

BUILDING APPROVALS

WESTERN AUSTRALIA

December 1994

MAIN FEATURES

The number of houses approved in December 1994 decreased by 13.7 per cent when compared with November 1994 and decreased by 20.1 per cent when compared with December 1993.

The number of total dwelling units approved in December 1994 decreased by 13.4 per cent when compared with November 1994 and decreased by 19.6 per cent when compared with December 1993.

The provisional trend for total house approvals fell 1.9 per cent in December 1994, following a 2.5 per cent fall in November 1994. This trend will continue to fall unless there is a rise of more than 8.8 per cent in the January 1995 seasonally adjusted figure. The historical average monthly movement of this series regardless of sign is 6.2 per cent.

NOTE: The town of Shepperton in the Perth Statistical Division was renamed Victoria Park on the 2nd November 1994.

Comparisons with previous periods are:

Month to month

	<i>Dec. 1994</i>	<i>Nov. 1994</i>	<i>% change</i>	<i>Dec. 1993</i>	<i>% change</i>
Houses	1,314	1,522	-13.7	1,645	-20.1
Total dwelling units	1,840	2,124	-13.4	2,289	-19.6

Three month moving average

	<i>Dec. 1994</i>	<i>Nov. 1994</i>	<i>% change</i>	<i>Dec. 1993</i>	<i>% change</i>
Houses	1,417	1,532	-7.5	1,651	-14.2
Total dwelling units	1,944	2,142	-9.2	2,245	-13.4

Twelve months January to December

	<i>1994</i>	<i>1993</i>	<i>% change</i>	<i>1992</i>	<i>% change</i>
Houses	18,686	17,944	+4.1	15,480	+20.7
Total dwelling units	26,168	24,397	+7.3	21,335	+22.7

PHONE INQUIRIES

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Braskic on (09) 360 5129 for further information about statistics in this publication and the availability of related unpublished statistics.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

MAIL INQUIRIES

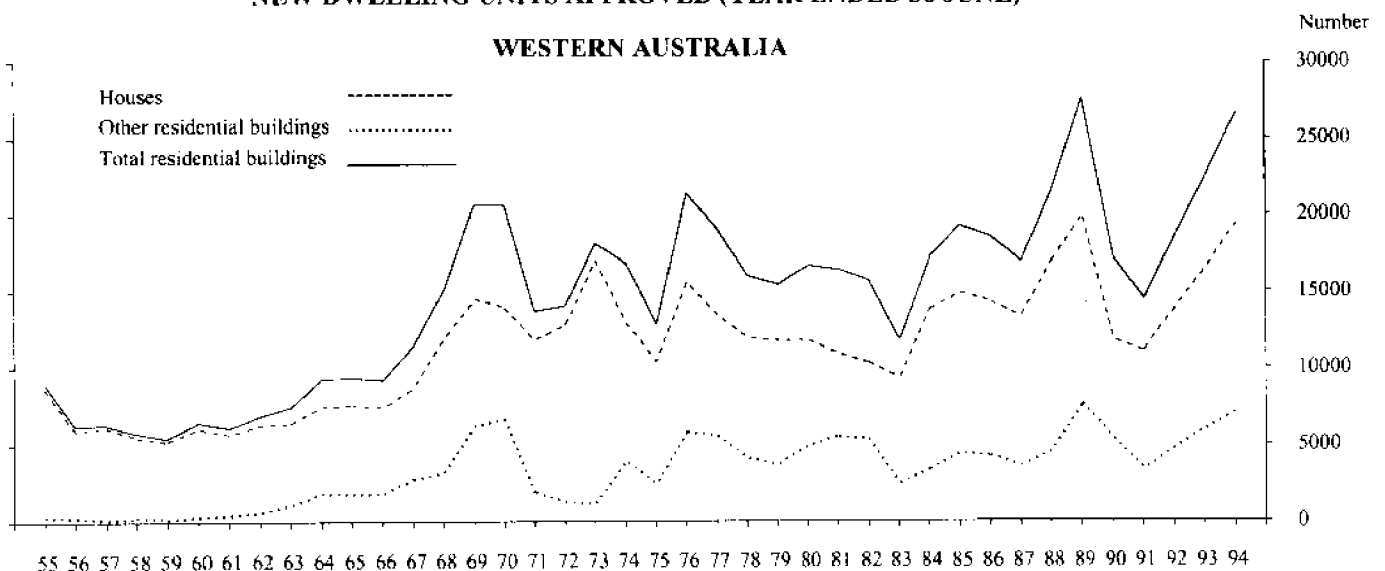
Write to Information Services, Australian Bureau of Statistics, Exchange Plaza, 2 The Esplanade, Perth WA 6000.

ELECTRONIC SERVICES

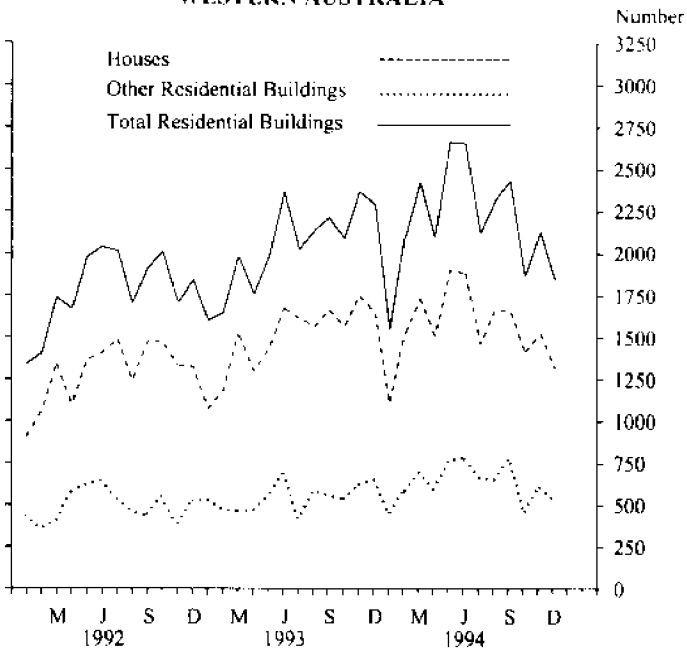
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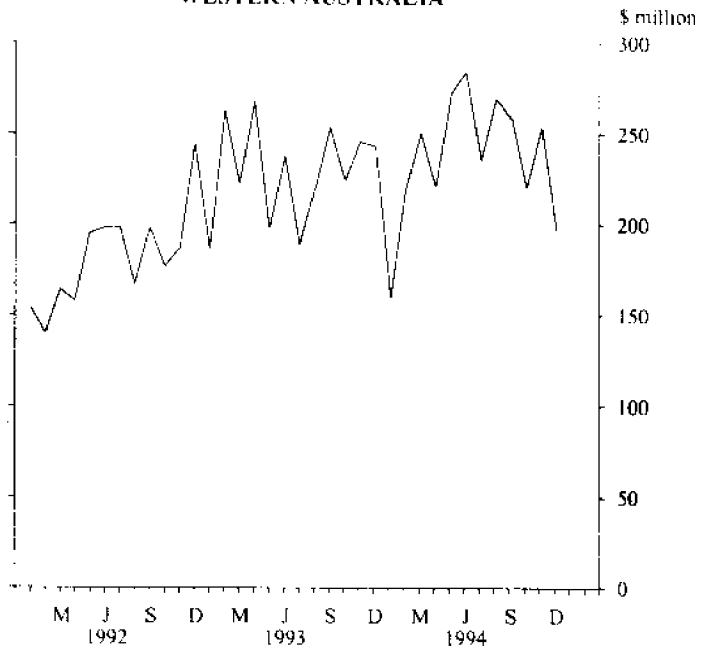
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NEW DWELLING UNITS APPROVED (YEAR ENDED 30 JUNE)**WESTERN AUSTRALIA**

