

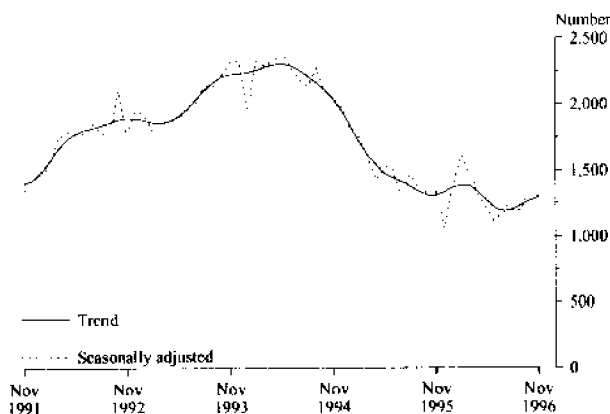
## BUILDING APPROVALS, WESTERN AUSTRALIA, NOVEMBER 1996

### MAIN FEATURES

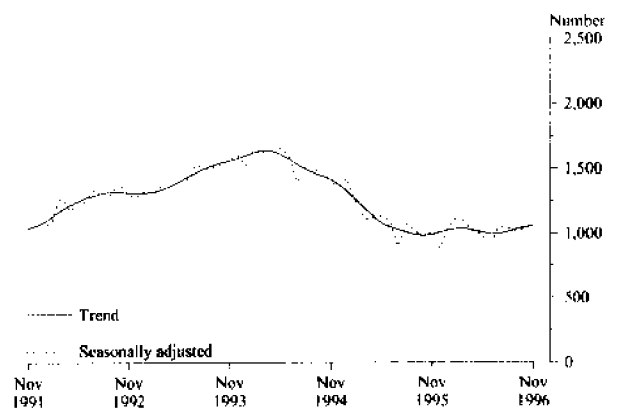
#### NUMBER OF DWELLING UNITS APPROVED

	November 1995	October 1996	November 1996	November 1995 to November 1996 change	October 1996 to November 1996 change
Original series	1,378	1,338	1,328	-3.6%	-0.7%
Seasonally adjusted	1,359	1,355	1,302	-4.2%	3.9%
Trend estimate	1,312	1,270	1,302	-0.8%	2.5%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



#### Residential building

- The trend for the total number of dwelling units approved in November increased 2.5%. This series will continue its upward movement unless the seasonally adjusted estimate for December falls by at least 12.6%.
- The trend for the number of private sector house approvals increased by 1.3% in November.
- The number of dwelling units approved in original terms was 1,328. Of the total, 1,117 were private sector houses.
- The value of new residential building approved was \$125.4 million in November and the value of alterations and additions to residential buildings was \$14.2 million.

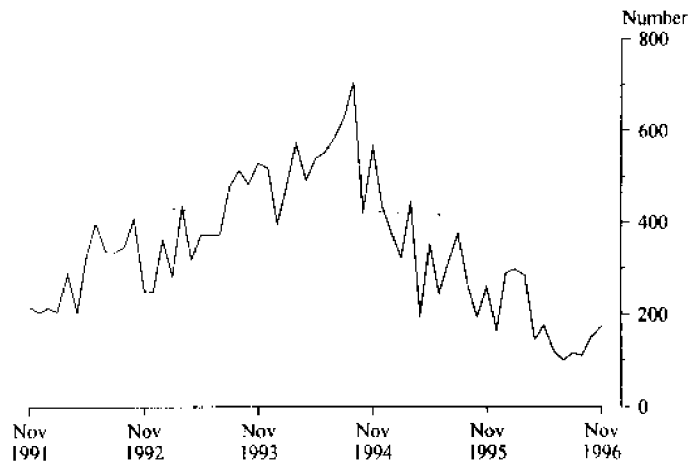
#### Non-residential building

- The value of non-residential projects approved in November was \$165 million, of which public sector education contributed \$61.6 million, followed by other business premises (\$28.1 million) and health (\$23.9 million).
- There were 6 projects in the \$5 million and over category and 23 in the \$1 million to \$5 million category.

