

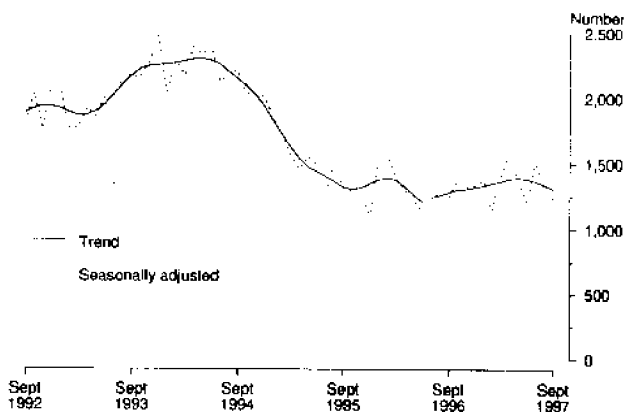
## BUILDING APPROVALS, WESTERN AUSTRALIA, SEPTEMBER 1997

### MAIN FEATURES

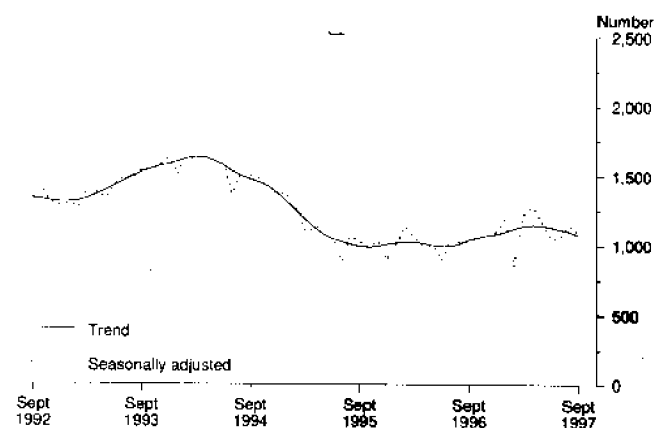
#### NUMBER OF DWELLING UNITS APPROVED

	September 1996	August 1997	September 1997	September 1996 to September 1997 change	August 1997 to September 1997 change
Original series	1,245	1,373	1,328	6.7%	-3.3%
Seasonally adjusted	1,244	1,374	1,226	-1.4%	10.8%
Trend estimate	1,285	1,347	1,309	1.9%	-2.8%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



### Residential building

- The trend in the total number of dwelling units approved decreased for the fourth month and is 6.3% less than May 1997. For the decline to be arrested there will need to be an increase of more than 20% in the seasonally adjusted estimate for October.
- The trend for the number of private sector houses has fallen 6.5% over the last 5 months.
- In original terms there were 1,328 dwelling units approved in September, a decrease of 45 or 3.3% fewer than August. The fall in the number of other residential buildings accounted for the majority of this decrease.

- The value of new residential buildings approved was \$139.3 million and the value of alterations and additions to residential building was \$15.8 million.

### Non-residential building

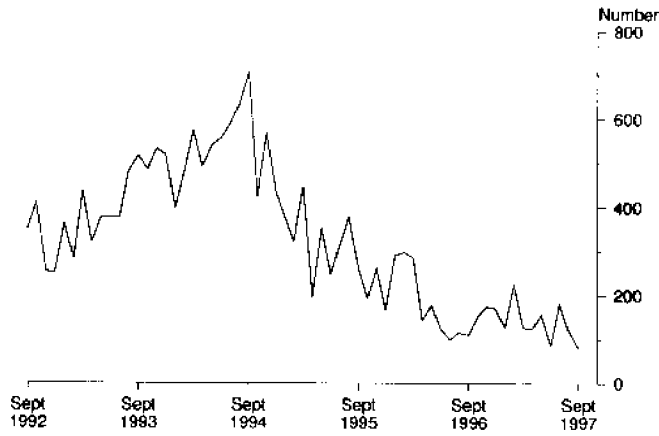
- The value of non-residential building approved in September was \$56.5 million. Other business premises accounted for \$13.7 million, followed by shops with \$11.5 million and health with \$8.4 million.
- Of the total non-residential buildings 13 jobs totalling \$25.3 million were valued between \$1 million and \$5 million.

**NOTE:** In this issue alterations and additions valued at \$25 million to a non-residential building (approved in July 1997), has been reclassified from other business premises to offices.

