

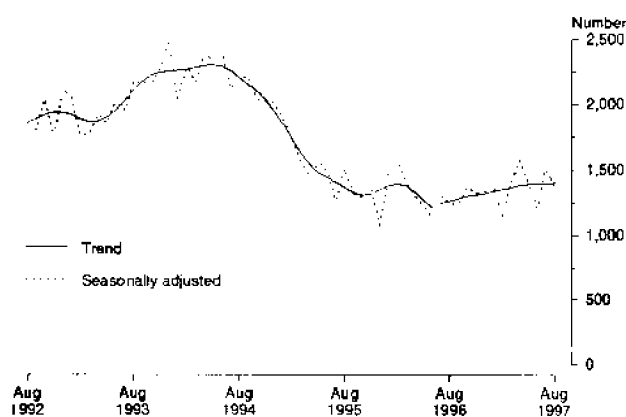
## BUILDING APPROVALS, WESTERN AUSTRALIA, AUGUST 1997

### MAIN FEATURES

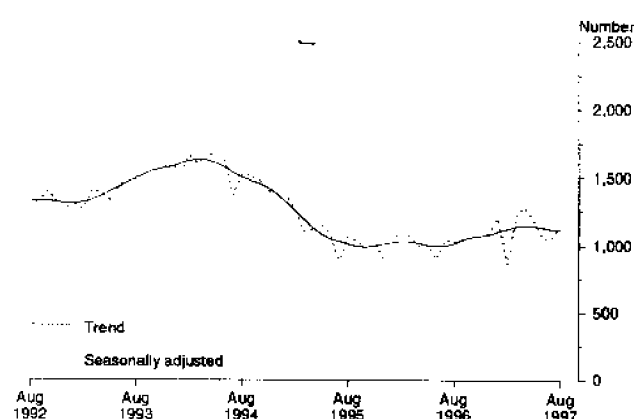
#### NUMBER OF DWELLING UNITS APPROVED

	August 1996	July 1997	August 1997	August 1996 to August 1997 change	July 1997 to August 1997 change
Original series	1,277	1,531	1,373	7.5%	-10.3%
Seasonally adjusted	1,239	1,506	1,374	10.9%	-8.8%
Trend estimate	1,258	1,398	1,403	11.5%	0.4%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



#### Residential building

- In original terms there were 1,373 dwelling units approved in August, 158 fewer than in July. The fall in the approval of other residential buildings was a major factor in this drop.
- The trend in the total number of dwelling units has increased by 11.5% over the past 12 months, but a fall of 8.8% in the August seasonally adjusted estimate has slowed the rate of trend growth.
- Although the trend for the number of private sector houses has fallen 2.7% in the last four months, it is still 10.0% higher than August 1996.

- The value of new residential building approved was \$135.0 million and the value of alterations and additions to residential building was \$15.7 million.

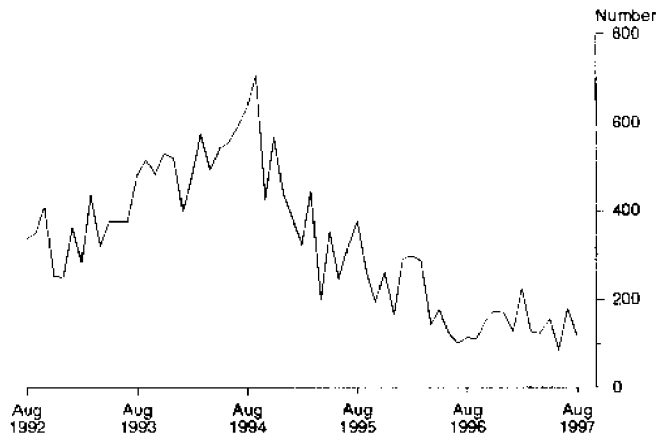
#### Non-residential building

- The value of non-residential building approved in August was \$81.4 million. Other business premises accounted for \$13.9 million, followed by health (\$11.9 million), educational (\$11.4 million) and offices (\$11.3million). Of total non-residential building, 2 projects were valued at \$5 million and over and 11 projects were valued between \$1 million and \$5 million.

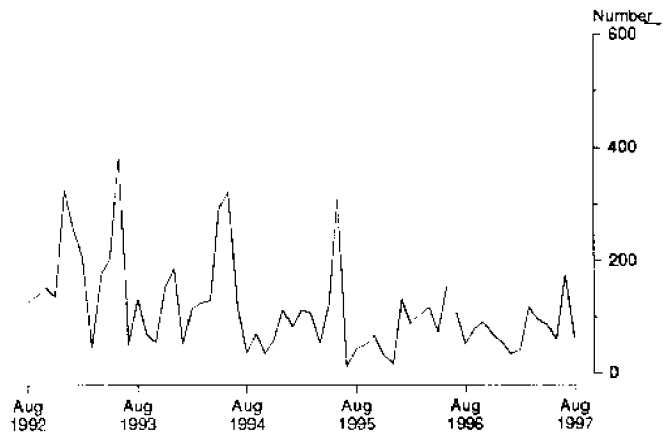
#### INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.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**

