

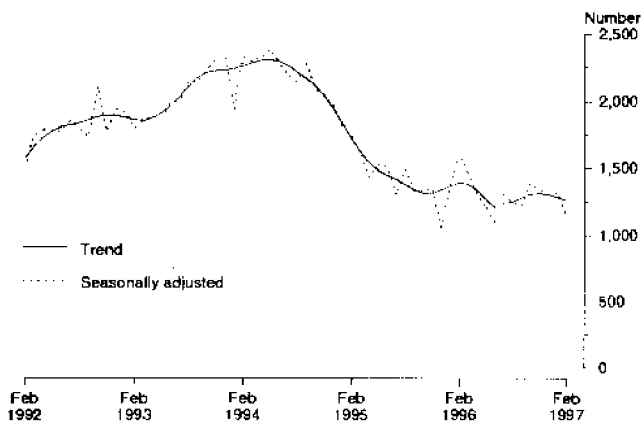
BUILDING APPROVALS, WESTERN AUSTRALIA, FEBRUARY 1997

MAIN FEATURES

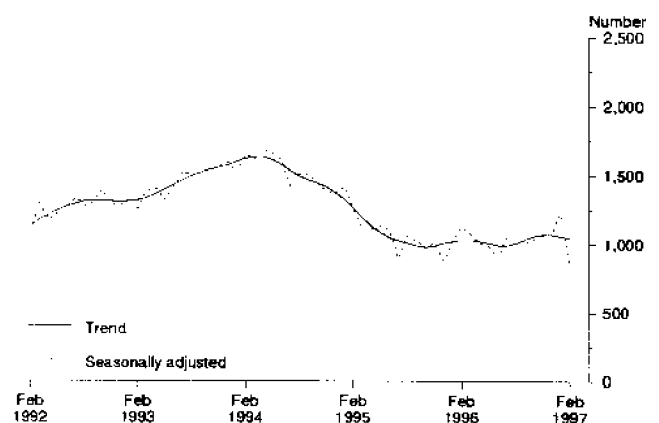
NUMBER OF DWELLING UNITS APPROVED

	February 1996	January 1997	February 1997	February 1996 to February 1997 change	January 1997 to February 1997 change
Original series	1,482	1,182	1,047	29.4%	-11.4%
Seasonally adjusted	1,609	1,319	1,154	-28.3%	-12.5%
Trend estimate	1,394	1,283	1,263	-9.4%	-1.6%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- The trend for the total number of dwelling units decreased by 1.6% in February and has fallen by 4% since the recent peak in November 1996. To halt the decline it will take an increase of more than 22% in the seasonally adjusted estimate for March 1997. This is almost three times the average monthly movement.
- The trend for the number of private sector houses decreased by 1.4% in February and has fallen by 2.5% over last three months.
- In original terms, there were 1,047 dwelling units approved in February. Of the total, 773 were new private sector houses.

- The value of new residential building approved was \$101.3 million in February and the value of alterations and additions to residential buildings was \$12.3 million.

Non-residential building

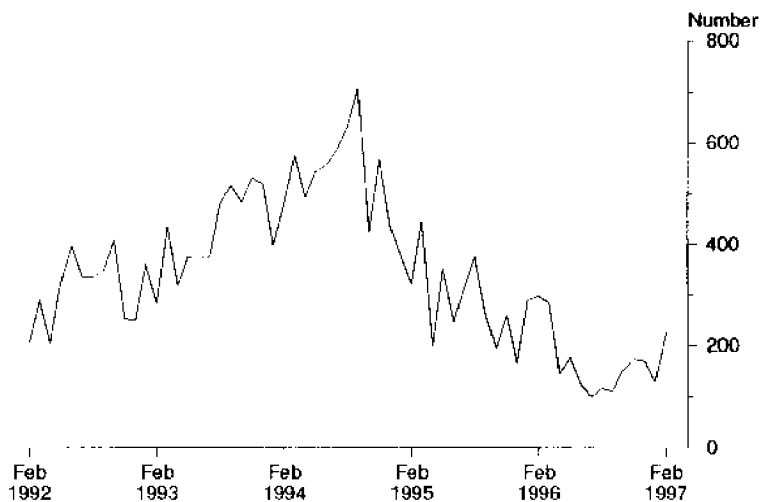
- The value of non-residential work approved in February was \$117.8 million. Health contributed \$64.3 million of which \$40.2 million was for public sector work. This is the highest figure for the health category since December 1984. Other business premises contributed \$10.8 million, followed by shops \$9.7 million and factories \$8.5 million.

From January 1997 onwards the method for the processing of government dwelling jobs has been changed. The series has been amended back to July 1996 and a series break has been made at 30 June 1996. This series break will be reviewed when further information is received and analysed.

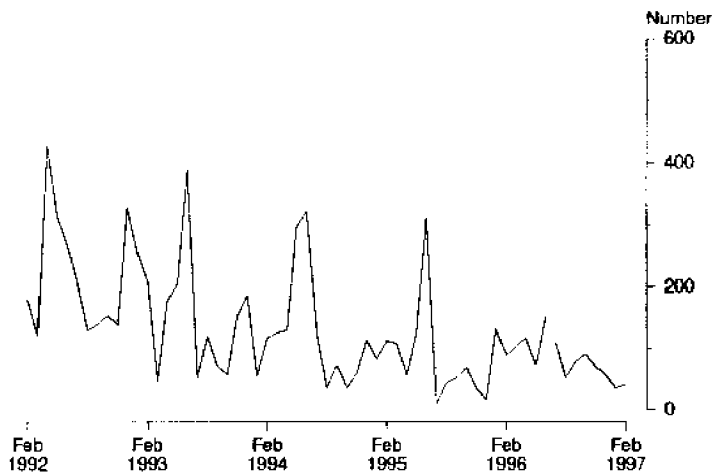
INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact John Radimissis on Adelaide (08) 8237 7590 or any ABS State Office.
- for information about other ABS statistics and services please contact Information Services on Perth (09) 360 5140, call at 2 The Esplanade, Perth or write to Information Services, ABS, GPO Box K881, Perth WA, 6001.