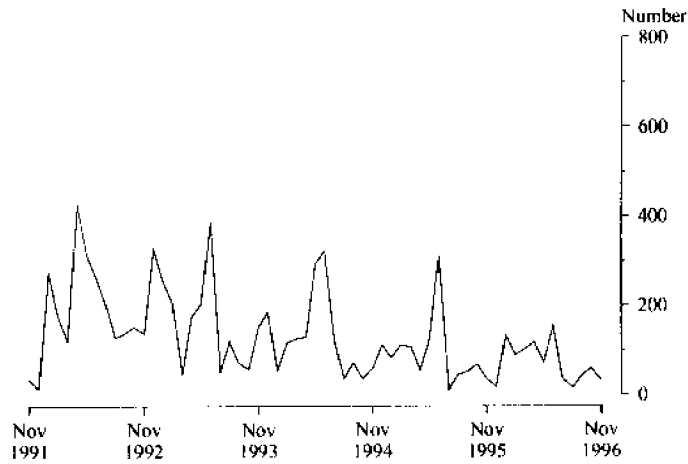
#### INQUIRIES

- 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**

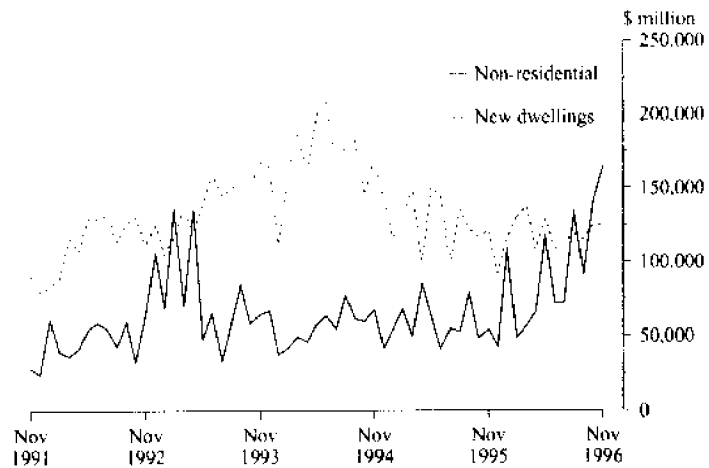


TABLE 1. NUMBER OF DWELLING UNITS APPROVED

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-November	3,541	47	3,588	1,155	103	1,258	25	4,721	150	4,871
1996-97										
July-November	3,888	37	3,925	543	46	589	23	4,454	83	4,537
1995—										
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
November	784	4	788	137	5	142	2	923	9	932
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-November	5,202	76	5,278	1,413	134	1,547	27	6,642	210	6,852
1996-97										
July-November	5,503	100	5,603	655	87	742	35	6,193	187	6,380
1995—										
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
November	1,117	24	1,141	175	8	183	4	1,296	32	1,328

(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					
<b>PERTH STATISTICAL DIVISION</b>														
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-November	328.4	3.3	331.7	91.5	7.2	98.6	419.9	10.5	430.4	57.3	173.0	187.8	650.1	675.5
1996-97														
July-November	374.0	4.4	378.4	44.4	2.3	46.7	418.4	6.7	425.1	55.7	282.5	444.7	756.2	925.5
1995—														
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
November	75.4	0.3	75.7	12.0	0.3	12.3	87.4	0.6	88.0	11.7	37.4	125.7	136.6	225.5
<b>WESTERN AUSTRALIA</b>														
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-November	470.4	7.2	477.6	110.2	9.6	119.7	580.5	16.7	597.3	74.4	273.4	290.5	928.1	962.2
1996-97														
July-November	527.6	12.1	539.6	50.8	6.0	56.8	578.4	18.0	596.4	69.9	379.3	603.8	1,026.5	1,270.1
1995—														
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
November	107.6	2.8	110.4	14.5	0.6	15.0	122.1	3.4	125.4	14.2	54.9	165.0	191.1	304.6

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
	1995—							
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
1996—								
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	1,008	985	1,032	1,147	1,192	1,208	1,270
June	900	996	927	1,019	1,061	1,142	1,094	1,212
July	1,046	998	1,064	1,022	1,174	1,123	1,236	1,190
August	1,044	1,014	1,073	1,042	1,113	1,136	1,200	1,208
September	1,015	1,032	1,058	1,065	1,125	1,159	1,195	1,238
October	1,040	1,048	1,086	1,084	1,237	1,183	1,355	1,270
November	1,075	1,062	1,100	1,102	1,223	1,207	1,302	1,302

(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							
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  
(\$ million)