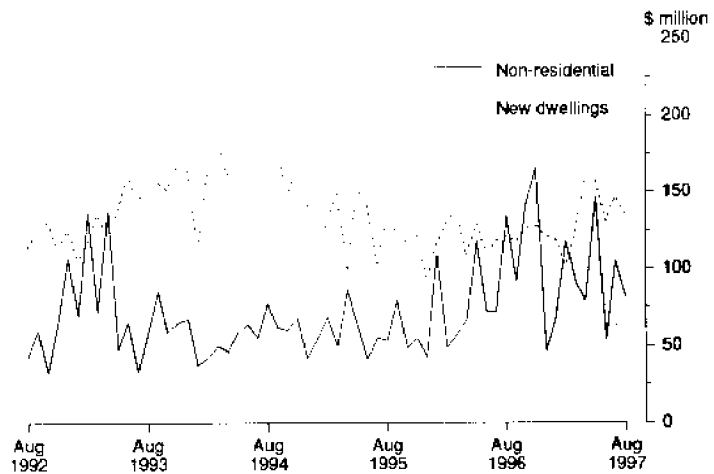


TABLE 1. NUMBER OF DWELLING UNITS APPROVED

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-August	1,616	38	1,654	189	39	228	7	1,812	77	1,889
1997-98										
July-August	1,570	71	1,641	251	28	279	34	1,855	99	1,954
1996—										
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
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
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-August	2,224	75	2,299	216	86	302	12	2,452	161	2,613
1997-98										
July-August	2,324	184	2,508	302	53	355	41	2,667	237	2,904
1996—										
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
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

(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		Private sector	Total		
<b>PERTH STATISTICAL DIVISION</b>														
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-August	155.1	2.8	157.9	14.8	1.9	16.7	169.9	4.7	174.7	24.1	93.5	124.9	286.6	323.7
1997-98														
July-August	160.7	6.1	166.8	19.5	1.7	21.2	180.2	7.7	187.9	25.0	84.5	142.7	289.6	355.7
1996														
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
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	159.1
<b>WESTERN AUSTRALIA</b>														
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-August	211.6	6.1	217.7	16.4	5.5	22.0	228.0	11.6	239.6	29.6	135.6	206.0	391.9	475.2
1997-98														
July-August	237.8	17.0	254.9	23.8	3.6	27.4	261.6	20.6	282.2	31.7	123.1	186.7	416.4	500.6
1996														
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
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

**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>							
June	897	993	922	1,012	1,062	1,148	1,126	1,208
July	1,042	993	1,095	1,049	1,177	1,129	1,303	1,246
August	1,028	1,015	1,074	1,072	1,151	1,145	1,239	1,258
September	1,035	1,042	1,091	1,101	1,132	1,177	1,244	1,285
October	1,058	1,060	1,140	1,117	1,245	1,202	1,371	1,303
November	1,075	1,069	1,139	1,124	1,224	1,221	1,325	1,312
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	1,141	1,286	1,186	1,301	1,300	1,406	1,367
April	1,281	1,148	1,347	1,201	1,488	1,309	1,577	1,383
May	1,184	1,146	1,227	1,209	1,325	1,308	1,387	1,394
June	1,052	1,135	1,075	1,208	1,183	1,300	1,208	1,398
July	1,051	1,120	1,218	1,203	1,295	1,287	1,506	1,398
August	1,145	1,117	1,211	1,209	1,270	1,281	1,374	1,403

(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	259.2	1,414.9	163.9	654.1	758.9	2,159.5	2,337.7
1996-97	1,303.9	1,359.2	164.0	1,523.2	174.1	717.2	1,115.3	2,329.0	2,812.6
<i>1996</i>									
Mar. qtr.	285.3	293.7	87.7	381.5	39.7	154.3	201.6	546.4	622.8
June qtr.	293.4	301.5	44.9	346.5	37.0	212.9	240.8	571.5	624.3
Sept. qtr.	314.8	328.2	29.1	357.4	42.5	196.1	278.3	573.4	678.2
Dec. qtr.	316.2	328.0	46.1	374.1	42.8	193.9	327.4	591.8	744.3
<i>1997—</i>									
Mar. qtr.	279.7	294.4	50.1	344.5	42.4	160.2	253.6	526.8	640.5
June qtr.	393.2	408.6	38.6	447.2	46.4	167.0	256.0	637.0	749.6

