

CATALOGUE NO. 8731.5

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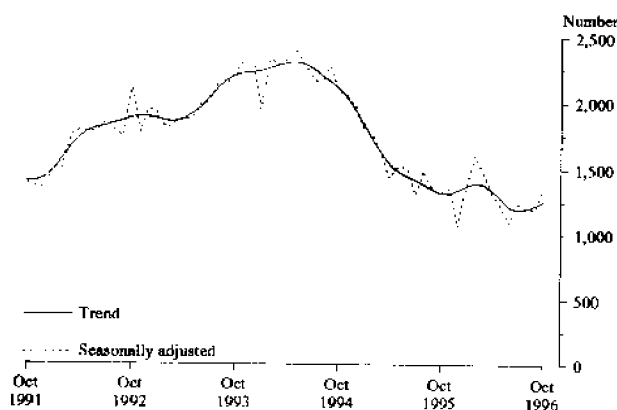
BUILDING APPROVALS, WESTERN AUSTRALIA, OCTOBER 1996

MAIN FEATURES

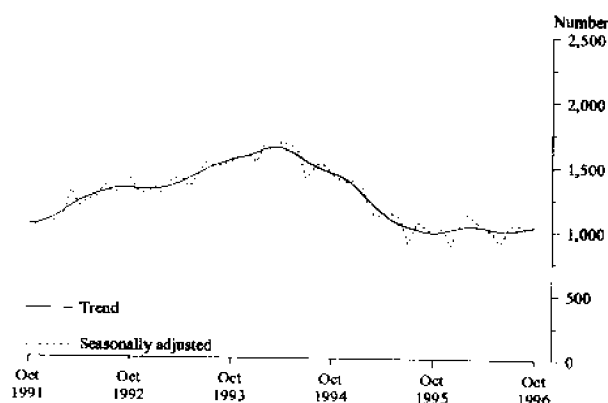
NUMBER OF DWELLING UNITS APPROVED

	October 1995	September 1996	October 1996	October 1995 to October 1996 change	September 1996 to October 1996 change
Original series	1,265	1,210	1,338	5.8%	10.6%
Seasonally adjusted	1,330	1,195	1,355	1.9%	13.4%
Trend estimate	1,313	1,224	1,256	4.3%	2.6%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- The trend for the total number of dwelling units approved in October increased 2.6%. This series will continue its upward movement unless the seasonally adjusted estimate for November falls by at least 20.7%.
- The trend for the number of private sector house approvals increased by 1.4% in October.
- The number of dwelling units approved in original terms was 1,338. Of the total, 1,117 were private sector houses.
- The value of new residential building approved was \$124.8 million in October and the value of alterations and additions to residential buildings was \$14.1 million.

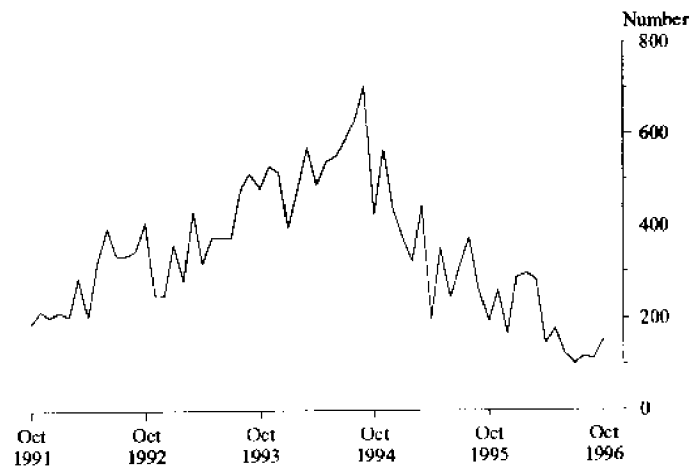
Non-residential building

- The value of non-residential projects approved in October was \$141.0 million, of which offices contributed \$38.1 million, followed by health (\$31.9 million) and shops (\$20.4 million).
- There were 4 projects in the \$5 million and over category, and 17 projects in the \$1 million to \$5 million category.
- Expressed as average 1989-90 prices the value of new residential building work approved for the September quarter 1996 was \$347.0 million.
- When expressed as average 1989-90 prices the value of non-residential building work approved for the September quarter 1996 was \$278.6 million which is the highest level since the March quarter 1993.

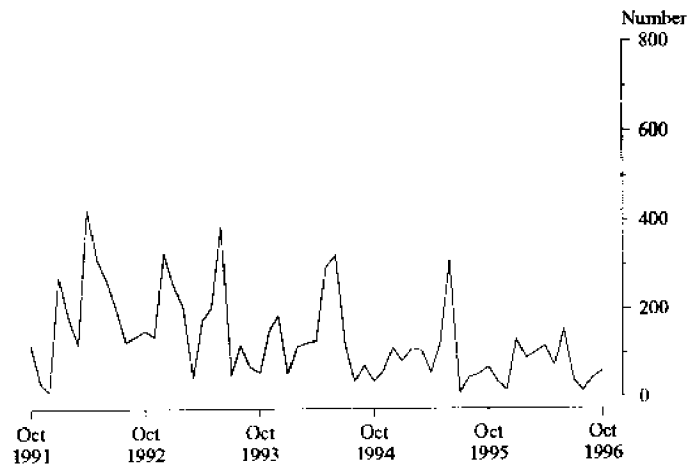
INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Jeff Bulger on Adelaide (08) 8237 7590 or any ABS State Office.
- for information about other ABS statistics and services please contact Information Services on Perth (09) 360 5140, call at 2 The Esplanade, Perth or write to Information Services, ABS, GPO Box K881, Perth WA, 6001.

