	—
Wyalkatchem (S)	—	—	—	—	—	—	—	—	—	—
York (S)	7	—	484	—	—	—	166	165	165	815
Avon (SSD)	18	—	1,313	—	—	—	228	246	246	1,786
Bruce Rock (S)	—	—	—	—	—	—	—	—	—	—
Kellerberrin (S)	—	—	—	—	—	—	—	—	—	—
Merredin (S)	—	—	—	—	—	—	—	—	—	—
Mount Marshall (S)	—	—	—	—	—	—	—	—	—	—
Mukinbudin (S)	—	—	—	—	—	—	—	—	—	—
Narembeen (S)	—	—	—	—	—	—	—	—	—	—
Nungarin (S)	—	1	136	—	—	—	—	—	—	136
Frayning (S)	—	—	—	—	—	—	—	—	—	—
Westonia (S)	—	—	—	—	—	—	—	—	—	—
Yilgam (S)	—	—	—	—	—	—	35	90	90	125
Campion (SSD)	—	1	136	—	—	—	35	90	90	261
Total	25	1	1,953	—	—	—	335	851	851	3,138
SOUTH EASTERN STATISTICAL DIVISION										
Coolgardie (S)	2	—	168	—	—	—	—	—	—	168
Kalgoorlie/Boulder (C)	11	—	668	2	—	160	55	669	789	1,672
Laverton (S)	—	—	—	—	—	—	—	—	—	—
Leonora (S)	—	—	—	—	—	—	—	4,723	4,723	4,723
Menzies (S)	—	—	—	—	—	—	—	—	—	—
Lefroy (SSD)	13	—	836	2	—	160	55	5,392	5,512	6,563
Dundas (S)	—	—	—	—	—	—	—	—	—	—
Esperance (S)	11	—	1,131	2	—	126	56	190	190	1,503
Ravensthorpe (S)	4	—	320	—	—	—	—	70	70	390
Johnston (SSD)	15	—	1,451	2	—	126	56	260	260	1,893
Total	28	—	2,286	4	—	286	111	5,652	5,772	8,456

For footnote, see end of table.

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

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
CENTRAL STATISTICAL DIVISION										
Camarvon (S)	2	—	160	—	—	—	—	—	—	160
Exmouth (S)	2	2	749	—	—	—	21	—	—	770
Shark Bay (S)	1	—	74	—	—	—	44	—	—	118
Upper Gascoyne (S)	—	—	—	—	—	—	—	—	—	—
Gascoyne (SSD)	5	2	982	—	—	—	65	—	—	1,047
Cue (S)	—	—	—	—	—	—	—	—	—	—
Meekatharra (S)	—	—	—	—	—	—	—	—	—	—
Mount Magnet (S)	—	—	—	—	—	—	—	400	400	400
Murchison (S)	—	—	—	—	—	—	—	—	—	—
Ngaanyatjarraku (S)	—	—	—	—	—	—	—	—	—	—
Sandstone (S)	—	—	—	—	—	—	—	—	—	—
Wiluna (S)	—	—	—	—	—	—	—	—	—	—
Yalgoo (S)	—	—	—	—	—	—	—	—	—	—
Carnegie (SSD)	—	—	—	—	—	—	—	400	400	400
Camamah (S)	—	—	—	—	—	—	—	—	—	—
Chapman Valley (S)	—	—	—	—	—	—	—	—	—	—
Coorow (S)	2	—	117	—	—	—	25	80	80	222
Geraldton (C)	5	—	584	—	—	—	30	1,068	1,068	1,682
Greenough (S)	25	—	2,341	—	—	—	73	170	170	2,584
Irwin (S)	1	—	130	—	—	—	—	—	—	130
Mingenew (S)	—	—	—	—	—	—	—	—	—	—
Morawa (S)	—	—	—	—	—	—	—	—	—	—
Mullewa (S)	—	—	—	—	—	—	—	—	—	—
Northampton (S)	—	—	—	—	—	—	30	—	—	30
Perenjori (S)	—	—	—	—	—	—	—	—	—	—
Three Springs (S)	—	—	—	—	—	—	—	—	—	—
Greenough River (SSD)	33	—	3,171	—	—	—	158	1,318	1,318	4,647
Total	38	2	4,153	—	—	—	223	1,718	1,718	6,094
PILBARA STATISTICAL DIVISION										
East Pilbara (S)	—	—	—	—	—	—	17	—	—	17
Port Hedland (T)	3	—	619	4	8	1,276	13	200	200	2,108
De Grey (SSD)	3	—	619	4	8	1,276	29	200	200	2,124
Ashburton (S)	—	—	—	—	—	—	—	—	—	—
Roebourne (S)	2	—	247	—	—	—	60	682	682	988
Forrescue (SSD)	2	—	247	—	—	—	60	682	682	988
Total	5	—	866	4	8	1,276	89	882	882	3,113
KIMBERLEY STATISTICAL DIVISION										
Halls Creek (S)	—	—	—	—	—	—	—	—	—	—
Wyndham-East Kimberley (S)	5	—	671	—	—	—	20	1,350	1,350	2,041
Ord (SSD)	5	—	671	—	—	—	20	1,350	1,350	2,041
Broome (S)	8	—	941	—	—	—	—	—	—	941
Derby-West Kimberley (S)	—	—	—	—	—	—	—	—	—	—
Fitzroy (SSD)	8	—	941	—	—	—	—	—	—	941
Total	13	—	1,612	—	—	—	20	1,350	1,350	2,982
WESTERN AUSTRALIA										
Western Australia	999	9	96,631	194	59	20,358	11,899	47,119	48,503	177,391

