

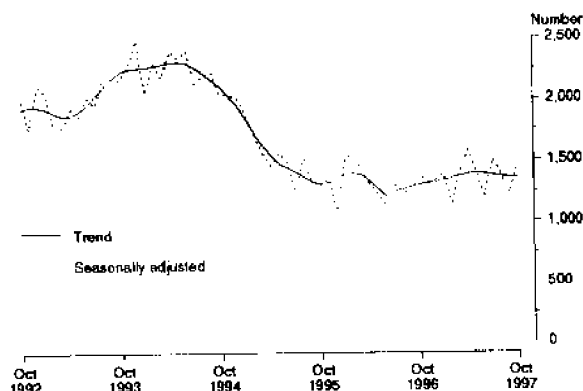
BUILDING APPROVALS, WESTERN AUSTRALIA, OCTOBER 1997

MAIN FEATURES

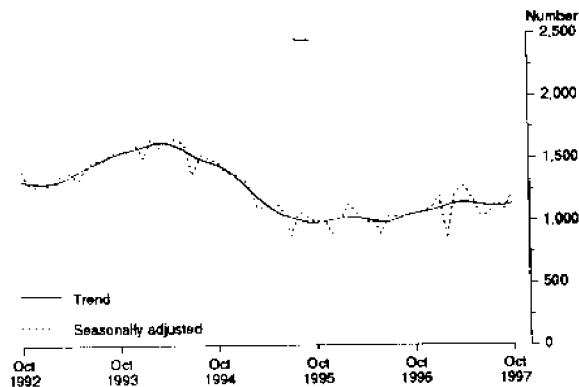
NUMBER OF DWELLING UNITS APPROVED

	October 1996	September 1997	October 1997	October 1996 to October 1997 change	September 1997 to October 1997 change
Original series	1,376	1,328	1,508	9.6%	13.6%
Seasonally adjusted	1,371	1,226	1,474	7.5%	20.2%
Trend estimate	1,303	1,359	1,358	4.2%	-0.1%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- The trend in the total number of dwelling units approved decreased for the fifth successive month to be 2.5% less than May 1997. However the decline will only continue if the seasonally adjusted estimate for November falls by more than 14% (nearly twice the average monthly movement).
- The trend for the number of private sector houses increased by 1.3% in October and has risen by 7.4% in the last 12 months. It will continue to rise unless the seasonally adjusted estimate for November falls by 20% (over three times the average monthly movement).
- In original terms there were 1,508 dwelling units approved in October, an increase of 180 or 13.6% on September.

- The value of new residential buildings approved was \$150.6 million and the value of alterations and additions to residential building was \$18.4 million.

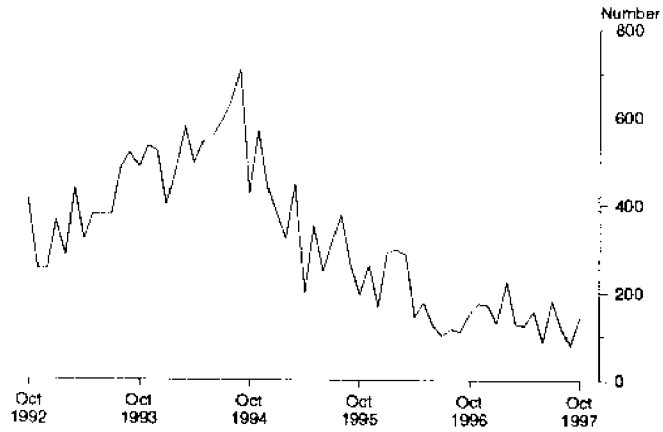
Non-residential building

- The value of non-residential building approved in October was \$98.3 million. The Educational category accounted for \$25.2 million, followed by Offices with \$14.2 million and Other business premises with \$14.0 million.
- Of the total non-residential buildings one job was valued at more than \$5 million and 32 jobs totalling \$53.6 million were valued between \$1 million and \$5 million.