Class of building	1994-95	1995-96	July-November		1996		
			1995-96	1996-97	September	October	November
PRIVATE SECTOR							
New houses	1,319.8	1,123.8	470.4	527.6	101.0	107.4	107.6
New other residential buildings	366.3	225.5	110.2	50.8	7.8	12.1	14.5
<i>Total new residential building</i>	<i>1,686.1</i>	<i>1,349.2</i>	<i>580.5</i>	<i>578.4</i>	<i>108.8</i>	<i>119.5</i>	<i>122.1</i>
Alterations and additions to residential buildings	155.9	162.4	74.1	68.8	12.3	14.1	14.1
Hotels, etc.	46.9	113.3	42.8	18.1	3.3	5.7	3.4
Shops	131.8	117.5	25.4	76.7	15.1	20.4	13.1
Factories	79.5	79.5	28.4	40.8	6.3	8.6	11.8
Offices	85.1	72.8	35.8	86.1	25.3	29.4	8.6
Other business premises	90.8	107.9	53.1	46.9	8.7	7.8	8.9
Educational	30.2	43.5	24.2	23.3	3.1	4.7	3.3
Religious	5.7	4.4	2.1	1.7	0.3		0.2
Health	32.2	31.6	9.4	44.6	2.2	31.9	5.0
Entertainment and recreational	28.3	34.1	14.1	20.1	2.4	1.1	0.5
Miscellaneous	50.2	87.3	38.2	21.0	7.5	5.2	0.3
<i>Total non-residential building</i>	<i>580.9</i>	<i>692.0</i>	<i>273.4</i>	<i>379.3</i>	<i>74.1</i>	<i>114.6</i>	<i>54.9</i>
<b>Total</b>	<b>2,422.9</b>	<b>2,203.6</b>	<b>928.1</b>	<b>1,026.5</b>	<b>195.3</b>	<b>248.2</b>	<b>191.1</b>
PUBLIC SECTOR							
New houses	34.5	24.6	7.2	12.1	5.9	1.9	2.8
New other residential buildings	54.0	46.9	9.6	6.0	—	3.4	0.6
<i>Total new residential building</i>	<i>88.5</i>	<i>71.4</i>	<i>16.7</i>	<i>18.0</i>	<i>5.9</i>	<i>5.2</i>	<i>3.4</i>
Alterations and additions to residential buildings	0.2	0.5	0.3	1.1	0.3	0.1	0.1
Hotels, etc.	1.6	—	—	—	—	—	—
Shops	4.4	1.5	0.5	0.2	—	—	0.1
Factories	0.7	0.9	—	1.2	1.1	—	—
Offices	30.9	33.6	3.6	16.5	3.1	8.7	0.6
Other business premises	6.8	4.1	3.0	38.4	0.3	1.4	19.2
Educational	52.1	37.0	0.1	83.2	0.6	15.2	61.6
Religious	—	—	—	—	—	—	—
Health	3.8	1.2	0.7	31.2	12.0	—	18.9
Entertainment and recreational	7.7	13.9	4.4	15.6	0.3	1.1	2.7
Miscellaneous	39.3	18.8	4.8	38.1	0.3	—	6.8
<i>Total non-residential building</i>	<i>147.3</i>	<i>111.1</i>	<i>17.0</i>	<i>224.4</i>	<i>17.7</i>	<i>26.4</i>	<i>110.0</i>
<b>Total</b>	<b>236.1</b>	<b>183.1</b>	<b>34.1</b>	<b>243.6</b>	<b>23.9</b>	<b>31.7</b>	<b>113.4</b>
TOTAL							
New houses	1,354.3	1,148.3	477.6	539.6	106.9	109.3	110.4
New other residential buildings	420.3	272.3	119.7	56.8	7.8	15.5	15.0
<i>Total new residential building</i>	<i>1,774.6</i>	<i>1,420.7</i>	<i>597.3</i>	<i>596.4</i>	<i>114.7</i>	<i>124.8</i>	<i>125.4</i>
Alterations and additions to residential buildings	156.2	162.9	74.4	69.9	12.6	14.1	14.2
Hotels, etc.	48.5	113.3	42.8	18.1	3.3	5.7	3.4
Shops	136.2	119.0	25.8	77.0	15.1	20.4	13.2
Factories	80.3	80.4	28.4	42.0	7.5	8.6	11.8
Offices	116.0	106.5	39.4	102.6	28.4	38.1	9.1
Other business premises	97.7	112.0	56.0	85.3	8.9	9.2	28.1
Educational	82.3	80.4	24.3	106.6	3.7	19.8	64.9
Religious	5.7	4.4	2.1	1.7	0.3		0.2
Health	36.0	32.8	10.1	75.9	14.2	31.9	23.9
Entertainment and recreational	36.0	48.0	18.5	35.7	2.7	2.2	3.3
Miscellaneous	89.5	106.2	43.1	59.1	7.8	5.2	7.1
<i>Total non-residential building</i>	<i>728.2</i>	<i>803.1</i>	<i>290.5</i>	<i>603.8</i>	<i>91.9</i>	<i>141.0</i>	<i>165.0</i>
<b>Total</b>	<b>2,659.0</b>	<b>2,386.6</b>	<b>962.2</b>	<b>1,270.1</b>	<b>219.2</b>	<b>279.9</b>	<b>304.6</b>