**NEW OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR**



**TOTAL DWELLING UNITS APPROVED
PUBLIC SECTOR**



VALUE OF BUILDING WORK APPROVED

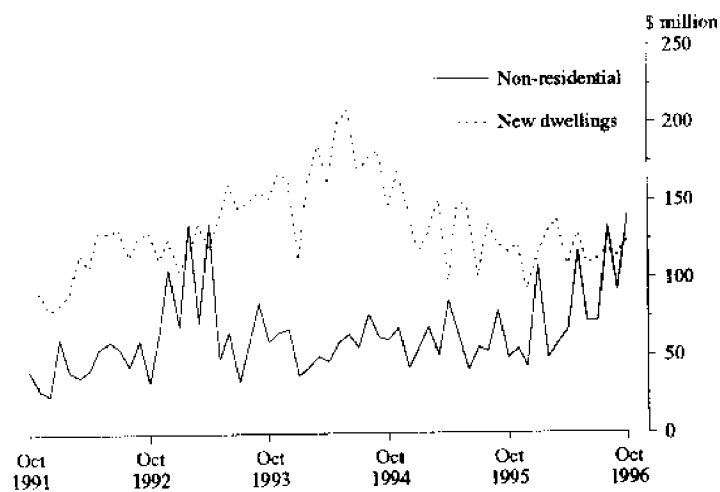


TABLE 1. NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
PERTH STATISTICAL DIVISION										
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
1995-96	8,237	149	8,386	2,376	451	2,827	80	10,693	600	11,293
1995-96										
July-October	2,791	45	2,836	943	85	1,028	20	3,754	130	3,884
1996-97										
July-October	3,104	33	3,137	406	41	447	21	3,531	74	3,605
1995—										
August	835	20	855	317	15	332	8	1,160	35	1,195
September	772	17	789	200	19	219	5	977	36	1,013
October	691	2	693	157	51	208	3	851	53	904
November	750	2	752	212	18	230	5	967	20	987
December	538	13	551	127	2	129	6	671	15	686
1996—										
January	579	10	589	224	115	339	4	807	125	932
February	737	40	777	245	38	283	23	1,005	78	1,083
March	731	1	732	256	60	316	10	997	61	1,058
April	643	14	657	117	61	178	3	763	75	838
May	831	11	842	160	45	205	8	999	56	1,055
June	637	13	650	92	27	119	1	730	40	770
July	813	—	813	89	30	119	5	907	30	937
August	803	6	809	100	—	100	2	905	6	911
September	712	18	730	104	—	104	6	822	18	840
October	776	9	785	113	11	124	8	897	20	917
WESTERN AUSTRALIA										
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
1995-96	11,945	266	12,211	2,900	627	3,527	115	14,960	893	15,853
1995-96										
July-October	4,126	65	4,191	1,151	110	1,261	22	5,299	175	5,474
1996-97										
July-October	4,386	76	4,462	480	79	559	31	4,897	155	5,052
1995—										
August	1,166	23	1,189	377	22	399	8	1,551	45	1,596
September	1,089	22	1,111	264	29	293	6	1,359	51	1,410
October	999	9	1,008	194	59	253	4	1,197	68	1,265
November	1,076	11	1,087	262	24	286	5	1,343	35	1,378
December	804	15	819	166	2	168	6	976	17	993
1996—										
January	815	12	827	291	119	410	4	1,110	131	1,241
February	1,070	45	1,115	298	44	342	25	1,393	89	1,482
March	1,074	27	1,101	286	76	362	38	1,398	103	1,501
April	904	18	922	145	99	244	3	1,052	117	1,169
May	1,159	24	1,183	178	49	227	10	1,347	73	1,420
June	917	49	966	123	104	227	2	1,042	153	1,195
July	1,123	1	1,124	100	36	136	5	1,228	37	1,265
August	1,101	13	1,114	116	2	118	7	1,224	15	1,239
September	1,045	44	1,089	111	—	111	10	1,166	44	1,210
October	1,117	18	1,135	153	41	194	9	1,279	59	1,338