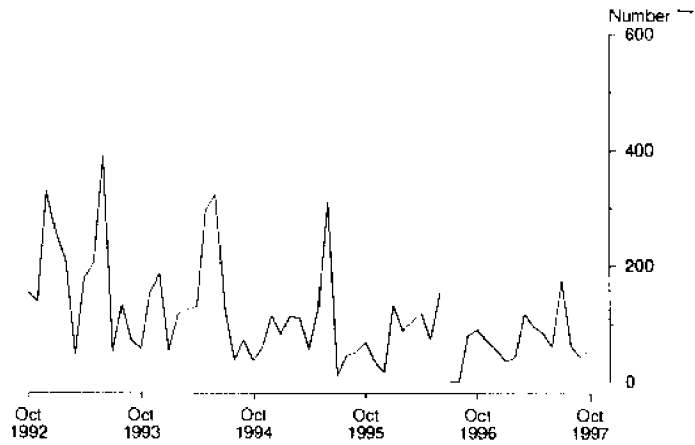
INQUIRIES

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

**NEW OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR**



**TOTAL DWELLING UNITS APPROVED
PUBLIC SECTOR**



VALUE OF BUILDING WORK APPROVED

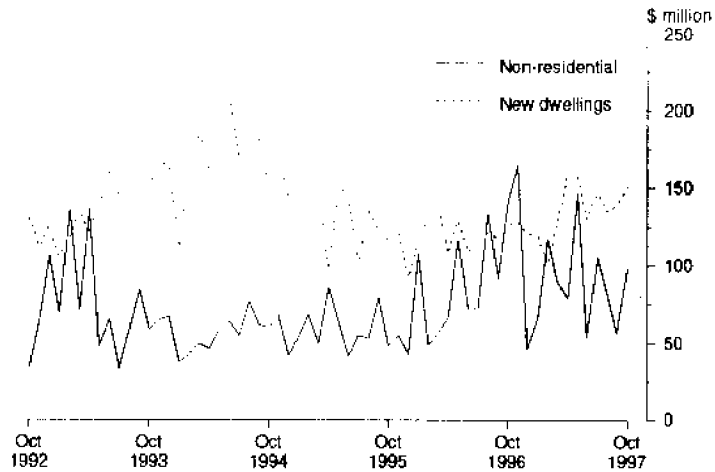


TABLE I. NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
PERTH STATISTICAL DIVISION										
1994-95	11,238	255	11,493	4,430	509	4,939	98	15,765	765	16,530
1995-96	8,237	149	8,386	2,376	451	2,827	80	10,693	600	11,293
1996-97	9,106	261	9,367	1,434	192	1,626	67	10,601	459	11,060
1996-97 July-October	3,104	95	3,199	406	60	466	27	3,531	161	3,692
1997-98 July-October	3,219	91	3,310	440	80	520	52	3,711	171	3,882
1996										
August	803	18	821	100	—	100	2	905	18	923
September	712	34	746	104	2	106	6	822	36	858
October	776	23	799	113	19	132	14	897	48	945
November	784	27	811	137	9	146	2	923	36	959
December	709	17	726	155	15	170	12	876	32	908
1997										
January	647	18	665	114	5	119	6	767	23	790
February	538	24	562	222	4	226	5	765	28	793
March	672	24	696	105	36	141	11	788	60	848
April	939	13	952	90	36	126	4	1,033	49	1,082
May	929	20	949	139	27	166	—	1,068	47	1,115
June	784	23	807	66	—	66	—	850	23	873
July	762	51	813	150	24	174	24	936	75	1,011
August	808	20	828	101	4	105	10	919	24	943
September	813	14	827	74	14	88	17	904	28	932
October	836	6	842	115	38	153	1	952	44	996
WESTERN AUSTRALIA										
1994-95	15,783	424	16,207	5,297	808	6,105	115	21,194	1,233	22,427
1995-96	11,945	266	12,211	2,900	627	3,527	115	14,960	893	15,853
1996-97	13,068	565	13,633	1,682	331	2,013	97	14,841	902	15,743
1996-97 July-October	4,386	178	4,564	480	153	633	37	4,897	337	5,234
1997-98 July-October	4,814	233	5,047	528	105	633	60	5,402	338	5,740
1996—										
August	1,101	33	1,134	116	20	136	7	1,224	53	1,277
September	1,045	63	1,108	111	16	127	10	1,166	79	1,245
October	1,117	40	1,157	153	51	204	15	1,279	97	1,376
November	1,117	58	1,175	175	12	187	4	1,296	70	1,366
December	1,001	34	1,035	172	22	194	13	1,186	56	1,242
1997—										
January	1,003	31	1,034	130	5	135	13	1,146	36	1,182
February	773	30	803	226	12	238	6	1,005	42	1,047
March	958	81	1,039	129	36	165	12	1,099	117	1,216
April	1,397	59	1,456	125	38	163	7	1,529	97	1,626
May	1,327	49	1,376	158	37	195	5	1,490	86	1,576
June	1,106	45	1,151	87	16	103	—	1,193	61	1,254
July	1,149	134	1,283	182	41	223	25	1,356	175	1,531
August	1,175	50	1,225	120	12	132	16	1,311	62	1,373
September	1,186	30	1,216	81	14	95	17	1,284	44	1,328
October	1,304	19	1,323	145	38	183	2	1,451	57	1,508