**NEW OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR**



**TOTAL DWELLING UNITS APPROVED
PUBLIC SECTOR**



VALUE OF BUILDING WORK APPROVED

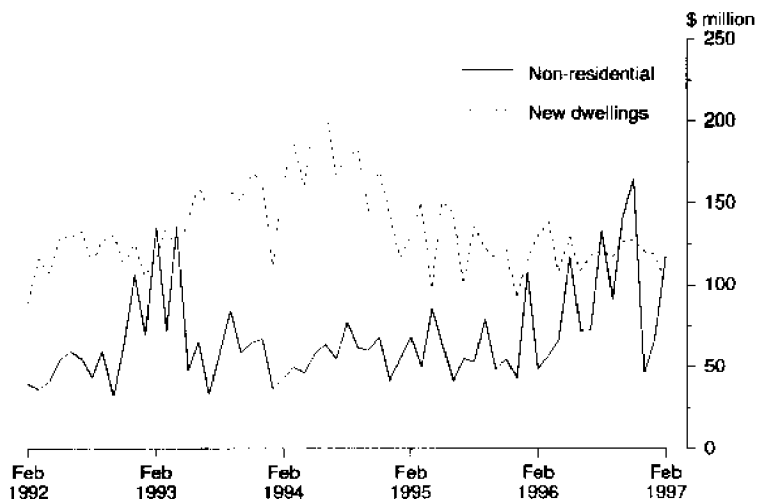


TABLE 1. NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
PERTH STATISTICAL DIVISION										
1993-94	13,899	321	14,220	4,924	929	5,853	177	18,986	1,264	20,250
1994-95	11,238	255	11,493	4,430	509	4,939	98	15,765	765	16,530
1995-96	8,237	149	8,386	2,376	451	2,827	80	10,693	600	11,293
1995-96										
July-February	5,395	110	5,505	1,751	258	2,009	58	7,204	368	7,572
1996-97										
July-February	5,782	181	5,963	1,034	93	1,127	52	6,862	280	7,142
1995—										
December	538	13	551	127	2	129	6	671	15	686
1996—										
January	579	10	589	224	115	339	4	807	125	932
February	737	40	777	245	38	283	23	1,005	78	1,083
March	731	1	732	256	60	316	10	997	61	1,058
April	643	14	657	117	61	178	3	763	75	838
May	831	11	842	160	45	205	8	999	56	1,055
June	637	13	650	92	27	119	1	730	40	770
July	813	20	833	89	39	128	5	907	59	966
August	803	18	821	100		100	2	905	18	923
September	712	34	746	104	2	106	6	822	36	858
October	776	23	799	113	19	132	14	897	48	945
November	784	27	811	137	9	146	2	923	36	959
December	709	17	726	155	15	170	12	876	32	908
1997—										
January	647	18	665	114	5	119	6	767	23	790
February	538	24	562	222	4	226	5	765	28	793
WESTERN AUSTRALIA										
1993-94	18,966	471	19,437	5,938	1,206	7,144	195	25,085	1,691	26,776
1994-95	15,783	424	16,207	5,297	808	6,105	115	21,194	1,233	22,427
1995-96	11,945	266	12,211	2,900	627	3,527	115	14,960	893	15,853
1995-96										
July-February	7,891	148	8,039	2,168	299	2,467	62	10,121	447	10,568
1996-97										
July-February	8,280	331	8,611	1,183	204	1,387	73	9,530	541	10,071
1995—										
December	804	15	819	166	2	168	6	976	17	993
1996—										
January	815	12	827	291	119	410	4	1,110	131	1,241
February	1,070	45	1,115	298	44	342	25	1,393	89	1,482
March	1,074	27	1,101	286	76	362	38	1,398	103	1,501
April	904	18	922	145	99	244	3	1,052	117	1,169
May	1,159	24	1,183	178	49	227	10	1,347	73	1,420
June	917	49	966	123	104	227	2	1,042	153	1,195
July	1,123	42	1,165	100	66	166	5	1,228	108	1,336
August	1,101	33	1,134	116	20	136	7	1,224	53	1,277
September	1,045	63	1,108	111	16	127	10	1,166	79	1,245
October	1,117	40	1,157	153	51	204	15	1,279	97	1,376
November	1,117	58	1,175	175	12	187	4	1,296	70	1,366
December	1,001	34	1,035	172	22	194	13	1,186	56	1,242
1997—										
January	1,003	31	1,034	130	5	135	13	1,146	36	1,182
February	773	30	803	226	12	238	6	1,005	42	1,047