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)
<b>HOTELS, ETC.</b>												
1996 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
November	2	0.2	1	0.5	2	1.5	1	1.2	—	—	6	3.4
<b>SHOPS</b>												
1996 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
November	14	1.0	8	2.5	5	3.1	—	—	1	6.5	28	13.2
<b>FACTORIES</b>												
1996 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
November	26	2.8	12	3.3	4	2.7	2	3.0	—	—	44	11.8
<b>OFFICES</b>												
1996 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
November	19	1.9	9	2.6	1	0.6	2	4.1	—	—	31	9.1
<b>OTHER BUSINESS PREMISES</b>												
1996 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
November	13	1.4	4	1.1	7	5.2	2	2.4	1	18.0	27	28.1
<b>EDUCATIONAL</b>												
1996 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
November	7	0.8	2	0.6	3	2.0	9	15.0	3	46.5	24	64.9
<b>RELIGIOUS</b>												
1996 September	1	0.1	1	0.2	—	—	—	—	—	—	2	0.3
October	—	—	—	—	—	—	—	—	—	—	—	—
November	2	0.2	—	—	—	—	—	—	—	—	2	0.2
<b>HEALTH</b>												
1996 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
November	1	0.1	3	0.9	1	0.5	4	12.4	1	10.0	10	23.9
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1996 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
November	2	0.2	3	0.7	1	1.0	1	1.4	—	—	7	3.3
<b>MISCELLANEOUS</b>												
1996 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
November	7	0.6	1	0.2	—	—	2	6.3	—	—	10	7.1
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1996 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
November	93	9.2	43	12.3	24	16.5	23	45.8	6	81.0	189	165.0

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), NOVEMBER 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)				
<b>PERTH STATISTICAL DIVISION</b>										
Cambridge (T)	9	—	1,239	—	—	—	456	131	131	1,826
Claremont (T)	1	—	130	3	—	390	142	58	58	720
Cottesloe (T)	9	—	1,650	—	—	—	51	—	—	1,701
Mosman Park (T)	3	—	536	—	—	—	62	—	—	598
Nedlands (C)	16	—	2,494	—	—	—	463	710	710	3,666
Peppermint Grove (S)	—	—	—	—	—	—	168	70	70	238
Perth (C) — Inner	—	—	—	—	—	—	—	375	752	752
Perth (C) — Remainder	—	—	—	3	—	605	—	934	1,194	1,799
Subiaco (C)	3	—	355	—	—	—	872	1,895	1,895	3,122
Vincent (T)	5	—	520	—	—	—	918	—	—	1,438
<i>Central Metropolitan (SSD)</i>	<i>46</i>	<i>—</i>	<i>6,925</i>	<i>6</i>	<i>—</i>	<i>995</i>	<i>3,132</i>	<i>4,173</i>	<i>4,810</i>	<i>15,862</i>
Bassendean (T)	4	—	282	—	—	—	55	87	87	424
Bayswater (C)	18	1	1,598	—	—	—	172	170	235	2,005
Kalamunda (S)	12	—	1,070	—	—	—	414	914	19,299	20,784
Mundaring (S)	22	—	1,949	—	—	—	175	—	1,330	3,454
Swan (S)	118	—	8,610	—	—	—	417	2,366	3,781	12,807
<i>East Metropolitan (SSD)</i>	<i>174</i>	<i>1</i>	<i>13,509</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>1,232</i>	<i>3,536</i>	<i>24,732</i>	<i>39,473</i>
Stirling (C) — Central	17	—	1,916	11	—	775	192	7,405	7,405	10,289
Stirling (C) — Coastal	24	—	2,373	4	—	220	888	345	545	4,027
Stirling (C) — South-Eastern	3	—	495	—	—	—	367	60	60	922
Wanneroo (C) — Central Coastal	45	—	4,438	8	—	560	25	—	10,075	15,098
Wanneroo (C) — North-East	24	—	1,830	—	—	—	64	—	—	1,894
Wanneroo (C) — North-West	34	—	2,416	24	—	1,257	—	350	9,875	13,548
Wanneroo (C) — South-East	34	—	2,681	—	—	—	73	609	683	3,437
Wanneroo (C) — South-West	23	—	2,783	2	—	65	462	1,279	4,184	7,493
<i>North Metropolitan (SSD)</i>	<i>204</i>	<i>—</i>	<i>18,932</i>	<i>49</i>	<i>—</i>	<i>2,877</i>	<i>2,071</i>	<i>10,048</i>	<i>32,827</i>	<i>56,707</i>
Cockburn (C)	58	—	5,238	4	—	240	354	2,160	2,160	7,991
East Fremantle (T)	1	—	236	—	—	—	173	—	—	409
Fremantle (C) — Inner	—	—	—	—	—	—	—	696	696	696
Fremantle (C) — Remainder	7	—	1,010	—	—	—	160	3,045	3,547	4,718
Kwinana (T)	12	—	1,168	—	—	—	41	800	800	2,009
Meiville (C)	35	2	5,079	8	—	762	1,553	1,050	1,050	8,443
Rockingham (C)	91	—	7,417	3	—	170	372	3,016	14,558	22,517
<i>South West Metropolitan (SSD)</i>	<i>204</i>	<i>2</i>	<i>20,148</i>	<i>15</i>	<i>—</i>	<i>1,172</i>	<i>2,653</i>	<i>10,767</i>	<i>22,811</i>	<i>46,784</i>
Armadale (C)	13	—	1,437	—	—	—	195	297	297	1,930
Belmont (C)	12	1	1,141	—	—	—	15	550	550	1,706
Canning (C)	29	—	3,335	—	—	—	780	5,395	31,850	35,965
Gosnells (C)	52	—	4,038	—	—	—	248	632	4,040	8,325
Serpentine-Jarrahdale (S)	14	—	1,195	—	—	—	77	65	65	1,337
South Perth (C)	25	—	4,173	19	5	2,124	1,197	—	1,720	9,214
Victoria Park (T)	11	—	905	48	—	5,140	145	1,967	1,967	8,157
<i>South East Metropolitan (SSD)</i>	<i>156</i>	<i>1</i>	<i>16,224</i>	<i>67</i>	<i>5</i>	<i>7,264</i>	<i>2,657</i>	<i>8,906</i>	<i>40,489</i>	<i>66,634</i>
<b>Total</b>	<b>784</b>	<b>4</b>	<b>75,738</b>	<b>137</b>	<b>5</b>	<b>12,307</b>	<b>11,745</b>	<b>37,430</b>	<b>125,669</b>	<b>225,459</b>