(a) Includes Conversions, etc. See paragraphs 9-12 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														
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
1995-96	787.4	10.6	798.0	186.5	33.0	219.6	973.9	43.6	1,017.6	128.2	512.8	597.3	1,614.7	1,743.1
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
1996-97 July-October	298.6	4.1	302.7	32.4	2.0	34.4	331.0	6.1	337.1	43.9	245.1	319.0	619.7	700.0
1995—														
August	76.0	1.3	77.3	25.7	0.8	26.5	101.7	2.0	103.8	11.4	36.8	38.9	149.9	154.1
September	70.0	1.0	71.0	16.4	1.2	17.6	86.4	2.2	88.6	13.6	49.4	55.2	149.4	157.4
October	67.1	0.2	67.3	13.8	2.4	16.2	80.9	2.6	83.5	9.9	31.0	32.3	121.8	125.7
November	69.4	0.2	69.6	15.5	2.8	18.3	85.0	3.0	88.0	13.5	30.3	32.7	128.8	134.2
December	54.2	0.8	55.0	9.6	0.1	9.7	63.7	0.9	64.6	9.8	18.9	23.9	92.4	98.3
1996—														
January	57.6	0.7	58.3	16.3	11.8	28.1	73.9	12.5	86.4	9.9	72.7	92.5	156.5	188.7
February	70.4	3.2	73.7	17.9	2.1	20.0	88.3	5.3	93.7	9.9	28.2	35.5	126.5	139.1
March	67.9	0.1	67.9	25.4	4.7	30.2	93.3	4.8	98.1	11.6	26.9	41.8	131.8	151.5
April	64.2	0.9	65.0	9.1	3.2	12.3	73.2	4.1	77.4	11.4	47.7	51.6	132.3	140.4
May	80.9	0.7	81.6	10.7	2.4	13.1	91.6	3.1	94.7	9.0	96.4	109.0	196.9	212.7
June	63.9	0.9	64.8	6.1	1.5	7.5	70.0	2.4	72.3	9.4	48.9	55.2	128.2	136.9
July	76.3	—	76.3	6.1	1.5	7.6	82.4	1.5	83.9	10.1	49.4	57.7	141.6	151.7
August	78.9	0.6	79.5	8.7	—	8.7	87.5	0.6	88.2	13.5	44.1	67.2	145.1	168.8
September	69.4	2.7	72.2	7.4	—	7.4	76.8	2.7	79.5	9.4	57.3	73.9	143.5	162.9
October	74.0	0.7	74.7	10.2	0.5	10.8	84.3	1.2	85.5	11.0	94.3	120.1	189.6	216.7
WESTERN AUSTRALIA														
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
1995-96	1,123.8	24.6	1,148.3	225.5	46.9	272.3	1,349.2	71.4	1,420.7	162.9	692.0	803.1	2,203.6	2,386.6
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
1996-97 July-October	419.9	9.3	429.2	36.4	5.4	41.8	456.3	14.7	471.0	55.7	324.4	438.8	835.4	965.6
1995—														
August	103.1	1.6	104.8	29.3	1.3	30.6	132.4	3.0	135.4	14.0	51.0	53.2	197.5	202.6
September	97.5	1.8	99.2	21.2	1.7	22.9	118.6	3.5	122.1	16.2	72.2	79.0	207.0	217.4
October	95.4	1.2	96.6	17.0	3.3	20.4	112.5	4.5	117.0	11.9	47.1	48.5	171.3	177.4
November	97.6	1.5	99.1	19.5	3.2	22.7	117.1	4.7	121.8	16.5	51.2	54.7	184.8	192.9
December	78.5	1.0	79.5	12.6	0.1	12.7	91.1	1.1	92.2	12.2	28.7	42.9	132.0	147.3
1996—														
January	81.7	0.9	82.5	21.1	12.0	33.2	102.8	12.9	115.7	12.3	86.9	108.2	201.9	236.2
February	101.3	3.8	105.1	22.8	2.7	25.5	124.1	6.5	130.6	12.4	41.3	48.6	177.7	191.6
March	100.8	3.7	104.5	27.6	6.1	33.7	128.4	9.9	138.2	14.8	35.5	56.9	178.7	210.0
April	89.5	1.4	90.9	11.2	6.1	17.3	100.7	7.5	108.1	13.6	60.8	66.5	175.1	188.2
May	111.9	2.3	114.3	12.1	2.9	15.0	124.0	5.3	129.2	11.1	103.4	117.4	238.5	257.8
June	89.7	4.3	94.0	8.0	7.3	15.3	97.7	11.6	109.3	12.0	62.1	72.1	171.6	193.4
July	104.1	0.1	104.1	6.8	1.9	8.7	110.8	2.0	112.8	13.0	63.9	72.6	187.5	198.4
August	107.5	1.4	108.9	9.7	0.1	9.8	117.2	1.6	118.7	16.0	71.7	133.4	204.4	268.1
September	101.0	5.9	106.9	7.8	—	7.8	108.8	5.9	114.7	12.6	74.1	91.9	195.3	219.2
October	107.4	1.9	109.3	12.1	3.4	15.5	119.5	5.2	124.8	14.1	114.6	141.0	248.2	279.9

**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
1995r								
August	1,070	1,009	1,114	1,041	1,372	1,285	1,494	1,382
September	1,021	990	1,053	1,018	1,233	1,249	1,334	1,341
October	977	982	1,014	1,002	1,217	1,231	1,330	1,313
November	1,015	989	1,017	1,004	1,281	1,239	1,359	1,312
December	882	1,008	896	1,020	1,063	1,269	1,062	1,340
1996r—								
January	1,033	1,026	993	1,040	1,317	1,299	1,387	1,374
February	1,130	1,036	1,193	1,054	1,509	1,312	1,609	1,393
March	1,078	1,037	1,116	1,058	1,350	1,297	1,471	1,383
April	1,013	1,025	1,040	1,049	1,205	1,252	1,312	1,336
May	986	1,009	985	1,032	1,147	1,194	1,208	1,271
June	900	997	927	1,020	1,061	1,145	1,094	1,214
July	1,046	999	1,064	1,023	1,174	1,126	1,236	1,192
August	1,044	1,010	1,073	1,039	1,113	1,130	1,200	1,201
September	1,015	1,023	1,058	1,058	1,125	1,144	1,195	1,224
October	1,040	1,037	1,086	1,079	1,237	1,166	1,355	1,256