(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														
1993-94	1,067.8	19.2	1,087.0	319.3	58.6	377.9	1,387.1	77.8	1,464.8	122.0	388.1	492.4	1,896.8	2,079.3
1994-95	928.5	17.9	946.4	302.5	31.6	334.1	1,231.0	49.5	1,280.6	126.1	438.5	555.5	1,795.5	1,962.2
1995-96	787.4	10.6	798.0	186.5	33.0	219.6	973.9	43.6	1,017.6	128.2	512.8	597.3	1,614.7	1,743.1
1995-96														
July-February 1996-97	510.6	8.0	518.6	135.2	21.2	156.4	645.9	29.2	675.1	86.9	292.8	339.6	1,025.4	1,101.6
July-February 1996-97	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
1995—														
December	54.2	0.8	55.0	9.6	0.1	9.7	63.7	0.9	64.6	9.8	18.9	23.9	92.4	98.3
1996—														
January	57.6	0.7	58.3	16.3	11.8	28.1	73.9	12.5	86.4	9.9	72.7	92.5	156.5	188.7
February	70.4	3.2	73.7	17.9	2.1	20.0	88.3	5.3	93.7	9.9	28.2	35.5	126.5	139.1
March	67.9	0.1	67.9	25.4	4.7	30.2	93.3	4.8	98.1	11.6	26.9	41.8	131.8	151.5
April	64.2	0.9	65.0	9.1	3.2	12.3	73.2	4.1	77.4	11.4	47.7	51.6	132.3	140.4
May	80.9	0.7	81.6	10.7	2.4	13.1	91.6	3.1	94.7	9.0	96.4	109.0	196.9	212.7
June	63.9	0.9	64.8	6.1	1.5	7.5	70.0	2.4	72.3	9.4	48.9	55.2	128.2	136.9
July	76.3	1.4	77.7	6.1	1.9	8.1	82.4	3.4	85.8	10.4	49.4	57.7	141.6	153.9
August	78.9	1.3	80.2	8.7	-	8.7	87.5	1.3	88.9	13.7	44.1	67.2	145.1	169.8
September	69.4	3.8	73.2	7.4	0.1	7.5	76.8	3.9	80.7	9.4	57.3	73.9	143.5	164.0
October	74.0	1.7	75.8	10.2	0.8	11.0	84.3	2.5	86.8	11.1	94.3	120.1	189.6	218.1
November	75.4	1.7	77.1	12.0	0.5	12.5	87.4	2.2	89.6	11.7	37.4	125.7	136.6	227.0
December	73.0	1.3	74.3	15.5	1.0	16.6	88.6	2.3	90.9	12.2	28.6	29.7	129.4	132.8
1997—														
January	65.2	1.2	66.4	14.2	0.3	14.4	79.4	1.5	80.8	11.4	25.3	45.4	116.0	137.7
February	55.0	1.6	56.6	19.8	0.3	20.1	74.9	1.9	76.7	9.8	31.5	35.5	116.2	122.0
WESTERN AUSTRALIA														
1993-94	1,469.3	34.4	1,503.7	382.5	78.5	461.0	1,851.8	112.9	1,964.7	150.0	513.1	667.0	2,513.8	2,781.7
1994-95	1,319.8	34.5	1,354.3	366.3	54.0	420.3	1,686.1	88.5	1,774.6	156.2	580.9	728.2	2,422.9	2,659.0
1995-96	1,123.8	24.6	1,148.3	225.5	46.9	272.3	1,349.2	71.4	1,420.7	162.9	692.0	803.1	2,203.6	2,386.6
1995-96														
July-February 1996-97	731.9	12.8	744.7	166.6	24.5	191.1	898.5	37.3	935.8	111.4	430.2	490.1	1,439.8	1,537.3
July-February 1996-97	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
1995—														
December	78.5	1.0	79.5	12.6	0.1	12.7	91.1	1.1	92.2	12.2	28.7	42.9	132.0	147.3
1996—														
January	81.7	0.9	82.5	21.1	12.0	33.2	102.8	12.9	115.7	12.3	86.9	108.2	201.9	236.2
February	101.3	3.8	105.1	22.8	2.7	25.5	124.1	6.5	130.6	12.4	41.3	48.6	177.7	191.6
March	100.8	3.7	104.5	27.6	6.1	33.7	128.4	9.9	138.2	14.8	35.5	56.9	178.7	210.0
April	89.5	1.4	90.9	11.2	6.1	17.3	100.7	7.5	108.1	13.6	60.8	66.5	175.1	188.2
May	111.9	2.3	114.3	12.1	2.9	15.0	124.0	5.3	129.2	11.1	103.4	117.4	238.5	257.8
June	89.7	4.3	94.0	8.0	7.3	15.3	97.7	11.6	109.3	12.0	62.1	72.1	171.6	193.4
July	104.1	3.3	107.3	6.8	4.1	10.9	110.8	7.4	118.2	13.3	63.9	72.6	187.5	204.2
August	107.5	2.8	110.4	9.7	1.4	11.1	117.2	4.2	121.4	16.2	71.7	133.4	204.4	271.0
September	101.0	7.2	108.2	7.8	1.2	9.0	108.8	8.4	117.2	12.6	74.1	91.9	195.3	221.6
October	107.4	3.6	111.0	12.1	3.7	15.9	119.5	7.3	126.9	14.3	114.6	141.0	248.2	282.1
November	107.6	5.0	112.6	14.5	0.7	15.2	122.1	5.8	127.8	14.2	54.9	165.0	191.1	307.0
December	99.3	3.1	102.4	16.7	1.3	18.1	116.0	4.4	120.5	14.0	39.0	46.4	169.1	180.8
1997—														
January	101.1	2.3	103.4	15.4	0.3	15.6	116.5	2.5	119.0	14.9	31.7	66.7	163.0	200.6
February	78.1	2.1	80.2	20.3	0.8	21.1	98.4	3.0	101.3	12.3	73.6	117.8	184.1	231.4

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
	1995 r -							
December	882	1,008	896	1,020	1,063	1,269	1,062	1,340
1996 r -								
January	1,033	1,026	993	1,040	1,317	1,299	1,387	1,374
February	1,130	1,036	1,193	1,054	1,509	1,312	1,609	1,394
March	1,078	1,037	1,116	1,059	1,350	1,297	1,471	1,385
April	1,013	1,025	1,040	1,050	1,205	1,252	1,312	1,338
May	986	1,008	985	1,031	1,147	1,192	1,208	1,269
June	900	995	927	1,015	1,061	1,140	1,094	1,206
July	1,046	991	1,103	1,048	1,174	1,113	1,305	1,240
August	1,044	1,010	1,093	1,068	1,113	1,128	1,236	1,252
September	1,015	1,040	1,076	1,098	1,125	1,167	1,230	1,285
October	1,040	1,064	1,107	1,117	1,237	1,204	1,394	1,310
November	1,075	1,076	1,133	1,120	1,223	1,231	1,339	1,315
December	1,080	1,075	1,126	1,109	1,288	1,245	1,308	1,304
1997 r -								
January	1,258	1,064	1,221	1,088	1,333	1,249	1,319	1,283
February	843	1,049	886	1,065	1,115	1,248	1,154	1,263

(a) Includes Conversions, etc. See paragraphs 9-12 of the Explanatory Notes. (b) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average. Trend estimates for the most recent months are provisional and can be revised as data for additional months become available. See Explanatory Notes for a more detailed explanation.

