

BUILDING APPROVALS

WESTERN AUSTRALIA

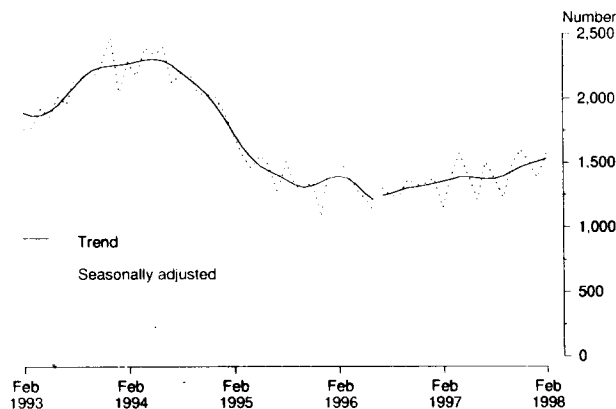
EMBARGO: 11.30AM (CANBERRA TIME) TUES 7 APR 1998

MAIN FEATURES

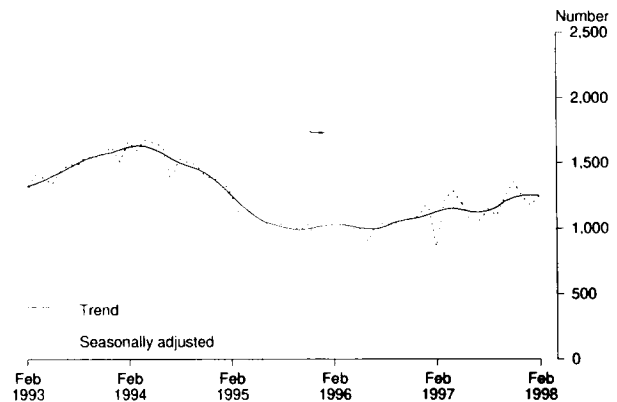
NUMBER OF DWELLING UNITS APPROVED

	February 1997	January 1998	February 1998	February 1997 to February 1998 change	January 1998 to February 1998 change
Original series	1,047	1,155	1,444	37.9%	25.0%
Seasonally adjusted	1,146	1,380	1,580	37.9%	14.5%
Trend estimate	1,352	1,508	1,532	13.3%	1.6%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- The trend for the total number of dwelling units approved increased by 1.6% in February and is 13.3% above the level of a year ago. This trend has generally been on an upward movement since mid 1996.
- The trend for the number of private sector houses approved has flattened although it is still 11.1% higher than the level of a year ago.
- In original terms there were 1,444 dwelling units approved in February, an increase of 289 (25.0%) on January. Increases in the number of new houses and new other residential buildings were recorded in both the private and public sectors.
- The value of new residential buildings approved was \$139.2 million and the value of alterations and additions to residential building was \$16.5 million.

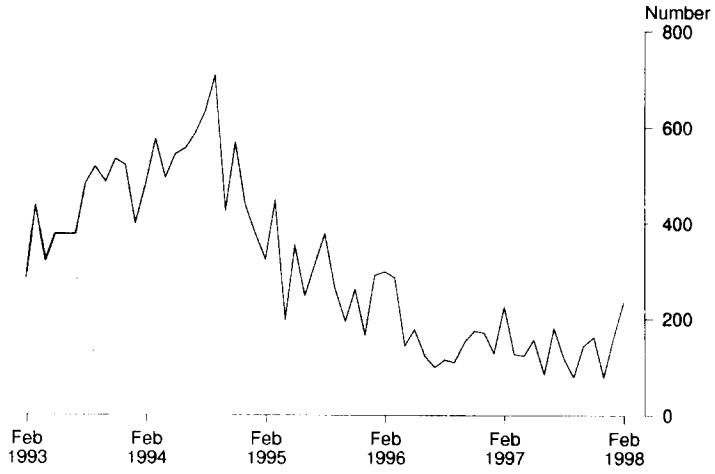
Non-residential building

- The value of non-residential building approved in February was \$69.1 million. Health accounted for \$12.7 million, followed by Other business premises (\$12.2 million) and Factories (\$10.1 million).
- There was one building job valued at more than \$5 million and 15 jobs valued between \$1 million and \$5 million.

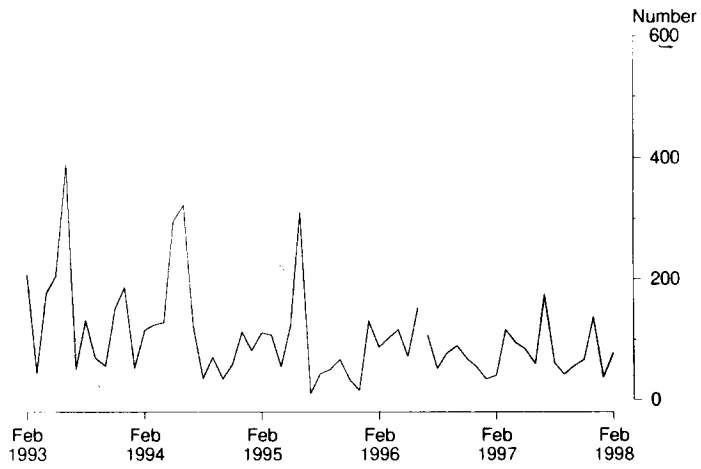
INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.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

