Western Australia

Australian Bureau of Statistics

Catalogue No. 8731.5

1 February 1996

BUILDING APPROVALS

WESTERN AUSTRALIA

December 1995

MAIN FEATURES

The number of houses approved in December 1995 decreased by 24.7 per cent when compared with November 1995 and decreased by 37.7 per cent when compared with December 1994.

The number of total dwelling units approved in December 1995 decreased by 27.8 per cent when compared with November 1995 and decreased by 46.4 per cent when compared with December 1994.

The provisional trend for private dwelling approvals fell 2.0 per cent in December 1995, following a 2.5 per cent fall in November 1995. This trend will continue to fall unless there is a rise of more than 23.9 per cent in the January 1996 seasonally adjusted figure. The historical average monthly movement of this series regardless of sign is 6.8 per cent.

Comparisons with previous periods are:

Month to month

	December 1995	*November 1995*	*% change*	*December 1994*	*% change*
Houses	819	1,087	-24.7	1,314	-37.7
Total dwelling units	995	1,378	-27.8	1,856	-46.4

Three month moving average

	December 1995	*November 1995*	*% change*	*December 1994*	*% change*
Houses	971	1,069	-9.2	1,417	-31.5
Total dwelling units	1,213	1,351	-10.2	1,961	-38.1

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PHONE INQUIRIES	Contact Mr Peter Hodgson on (09) 360 5180 for further information about statistics in this publication and the availability of related unpublished statistics.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.
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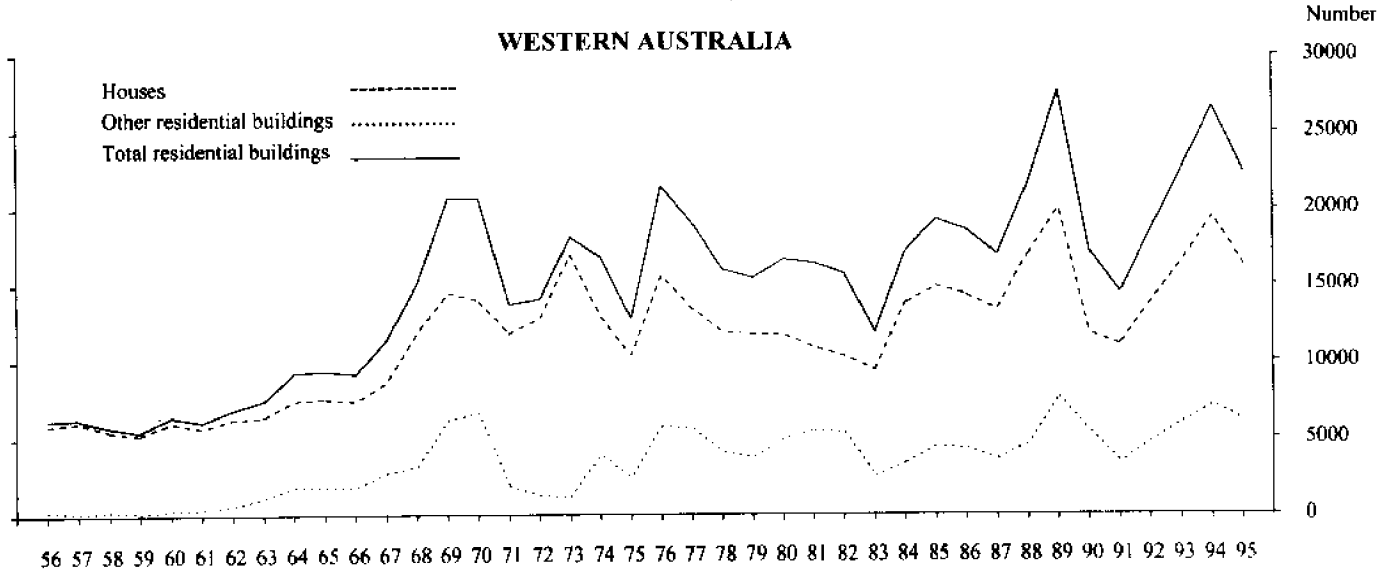
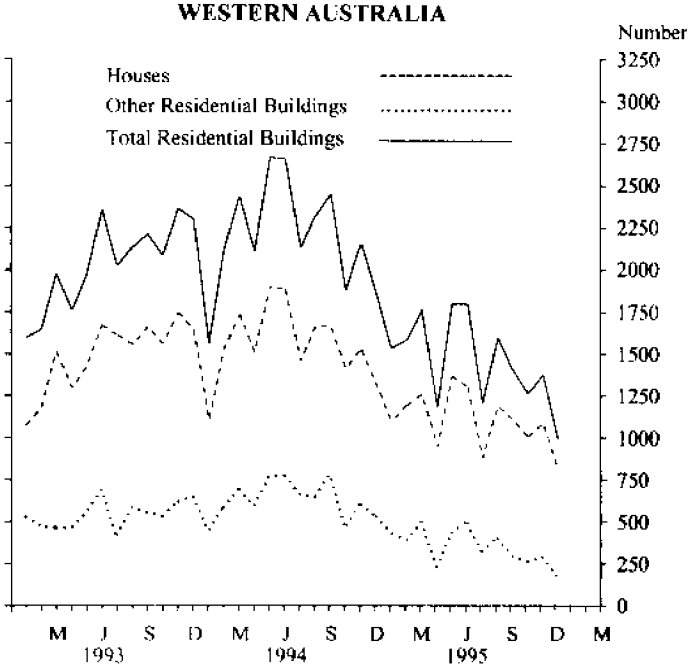
CONTENTS

NEW DWELLING UNITS APPROVED (YEAR ENDED 30 JUNE)