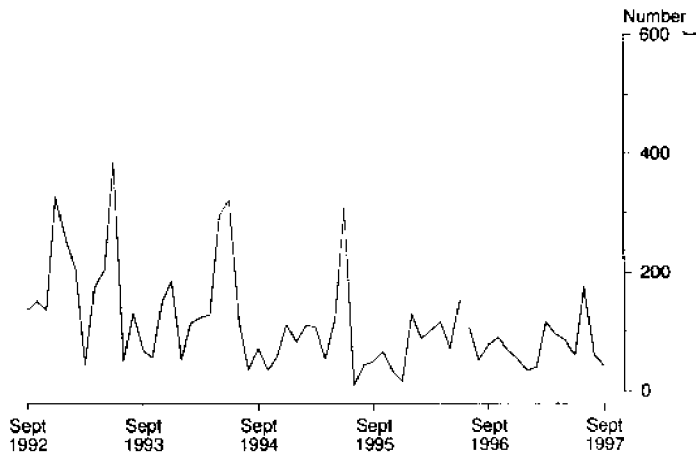
### INQUIRIES

- 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**

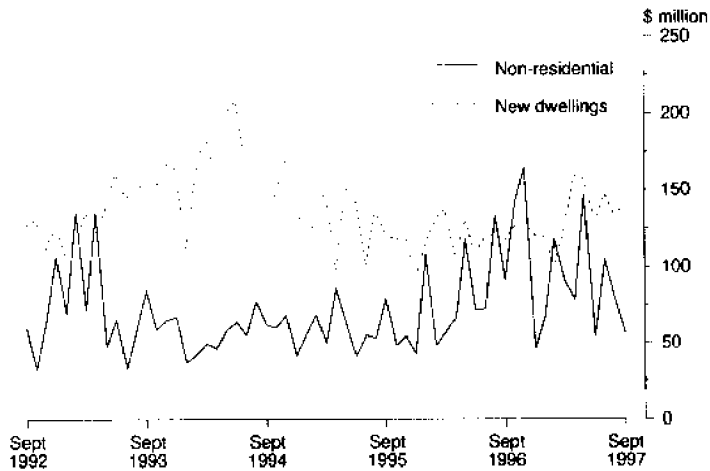


TABLE 1. NUMBER OF DWELLING UNITS APPROVED

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
<b>PERTH STATISTICAL DIVISION</b>										
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-September	2,328	72	2,400	293	41	334	13	2,634	113	2,747
1997-98										
July-September	2,383	85	2,468	325	42	367	51	2,759	127	2,886
1996—										
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
September	813	14	827	74	14	88	17	904	28	932
<b>WESTERN AUSTRALIA</b>										
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-September	3,269	138	3,407	327	102	429	22	3,618	240	3,858
1997-98										
July-September	3,510	214	3,724	383	67	450	58	3,951	281	4,232
1996—										
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
September	1,186	30	1,216	81	14	95	17	1,284	44	1,328

(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-September	224.5	6.6	231.1	22.2	2.1	24.2	246.7	8.6	255.3	33.5	150.7	198.9	430.1	487.7
1997-98														
July-September	247.5	7.2	254.7	27.2	3.7	30.9	274.7	10.9	285.5	37.8	126.3	185.0	438.6	508.3
1996—														
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	159.7
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
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-September	312.6	13.3	325.9	24.2	6.7	30.9	336.8	20.0	356.8	42.2	209.8	297.8	587.2	696.8
1997-98														
July-September	363.9	19.9	383.8	32.0	5.7	37.7	396.0	25.6	421.5	47.5	177.4	243.2	620.7	712.3
1996—														
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
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

**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>								
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	1,142	1,286	1,188	1,301	1,304	1,406	1,371
April	1,281	1,150	1,347	1,205	1,488	1,313	1,577	1,389
May	1,184	1,146	1,227	1,210	1,325	1,310	1,387	1,397
June	1,052	1,133	1,075	1,204	1,183	1,294	1,208	1,389
July	1,051	1,116	1,218	1,189	1,295	1,268	1,506	1,370
August	1,145	1,103	1,211	1,176	1,270	1,242	1,374	1,347
September	1,094	1,075	1,121	1,144	1,163	1,206	1,226	1,309