**NEW OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR**



**TOTAL DWELLING UNITS APPROVED
PUBLIC SECTOR**



VALUE OF BUILDING WORK APPROVED

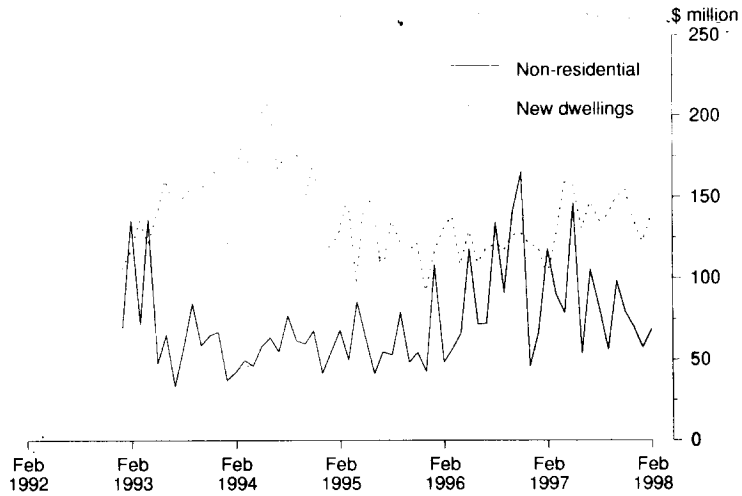


TABLE 1. NUMBER OF DWELLING UNITS APPROVED

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										
1994-95	11,238	255	11,493	4,430	509	4,939	98	15,765	765	16,530
1995-96	8,237	149	8,386	2,376	451	2,827	80	10,693	600	11,293
1996-97	9,106	261	9,367	1,434	192	1,626	67	10,601	459	11,060
1996-97										
July-February	5,782	181	5,963	1,034	93	1,127	52	6,862	280	7,142
1997-98										
July-February	6,410	200	6,610	898	210	1,108	80	7,388	410	7,798
1996--										
December	709	17	726	155	15	170	12	876	32	908
1997--										
January	647	18	665	114	5	119	6	767	23	790
February	538	24	562	222	4	226	5	765	28	793
March	672	24	696	105	36	141	11	788	60	848
April	939	13	952	90	36	126	4	1,033	49	1,082
May	929	20	949	139	27	166	—	1,068	47	1,115
June	784	23	807	66	—	66	—	850	23	873
July	762	51	813	150	24	174	24	936	75	1,011
August	808	20	828	101	4	105	10	919	24	943
September	813	14	827	74	14	88	17	904	28	932
October	836	6	842	115	38	153	1	952	44	996
November	913	35	948	96	21	117	2	1,011	56	1,067
December	824	22	846	63	76	139	25	912	98	1,010
1998--										
January	668	22	690	124	16	140	—	792	38	830
February	786	30	816	175	17	192	1	962	47	1,009
WESTERN AUSTRALIA										
1994-95	15,783	424	16,207	5,297	808	6,105	115	21,194	1,233	22,427
1995-96	11,945	266	12,211	2,900	627	3,527	115	14,960	893	15,853
1996-97	13,068	565	13,633	1,682	331	2,013	97	14,841	902	15,743
1996-97										
July-February	8,280	331	8,611	1,183	204	1,387	73	9,530	541	10,071
1997-98										
July-February	9,368	389	9,757	1,170	274	1,444	91	10,629	663	11,292
1996--										
December	1,001	34	1,035	172	22	194	13	1,186	56	1,242
1997--										
January	1,003	31	1,034	130	5	135	13	1,146	36	1,182
February	773	30	803	226	12	238	6	1,005	42	1,047
March	958	81	1,039	129	36	165	12	1,099	117	1,216
April	1,397	59	1,456	125	38	163	7	1,529	97	1,626
May	1,327	49	1,376	158	37	195	5	1,490	86	1,576
June	1,106	45	1,151	87	16	103	—	1,193	61	1,254
July	1,149	134	1,283	182	41	223	25	1,356	175	1,531
August	1,175	50	1,225	120	12	132	16	1,311	62	1,373
September	1,186	30	1,216	81	14	95	17	1,284	44	1,328
October	1,304	19	1,323	145	38	183	2	1,451	57	1,508
November	1,308	47	1,355	163	21	184	2	1,473	68	1,541
December	1,167	47	1,214	80	91	171	27	1,274	138	1,412
1998--										
January	953	23	976	162	16	178	1	1,116	39	1,155
February	1,126	39	1,165	237	41	278	1	1,364	80	1,444