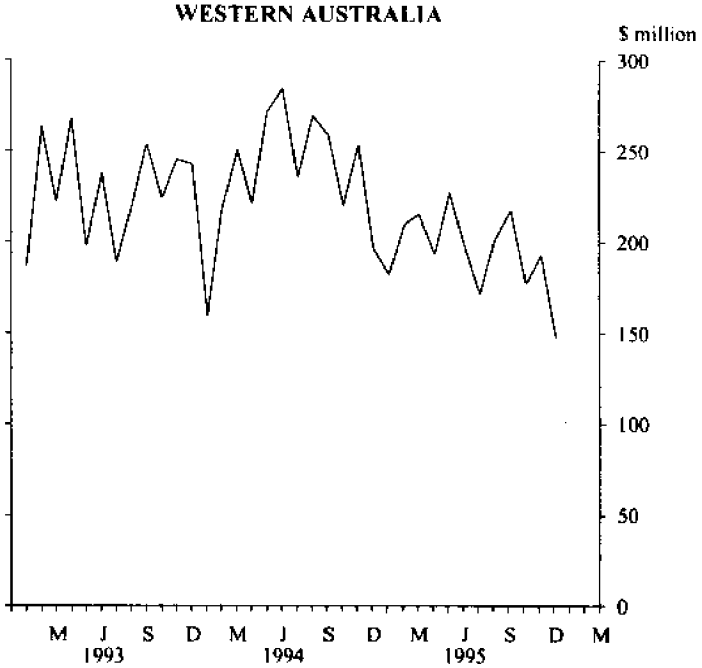
WESTERN AUSTRALIA



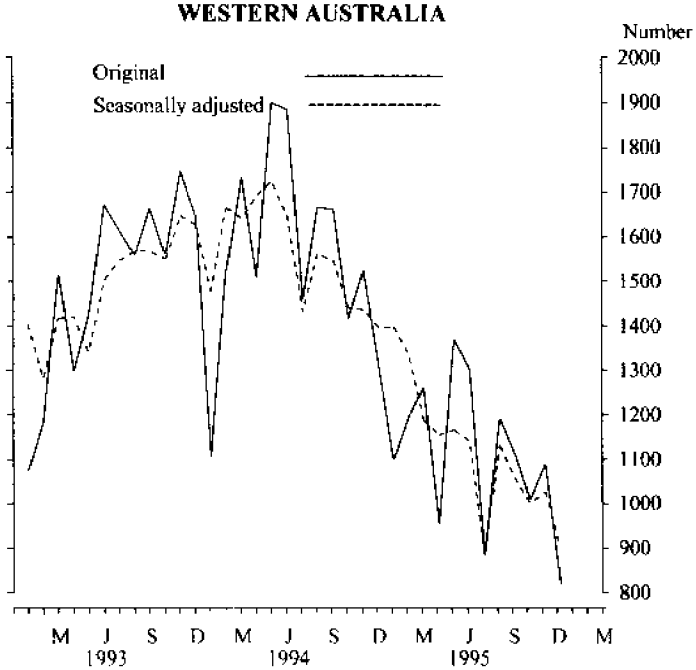
NEW DWELLING UNITS APPROVED
WESTERN AUSTRALIA



TOTAL VALUE OF BUILDING APPROVED
WESTERN AUSTRALIA



NEW HOUSES APPROVED
WESTERN AUSTRALIA



NEW HOUSES APPROVED
WESTERN AUSTRALIA

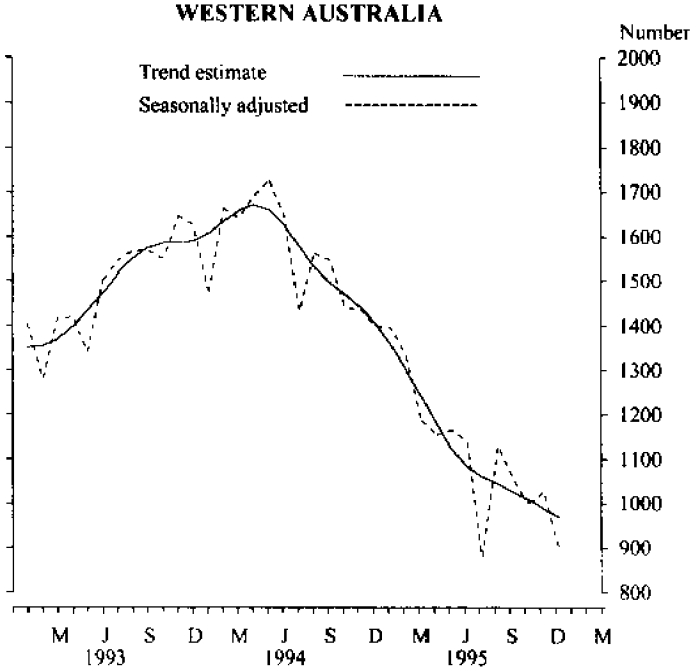


TABLE 1. NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
PERTH STATISTICAL DIVISION										
1992-93	11,618	285	11,903	3,448	1,540	4,988	60	15,126	1,825	16,951
1993-94	13,899	321	14,220	4,924	929	5,853	177	18,986	1,264	20,250
1994-95	11,238	255	11,493	4,430	509	4,939	98	15,765	765	16,530
1994-95										
July-December	6,452	84	6,536	2,832	225	3,057	75	9,358	310	9,668
1995-96										
July-December	4,079	60	4,139	1,284	105	1,389	31	5,394	165	5,559
1994—										
October	1,007	7	1,014	365	28	393	7	1,379	35	1,414
November	1,127	22	1,149	513	22	535	23	1,663	44	1,707
December	867	1	868	362	66	428	16	1,245	67	1,312
1995—										
January	783	27	810	307	44	351	3	1,093	71	1,164
February	794	41	835	258	29	287	6	1,058	70	1,128
March	790	36	826	364	33	397	6	1,160	69	1,229
April	625	15	640	169	5	174	4	798	20	818
May	947	35	982	297	54	351	1	1,245	89	1,334
June	847	17	864	203	119	322	3	1,053	136	1,189
July	493	6	499	269	—	269	4	766	6	772
August	835	20	855	317	15	332	8	1,160	35	1,195
September	772	17	789	200	19	219	5	977	36	1,013
October	691	2	693	157	51	208	3	851	53	904
November	750	2	752	212	18	230	5	967	20	987
December	538	13	551	129	2	131	6	673	15	688
WESTERN AUSTRALIA										
1992-93	16,036	449	16,485	4,081	1,913	5,994	89	20,206	2,362	22,568
1993-94	18,966	471	19,437	5,938	1,206	7,144	195	25,085	1,691	26,776
1994-95	15,783	424	16,207	5,297	808	6,105	115	21,194	1,233	22,427
1994-95										
July-December	8,899	135	9,034	3,352	304	3,656	86	12,336	440	12,776
1995-96										
July-December	6,006	91	6,097	1,581	136	1,717	33	7,620	227	7,847
1994—										
October	1,407	8	1,415	425	28	453	10	1,842	36	1,878
November	1,498	24	1,522	566	36	602	25	2,089	60	2,149
December	1,290	24	1,314	437	89	526	16	1,743	113	1,856
1995—										
January	1,069	31	1,100	379	52	431	4	1,452	83	1,535
February	1,142	53	1,195	324	59	383	8	1,474	112	1,586
March	1,201	57	1,258	445	51	496	7	1,653	108	1,761
April	920	32	952	198	24	222	6	1,124	56	1,180
May	1,317	50	1,367	352	74	426	1	1,670	124	1,794
June	1,235	66	1,301	247	244	491	3	1,485	310	1,795
July	872	11	883	316	—	316	4	1,192	11	1,203
August	1,166	23	1,189	377	22	399	8	1,551	45	1,596
September	1,089	22	1,111	264	29	293	6	1,359	51	1,410
October	999	9	1,008	194	59	253	4	1,197	68	1,265
November	1,076	11	1,087	262	24	286	5	1,343	35	1,378
December	804	15	819	168	2	170	6	978	17	995