(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-September		1997		
			1996-97	1997-98	July	August	September
<b>PRIVATE SECTOR</b>							
New houses	1,123.8	1,294.2	312.6	363.9	118.2	119.6	126.1
New other residential buildings	225.5	153.8	24.2	32.0	14.7	9.0	8.3
<i>Total new residential building</i>	<i>1,349.2</i>	<i>1,448.0</i>	<i>336.8</i>	<i>396.0</i>	<i>133.0</i>	<i>128.7</i>	<i>134.4</i>
Alterations and additions to residential buildings	162.4	168.7	40.6	47.4	16.0	15.7	15.7
Hotels, etc.	113.3	75.4	9.0	15.5	6.4	6.8	2.3
Shops	117.5	162.7	43.2	44.3	23.8	9.2	11.3
Factories	79.5	96.2	20.5	22.9	9.7	7.1	6.1
Offices	72.8	117.2	48.2	19.1	5.3	9.0	4.7
Other business premises	107.9	113.6	30.2	33.9	8.9	11.6	13.4
Educational	43.5	38.8	15.4	8.1	2.9	1.7	3.5
Religious	4.4	5.2	1.5	2.2	0.8	0.8	0.5
Health	31.6	96.1	7.8	16.5	4.1	4.0	8.4
Entertainment and recreational	34.1	36.6	18.5	5.7	2.8	0.8	2.2
Miscellaneous	87.3	32.5	15.6	9.3	6.5	0.8	2.0
<i>Total non-residential building</i>	<i>692.0</i>	<i>774.3</i>	<i>209.8</i>	<i>177.4</i>	<i>71.2</i>	<i>51.8</i>	<i>54.3</i>
<b>Total</b>	<b>2,203.6</b>	<b>2,391.0</b>	<b>587.2</b>	<b>620.7</b>	<b>220.2</b>	<b>196.2</b>	<b>204.4</b>
<b>PUBLIC SECTOR</b>							
New houses	24.6	54.9	13.3	19.9	11.6	5.4	2.9
New other residential buildings	46.9	21.8	6.7	5.7	2.7	0.9	2.1
<i>Total new residential building</i>	<i>71.4</i>	<i>76.8</i>	<i>20.0</i>	<i>25.6</i>	<i>14.3</i>	<i>6.4</i>	<i>4.9</i>
Alterations and additions to residential buildings	0.5	3.9	1.6	0.1	—	—	0.1
Hotels, etc.	—	—	—	0.6	—	0.6	—
Shops	1.5	1.5	0.2	0.3	—	0.1	0.3
Factories	0.9	6.4	1.2	1.5	1.5	—	—
Offices	33.6	39.2	7.2	28.0	25.3	2.3	0.5
Other business premises	4.1	46.8	17.8	3.0	0.4	2.3	0.3
Educational	37.0	113.2	6.5	16.7	6.0	9.7	1.0
Religious	—	0.2	—	—	—	—	—
Health	1.2	118.4	12.3	7.9	—	7.9	—
Entertainment and recreational	13.9	55.7	11.7	2.0	—	1.9	0.1
Miscellaneous	18.8	48.8	31.2	5.8	1.0	4.8	0.1
<i>Total non-residential building</i>	<i>111.1</i>	<i>430.1</i>	<i>88.0</i>	<i>65.9</i>	<i>34.0</i>	<i>29.6</i>	<i>2.3</i>
<b>Total</b>	<b>183.1</b>	<b>510.8</b>	<b>109.6</b>	<b>91.5</b>	<b>48.3</b>	<b>35.9</b>	<b>7.3</b>
<b>TOTAL</b>							
New houses	1,148.3	1,349.1	325.9	383.8	129.8	125.1	129.0
New other residential buildings	272.3	175.7	30.9	37.7	17.4	10.0	10.3
<i>Total new residential building</i>	<i>1,420.7</i>	<i>1,524.7</i>	<i>356.8</i>	<i>421.5</i>	<i>147.2</i>	<i>135.0</i>	<i>139.3</i>
Alterations and additions to residential buildings	162.9	172.7	42.2	47.5	16.0	15.7	15.8
Hotels, etc.	113.3	75.4	9.0	16.1	6.4	7.4	2.3
Shops	119.0	164.2	43.4	44.6	23.8	9.3	11.5
Factories	80.4	102.6	21.6	24.3	11.2	7.1	6.1
Offices	106.5	156.4	55.4	47.1	30.6	11.3	5.2
Other business premises	112.0	160.4	48.0	36.8	9.2	13.9	13.7
Educational	80.4	152.0	21.8	24.8	8.9	11.4	4.5
Religious	4.4	5.4	1.5	2.2	0.8	0.8	0.5
Health	32.8	214.5	20.1	24.4	4.1	11.9	8.4
Entertainment and recreational	48.0	92.2	30.3	7.7	2.8	2.7	2.2
Miscellaneous	106.2	81.3	46.8	15.1	7.4	5.6	2.1
<i>Total non-residential building</i>	<i>803.1</i>	<i>1,204.4</i>	<i>297.8</i>	<i>243.2</i>	<i>105.3</i>	<i>81.4</i>	<i>56.5</i>
<b>Total</b>	<b>2,386.6</b>	<b>2,981.8</b>	<b>696.8</b>	<b>712.3</b>	<b>268.5</b>	<b>232.1</b>	<b>211.7</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 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
September	6	0.7	—	—	—	—	1	1.7	—	—	7	2.3
<b>SHOPS</b>												
1997 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
September	27	2.8	7	2.1	3	1.7	2	4.9	—	—	39	11.5
<b>FACTORIES</b>												
1997 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
September	16	1.7	11	3.0	2	1.4	—	—	—	—	29	6.1
<b>OFFICES</b>												
1997 July	13	1.3	8	2.1	1	0.6	1	1.7	1	25.0	24	30.6
August	9	0.8	10	3.1	4	2.7	2	4.7	—	—	25	11.3
September	9	0.9	4	1.4	2	1.4	1	1.6	—	—	16	5.2
<b>OTHER BUSINESS PREMISES</b>												
1997 July	14	1.7	10	2.9	5	3.6	1	1.0	1	25.0	30	9.2
August	19	1.8	12	3.3	1	0.8	4	8.0	—	—	36	13.9
September	13	1.1	13	4.4	5	3.2	3	5.0	—	—	34	13.7
<b>EDUCATIONAL</b>												
1997 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
September	2	0.2	3	0.8	3	2.1	1	1.4	—	—	9	4.5
<b>RELIGIOUS</b>												
1997 July	—	—	2	0.8	—	—	—	—	—	—	2	0.8
August	3	0.2	—	—	1	0.6	—	—	—	—	4	0.8
September	2	0.2	1	0.3	—	—	—	—	—	—	3	0.5
<b>HEALTH</b>												
1997 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
September	—	—	1	0.2	—	—	3	8.2	—	—	4	8.4
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1997 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
September	1	0.1	2	0.6	1	0.6	1	1.0	—	—	5	2.2
<b>MISCELLANEOUS</b>												
1997 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
September	4	0.5	—	—	—	—	1	1.6	—	—	5	2.1
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1997 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
September	80	8.1	42	12.8	16	10.3	13	25.3	—	—	151	56.5