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

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
PERTH STATISTICAL DIVISION														
1994-95	928.5	17.9	946.4	302.5	31.6	334.1	1,231.0	49.5	1,280.6	126.1	438.5	555.5	1,795.5	1,962.2
1995-96	787.4	10.6	798.0	186.5	33.0	219.6	973.9	43.6	1,017.6	128.2	512.8	597.3	1,614.7	1,743.1
1996-97	903.3	20.1	923.3	136.1	11.1	147.2	1,039.4	31.2	1,070.6	139.5	542.5	779.9	1,718.7	1,990.0
1996-97														
July-February 1997-98	567.3	14.1	581.4	94.0	4.9	98.8	661.2	18.9	680.2	89.8	368.0	555.3	1,117.9	1,325.3
July-February 1997-98	665.7	14.6	680.3	74.4	12.7	87.1	740.0	27.3	767.4	102.6	349.8	455.4	1,192.2	1,325.4
1996--														
December	73.0	1.3	74.3	15.5	1.0	16.6	88.6	2.3	90.9	12.2	28.6	29.7	129.4	132.8
1997--														
January	65.2	1.2	66.4	14.2	0.3	14.4	79.4	1.5	80.8	11.4	25.3	45.4	116.0	137.7
February	55.0	1.6	56.6	19.8	0.3	20.1	74.9	1.9	76.7	9.8	31.5	35.5	116.2	122.0
March	69.3	1.8	71.1	12.6	2.8	15.4	81.8	4.6	86.5	12.6	56.4	62.6	150.8	161.7
April	90.5	1.0	91.5	10.2	1.9	12.2	100.7	2.9	103.7	14.0	42.1	43.8	156.4	161.5
May	93.7	1.3	95.0	13.1	1.5	14.6	106.8	2.8	109.7	11.3	48.8	89.8	166.7	210.8
June	82.5	1.8	84.4	6.2	—	6.2	88.8	1.8	90.6	11.8	27.2	28.4	127.0	130.8
July	78.3	4.2	82.6	12.0	1.4	13.3	90.3	5.6	95.9	12.6	53.9	87.5	156.8	196.0
August	82.3	1.9	84.2	7.6	0.3	7.9	89.9	2.2	92.0	12.4	30.5	55.2	132.8	159.7
September	86.8	1.1	87.9	7.7	2.1	9.7	94.5	3.1	97.6	12.8	41.8	42.2	149.0	152.6
October	84.6	0.4	85.0	10.5	2.0	12.5	95.1	2.4	97.5	13.7	52.2	70.9	160.9	182.1
November	94.9	2.0	96.9	7.8	1.2	9.0	102.7	3.2	105.9	12.7	56.9	61.6	172.2	180.2
December	84.9	1.4	86.3	5.1	3.8	8.9	90.0	5.2	95.2	13.1	40.9	48.9	143.8	157.2
1998--														
January	72.3	1.4	73.6	12.1	1.0	13.2	84.4	2.4	86.8	12.0	37.4	47.7	133.8	146.6
February	81.5	2.3	83.8	11.7	0.9	12.7	93.2	3.2	96.4	13.4	36.2	41.2	142.7	151.0
WESTERN AUSTRALIA														
1994-95	1,319.8	34.5	1,354.3	366.3	54.0	420.3	1,686.1	88.5	1,774.6	156.2	580.9	728.2	2,422.9	2,659.0
1995-96	1,123.8	24.6	1,148.3	225.5	46.9	272.3	1,349.2	71.4	1,420.7	162.9	692.0	803.1	2,203.6	2,386.6
1996-97	1,294.2	54.9	1,349.1	153.8	21.8	175.7	1,448.0	76.8	1,524.7	172.7	774.3	1,204.4	2,391.0	2,901.8
1996-97														
July-February 1997-98	806.0	29.5	835.5	103.2	13.6	116.8	909.2	43.0	952.3	111.7	523.7	834.6	1,542.6	1,898.7
July-February 1997-98	976.7	34.9	1,011.6	94.3	17.5	111.8	1,071.0	52.4	1,123.4	128.5	475.8	617.9	1,674.9	1,869.8
1996--														
December	99.3	3.1	102.4	16.7	1.3	18.1	116.0	4.4	120.5	14.0	39.0	46.4	169.1	180.8
1997														
January	101.1	2.3	103.4	15.4	0.3	15.6	116.5	2.5	119.0	14.9	31.7	66.7	163.0	200.6
February	78.1	2.1	80.2	20.3	0.8	21.1	98.4	3.0	101.3	12.3	73.6	117.8	184.1	231.4
March	98.5	10.2	108.7	14.3	2.8	17.1	112.8	13.0	125.8	15.0	68.3	90.4	196.0	231.1
April	137.0	6.8	143.8	13.3	2.1	15.4	150.3	9.0	159.2	16.8	72.7	78.8	239.0	254.8
May	135.8	4.7	140.5	14.7	2.1	16.8	150.5	6.8	157.3	15.2	63.1	146.4	228.4	318.9
June	116.8	3.8	120.6	8.4	1.2	9.6	125.2	5.0	130.2	14.1	46.3	54.1	184.9	198.4
July	118.2	11.6	129.8	14.7	2.7	17.4	133.0	14.3	147.2	16.0	71.2	105.3	220.2	268.5
August	119.6	5.4	125.1	9.0	0.9	10.0	128.7	6.4	135.0	15.7	51.8	81.4	196.2	232.1
September	126.1	2.9	129.0	8.3	2.1	10.3	134.4	4.9	139.3	15.8	54.3	56.5	204.4	211.7
October	134.4	2.1	136.4	12.2	2.0	14.2	146.6	4.0	150.6	18.4	64.6	98.3	229.5	267.2
November	138.4	3.8	142.2	11.2	1.2	12.4	149.6	5.0	154.6	16.2	70.5	79.4	236.3	250.2
December	119.2	4.3	123.4	6.9	4.8	11.7	126.1	9.1	135.2	16.2	57.3	70.3	199.4	221.6
1998--														
January	103.7	1.5	105.1	16.2	1.0	17.2	119.8	2.5	122.3	13.8	46.3	57.6	179.9	193.7
February	117.2	3.4	120.6	15.8	2.8	18.6	132.9	6.3	139.2	16.5	59.8	69.1	209.1	224.8

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
<i>1996—</i>								
December	1,092	1,081	1,128	1,132	1,260	1,241	1,336	1,323
<i>1997—</i>								
January	1,203	1,100	1,243	1,147	1,326	1,263	1,379	1,336
February	858	1,124	891	1,167	1,102	1,285	1,146	1,352
March	1,224	1,142	1,286	1,188	1,301	1,304	1,406	1,371
April	1,281	1,148	1,347	1,203	1,488	1,311	1,577	1,387
May	1,184	1,139	1,227	1,204	1,325	1,302	1,387	1,389
June	1,052	1,124	1,075	1,196	1,183	1,285	1,208	1,379
July	1,051	1,119	1,218	1,192	1,295	1,274	1,506	1,373
August	1,145	1,130	1,211	1,199	1,270	1,275	1,374	1,376
September	1,094	1,159	1,121	1,220	1,163	1,293	1,226	1,397
October	1,236	1,201	1,274	1,253	1,399	1,330	1,474	1,433
November	1,353	1,232	1,403	1,276	1,509	1,364	1,604	1,466
December	1,239	1,247	1,290	1,287	1,318	1,390	1,503	1,491
<i>1998—</i>								
January	1,170	1,252	1,202	1,288	1,322	1,411	1,380	1,508
February	1,248	1,249	1,290	1,289	1,495	1,431	1,580	1,532

(a) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes. (b) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average. Trend estimates for the most recent months are provisional and can be revised as data for additional months become available. See Explanatory Notes for a more detailed explanation. (c) Series have been revised due to annual re-analysis of seasonal adjustment factors.