(a) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes.

TABLE 2. VALUE OF BUILDING APPROVED
($ million)

Period	New residential building: Houses: Private sector	Houses: Public sector	Houses: Total	Other residential buildings: Private sector	Other residential buildings: Public sector	Other residential buildings: Total	Total: Private sector	Total: Public sector	Total: Total	Alterations and additions to residential buildings	Non-residential building: Private sector	Non-residential building: Total	Total building: Private sector	Total building: Total
PERTH STATISTICAL DIVISION														
1992-93	822.1	17.7	839.7	188.9	92.3	281.2	1,010.9	109.9	1,120.9	113.3	463.2	715.9	1,585.3	1,950.1
1993-94	1,067.8	19.2	1,087.0	319.3	58.6	377.9	1,387.1	77.8	1,464.8	122.0	388.1	492.4	1,896.8	2,079.3
1994-95	928.5	17.9	946.4	302.5	31.6	334.1	1,231.0	49.5	1,280.6	126.1	438.5	555.5	1,795.5	1,962.2
1994-95 July-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
1995-96 July-December	382.6	4.1	386.7	101.2	7.3	108.5	483.8	11.4	495.2	67.1	191.9	211.6	742.6	773.9
1994—														
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
1995—														
January	63.5	1.7	65.2	18.2	2.3	20.5	81.7	4.0	85.7	9.2	29.5	37.4	120.4	132.3
February	68.8	2.6	71.4	17.0	2.2	19.1	85.7	4.8	90.5	9.7	21.5	54.0	116.8	154.2
March	71.7	2.9	74.5	28.5	2.2	30.7	100.2	5.0	105.2	12.0	29.7	29.8	141.9	147.0
April	52.1	1.0	53.2	12.1	0.4	12.5	64.2	1.4	65.6	8.0	53.9	65.1	126.1	138.8
May	79.4	2.3	81.7	25.3	4.4	29.7	104.7	6.7	111.4	10.0	39.6	45.8	154.2	167.2
June	68.5	1.4	69.9	16.0	6.8	22.8	84.5	8.2	92.7	8.9	30.4	32.2	123.8	133.7
July	45.9	0.6	46.5	20.0	—	20.0	65.9	0.6	66.5	8.9	25.4	28.7	100.2	104.1
August	76.0	1.3	77.3	25.7	0.8	26.5	101.7	2.0	103.8	11.4	36.8	38.9	149.9	154.1
September	70.0	1.0	71.0	16.4	1.2	17.6	86.4	2.2	88.6	13.6	49.4	55.2	149.4	157.4
October	67.1	0.2	67.3	13.8	2.4	16.2	80.9	2.6	83.5	9.9	31.0	32.3	121.8	125.7
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	9.7	0.1	9.9	63.9	0.9	64.8	9.8	18.9	23.9	92.6	98.4
WESTERN AUSTRALIA														
1992-93	1,138.8	34.9	1,173.7	227.6	118.1	345.7	1,366.4	153.0	1,519.4	137.1	591.3	889.6	2,091.8	2,546.1
1993-94	1,469.3	34.4	1,503.7	382.5	78.5	461.0	1,851.8	112.9	1,964.7	150.0	513.1	667.0	2,513.8	2,781.7
1994-95	1,319.8	34.5	1,354.3	366.3	54.0	420.3	1,686.1	88.5	1,774.6	156.2	580.9	728.2	2,422.9	2,659.0
1994-95 July-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
1995-96 July-December	548.9	8.1	557.1	122.9	9.7	132.6	671.8	17.8	689.7	86.7	302.1	333.3	1,060.2	1,109.6
1994—														
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
1995—														
January	88.2	2.4	90.6	22.9	2.9	25.8	111.1	5.3	116.4	11.3	40.5	54.8	162.8	182.5
February	97.9	4.1	102.0	22.6	4.2	26.8	120.5	8.3	128.8	12.5	34.2	68.3	167.1	209.6
March	106.7	4.7	111.4	35.5	3.6	39.0	142.2	8.3	150.4	14.9	48.2	50.1	205.3	215.5
April	79.1	2.7	81.7	14.0	2.2	16.1	93.0	4.8	97.9	10.3	73.6	85.8	176.9	193.9
May	111.5	3.7	115.2	29.5	6.2	35.7	141.0	9.9	151.0	12.9	54.7	63.3	208.6	227.2
June	102.9	6.1	109.0	19.4	15.9	35.3	122.3	22.0	144.3	11.2	38.5	41.6	172.0	197.1
July	76.8	1.1	77.8	23.1		23.1	99.9	1.1	100.9	15.8	51.9	55.1	167.5	171.9
August	103.1	1.6	104.8	29.3	1.3	30.6	132.4	3.0	135.4	14.0	51.0	53.2	197.5	202.6
September	97.5	1.8	99.2	21.2	1.7	22.9	118.6	3.5	122.1	16.2	72.2	79.0	207.0	217.4
October	95.4	1.2	96.6	17.0	3.3	20.4	112.5	4.5	117.0	11.9	47.1	48.5	171.3	177.4
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	12.8	0.1	12.9	91.3	1.1	92.4	12.2	28.7	42.9	132.2	147.5