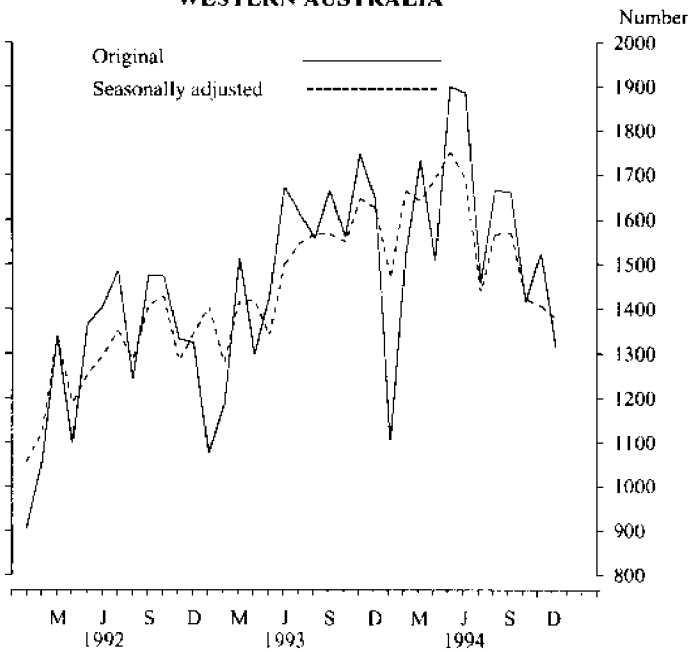
**NEW DWELLING UNITS APPROVED
WESTERN AUSTRALIA**