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1994-95	1,356.3	1,391.5	407.6	1,799.0	160.5	559.2	701.2	2,427.5	2,660.7
1995-96	1,131.1	1,155.7	259.1	1,414.9	163.9	654.1	758.9	2,158.9	2,337.6
1996-97	1,303.9	1,359.2	164.5	1,523.8	174.1	719.5	1,118.9	2,331.8	2,816.8
<i>1996—</i>									
Sept. qtr.	314.8	328.2	29.2	357.4	42.5	196.6	279.1	574.0	679.0
Dec. qtr.	316.2	328.0	46.2	374.3	42.8	194.4	328.3	592.4	745.4
<i>1997—</i>									
Mar. qtr.	279.7	294.4	50.3	344.7	42.4	160.9	254.7	527.8	641.8
June qtr.	393.2	408.6	38.8	447.4	46.4	167.5	256.8	637.6	750.7
Sept. qtr.	367.2	387.3	34.8	422.1	47.9	161.8	221.9	605.0	691.9
Dec. qtr.	395.1	405.3	35.1	440.3	51.1	174.1	224.4	646.4	715.8

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

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

Class of building	1995-96	1996-97	July-February		1997	1998	
			1996-97	1997-98	December	January	February
PRIVATE SECTOR							
New houses	1,123.8	1,294.2	806.0	976.7	119.2	103.7	117.2
New other residential buildings	225.5	153.8	103.2	94.3	6.9	16.2	15.8
<i>Total new residential building</i>	<i>1,349.2</i>	<i>1,448.0</i>	<i>909.2</i>	<i>1,071.0</i>	<i>126.1</i>	<i>119.8</i>	<i>132.9</i>
Alterations and additions to residential buildings	162.4	168.7	109.7	128.1	16.1	13.8	16.3
Hotels, etc.	113.3	75.4	32.4	33.6	2.4	2.2	7.0
Shops	117.5	162.7	98.8	97.6	15.2	5.9	8.0
Factories	79.5	96.2	60.3	60.1	10.4	5.3	10.1
Offices	72.8	117.2	102.4	62.5	9.6	8.1	4.5
Other business premises	107.9	113.6	71.9	93.0	10.7	11.9	9.0
Educational	43.5	38.8	28.5	28.2	3.0	1.9	2.5
Religious	4.4	5.2	2.5	7.5	0.4	0.2	1.0
Health	31.6	96.1	72.9	46.9	0.9	8.2	12.7
Entertainment and recreational	34.1	36.6	26.2	28.8	0.1	1.9	4.5
Miscellaneous	87.3	32.5	27.8	17.6	4.6	0.8	0.6
<i>Total non-residential building</i>	<i>692.0</i>	<i>774.3</i>	<i>523.7</i>	<i>475.8</i>	<i>57.3</i>	<i>46.3</i>	<i>59.8</i>
Total	2,203.6	2,391.0	1,542.6	1,674.9	199.4	179.9	209.1
PUBLIC SECTOR							
New houses	24.6	54.9	29.5	34.9	4.3	1.5	3.4
New other residential buildings	46.9	21.8	13.6	17.5	4.8	1.0	2.8
<i>Total new residential building</i>	<i>71.4</i>	<i>76.8</i>	<i>43.0</i>	<i>52.4</i>	<i>9.1</i>	<i>2.5</i>	<i>6.3</i>
Alterations and additions to residential buildings	0.5	3.9	2.1	0.4	0.1	—	0.1
Hotels, etc.	—	—	—	1.4	—	—	0.7
Shops	1.5	1.5	0.5	0.6	—	0.2	—
Factories	0.9	6.4	6.3	2.0	—	—	—
Offices	33.6	39.2	26.9	38.9	2.2	4.6	0.4
Other business premises	4.1	46.8	39.4	7.7	0.5	0.1	3.2
Educational	37.0	113.2	100.2	55.6	9.5	5.8	—
Religious	—	0.2	—	—	—	—	—
Health	1.2	118.4	71.6	14.1	—	—	—
Entertainment and recreational	13.9	55.7	20.7	6.9	0.4	0.7	1.1
Miscellaneous	18.8	48.8	45.4	14.8	0.3	0.1	3.9
<i>Total non-residential building</i>	<i>111.1</i>	<i>430.1</i>	<i>310.9</i>	<i>142.1</i>	<i>13.0</i>	<i>11.3</i>	<i>9.3</i>
Total	183.1	510.8	356.0	194.8	22.1	13.8	15.7
TOTAL							
New houses	1,148.3	1,349.1	835.5	1,011.6	123.4	105.1	120.6
New other residential buildings	272.3	175.7	116.8	111.8	11.7	17.2	18.6
<i>Total new residential building</i>	<i>1,420.7</i>	<i>1,524.7</i>	<i>952.3</i>	<i>1,123.4</i>	<i>135.2</i>	<i>122.3</i>	<i>139.2</i>
Alterations and additions to residential buildings	162.9	172.7	111.7	128.5	16.2	13.8	16.5
Hotels, etc.	113.3	75.4	32.4	35.0	2.4	2.2	7.7
Shops	119.0	164.2	99.2	98.1	15.2	6.1	8.0
Factories	80.4	102.6	66.6	62.1	10.4	5.3	10.1
Offices	106.5	156.4	129.2	101.4	11.9	12.6	4.9
Other business premises	112.0	160.4	111.3	100.7	11.2	11.9	12.2
Educational	80.4	152.0	128.7	83.8	12.5	7.6	2.5
Religious	4.4	5.4	2.5	7.5	0.4	0.2	1.0
Health	32.8	214.5	144.6	61.1	0.9	8.2	12.7
Entertainment and recreational	48.0	92.2	47.0	35.7	0.5	2.6	5.6
Miscellaneous	106.2	81.3	73.2	32.4	4.9	0.9	4.4
<i>Total non-residential building</i>	<i>803.1</i>	<i>1,204.4</i>	<i>834.6</i>	<i>617.9</i>	<i>70.3</i>	<i>57.6</i>	<i>69.1</i>
Total	2,386.6	2,901.8	1,898.7	1,869.8	221.6	193.7	224.8