(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	Private sector	Public sector	Total	Private sector	Public sector	Total						
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Total		
PERTH STATISTICAL DIVISION														
1994-95	928.5	17.9	946.4	302.5	31.6	334.1	1,231.0	49.5	1,280.6	126.1	438.5	555.5	1,795.5	1,962.2
1995-96	787.4	10.6	798.0	186.5	33.0	219.6	973.9	43.6	1,017.6	128.2	512.8	597.3	1,614.7	1,743.1
1996-97	903.3	20.1	923.3	136.1	11.1	147.2	1,039.4	31.2	1,070.6	139.5	542.5	779.9	1,718.7	1,990.0
1996-97														
July-October	298.6	8.3	306.9	32.4	2.8	35.3	331.0	11.1	342.1	44.6	245.1	319.0	619.7	705.8
1997-98														
July-October	332.1	7.6	339.7	37.7	5.7	43.4	369.7	13.3	383.0	51.5	178.5	255.9	599.6	690.4
1996-														
August	78.9	1.3	80.2	8.7	—	8.7	87.5	1.3	88.9	13.7	44.1	67.2	145.1	169.8
September	69.4	3.8	73.2	7.4	0.1	7.5	76.8	3.9	80.7	9.4	57.3	73.9	143.5	164.0
October	74.0	1.7	75.8	10.2	0.8	11.0	84.3	2.5	86.8	11.1	94.3	120.1	189.6	218.1
November	75.4	1.7	77.1	12.0	0.5	12.5	87.4	2.2	89.6	11.7	37.4	125.7	136.6	227.0
December	73.0	1.3	74.3	15.5	1.0	16.6	88.6	2.3	90.9	12.2	28.6	29.7	129.4	132.8
1997-														
January	65.2	1.2	66.4	14.2	0.3	14.4	79.4	1.5	80.8	11.4	25.3	45.4	116.0	137.7
February	55.0	1.6	56.6	19.8	0.3	20.1	74.9	1.9	76.7	9.8	31.5	35.5	116.2	122.0
March	69.3	1.8	71.1	12.6	2.8	15.4	81.8	4.6	86.5	12.6	56.4	62.6	150.8	161.7
April	90.5	1.0	91.5	10.2	1.9	12.2	100.7	2.9	103.7	14.0	42.1	43.8	156.4	161.5
May	93.7	1.3	95.0	13.1	1.5	14.6	106.8	2.8	109.7	11.3	48.8	89.8	166.7	210.8
June	82.5	1.8	84.4	6.2	—	6.2	88.8	1.8	90.6	11.8	27.2	28.4	127.0	130.8
July	78.3	4.2	82.6	12.0	1.4	13.3	90.3	5.6	95.9	12.6	53.9	87.5	156.8	196.0
August	82.3	1.9	84.2	7.6	0.3	7.9	89.9	2.2	92.0	12.4	30.5	55.2	132.8	159.7
September	86.8	1.1	87.9	7.7	2.1	9.7	94.5	3.1	97.6	12.8	41.8	42.2	149.0	152.6
October	84.6	0.4	85.0	10.5	2.0	12.5	95.1	2.4	97.5	13.7	52.2	70.9	160.9	182.1
WESTERN AUSTRALIA														
1994-95	1,319.8	34.5	1,354.3	366.3	54.0	420.3	1,686.1	88.5	1,774.6	156.2	580.9	728.2	2,422.9	2,659.0
1995-96	1,123.8	24.6	1,148.3	225.5	46.9	272.3	1,349.2	71.4	1,420.7	162.9	692.0	803.1	2,203.6	2,386.6
1996-97	1,294.2	54.9	1,349.1	153.8	21.8	175.7	1,448.0	76.8	1,524.7	172.7	774.3	1,204.4	2,391.0	2,901.8
1996-97														
July-October	419.9	16.9	436.9	36.4	10.4	46.8	456.3	27.3	483.7	56.4	324.4	438.8	835.4	978.9
1997-98														
July-October	498.3	22.0	520.3	44.3	7.6	51.9	542.6	29.6	572.2	65.9	241.9	341.5	850.2	979.5
1996-														
August	107.5	2.8	110.4	9.7	1.4	11.1	117.2	4.2	121.4	16.2	71.7	133.4	204.4	271.0
September	101.0	7.2	108.2	7.8	1.2	9.0	108.8	8.4	117.2	12.6	74.1	91.9	195.3	221.6
October	107.4	3.6	111.0	12.1	3.7	15.9	119.5	7.3	126.9	14.3	114.6	141.0	248.2	282.1
November	107.6	5.0	112.6	14.5	0.7	15.2	122.1	5.8	127.8	14.2	54.9	165.0	191.1	307.0
December	99.3	3.1	102.4	16.7	1.3	18.1	116.0	4.4	120.5	14.0	39.0	46.4	169.1	180.8
1997														
January	101.1	2.3	103.4	15.4	0.3	15.6	116.5	2.5	119.0	14.9	31.7	66.7	163.0	200.6
February	78.1	2.1	80.2	20.3	0.8	21.1	98.4	3.0	101.3	12.3	73.6	117.8	184.1	231.4
March	98.5	10.2	108.7	14.3	2.8	17.1	112.8	13.0	125.8	15.0	68.3	90.4	196.0	231.1
April	137.0	6.8	143.8	13.3	2.1	15.4	150.3	9.0	159.2	16.8	72.7	78.8	239.0	254.8
May	135.8	4.7	140.5	14.7	2.1	16.8	150.5	6.8	157.3	15.2	63.1	146.4	228.4	318.9
June	116.8	3.8	120.6	8.4	1.2	9.6	125.2	5.0	130.2	14.1	46.3	54.1	184.9	198.4
July	118.2	11.6	129.8	14.7	2.7	17.4	133.0	14.3	147.2	16.0	71.2	105.3	220.2	268.5
August	119.6	5.4	125.1	9.0	0.9	10.0	128.7	6.4	135.0	15.7	51.8	81.4	196.2	232.1
September	126.1	2.9	129.0	8.3	2.1	10.3	134.4	4.9	139.3	15.8	54.3	56.5	204.4	211.7
October	134.4	2.1	136.4	12.2	2.0	14.2	146.6	4.0	150.6	18.4	64.6	98.3	229.5	267.2

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
	<i>1996—</i>							
August	1,028	1,015	1,074	1,072	1,151	1,145	1,239	1,258
September	1,035	1,042	1,091	1,101	1,132	1,177	1,244	1,285
October	1,058	1,060	1,140	1,117	1,245	1,202	1,371	1,303
November	1,075	1,069	1,139	1,124	1,224	1,221	1,325	1,312
December	1,092	1,081	1,128	1,132	1,260	1,241	1,336	1,323
<i>1997—</i>								
January	1,203	1,100	1,243	1,147	1,326	1,263	1,379	1,336
February	858	1,124	891	1,167	1,102	1,285	1,146	1,352
March	1,224	1,142	1,286	1,188	1,301	1,304	1,406	1,371
April	1,281	1,148	1,347	1,203	1,488	1,311	1,577	1,387
May	1,184	1,142	1,227	1,208	1,325	1,306	1,387	1,393
June	1,052	1,131	1,075	1,202	1,183	1,291	1,208	1,387
July	1,051	1,122	1,218	1,193	1,295	1,275	1,506	1,375
August	1,145	1,119	1,211	1,187	1,270	1,265	1,374	1,365
September	1,094	1,123	1,121	1,184	1,163	1,263	1,226	1,359
October	1,236	1,138	1,274	1,192	1,399	1,265	1,474	1,358

(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. (c) Series have been revised due to annual re-analysis of seasonal adjustment factors.