(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-August		1997		
			1996-97	1997-98	June	July	August
<b>PRIVATE SECTOR</b>							
New houses	1,123.8	1,294.2	211.6	237.8	116.8	118.2	119.6
New other residential buildings	225.5	153.8	16.4	23.8	8.4	14.7	9.0
<i>Total new residential building</i>	<i>1,349.2</i>	<i>1,448.0</i>	<i>228.0</i>	<i>261.6</i>	<i>125.2</i>	<i>133.0</i>	<i>128.7</i>
Alterations and additions to residential buildings	162.4	168.7	28.2	31.7	13.4	16.0	15.7
Hotels, etc.	113.3	75.4	5.7	13.2	5.6	6.4	6.8
Shops	117.5	162.7	28.2	33.0	7.5	23.8	9.2
Factories	79.5	96.2	14.1	16.8	8.7	9.7	7.1
Offices	72.8	117.2	22.8	14.4	2.0	5.3	9.0
Other business premises	107.9	113.6	21.5	20.5	11.5	8.9	11.6
Educational	43.5	38.8	12.3	4.6	4.0	2.9	1.7
Religious	4.4	5.2	1.2	1.7	0.3	0.8	0.8
Health	31.6	96.1	5.6	8.1	3.8	4.1	4.0
Entertainment and recreational	34.1	36.6	16.2	3.6	2.0	2.8	0.8
Miscellaneous	87.3	32.5	8.0	7.3	1.0	6.5	0.8
<i>Total non-residential building</i>	<i>692.0</i>	<i>774.3</i>	<i>135.6</i>	<i>123.1</i>	<i>46.3</i>	<i>71.2</i>	<i>51.8</i>
<b>Total</b>	<b>2,203.6</b>	<b>2,391.0</b>	<b>391.9</b>	<b>416.4</b>	<b>184.9</b>	<b>220.2</b>	<b>196.2</b>
<b>PUBLIC SECTOR</b>							
New houses	24.6	54.9	6.1	17.0	3.8	11.6	5.4
New other residential buildings	46.9	21.8	5.5	3.6	1.2	2.7	0.9
<i>Total new residential building</i>	<i>71.4</i>	<i>76.8</i>	<i>11.6</i>	<i>20.6</i>	<i>5.0</i>	<i>14.3</i>	<i>6.4</i>
Alterations and additions to residential buildings	0.5	3.9	1.3	—	0.7	—	—
Hotels, etc.	—	—	—	0.6	—	—	0.6
Shops	1.5	1.5	0.2	0.1	0.1	—	0.1
Factories	0.9	6.4	0.1	1.5	—	1.5	—
Offices	33.6	39.2	4.1	2.5	0.1	0.3	2.3
Other business premises	4.1	46.8	17.5	27.7	1.2	25.4	2.3
Educational	37.0	113.2	5.8	15.7	—	6.0	9.7
Religious	—	0.2	—	—	—	—	—
Health	1.2	118.4	0.3	7.9	—	—	7.9
Entertainment and recreational	13.9	55.7	11.4	1.9	4.2	—	1.9
Miscellaneous	18.8	48.8	30.9	5.7	2.2	1.0	4.8
<i>Total non-residential building</i>	<i>111.1</i>	<i>430.1</i>	<i>70.3</i>	<i>63.6</i>	<i>7.7</i>	<i>34.0</i>	<i>29.6</i>
<b>Total</b>	<b>183.1</b>	<b>510.8</b>	<b>83.3</b>	<b>84.2</b>	<b>13.4</b>	<b>48.3</b>	<b>35.9</b>
<b>TOTAL</b>							
New houses	1,148.3	1,349.1	217.7	254.9	120.6	129.8	125.1
New other residential buildings	272.3	175.7	22.0	27.4	9.6	17.4	10.0
<i>Total new residential building</i>	<i>1,420.7</i>	<i>1,524.7</i>	<i>239.6</i>	<i>282.2</i>	<i>130.2</i>	<i>147.2</i>	<i>135.0</i>
Alterations and additions to residential buildings	162.9	172.7	29.6	31.7	14.1	16.0	15.7
Hotels, etc.	113.3	75.4	5.7	13.8	5.6	6.4	7.4
Shops	119.0	164.2	28.4	33.1	7.5	23.8	9.3
Factories	80.4	102.6	14.2	18.3	8.7	11.2	7.1
Offices	106.5	156.4	26.9	16.9	2.1	5.6	11.3
Other business premises	112.0	160.4	39.0	48.1	12.6	34.2	13.9
Educational	80.4	152.0	18.1	20.3	4.0	8.9	11.4
Religious	4.4	5.4	1.2	1.7	0.3	0.8	0.8
Health	32.8	214.5	5.9	16.0	3.8	4.1	11.9
Entertainment and recreational	48.0	92.2	27.5	5.5	6.2	2.8	2.7
Miscellaneous	106.2	81.3	39.0	13.0	3.2	7.4	5.6
<i>Total non-residential building</i>	<i>803.1</i>	<i>1,204.4</i>	<i>206.0</i>	<i>186.7</i>	<i>54.1</i>	<i>105.3</i>	<i>81.4</i>
<b>Total</b>	<b>2,386.6</b>	<b>2,901.8</b>	<b>475.2</b>	<b>500.6</b>	<b>198.4</b>	<b>268.5</b>	<b>232.1</b>