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

	Houses				*Total*			
	Private sector		*Total*		*Private sector*		*Total*	
Period	*Seasonally adjusted*	*Trend estimate*	*Seasonally adjusted*	*Trend estimate*	*Seasonally adjusted*	*Trend estimate*	*Seasonally adjusted*	*Trend estimate*
1994—								
October	1,413	1,444	1,439	1,469	1,995	1,996	2,073	2,115
November	1,382	1,422	1,435	1,441	1,944	1,949	2,081	2,054
December	1,381	1,382	1,398	1,403	1,872	1,874	1,994	1,966
1995—								
January	1,421	1,330	1,396	1,356	1,844	1,775	1,824	1,858
February	1,271	1,267	1,332	1,299	1,664	1,662	1,781	1,739
March	1,136	1,202	1,186	1,239	1,506	1,553	1,659	1,629
April	1,107	1,138	1,153	1,177	1,398	1,459	1,386	1,537
May	1,129	1,082	1,163	1,121	1,440	1,384	1,510	1,467
June r	1,118	1,045	1,139	1,082	1,320	1,335	1,510	1,426
July r	841	1,026	879	1,059	1,238	1,308	1,245	1,404
August r	1,094	1,014	1,129	1,043	1,387	1,287	1,510	1,386
September r	1,032	999	1,056	1,026	1,218	1,261	1,327	1,358
October r	970	984	1,000	1,008	1,213	1,232	1,323	1,319
November r	1,012	966	1,026	987	1,302	1,201	1,387	1,274
December	884	951	898	969	1,075	1,178	1,081	1,234

(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)

	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*
Period	*Private sector*	*Total*							
1992-93	1,261.4	1,300.1	341.2	1,641.4	151.7	579.6	872.0	2,207.3	2,665.1
1993-94	1,580.5	1,617.4	453.3	2,070.7	161.4	501.0	651.3	2,613.2	2,883.4
1994-95	1,356.8	1,391.9	407.6	1,799.5	160.5	559.7	701.7	2,428.0	2,661.8
1994—									
June qtr.	437.7	454.3	139.0	593.3	41.3	135.2	164.4	717.9	799.0
Sept. qtr.	398.3	405.1	132.8	537.8	43.0	151.9	188.2	715.8	769.0
Dec. qtr.	359.5	363.9	102.3	466.2	42.8	129.9	164.3	623.7	673.3
1995—									
Mar. qtr.	300.3	311.7	88.6	400.3	39.7	118.1	166.6	535.3	606.6
June qtr.	298.6	311.3	83.8	395.1	35.0	159.8	182.7	553.2	612.8
Sept. qtr.	281.0	285.5	73.4	358.9	46.6	167.1	178.7	564.0	584.2

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

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

Class of building	1993-94	1994-95	July-December 1994-95	July-December 1995-96	1995 October	1995 November	1995 December
PRIVATE SECTOR							
New houses	1,469.3	1,319.8	733.6	548.9	95.4	97.6	78.5
New other residential buildings	382.5	366.3	222.3	122.9	17.0	19.5	12.8
Total new residential building	*1,851.8*	*1,686.1*	*955.9*	*671.8*	*112.5*	*117.1*	*91.3*
Alterations and additions to residential buildings	148.9	155.9	82.9	86.3	11.8	16.5	12.2
Hotels, etc.	30.3	46.9	22.4	45.5	2.0	7.0	2.7
Shops	151.3	131.8	65.9	33.0	3.9	4.5	7.7
Factories	55.4	79.5	45.3	32.4	5.4	4.9	4.0
Offices	53.7	85.1	34.1	38.0	8.7	9.3	2.2
Other business premises	89.9	90.8	43.8	57.1	9.5	13.8	4.0
Educational	41.0	30.2	21.4	27.5	1.8	3.9	3.3
Religious	9.1	5.7	1.5	2.3	0.6	0.5	0.2
Health	28.8	32.2	17.7	10.5	5.4	1.1	1.1
Entertainment and recreational	25.7	28.3	23.4	14.4	3.7	1.0	0.3
Miscellaneous	27.9	50.2	15.9	41.5	6.2	5.3	3.3
Total non-residential building	*513.1*	*580.9*	*291.3*	*302.1*	*47.1*	*51.2*	*28.7*
Total	**2,513.8**	**2,422.9**	**1,330.1**	**1,060.2**	**171.3**	**184.8**	**132.2**
PUBLIC SECTOR							
New houses	34.4	34.5	10.8	8.1	1.2	1.5	1.0
New other residential buildings	78.5	54.0	19.1	9.7	3.3	3.2	0.1
Total new residential building	*112.9*	*88.5*	*29.9*	*17.8*	*4.5*	*4.7*	*1.1*
Alterations and additions to residential buildings	1.1	0.2	0.2	0.4	0.1	—	—
Hotels, etc.	—	1.6	—	—	—	—	—
Shops	1.8	4.4	1.5	0.5	0.1	0.1	—
Factories	1.3	0.7	0.1	—	..	..	..
Offices	27.7	30.9	8.8	4.1	1.1	0.2	0.6
Other business premises	17.4	6.8	6.5	3.2		0.1	0.2
Educational	61.0	52.1	40.7	10.7	—	—	10.6
Religious	—	—	—	—	.	..	—
Health	23.4	3.8	3.5	0.7	—	—	—
Entertainment and recreational	13.7	7.7	2.1	5.3	..	0.9	0.9
Miscellaneous	7.6	39.3	9.8	6.7	0.2	2.2	1.9
Total non-residential building	*153.9*	*147.3*	*73.0*	*31.2*	*1.4*	*3.4*	*14.2*
Total	**267.9**	**236.1**	**103.1**	**49.4**	**6.1**	**8.1**	**15.3**
TOTAL							
New houses	1,503.7	1,354.3	744.4	557.1	96.6	99.1	79.5
New other residential buildings	461.0	420.3	241.4	132.6	20.4	22.7	12.9
Total new residential building	*1,964.7*	*1,774.6*	*985.8*	*689.7*	*117.0*	*121.8*	*92.4*
Alterations and additions to residential buildings	150.0	156.2	83.1	86.7	11.9	16.5	12.2
Hotels, etc.	30.3	48.5	22.4	45.5	2.0	7.0	2.7
Shops	153.1	136.2	67.4	33.5	4.0	4.5	7.7
Factories	56.7	80.3	45.4	32.4	5.4	4.9	4.0
Offices	81.3	116.0	42.8	42.1	9.8	9.5	2.7
Other business premises	107.3	97.7	50.3	60.3	9.5	13.8	4.2
Educational	102.1	82.3	62.1	38.2	1.8	3.9	13.9
Religious	9.1	5.7	1.5	2.3	0.6	0.5	0.2
Health	52.2	36.0	21.1	11.2	5.4	1.1	1.1
Entertainment and recreational	39.5	36.0	25.5	19.6	3.7	1.9	1.2
Miscellaneous	35.5	89.5	25.8	48.3	6.4	7.5	5.2
Total non-residential building	*667.0*	*728.2*	*364.2*	*333.3*	*48.5*	*54.7*	*42.9*
Total	**2,781.7**	**2,659.0**	**1,433.1**	**1,109.6**	**177.4**	**192.9**	**147.5**