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1993-94	1,580.5	1,617.4	453.3	2,070.7	161.4	501.0	651.3	2,613.2	2,883.4
1994-95	1,356.8	1,391.9	407.6	1,799.5	160.5	559.2	701.2	2,427.5	2,661.3
1995-96	1,131.0	1,155.6	259.1	1,414.7	163.9	654.1	758.9	2,158.9	2,337.5
1995									
Sept. qtr.	281.0	285.5	73.3	358.8	46.6	166.6	178.2	563.4	583.6
Dec. qtr.	271.3	274.9	53.2	328.1	40.6	120.3	138.3	478.2	506.9
1996--									
Mar. qtr.	285.2	293.7	87.7	381.3	39.7	154.3	201.6	545.8	622.6
June qtr.	293.3	301.5	44.9	346.4	37.0	212.9	240.8	571.5	624.3
Sept. qtr.	314.8	328.2	29.1	357.3	42.5	196.8	279.4	574.0	679.2
Dec. qtr.	316.2	328.0	46.2	374.2	42.8	195.1	329.6	593.0	746.5

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

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

Class of building	1994-95	1995-96	July-February		1996	1997	
			1995-96	1996-97	December	January	February
PRIVATE SECTOR							
New houses	1,319.8	1,123.8	731.9	806.0	99.3	101.1	78.1
New other residential buildings	366.3	225.5	166.6	103.2	16.7	15.4	20.3
<i>Total new residential building</i>	<i>1,686.1</i>	<i>1,349.2</i>	<i>898.5</i>	<i>909.2</i>	<i>116.0</i>	<i>116.5</i>	<i>98.4</i>
Alterations and additions to residential buildings	155.9	162.4	111.0	109.7	14.0	14.8	12.1
Hotels, etc.	46.9	113.3	91.4	32.4	0.6	6.3	7.5
Shops	131.8	117.5	49.0	98.8	7.2	5.3	9.6
Factories	79.5	79.5	47.7	60.3	9.3	1.7	8.5
Offices	85.1	72.8	44.5	102.4	6.9	3.6	5.7
Other business premises	90.8	107.9	71.2	71.9	6.4	8.1	10.6
Educational	30.2	43.5	34.0	28.5	1.4	1.5	2.2
Religious	5.7	4.4	2.8	2.5	0.8	-	-
Health	32.2	31.6	14.3	72.9	3.0	1.1	24.2
Entertainment and recreational	28.3	34.1	21.7	26.2	1.9	2.6	1.6
Miscellaneous	50.2	87.3	53.7	27.8	1.4	1.6	3.8
<i>Total non-residential building</i>	<i>580.9</i>	<i>692.0</i>	<i>430.2</i>	<i>523.7</i>	<i>39.0</i>	<i>31.7</i>	<i>73.6</i>
Total	2,422.9	2,203.6	1,439.8	1,542.6	169.1	163.0	184.1
PUBLIC SECTOR							
New houses	34.5	24.6	12.8	29.5	3.1	2.3	2.1
New other residential buildings	54.0	46.9	24.5	13.6	1.3	0.3	0.8
<i>Total new residential building</i>	<i>88.5</i>	<i>71.4</i>	<i>37.3</i>	<i>43.0</i>	<i>4.4</i>	<i>2.5</i>	<i>3.0</i>
Alterations and additions to residential buildings	0.2	0.5	0.4	2.1	-	0.1	0.2
Hotels, etc.	1.6	-	-	-	-	-	-
Shops	4.4	1.5	0.5	0.5	0.1	-	0.1
Factories	0.7	0.9	-	6.3	-	5.1	-
Offices	30.9	33.6	17.0	26.9	1.9	7.0	1.5
Other business premises	6.8	4.1	3.8	39.4	0.8	-	0.2
Educational	52.1	37.0	22.4	100.2	4.4	12.3	0.2
Religious	-	-	-	-	-	-	-
Health	3.8	1.2	0.7	71.6	-	0.2	40.2
Entertainment and recreational	7.7	13.9	6.6	20.7	0.2	3.7	1.3
Miscellaneous	39.3	18.8	8.8	45.4	-	6.7	0.6
<i>Total non-residential building</i>	<i>147.3</i>	<i>111.1</i>	<i>59.9</i>	<i>310.9</i>	<i>7.3</i>	<i>35.0</i>	<i>44.2</i>
Total	236.1	183.1	97.5	356.0	11.7	37.6	47.3
TOTAL							
New houses	1,354.3	1,148.3	744.7	835.5	102.4	103.4	80.2
New other residential buildings	420.3	272.3	191.1	116.8	18.1	15.6	21.1
<i>Total new residential building</i>	<i>1,774.6</i>	<i>1,420.7</i>	<i>935.8</i>	<i>952.3</i>	<i>120.5</i>	<i>119.0</i>	<i>101.3</i>
Alterations and additions to residential buildings	156.2	162.9	111.4	111.7	14.0	14.9	12.3
Hotels, etc.	48.5	113.3	91.4	32.4	0.6	6.3	7.5
Shops	136.2	119.0	49.5	99.2	7.3	5.3	9.7
Factories	80.3	80.4	47.7	66.6	9.3	6.8	8.5
Offices	116.0	106.5	61.5	129.2	8.8	10.6	7.2
Other business premises	97.7	112.0	75.0	111.3	7.1	8.1	10.8
Educational	82.3	80.4	56.4	128.7	5.8	13.8	2.4
Religious	5.7	4.4	2.8	2.5	0.8	-	-
Health	36.0	32.8	15.1	144.6	3.0	1.4	64.3
Entertainment and recreational	36.0	48.0	28.3	47.0	2.1	6.3	2.9
Miscellaneous	89.5	106.2	62.5	73.2	1.4	8.2	4.5
<i>Total non-residential building</i>	<i>728.2</i>	<i>803.1</i>	<i>490.1</i>	<i>834.6</i>	<i>46.4</i>	<i>66.7</i>	<i>117.8</i>
Total	2,659.0	2,386.6	1,537.3	1,898.7	188.8	200.6	231.4