**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							
<i>1994-95</i>									
1994-95	1,356.3	1,391.5	407.6	1,799.0	160.5	559.2	701.2	2,427.5	2,660.7
<i>1995-96</i>									
1995-96	1,131.1	1,155.7	259.1	1,414.9	163.9	654.1	758.9	2,158.9	2,337.6
<i>1996-97</i>									
1996-97	1,303.9	1,359.2	164.5	1,523.7	174.1	719.1	1,118.3	2,331.2	2,816.1
<i>1996—</i>									
June qtr.	293.4	301.5	44.9	346.5	37.0	212.8	240.8	571.5	624.3
Sept. qtr.	314.8	328.2	29.2	357.4	42.5	196.6	279.1	574.0	679.0
Dec. qtr.	316.2	328.0	46.2	374.3	42.8	194.4	328.4	592.4	745.4
<i>1997—</i>									
Mar. qtr.	279.7	294.4	50.3	344.7	42.4	160.8	254.5	527.8	641.5
June qtr.	393.2	408.6	38.8	447.4	46.4	167.2	256.4	637.0	750.2
Sept. qtr.	367.2	387.3	34.7	422.0	47.9	161.4	221.2	604.4	691.2

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

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

Class of building	1995-96	1996-97	July-October		1997		
			1996-97	1997-98	August	September	October
PRIVATE SECTOR							
New houses	1,123.8	1,294.2	419.9	498.3	119.6	126.1	134.4
New other residential buildings	225.5	153.8	36.4	44.3	9.0	8.3	12.2
<i>Total new residential building</i>	<i>1,349.2</i>	<i>1,448.0</i>	<i>456.3</i>	<i>542.6</i>	<i>128.7</i>	<i>134.4</i>	<i>146.6</i>
Alterations and additions to residential buildings	162.4	168.7	54.7	65.7	15.7	15.7	18.3
Hotels, etc.	113.3	75.4	14.7	19.6	6.8	2.3	4.1
Shops	117.5	162.7	63.6	56.8	9.2	11.3	12.5
Factories	79.5	96.2	29.0	28.1	7.1	6.1	5.2
Offices	72.8	117.2	77.6	29.7	9.0	4.7	10.6
Other business premises	107.9	113.6	38.0	47.6	11.6	13.4	13.7
Educational	43.5	38.8	20.0	17.1	1.7	3.5	9.0
Religious	4.4	5.2	1.5	2.3	0.8	0.5	0.2
Health	31.6	96.1	39.7	18.2	4.0	8.4	1.7
Entertainment and recreational	34.1	36.6	19.6	12.8	0.8	2.2	7.1
Miscellaneous	87.3	32.5	20.7	9.7	0.8	2.0	0.4
<i>Total non-residential building</i>	<i>692.0</i>	<i>774.3</i>	<i>324.4</i>	<i>241.9</i>	<i>51.8</i>	<i>54.3</i>	<i>64.6</i>
Total	2,203.6	2,391.0	835.4	850.2	196.2	204.4	229.5
PUBLIC SECTOR							
New houses	24.6	54.9	16.9	22.0	5.4	2.9	2.1
New other residential buildings	46.9	21.8	10.4	7.6	0.9	2.1	2.0
<i>Total new residential building</i>	<i>71.4</i>	<i>76.8</i>	<i>27.3</i>	<i>29.6</i>	<i>6.4</i>	<i>4.9</i>	<i>4.0</i>
Alterations and additions to residential buildings	0.5	3.9	1.8	0.1	—	0.1	—
Hotels, etc.	—	—	—	0.7	0.6	—	0.1
Shops	1.5	1.5	0.2	0.3	0.1	0.3	—
Factories	0.9	6.4	1.2	1.5	—	—	—
Offices	33.6	39.2	15.9	31.6	2.3	0.5	3.6
Other business premises	4.1	46.8	19.2	3.3	2.3	0.3	0.3
Educational	37.0	113.2	21.7	32.9	9.7	1.0	16.2
Religious	—	0.2	—	—	—	—	—
Health	1.2	118.4	12.3	14.1	7.9	—	6.2
Entertainment and recreational	13.9	55.7	12.8	4.5	1.9	0.1	2.5
Miscellaneous	18.8	48.8	31.2	10.6	4.8	0.1	4.7
<i>Total non-residential building</i>	<i>111.1</i>	<i>430.1</i>	<i>114.4</i>	<i>99.5</i>	<i>29.6</i>	<i>2.3</i>	<i>33.7</i>
Total	183.1	510.8	143.5	129.3	35.9	7.3	37.8
TOTAL							
New houses	1,148.3	1,349.1	436.9	520.3	125.1	129.0	136.4
New other residential buildings	272.3	175.7	46.8	51.9	10.0	10.3	14.2
<i>Total new residential building</i>	<i>1,420.7</i>	<i>1,524.7</i>	<i>483.7</i>	<i>572.2</i>	<i>135.0</i>	<i>139.3</i>	<i>150.6</i>
Alterations and additions to residential buildings	162.9	172.7	56.4	65.9	15.7	15.8	18.4
Hotels, etc.	113.3	75.4	14.7	20.3	7.4	2.3	4.2
Shops	119.0	164.2	63.8	57.1	9.3	11.5	12.5
Factories	80.4	102.6	30.2	29.6	7.1	6.1	5.2
Offices	106.5	156.4	93.5	61.3	11.3	5.2	14.2
Other business premises	112.0	160.4	57.1	50.9	13.9	13.7	14.0
Educational	80.4	152.0	41.7	50.0	11.4	4.5	25.2
Religious	4.4	5.4	1.5	2.3	0.8	0.5	0.2
Health	32.8	214.5	52.0	32.3	11.9	8.4	7.9
Entertainment and recreational	48.0	92.2	32.4	17.4	2.7	2.2	9.6
Miscellaneous	106.2	81.3	52.0	20.3	5.6	2.1	5.2
<i>Total non-residential building</i>	<i>803.1</i>	<i>1,204.4</i>	<i>438.8</i>	<i>341.5</i>	<i>81.4</i>	<i>56.5</i>	<i>98.3</i>
Total	2,386.6	2,901.8	978.9	979.5	232.1	211.7	267.2