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), SEPTEMBER 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)				
<b>PERTH STATISTICAL DIVISION</b>										
Cambridge (T)	9	—	1,907	—	—	—	1,127	750	750	3,784
Claremont (T)	4	—	1,020	—	—	—	—	—	—	1,020
Cottesloe (T)	6	—	1,389	—	—	—	571	—	—	1,960
Mosman Park (T)	3	—	520	—	—	—	72	—	—	593
Nedlands (C)	9	—	2,615	—	—	—	936	70	70	3,621
Peppermint Grove (S)	—	—	—	—	—	—	—	—	—	—
Perth (C) — Inner	—	—	—	—	—	—	—	937	937	937
Perth (C) — Remainder	7	—	1,605	6	—	2,000	—	4,122	4,122	7,727
Subiaco (C)	3	—	417	4	—	500	895	—	—	1,812
Vincent (T)	1	—	80	7	—	330	796	—	300	1,506
Central Metropolitan (SSD)	42	—	9,553	17	—	2,830	4,398	5,879	6,179	22,960
Bassendean (T)	1	—	233	—	—	—	64	—	—	297
Bayswater (C)	12	—	1,105	3	—	173	426	955	1,040	2,744
Kalamunda (S)	8	—	669	—	—	—	523	70	70	1,261
Mundaring (S)	31	—	2,818	—	—	—	282	50	50	3,150
Swan (S)	83	1	7,551	2	—	135	287	4,941	4,941	12,914
East Metropolitan (SSD)	135	1	12,376	5	—	308	1,582	6,016	6,101	20,367
Stirling (C) — Central	31	—	3,784	6	—	510	188	3,620	3,620	8,102
Stirling (C) — Coastal	28	3	3,465	5	—	350	232	761	761	4,807
Stirling (C) — South-Eastern	4	—	781	—	—	—	570	—	—	1,351
Wanneroo (C) — Central Coastal	77	—	7,819	6	—	516	62	50	50	8,447
Wanneroo (C) — North-East	34	—	3,134	—	—	—	56	58	58	3,247
Wanneroo (C) — North-West	47	—	3,918	—	—	—	73	—	—	3,991
Wanneroo (C) — South-East	19	—	1,603	—	—	—	52	4,810	4,810	6,465
Wanneroo (C) — South-West	25	—	3,526	—	—	—	795	862	862	5,183
North Metropolitan (SSD)	265	3	28,028	17	—	1,376	2,027	10,161	10,161	41,592
Cockburn (C)	62	—	5,476	2	9	1,921	235	1,677	1,677	9,309
East Fremantle (T)	4	—	921	—	—	—	104	1,460	1,460	2,485
Fremantle (C) — Inner	—	—	—	—	—	—	—	—	—	—
Fremantle (C) — Remainder	2	—	237	15	—	1,800	489	94	94	2,620
Kwinana (T)	8	1	794	—	—	—	80	200	200	1,074
Melville (C)	41	—	5,636	—	—	—	983	650	650	7,269
Rockingham (C)	71	6	6,212	—	5	250	197	1,693	1,693	8,352
South West Metropolitan (SSD)	188	7	19,277	17	14	3,971	2,088	5,773	5,773	31,109
Armadale (C)	17	—	1,979	—	—	—	273	1,000	1,000	3,252
Belmont (C)	25	—	2,363	—	—	—	315	2,871	2,871	5,549
Canning (C)	21	2	2,596	3	—	210	299	2,933	2,933	6,038
Gosnells (C)	84	—	7,108	—	—	—	238	1,581	1,581	8,927
Serpentine-Jarrahdale (S)	12	—	1,240	—	—	—	148	—	—	1,388
South Perth (C)	18	1	2,755	3	—	345	733	5,400	5,400	9,233
Victoria Park (T)	6	—	639	12	—	660	695	225	225	2,219
South East Metropolitan (SSD)	183	3	18,679	18	—	1,215	2,700	14,010	14,010	36,605
<b>Total</b>	<b>813</b>	<b>14</b>	<b>87,914</b>	<b>74</b>	<b>14</b>	<b>9,700</b>	<b>12,795</b>	<b>41,838</b>	<b>42,223</b>	<b>152,632</b>