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.												
1996 December	—	—	—	—	1	0.6	—	—	—	—	1	0.6
1997 January	—	—	—	—	—	—	—	—	1	6.3	1	6.3
February	1	0.1	5	1.6	1	0.8	3	5.0	—	—	10	7.5
SHOPS												
1996 December	15	1.2	9	2.7	3	2.2	1	1.2	—	—	28	7.3
1997 January	15	1.5	4	1.2	2	1.5	1	1.0	—	—	22	5.3
February	18	1.7	14	4.1	4	2.8	1	1.1	—	—	37	9.7
FACTORIES												
1996 December	23	2.6	7	1.7	5	4.1	1	1.0	—	—	36	9.3
1997 January	16	1.6	1	0.2	—	—	—	—	1	5.0	18	6.8
February	10	1.2	8	2.2	3	2.3	1	2.8	—	—	22	8.5
OFFICES												
1996 December	9	0.8	5	1.6	1	0.5	4	5.9	—	—	19	8.8
1997 January	12	1.0	2	0.6	3	2.0	—	—	1	7.0	18	10.6
February	16	1.4	3	0.9	5	3.9	1	1.0	—	—	25	7.2
OTHER BUSINESS PREMISES												
1996 December	18	1.7	10	3.1	2	1.3	1	1.0	—	—	31	7.1
1997 January	13	1.3	7	2.1	3	2.9	1	1.8	—	—	24	8.1
February	14	1.5	12	3.7	—	—	2	5.7	—	—	28	10.8
EDUCATIONAL												
1996 December	7	0.7	1	0.2	1	0.6	1	4.3	—	—	10	5.8
1997 January	3	0.4	—	—	4	3.0	5	10.5	—	—	12	13.8
February	4	0.5	1	0.2	—	—	1	1.7	—	—	6	2.4
RELIGIOUS												
1996 December	—	—	1	0.2	1	0.6	—	—	—	—	2	0.8
1997 January	—	—	—	—	—	—	—	—	—	—	—	—
February	—	—	—	—	—	—	—	—	—	—	—	—
HEALTH												
1996 December	3	0.3	1	0.5	—	—	1	2.3	—	—	5	3.0
1997 January	2	0.2	2	0.6	1	0.5	—	—	—	—	5	1.4
February	1	0.1	1	0.4	—	—	1	3.0	3	60.8	6	64.3
ENTERTAINMENT AND RECREATIONAL												
1996 December	6	0.8	2	0.7	1	0.6	—	—	—	—	9	2.1
1997 January	2	0.1	3	0.7	—	—	2	5.5	—	—	7	6.3
February	—	—	4	1.4	1	0.5	1	1.0	—	—	6	2.9
MISCELLANEOUS												
1996 December	5	0.5	1	0.2	1	0.7	—	—	—	—	7	1.4
1997 January	4	0.3	2	0.7	1	0.6	3	6.6	—	—	10	8.2
February	5	0.4	1	0.3	—	—	2	3.7	—	—	8	4.5
TOTAL NON-RESIDENTIAL BUILDING												
1996 December	86	8.6	37	10.9	16	11.1	9	15.7	—	—	148	46.4
1997 January	67	6.5	21	6.2	14	10.4	12	25.3	3	18.3	117	66.7
February	69	6.9	49	14.7	14	10.3	13	25.0	3	60.8	148	117.8