**TOTAL VALUE OF BUILDING APPROVED
WESTERN AUSTRALIA**



**NEW HOUSES APPROVED
WESTERN AUSTRALIA**



**NEW HOUSES APPROVED
WESTERN AUSTRALIA**

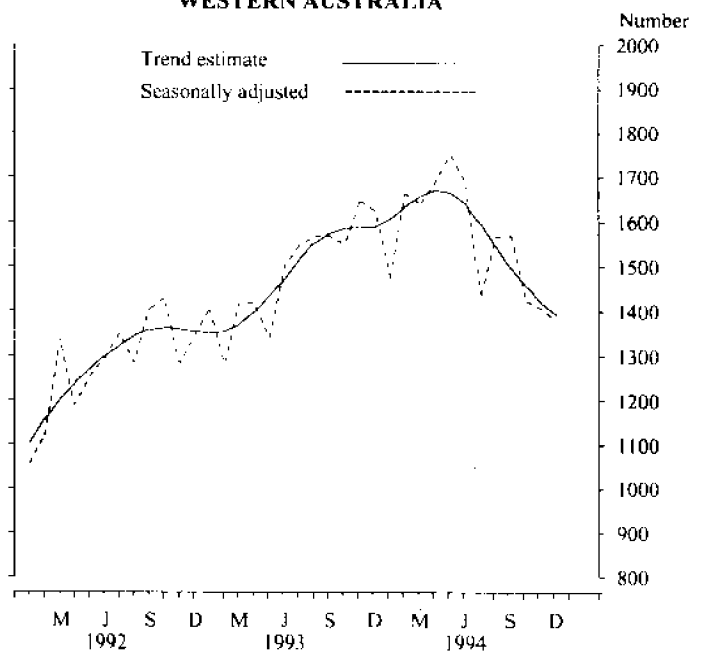


TABLE 1. NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDING

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
PERTH STATISTICAL DIVISION									
1991-92	9,969	194	10,163	2,505	1,434	3,939	12,474	1,628	14,102
1992-93	11,618	285	11,903	3,448	1,540	4,988	15,066	1,825	16,891
1993-94	13,899	321	14,220	4,924	929	5,853	18,823	1,250	20,073
1993-94									
July-December	6,981	172	7,153	2,384	351	2,735	9,365	523	9,888
1994-95									
July-December	6,452	84	6,536	2,832	225	3,057	9,284	309	9,593
1993									
October	1,125	14	1,139	412	28	440	1,537	42	1,579
November	1,194	66	1,260	409	70	479	1,603	136	1,739
December	1,196	47	1,243	429	104	533	1,625	151	1,776
1994									
January	828	2	830	261	24	285	1,089	26	1,115
February	1,095	6	1,101	401	95	496	1,496	101	1,597
March	1,248	3	1,251	511	97	608	1,759	100	1,859
April	1,109	5	1,114	429	49	478	1,538	54	1,592
May	1,321	52	1,373	473	152	625	1,794	204	1,998
June	1,317	81	1,398	465	161	626	1,782	242	2,024
July	1,061	44	1,105	489	60	549	1,550	104	1,654
August	1,216	10	1,226	523	6	529	1,739	16	1,755
September	1,174	—	1,174	580	43	623	1,754	43	1,797
October	1,007	7	1,014	365	28	393	1,372	35	1,407
November	1,127	22	1,149	513	22	535	1,640	44	1,684
December	867	1	868	362	66	428	1,229	67	1,296
WESTERN AUSTRALIA									
1991-92	13,474	362	13,836	3,078	1,663	4,741	16,552	2,025	18,577
1992-93	16,036	449	16,485	4,081	1,913	5,994	20,117	2,362	22,479
1993-94	18,966	471	19,437	5,938	1,206	7,144	24,904	1,677	26,581
1993-94									
July-December	9,566	219	9,785	2,901	417	3,318	12,467	636	13,103
1994-95									
July-December	8,899	135	9,034	3,352	304	3,656	12,251	439	12,690
1993									
October	1,546	15	1,561	483	42	525	2,029	57	2,086
November	1,677	69	1,746	531	82	613	2,208	151	2,359
December	1,585	60	1,645	518	126	644	2,103	186	2,289
1994									
January	1,091	13	1,104	398	41	439	1,489	54	1,543
February	1,505	19	1,524	479	97	576	1,984	116	2,100
March	1,724	8	1,732	573	117	690	2,297	125	2,422
April	1,473	34	1,507	492	95	587	1,965	129	2,094
May	1,828	72	1,900	541	223	764	2,369	295	2,664
June	1,779	106	1,885	554	216	770	2,333	322	2,655
July	1,407	51	1,458	587	71	658	1,994	122	2,116
August	1,642	23	1,665	631	13	644	2,273	36	2,309
September	1,655	5	1,660	706	67	773	2,361	72	2,433
October	1,407	8	1,415	425	28	453	1,832	36	1,868
November	1,498	24	1,522	566	36	602	2,064	60	2,124
December	1,290	24	1,314	437	89	526	1,727	113	1,840

NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 16 such dwelling units approved in December 1994.

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings			Total		Private sector	Total		Private sector	Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector						Public sector	Total
PERTH STATISTICAL DIVISION														
1991-92	689.9	10.5	700.4	133.3	81.9	215.2	823.2	92.4	915.6	104.8	245.3	398.5	1,172.4	1,418.8
1992-93	822.1	17.7	839.7	188.9	92.3	281.2	1,010.9	109.9	1,120.9	113.3	463.2	715.9	1,585.3	1,950.1
1993-94	1,067.8	19.2	1,087.0	319.3	58.6	377.9	1,387.1	77.8	1,464.8	122.0	388.1	492.4	1,896.8	2,079.3
1993-94														
July-December	520.2	10.3	530.5	146.4	22.3	168.7	666.6	32.6	699.2	59.5	204.0	269.9	929.8	1,028.6
1994-95														
July-December	524.6	6.0	530.6	185.4	13.4	198.9	710.0	19.4	729.4	68.3	234.1	291.2	1,012.3	1,089.0
1993—														
October	85.5	0.8	86.3	27.1	1.8	28.9	112.6	2.6	115.2	11.3	47.0	50.7	170.9	177.2
November	89.7	3.5	93.2	25.2	4.2	29.4	114.9	7.7	122.6	10.4	35.4	43.1	160.8	176.2
December	91.6	2.7	94.4	24.9	6.3	31.2	116.5	9.0	125.5	9.8	20.7	56.4	147.0	191.8
1994—														
January	64.0	0.1	64.2	15.4	1.1	16.4	79.4	1.2	80.6	8.8	23.7	27.5	111.8	116.8
February	89.4	0.4	89.8	26.0	7.6	33.6	115.5	7.9	123.4	10.4	16.2	23.9	142.1	157.8
March	95.0	0.2	95.2	39.2	5.7	44.8	134.2	5.9	140.0	12.2	32.1	40.0	178.5	192.2
April	89.7	0.3	90.0	27.3	2.6	29.9	116.9	2.9	119.8	11.3	28.8	38.9	157.0	170.0
May	104.7	3.1	107.8	29.7	9.5	39.2	134.4	12.6	147.0	10.6	49.7	50.8	194.6	208.3
June	104.8	4.7	109.5	35.3	10.0	45.3	140.1	14.7	154.9	9.3	33.6	41.4	183.0	205.6
July	89.4	3.5	92.9	32.9	3.5	36.4	122.3	7.0	129.2	10.2	41.2	42.7	173.7	182.2
August	97.6	0.7	98.4	33.7	0.4	34.0	131.3	1.1	132.4	12.9	42.2	63.0	186.4	208.2
September	91.1	-	91.1	36.3	2.7	38.9	127.4	2.7	130.0	10.9	40.6	47.2	178.9	188.2
October	80.7	0.4	81.1	25.7	1.7	27.4	106.4	2.0	108.4	12.0	41.3	47.0	159.6	167.4
November	93.8	1.4	95.1	34.2	1.4	35.5	127.9	2.7	130.7	13.8	37.8	58.9	179.6	203.4
December	72.0	0.1	72.0	22.7	3.9	26.6	94.7	4.0	98.7	8.5	31.0	32.4	134.1	139.6
WESTERN AUSTRALIA														
1991-92	931.4	23.9	955.3	166.1	96.5	262.6	1,097.5	120.4	1,217.9	124.2	306.6	504.9	1,527.0	1,847.0
1992-93	1,138.8	34.9	1,173.7	227.6	118.1	345.7	1,366.4	153.0	1,519.4	137.1	591.3	889.6	2,091.8	2,546.1
1993-94	1,469.3	34.4	1,503.7	382.5	78.5	461.0	1,851.8	112.9	1,964.7	150.0	513.1	667.0	2,513.8	2,781.7
1993-94														
July-December	714.6	15.0	729.6	177.6	27.0	204.5	892.2	41.9	934.1	72.9	268.4	368.2	1,232.8	1,375.3
1994-95														
July-December	733.6	10.8	744.4	222.3	19.1	241.4	955.9	29.9	985.8	83.1	291.3	364.2	1,330.1	1,433.1
1993—														
October	116.4	0.9	117.2	31.4	2.8	34.3	147.8	3.7	151.5	14.0	53.0	58.9	214.6	224.4
November	126.5	3.7	130.3	32.6	5.0	37.5	159.1	8.7	167.8	13.0	54.0	64.9	225.6	245.7
December	121.3	3.7	125.0	31.2	8.1	39.3	152.5	11.8	164.3	11.7	25.8	67.2	190.0	243.2
1994—														
January	84.8	1.3	86.0	23.5	2.4	25.9	108.2	3.7	111.9	10.4	33.1	37.4	151.6	159.6
February	122.4	1.7	124.0	30.8	7.8	38.6	153.2	9.4	162.6	13.0	31.2	42.7	197.4	218.4
March	135.3	0.8	136.1	43.5	6.7	50.2	178.7	7.5	186.3	14.8	41.5	49.7	235.0	250.7
April	119.6	3.2	122.8	32.0	6.0	38.0	151.6	9.2	160.8	13.5	35.5	46.6	200.4	220.9
May	147.0	4.9	151.9	34.5	13.9	48.4	181.5	18.8	200.4	13.4	57.4	58.7	252.3	272.4
June	145.7	7.6	153.2	40.7	14.8	55.4	186.3	22.3	208.7	12.0	46.0	63.7	244.3	284.4
July	119.4	4.0	123.3	40.1	4.4	44.4	159.4	8.3	167.8	12.7	51.5	55.0	223.6	235.5
August	132.7	2.1	134.8	41.6	0.8	42.4	174.3	2.9	177.3	14.9	54.2	77.1	243.4	269.3
September	133.1	0.5	133.6	45.0	4.3	49.2	178.1	4.8	182.8	14.0	50.9	61.9	243.0	258.7
October	113.1	0.5	113.6	30.1	1.7	31.7	143.2	2.1	145.3	14.6	48.3	60.2	206.0	220.1
November	127.4	1.6	129.0	38.0	2.3	40.4	165.4	3.9	169.3	16.3	46.4	68.0	228.1	253.6
December	107.9	2.2	110.1	27.6	5.7	33.3	135.4	7.9	143.4	10.6	39.9	42.0	185.9	196.0