For footnote, see end of table.



TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), SEPTEMBER 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>SOUTH WEST STATISTICAL DIVISION</b>										
Boddington (S)	—	—	—	—	—	—	—	—	—	—
Mandurah (C)	41	—	3,936	—	—	—	213	920	1,188	5,338
Murray (S)	7	—	1,199	—	—	—	46	51	51	1,296
Waroona (S)	5	—	398	—	—	—	—	—	—	398
Dale (SSD)	53	—	5,533	—	—	—	259	971	1,239	7,031
Bunbury (C)	21	3	2,439	3	—	370	45	—	—	2,853
Capel (S)	7	—	989	—	—	—	22	65	65	1,075
Collie (S)	1	—	47	—	—	—	—	—	—	47
Dardanup (S)	10	—	726	—	—	—	—	—	—	726
Donnybrook-Balingup (S)	—	—	—	—	—	—	—	—	—	—
Harvey (S)	14	—	1,316	—	—	—	138	555	872	2,326
Preston (SSD)	53	3	5,516	3	—	370	205	620	936	7,027
Augusta-Margaret River (S)	14	—	1,249	—	—	—	271	305	305	1,825
Busselton (S)	44	—	4,550	—	—	—	188	963	963	5,701
Vasse (SSD)	58	—	5,800	—	—	—	459	1,267	1,267	7,526
Boyup Brook (S)	—	—	—	—	—	—	—	—	—	—
Bridgetown-Greenbushes (S)	—	—	—	—	—	—	—	—	—	—
Manjimup (S)	12	—	950	—	—	—	172	—	—	1,122
Nannup (S)	1	—	30	—	—	—	25	—	—	55
Blackwood (SSD)	13	—	980	—	—	—	197	—	—	1,177
<b>Total</b>	<b>177</b>	<b>3</b>	<b>17,829</b>	<b>3</b>	<b>—</b>	<b>370</b>	<b>1,120</b>	<b>2,858</b>	<b>3,443</b>	<b>22,762</b>
<b>LOWER GREAT SOUTHERN STATISTICAL DIVISION</b>										
Broomehill (S)	—	—	—	—	—	—	—	—	—	—
Gnowangerup (S)	—	—	—	—	—	—	—	—	—	—
Jerramungup (S)	1	—	95	—	—	—	—	1,664	1,767	1,862
Katanning (S)	1	—	130	—	—	—	19	—	—	149
Kent (S)	—	—	—	—	—	—	—	—	—	—
Kojonup (S)	—	—	—	—	—	—	—	—	—	—
Tambellup (S)	—	—	—	—	—	—	—	—	—	—
Woodanilling (S)	—	—	—	—	—	—	—	—	—	—
Pallinup (SSD)	2	—	225	—	—	—	19	1,664	1,767	2,011
Albany (T)	3	2	487	—	—	—	135	—	500	1,122
Albany (S)	11	—	1,139	—	—	—	77	408	408	1,624
Cranbrook (S)	4	2	408	—	—	—	18	—	—	426
Denmark (S)	5	—	565	—	—	—	30	—	—	595
Plantagenet (S)	2	—	227	—	—	—	—	58	58	285
King (SSD)	25	4	2,826	—	—	—	260	466	966	4,052
<b>Total</b>	<b>27</b>	<b>4</b>	<b>3,051</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>279</b>	<b>2,130</b>	<b>2,733</b>	<b>6,063</b>

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), SEPTEMBER 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>UPPER GREAT SOUTHERN STATISTICAL DIVISION</b>										