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

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)	4	—	1,181	—	—	—	619	—	—	1,800
Claremont (T)	1	—	182	—	—	—	428	—	—	610
Cottesloe (T)	1	—	75	—	—	—	289	—	—	364
Mosman Park (T)	4	—	956	—	—	—	—	—	—	956
Nedlands (C)	8	3	3,586	—	—	—	414	599	599	4,599
Peppermint Grove (S)	—	—	—	—	—	—	1,234	—	—	1,234
Perth (C) — Inner	—	—	—	—	—	—	—	1,188	1,483	1,483
Perth (C) — Remainder	1	—	318	30	—	4,200	—	461	461	4,979
Subiaco (C)	6	—	690	5	—	300	329	130	130	1,449
Vincent (T)	4	—	440	—	—	—	395	80	80	915
Central Metropolitan (SSD)	29	3	7,428	35	—	4,500	3,708	2,458	2,753	18,388
Bassendean (T)	3	1	292	—	—	—	66	790	790	1,148
Bayswater (C)	8	—	705	—	—	—	32	2,850	2,984	3,720
Kalamunda (S)	5	—	698	—	—	—	305	—	—	1,002
Mundaring (S)	14	—	1,074	—	—	—	114	65	65	1,253
Swan (S)	62	2	5,227	—	—	—	158	2,213	2,213	7,599
East Metropolitan (SSD)	92	3	7,996	—	—	—	674	5,918	6,052	14,722
Stirling (C) — Central	29	1	2,340	16	4	1,054	236	3,835	4,113	7,743
Stirling (C) — Coastal	14	—	1,321	11	—	1,000	891	914	914	4,126
Stirling (C) — South-Eastern	5	—	355	4	—	280	472	—	—	1,107
Wanneroo (C) — Central Coastal	36	—	3,964	—	—	—	121	958	3,958	8,043
Wanneroo (C) — North-East	17	1	1,369	—	—	—	122	137	137	1,628
Wanneroo (C) — North-West	26	—	2,263	—	—	—	183	55	55	2,501
Wanneroo (C) — South-East	31	—	2,520	—	—	—	236	80	80	2,836
Wanneroo (C) — South-West	17	—	2,376	4	—	387	508	631	631	3,902
North Metropolitan (SSD)	175	2	16,509	35	4	2,720	2,769	6,610	9,888	31,886
Cockburn (C)	47	7	4,558	20	—	1,541	174	1,335	1,335	7,607
East Fremantle (T)	3	—	340	—	—	—	63	400	400	803
Fremantle (C) — Inner	—	—	—	—	—	—	26	—	—	26
Fremantle (C) — Remainder	3	2	428	13	—	1,125	238	200	275	2,065
Kwinana (T)	7	3	914	—	—	—	30	2,880	2,880	3,824
Melville (C)	26	4	4,305	6	—	571	584	250	250	5,710
Rockingham (C)	41	—	3,290	12	—	792	280	433	433	4,795
South West Metropolitan (SSD)	127	16	13,836	51	—	4,029	1,394	5,497	5,572	24,831
Armadale (C)	6	—	676	—	—	—	166	657	657	1,498
Belmont (C)	13	—	1,200	—	—	—	—	485	485	1,685
Canning (C)	27	—	2,385	25	—	1,774	388	8,688	8,688	13,236
Gosnells (C)	43	—	3,293	—	—	—	37	1,065	1,245	4,574
Serpentine-Jarrahdale (S)	8	—	817	2	—	115	12	—	—	944
South Perth (C)	12	—	1,845	7	—	710	597	142	142	3,294
Victoria Park (T)	6	—	666	67	—	6,250	75	—	—	6,991
South East Metropolitan (SSD)	115	—	10,881	101	—	8,850	1,274	11,037	11,217	32,222
Total	538	24	56,649	222	4	20,100	9,819	31,521	35,482	122,050

For footnote, see end of table.

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

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SOUTH WEST STATISTICAL DIVISION										
Boddington (S)	—	—	—	—	—	—	—	—	—	—
Mandurah (C)	30	—	2,595	—	—	—	315	2,732	2,788	5,698
Murray (S)	5	—	467	—	—	—	102	300	378	947
Waroona (S)	2	—	238	—	—	—	—	—	—	238
Dale (SSD)	37	—	3,300	—	—	—	417	3,032	3,165	6,883
Bunbury (C)	16	3	1,788	—	—	—	147	24,884	53,663	55,597
Capel (S)	4	—	295	—	—	—	24	—	—	320
Collie (S)	1	—	104	—	—	—	35	—	—	139
Dardanup (S)	6	—	464	—	—	—	—	—	—	464
Donnybrook-Balingup (S)	1	—	88	—	—	—	—	—	—	88
Harvey (S)	10	—	925	—	—	—	163	210	210	1,298
Preston (SSD)	38	3	3,664	—	—	—	369	25,094	53,873	57,906
Augusta-Margaret River (S)	17	—	2,029	—	—	—	174	616	616	2,819
Busseton (S)	24	—	2,501	—	—	—	219	4,190	4,190	6,910
Vasse (SSD)	41	—	4,530	—	—	—	393	4,806	4,806	9,729
Boyup Brook (S)	—	—	—	—	—	—	—	—	—	—
Bridgetown-Greenbushes (S)	1	—	60	—	—	—	60	—	—	120
Manjimup (S)	1	—	72	—	—	—	15	—	—	87
Nannup (S)	1	—	41	—	—	—	—	—	—	41
Blackwood (SSD)	3	—	172	—	—	—	75	—	—	247
Total	119	3	11,667	—	—	—	1,254	32,932	61,844	74,765
LOWER GREAT SOUTHERN STATISTICAL DIVISION										
Broomehill (S)	—	—	—	—	—	—	—	—	—	—
Gnowangerup (S)	—	—	—	—	—	—	—	—	—	—
Jerramungup (S)	—	—	—	—	—	—	—	—	—	—
Katanning (S)	—	—	—	—	—	—	—	—	—	—
Kent (S)	—	—	—	—	—	—	—	—	—	—
Kojonup (S)	—	—	—	—	—	—	—	—	—	—
Tambellup (S)	—	—	—	—	—	—	—	—	—	—
Woodanilling (S)	—	—	—	—	—	—	—	—	—	—
Pallinup (SSD)	—	—	—	—	—	—	—	—	—	—
Albany (T)	7	—	798	—	—	—	135	358	358	1,290
Albany (S)	9	—	949	—	—	—	50	58	58	1,057
Cranbrook (S)	—	—	—	—	—	—	—	—	—	—
Denmark (S)	7	1	932	—	8	542	91	50	50	1,615
Plantagenet (S)	3	—	239	—	—	—	65	—	—	304
King (SSD)	26	1	2,917	—	8	542	341	466	466	4,266
Total	26	1	2,917	—	8	542	341	466	466	4,266

For footnote, see end of table.