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
<b>HOTELS, ETC.</b>												
1997 June	5	0.5	—	—	3	1.8	1	3.3	—	—	9	5.6
July	2	0.2	2	0.6	1	0.7	1	5.0	—	—	6	6.4
August	8	0.9	4	1.3	—	—	—	—	1	5.2	13	7.4
<b>SHOPS</b>												
1997 June	15	1.3	10	3.0	5	3.2	—	—	—	—	30	7.5
July	27	2.4	7	1.9	6	4.2	5	10.4	1	5.0	46	23.8
August	19	1.7	11	3.0	6	4.5	—	—	—	—	36	9.3
<b>FACTORIES</b>												
1997 June	17	1.6	6	2.2	1	0.5	2	4.4	—	—	26	8.7
July	14	1.2	6	1.5	4	2.3	3	6.1	—	—	27	11.2
August	13	1.9	9	3.1	3	2.1	—	—	—	—	25	7.1
<b>OFFICES</b>												
1997 June	8	0.6	5	1.5	—	—	—	—	—	—	13	2.1
July	13	1.3	8	2.1	1	0.6	1	1.7	—	—	23	5.6
August	9	0.8	10	3.1	4	2.7	2	4.7	—	—	25	11.3
<b>OTHER BUSINESS PREMISES</b>												
1997 June	18	1.7	14	3.8	3	1.9	—	—	1	5.2	36	12.6
July	14	1.7	10	2.9	5	3.6	1	1.0	1	25.0	31	34.2
August	19	1.8	12	3.3	1	0.8	4	8.0	—	—	36	13.9
<b>EDUCATIONAL</b>												
1997 June	—	—	1	0.3	1	0.5	2	3.2	—	—	4	4.0
July	6	0.7	3	0.8	2	1.4	2	6.0	—	—	13	8.9
August	3	0.5	2	0.7	1	0.7	—	—	1	9.6	7	11.4
<b>RELIGIOUS</b>												
1997 June	1	0.1	1	0.2	—	—	—	—	—	—	2	0.3
July	—	—	2	0.8	—	—	—	—	—	—	2	0.8
August	3	0.2	—	—	1	0.6	—	—	—	—	4	0.8
<b>HEALTH</b>												
1997 June	1	0.1	—	—	—	—	1	3.7	—	—	2	3.8
July	1	0.1	1	0.3	1	0.9	1	2.9	—	—	4	4.1
August	2	0.2	1	0.3	—	—	3	11.4	—	—	6	11.9
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1997 June	5	0.6	3	0.8	1	0.9	1	3.9	—	—	10	6.2
July	2	0.2	—	—	1	0.7	1	2.0	—	—	4	2.8
August	3	0.3	2	0.6	—	—	1	1.7	—	—	6	2.7
<b>MISCELLANEOUS</b>												
1997 June	8	0.8	4	1.3	—	—	1	1.1	—	—	13	3.2
July	4	0.4	1	0.2	3	2.3	1	4.5	—	—	9	7.4
August	7	0.7	2	0.6	—	—	1	4.4	—	—	10	5.6
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1997 June	78	7.4	44	13.0	14	8.9	8	19.5	1	5.2	145	54.1
July	83	8.1	40	11.0	24	16.6	16	39.5	2	30.0	165	105.3
August	86	9.2	53	15.9	16	11.3	11	30.2	2	14.8	168	81.4