(a) Includes Conversions, etc. See paragraphs 9-12 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							
1993-94	1,580.5	1,617.4	453.3	2,070.7	161.4	501.0	651.3	2,613.2	2,883.4
1994-95	1,356.8	1,391.9	407.6	1,799.5	160.5	559.2	701.2	2,427.5	2,661.3
1995-96	1,131.0	1,155.6	259.1	1,414.7	163.9	653.7	758.4	2,158.4	2,337.0
1995—									
June qtr.	298.6	311.3	83.8	395.1	35.0	159.5	182.3	552.6	612.4
Sept. qtr.	281.0	285.5	73.3	358.8	46.6	166.6	178.2	563.4	583.6
Dec. qtr.	271.3	274.9	53.2	328.1	40.6	120.3	138.3	478.2	506.9
1996—									
Mar. qtr.	285.2	293.7	87.7	381.3	39.7	154.3	201.6	545.8	622.6
June qtr.	293.3	301.5	44.9	346.4	37.0	212.5	240.4	570.9	623.8
Sept. qtr.	314.8	322.3	24.8	347.0	41.9	196.3	278.6	573.4	667.5

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

TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP

TABLE 2. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP (\$ million)							
Class of building	1994-95	1995-96	July-October		1996		
			1995-96	1996-97	August	September	October
PRIVATE SECTOR							
New houses	1,319.8	1,123.8	372.8	419.9	107.5	101.0	107.4
New other residential buildings	366.3	225.5	90.6	36.4	9.7	7.8	12.1
Total new residential building	1,686.1	1,349.2	463.4	456.3	117.2	108.8	119.5
Alterations and additions to residential buildings	155.9	162.4	57.6	54.7	15.5	12.3	14.1
Hotels, etc.	46.9	113.3	35.9	14.7	3.0	3.3	5.7
Shops	131.8	117.5	20.9	63.6	18.0	15.1	20.4
Factories	79.5	79.5	23.5	29.0	9.2	6.3	8.6
Offices	85.1	72.8	26.5	77.6	10.1	25.3	29.4
Other business premises	90.8	107.9	39.3	38.0	12.6	8.7	7.8
Educational	30.2	43.5	20.2	20.0	5.8	3.1	4.7
Religious	5.7	4.4	1.5	1.5	0.2	0.3	—
Health	32.2	31.6	8.3	39.7	0.1	2.2	31.9
Entertainment and recreational	28.3	34.1	13.1	19.6	11.4	2.4	1.1
Miscellaneous	50.2	87.3	33.0	20.7	1.4	7.5	5.2
Total non-residential building	580.9	692.0	222.2	324.4	71.7	74.1	114.6
Total	2,422.9	2,203.6	743.3	835.4	204.4	195.3	248.2
PUBLIC SECTOR							
New houses	34.5	24.6	5.7	9.3	1.4	5.9	1.9
New other residential buildings	54.0	46.9	6.4	5.4	0.1	—	3.4
Total new residential building	88.5	71.4	12.0	14.7	1.6	5.9	5.2
Alterations and additions to residential buildings	0.2	0.5	0.3	1.1	0.5	0.3	0.1
Hotels, etc.	1.6	—	—	—	—	—	—
Shops	4.4	1.5	0.4	0.2	—	—	—
Factories	0.7	0.9	—	1.2	—	1.1	—
Offices	30.9	33.6	3.4	15.9	0.1	3.1	8.7
Other business premises	6.8	4.1	2.9	19.2	17.5	0.3	1.4
Educational	52.1	37.0	0.1	21.7	5.4	0.6	15.2
Religious	—	—	—	—	—	—	—
Health	3.8	1.2	0.7	12.3	0.3	12.0	—
Entertainment and recreational	7.7	13.9	3.5	12.8	11.1	0.3	1.1
Miscellaneous	39.3	18.8	2.6	31.2	27.2	0.3	—
Total non-residential building	147.3	111.1	13.6	114.4	61.6	17.7	26.4
Total	236.1	183.1	26.0	130.2	63.6	23.9	31.7
TOTAL							
New houses	1,354.3	1,148.3	378.5	429.2	108.9	106.9	109.3
New other residential buildings	420.3	272.3	97.0	41.8	9.8	7.8	15.5
Total new residential building	1,774.6	1,420.7	475.5	471.0	118.7	114.7	124.8
Alterations and additions to residential buildings	156.2	162.9	57.9	55.7	16.0	12.6	14.1
Hotels, etc.	48.5	113.3	35.9	14.7	3.0	3.3	5.7
Shops	136.2	119.0	21.3	63.8	18.0	15.1	20.4
Factories	80.3	80.4	23.5	30.2	9.2	7.5	8.6
Offices	116.0	106.5	29.9	93.5	10.2	28.4	38.1
Other business premises	97.7	112.0	42.2	57.1	30.1	8.9	9.2
Educational	82.3	80.4	20.4	41.7	11.3	3.7	19.8
Religious	5.7	4.4	1.5	1.5	0.2	0.3	—
Health	36.0	32.8	9.0	52.0	0.4	14.2	31.9
Entertainment and recreational	36.0	48.0	16.6	32.4	22.5	2.7	2.2
Miscellaneous	89.5	106.2	35.6	52.0	28.6	7.8	5.2
Total non-residential building	728.2	803.1	235.8	438.8	133.4	91.9	141.0
Total	2,659.0	2,386.6	769.2	965.6	268.1	219.2	279.9