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1997 December	4	0.3	3	0.7	2	1.4	—	—	—	—	9	2.4
1998 January	2	0.1	—	—	—	—	1	2.1	—	—	3	2.2
February	5	0.6	1	0.5	3	2.2	2	4.4	—	—	11	7.7
SHOPS												
1997 December	24	2.3	8	2.4	3	2.1	1	1.3	1	7.1	37	15.2
1998 January	12	1.3	8	2.1	2	1.3	1	1.5	—	—	23	6.1
February	22	2.0	10	3.4	2	1.5	1	1.2	—	—	35	8.0
FACTORIES												
1997 December	13	1.3	10	2.9	3	2.5	2	3.7	—	—	28	10.4
1998 January	12	1.1	5	1.9	3	2.2	—	—	—	—	20	5.3
February	11	1.3	6	1.8	1	0.8	2	6.3	—	—	20	10.1
OFFICES												
1997 December	10	1.0	8	2.5	2	1.3	1	1.7	1	5.4	22	11.9
1998 January	10	1.1	10	3.4	5	3.8	3	4.4	—	—	28	12.6
February	15	1.4	4	1.3	2	1.3	1	1.0	—	—	22	4.9
OTHER BUSINESS PREMISES												
1997 December	15	1.8	6	1.8	5	3.4	2	4.2	—	—	28	11.2
1998 January	11	1.3	6	1.9	4	2.6	1	1.0	1	5.1	23	11.9
February	15	1.5	8	2.5	1	0.7	3	7.5	—	—	27	12.2
EDUCATIONAL												
1997 December	9	1.0	5	1.4	2	1.5	2	2.8	1	5.9	19	12.5
1998 January	6	0.7	2	0.5	1	0.9	—	—	1	5.5	10	7.6
February	2	0.1	3	1.1	—	—	1	1.3	—	—	6	2.5
RELIGIOUS												
1997 December	—	—	2	0.4	—	—	—	—	—	—	2	0.4
1998 January	—	—	1	0.2	—	—	—	—	—	—	1	0.2
February	1	0.1	1	0.2	1	0.8	—	—	—	—	3	1.0
HEALTH												
1997 December	1	0.1	1	0.3	1	0.5	—	—	—	—	3	0.9
1998 January	—	—	—	—	1	0.8	1	2.4	1	5.0	3	8.2
February	—	—	—	—	—	—	2	6.9	1	5.8	3	12.7
ENTERTAINMENT AND RECREATIONAL												
1997 December	2	0.1	1	0.4	—	—	—	—	—	—	3	0.5
1998 January	4	0.5	1	0.4	—	—	1	1.7	—	—	6	2.6
February	6	0.5	3	1.0	2	1.2	2	3.0	—	—	13	5.6
MISCELLANEOUS												
1997 December	9	0.8	1	0.3	—	—	1	3.8	—	—	11	4.9
1998 January	4	0.2	—	—	1	0.6	—	—	—	—	5	0.9
February	2	0.1	3	0.7	—	—	1	3.6	—	—	6	4.4
TOTAL NON-RESIDENTIAL BUILDING												
1997 December	87	8.7	45	13.1	18	12.7	9	17.4	3	18.4	162	70.3
1998 January	61	6.4	33	10.5	17	12.2	8	13.1	3	15.6	122	57.6
February	79	7.5	39	12.4	12	8.4	15	35.1	1	5.8	146	69.1

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), FEBRUARY 1998

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
PERTH STATISTICAL DIVISION										
Cambridge (T)	5	—	1,302	—	—	—	425	—	—	1,727
Claremont (T)	6	—	755	—	—	—	534	146	146	1,435
Cottesloe (T)	1	—	120	—	—	—	225	—	—	345
Mosman Park (T)	3	—	563	—	—	—	369	—	—	932
Nedlands (C)	10	—	3,623	—	—	—	860	—	—	4,483
Peppermint Grove (S)	—	—	—	—	—	—	—	—	—	—
Perth (C) — Inner	1	—	241	—	—	—	—	2,155	2,277	2,518
Perth (C) — Remainder	3	—	722	22	—	2,715	—	190	190	3,627
Subiaco (C)	11	—	1,599	—	—	—	722	258	258	2,578
Vincent (T)	3	—	416	—	—	—	842	—	—	1,258
Central Metropolitan (SSD)	43	—	9,342	22	—	2,715	3,977	2,749	2,870	18,904
Bassendean (T)	5	—	363	—	—	—	16	314	314	693
Bayswater (C)	13	—	992	—	—	—	201	1,051	1,051	2,244
Kalamunda (S)	14	—	1,574	10	—	764	302	355	1,023	3,663
Mundaring (S)	21	—	2,048	—	—	—	273	400	400	2,721
Swan (S)	97	16	8,948	10	9	977	661	2,832	2,832	13,418
East Metropolitan (SSD)	150	16	13,926	20	9	1,741	1,453	4,953	5,621	22,740
Stirling (C) — Central	49	—	4,812	15	5	1,163	587	7,690	11,275	17,837
Stirling (C) — Coastal	29	1	2,960	20	—	1,045	909	828	828	5,743
Stirling (C) — South-Eastern	5	6	1,893	2	—	220	1,299	—	—	3,412
Wanneroo (C) — Central Coastal	38	—	3,870	2	—	130	127	451	451	4,578
Wanneroo (C) — North-East	27	—	2,850	—	—	—	54	1,000	1,000	3,904
Wanneroo (C) — North-West	37	1	3,572	2	—	100	68	—	—	3,739
Wanneroo (C) — South-East	26	—	2,247	7	—	260	64	480	480	3,051
Wanneroo (C) — South-West	9	—	1,546	—	—	—	716	60	186	2,448
North Metropolitan (SSD)	220	8	23,750	48	5	2,918	3,824	10,509	14,220	44,711
Cockburn (C)	80	—	7,209	39	—	1,602	88	594	594	9,492
East Fremantle (T)	4	—	549	—	—	—	417	300	300	1,265
Fremantle (C) — Inner	—	—	—	—	—	—	—	—	—	—
Fremantle (C) — Remainder	3	—	475	14	—	1,320	385	394	394	2,574
Kwinana (T)	9	—	767	—	—	—	30	—	180	977
Melville (C)	26	4	3,719	5	—	325	766	4,366	4,366	9,175
Rockingham (C)	67	2	6,398	20	—	1,202	433	580	580	8,613
South West Metropolitan (SSD)	189	6	19,117	78	—	4,448	2,118	6,233	6,413	32,096
Armadale (C)	21	—	2,353	—	—	—	99	536	536	2,988
Belmont (C)	32	—	2,681	—	—	—	184	200	200	3,065
Canning (C)	47	—	4,278	4	—	171	609	7,792	7,842	12,900
Gosnells (C)	58	—	5,425	—	—	—	152	615	615	6,192
Serpentine-Jarrahdale (S)	5	—	415	—	—	—	—	—	—	415
South Perth (C)	12	—	1,511	3	—	450	967	250	250	3,178
Victoria Park (T)	9	—	967	—	3	218	33	2,330	2,615	3,833
South East Metropolitan (SSD)	184	—	17,630	7	3	839	2,044	11,723	12,058	32,572
Total	786	30	83,765	175	17	12,662	13,415	36,167	41,182	151,024