For footnote, see end of table.



TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), NOVEMBER 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)				
<b>SOUTH WEST STATISTICAL DIVISION</b>										
Boddington (S)	2	—	188	—	—	—	—	—	—	188
Mandurah (C)	25	—	2,458	14	—	560	207	975	975	4,201
Murray (S)	13	—	959	2	—	180	26	—	—	1,164
Waroona (S)	1	—	70	—	—	—	34	—	—	104
Dale (SSD)	41	—	3,675	16	—	740	267	975	975	5,657
Bunbury (C)	11	3	1,341	—	—	—	67	999	1,987	3,395
Capel (S)	4	—	316	—	—	—	184	—	2,320	2,820
Collie (S)	1	—	71	—	—	—	43	—	—	113
Dardanup (S)	8	—	683	—	—	—	15	—	—	698
Donnybrook-Balingup (S)	5	—	546	—	—	—	56	142	142	744
Harvey (S)	19	—	1,880	—	—	—	247	281	281	2,409
Preston (SSD)	48	3	4,837	—	—	—	612	1,422	4,730	10,179
Augusta-Margaret River (S)	18	—	1,666	—	—	—	79	1,000	1,000	2,744
Busseton (S)	39	—	3,866	—	—	—	130	475	475	4,471
Vasse (SSD)	57	—	5,331	—	—	—	209	1,475	1,475	7,215
Boyup Brook (S)	2	—	194	—	—	—	19	—	—	213
Bridgetown-Greenbushes (S)	6	—	337	—	—	—	21	54	54	412
Manjimup (S)	—	—	—	—	—	—	25	—	5,877	5,901
Nannup (S)	1	—	85	—	—	—	—	—	—	85
Blackwood (SSD)	9	—	616	—	—	—	65	54	3,931	6,612
<b>Total</b>	<b>155</b>	<b>3</b>	<b>14,659</b>	<b>16</b>	<b>—</b>	<b>740</b>	<b>1,152</b>	<b>3,926</b>	<b>13,111</b>	<b>29,662</b>
<b>LOWER GREAT SOUTHERN STATISTICAL DIVISION</b>										
Broomehill (S)	3	—	230	—	—	—	—	—	—	230
Gnowangerup (S)	—	—	—	—	—	—	—	—	—	—
Jerramungup (S)	2	—	156	—	—	—	15	105	105	276
Katanning (S)	2	—	260	—	—	—	—	—	—	260
Kent (S)	—	—	—	—	—	—	—	—	—	—
Kojonup (S)	—	—	—	—	—	—	—	—	—	—
Tambellup (S)	—	—	—	—	—	—	—	—	—	—
Woodanilling (S)	1	—	52	—	—	—	—	—	—	52
Pallinup (SSD)	8	—	698	—	—	—	15	105	105	818
Albany (T)	—	—	—	—	—	—	—	—	6,199	6,199
Albany (S)	10	—	896	—	—	—	40	240	240	1,176
Cranbrook (S)	2	—	194	—	—	—	—	—	—	194
Denmark (S)	9	—	761	—	—	—	136	—	—	897
Plantagenet (S)	2	—	222	—	—	—	31	—	—	253
King (SSD)	23	—	2,072	—	—	—	207	240	6,439	8,718
<b>Total</b>	<b>31</b>	<b>—</b>	<b>2,770</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>222</b>	<b>345</b>	<b>6,544</b>	<b>9,536</b>