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.												
1995 October	7	0.7	4	1.2	—	—	—	—	—	—	11	2.0
November	7	0.7	1	0.5	4	2.7	2	3.1	—	—	14	7.0
December	2	0.1	1	0.2	—	—	1	2.4	—	—	4	2.7
SHOPS												
1995 October	17	1.3	6	2.0	1	0.8	—	—	—	—	24	4.0
November	23	2.0	5	1.5	2	1.1	—	—	—	—	30	4.5
December	8	0.9	8	2.5	3	1.8	2	2.5	—	—	21	7.7
FACTORIES												
1995 October	16	1.7	9	2.6	—	—	1	1.0	—	—	26	5.4
November	12	1.4	8	2.4	2	1.2	—	—	—	—	22	4.9
December	9	1.1	4	1.4	2	1.4	—	—	—	—	15	4.0
OFFICES												
1995 October	12	1.4	3	0.8	2	1.5	2	6.1	—	—	19	9.8
November	18	1.7	10	3.0	2	1.2	2	3.5	—	—	32	9.5
December	8	0.8	4	1.4	1	0.6	—	—	—	—	13	2.7
OTHER BUSINESS PREMISES												
1995 October	20	2.2	5	1.7	2	1.1	2	4.6	—	—	29	9.5
November	19	1.6	13	4.1	4	2.5	4	5.5	—	—	40	13.8
December	14	1.5	4	1.1	—	—	1	1.7	—	—	19	4.2
EDUCATIONAL												
1995 October	8	0.7	4	1.1	—	—	—	—	—	—	12	1.8
November	5	0.6	—	—	—	—	2	3.4	—	—	7	3.9
December	5	0.5	2	0.5	2	1.0	5	11.8	—	—	14	13.9
RELIGIOUS												
1995 October	—	—	—	—	1	0.6	—	—	—	—	1	0.6
November	1	0.1	2	0.4	—	—	—	—	—	—	3	0.5
December	2	0.2	—	—	—	—	—	—	—	—	2	0.2
HEALTH												
1995 October	—	—	2	0.7	1	0.5	1	4.2	—	—	4	5.4
November	2	0.3	—	—	1	0.8	—	—	—	—	3	1.1
December	1	0.2	3	0.9	—	—	—	—	—	—	4	1.1
ENTERTAINMENT AND RECREATIONAL												
1995 October	1	0.1	3	1.2	—	—	2	2.5	—	—	6	3.7
November	3	0.4	1	0.3	2	1.2	—	—	—	—	6	1.9
December	4	0.5	2	0.7	—	—	—	—	—	—	6	1.2
MISCELLANEOUS												
1995 October	13	1.4	1	0.3	—	—	1	4.7	—	—	15	6.4
November	16	1.6	6	1.7	2	1.6	2	2.7	—	—	26	7.5
December	6	0.6	3	1.0	1	1.0	2	2.7	—	—	12	5.2
TOTAL NON-RESIDENTIAL BUILDING												
1995 October	94	9.5	37	11.6	7	4.5	9	23.0	—	—	147	48.5
November	106	10.4	46	13.9	19	12.3	12	18.1	—	—	183	54.7
December	59	6.3	31	9.8	9	5.7	11	21.1	—	—	110	42.9

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

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings ($'000)	Non-residential building		Total building ($'000)
	Houses			Other residential buildings						
	Private sector (number)	Public sector (number)	Total value ($'000)	Private sector (number)	Public sector (number)	Total value ($'000)		Private sector ($'000)	Total ($'000)	
PERTH STATISTICAL DIVISION										
Cambridge (T)	6	—	1,057	8	—	795	1,003	1,910	1,910	4,764
Claremont (T)	4	—	1,024	—	—	—	374	1,502	1,502	2,900
Cottesloe (T)	4	—	581	—	—		525	—	—	1,106
Mosman Park (T)	6	—	1,689	—	—	—	83	—		1,772
Nedlands (C)	7	—	1,376	6	—	670	423	80	480	2,949
Peppermint Grove (S)	1		630			—	—	—	—	630
Perth (C) Inner	—	—	—	—	—	—		2,400	2,400	2,400
Perth (C) — Remainder	—	—	—	—	—	—	225	400	400	625
Subiaco (C)	1	—	230	2	—	140	40	750	750	1,160
Victoria Park (T)	1	—	72	5	—	291	58	500	500	921
Vincent (T)	3	—	212	3	—	240	860	200	200	1,512
Central Metropolitan (SSD)	*33*	—	*6,870*	*24*	—	*2,136*	*3,590*	*7,742*	*8,142*	*20,739*
Bassendean (T)	1	—	79	—	—	—	75	180	180	334
Bayswater (C)	7		703	9	—	440	169	—	—	1,312
Kalamunda (S)	14	—	1,254	—	—	—	620	850	850	2,724
Mundaring (S)	14	—	1,619	4	—	204	66	370	370	2,258
Swan (S)	67	3	5,549	2		250	77	480	480	6,356
East Metropolitan (SSD)	*103*	*3*	*9,204*	*15*		*894*	*1,007*	*1,880*	*1,880*	*12,985*
Stirling (C) — Central	9		1,199	21	—	1,159	645	2,680	2,680	5,684
Stirling (C) — West	4	—	288	19	—	1,738	385	300	300	2,711
Stirling (C) — South-Eastern	2	—	388	—	—	—	278	—	—	666
Wanneroo (C)	153	5	14,333	6	—	372	747	1,868	2,183	17,635
North Metropolitan (SSD)	*168*	*5*	*16,208*	*46*	—	*3,270*	*2,054*	*4,848*	*5,163*	*26,695*
Cockburn (C)	44	—	3,889	—	—	—	312	1,325	2,366	6,567
East Fremantle (T)	1	—	70	—	—		—	—	—	70
Fremantle (C) Inner	1	—	100	—	—	—	—	50	50	150
Fremantle (C) — Remainder	1	—	60	—	—	—	145	—	—	205
Kwinana (T)	10	—	638	—	—	—	—	—	—	638
Melville (C)	23		5,711	13	2	1,156	1,474	400	400	8,741
Rockingham (C)	60	1	4,312	7	—	600	283	305	2,880	8,075
South West Metropolitan (SSD)	*140*	*1*	*14,780*	*20*	*2*	*1,756*	*2,214*	*2,080*	*5,696*	*24,445*
Armadale (C)	8	—	568	—	—	—	106	260	440	1,114
Belmont (C)	10	—	694	8	—	577	40	630	715	2,026
Canning (C)	23	1	2,303	8	—	476	346	600	950	4,075
Gosnells (C)	42	3	3,242	—	—	—	165	872	872	4,279
Serpentine-Jarrahdale (S)	7	—	695	—	—	—	—	—	—	695
South Perth (C)	4		391	8	—	742	252	—	—	1,385
South East Metropolitan (SSD)	*94*	*4*	*7,893*	*24*	—	*1,796*	*909*	*2,362*	*2,977*	*13,575*
Total	**538**	**13**	**54,955**	**129**	**2**	**9,852**	**9,774**	**18,912**	**23,858**	**98,438**
SOUTH WEST STATISTICAL DIVISION										
Boddington (S)	—	—					—	—	—	—
Mandurah (C)	27	—	2,384	5	—	245	87	455	5,037	7,752
Murray (S)	19	—	1,478		—		18	180	180	1,676
Waroona (S)	6	—	419	—	—	—	—	—	—	419
Dale (SSD)	*52*	—	*4,281*	*5*	—	*245*	*105*	*635*	*5,217*	*9,847*
Bunbury (C)	4	1	385	—	—	—	67	110	2,942	3,395
Capel (S)	4	—	292	—	—	—	53	315	315	660
Collie (S)	—	—		—	—		45	—	—	45
Dardanup (S)	6	—	401	—	—		92	—		493
Donnybrook-Balingup (S)	5	—	462	3	—	153	19	—	—	634
Harvey (S)	15	—	1,724	—	—	—	55	—	—	1,779
Preston (SSD)	*34*	*1*	*3,264*	*3*	—	*153*	*330*	*425*	*3,257*	*7,005*