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), FEBRUARY 1998—continued

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SOUTH WEST STATISTICAL DIVISION										
Boddington (S)	—	—	—	—	—	—	—	—	—	—
Mandurah (C)	23	—	2,324	20	—	1,100	172	2,500	2,500	6,096
Murray (S)	10	—	1,034	—	—	—	71	200	200	1,305
Waroona (S)	3	—	335	—	—	—	—	—	—	335
Dale (SSD)	36	—	3,693	20	—	1,100	243	2,700	2,700	7,736
Bunbury (C)	30	—	2,480	4	—	220	28	1,723	2,233	4,961
Capel (S)	7	—	667	—	—	—	28	1,940	1,940	2,634
Collie (S)	5	—	392	—	—	—	—	507	507	899
Dardanup (S)	25	—	2,001	—	—	—	45	—	—	2,046
Donnybrook-Balingup (S)	4	—	509	—	—	—	30	75	75	614
Harvey (S)	19	—	1,882	—	—	—	66	276	276	2,224
Preston (SSD)	90	—	7,931	4	—	220	197	4,521	5,031	13,378
Augusta-Margaret River (S)	21	—	2,822	—	—	—	113	—	—	2,935
Busseton (S)	47	—	5,139	—	7	421	605	3,713	3,713	9,878
Vasse (SSD)	68	—	7,961	—	7	421	718	3,713	3,713	12,813
Boyup Brook (S)	1	—	92	—	—	—	—	—	—	92
Bridgetown-Greenbushes (S)	—	—	—	—	—	—	115	—	—	115
Manjimup (S)	6	—	689	—	—	—	93	—	50	832
Nannup (S)	6	—	399	—	—	—	—	—	—	399
Blackwood (SSD)	13	—	1,181	—	—	—	208	—	50	1,439
Total	207	—	20,765	24	7	1,741	1,366	10,933	11,493	35,366
LOWER GREAT SOUTHERN STATISTICAL DIVISION										
Broomehill (S)	—	—	—	—	—	—	—	—	—	—
Gnowangerup (S)	—	—	—	—	—	—	—	—	—	—
Jerramungup (S)	1	—	90	—	—	—	10	—	—	100
Katanning (S)	—	—	—	—	—	—	42	—	—	42
Kent (S)	1	—	81	—	—	—	31	—	—	112
Kojonup (S)	—	—	—	—	—	—	—	—	—	—
Tambellup (S)	—	—	—	—	—	—	—	—	—	—
Woodanilling (S)	—	—	—	—	—	—	—	—	—	—
Pallinup (SSD)	2	—	171	—	—	—	83	—	—	254
Albany (T)	7	—	1,413	—	—	—	130	1,650	1,950	3,493
Albany (S)	7	—	804	—	—	—	172	—	—	976
Cranbrook (S)	—	—	—	—	—	—	—	—	—	—
Denmark (S)	6	—	555	—	—	—	—	—	—	555
Plantagenet (S)	1	—	90	—	—	—	—	—	—	90
King (SSD)	21	—	2,862	—	—	—	302	1,650	1,950	5,114
Total	23	—	3,033	—	—	—	385	1,650	1,950	5,368