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
	<i>1993</i>							
October	1,516	1,538	1,550	1,586	2,092	2,046	2,209	2,199
November	1,543	1,548	1,645	1,587	2,094	2,087	2,329	2,230
December	1,592	1,561	1,625	1,589	2,154	2,112	2,391	2,242
<i>1994</i>								
January	1,517	1,589	1,475	1,607	2,046	2,133	1,941	2,251
February	1,655	1,619	1,663	1,633	2,204	2,148	2,324	2,261
March	1,599	1,637	1,640	1,657	2,059	2,155	2,309	2,271
April	1,681	1,636	1,689	1,670	2,219	2,150	2,236	2,277
May	1,679	1,620	1,750	1,665	2,187	2,135	2,371	2,275
June	1,635	r1,589	1,689	r1,640	2,164	r2,113	2,343	r2,256
July	1,358	r1,547	1,436	r1,595	1,904	r2,083	2,037	r2,217
August	1,544	1,502	1,568	r1,544	2,080	r2,048	2,142	r2,172
September	1,564	1,461	1,570	r1,496	2,079	r2,012	2,273	r2,134
October	1,396	r1,425	1,424	r1,455	2,008	r1,976	2,060	r2,099
November	1,340	r1,392	1,406	r1,418	1,916	r1,941	2,050	r2,066
December	1,369	1,367	1,377	1,392	1,848	1,909	2,024	2,043

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

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1991-92	1,052.9	1,079.9	256.1	1,336.1	140.4	298.3	491.3	1,645.9	1,967.9
1992-93	1,261.4	1,300.1	341.2	1,641.4	151.7	579.6	872.0	2,207.3	2,665.1
1993-94	1,580.5	1,617.4	453.6	2,071.0	161.4	501.5	651.9	2,613.2	2,884.3
<i>1993--</i>									
June qtr.	340.6	353.2	97.0	450.2	37.3	171.4	244.9	608.7	732.4
Sept. qtr.	381.7	389.0	92.2	481.2	37.2	132.8	173.6	631.5	692.1
Dec. qtr.	393.7	402.7	109.5	512.2	41.8	129.8	186.6	657.2	740.6
<i>1994--</i>									
Mar. qtr.	367.4	371.3	112.7	484.0	41.0	103.3	126.8	606.4	651.8
June qtr.	437.7	454.3	139.2	593.6	41.3	135.6	164.9	717.9	799.8
Sept. qtr.	398.3	405.1	133.3	538.4	43.0	152.6	189.1	717.3	770.5