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), DECEMBER 1995 *continued*

Statistical local area, statistical subdivision and statistical division	*New residential building (b)*						*Alterations and additions to residential buildings ($'000)*	*Non-residential building*		*Total building ($'000)*
	Houses			*Other residential buildings*						
	Private sector (number)	*Public sector (number)*	*Total value ($'000)*	*Private sector (number)*	*Public sector (number)*	*Total value ($'000)*		*Private sector ($'000)*	*Total ($'000)*	
SOUTH WEST STATISTICAL DIVISION (continued)										
Augusta-Margaret River (S)	15	—	1,281	2	—	100	134	262	262	1,776
Busselton (S)	32	—	3,453	4		305	90	320	320	4,168
Vasse (SSD)	*47*	—	*4,733*	*6*	—	*405*	*224*	*582*	*582*	*5,944*
Boyup Brook (S)	—	—	—	—	—	—	—	—	—	—
Bridgetown-Greenbushes (S)	4	—	338	—	—		84	—	—	422
Manjimup (S)	11	—	1,306	—	—	—	—	268	268	1,574
Nannup (S)	—	—	—	—	—	—	20	—		20
Blackwood (SSD)	*15*	—	*1,645*	—	—	—	*104*	*268*	*268*	*2,016*
Total	**148**	**1**	**13,923**	**14**	**—**	**803**	**762**	**1,910**	**9,324**	**24,812**
LOWER GREAT SOUTHERN STATISTICAL DIVISION										
Broomehill (S)	1		70	—	—	—	—	—		70
Gnowangerup (S)	—	—	—			—	—	—	—	
Jerramungup (S)	—	—	—	—	—	—	—	—	—	—
Katanning (S)	1	—	101		—	—	117	—	—	218
Kent (S)	—	—	—	—	—			—	—	—
Kojonup (S)	—	—	—	—	—	—	—	—	—	—
Tambellup (S)	—				—	—	—	—	—	—
Woodanilling (S)	—	—	—	—	—	—		—	—	—
Pallinup (SSD)	*2*		*171*	—	—	—	*117*	—	—	*288*
Albany (T)	7	—	561	—	—	—	290	390	390	1,241
Albany (S)	8	—	889	—	—	—	123	60	60	1,072
Cranbrook (S)	—	—	—	—	—	—			—	—
Denmark (S)	9	—	657	—	—	—	94	63	63	814
Plantagenet (S)	—	—	—	—	—	—	—	—	—	—
King (SSD)	*24*	—	*2,106*	—	—	—	*507*	*513*	*513*	*3,126*
Total	**26**	**—**	**2,278**	**—**	**—**	**—**	**624**	**513**	**513**	**3,414**
UPPER GREAT SOUTHERN STATISTICAL DIVISION										
Brookton (S)	—									—
Cuballing (S)	2	—	175	—	—	—	—	—	—	175
Dumbleyung (S)	—	—				—			—	—
Narrogin (T)	3		230		—	—	35	400	400	665
Narrogin (S)	—	—	—	—	—	—	—	—	—	—
Pingelly (S)	2	—	158			—				158
Wagin (S)		—	—	—	—	—	—	—	—	—
Wandering (S)	—	—	—	—	—	—	—	—	—	—
West Arthur (S)	—	—			—	—	15	—	—	15
Wickepin (S)	—	—	—	—	—	—		—	—	—
Williams (S)	—	—	—		—	—	—	—	129	129
Hotham (SSD)	*7*	—	*563*	—	—	—	*50*	*400*	*529*	*1,142*
Corrigin (S)	–	—	—	—	—	—	—	—	—	—
Kondinin (S)	—	—			—	—	—	—	—	
Kulin (S)	—	—	—	—	—	—	—	—	—	—
Lake Grace (S)	1	—	40	—	—	—				40
Lakes (SSD)	*1*	—	*40*	—	—	—	—	—	—	*40*
Total	**8**	**—**	**603**	**—**	**—**	**—**	**50**	**400**	**529**	**1,182**

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), DECEMBER 1995 *continued*