Brookton (S)	—	—	—	—	—	—	—	—	—	—
Cuballing (S)	—	—	—	—	—	—	—	—	—	—
Dumbleyung (S)	—	—	—	—	—	—	—	—	—	—
Narrogin (T)	1	—	75	—	—	—	178	95	95	348
Narrogin (S)	—	—	—	—	—	—	—	—	—	—
Pingelly (S)	—	—	—	—	—	—	—	—	—	—
Wagin (S)	—	—	—	—	—	—	—	—	—	—
Wandering (S)	—	—	—	—	—	—	—	—	—	—
West Arthur (S)	—	—	—	—	—	—	—	—	—	—
Wickepin (S)	—	—	—	—	—	—	—	—	—	—
Williams (S)	—	—	—	—	—	—	—	—	—	—
Hotham (SSD)	1	—	75	—	—	—	178	95	95	348
Corrigin (S)	—	—	—	—	—	—	—	—	—	—
Kondinin (S)	—	—	—	—	—	—	—	—	—	—
Kulin (S)	—	—	—	—	—	—	—	—	—	—
Lake Grace (S)	1	—	100	—	—	—	—	—	—	100
Lakes (SSD)	1	—	100	—	—	—	—	—	—	100
<b>Total</b>	<b>2</b>	<b>—</b>	<b>175</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>178</b>	<b>95</b>	<b>95</b>	<b>448</b>
<b>MIDLANDS STATISTICAL DIVISION</b>										
Chittering (S)	3	—	248	—	—	—	—	—	—	248
Dandaragan (S)	2	—	97	—	—	—	150	—	—	247
Gingin (S)	21	—	1,695	—	—	—	165	—	—	1,860
Moora (S)	2	—	330	—	—	—	—	—	—	330
Victoria Plains (S)	—	—	—	—	—	—	—	—	—	—
Moore (SSD)	28	—	2,371	—	—	—	315	—	—	2,686
Beverley (S)	—	—	—	—	—	—	—	—	—	—
Cunderdin (S)	—	—	—	—	—	—	—	—	—	—
Dalwallinu (S)	—	—	—	—	—	—	134	180	180	314
Dowerin (S)	—	—	—	—	—	—	—	—	—	—
Goomalling (S)	—	—	—	—	—	—	—	—	—	—
Koorda (S)	—	—	—	—	—	—	—	—	—	—
Northam (T)	2	—	195	—	—	—	—	60	60	255
Northam (S)	4	—	181	—	—	—	35	—	—	216
Quairading (S)	—	—	—	—	—	—	—	—	—	—
Tammin (S)	—	—	—	—	—	—	—	—	—	—
Toodyay (S)	5	—	484	—	—	—	30	—	—	514
Wongan-Ballidu (S)	—	—	—	—	—	—	—	—	—	—
Wyalkatchem (S)	—	—	—	—	—	—	—	—	—	—
York (S)	3	—	297	—	—	—	—	110	110	407
Avon (SSD)	14	—	1,157	—	—	—	199	350	350	1,706
Bruce Rock (S)	—	—	—	—	—	—	—	—	—	—
Kellerberrin (S)	—	—	—	—	—	—	—	—	—	—
Merredin (S)	1	—	69	—	—	—	22	70	70	161
Mount Marshall (S)	—	—	—	—	—	—	—	—	—	—
Mukinbudin (S)	—	—	—	—	—	—	—	—	—	—
Narembeen (S)	2	—	291	—	—	—	28	—	—	319
Nungarin (S)	—	—	—	—	—	—	—	—	—	—
Trayning (S)	—	—	—	—	—	—	—	—	—	—
Westonia (S)	—	—	—	—	—	—	—	—	—	—
Yilgarn (S)	1	—	71	—	—	—	—	—	—	71
Campion (SSD)	4	—	431	—	—	—	50	70	70	551
<b>Total</b>	<b>46</b>	<b>—</b>	<b>3,959</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>564</b>	<b>420</b>	<b>420</b>	<b>4,943</b>