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1997 August	8	0.9	4	1.3	—	—	—	—	1	5.2	13	7.4
September	6	0.7	—	—	—	—	1	1.7	—	—	7	2.3
October	4	0.6	—	—	—	—	1	3.6	—	—	5	4.2
SHOPS												
1997 August	19	1.7	11	3.0	6	4.5	—	—	—	—	36	9.3
September	27	2.8	7	2.1	3	1.7	2	4.9	—	—	39	11.5
October	28	2.3	9	2.9	4	3.3	3	4.2	—	—	44	12.5
FACTORIES												
1997 August	13	1.9	9	3.1	3	2.1	—	—	—	—	25	7.1
September	16	1.7	11	3.0	2	1.4	—	—	—	—	29	6.1
October	10	1.0	6	2.1	1	0.6	1	1.5	—	—	18	5.2
OFFICES												
1997 August	9	0.8	10	3.1	4	2.7	2	4.7	—	—	25	11.3
September	9	0.9	4	1.4	2	1.4	1	1.6	—	—	16	5.2
October	20	2.0	10	3.6	4	2.9	3	5.8	—	—	37	14.2
OTHER BUSINESS PREMISES												
1997 August	19	1.8	12	3.3	1	0.8	4	8.0	—	—	36	13.9
September	13	1.1	13	4.4	5	3.2	3	5.0	—	—	34	13.7
October	17	2.1	16	4.3	5	3.1	3	4.6	—	—	41	14.0
EDUCATIONAL												
1997 August	3	0.5	2	0.7	1	0.7	—	—	1	9.6	7	11.4
September	2	0.2	3	0.8	3	2.1	1	1.4	—	—	9	4.5
October	6	0.8	7	2.2	1	0.7	11	15.3	1	6.1	26	25.2
RELIGIOUS												
1997 August	3	0.2	—	—	1	0.6	—	—	—	—	4	0.8
September	2	0.2	1	0.3	—	—	—	—	—	—	3	0.5
October	2	0.2	—	—	—	—	—	—	—	—	2	0.2
HEALTH												
1997 August	2	0.2	1	0.3	—	—	3	11.4	—	—	6	11.9
September	—	—	1	0.2	—	—	3	8.2	—	—	4	8.4
October	4	0.3	3	0.8	1	0.5	3	6.2	—	—	11	7.9
ENTERTAINMENT AND RECREATIONAL												
1997 August	3	0.3	2	0.6	—	—	1	1.7	—	—	6	2.7
September	1	0.1	2	0.6	1	0.6	1	1.0	—	—	5	2.2
October	5	0.5	3	0.9	1	0.6	3	7.7	—	—	12	9.6
MISCELLANEOUS												
1997 August	7	0.7	2	0.6	—	—	1	4.4	—	—	10	5.6
September	4	0.5	—	—	—	—	1	1.6	—	—	5	2.1
October	6	0.4	—	—	—	—	4	4.7	—	—	10	5.2
TOTAL NON-RESIDENTIAL BUILDING												
1997 August	86	9.2	53	15.9	16	11.3	11	30.2	2	14.8	168	81.4
September	80	8.1	42	12.8	16	10.3	13	25.3	—	—	151	56.5
October	102	10.1	54	16.8	17	11.7	32	53.6	1	6.1	206	98.3