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

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>PERTH STATISTICAL DIVISION</b>										
Cambridge (T)	3	—	433	—	—	—	804	—	—	1,237
Claremont (T)	4	—	643	3	—	399	410	360	360	1,813
Cottesloe (T)	2	—	315	—	—	—	918	50	50	1,283
Mosman Park (T)	1	—	202	—	—	—	242	—	—	443
Nedlands (C)	2	—	1,402	—	—	—	629	—	—	2,030
Peppermint Grove (S)	—	—	—	—	—	—	—	—	—	—
Perth (C) — Inner	—	—	—	—	—	—	—	550	550	550
Perth (C) — Remainder	5	—	1,120	—	—	—	—	450	450	1,570
Subiaco (C)	2	—	435	—	—	—	690	350	350	1,475
Vincent (T)	3	—	288	2	—	180	269	1,810	1,810	2,547
Central Metropolitan (SSD)	22	—	4,838	5	—	579	3,962	3,570	3,570	12,949
Bassendean (T)	1	—	60	—	—	—	51	250	633	744
Bayswater (C)	10	—	699	2	—	161	175	180	180	1,216
Kalamunda (S)	7	1	1,196	—	—	—	293	1,060	1,360	2,849
Mundaring (S)	21	—	2,124	—	—	—	287	—	196	2,607
Swan (S)	101	7	9,244	—	—	—	353	905	905	10,502
East Metropolitan (SSD)	140	8	13,324	2	—	161	1,159	2,395	3,274	17,918
Stirling (C) — Central	27	—	3,520	9	4	840	427	1,086	1,086	5,873
Stirling (C) — Coastal	25	—	2,934	15	—	1,125	1,014	250	250	5,323
Stirling (C) — South-Eastern	3	—	253	3	—	210	1,326	360	360	2,149
Wanneroo (C) — Central Coastal	57	—	5,722	2	—	73	181	3,500	11,400	17,377
Wanneroo (C) — North-East	41	—	3,274	—	—	—	329	270	270	3,672
Wanneroo (C) — North-West	51	—	4,798	24	—	1,254	105	384	384	6,542
Wanneroo (C) — South-East	27	—	2,167	—	—	—	98	250	250	2,514
Wanneroo (C) — South-West	15	—	2,223	4	—	135	762	602	744	3,864
North Metropolitan (SSD)	246	—	24,891	57	4	3,637	4,042	6,702	14,744	47,314
Cockburn (C)	74	—	6,555	—	—	—	225	1,784	1,784	8,564
East Fremantle (T)	—	—	—	—	—	—	37	—	—	37
Fremantle (C) — Inner	—	1	230	—	—	—	—	650	650	880
Fremantle (C) — Remainder	5	—	470	10	—	1,180	95	1,500	1,500	3,245
Kwinana (T)	4	2	440	—	—	—	40	3,594	3,594	4,073
Melville (C)	47	4	6,640	—	—	—	949	857	2,575	10,165
Rockingham (C)	78	—	7,048	7	—	497	484	60	60	8,089
South West Metropolitan (SSD)	208	7	21,382	17	—	1,677	1,830	8,444	10,163	35,052
Armadale (C)	8	1	1,517	—	—	—	95	940	940	2,552
Belmont (C)	38	—	3,614	—	—	—	131	1,568	1,568	5,313
Canning (C)	57	—	5,480	3	—	425	288	4,223	8,588	14,781
Gosnells (C)	48	—	4,087	—	—	—	268	2,280	2,280	6,635
Serpentine-Jarrahdale (S)	13	—	1,279	—	—	—	190	259	259	1,728
South Perth (C)	18	4	2,979	11	—	951	459	60	9,660	14,049
Victoria Park (T)	10	—	803	6	—	421	—	80	150	1,374
South East Metropolitan (SSD)	192	5	19,760	20	—	1,797	1,431	9,410	23,445	46,433
<b>Total</b>	<b>808</b>	<b>20</b>	<b>84,194</b>	<b>101</b>	<b>4</b>	<b>7,852</b>	<b>12,423</b>	<b>30,522</b>	<b>55,196</b>	<b>159,665</b>

For footnote, see end of table.



TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), AUGUST 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)				
<b>SOUTH WEST STATISTICAL DIVISION</b>										
Boddington (S)	1	—	45	—	—	—	—	—	—	45
Mandurah (C)	30	—	3,000	2	—	120	316	408	408	3,845
Murray (S)	10	—	1,004	8	—	400	150	600	600	2,154
Waroona (S)	1	—	65	—	—	—	56	—	—	121
Dale (SSD)	42	—	4,115	10	—	520	522	1,008	1,008	6,165
Bunbury (C)	21	8	2,853	5	—	429	76	3,998	5,958	9,316
Capel (S)	11	—	1,038	—	—	—	20	—	—	1,058
Collie (S)	1	—	95	—	—	—	65	—	—	160
Dardanup (S)	14	—	1,297	—	—	—	50	—	—	1,347
Donnybrook-Balingup (S)	5	—	616	—	—	—	18	156	156	790
Harvey (S)	16	—	1,642	—	—	—	30	—	—	1,672
Preston (SSD)	68	8	7,541	5	—	429	259	4,154	6,114	14,343
Augusta-Margaret River (S)	19	—	1,706	2	—	215	125	245	245	2,291
Busselton (S)	32	—	3,271	—	—	—	239	2,472	2,472	5,982
Vasse (SSD)	51	—	4,977	2	—	215	364	2,717	2,717	8,273
Boyup Brook (S)	—	—	—	—	—	—	—	—	—	—
Bridgetown-Greenbushes (S)	4	—	294	—	—	—	60	—	—	354
Manjimup (S)	10	2	1,191	—	—	—	—	—	—	1,191
Nannup (S)	—	—	—	—	—	—	—	—	—	—
Blackwood (SSD)	14	2	1,485	—	—	—	60	—	—	1,545
<b>Total</b>	<b>175</b>	<b>10</b>	<b>18,117</b>	<b>17</b>	<b>—</b>	<b>1,164</b>	<b>1,205</b>	<b>7,879</b>	<b>9,839</b>	<b>30,325</b>
<b>LOWER GREAT SOUTHERN STATISTICAL DIVISION</b>										
Broomehill (S)	—	—	—	—	—	—	—	—	—	—
Gnowangerup (S)	—	—	—	—	—	—	—	—	—	—
Jerramungup (S)	—	—	—	—	—	—	—	—	—	—
Katanning (S)	1	—	60	—	—	—	—	—	—	60
Kent (S)	—	—	—	—	—	—	—	—	—	—
Kojonup (S)	—	—	—	—	—	—	—	—	—	—
Tambellup (S)	—	—	—	—	—	—	—	—	—	—
Woodanilling (S)	—	—	—	—	—	—	—	—	—	—
Pallinup (SSD)	1	—	60	—	—	—	—	—	—	60
Albany (T)	16	—	1,812	—	—	—	96	113	113	2,021
Albany (S)	13	—	1,251	—	—	—	150	60	60	1,461
Cranbrook (S)	—	—	—	—	—	—	—	—	—	—
Denmark (S)	4	—	340	—	—	—	174	120	120	634
Plantagenet (S)	2	—	182	—	—	—	53	—	—	235
King (SSD)	35	—	3,585	—	—	—	472	293	293	4,351
<b>Total</b>	<b>36</b>	<b>—</b>	<b>3,645</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>472</b>	<b>293</b>	<b>293</b>	<b>4,411</b>