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1996 August	5	0.5	2	0.6	—	—	1	1.9	—	—	8	3.0
September	4	0.5	2	0.4	—	—	1	2.4	—	—	7	3.3
October	2	0.3	—	—	1	0.9	3	4.5	—	—	6	5.7
SHOPS												
1996 August	13	1.3	9	2.5	3	2.3	2	4.4	1	7.5	28	18.0
September	22	2.0	8	2.2	6	4.4	5	6.4	—	—	41	15.1
October	24	2.5	17	5.0	5	3.4	6	9.6	—	—	52	20.4
FACTORIES												
1996 August	19	1.9	11	3.2	4	2.6	1	1.5	—	—	35	9.2
September	12	1.1	4	1.2	3	1.7	2	3.5	—	—	21	7.5
October	15	1.8	5	1.7	5	3.9	1	1.2	—	—	26	8.6
OFFICES												
1996 August	19	2.0	5	1.5	3	2.0	2	4.8	—	—	29	10.2
September	22	2.2	6	1.9	2	1.4	1	1.5	1	21.5	32	28.4
October	21	2.6	6	1.5	4	3.0	1	1.8	2	29.2	34	38.1
OTHER BUSINESS PREMISES												
1996 August	20	1.9	8	2.3	3	2.1	—	—	3	23.8	34	30.1
September	14	1.2	12	3.5	2	1.1	2	3.2	—	—	30	8.9
October	27	2.8	7	1.9	5	3.4	1	1.0	—	—	40	9.2
EDUCATIONAL												
1996 August	4	0.5	3	0.8	3	2.2	4	7.8	—	—	14	11.3
September	6	0.5	4	1.1	2	1.0	1	1.1	—	—	13	3.7
October	5	0.7	6	1.7	2	1.5	1	1.1	1	14.9	15	19.8
RELIGIOUS												
1996 August	—	—	1	0.2	—	—	—	—	—	—	1	0.2
September	1	0.1	1	0.2	—	—	—	—	—	—	2	0.3
October	—	—	—	—	—	—	—	—	—	—	—	—
HEALTH												
1996 August	1	0.1	1	0.3	—	—	—	—	—	—	2	0.4
September	2	0.3	1	0.3	—	—	1	1.6	1	12.0	5	14.2
October	—	—	2	0.6	2	1.3	—	—	1	30.0	5	31.9
ENTERTAINMENT AND RECREATIONAL												
1996 August	2	0.2	1	0.3	—	—	1	1.0	2	21.0	6	22.5
September	5	0.5	2	0.4	1	0.6	1	1.2	—	—	9	2.7
October	1	0.1	1	0.2	1	0.9	1	1.0	—	—	4	2.2
MISCELLANEOUS												
1996 August	7	0.6	1	0.3	1	0.7	—	—	1	27.0	10	28.6
September	4	0.5	1	0.4	2	1.3	2	5.7	—	—	9	7.8
October	2	0.3	—	—	—	—	3	4.9	—	—	5	5.2
TOTAL NON-RESIDENTIAL BUILDING												
1996 August	90	9.0	42	12.0	17	11.8	11	21.3	7	79.3	167	133.4
September	92	8.9	41	11.5	18	11.5	16	26.4	2	33.5	169	91.9
October	97	11.0	44	12.7	25	18.2	17	25.0	4	74.1	187	141.0

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

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
PERTH STATISTICAL DIVISION										
Cambridge (T)	11	—	1,129	—	—	—	440	30,250	30,250	31,818
Claremont (T)	4	—	898	2	—	260	—	150	150	1,308
Cottesloe (T)	3	—	454	—	—	—	173	150	150	778
Mosman Park (T)	11	—	1,581	—	—	—	414	—	—	1,995
Nedlands (C)	11	—	2,695	—	—	—	1,061	—	—	3,756
Peppermint Grove (S)	—	—	—	—	—	—	185	—	—	185
Perth (C) — Inner	—	—	—	—	—	—	—	1,372	1,372	1,372
Perth (C) — Remainder	1	—	150	33	—	4,430	72	1,181	1,181	5,833
Subiaco (C)	3	—	285	—	—	—	437	100	100	822
Vincent (T)	12	—	1,268	7	—	600	500	3,232	3,232	5,600
Central Metropolitan (SSD)	56	—	8,461	42	—	5,290	3,281	36,435	36,435	53,466
Bassendean (T)	6	1	492	—	—	—	105	—	—	597
Bayswater (C)	—	—	—	—	—	—	—	—	—	—
Kalamunda (S)	8	—	646	—	—	—	258	174	174	1,078
Mundaring (S)	35	—	3,405	—	—	—	406	674	674	4,485
Swan (S)	70	2	5,427	—	—	—	548	3,426	4,326	10,301
East Metropolitan (SSD)	119	3	9,970	—	—	—	1,316	4,274	5,174	16,460
Stirling (C) — Central	30	—	2,853	10	—	449	411	22,974	23,254	26,966
Stirling (C) — Coastal	24	1	2,862	9	9	986	501	—	—	4,348
Stirling (C) — South-Eastern	14	—	1,093	14	—	960	777	—	—	2,830
Wanneroo (C) — Central Coastal	49	—	5,053	2	—	56	55	1,013	1,013	6,176
Wanneroo (C) — North-East	32	—	2,666	—	—	—	76	—	—	2,742
Wanneroo (C) — North-West	27	—	1,996	—	—	—	—	180	180	2,176
Wanneroo (C) — South-East	33	1	2,384	—	—	—	169	1,050	1,050	3,603
Wanneroo (C) — South-West	25	—	3,150	2	—	47	543	3,833	4,043	7,782
North Metropolitan (SSD)	234	2	22,056	37	9	2,497	2,530	29,049	29,540	56,623
Cockburn (C)	63	—	6,523	—	—	—	224	1,254	1,254	8,001
East Fremantle (T)	4	—	494	23	—	2,000	242	450	450	3,186
Fremantle (C) — Inner	—	—	—	—	—	—	—	267	267	267
Fremantle (C) — Remainder	7	—	1,079	—	—	—	206	236	236	1,521
Kwinana (T)	6	—	534	—	—	—	20	1,064	1,064	1,618
Melville (C)	49	2	5,392	—	—	—	798	2,900	11,612	17,802
Rockingham (C)	74	1	6,171	2	—	123	249	5,572	5,572	12,114
South West Metropolitan (SSD)	203	3	20,193	25	—	2,123	1,739	11,742	20,454	44,509
Armadale (C)	18	—	1,284	—	2	116	255	425	425	2,079
Belmont (C)	22	—	1,547	6	—	454	161	3,739	3,739	5,901
Canning (C)	43	—	4,089	—	—	—	692	5,470	21,170	25,951
Gosnells (C)	54	—	4,686	—	—	—	273	1,843	1,843	6,801
Serpentine-Jarrahdale (S)	5	—	449	—	—	—	69	—	—	519
South Perth (C)	8	1	1,089	3	—	304	607	437	437	2,437
Victoria Park (T)	14	—	921	—	—	—	75	908	908	1,904
South East Metropolitan (SSD)	164	1	14,065	9	2	873	2,132	12,821	28,521	45,592
Total	776	9	74,745	113	11	10,783	10,998	94,322	120,125	216,650