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

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)	7	—	1,359	—	—	—	773	1,720	1,720	3,852
Claremont (T)	6	—	1,584	—	—	—	461	—	—	2,046
Cottesloe (T)	1	—	121	—	—	—	548	—	—	669
Mosman Park (T)	5	—	1,360	—	—	—	33	—	—	1,393
Nedlands (C)	11	—	2,817	—	—	—	1,376	330	6,111	10,304
Peppermint Grove (S)	1	—	939	—	—	—	696	2,108	2,108	3,743
Perth (C) — Inner	—	—	—	—	—	—	—	772	772	772
Perth (C) — Remainder	—	—	—	—	—	—	24	912	972	996
Subiaco (C)	3	1	525	—	—	—	871	3,720	7,374	8,770
Vincent (T)	12	—	1,620	2	—	220	388	830	1,130	3,359
<i>Central Metropolitan (SSD)</i>	46	1	10,326	2	—	220	5,771	10,392	20,186	35,904
Bassendean (T)	9	—	532	—	—	—	40	700	700	1,272
Bayswater (C)	12	—	1,181	—	—	—	387	323	323	1,891
Kalamunda (S)	6	—	818	1	—	40	643	455	455	1,956
Mundaring (S)	10	—	945	—	—	—	305	517	517	1,767
Swan (S)	105	—	8,393	2	—	125	684	5,578	7,502	16,704
<i>East Metropolitan (SSD)</i>	142	—	11,869	3	—	165	2,060	7,573	9,498	23,597
Stirling (C) — Central	20	—	2,190	12	—	730	375	2,504	3,657	6,952
Stirling (C) — Coastal	32	—	3,947	20	—	1,280	390	7,179	7,179	12,796
Stirling (C) — South-Eastern	7	—	1,057	—	—	—	510	—	—	1,567
Wanneroo (C) — Central Coastal	59	—	5,772	8	—	802	20	2,780	2,780	9,374
Wanneroo (C) — North-East	40	—	3,544	—	—	—	—	253	253	3,797
Wanneroo (C) — North-West	39	—	3,335	3	20	1,441	184	840	840	5,800
Wanneroo (C) — South-East	31	—	2,541	—	—	—	108	280	280	2,928
Wanneroo (C) — South-West	21	—	3,074	11	—	846	551	1,150	1,150	5,621
<i>North Metropolitan (SSD)</i>	249	—	25,460	54	20	5,099	2,138	14,986	16,139	48,836
Cockburn (C)	54	5	5,022	—	18	924	345	2,038	2,038	8,328
East Fremantle (T)	3	—	428	—	—	—	542	—	—	970
Fremantle (C) — Inner	—	—	—	—	—	—	—	100	100	100
Fremantle (C) — Remainder	6	—	670	—	—	—	332	230	230	1,232
Kwinana (T)	12	—	1,086	—	—	—	92	1,294	1,294	2,471
Melville (C)	28	—	3,838	13	—	910	873	60	1,373	6,994
Rockingham (C)	86	—	7,321	6	—	424	218	2,579	2,579	10,542
<i>South West Metropolitan (SSD)</i>	189	5	18,364	19	18	2,257	2,402	6,301	7,614	30,638
Armadale (C)	29	—	2,750	3	—	120	250	1,549	1,825	4,945
Belmont (C)	31	—	2,363	—	—	—	149	4,340	4,340	6,852
Canning (C)	28	—	1,954	5	—	368	180	2,051	2,051	4,553
Gosnells (C)	75	—	5,989	1	—	48	131	56	1,091	7,258
Serpentine-Jarrahdale (S)	7	—	608	—	—	—	—	—	—	608
South Perth (C)	34	—	4,819	19	—	3,360	905	816	816	9,900
Victoria Park (T)	6	—	511	9	—	846	302	4,113	7,377	9,036
<i>South East Metropolitan (SSD)</i>	210	—	18,994	37	—	4,741	1,917	12,924	17,500	43,152
Total	836	6	85,013	115	38	12,482	13,688	52,176	70,937	182,121

For footnote, see end of table.

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

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SOUTH WEST STATISTICAL DIVISION										
Boddington (S)	—	—	—	—	—	—	—	—	—	—
Mandurah (C)	60	—	5,548	—	—	—	224	1,095	1,095	6,867
Murray (S)	7	—	574	—	—	—	13	—	—	587
Waroona (S)	—	—	—	—	—	—	—	—	—	—
Date (SSD)	67	—	6,122	—	—	—	236	1,095	1,095	7,454
Bunbury (C)	31	—	2,790	—	—	—	35	3,568	4,118	6,942
Capel (S)	7	—	648	—	—	—	118	802	802	1,568
Collie (S)	3	—	300	—	—	—	10	—	—	310
Dardanup (S)	20	—	1,585	—	—	—	56	190	190	1,831
Donnybrook-Balingup (S)	10	—	772	—	—	—	159	—	—	932
Harvey (S)	10	—	1,144	—	—	—	184	134	134	1,462
Preston (SSD)	81	—	7,239	—	—	—	563	4,693	5,243	13,045
Augusta-Margaret River (S)	22	—	2,217	—	—	—	438	729	729	3,384
Busselton (S)	55	—	5,554	4	—	280	60	292	292	6,186
Vasse (SSD)	77	—	7,771	4	—	280	498	1,021	1,021	9,570
Boyup Brook (S)	—	—	—	—	—	—	46	—	—	46
Bridgetown-Greenbushes (S)	8	—	621	—	—	—	16	50	50	687
Manjimup (S)	6	—	810	—	—	—	47	—	1,039	1,895
Nannup (S)	1	—	77	—	—	—	—	—	—	77
Blackwood (SSD)	15	—	1,508	—	—	—	109	50	1,089	2,706
Total	240	—	22,641	4	—	280	1,406	6,859	8,448	32,775
LOWER GREAT SOUTHERN STATISTICAL DIVISION										
Broomehill (S)	—	—	—	—	—	—	—	—	—	—
Gnowangerup (S)	—	—	—	—	—	—	—	—	—	—
Jerramungup (S)	1	—	99	—	—	—	32	—	—	131
Katanning (S)	—	—	—	—	—	—	—	50	50	50
Kent (S)	—	—	—	—	—	—	—	—	—	—
Kojonup (S)	—	—	—	—	—	—	—	—	—	—
Tambellup (S)	—	—	—	—	—	—	—	—	—	—
Woodanilling (S)	—	—	—	—	—	—	—	—	—	—
Pallinup (SSD)	1	—	99	—	—	—	32	50	50	181
Albany (T)	11	—	1,281	5	—	202	150	—	—	1,633
Albany (S)	13	—	1,486	—	—	—	25	—	—	1,511
Cranbrook (S)	—	—	—	—	—	—	—	—	—	—
Denmark (S)	10	—	1,147	—	—	—	51	298	298	1,496
Plantagenet (S)	2	—	108	—	—	—	12	150	2,403	2,522
King (SSD)	36	—	4,022	5	—	202	238	448	2,701	7,162
Total	37	—	4,121	5	—	202	270	498	2,751	7,343