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), AUGUST 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)				
<b>UPPER GREAT SOUTHERN STATISTICAL DIVISION</b>										
Brookton (S)	—	—	—	—	—	—	—	—	—	—
Cuballing (S)	—	—	—	—	—	—	—	—	—	—
Dumbleyung (S)	—	—	—	—	—	—	—	—	—	—
Narrogin (T)	1	1	152	—	—	—	81	—	—	233
Narrogin (S)	—	—	—	—	—	—	—	—	—	—
Pingelly (S)	—	—	—	—	—	—	—	—	—	—
Wagin (S)	—	—	—	—	—	—	—	—	—	—
Wandering (S)	—	—	—	—	—	—	—	—	—	—
West Arthur (S)	1	—	41	—	—	—	—	—	—	41
Wickepin (S)	1	1	362	—	—	—	—	—	—	362
Williams (S)	—	—	—	—	—	—	—	—	—	—
Hortum (SSD)	3	2	555	—	—	—	81	—	—	636
Corrigin (S)	—	—	—	—	—	—	—	—	—	—
Kondinin (S)	2	—	129	—	—	—	—	—	—	129
Kulin (S)	—	—	—	—	—	—	—	—	—	—
Lake Grace (S)	—	—	—	—	—	—	—	—	—	—
Lakes (SSD)	2	—	129	—	—	—	—	—	—	129
<b>Total</b>	<b>5</b>	<b>2</b>	<b>684</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>81</b>	<b>—</b>	<b>—</b>	<b>765</b>
<b>MIDLANDS STATISTICAL DIVISION</b>										
Chittering (S)	1	—	76	—	—	—	23	—	—	99
Dandaragan (S)	3	—	277	—	—	—	10	93	93	380
Gingin (S)	6	—	468	—	—	—	23	—	—	492
Moora (S)	1	—	50	—	—	—	—	—	—	50
Victoria Plains (S)	—	—	—	—	—	—	—	—	—	—
Moore (SSD)	11	—	871	—	—	—	56	93	93	1,021
Beverley (S)	—	—	—	—	—	—	—	—	—	—
Cunderdin (S)	1	—	72	—	—	—	—	—	—	72
Dalwallinu (S)	—	—	—	—	—	—	45	—	—	45
Dowerin (S)	—	—	—	—	—	—	—	—	—	—
Goomalling (S)	—	—	—	—	—	—	—	—	—	—
Koorda (S)	—	—	—	—	—	—	—	—	—	—
Northam (T)	6	—	426	—	—	—	—	—	—	426
Northam (S)	1	—	38	—	—	—	—	—	—	38
Quarading (S)	—	—	—	—	—	—	—	—	—	—
Tammin (S)	—	—	—	—	—	—	—	—	—	—
Toodyay (S)	3	—	166	—	—	—	33	115	115	314
Wongan-Ballidu (S)	6	—	515	—	—	—	—	—	—	515
Wyalkatchem (S)	—	—	—	—	—	—	—	—	—	—
York (S)	4	—	198	—	—	—	61	200	200	458
Avon (SSD)	21	—	1,414	—	—	—	139	315	315	1,868
Bruce Rock (S)	—	—	—	—	—	—	—	—	—	—
Kellerberrin (S)	—	—	—	—	—	—	—	—	—	—
Merredin (S)	5	1	678	—	5	360	24	361	361	1,423
Mount Marshall (S)	—	—	—	—	—	—	—	—	—	—
Mukinbudin (S)	—	—	—	—	—	—	—	—	—	—
Narembeen (S)	—	—	—	—	—	—	—	—	—	—
Nungarin (S)	—	—	—	—	—	—	—	—	—	—
Trayning (S)	—	—	—	—	—	—	—	—	—	—
Westonia (S)	—	—	—	—	—	—	—	—	—	—
Yilgam (S)	—	—	—	—	—	—	—	—	—	—
Campion (SSD)	5	1	678	—	5	360	24	361	361	1,423
<b>Total</b>	<b>37</b>	<b>1</b>	<b>2,964</b>	<b>—</b>	<b>5</b>	<b>360</b>	<b>219</b>	<b>769</b>	<b>769</b>	<b>4,311</b>