(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 OCTOBER 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	683	2	4	3	1	693	156,571	227	428
South-West	125	5	11	8	10	159	35,878	224	401
Lower Great Southern	13	11	1	5	3	33	7,503	227	398
Upper Great Southern	5	3	2	—	—	10	2,288	229	478
Midlands	7	11	6	1	1	26	4,953	191	394
South-Eastern	15	6	6	—	—	27	4,936	183	451
Central	34	—	3	—	3	40	8,087	202	514
Pilbara	2	3	—	—	—	5	1,573	315	550
Kimberley	3	—	1	—	9	13	3,514	270	459
Western Australia	887	41	34	17	27	1,006	225,303	224	427

(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 OCTOBER 1995

Statistical division	New houses	New other residential building							Total new residential building	
		Semi-detached, row or terrace houses, townhouses, etc. of				Flats, units or apartments in a building of				
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Perth	693	146	32	178	—	—	30	30	208	901
South West	160	19	10	29	—	—	—	—	29	189
Lower Great Southern	33	—	—	—	—	—	—	—	—	33
Upper Great Southern	10	—	—	—	—	—	—	—	—	10
Midlands	26	—	—	—	—	—	—	—	—	26
South Eastern	28	4	—	4	—	—	—	—	4	32
Central	40	—	—	—	—	—	—	—	—	40
Pilbara	5	12	—	12	—	—	—	—	12	17
Kimberley	13	—	—	—	—	—	—	—	—	13
Western Australia	1,008	181	42	223	—	—	30	30	253	1,261
VALUE (\$'000)										
Perth	67,277	9,594	3,625	13,219	—	—	3,000	3,000	16,219	83,496
South West	14,400	1,646	930	2,576	—	—	—	—	2,576	16,977
Lower Great Southern	2,990	—	—	—	—	—	—	—	—	2,990
Upper Great Southern	1,094	—	—	—	—	—	—	—	—	1,094
Midlands	1,953	—	—	—	—	—	—	—	—	1,953
South Eastern	2,286	286	—	286	—	—	—	—	286	2,573
Central	4,153	—	—	—	—	—	—	—	—	4,153
Pilbara	866	1,276	—	1,276	—	—	—	—	1,276	2,142
Kimberley	1,612	—	—	—	—	—	—	—	—	1,612
Western Australia	96,631	12,802	4,555	17,358	—	—	3,000	3,000	20,358	116,989

(a) Excludes Conversions, etc.

EXPLANATORY NOTES

Introduction

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

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

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

Factors affecting comparability

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

Scope and coverage

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

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

5. From July 1990, the statistics cover:

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

From July 1988 to June 1990, the statistics covered:

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

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

Definitions

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

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

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

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

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

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

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

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

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

Building classification

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

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

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

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

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

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

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

Seasonal adjustment

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

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

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

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

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

sole criterion in determining which moving average is appropriate.

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

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

Estimates at constant prices

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

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

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

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

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

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

Australian Standard Geographical Classification

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

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

Perth City Council Re-structure

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

Unpublished data and related publications

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

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

WESTERN AUSTRALIA	Catalogue No.
Building Approvals - Private Sector, Perth Statistical Division (monthly)	8732.5
Building Activity (quarterly)	8752.5
Dwelling Unit Commencements (monthly)	8741.5
AUSTRALIA	
Building Approvals (monthly)	8731.0
Building Activity (quarterly)	8752.0
Engineering Construction Survey (quarterly)	8762.0
Housing Finance for Owner Occupation: Australia	5609.0

36. All publications produced by the ABS are listed in *Catalogue of Publications and Products* (1101.0) which is available from any ABS Office.

Symbols and other usages

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

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

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

P.C.KELLY
Deputy Commonwealth Statistician
and Government Statistician



2873150010957

ISSN 0727-2278