(a) See paragraphs 20-25 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

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

Class of building	1992-93		July-December 1993-94		1994-95		1994		
							October	November	December
PRIVATE SECTOR									
New houses	1,138.8	1,469.3	714.6	733.6	113.1	127.4	107.9		
New other residential buildings	227.6	382.5	177.6	222.3	30.1	38.0	27.6		
<i>Total new residential building</i>	<i>1,366.4</i>	<i>1,851.8</i>	<i>892.2</i>	<i>955.9</i>	<i>143.2</i>	<i>165.4</i>	<i>135.4</i>		
Alterations and additions to residential buildings	134.1	148.9	72.2	82.9	14.6	16.2	10.5		
Hotels, etc.	10.7	30.3	12.0	22.4	0.6	3.3	2.8		
Shops	212.8	151.3	94.3	65.9	18.8	10.0	7.0		
Factories	41.2	55.4	22.7	45.3	9.3	5.6	5.0		
Offices	44.4	53.7	28.8	34.1	2.1	3.4	3.7		
Other business premises	100.3	89.9	42.6	43.8	9.5	4.3	7.4		
Educational	28.8	41.0	17.9	21.4	3.8	2.2	6.5		
Religious	4.2	9.1	4.3	1.5	0.1	0.6	0.3		
Health	79.8	28.8	17.4	17.7	2.3	5.8	0.3		
Entertainment and recreational	24.4	25.7	10.2	23.4	0.7	8.1	5.7		
Miscellaneous	44.7	27.9	18.3	15.9	1.1	3.1	1.2		
<i>Total non-residential building</i>	<i>591.3</i>	<i>513.1</i>	<i>268.4</i>	<i>291.3</i>	<i>48.3</i>	<i>46.4</i>	<i>39.9</i>		
Total	2,091.8	2,513.8	1,232.8	1,330.1	206.0	228.1	185.9		
PUBLIC SECTOR									
New houses	34.9	34.4	15.0	10.8	0.5	1.6	2.2		
New other residential buildings	118.1	78.5	27.0	19.1	1.7	2.3	5.7		
<i>Total new residential building</i>	<i>153.0</i>	<i>112.9</i>	<i>41.9</i>	<i>29.9</i>	<i>2.1</i>	<i>3.9</i>	<i>7.9</i>		
Alterations and additions to residential buildings	3.0	1.1	0.7	0.2	—	—	0.1		
Hotels, etc.	0.2	—	—	—	—	—	—		
Shops	2.0	1.8	1.6	1.5	0.7	0.3	0.1		
Factories	4.6	1.3	0.8	0.1	—	—	—		
Offices	67.6	27.7	19.6	8.8	0.3	1.7	1.3		
Other business premises	12.2	17.4	12.5	6.5	0.3	0.1	—		
Educational	98.6	61.0	30.9	40.7	4.7	17.0	—		
Religious	—	—	—	—	—	—	—		
Health	22.1	23.4	23.4	3.5	0.3	—	—		
Entertainment and recreational	49.7	13.7	7.0	2.1	0.2	0.6	0.6		
Miscellaneous	41.3	7.6	4.1	9.8	5.4	2.0	0.1		
<i>Total non-residential building</i>	<i>298.3</i>	<i>153.9</i>	<i>99.8</i>	<i>73.0</i>	<i>11.9</i>	<i>21.6</i>	<i>2.1</i>		
Total	454.3	267.9	142.5	103.1	14.1	25.5	10.1		
TOTAL									
New houses	1,173.7	1,503.7	729.6	744.4	113.6	129.0	110.1		
New other residential buildings	345.7	461.0	204.5	241.4	31.7	40.4	33.3		
<i>Total new residential building</i>	<i>1,519.4</i>	<i>1,964.7</i>	<i>934.1</i>	<i>985.8</i>	<i>145.3</i>	<i>169.3</i>	<i>143.4</i>		
Alterations and additions to residential buildings	137.1	150.0	72.9	83.1	14.6	16.3	10.6		
Hotels, etc.	10.8	30.3	12.0	22.4	0.6	3.3	2.8		
Shops	214.8	153.1	95.9	67.4	19.5	10.3	7.0		
Factories	45.8	56.7	23.5	45.4	9.3	5.6	5.0		
Offices	112.0	81.3	48.4	42.8	2.4	5.1	5.0		
Other business premises	112.5	107.3	55.1	50.3	9.8	4.4	7.4		
Educational	127.4	102.1	48.8	62.1	8.5	19.2	6.5		
Religious	4.2	9.1	4.3	1.5	0.1	0.6	0.3		
Health	101.9	52.2	40.8	21.1	2.6	5.8	0.3		
Entertainment and recreational	74.0	39.5	17.1	25.5	0.8	8.6	6.3		
Miscellaneous	86.0	35.5	22.3	25.8	6.5	5.1	1.3		
<i>Total non-residential building</i>	<i>889.6</i>	<i>667.0</i>	<i>368.2</i>	<i>364.2</i>	<i>60.2</i>	<i>68.0</i>	<i>42.0</i>		
Total	2,546.1	2,781.7	1,375.3	1,433.1	220.1	253.6	196.0		

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1994 October	3	0.3	1	0.3	—	—	—	—	—	—	4	0.6
November	2	0.2	1	0.4	2	1.4	1	1.4	—	—	6	3.3
December	4	0.4	1	0.3	—	—	1	2.2	—	—	6	2.8
SHOPS												
1994 October	26	2.4	16	4.9	2	1.2	3	4.7	1	6.3	48	19.5
November	22	2.2	6	2.2	6	3.4	2	2.6	—	—	36	10.3
December	17	1.5	4	1.4	4	2.7	1	1.4	—	—	26	7.0
FACTORIES												
1994 October	14	1.6	6	1.8	1	0.5	2	5.5	—	—	23	9.3
November	22	2.7	11	2.9	—	—	—	—	—	—	33	5.6
December	10	1.3	6	1.7	—	—	1	2.1	—	—	17	5.0
OFFICES												
1994 October	9	0.8	3	1.0	1	0.7	—	—	—	—	13	2.4
November	12	1.0	6	1.8	2	1.3	1	1.0	—	—	21	5.1
December	14	1.4	4	1.3	2	1.2	1	1.2	—	—	21	5.0
OTHER BUSINESS PREMISES												
1994 October	15	1.5	7	2.0	3	1.9	3	4.5	—	—	28	9.8
November	23	2.0	6	1.8	1	0.7	—	—	—	—	30	4.4
December	21	2.0	7	2.5	2	1.0	1	1.9	—	—	31	7.4
EDUCATIONAL												
1994 October	4	0.6	3	1.0	3	2.4	3	4.5	—	—	13	8.5
November	3	0.3	3	0.7	3	2.1	2	6.6	1	9.5	12	19.2
December	3	0.4	3	0.9	3	1.7	1	3.4	—	—	10	6.5
RELIGIOUS												
1994 October	1	0.1	—	—	—	—	—	—	—	—	1	0.1
November	1	0.1	1	0.4	—	—	—	—	—	—	2	0.6
December	1	0.1	1	0.3	—	—	—	—	—	—	2	0.3
HEALTH												
1994 October	4	0.4	2	0.7	—	—	1	1.6	—	—	7	2.6
November	3	0.2	—	—	2	1.3	3	4.3	—	—	8	5.8
December	2	0.3	—	—	—	—	—	—	—	—	2	0.3
ENTERTAINMENT AND RECREATIONAL												
1994 October	7	0.6	1	0.3	—	—	—	—	—	—	8	0.8
November	5	0.5	3	0.8	1	0.7	3	6.6	—	—	12	8.6
December	1	0.1	—	—	2	1.2	2	5.1	—	—	5	6.3
MISCELLANEOUS												
1994 October	5	0.5	3	0.7	2	1.3	2	4.1	—	—	12	6.5
November	7	0.6	3	1.2	—	—	2	3.3	—	—	12	5.1
December	10	1.0	1	0.3	—	—	—	—	—	—	11	1.3
TOTAL NON-RESIDENTIAL BUILDING												
1994 October	88	8.7	42	12.5	12	8.0	14	24.7	1	6.3	157	60.2
November	100	9.8	40	12.1	17	10.8	14	25.8	1	9.5	172	68.0
December	83	8.6	27	8.5	13	7.8	8	17.2	—	—	131	42.0