Statistical local area, statistical subdivision and statistical division	*New residential building (b)*						*Alterations and additions to residential buildings ($'000)*	*Non-residential building*		*Total building ($'000)*
	Houses			*Other residential buildings*						
	Private sector (number)	*Public sector (number)*	*Total value ($'000)*	*Private sector (number)*	*Public sector (number)*	*Total value ($'000)*		*Private sector ($'000)*	*Total ($'000)*	
MIDLANDS STATISTICAL DIVISION										
Chittering (S)	3	—	310	—	—	—	34	—	—	344
Dandaragan (S)	3	—	315			—	—	—	—	315
Gingin (S)	4	—	375	2	—	240	—	61	61	676
Moora (S)	1	—	45	—	—	—	27	—	—	72
Victoria Plains (S)	—	—	—	—	—	—	—	—	—	—
Moore (SSD)	*11*	—	*1,045*	*2*	—	*240*	*60*	*61*	*61*	*1,407*
Beverley (S)	—	—	—	—	—	—		—	—	—
Cunderdin (S)	—	—	—	—	—	—	—	—	—	—
Dalwallinu (S)	—	—	—	—	—	—	—	—	—	—
Dowerin (S)	—	—	—	—	—	—	—	—	—	—
Goomalling (S)	1	—	85	—	—	—	68	—	—	153
Koorda (S)	—	—	—	—	—	—	—	—	—	—
Northam (T)	—	—	—	—	—	—	—	—	—	—
Northam (S)	3	—	261	—	—	—	135	—	—	396
Quairading (S)	—	—	—	—	—	—		—	—	—
Tammin (S)	—	—	—	—	—	—	—	—	—	—
Toodyay (S)	7	—	491	—	—	—	55	—	—	546
Wongan-Ballidu (S)	2	—	278	—	—	—	—	—	—	278
Wyalkatchem (S)	—	—		—	—	—	—	—	—	—
York (S)	3	—	227	—	—	—	—	—	—	227
Avon (SSD)	*16*	—	*1,341*	—	—	—	*258*	—	—	*1,599*
Bruce Rock (S)	—	—	—	—	—	—	—	—	70	70
Kellerberrin (S)	—	—	—	—	—	—	—	—	—	—
Merredin (S)	1	—	78	—	—	—	—	—	—	78
Mount Marshall (S)	—	—	—	—	—	—	—	—	—	—
Mukinbudin (S)	—	—	—	—	—	—	—	—	—	—
Narembeen (S)	1	—	87	—	—	—	20	—	—	107
Nungarin (S)	2	—	90	—	—	—	—	—	—	90
Trayning (S)	—	—	—	—	—	—	—	—	—	—
Westonia (S)	—	—	—	—	—	—	—	—	—	—
Yilgarn (S)	—	—	—	—	—	—	20		—	20
Campion (SSD)	*4*	—	*255*	—	—	—	*40*	—	*70*	*365*
Total	**31**	—	**2,641**	**2**	—	**240**	**358**	**61**	**131**	**3,370**
SOUTH EASTERN STATISTICAL DIVISION										
Coolgardie (S)	—	—	—	—	—	—	20	—	—	20
Kalgoorlie/Boulder (C)	13	—	1,206	10	—	510	264	1,269	1,362	3,342
Laverton (S)	—	—	—	—	—	—	—	—	—	—
Leonora (S)	2	—	106	—	—	—	—	950	950	1,056
Menzies (S)	—	—	—	—	—	—	—	—	—	—
Lefroy (SSD)	*15*	—	*1,312*	*10*	—	*510*	*284*	*2,219*	*2,312*	*4,417*
Dundas (S)	—	—	—	—	—	—		—	—	—
Esperance (S)	3	1	300	—	—	—	100	214	214	614
Ravensthorpe (S)	—	—	—	—	—	—			—	—
Johnston (SSD)	*3*	*1*	*300*	—	—	—	*100*	*214*	*214*	*614*
Total	**18**	**1**	**1,612**	**10**	—	**510**	**384**	**2,433**	**2,526**	**5,031**

For footnote, see end of table.

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

Statistical local area, statistical subdivision and statistical division	*New residential building (b)*						*Alterations and additions to residential buildings ($'000)*	*Non-residential building*		
	Houses			*Other residential buildings*						
	Private sector (number)	*Public sector (number)*	*Total value ($'000)*	*Private sector (number)*	*Public sector (number)*	*Total value ($'000)*		*Private sector ($'000)*	*Total ($'000)*	*Total building ($'000)*
CENTRAL STATISTICAL DIVISION										
Carnarvon (S)	—	—	—	—	—	—	—	140	140	140
Exmouth (S)	—	—	—	—	—	—	—	—	—	—
Shark Bay (S)	—	—	—	—	—	—	—	—	—	—
Upper Gascoyne (S)	—	—	—	—	—	—	—	—	—	—
Gascoyne (SSD)	—	—	—	—	—	—	—	*140*	*140*	*140*
Cue (S)	—	—	—	—	—	—	—	—	—	—
Meekatharra (S)	—	—	—	—	—	—	—	1,298	2,681	2,681
Mount Magnet (S)	—	—	—	—	—	—	—	—	—	—
Murchison (S)	—	—	—	—	—	—	—	—	—	—
Ngaanyatjarraku (S)	—	—	—	—	—	—	—	—	—	—
Sandstone (S)	—	—	—	—	—	—	—	—	—	—
Wiluna (S)	—	—	—	—	—	—	—	—	—	—
Yalgoo (S)	—	—	—	—	—	—	—	—	—	—
Carnegie (SSD)	—	—	—	—	—	—	—	*1,298*	*2,681*	*2,681*
Carnamah (S)	—	—	—	—	—	—	—	—	—	—
Chapman Valley (S)	—	—	—	—	—	—	—	—	—	—
Coorow (S)	—	—	—	—	—	—	—	—	—	—
Geraldton (C)	3	—	405	—	—	—	34	2,356	2,356	2,795
Greenough (S)	13	—	1,403	—	—	—	—	—	—	1,403
Irwin (S)	4	—	213	2	—	130	10	—	78	431
Mingenew (S)	—	—	—	—	—	—	—	—	—	—
Morawa (S)	—	—	—	—	—	—	—	—	—	—
Mullewa (S)	—	—	—	—	—	—	—	—	—	—
Northampton (S)	—	—	—	—	—	—	—	—	—	—
Perenjori (S)	—	—		—	—	—	—	—	—	—
Three Springs (S)	—	—	—	—	—	—	—	—	—	—
Greenough River (SSD)	*20*	—	*2,021*	*2*	—	*130*	*44*	*2,356*	*2,434*	*4,629*
Total	**20**	—	**2,021**	**2**	—	**130**	**44**	**3,794**	**5,255**	**7,450**
PILBARA STATISTICAL DIVISION										
East Pilbara (S)		—	—	—	—	—	—	—	—	—
Port Hedland (T)	2	—	323	—	—	—	32	316	316	671
De Grey (SSD)	*2*	—	*323*	—	—	—	*32*	*316*	*316*	*671*
Ashburton (S)	1	—	40	—	—	—	27	—	—	67
Roebourne (S)	2	—	215	2	—	270	10	—	95	590
Fortescue (SSD)	*3*	—	*255*	*2*	—	*270*	*37*	—	*95*	*658*
Total	**5**	—	**578**	**2**	—	**270**	**69**	**316**	**411**	**1,329**
KIMBERLEY STATISTICAL DIVISION										
Halls Creek (S)	—	—	—	5	—	579	—	—	—	579
Wyndham-East Kimberley (S)	5	—	545	—	—	—	120	—	—	665
Ord (SSD)	*5*	—	*545*	*5*	—	*579*	*120*	—	—	*1,244*
Broome (S)	4	—	262	4	—	502	45	315	315	1,124
Derby-West Kimberley (S)	1	—	90	—	—	—	—	—	—	90
Fitzroy (SSD)	*5*	—	*352*	*4*	—	*502*	*45*	*315*	*315*	*1,214*
Total	**10**	—	**897**	**9**	—	**1,081**	**165**	**315**	**315**	**2,458**
WESTERN AUSTRALIA										
Western Australia	**804**	**15**	**79,507**	**168**	**2**	**12,885**	**12,230**	**28,653**	**42,861**	**147,484**