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

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
UPPER GREAT SOUTHERN STATISTICAL DIVISION										
Brookton (S)	—	—	—	—	—	—	—	—	—	—
Cuballing (S)	—	—	—	—	—	—	—	—	—	—
Dumbleyung (S)	—	—	—	—	—	—	—	—	—	—
Narrogin (T)	1	—	69	—	—	—	35	180	180	284
Narrogin (S)	—	—	—	—	—	—	—	—	—	—
Pingelly (S)	—	—	—	—	—	—	—	—	—	—
Wagin (S)	—	—	—	—	—	—	—	—	—	—
Wandering (S)	—	—	—	—	—	—	—	—	—	—
West Arthur (S)	—	—	—	—	—	—	—	—	—	—
Wickepin (S)	—	—	—	—	—	—	—	—	—	—
Williams (S)	—	—	—	—	—	—	—	—	—	—
Hotham (SSD)	1	—	69	—	—	—	35	180	180	284
Corrigin (S)	—	—	—	—	—	—	—	—	—	—
Kondinin (S)	—	—	—	—	—	—	—	—	—	—
Kuin (S)	—	—	—	—	—	—	—	—	—	—
Lake Grace (S)	—	—	—	—	—	—	—	—	—	—
Lakes (SSD)	—	—	—	—	—	—	—	—	—	—
Total	1	—	69	—	—	—	35	180	180	284
MIDLANDS STATISTICAL DIVISION										
Chittering (S)	—	—	—	—	—	—	—	—	146	146
Dandaragan (S)	4	—	364	—	—	—	17	—	—	381
Gingin (S)	5	—	408	—	—	—	—	410	410	818
Moora (S)	—	—	—	—	—	—	—	—	—	—
Victoria Plains (S)	—	—	—	—	—	—	—	—	—	—
Moore (SSD)	9	—	772	—	—	—	17	410	556	1,345
Beverley (S)	—	—	—	—	—	—	—	—	—	—
Cunderdin (S)	—	—	—	—	—	—	—	—	—	—
Dalwallinu (S)	—	—	—	—	—	—	—	—	—	—
Dowerin (S)	—	—	—	—	—	—	—	—	—	—
Goomalling (S)	—	—	—	—	—	—	—	—	—	—
Koorda (S)	1	—	78	—	—	—	—	—	—	78
Northam (T)	1	—	101	—	—	—	—	—	—	101
Northam (S)	4	—	334	—	—	—	—	—	—	334
Quairading (S)	—	—	—	—	—	—	—	—	—	—
Tanmin (S)	—	—	—	—	—	—	—	—	—	—
Toodyay (S)	3	—	285	—	—	—	—	—	—	285
Wongan-Ballidu (S)	—	—	—	—	—	—	—	—	—	—
Wyalkatchem (S)	—	—	—	—	—	—	—	—	—	—
York (S)	1	—	50	—	—	—	—	—	—	50
Avon (SSD)	10	—	848	—	—	—	—	—	—	848
Bruce Rock (S)	—	—	—	—	—	—	—	—	—	—
Kellerberrin (S)	—	—	—	—	—	—	—	—	—	—
Merredin (S)	1	—	99	—	—	—	—	—	—	99
Mount Marshall (S)	—	—	—	—	—	—	—	—	—	—
Mukinbudin (S)	1	—	120	—	—	—	—	—	—	120
Narembeen (S)	1	—	87	—	—	—	15	—	—	102
Nungarin (S)	—	—	—	—	—	—	—	—	—	—
Trayning (S)	—	—	—	—	—	—	—	—	—	—
Westonia (S)	—	—	—	—	—	—	—	—	—	—
Yilgarn (S)	1	—	140	—	—	—	—	—	—	140
Cumpston (SSD)	4	—	446	—	—	—	15	—	—	461
Total	23	—	2,066	—	—	—	32	410	556	2,654

For footnote, see end of table.

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

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SOUTH EASTERN STATISTICAL DIVISION										
Coolgardie (S)	—	—	—	—	—	—	30	—	—	30
Kalgoorlie/Boulder (C)	29	—	2,526	—	—	—	131	964	964	3,621
Laverton (S)	—	—	—	—	—	—	—	—	—	—
Leonora (S)	—	—	—	—	—	—	—	—	203	203
Menzies (S)	—	—	—	—	—	—	—	—	—	—
Ngaanyatjarraku (S)	—	—	—	—	—	—	—	—	—	—
Lefroy (SSD)	29	—	2,526	—	—	—	161	964	1,166	3,853
Dundas (S)	—	—	—	—	—	—	—	—	—	—
Esperance (S)	10	—	986	—	—	—	52	724	724	1,762
Ravensthorpe (S)	—	—	—	—	—	—	—	—	—	—
Johnston (SSD)	10	—	986	—	—	—	52	724	724	1,762
Total	39	—	3,512	—	—	—	213	1,687	1,890	5,615
CENTRAL STATISTICAL DIVISION										
Camarvon (S)	1	—	104	—	—	—	15	624	624	743
Exmouth (S)	1	—	106	—	—	—	—	—	—	106
Shark Bay (S)	1	—	60	—	—	—	—	—	—	60
Upper Gascoyne (S)	—	—	—	—	—	—	—	—	—	—
Gascoyne (SSD)	3	—	270	—	—	—	15	624	624	908
Cue (S)	—	—	—	—	—	—	—	—	—	—
Meekatharra (S)	—	—	—	—	—	—	—	—	—	—
Mount Magnet (S)	—	—	—	—	—	—	—	—	—	—
Murchison (S)	—	—	—	—	—	—	—	—	—	—
Sandstone (S)	—	—	—	—	—	—	—	—	—	—
Wiluna (S)	—	—	—	—	—	—	—	2,400	2,400	2,400
Yalgoo (S)	—	—	—	—	—	—	—	—	—	—
Carnegie (SSD)	—	—	—	—	—	—	—	2,400	2,400	2,400
Camamah (S)	—	—	—	—	—	—	—	—	—	—
Chapman Valley (S)	1	—	174	—	—	—	15	—	—	189
Coorow (S)	—	—	—	—	—	—	—	—	1,019	1,019
Geraldton (C)	2	—	264	—	—	—	155	364	482	901
Greenough (S)	8	—	839	—	—	—	46	—	—	885
Irwin (S)	4	—	319	—	—	—	15	—	—	334
Mingenew (S)	—	—	—	—	—	—	—	—	—	—
Morawa (S)	—	—	—	—	—	—	—	—	—	—
Mullewa (S)	—	—	—	—	—	—	—	—	—	—
Northampton (S)	—	—	—	—	—	—	—	340	340	340
Perenjori (S)	—	—	—	—	—	—	—	—	—	—
Three Springs (S)	—	—	—	—	—	—	—	—	—	—
Greenough River (SSD)	15	—	1,596	—	—	—	231	704	1,841	3,668
Total	18	—	1,866	—	—	—	245	1,328	2,465	4,576