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

Statistical local area, statistical subdivision and statistical division	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
PERTH STATISTICAL DIVISION										
Cambridge (T)	5	—	1,984	—	—	—	239	—	—	2,223
Claremont (T)	1	—	72	—	—	—	217	720	720	1,009
Cottesloe (T)	3	—	745	—	—	—	400	—	—	1,145
Mosman Park (T)	1	—	156	9	—	360	281	—	—	797
Nedlands (C)	9	—	1,094	6	—	610	425	—	—	2,129
Peppermint Grove (S)	—	—	—	—	—	—	330	3,865	3,865	4,195
Perth (C) — Inner	—	—	—	—	—	—	—	1,374	1,974	1,974
Perth (C) — Remainder	—	—	—	4	—	470	—	451	451	921
Subiaco (C)	1	—	200	—	—	—	228	140	140	568
Victoria Park (T)	5	—	359	2	2	255	95	500	500	1,209
Vincent (T)	—	—	—	16	—	1,520	410	70	70	2,000
Central Metropolitan (SSD)	25	—	4,610	37	2	3,215	2,625	7,119	7,719	18,169
Bassendean (T)	—	—	—	23	—	1,058	35	710	710	1,803
Bayswater (C)	9	—	1,104	—	7	395	88	—	—	1,587
Kalamunda (S)	23	—	1,887	—	—	—	693	585	585	3,165
Mundaring (S)	23	—	2,310	—	—	—	405	105	105	2,820
Swan (S)	124	—	8,897	3	—	150	151	645	747	9,945
East Metropolitan (SSD)	179	—	14,198	26	7	1,603	1,372	2,045	2,147	19,320
Stirling (C) — Central	26	—	3,491	68	17	5,232	566	3,030	3,095	12,384
Stirling (C) — West	8	1	810	33	16	3,122	453	905	905	5,289
Stirling (C) — South-Eastern	7	—	654	24	—	1,605	325	—	—	2,583
Wanneroo (C)	267	—	21,702	32	—	1,581	799	6,356	6,356	30,437
North Metropolitan (SSD)	308	1	26,657	157	33	11,539	2,143	10,291	10,356	50,694
Cockburn (C)	52	—	4,583	10	—	671	40	1,071	1,071	6,365
East Fremantle (T)	1	—	100	—	—	—	58	—	—	158
Fremantle (C) — Inner	1	—	165	—	—	—	90	—	56	311
Fremantle (C) — Remainder	6	—	539	—	—	—	85	175	175	799
Kwinana (T)	16	—	1,128	—	12	632	—	2,050	2,050	3,810
Melville (C)	20	—	1,789	16	6	1,784	809	130	130	4,512
Rockingham (C)	84	—	5,670	20	—	1,073	130	3,699	3,699	10,573
South West Metropolitan (SSD)	180	—	13,974	46	18	4,160	1,213	7,125	7,181	26,528
Armadale (C)	31	—	1,761	2	—	70	145	786	786	2,762
Belmont (C)	10	—	795	—	6	331	64	1,200	1,200	2,390
Canning (C)	31	—	2,452	50	—	2,856	277	1,258	1,838	7,423
Gosnells (C)	81	—	5,244	6	—	433	176	1,173	1,173	7,026
Serpentine-Jarrahdale (S)	14	—	1,124	32	—	1,800	156	—	—	3,080
South Perth (C)	8	—	1,234	6	—	600	338	—	—	2,172
South East Metropolitan (SSD)	175	—	12,611	96	6	6,090	1,155	4,417	4,997	24,853
Total	867	1	72,049	362	66	26,608	8,507	30,997	32,400	139,564
SOUTH WEST STATISTICAL DIVISION										
Boddington (S)	1	—	60	—	—	—	—	—	—	60
Mandurah (C)	105	—	8,173	28	—	1,960	184	571	692	11,008
Murray (S)	7	—	549	—	—	—	33	205	205	787
Waroona (S)	2	—	180	—	—	—	30	125	125	335
Date (SSD)	115	—	8,962	28	—	1,960	247	901	1,022	12,190
Bunbury (C)	27	1	1,775	—	6	419	12	100	100	2,307
Capel (S)	10	—	816	—	—	—	—	—	—	816
Collie (S)	1	—	95	—	—	—	135	—	—	230
Dardanup (S)	8	—	643	—	—	—	56	515	515	1,213
Donnybrook-Balingup (S)	6	—	543	—	—	—	—	—	—	543
Harvey (S)	17	—	1,515	—	—	—	85	100	100	1,700
Preston (SSD)	69	1	5,387	—	6	419	288	715	715	6,810

For footnote, see end of table.

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

Statistical local area, statistical subdivision and statistical division	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SOUTH WEST STATISTICAL DIVISION (continued)										
Augusta-Margaret River (S)	9	—	996	2	—	140	145	120	120	1,401
Busselton (S)	42	7	4,411	2	—	140	198	1,195	1,195	5,943
Vasse (SSD)	51	7	5,406	4	—	280	343	1,315	1,315	7,344
Boyup Brook (S)	3	—	195	—	—	—	50	—	—	245
Bridgetown-Greenbushes (S)	3	—	177	—	—	—	35	—	—	212
Manjimup (S)	6	—	386	—	—	—	—	1,205	1,205	1,591
Nannup (S)	3	—	145	—	—	—	—	—	—	145
Blackwood (SSD)	15	—	903	—	—	—	85	1,205	1,205	2,193
Total	250	8	20,658	32	6	2,659	962	4,136	4,257	28,537
LOWER GREAT SOUTHERN STATISTICAL DIVISION										
Broomehill (S)	2	—	147	2	—	60	30	—	—	237
Gnowangerup (S)	—	—	—	—	—	—	—	—	—	—
Jerramungup (S)	—	—	—	—	—	—	—	—	—	—
Katanning (S)	2	—	206	2	—	89	20	—	—	315
Kent (S)	—	—	—	—	—	—	—	—	—	—
Kojonup (S)	3	—	283	—	—	—	—	—	—	283
Tambellup (S)	—	—	—	—	—	—	15	—	—	15
Woodanilling (S)	—	—	—	—	—	—	—	—	—	—
Pullinup (SSD)	7	—	636	4	—	149	65	—	—	850
Albany (T)	7	—	556	—	5	389	57	150	150	1,152
Albany (S)	7	—	517	—	—	—	48	67	67	631
Cranbrook (S)	—	—	—	—	—	—	—	—	—	—
Denmark (S)	9	—	726	—	—	—	20	—	—	746
Plantagenet (S)	6	—	331	—	—	—	—	—	—	331
King (SSD)	29	—	2,130	—	5	389	125	217	217	2,861
Total	36	—	2,766	4	5	539	190	217	217	3,711
UPPER GREAT SOUTHERN STATISTICAL DIVISION										
Brookton (S)	—	—	—	—	—	—	—	—	—	—
Cuballing (S)	1	—	44	—	—	—	—	—	—	44
Dumbleyung (S)	—	—	—	—	—	—	—	—	—	—
Narrogin (T)	—	—	—	—	—	—	18	—	—	18
Narrogin (S)	—	—	—	—	—	—	—	—	—	—
Pingelly (S)	—	—	—	—	—	—	—	—	—	—
Wagin (S)	—	—	—	—	—	—	—	—	—	—
Wandering (S)	—	—	—	—	—	—	—	—	—	—
West Arthur (S)	2	1	222	—	2	105	—	—	—	328
Wickepin (S)	—	—	—	—	—	—	—	—	—	—
Williams (S)	1	—	73	—	—	—	—	—	—	73
Hotham (SSD)	4	1	339	—	2	105	18	—	—	462
Corrigin (S)	—	—	—	—	—	—	—	—	—	—
Kondinin (S)	—	—	—	—	—	—	—	—	—	—
Kulin (S)	—	—	—	—	—	—	—	—	—	—
Lake Grace (S)	—	—	—	—	—	—	—	—	—	—
Lakes (SSD)	—	—	—	—	—	—	—	—	—	—
Total	4	1	339	—	2	105	18	—	—	462