For footnote, see end of table.

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

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SOUTH WEST STATISTICAL DIVISION										
Boddington (S)	2	—	171	—	—	—	—	—	—	171
Mandurah (C)	46	—	4,720	—	—	—	420	566	566	5,707
Murray (S)	6	—	604	—	—	—	142	165	165	911
Waroona (S)	7	—	642	—	—	—	18	—	—	660
Dale (SSD)	61	—	6,137	—	—	—	580	731	731	7,448
Bunbury (C)	19	—	1,979	—	—	—	118	824	824	2,921
Capel (S)	10	—	892	—	—	—	269	—	—	1,161
Collie (S)	—	—	—	—	—	—	30	—	—	30
Dardanup (S)	10	—	763	—	—	—	33	—	—	796
Donnybrook-Balingup (S)	2	—	149	—	—	—	35	—	—	184
Harvey (S)	18	—	1,728	—	—	—	214	1,306	1,306	3,248
Preston (SSD)	59	—	5,511	—	—	—	699	2,130	2,130	8,340
Augusta-Margaret River (S)	14	—	1,353	—	—	—	40	300	300	1,693
Busselton (S)	47	—	4,711	—	—	—	407	3,445	3,945	9,062
Vasse (SSD)	61	—	6,064	—	—	—	447	3,745	4,245	10,756
Boyup Brook (S)	—	1	95	—	—	—	—	—	—	95
Bridgetown-Greenbushes (S)	9	—	928	—	—	—	—	89	89	1,017
Manjimup (S)	10	—	909	—	—	—	100	465	465	1,474
Nannup (S)	1	—	74	—	—	—	—	—	—	74
Blackwood (SSD)	20	1	2,006	—	—	—	100	554	554	2,660
Total	201	1	19,719	—	—	—	1,826	7,160	7,660	29,205
LOWER GREAT SOUTHERN STATISTICAL DIVISION										
Broomehill (S)	—	—	—	—	—	—	—	—	—	—
Gnowangerup (S)	—	—	—	—	—	—	—	—	—	—
Jerramungup (S)	—	—	—	—	—	—	—	—	—	—
Katanning (S)	1	2	262	—	—	—	—	—	—	262
Kent (S)	—	—	—	—	—	—	—	—	—	—
Kojonup (S)	—	—	—	—	—	—	—	—	—	—
Tambellup (S)	—	—	—	—	—	—	—	—	—	—
Woodanilling (S)	—	—	—	—	—	—	—	—	—	—
Pallinup (SSD)	1	2	262	—	—	—	—	—	—	262
Albany (T)	3	—	247	16	—	720	163	2,940	2,940	4,070
Albany (S)	10	—	1,100	—	—	—	179	—	—	1,280
Cranbrook (S)	—	—	—	—	—	—	—	—	—	—
Denmark (S)	5	—	612	—	9	610	—	—	—	1,222
Plantagenet (S)	3	—	161	—	—	—	—	—	—	161
King (SSD)	21	—	2,121	16	9	1,330	342	2,940	2,940	6,732
Total	22	2	2,383	16	9	1,330	342	2,940	2,940	6,994

For footnote, see end of table.