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), AUGUST 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)				
<b>SOUTH EASTERN STATISTICAL DIVISION</b>										
Coolgardie (S)	—	—	—	—	—	—	—	—	—	—
Kalgoorlie/Boulder (C)	22	—	2,667	—	—	—	401	1,725	1,874	4,943
Laverton (S)	—	—	—	—	—	—	—	—	—	—
Leonora (S)	—	—	—	—	—	—	—	—	—	—
Menzies (S)	—	—	—	—	—	—	—	—	—	—
Ngaanyatjarraku (S)	—	—	—	—	—	—	—	—	—	—
<i>Lefroy (SSD)</i>	22	—	2,667	—	—	—	401	1,725	1,874	4,943
Dundas (S)	—	—	—	—	—	—	—	—	—	—
Esperance (S)	13	—	1,162	—	—	—	—	1,537	1,537	2,699
Ravensthorpe (S)	5	—	374	—	—	—	98	—	536	1,008
<i>Johnston (SSD)</i>	18	—	1,536	—	—	—	98	1,537	2,073	3,707
<b>Total</b>	<b>40</b>	<b>—</b>	<b>4,203</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>499</b>	<b>3,262</b>	<b>3,948</b>	<b>8,650</b>
<b>CENTRAL STATISTICAL DIVISION</b>										
Camarvon (S)	—	—	—	—	—	—	19	55	55	74
Exmouth (S)	2	—	168	—	—	—	—	493	845	1,014
Shark Bay (S)	1	—	56	—	—	—	—	—	—	56
Upper Gascoyne (S)	—	—	—	—	—	—	—	—	—	—
<i>Gascoyne (SSD)</i>	3	—	224	—	—	—	19	548	900	1,144
Cue (S)	—	—	—	—	—	—	—	—	—	—
Meekatharra (S)	1	—	24	—	—	—	—	—	—	24
Mount Magnet (S)	—	—	—	—	—	—	—	—	—	—
Murchison (S)	—	—	—	—	—	—	—	—	—	—
Sandstone (S)	—	—	—	—	—	—	—	—	—	—
Wiluna (S)	—	—	—	—	—	—	—	—	—	—
Yalgoo (S)	—	—	—	—	—	—	—	—	—	—
<i>Carnegie (SSD)</i>	1	—	24	—	—	—	—	—	—	24
Camamah (S)	—	—	—	—	—	—	—	—	—	—
Chapman Valley (S)	—	—	—	—	—	—	—	—	—	—
Coorow (S)	—	—	—	—	—	—	—	—	—	—
Geraldton (C)	4	—	619	—	—	—	401	365	365	1,385
Greenough (S)	17	1	1,816	—	—	—	26	1,538	1,538	3,380
Irwin (S)	1	—	94	—	—	—	—	—	—	94
Mingenew (S)	—	—	—	—	—	—	—	—	—	—
Morawa (S)	—	1	95	—	—	—	—	—	—	95
Mullewa (S)	1	—	54	—	—	—	—	—	—	54
Northampton (S)	1	—	90	—	—	—	27	—	—	117
Perenjori (S)	—	—	—	—	—	—	—	—	—	—
Three Springs (S)	—	—	—	—	—	—	—	—	—	—
<i>Greenough River (SSD)</i>	24	2	2,768	—	—	—	454	1,903	1,903	5,125
<b>Total</b>	<b>28</b>	<b>2</b>	<b>3,016</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>473</b>	<b>2,451</b>	<b>2,803</b>	<b>6,292</b>

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), AUGUST 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)				
<b>PILBARA STATISTICAL DIVISION</b>										
East Pilbara (S)	2	—	362	—	—	—	12	—	—	374
Port Hedland (T)	9	5	2,210	2	—	310	—	170	2,070	4,590
De Grey (SSD)	11	5	2,572	2	—	310	12	170	2,070	4,964
Ashburton (S)	—	—	—	—	—	—	19	—	—	19
Roebourne (S)	16	—	2,157	—	—	—	87	920	920	3,164
Fortescue (SSD)	16	—	2,157	—	—	—	106	920	920	3,183
<b>Total</b>	<b>27</b>	<b>5</b>	<b>4,729</b>	<b>2</b>	<b>—</b>	<b>310</b>	<b>118</b>	<b>1,090</b>	<b>2,990</b>	<b>8,147</b>
<b>KIMBERLEY STATISTICAL DIVISION</b>										
Halls Creek (S)	—	—	—	—	—	—	—	—	—	—
Wyndham-East Kimberley (S)	2	3	490	—	3	270	29	—	—	789
Ord (SSD)	2	3	490	—	3	270	29	—	—	789
Broome (S)	7	5	1,678	—	—	—	84	5,370	5,370	7,132
Derby-West Kimberley (S)	10	2	1,343	—	—	—	65	200	200	1,608
Fitzroy (SSD)	17	7	3,020	—	—	—	149	5,570	5,570	8,739
<b>Total</b>	<b>19</b>	<b>10</b>	<b>3,510</b>	<b>—</b>	<b>3</b>	<b>270</b>	<b>178</b>	<b>5,570</b>	<b>5,570</b>	<b>9,528</b>
<b>WESTERN AUSTRALIA</b>										
<b>Western Australia</b>	<b>1,175</b>	<b>50</b>	<b>125,064</b>	<b>120</b>	<b>12</b>	<b>9,956</b>	<b>15,668</b>	<b>51,836</b>	<b>81,408</b>	<b>232,095</b>