For footnote, see end of table.

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

Statistical local area, statistical subdivision and statistical division	New residential building						Alterations and additions (b)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MIDLANDS STATISTICAL DIVISION										
Chittering (S)	8	—	602	—	—	—	—	—	—	602
Dandaragan (S)	3	—	217	—	—	—	—	—	—	217
Gingin (S)	6	—	341	—	—	—	—	—	—	341
Moora (S)	—	—	—	—	—	—	—	—	—	—
Victoria Plains (S)	1	—	120	—	—	—	—	—	—	120
Moore (SSD)	18	—	1,281	—	—	—	—	—	—	1,281
Beverley (S)	—	1	111	—	—	—	—	—	—	111
Cunderdin (S)	1	—	48	—	—	—	65	—	—	113
Dalwallinu (S)	—	—	—	—	—	—	—	—	—	—
Dowerin (S)	—	—	—	—	—	—	32	—	—	32
Goomalling (S)	2	—	94	—	—	—	75	—	—	169
Koorda (S)	—	—	—	—	—	—	—	—	—	—
Northam (T)	2	—	182	—	—	—	100	—	—	282
Northam (S)	1	—	78	—	—	—	11	—	—	89
Quairading (S)	—	—	—	—	—	—	—	—	—	—
Tammin (S)	—	—	—	—	6	488	—	—	—	488
Toodyay (S)	5	—	356	—	—	—	—	—	—	356
Wongan-Ballidu (S)	—	1	130	—	—	—	—	—	—	130
Wyalkatchem (S)	—	—	—	—	—	—	—	—	—	—
York (S)	2	—	160	—	—	—	—	—	—	160
Avon (SSD)	13	2	1,159	—	6	488	282	—	—	1,929
Bruce Rock (S)	—	—	—	—	—	—	—	—	—	—
Kellerberrin (S)	—	—	—	—	—	—	40	—	—	40
Merredin (S)	—	—	—	—	—	—	44	—	—	44
Mount Marshall (S)	—	—	—	—	—	—	—	—	—	—
Mukinbudin (S)	—	—	—	—	—	—	—	—	—	—
Narembeen (S)	1	—	381	—	—	—	—	—	—	381
Nungarin (S)	—	—	—	—	—	—	—	—	—	—
Trayning (S)	—	—	—	—	—	—	—	—	—	—
Westonia (S)	—	—	—	—	—	—	—	—	—	—
Yilgarn (S)	—	—	—	4	—	120	15	—	—	135
Campion (SSD)	1	—	381	4	—	120	99	—	—	600
Total	32	2	2,821	4	6	608	381	—	—	3,810
SOUTH EASTERN STATISTICAL DIVISION										
Coolgardie (S)	—	—	—	—	—	—	—	60	60	60
Kalgoorlie/Boulder (C)	28	—	2,806	23	—	1,521	147	160	160	4,634
Laverton (S)	—	—	—	—	—	—	—	—	—	—
Leonora (S)	—	—	—	—	—	—	—	—	—	—
Menzies (S)	—	—	—	—	—	—	—	—	—	—
Lefroy (SSD)	28	—	2,806	23	—	1,521	147	220	220	4,694
Dundas (S)	—	1	99	—	—	—	—	—	—	99
Esperance (S)	10	—	1,017	2	2	288	—	1,039	1,039	2,345
Ravensthorpe (S)	—	—	—	—	—	—	—	—	—	—
Johnston (SSD)	10	1	1,116	2	2	288	—	1,039	1,039	2,443
Total	38	1	3,922	25	2	1,810	147	1,259	1,259	7,137

For footnote, see end of table.