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), NOVEMBER 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)				
<b>UPPER GREAT SOUTHERN STATISTICAL DIVISION</b>										
Brookton (S)	—	—	—	—	—	—	—	—	—	—
Cuballing (S)	—	—	—	—	—	—	—	—	—	—
Dumbleyung (S)	—	—	—	—	—	—	—	—	—	—
Narrogin (T)	1	—	73	—	—	—	—	—	—	73
Narrogin (S)	—	—	—	—	—	—	—	—	—	—
Pingelly (S)	—	—	—	—	—	—	—	—	—	—
Wagin (S)	—	—	—	—	—	—	—	—	—	—
Wandering (S)	—	—	—	—	—	—	—	—	—	—
West Arthur (S)	—	—	—	—	—	—	18	—	—	18
Wickepin (S)	1	—	130	—	—	—	10	219	219	359
Williams (S)	1	—	129	—	—	—	—	—	—	129
Horham (SSD)	3	—	332	—	—	—	28	219	219	579
Corrigin (S)	—	—	—	—	—	—	—	—	—	—
Kondinin (S)	—	—	—	—	—	—	—	—	—	—
Kulin (S)	—	—	—	—	—	—	—	—	—	—
Lake Grace (S)	2	—	190	—	—	—	—	—	—	190
Lakes (SSD)	2	—	190	—	—	—	—	—	—	190
<b>Total</b>	<b>5</b>	<b>—</b>	<b>522</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>28</b>	<b>219</b>	<b>219</b>	<b>769</b>
<b>MIDLANDS STATISTICAL DIVISION</b>										
Chittering (S)	9	—	973	—	—	—	—	—	—	973
Dandaragan (S)	3	—	215	—	—	—	—	—	—	215
Gingin (S)	4	—	211	—	—	—	20	306	455	685
Moora (S)	—	—	—	—	—	—	17	—	—	17
Victoria Plains (S)	—	—	—	—	—	—	—	—	—	—
Moore (SSD)	16	—	1,399	—	—	—	37	306	455	1,891
Beverley (S)	2	—	137	—	—	—	—	—	—	137
Cunderdin (S)	—	—	—	—	—	—	—	50	50	50
Dalwallinu (S)	—	—	—	—	—	—	15	—	—	15
Dowerin (S)	5	—	387	—	—	—	77	130	130	594
Goomalling (S)	—	—	—	—	—	—	—	—	—	—
Koorda (S)	—	—	—	—	—	—	—	—	—	—
Northam (T)	1	—	80	—	—	—	—	—	—	80
Northam (S)	6	—	555	—	—	—	40	—	—	595
Quairading (S)	—	—	—	—	—	—	—	—	—	—
Tartmin (S)	—	—	—	—	—	—	—	—	—	—
Toodyay (S)	4	—	292	—	—	—	—	—	—	292
Wongan-Ballidu (S)	—	—	—	—	—	—	—	—	—	—
Wyalkatchem (S)	—	—	—	—	—	—	—	—	—	—
York (S)	4	—	297	—	—	—	40	—	—	337
Avon (SSD)	22	—	1,748	—	—	—	171	180	180	2,099
Bruce Rock (S)	—	—	—	—	—	—	—	—	—	—
Kellerberrin (S)	—	—	—	—	—	—	—	—	—	—
Merredin (S)	4	—	338	—	—	—	—	80	80	418
Mount Marshall (S)	—	—	—	—	—	—	—	—	—	—
Mukinbudin (S)	—	—	—	—	—	—	—	69	69	69
Narembeen (S)	—	—	—	—	—	—	—	—	—	—
Nungarin (S)	—	—	—	—	—	—	—	—	—	—
Trayning (S)	—	1	102	—	—	—	25	—	—	127
Westonia (S)	—	—	—	—	—	—	—	—	—	—
Yilgarn (S)	—	—	—	—	—	—	—	—	—	—
Campion (SSD)	4	1	440	—	—	—	25	149	149	614
<b>Total</b>	<b>42</b>	<b>1</b>	<b>3,587</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>233</b>	<b>635</b>	<b>783</b>	<b>4,603</b>