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), SEPTEMBER 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)	—	—	—	—	—	—	30	1,021	1,021	1,051
Kalgoorlie/Boulder (C)	42	—	5,013	—	—	—	147	730	1,415	6,575
Laverton (S)	1	—	43	—	—	—	—	—	—	43
Leonora (S)	—	—	—	—	—	—	—	—	—	—
Menzies (S)	—	—	—	—	—	—	—	—	—	—
Ngaanyatjarraku (S)	—	—	—	—	—	—	—	—	—	—
Lefroy (SSD)	43	—	5,056	—	—	—	177	1,751	2,436	7,669
Dundas (S)	—	—	—	—	—	—	—	—	—	—
Esperance (S)	9	—	933	—	—	—	182	—	—	1,115
Ravensthorpe (S)	—	—	—	—	—	—	—	—	—	—
Johnston (SSD)	9	—	933	—	—	—	182	—	—	1,115
<b>Total</b>	<b>52</b>	<b>—</b>	<b>5,989</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>359</b>	<b>1,751</b>	<b>2,436</b>	<b>8,783</b>
<b>CENTRAL STATISTICAL DIVISION</b>										
Camarvon (S)	1	—	115	—	—	—	—	—	—	115
Exmouth (S)	—	—	—	—	—	—	—	—	—	—
Shark Bay (S)	—	1	175	—	—	—	—	75	75	250
Upper Gascoyne (S)	—	—	—	—	—	—	—	—	—	—
Gascoyne (SSD)	1	1	290	—	—	—	—	75	75	365
Cue (S)	—	—	—	—	—	—	—	—	—	—
Meekatharra (S)	—	—	—	—	—	—	—	—	—	—
Mount Magnet (S)	—	—	—	—	—	—	—	—	—	—
Murchison (S)	—	—	—	—	—	—	—	—	—	—
Sandstone (S)	—	—	—	—	—	—	—	—	—	—
Wiluna (S)	—	—	—	—	—	—	—	—	—	—
Yalgoo (S)	—	—	—	—	—	—	—	—	—	—
Carnegie (SSD)	—	—	—	—	—	—	—	—	—	—
Carnamah (S)	—	—	—	—	—	—	—	—	—	—
Chapman Valley (S)	—	—	—	—	—	—	—	—	—	—
Coorow (S)	2	—	175	—	—	—	—	—	—	175
Geraldton (C)	3	1	821	4	—	247	50	441	441	1,559
Greenough (S)	17	—	2,097	—	—	—	—	—	—	2,097
Irwin (S)	—	—	—	—	—	—	—	59	59	59
Mingenew (S)	—	—	—	—	—	—	—	—	—	—
Morawa (S)	—	—	—	—	—	—	—	—	—	—
Mullewa (S)	—	—	—	—	—	—	—	—	—	—
Northampton (S)	—	—	—	—	—	—	—	—	—	—
Perenjori (S)	—	—	—	—	—	—	—	—	—	—
Three Springs (S)	—	—	—	—	—	—	—	—	—	—
Greenough River (SSD)	22	1	3,092	4	—	247	50	500	500	3,890
<b>Total</b>	<b>23</b>	<b>2</b>	<b>3,382</b>	<b>4</b>	<b>—</b>	<b>247</b>	<b>50</b>	<b>575</b>	<b>575</b>	<b>4,255</b>