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

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
UPPER GREAT SOUTHERN STATISTICAL DIVISION										
Brookton (S)	—	—	—	—	—	—	—	—	—	—
Cuballing (S)	—	—	—	—	—	—	—	—	—	—
Dumbleyung (S)	—	—	—	—	—	—	—	—	—	—
Narrogin (T)	1	—	56	—	—	—	—	—	—	56
Narrogin (S)	1	—	50	—	—	—	—	460	460	510
Pingelly (S)	—	—	—	—	—	—	—	—	—	—
Wagin (S)	2	—	200	—	—	—	—	—	—	200
Wandering (S)	—	—	—	—	—	—	—	—	—	—
West Arthur (S)	1	—	101	—	—	—	—	—	—	101
Wickepin (S)	—	—	—	—	—	—	—	—	—	—
Williams (S)	1	—	82	—	—	—	—	—	—	82
Hotham (SSD)	6	—	488	—	—	—	—	460	460	948
Corrigin (S)	—	—	—	—	—	—	—	—	—	—
Kondinin (S)	1	—	84	—	—	—	—	—	—	84
Kulin (S)	—	—	—	—	—	—	—	—	—	—
Lake Grace (S)	1	—	58	—	3	249	—	—	—	307
Lakes (SSD)	2	—	142	—	3	249	—	—	—	391
Total	8	—	630	—	3	249	—	460	460	1,340
MIDLANDS STATISTICAL DIVISION										
Chittering (S)	5	—	425	—	—	—	—	—	—	425
Dandaragan (S)	5	—	477	—	—	—	10	380	380	867
Gingin (S)	4	—	281	—	—	—	14	90	90	385
Moora (S)	3	—	339	—	—	—	—	—	—	339
Victoria Plains (S)	—	—	—	—	—	—	—	—	—	—
Moore (SSD)	17	—	1,522	—	—	—	24	470	470	2,016
Beverley (S)	—	—	—	—	—	—	—	—	—	—
Cunderdin (S)	—	—	—	—	—	—	—	—	—	—
Dalwallinu (S)	—	—	—	—	—	—	19	—	—	19
Dowerin (S)	—	1	116	—	—	—	—	—	—	116
Goomalling (S)	—	—	—	—	—	—	—	—	—	—
Koorda (S)	—	—	—	—	—	—	—	—	—	—
Northam (T)	6	—	609	—	—	—	36	—	—	645
Northam (S)	2	—	81	—	—	—	112	—	—	193
Quairading (S)	—	—	—	—	—	—	—	—	—	—
Tammin (S)	—	—	—	—	—	—	—	—	—	—
Toodyay (S)	3	—	226	—	—	—	—	—	—	226
Wongan-Ballidu (S)	—	—	—	—	—	—	—	—	—	—
Wyalkatchem (S)	—	—	—	—	—	—	—	—	—	—
York (S)	3	—	484	—	—	—	118	—	—	602
Avon (SSD)	14	1	1,516	—	—	—	285	—	—	1,801
Bruce Rock (S)	—	—	—	—	—	—	—	—	—	—
Kellerberrin (S)	—	—	—	—	—	—	20	—	—	20
Merredin (S)	1	—	111	—	—	—	117	70	70	298
Mount Marshall (S)	—	—	—	—	—	—	—	—	—	—
Mukinbudin (S)	—	—	—	—	—	—	—	—	—	—
Narembeen (S)	—	—	—	—	—	—	15	—	—	15
Nungarin (S)	—	—	—	—	—	—	—	—	—	—
Trayning (S)	—	—	—	—	—	—	—	—	—	—
Westonia (S)	—	—	—	—	—	—	—	—	—	—
Yilgarn (S)	—	—	—	—	—	—	—	—	—	—
Campion (SSD)	1	—	111	—	—	—	152	70	70	333
Total	32	1	3,149	—	—	—	460	540	540	4,150

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), OCTOBER 1996 *continued*

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SOUTH EASTERN STATISTICAL DIVISION										
Coolgardie (S)	—	—	—	—	—	—	—	—	—	—
Kalgoorlie/Boulder (C)	27	—	2,665	2	—	160	148	730	730	3,702
Laverton (S)	—	—	—	—	—	—	—	—	—	—
Leonora (S)	—	—	—	—	—	—	—	234	234	234
Menzies (S)	—	—	—	—	—	—	—	—	—	—
Ngaanyatjarraku (S)	—	—	—	—	—	—	—	—	—	—
Lefroy (SSD)	27	—	2,665	2	—	160	148	964	964	3,936
Dundas (S)	—	—	—	—	—	—	—	—	—	—
Esperance (S)	4	—	480	—	—	—	11	—	—	490
Ravensthorpe (S)	2	—	114	—	—	—	25	—	—	139
Johnston (SSD)	6	—	594	—	—	—	36	—	—	630
Total	33	—	3,258	2	—	160	184	964	964	4,566
CENTRAL STATISTICAL DIVISION										
Carnarvon (S)	—	—	—	—	—	—	—	—	—	—
Exmouth (S)	2	—	127	—	—	—	—	—	75	202
Shark Bay (S)	1	—	140	—	—	—	25	—	—	165
Upper Gascoyne (S)	—	—	—	—	—	—	—	—	—	—
Gascoyne (SSD)	3	—	267	—	—	—	25	—	75	367
Cue (S)	—	—	—	—	—	—	—	—	—	—
Meekatharra (S)	—	3	510	—	2	340	—	—	—	851
Mount Magnet (S)	—	—	—	—	—	—	—	—	—	—
Murchison (S)	—	—	—	—	—	—	—	—	—	—
Sandstone (S)	—	—	—	—	—	—	—	—	—	—
Wiluna (S)	—	—	—	—	—	—	—	—	—	—
Yalgoo (S)	—	—	—	—	—	—	—	—	—	—
Carnegie (SSD)	—	3	510	—	2	340	—	—	—	851
Carnamah (S)	—	1	119	—	—	—	—	—	—	119
Chapman Valley (S)	2	—	280	—	—	—	—	—	—	280
Coorow (S)	—	—	—	—	—	—	—	—	—	—
Geraldton (C)	4	—	288	—	—	—	102	329	329	719
Greenough (S)	13	—	1,350	—	—	—	51	—	—	1,402
Irwin (S)	5	—	350	—	—	—	—	51	51	401
Mingenew (S)	—	—	—	—	—	—	—	—	—	—
Morawa (S)	—	—	—	—	—	—	—	—	—	—
Mullewa (S)	3	—	488	—	—	—	—	—	—	488
Northampton (S)	2	—	202	3	—	240	—	—	—	442
Perenjori (S)	—	—	—	—	—	—	—	—	—	—
Three Springs (S)	—	1	124	—	—	—	—	—	—	124
Greenough River (SSD)	29	2	3,203	3	—	240	154	380	380	3,976
Total	32	5	3,980	3	2	580	179	380	455	5,194

For footnote, see end of table.