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), FEBRUARY 1998—continued

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
UPPER GREAT SOUTHERN STATISTICAL DIVISION										
Brookton (S)	—	—	—	—	—	—	—	—	—	—
Cuballing (S)	—	—	—	—	—	—	—	—	—	—
Dumbleyung (S)	—	—	—	—	—	—	—	110	110	110
Narrogin (T)	—	—	—	6	—	408	50	—	—	458
Narrogin (S)	—	—	—	—	—	—	—	—	—	—
Pingelly (S)	—	—	—	—	—	—	—	—	—	—
Wagin (S)	2	—	130	—	—	—	—	—	—	130
Wandering (S)	—	—	—	—	—	—	—	—	—	—
West Arthur (S)	—	—	—	—	—	—	62	—	—	62
Wickepin (S)	—	—	—	—	—	—	—	—	—	—
Williams (S)	—	—	—	—	—	—	—	—	—	—
Hotham (SSD)	2	—	130	6	—	408	112	110	110	760
Corrigin (S)	1	2	402	—	—	—	—	—	—	402
Kondinin (S)	—	—	—	—	6	478	—	—	—	478
Kulin (S)	—	—	—	—	—	—	—	—	—	—
Lake Grace (S)	—	3	247	—	8	744	—	—	—	991
Lakes (SSD)	1	5	649	—	14	1,222	—	—	—	1,871
Total	3	5	779	6	14	1,630	112	110	110	2,631
MIDLANDS STATISTICAL DIVISION										
Chittering (S)	6	—	591	—	—	—	11	—	—	602
Dandaragan (S)	1	—	90	—	—	—	—	—	72	162
Gingin (S)	5	—	332	—	—	—	71	—	—	403
Moora (S)	2	—	149	—	—	—	—	—	—	149
Victoria Plains (S)	—	—	—	—	—	—	—	—	—	—
Moore (SSD)	14	—	1,162	—	—	—	82	—	72	1,316
Beverley (S)	—	—	—	—	—	—	—	—	—	—
Cunderdin (S)	—	—	—	—	—	—	—	—	—	—
Dalwallinu (S)	1	—	78	—	—	—	—	—	—	78
Dowerin (S)	—	—	—	—	—	—	—	—	—	—
Goomalling (S)	—	—	—	—	—	—	—	—	—	—
Koorda (S)	—	—	—	—	—	—	—	—	—	—
Northam (T)	3	—	348	—	—	—	76	223	223	647
Northam (S)	2	—	265	—	—	—	—	—	—	265
Quairading (S)	1	—	70	—	—	—	78	75	75	223
Tammin (S)	2	—	303	—	—	—	—	—	—	303
Toodyay (S)	3	—	161	—	—	—	66	—	—	227
Wongan-Ballidu (S)	—	—	—	—	—	—	—	—	—	—
Wyalkatchem (S)	—	—	—	—	—	—	—	—	—	—
York (S)	4	—	510	—	—	—	59	190	395	963
Avon (SSD)	16	—	1,735	—	—	—	278	488	693	2,706
Bruce Rock (S)	—	—	—	—	—	—	—	—	—	—
Kellerberrin (S)	—	—	—	—	—	—	—	—	—	—
Merredin (S)	3	—	334	—	—	—	—	—	—	334
Mount Marshall (S)	—	—	—	—	—	—	—	—	—	—
Mukinbudin (S)	1	—	194	—	—	—	—	—	—	194
Narembeen (S)	—	—	—	—	—	—	—	—	—	—
Nungarin (S)	—	—	—	—	—	—	—	—	—	—
Trayning (S)	—	—	—	—	—	—	—	—	—	—
Westonia (S)	—	—	—	—	—	—	—	—	—	—
Yilgarn (S)	—	—	—	—	—	—	—	—	—	—
Campion (SSD)	4	—	528	—	—	—	—	—	—	528
Total	34	—	3,425	—	—	—	360	488	764	4,550

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), FEBRUARY 1998—continued

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SOUTH EASTERN STATISTICAL DIVISION										
Coolgardie (S)	—	—	—	—	—	—	10	—	—	10
Kalgoorlie/Boulder (C)	22	—	2,186	16	3	1,266	71	275	2,575	6,098
Laverton (S)	—	—	—	—	—	—	—	—	—	—
Leonora (S)	—	—	—	—	—	—	—	50	50	50
Menzies (S)	—	—	—	—	—	—	—	—	—	—
Ngaanyatjarraku (S)	—	—	—	—	—	—	—	—	—	—
Lefroy (SSD)	22	—	2,186	16	3	1,266	81	325	2,625	6,158
Dundas (S)	—	—	—	—	—	—	—	—	—	—
Esperance (S)	7	—	840	—	—	—	119	—	—	959
Ravensthorpe (S)	—	—	—	—	—	—	—	—	—	—
Johnston (SSD)	7	—	840	—	—	—	119	—	—	959
Total	29	—	3,026	16	3	1,266	200	325	2,625	7,117
CENTRAL STATISTICAL DIVISION										
Camarvon (S)	—	—	—	—	—	—	—	—	—	—
Exmouth (S)	—	—	—	—	—	—	—	—	—	—
Shark Bay (S)	1	—	95	—	—	—	43	—	—	138
Upper Gascoyne (S)	—	—	—	—	—	—	—	—	—	—
Gascoyne (SSD)	1	—	95	—	—	—	43	—	—	138
Cue (S)	—	—	—	—	—	—	—	—	—	—
Meekatharra (S)	—	—	—	—	—	—	—	—	—	—
Mount Magnet (S)	—	—	—	—	—	—	—	—	—	—
Murchison (S)	—	—	—	—	—	—	—	—	—	—
Sandstone (S)	—	—	—	—	—	—	—	—	—	—
Wiluna (S)	—	—	—	—	—	—	—	—	—	—
Yalgoo (S)	—	—	—	—	—	—	—	—	—	—
Carnegie (SSD)	—	—	—	—	—	—	—	—	—	—
Carnamah (S)	1	—	83	—	—	—	—	—	—	83
Chapman Valley (S)	1	—	62	—	—	—	—	3,996	3,996	4,058
Coorow (S)	1	1	267	—	—	—	—	—	—	267
Geraldton (C)	4	1	694	—	—	—	117	996	996	1,806
Greenough (S)	17	—	1,899	—	—	—	130	688	688	2,717
Irwin (S)	4	—	356	—	—	—	15	—	—	371
Mingenew (S)	1	—	69	—	—	—	—	—	—	69
Morawa (S)	—	—	—	—	—	—	—	—	—	—
Mullewa (S)	—	—	—	—	—	—	20	—	—	20
Northampton (S)	2	—	236	—	—	—	—	865	865	1,101
Perenjori (S)	—	—	—	—	—	—	—	—	—	—
Three Springs (S)	—	—	—	—	—	—	—	—	—	—
Greenough River (SSD)	31	2	3,666	—	—	—	281	6,545	6,545	10,492
Total	32	2	3,761	—	—	—	324	6,545	6,545	10,630