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), NOVEMBER 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)				
<b>SOUTH EASTERN STATISTICAL DIVISION</b>										
Coolgardie (S)	—	—	—	—	—	—	10	—	—	10
Kalgoorlie/Boulder (C)	37	—	3,560	12	—	1,125	233	4,613	5,154	10,071
Laverton (S)	—	—	—	—	—	—	—	—	—	—
Leonora (S)	—	—	—	—	—	—	13	—	—	13
Menzies (S)	—	—	—	—	—	—	—	—	—	—
Ngaanyatjarraku (S)	—	—	—	—	—	—	—	—	—	—
Lefroy (SSD)	37	—	3,560	12	—	1,125	256	4,613	5,154	10,094
Dundas (S)	—	—	—	—	—	—	—	—	—	—
Fispance (S)	6	—	504	—	—	—	30	225	225	759
Ravensthorpe (S)	1	—	28	—	—	—	—	—	—	28
Johnston (SSD)	7	—	532	—	—	—	30	225	225	787
<b>Total</b>	<b>44</b>	<b>—</b>	<b>4,092</b>	<b>12</b>	<b>—</b>	<b>1,125</b>	<b>286</b>	<b>4,838</b>	<b>5,379</b>	<b>10,881</b>
<b>CENTRAL STATISTICAL DIVISION</b>										
Carnarvon (S)	1	—	110	—	—	—	—	—	—	110
Exmouth (S)	—	—	—	—	—	—	—	—	—	—
Shark Bay (S)	—	—	—	—	—	—	—	—	—	—
Upper Gascoyne (S)	—	—	—	—	—	—	—	—	—	—
Gascoyne (SSD)	1	—	110	—	—	—	—	—	—	110
Cue (S)	—	—	—	—	—	—	—	—	—	—
Meekatharra (S)	—	—	—	—	—	—	—	—	—	—
Mount Magnet (S)	3	—	596	—	—	—	—	—	—	596
Murchison (S)	—	—	—	—	—	—	—	—	—	—
Sandstone (S)	—	—	—	—	—	—	—	—	—	—
Wiluna (S)	—	—	—	—	—	—	—	—	—	—
Yalgoo (S)	—	—	—	—	—	—	—	—	—	—
Carnegie (SSD)	3	—	596	—	—	—	—	—	—	596
Carnamah (S)	—	—	—	—	—	—	—	—	—	—
Chapman Valley (S)	2	—	161	—	—	—	—	—	—	161
Coorow (S)	2	—	171	—	—	—	—	—	—	171
Geraldton (C)	3	—	346	5	3	516	89	1,384	1,384	2,336
Greenough (S)	11	—	1,355	—	—	—	64	—	2,900	4,318
Irwin (S)	3	—	168	—	—	—	—	96	2,905	3,074
Mingenew (S)	—	—	—	—	—	—	—	—	—	—
Morawa (S)	—	—	—	—	—	—	20	—	—	20
Mullewa (S)	—	—	—	—	—	—	—	—	—	—
Northampton (S)	3	—	766	—	—	—	102	350	350	1,218
Perenjori (S)	—	—	—	—	—	—	—	—	—	—
Three Springs (S)	—	—	—	—	—	—	—	—	—	—
Greenough River (SSD)	24	—	2,967	5	3	516	275	1,831	7,540	11,298
<b>Total</b>	<b>28</b>	<b>—</b>	<b>3,673</b>	<b>5</b>	<b>3</b>	<b>516</b>	<b>275</b>	<b>1,831</b>	<b>7,540</b>	<b>12,004</b>