(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
DECEMBER 1995

Statistical division	Material of outer walls: Double brick(b)	Brick veneer	Fibre cement	Timber	Other and not stated	Total	Floor area (sq m)	Average floor area (sq m)	Average value per square metre ($)
Perth	538	2	—	4	6	550	121,954	224	445
South-West	114	8	6	6	15	149	31,526	214	438
Lower Great Southern	7	8	7	2	2	26	5,586	215	408
Upper Great Southern	4	—	3	1	—	8	1,689	211	357
Midlands	10	1	14	3	3	31	6,680	215	395
South-Eastern	6	8	5	—	—	19	3,634	202	427
Central	15	2	1	2	—	20	3,833	192	527
Pilbara	3		1	1	—	5	1,448	290	399
Kimberley	1	2	—	—	7	10	1,947	195	461
Western Australia	**698**	**31**	**37**	**19**	**33**	**818**	**178,297**	**220**	**441**

(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
DECEMBER 1995

Statistical division	New houses	New other residential building: Semi-detached, row or terrace houses, townhouses, etc. of: 1 storey	2 or more storeys	Total	Flats, units or apartments in a building of: 1-2 storeys	3 storeys	4 or more storeys	Total	Total	Total new residential building
					NUMBER OF DWELLING UNITS					
Perth	551	126	—	126	—	5	—	5	131	682
South West	149	14	—	14	—	—	—	—	14	163
Lower Great Southern	26	—	—	—	—	—	—	—	—	26
Upper Great Southern	8	—	—	—	—	—	—	—	—	8
Midlands	31	2	—	2	—	—	—	—	2	33
South Eastern	19	10	—	10	—	—	—	—	10	29
Central	20	2	—	2	—	—	—	—	2	22
Pilbara	5	2	—	2	—	—	—	—	2	7
Kimberley	10	9	—	9	—	—	—	—	9	19
Western Australia	**819**	**165**	**—**	**165**	**—**	**5**	**—**	**5**	**170**	**989**
					VALUE ($'000)					
Perth	54,955	9,282	—	9,282	—	570	—	570	9,852	64,807
South West	13,923	803	—	803	—	—	—	—	803	14,726
Lower Great Southern	2,278	—	—	—	—	—	—	—	—	2,278
Upper Great Southern	603	—	—	—	—	—	—	—	—	603
Midlands	2,641	240	—	240	—	—	—	—	240	2,881
South Eastern	1,612	510	—	510	—	—	—	—	510	2,122
Central	2,021	130	—	130	—	—	—	—	130	2,151
Pilbara	578	270	—	270	—	—	—	—	270	848
Kimberley	897	1,081	—	1,081	—	—	—	—	1,081	1,978
Western Australia	**79,507**	**12,315**	**—**	**12,315**	**—**	**570**	**—**	**570**	**12,885**	**92,392**

(a) Excludes Conversions, etc.

EXPLANATORY NOTES

Introduction

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

(a) permits issued by local government authorities in areas subject to building control by those authorities;

(b) approvals issued by the Rural Housing Authority in areas not subject to building control by local government authorities;

(c) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities.

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

Factors affecting comparability

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

Scope and coverage

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

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

5. From July 1990, the statistics cover:

(b) all approved new residential building jobs valued at $10,000 or more;

(b) approved alterations and additions to residential buildings valued at $10,000 or more;

(c) all approved non-residential building jobs valued at $50,000 or more.

From July 1988 to June 1990, the statistics covered:

(d) all approved new residential building jobs valued at $5,000 or more (previously all new residential building jobs were included regardless of value);

(e) approved alterations and additions to residential buildings valued at $10,000 or more;

(f) all approved non-residential building jobs valued at $30,000 or more (previously $10,000 or more).

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

Definitions

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

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

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

(a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus detached 'granny flats' and detached dwelling units (such as caretaker's residences) associated with non-residential buildings are defined as houses for the purpose of these statistics.

(b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes flats, home units, townhouses, duplexes, apartment buildings, etc).

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

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

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

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

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

Building classification

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

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

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

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

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

(a) *Semi-detached, row or terrace houses, townhouses, etc.* (dwellings having their own private grounds and no other dwellings above or below) with
- one storey;
- two or more storeys.

(b) *Flats, units or apartments, etc.* (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:
- one or two storeys;
- three storeys;
- four or more storeys.

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

Seasonal adjustment

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

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

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

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

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

sole criterion in determining which moving average is appropriate.

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

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

Estimates at constant prices

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

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

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

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

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

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

Australian Standard Geographical Classification

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

Perth City Council Re-structure

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

Unpublished data and related publications

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

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

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

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

Symbols and other usages

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

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

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

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