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), OCTOBER 1997 -continued

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
UPPER GREAT SOUTHERN STATISTICAL DIVISION										
Brookton (S)	—	—	—	—	—	—	—	—	—	—
Cuballing (S)	—	—	—	—	—	—	—	—	—	—
Dumbleyung (S)	—	—	—	—	—	—	—	—	—	—
Narrogin (T)	1	—	160	—	—	—	46	300	300	506
Narrogin (S)	—	—	—	—	—	—	—	—	—	—
Pingelly (S)	—	—	—	—	—	—	—	—	—	—
Wagin (S)	2	—	148	—	—	—	—	—	—	148
Wandering (S)	—	—	—	—	—	—	—	—	—	—
West Arthur (S)	—	—	—	—	—	—	—	—	—	—
Wickepin (S)	—	—	—	—	—	—	—	—	—	—
Williams (S)	—	—	—	—	—	—	—	—	—	—
Hotham (SSD)	3	—	308	—	—	—	46	300	300	654
Corrigin (S)	1	—	52	—	—	—	—	—	—	52
Kondinin (S)	—	—	—	—	—	—	—	—	—	—
Kulin (S)	—	—	—	—	—	—	—	—	—	—
Lake Grace (S)	1	—	83	—	—	—	202	—	—	285
Lakes (SSD)	2	—	135	—	—	—	202	—	—	337
Total	5	—	443	—	—	—	248	300	300	991
MIDLANDS STATISTICAL DIVISION										
Chittering (S)	4	—	451	—	—	—	37	—	—	488
Dandaragan (S)	5	—	370	—	—	—	—	—	—	370
Gingin (S)	4	—	426	—	—	—	50	90	171	648
Moora (S)	1	—	188	—	—	—	50	—	—	238
Victoria Plains (S)	—	—	—	—	—	—	—	—	—	—
Moore (SSD)	14	—	1,435	—	—	—	137	90	171	1,743
Beverley (S)	2	—	108	—	—	—	—	—	—	108
Cunderdin (S)	—	—	—	—	—	—	—	—	—	—
Dalwallinu (S)	—	—	—	—	—	—	—	—	—	—
Dowerin (S)	2	—	211	—	—	—	—	—	—	211
Goomalling (S)	—	—	—	—	—	—	—	—	—	—
Knorda (S)	—	—	—	—	—	—	—	—	—	—
Northam (T)	1	—	118	—	—	—	—	70	70	188
Northam (S)	4	—	360	—	—	—	—	126	126	486
Quairading (S)	—	—	—	—	—	—	—	—	—	—
Tanmin (S)	—	—	—	—	—	—	—	—	—	—
Toodyay (S)	4	—	297	—	—	—	20	—	—	317
Wongan-Ballidu (S)	—	—	—	—	—	—	—	—	—	—
Wyalkatchem (S)	—	—	—	—	—	—	—	—	—	—
York (S)	5	—	484	—	—	—	14	600	600	1,098
Avon (SSD)	18	—	1,579	—	—	—	34	796	796	2,409
Bruce Rock (S)	—	—	—	—	—	—	—	—	—	—
Kellerberrin (S)	—	—	—	—	—	—	—	—	—	—
Merredin (S)	1	—	154	—	—	—	25	—	—	178
Mount Marshall (S)	—	—	—	—	—	—	—	—	—	—
Mukinbudin (S)	—	—	—	—	—	—	—	—	—	—
Narembeen (S)	—	—	—	—	—	—	—	—	—	—
Nungarin (S)	—	—	—	—	—	—	—	—	—	—
Trayning (S)	—	—	—	—	—	—	—	—	—	—
Westonia (S)	—	—	—	—	—	—	—	—	—	—
Yilgarn (S)	—	—	—	—	—	—	—	—	—	—
Campion (SSD)	1	—	154	—	—	—	25	—	—	178
Total	33	—	3,168	—	—	—	195	886	967	4,330

For footnote, see end of table.

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

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SOUTH EASTERN STATISTICAL DIVISION										
Coolgardie (S)	—	—	—	—	—	—	12	—	—	12
Kalgoorlie/Boulder (C)	19	—	2,178	5	—	384	312	1,079	1,079	3,952
Laverton (S)	1	—	43	—	—	—	—	—	—	43
Leonora (S)	—	—	—	—	—	—	—	—	—	—
Menzies (S)	—	—	—	—	—	—	—	—	—	—
Ngaanyatjarraku (S)	—	—	—	—	—	—	—	—	—	—
Lefroy (SSD)	20	—	2,221	5	—	384	324	1,079	1,079	4,007
Dundas (S)	—	—	—	—	—	—	—	—	—	—
Esperance (S)	13	—	1,479	6	—	470	219	281	2,883	5,051
Ravensthorpe (S)	1	—	41	—	—	—	24	—	—	65
Johnston (SSD)	14	—	1,520	6	—	470	243	281	2,883	5,177
Total	34	—	3,741	11	—	854	567	1,360	3,962	9,124
CENTRAL STATISTICAL DIVISION										
Carnarvon (S)	3	—	419	—	—	—	17	—	—	435
Exmouth (S)	1	—	176	—	—	—	11	—	—	188
Shark Bay (S)	—	—	—	—	—	—	—	—	—	—
Upper Gascoyne (S)	—	12	1,500	—	—	—	—	—	—	1,500
Gascoyne (SSD)	4	12	2,095	—	—	—	28	—	—	2,123
Cue (S)	—	—	—	—	—	—	—	—	—	—
Meekatharra (S)	—	—	—	—	—	—	—	—	—	—
Mount Magnet (S)	—	—	—	—	—	—	—	—	—	—
Murchison (S)	—	—	—	—	—	—	—	—	—	—
Sandstone (S)	—	—	—	—	—	—	—	—	—	—
Wiluna (S)	—	—	—	—	—	—	—	—	—	—
Yalgoo (S)	—	—	—	—	—	—	—	—	—	—
Carnegie (SSD)	—	—	—	—	—	—	—	—	—	—
Carnamah (S)	—	—	—	—	—	—	—	—	—	—
Chapman Valley (S)	—	—	—	—	—	—	—	—	—	—
Coorow (S)	—	—	—	—	—	—	28	—	—	28
Geraldton (C)	2	—	196	—	—	—	360	589	589	1,145
Greenough (S)	27	1	3,049	—	—	—	74	70	70	3,192
Irwin (S)	8	—	724	—	—	—	—	—	—	724
Mingenew (S)	—	—	—	—	—	—	—	—	—	—
Morawa (S)	—	—	—	—	—	—	—	—	—	—
Mullewa (S)	1	—	80	—	—	—	38	—	—	118
Northampton (S)	4	—	351	—	—	—	72	—	2,257	2,681
Perenjori (S)	—	—	—	—	—	—	—	—	—	—
Three Springs (S)	—	—	—	—	—	—	—	—	—	—
Greenough River (SSD)	42	1	4,400	—	—	—	571	659	2,916	7,888
Total	46	13	6,495	—	—	—	599	659	2,916	10,011