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), NOVEMBER 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)				
<b>PILBARA STATISTICAL DIVISION</b>										
East Pilbara (S)	2	—	95	—	—	—	—	—	—	95
Port Hedland (T)	—	5	945	—	—	—	—	3,060	3,060	4,005
De Grey (SSD)	2	5	1,040	—	—	—	—	3,060	3,060	4,100
Ashburton (S)	—	—	—	—	—	—	—	—	—	—
Roebourne (S)	12	2	1,740	5	—	350	68	1,347	1,347	3,504
Fortescue (SSD)	12	2	1,740	5	—	350	68	1,347	1,347	3,504
<b>Total</b>	<b>14</b>	<b>7</b>	<b>2,779</b>	<b>5</b>	<b>—</b>	<b>350</b>	<b>68</b>	<b>4,407</b>	<b>4,407</b>	<b>7,604</b>
<b>KIMBERLEY STATISTICAL DIVISION</b>										
Halls Creek (S)	—	—	—	—	—	—	—	—	—	—
Wyndham-East Kimberley (S)	1	3	361	—	—	—	60	—	—	421
Ord (SSD)	1	3	361	—	—	—	60	—	—	421
Broome (S)	12	6	2,196	—	—	—	107	1,305	1,305	3,608
Derby-West Kimberley (S)	1	—	25	—	—	—	—	—	—	25
Fitzroy (SSD)	13	6	2,221	—	—	—	107	1,305	1,305	3,633
<b>Total</b>	<b>14</b>	<b>9</b>	<b>2,582</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>167</b>	<b>1,305</b>	<b>1,305</b>	<b>4,054</b>
<b>WESTERN AUSTRALIA</b>										
<b>Western Australia</b>	<b>1,117</b>	<b>24</b>	<b>110,403</b>	<b>175</b>	<b>8</b>	<b>15,039</b>	<b>14,176</b>	<b>54,936</b>	<b>164,956</b>	<b>304,574</b>

(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 NOVEMBER 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	712	7	2	4	63	788	174,387	229	419
South-West	100	15	3	1	39	158	32,504	210	444
Lower Great Southern	10	5	9	4	3	31	5,914	197	452
Upper Great Southern	2	2	-	1	-	5	1,314	263	397
Midlands	14	4	13	4	8	43	8,353	204	408
South-Eastern	3	29	8	3	1	44	6,894	168	561
Central	17	2	6	-	3	28	5,520	204	656
Pilbara	-	-	-	-	21	21	2,838	189	632
Kimberley	-	1	1	-	21	23	4,257	185	606
<b>Western Australia</b>	<b>858</b>	<b>65</b>	<b>42</b>	<b>17</b>	<b>159</b>	<b>1,141</b>	<b>241,981</b>	<b>220</b>	<b>438</b>

(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 NOVEMBER 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		
NUMBER OF DWELLING UNITS									
Perth	788	82	15	97	-	45	45	142	930
South West	158	16	-	16	-	-	-	16	174
Lower Great Southern	31	-	-	-	-	-	-	-	31
Upper Great Southern	5	-	-	-	-	-	-	-	5
Midlands	43	-	-	-	-	-	-	-	43
South Eastern	44	12	-	12	-	-	-	12	56
Central	28	8	-	8	-	-	-	8	36
Pilbara	21	5	-	5	-	-	-	5	26
Kimberley	23	-	-	-	-	-	-	-	23
<b>Western Australia</b>	<b>1,141</b>	<b>123</b>	<b>15</b>	<b>138</b>	<b>-</b>	<b>45</b>	<b>45</b>	<b>183</b>	<b>1,324</b>
VALUE (\$'000)									
Perth	75,738	5,716	1,592	7,307	-	5,000	5,000	12,307	88,045
South West	14,659	740	-	740	-	-	-	740	15,399
Lower Great Southern	2,770	-	-	-	-	-	-	-	2,770
Upper Great Southern	522	-	-	-	-	-	-	-	522
Midlands	3,587	-	-	-	-	-	-	-	3,587
South Eastern	4,092	1,125	-	1,125	-	-	-	1,125	5,217
Central	3,673	516	-	516	-	-	-	516	4,189
Pilbara	2,779	350	-	350	-	-	-	350	3,129
Kimberley	2,582	-	-	-	-	-	-	-	2,582
<b>Western Australia</b>	<b>110,403</b>	<b>8,447</b>	<b>1,592</b>	<b>10,039</b>	<b>-</b>	<b>5,000</b>	<b>5,000</b>	<b>15,039</b>	<b>125,442</b>

(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:

<b>WESTERN AUSTRALIA</b>	<b>Catalogue No.</b>
Building Activity (quarterly)	8752.5
Dwelling Unit Commencements (monthly)	8741.5
<b>AUSTRALIA</b>	
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.

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Regional Director, Western Australia

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