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

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$ '000)	Non-residential building		Total building (\$ '000)
	Houses			Other residential buildings				Private sector (\$ '000)	Total (\$ '000)	
	Private sector (number)	Public sector (number)	Total value (\$ '000)	Private sector (number)	Public sector (number)	Total value (\$ '000)				
PILBARA STATISTICAL DIVISION										
East Pilbara (S)	—	—	—	—	—	—	68	200	200	268
Port Hedland (T)	5	—	573	—	—	—	59	3,304	3,304	3,936
De Grey (SSD)	5	—	573	—	—	—	127	3,504	3,504	4,204
Ashburton (S)	2	—	325	—	—	—	—	332	332	658
Roeboorne (S)	—	—	—	—	—	—	—	—	—	—
Fortescue (SSD)	2	—	325	—	—	—	—	332	332	658
Total	7	—	898	—	—	—	127	3,836	3,836	4,861
KIMBERLEY STATISTICAL DIVISION										
Halls Creek (S)	—	—	—	—	4	754	—	—	—	754
Wyndham-East Kimberley (S)	—	—	—	19	—	782	—	170	170	952
Ord (SSD)	—	—	—	19	4	1,536	—	170	170	1,706
Broome (S)	6	—	490	—	12	867	35	3,829	3,829	5,221
Derby-West Kimberley (S)	—	—	—	—	—	—	—	—	—	—
Fitzroy (SSD)	6	—	490	—	12	867	35	3,829	3,829	5,221
Total	6	—	490	19	16	2,403	35	3,999	3,999	6,926
WESTERN AUSTRALIA										
Western Australia	1,117	18	109,253	153	41	15,505	14,149	114,602	140,979	279,886

(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 1996**

Statistical division	Material of outer walls					Total	Floor area (sq m)	Average floor area (sq m)	Average value per square metre (\$)
	Double brick(b)	Brick veneer	Fibre cement	Timber	Other and not stated				
Perth	701	5	1	6	71	785	170,278	223	428
South-West	142	27	7	5	21	202	44,639	224	432
Lower Great Southern	6	6	3	1	8	24	4,913	234	406
Upper Great Southern	1	3	—	—	4	8	1,234	176	464
Midlands	14	2	10	5	2	33	5,508	212	432
South-Eastern	3	22	6	—	2	33	5,850	177	557
Central	18	2	3	1	13	37	5,009	186	530
Pilbara	—	—	—	—	7	7	1,054	151	852
Kimberley	—	1	5	—	—	6	1,071	179	458
Western Australia	885	68	35	18	128	1,135	239,556	220	436

(a) Excludes Conversions, etc. (b) Includes houses constructed with outer walls of stone and concrete.

**TABLE 9. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION
OCTOBER 1996**

Statistical division	New other residential building								Total new residential building	
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total		
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
										Total
NUMBER OF DWELLING UNITS										
Perth	785	60	33	93	—	—	31	31	124	909
South West	202	—	—	—	—	—	—	—	—	202
Lower Great Southern	24	25	—	25	—	—	—	—	25	49
Upper Great Southern	8	3	—	3	—	—	—	—	3	11
Midlands	33	—	—	—	—	—	—	—	—	33
South Eastern	33	2	—	2	—	—	—	—	2	35
Central	37	5	—	5	—	—	—	—	5	42
Pilbara	7	—	—	—	—	—	—	—	—	7
Kimberley	6	35	—	35	—	—	—	—	35	41
Western Australia	1,135	130	33	163	—	—	31	31	194	1,329
VALUE (\$'000)										
Perth	74,745	4,140	2,693	6,833	—	—	3,950	3,950	10,783	85,528
South West	19,719	—	—	—	—	—	—	—	—	19,719
Lower Great Southern	2,383	1,330	—	1,330	—	—	—	—	1,330	3,713
Upper Great Southern	630	249	—	249	—	—	—	—	249	880
Midlands	3,149	—	—	—	—	—	—	—	—	3,149
South Eastern	3,258	160	—	160	—	—	—	—	160	3,418
Central	3,980	580	—	580	—	—	—	—	580	4,560
Pilbara	898	—	—	—	—	—	—	—	—	898
Kimberley	490	2,403	—	2,403	—	—	—	—	2,403	2,893
Western Australia	109,253	8,862	2,693	11,555	—	—	3,950	3,950	15,505	124,758

(a) Excludes Conversions, etc.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

Factors affecting comparability

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

Scope and Coverage

3. Statistics of building work approved are compiled from:

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

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

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

6. From July 1990, the statistics cover:

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

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

Definitions

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

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

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

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

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

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

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

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

Building Classification

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

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

Seasonal Adjustment

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

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

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

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

20. As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are shown in the July issue each year. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (06) 252 6345.

Trend Estimates

21. Seasonally adjusted series can be smoothed to reduce the impact of the irregular component in the adjusted

series. This smoothed seasonally adjusted series is called a trend estimate.

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

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

Estimates at Constant Prices

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

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

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

Australian Standard Geographical Classification (ASGC)

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

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

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

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

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

Unpublished Data and Related Publications

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

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

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

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

Symbols and Other Usages

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

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

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

P.C.KELLY
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