For footnote, see end of table.

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

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
PILBARA STATISTICAL DIVISION										
East Pilbara (S)	3	—	276	—	—	—	11	—	—	286
Port Hedland (T)	9	—	1,476	—	—	—	81	205	6,348	7,905
De Grey (SSD)	12	—	1,752	—	—	—	92	205	6,348	8,192
Ashburton (S)	—	—	—	—	—	—	—	—	—	—
Roebourne (S)	7	—	1,359	—	—	—	200	1,043	1,043	2,602
Forrescue (SSD)	7	—	1,359	—	—	—	200	1,043	1,043	2,602
Total	19	—	3,111	—	—	—	292	1,248	7,390	10,794
KIMBERLEY STATISTICAL DIVISION										
Halls Creek (S)	8	—	1,094	—	—	—	—	187	187	1,281
Wyndham-East Kimberley (S)	1	—	110	10	—	400	56	123	123	689
Ord (SSD)	9	—	1,204	10	—	400	56	310	310	1,970
Broome (S)	11	—	1,962	—	—	—	56	140	140	2,158
Derby-West Kimberley (S)	34	—	4,515	—	—	—	976	135	135	5,626
Fitzroy (SSD)	45	—	6,477	—	—	—	1,032	275	275	7,783
Total	54	—	7,680	10	—	400	1,088	585	585	9,753
WESTERN AUSTRALIA										
Western Australia	1,304	19	136,413	145	38	14,218	18,352	64,571	98,257	267,241

(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 1997**

Statistical division	Material of outer walls					Total	Floor area (sq m)	Average floor area (sq m)	Average value per square metre (\$)
	Double brick(b)	Brick veneer	Fibre cement	Timber	Other and not stated				
Perth	808	1	2	3	28	842	158,714	231	454
South-West	192	14	2	10	22	240	50,403	217	428
Lower Great Southern	17	12	2	1	5	37	8,624	233	478
Upper Great Southern	1	1	—	—	3	5	829	166	534
Midlands	14	1	1	5	12	33	5,582	199	488
South-Eastern	10	18	—	3	3	34	6,551	205	546
Central	28	3	—	—	28	59	8,935	194	539
Pilbara	2	4	—	—	13	19	4,300	269	659
Kimberley	—	—	—	—	54	54	6,028	262	584
Western Australia	1,072	54	7	22	168	1,323	249,966	226	463

(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 1997**

Statistical division	New other residential building								Total new residential building	
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total		
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Perth	842	131	14	145	—	—	8	8	153	995
South West	240	4	—	4	—	—	—	—	4	244
Lower Great Southern	37	5	—	5	—	—	—	—	5	42
Upper Great Southern	5	—	—	—	—	—	—	—	—	5
Midlands	33	—	—	—	—	—	—	—	—	33
South Eastern	34	11	—	11	—	—	—	—	11	45
Central	59	—	—	—	—	—	—	—	—	59
Pilbara	19	—	—	—	—	—	—	—	—	19
Kimberley	54	10	—	10	—	—	—	—	10	64
Western Australia	1,323	161	14	175	—	—	8	8	183	1,506
VALUE (\$'000)										
Perth	85,013	8,767	1,615	10,382	—	—	2,100	2,100	12,482	97,496
South West	22,641	280	—	280	—	—	—	—	280	22,921
Lower Great Southern	4,121	202	—	202	—	—	—	—	202	4,323
Upper Great Southern	443	—	—	—	—	—	—	—	—	443
Midlands	3,168	—	—	—	—	—	—	—	—	3,168
South Eastern	3,741	854	—	854	—	—	—	—	854	4,595
Central	6,495	—	—	—	—	—	—	—	—	6,495
Pilbara	3,111	—	—	—	—	—	—	—	—	3,111
Kimberley	7,680	400	—	400	—	—	—	—	400	8,080
Western Australia	136,413	10,503	1,615	12,118	—	—	2,100	2,100	14,218	150,631

(a) Excludes Conversions, etc.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

Factors affecting comparability

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

Scope and Coverage

3. Statistics of building work approved are compiled from:

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

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

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

6. From July 1990, the statistics cover:

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

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

Definitions

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

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

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

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

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

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

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

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

Building Classification

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

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

Seasonal Adjustment

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

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

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

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

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

Trend Estimates

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

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

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

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

Estimates at Constant Prices

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

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

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

Australian Standard Geographical Classification (ASGC)

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

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

(b) The Central Statistical Division (Carnegie SSD) now excludes the SLA of 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.

M.A.KONRATH
Acting Regional Director, Western Australia

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