For footnote, see end of table.

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

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
PILBARA STATISTICAL DIVISION										
East Pilbara (S)	—	—	—	—	—	—	63	1,300	1,300	1,363
Port Hedland (T)	1	—	101	—	—	—	—	280	280	381
De Grey (SSD)	1	—	101	—	—	—	63	1,580	1,580	1,744
Ashburton (S)	—	—	—	—	—	—	—	—	—	—
Roebourne (S)	2	—	256	—	—	—	267	—	—	523
Fortescue (SSD)	2	—	256	—	—	—	267	—	—	523
Total	3	—	357	—	—	—	330	1,580	1,580	2,267
KIMBERLEY STATISTICAL DIVISION										
Halls Creek (S)	—	—	—	—	—	—	—	—	—	—
Wyndham-East Kimberley (S)	—	—	—	—	—	—	—	380	380	380
Ord (SSD)	—	—	—	—	—	—	—	380	380	380
Broome (S)	5	—	739	4	—	438	—	750	9,280	10,457
Derby-West Kimberley (S)	1	2	387	—	—	—	—	—	1,263	1,650
Fitzroy (SSD)	6	2	1,126	4	—	438	—	750	10,543	12,107
Total	6	2	1,126	4	—	438	—	1,130	10,923	12,487
WESTERN AUSTRALIA										
Western Australia	773	30	80,229	226	12	21,080	12,269	73,634	117,786	231,363

(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 1997

Statistical division	Material of outer walls					Total	Floor area (sq m)	Average floor area (sq m)	Average value per square metre (\$)
	Double brick(b)	Brick veneer	Fibre cement	Timber	Other and not stated				
Perth	550	1	1	1	9	562	122,875	225	447
South-West	84	5	1	9	23	122	24,307	210	432
Lower Great Southern	10	9	1	4	3	27	4,930	205	531
Upper Great Southern	-	-	-	-	1	1	125	125	548
Midlands	11	2	4	2	4	23	4,684	204	441
South-Eastern	6	29	2	2	-	39	7,371	189	476
Central	10	3	1	2	2	18	3,957	233	445
Pilbara	3	-	-	-	-	3	338	113	1,055
Kimberley	-	5	-	-	3	8	344	115	1,125
Western Australia	674	54	10	20	45	803	168,931	219	451

(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 1997

Statistical division	New houses	New other residential building							Total	Total new residential building
		Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of					
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Perth	562	74	59	133	4	30	59	93	226	788
South West	122	-	-	-	-	-	-	-	-	122
Lower Great Southern	27	8	-	8	-	-	-	-	8	35
Upper Great Southern	1	-	-	-	-	-	-	-	-	1
Midlands	23	-	-	-	-	-	-	-	-	23
South Eastern	39	-	-	-	-	-	-	-	-	39
Central	18	-	-	-	-	-	-	-	-	18
Pilbara	3	-	-	-	-	-	-	-	-	3
Kimberley	8	4	-	4	-	-	-	-	4	12
Western Australia	803	86	59	145	4	30	59	93	238	1,041
VALUE (\$'000)										
Perth	56,649	5,350	4,550	9,900	360	2,880	6,960	10,200	20,100	76,749
South West	11,667	-	-	-	-	-	-	-	-	11,667
Lower Great Southern	2,917	542	-	542	-	-	-	-	542	3,460
Upper Great Southern	69	-	-	-	-	-	-	-	-	69
Midlands	2,066	-	-	-	-	-	-	-	-	2,066
South Eastern	3,512	-	-	-	-	-	-	-	-	3,512
Central	1,866	-	-	-	-	-	-	-	-	1,866
Pilbara	357	-	-	-	-	-	-	-	-	357
Kimberley	1,126	438	-	438	-	-	-	-	438	1,564
Western Australia	80,229	6,330	4,550	10,880	360	2,880	6,960	10,200	21,080	101,309

(a) Excludes Conversions, etc.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

Factors affecting comparability

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

Scope and Coverage

3. Statistics of building work approved are compiled from:

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

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

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

6. From July 1990, the statistics cover:

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

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

Definitions

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

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

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

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

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

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

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

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

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

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

Building Classification

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

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

Seasonal Adjustment

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

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

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

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

20. As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are shown in the July issue each year. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (06) 252 6345.

Trend Estimates

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

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

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

Estimates at Constant Prices

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

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

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

Australian Standard Geographical Classification (ASGC)

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

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

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

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

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

Unpublished Data and Related Publications

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

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

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

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

Symbols and Other Usages

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

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

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

P.C.KELLY
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 (09) 360 5140

Fax (09) 360 5955

© Commonwealth of Australia 1997

Recommended retail price: \$14.00

2873150002976

ISSN 0727-2278