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

Statistical local area, statistical subdivision and statistical division	New residential building						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)				
CENTRAL STATISTICAL DIVISION										
Camarvon (S)	1	—	90	—	2	188	—	—	—	278
Exmouth (S)	1	—	60	—	—	—	14	—	—	74
Shark Bay (S)	—	—	—	—	—	—	—	—	—	—
Upper Gascoyne (S)	—	—	—	—	—	—	—	—	—	—
<i>Gascoyne (SSD)</i>	2	—	150	—	2	188	14	—	—	352
Cue (S)	—	—	—	—	—	—	—	—	—	—
Meekatharra (S)	—	—	—	—	—	—	—	—	—	—
Mount Magnet (S)	—	—	—	—	—	—	—	—	—	—
Murchison (S)	—	—	—	—	—	—	—	—	—	—
Ngaanyatjarraku (S)	12	—	1,145	—	—	—	—	—	—	1,145
Sandstone (S)	—	—	—	—	—	—	—	—	—	—
Wiluna (S)	—	—	—	—	—	—	—	—	—	—
Yalgoo (S)	—	—	—	—	—	—	—	—	—	—
<i>Carnegie (SSD)</i>	12	—	1,145	—	—	—	—	—	—	1,145
Carnamah (S)	—	—	—	—	—	—	—	—	—	—
Chapman Valley (S)	1	—	65	—	—	—	—	68	68	133
Coorow (S)	—	—	—	—	—	—	—	—	—	—
Geraldton (C)	4	—	656	10	—	741	33	320	320	1,750
Greenough (S)	31	—	2,749	—	—	—	65	86	86	2,901
Irwin (S)	—	—	—	—	—	—	—	—	—	—
Mingenew (S)	—	—	—	—	—	—	—	—	—	—
Morawa (S)	—	—	—	—	—	—	—	—	—	—
Mullewa (S)	—	—	—	—	—	—	—	—	—	—
Northampton (S)	1	—	51	—	—	—	41	—	—	92
Perenjori (S)	—	—	—	—	—	—	—	—	—	—
Three Springs (S)	—	—	—	—	—	—	—	—	—	—
<i>Greenough River (SSD)</i>	37	—	3,521	10	—	741	139	474	474	4,876
Total	51	—	4,816	10	2	929	153	474	474	6,372
PILBARA STATISTICAL DIVISION										
East Pilbara (S)	—	—	—	—	—	—	79	190	190	269
Port Hedland (T)	—	—	—	—	—	—	35	—	—	35
<i>De Grey (SSD)</i>	—	—	—	—	—	—	114	190	190	304
Ashburton (S)	—	—	—	—	—	—	—	—	—	—
Roebourne (S)	3	—	490	—	—	—	30	—	—	520
<i>Fortescue (SSD)</i>	3	—	490	—	—	—	30	—	—	520
Total	3	—	490	—	—	—	144	190	190	824
KIMBERLEY STATISTICAL DIVISION										
Halls Creek (S)	—	—	—	—	—	—	—	465	465	465
Wyndham-East Kimberley (S)	4	—	461	—	—	—	—	—	—	461
<i>Ord (SSD)</i>	4	—	461	—	—	—	—	465	465	926
Broome (S)	5	10	1,624	—	—	—	90	2,198	2,198	3,912
Derby-West Kimberley (S)	—	1	150	—	—	—	—	—	565	715
<i>Fitzroy (SSD)</i>	5	11	1,774	—	—	—	90	2,198	2,763	4,627
Total	9	11	2,235	—	—	—	90	2,663	3,228	5,554
WESTERN AUSTRALIA										
Western Australia	1,290	24	110,097	437	89	33,257	10,591	39,936	42,025	195,970

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

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

Statistical division	Material of outer walls					Total	Floor area (sq m)	Average floor area (sq m)	Average value per square metre (\$)
	Double brick(a)	Brick veneer	Fibre cement	Timber	Other and not stated				
Perth	853	1	5	5	4	868	191,891	221	375
South-West	199	14	17	15	13	258	51,176	198	404
Lower Great Southern	6	10	8	9	3	36	7,624	212	363
Upper Great Southern		2	3	—	—	5	742	148	457
Midlands	22	1	3	6	2	34	6,890	203	409
South-Eastern	3	29	7	—	—	39	8,453	217	464
Central	31	1	5	1	13	51	8,922	175	540
Pilbara	—	3	—	—	—	3	1,061	354	462
Kimberley	1	1	—	—	18	20	4,350	218	514
Western Australia	1,115	62	48	36	53	1,314	281,109	214	392

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

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

Statistical division	Houses	Other residential building							Total residential building	
		Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of					
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Perth	868	359	69	428	—	—	—	—	428	1,296
South West	258	29	9	38	—	—	—	—	38	296
Lower Great Southern	36	9	—	9	—	—	—	—	9	45
Upper Great Southern	5	2	—	2	—	—	—	—	2	7
Midlands	34	10	—	10	—	—	—	—	10	44
South Eastern	39	27	—	27	—	—	—	—	27	66
Central	51	12	—	12	—	—	—	—	12	63
Pilbara	3	—	—	—	—	—	—	—	—	3
Kimberley	20	—	—	—	—	—	—	—	—	20
Western Australia	1,314	448	78	526	—	—	—	—	526	1,840
VALUE (\$'000)										
Perth	72,049	21,809	4,799	26,608	—	—	—	—	26,608	98,656
South West	20,658	1,659	1,000	2,659	—	—	—	—	2,659	23,317
Lower Great Southern	2,766	539	—	539	—	—	—	—	539	3,305
Upper Great Southern	339	105	—	105	—	—	—	—	105	444
Midlands	2,821	608	—	608	—	—	—	—	608	3,429
South Eastern	3,922	1,810	—	1,810	—	—	—	—	1,810	5,732
Central	4,816	929	—	929	—	—	—	—	929	5,745
Pilbara	490	—	—	—	—	—	—	—	—	490
Kimberley	2,235	—	—	—	—	—	—	—	—	2,235
Western Australia	110,097	27,458	5,799	33,257	—	—	—	—	33,257	143,354

EXPLANATORY NOTES

Introduction

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

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

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

Factors affecting comparability

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

Scope and coverage

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

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

5. From July 1990, the statistics cover:

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

From July 1988 to June 1990, the statistics covered:

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

These changes in scope mainly affect non-residential building data and do not have a statistically significant effect on broad building approvals aggregate data.

However, care should be taken in interpreting data for specific classes of non-residential building.

Definitions

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

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

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

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

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

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

Building classification

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

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

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

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

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

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

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

Seasonal adjustment

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

18. Each of the component series shown has been seasonally adjusted independently. As a consequence, while the unadjusted components in the original series shown add to the totals, the adjusted components may not add to the adjusted totals. Further, the difference between

independently seasonally adjusted series does not necessarily produce series which are optimal or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total should not be used to represent seasonally adjusted public sector dwelling units.

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

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

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

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

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

Estimates at constant prices

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

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

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

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

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

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

Australian Standard Geographical Classification

30. Area statistics are classified according to the Australian Standard Geographical Classification. Figures previously published for local government areas and statistical divisions are directly comparable with this classification except for the cities of Perth, Fremantle and Stirling which are obtained by aggregating the component statistical local areas.

Perth City Council Re-structure

31. From July 1994, Perth City Council has been split. Although there are still five SLA's, only two retain the same boundaries. The new Town of Shepperton (renamed Victoria Park on 2 November 1994) comprises the whole of the SLA previously known as Perth(C) South. The City of Perth is now comprised of two SLAs: Perth(C) Inner and Perth(C) Remainder. Perth(C) Inner boundaries have

not changed. Perth(C) Remainder comprises the majority of Perth(C) Outer. The new Town of Vincent comprises the major part of Perth(C) North and a small part of Perth(C) Outer. The new Town of Cambridge comprises the remainder of Perth(C) North as well as all of Perth(C) Wembley-Coastal. For maps showing the new SLA boundaries, please contact the relevant councils.

Unpublished data and related publications

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

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

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

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

Symbols and other usages

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

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

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

P.C.KELLY
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and Government Statistician