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

**TABLE 8. NUMBER OF NEW HOUSES (a) APPROVED BY MATERIAL OF OUTER WALLS, FLOOR AREA AND VALUE PER SQUARE METRE BY STATISTICAL DIVISION AUGUST 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	754	1	1	1	71	828	178,292	228	446
South-West	151	6	2	10	16	185	35,694	230	427
Lower Great Southern	12	13	3	5	3	36	8,496	243	422
Upper Great Southern	2	—	1	1	3	7	853	142	731
Midlands	19	6	2	6	5	38	4,383	162	467
South-Eastern	1	29	5	1	4	40	5,850	189	545
Central	23	—	2	—	5	30	5,169	199	536
Pilbara	—	13	—	—	19	32	5,675	189	770
Kimberley	—	—	5	—	24	29	2,887	170	751
<b>Western Australia</b>	<b>962</b>	<b>68</b>	<b>21</b>	<b>24</b>	<b>150</b>	<b>1,225</b>	<b>247,299</b>	<b>223</b>	<b>459</b>

(a) Excludes Conversions, etc. (b) Includes houses constructed with outer walls of stone and concrete.

**TABLE 9. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION AUGUST 1997**

Statistical division	New houses	New other residential building						Total	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			
NUMBER OF DWELLING UNITS										
Perth	828	79	26	105	—	—	—	—	105	933
South West	185	17	—	17	—	—	—	—	17	202
Lower Great Southern	36	—	—	—	—	—	—	—	—	36
Upper Great Southern	7	—	—	—	—	—	—	—	—	7
Midlands	38	5	—	5	—	—	—	—	5	43
South Eastern	40	—	—	—	—	—	—	—	—	40
Central	30	—	—	—	—	—	—	—	—	30
Pilbara	32	2	—	2	—	—	—	—	2	34
Kimberley	29	3	—	3	—	—	—	—	3	32
<b>Western Australia</b>	<b>1,225</b>	<b>106</b>	<b>26</b>	<b>132</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>132</b>	<b>1,357</b>
VALUE (\$'000)										
Perth	84,194	5,493	2,359	7,852	—	—	—	—	7,852	92,046
South West	18,117	1,164	—	1,164	—	—	—	—	1,164	19,281
Lower Great Southern	3,645	—	—	—	—	—	—	—	—	3,645
Upper Great Southern	684	—	—	—	—	—	—	—	—	684
Midlands	2,964	360	—	360	—	—	—	—	360	3,324
South Eastern	4,203	—	—	—	—	—	—	—	—	4,203
Central	3,016	—	—	—	—	—	—	—	—	3,016
Pilbara	4,729	310	—	310	—	—	—	—	310	5,039
Kimberley	3,510	270	—	270	—	—	—	—	270	3,780
<b>Western Australia</b>	<b>125,064</b>	<b>7,596</b>	<b>2,359</b>	<b>9,956</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>9,956</b>	<b>135,019</b>

(a) Excludes Conversions, etc.

## EXPLANATORY NOTES

### Introduction

This publication contains monthly details of building work approved.

### Factors affecting comparability

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

### Scope and Coverage

3. Statistics of building work approved are compiled from:

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

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

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

6. From July 1990, the statistics cover:

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

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

### Definitions

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

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

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

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

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

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

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

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

### Building Classification

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

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

### Seasonal Adjustment

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

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

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

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

20. As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are shown in the July issue each year. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (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.
Building Activity (quarterly)	8752.5
Dwelling Unit Commencements (monthly)	8741.5
<b>AUSTRALIA</b>	
Price Index of Materials Used in House Building (monthly)	6408.0
Building Approvals (monthly)	8731.0
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (quarterly)	8750.0
Building Activity (quarterly)	8752.0
Engineering Construction Survey (quarterly)	8762.0
Housing Finance for Owner Occupation: Australia	5609.0

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

### Symbols and Other Usages

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

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

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

**P.C.KELLY**  
Regional Director, Western Australia

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