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), FEBRUARY 1998—continued

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
PILBARA STATISTICAL DIVISION										
East Pilbara (S)	3	1	509	—	—	—	51	69	204	764
Port Hedland (T)	1	—	140	—	—	—	69	—	—	209
De Grey (SSD)	4	1	649	—	—	—	120	69	204	973
Ashburton (S)	—	—	—	—	—	—	—	450	450	450
Roebourne (S)	3	1	667	—	—	—	162	390	390	1,219
Fortescue (SSD)	3	1	667	—	—	—	162	840	840	1,669
Total	7	2	1,316	—	—	—	282	909	1,044	2,642
KIMBERLEY STATISTICAL DIVISION										
Halls Creek (S)	—	—	—	—	—	—	—	—	—	—
Wyndham-East Kimberley (S)	—	—	—	—	—	—	10	—	708	718
Ord (SSD)	—	—	—	—	—	—	10	—	708	718
Broome (S)	4	—	521	16	—	1,300	—	2,525	2,525	4,346
Derby-West Kimberley (S)	1	—	195	—	—	—	—	174	174	369
Fitzroy (SSD)	5	—	716	16	—	1,300	—	2,699	2,699	4,715
Total	5	—	716	16	—	1,300	10	2,699	3,406	5,433
WESTERN AUSTRALIA										
Western Australia	1,126	39	120,587	237	41	18,599	16,455	59,825	69,119	224,760

(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 FEBRUARY 1998

Statistical division	Material of outer walls					Total	Floor area (sq m)	Average floor area (sq m)	Average value per square metre (\$)
	Double brick(b)	Brick veneer	Fibre cement	Timber	Other and not stated				
Perth	755	---	2	6	53	816	174,976	233	442
South-West	133	10	5	14	45	207	36,874	219	475
Lower Great Southern	14	3	3	2	1	23	2,619	187	519
Upper Great Southern	4	2	---	---	2	8	1,188	198	503
Midlands	10	4	3	4	13	34	6,006	207	459
South-Eastern	6	19	3	---	1	29	2,393	184	586
Central	23	1	2	1	7	34	7,149	217	514
Pilbara	---	2	---	---	7	9	1,155	231	699
Kimberley	1	---	---	---	4	5	1,204	241	595
Western Australia	946	41	18	27	133	1,165	233,564	228	454

(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 FEBRUARY 1998

Statistical division	New other residential building								Total new residential building	
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total		
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Perth	816	114	37	151	---	19	22	41	192	1,008
South West	207	31	---	31	---	---	---	---	31	238
Lower Great Southern	23	---	---	---	---	---	---	---	---	23
Upper Great Southern	8	20	---	20	---	---	---	---	20	28
Midlands	34	---	---	---	---	---	---	---	---	34
South Eastern	29	13	6	19	---	---	---	---	19	48
Central	34	---	---	---	---	---	---	---	---	34
Pilbara	9	---	---	---	---	---	---	---	---	9
Kimberley	5	---	16	16	---	---	---	---	16	21
Western Australia	1,165	178	59	237	---	19	22	41	278	1,443
VALUE (\$'000)										
Perth	83,765	6,346	3,101	9,447	---	500	2,715	3,215	12,662	96,426
South West	20,765	1,741	---	1,741	---	---	---	---	1,741	22,506
Lower Great Southern	3,033	---	---	---	---	---	---	---	---	3,033
Upper Great Southern	779	1,630	---	1,630	---	---	---	---	1,630	2,409
Midlands	3,425	---	---	---	---	---	---	---	---	3,425
South Eastern	3,026	916	350	1,266	---	---	---	---	1,266	4,292
Central	3,761	---	---	---	---	---	---	---	---	3,761
Pilbara	1,316	---	---	---	---	---	---	---	---	1,316
Kimberley	716	---	1,300	1,300	---	---	---	---	1,300	2,016
Western Australia	120,587	10,633	4,751	15,384	---	500	2,715	3,215	18,599	139,185

(a) Excludes Conversions, etc.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

Factors affecting comparability

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

Scope and Coverage

3. Statistics of building work approved are compiled from:

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

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

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

6. From July 1990, the statistics cover:

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

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

Definitions

7. A *building* is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's

design, to satisfy its intended use, is the provision for regular access by persons.

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

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

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

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

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

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

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

estimates can differ significantly from the completed value of the building.

Building Classification

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

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

Seasonal Adjustment

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

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

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

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

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

Trend Estimates

21. Seasonally adjusted series can be smoothed to reduce the impact of the irregular component in the adjusted series. This smoothed seasonally adjusted series is called a trend estimate.

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

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

Estimates at Constant Prices

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

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

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

Australian Standard Geographical Classification (ASGC)

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

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

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

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

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

Unpublished Data and Related Publications

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

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

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

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

Symbols and Other Usages

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

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

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

David Roarty
Acting Regional Director, Western Australia

For more information...

The ABS publishes a wide range of information on Australia's economic and social conditions. Details are available in the *Catalogue of Publications and Products* is available from the WA Office of the ABS (see below for contact details).

Information Consultancy

Information tailored to special needs of clients or in-depth data investigations are provided by the ABS Information Consultancy Services in each of our Offices (available via the contacts below).

Electronic Data Services

A growing range of our data is available on electronic media. Our Telestats service delivers major economic publications ready to download into your computer on the day of release. Our Ausstats service enables on-line access to a data base of thousands of up-to-date time series. Selected datasets are also available on diskette or CD-rom. For more details on our electronic services, contact Information Services in any of our Offices on the numbers below.

Bookshops and Subscriptions

There are now over 500 titles available from the ABS Bookshops in each of our Offices. The ABS also provides a subscription mailing service through which nominated publications are provided by mail at no additional cost. (Telephone Publications Subscription Service toll free on 008 02 0608 Australia wide).

Sales and Inquiries

PERTH

Phone (08) 9360 5140

Fax (08) 9360 5955

Produced by the Australian Bureau of Statistics
© Commonwealth of Australia 1998

Recommended retail price: \$15.50



2873150002983

ISSN 0727-2278