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), SEPTEMBER 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>PILBARA STATISTICAL DIVISION</b>										
East Pilbara (S)	2	4	922	—	—	—	48	—	—	970
Port Hedland (T)	7	3	1,186	—	—	—	81	1,875	1,875	3,142
De Grey (SSD)	9	7	2,109	—	—	—	129	1,875	1,875	4,113
Ashburton (S)	—	—	—	—	—	—	171	—	—	171
Roebourne (S)	5	—	655	—	—	—	—	796	796	1,451
Fortescue (SSD)	5	—	655	—	—	—	171	796	796	1,623
<b>Total</b>	<b>14</b>	<b>7</b>	<b>2,764</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>300</b>	<b>2,671</b>	<b>2,671</b>	<b>5,735</b>
<b>KIMBERLEY STATISTICAL DIVISION</b>										
Halls Creek (S)	—	—	—	—	—	—	—	—	—	—
Wyndham-East Kimberley (S)	11	—	927	—	—	—	120	1,701	1,701	2,749
Ord (SSD)	11	—	927	—	—	—	120	1,701	1,701	2,749
Broome (S)	—	—	—	—	—	—	35	247	247	282
Derby-West Kimberley (S)	21	—	3,001	—	—	—	42	—	—	3,043
Fitzroy (SSD)	21	—	3,001	—	—	—	77	247	247	3,325
<b>Total</b>	<b>32</b>	<b>—</b>	<b>3,928</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>197</b>	<b>1,948</b>	<b>1,948</b>	<b>6,074</b>
<b>WESTERN AUSTRALIA</b>										
<b>Western Australia</b>	<b>1,186</b>	<b>30</b>	<b>128,991</b>	<b>81</b>	<b>14</b>	<b>10,317</b>	<b>15,842</b>	<b>54,287</b>	<b>56,545</b>	<b>211,695</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 SEPTEMBER 1997**

Statistical division	Material of outer walls					Total	Floor area (sq m)	Average floor area (sq m)	Average value per square metre (\$)
	Double brick(h)	Brick veneer	Fibre cement	Timber	Other and not stated				
Perth	712	1	—	7	107	827	184,572	236	446
South-West	157	4	5	6	8	180	19,494	224	451
Lower Great Southern	14	5	7	2	3	31	2,702	193	450
Upper Great Southern	—	1	1	—	—	2	152	152	658
Midlands	23	2	6	3	12	46	3,138	241	372
South-Eastern	8	39	—	2	3	52	5,606	170	729
Central	19	4	—	—	2	25	2,177	272	591
Pilbara	2	1	—	—	18	21	2,289	208	601
Kimberley	—	—	1	—	31	32	3,693	154	925
<b>Western Australia</b>	<b>935</b>	<b>57</b>	<b>20</b>	<b>20</b>	<b>184</b>	<b>1,216</b>	<b>223,823</b>	<b>230</b>	<b>464</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 SEPTEMBER 1997**

Statistical division	New houses	New other residential building							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	827	74	8	—	—	6	6	88	915	
South West	180	3	—	—	—	—	—	3	183	
Lower Great Southern	31	—	—	—	—	—	—	—	31	
Upper Great Southern	2	—	—	—	—	—	—	—	2	
Midlands	46	—	—	—	—	—	—	—	46	
South Eastern	52	—	—	—	—	—	—	—	52	
Central	25	4	—	4	—	—	—	4	29	
Pilbara	21	—	—	—	—	—	—	—	21	
Kimberley	32	—	—	—	—	—	—	—	32	
<b>Western Australia</b>	<b>1,216</b>	<b>81</b>	<b>8</b>	<b>89</b>	<b>—</b>	<b>6</b>	<b>6</b>	<b>95</b>	<b>1,311</b>	
VALUE (\$'000)										
Perth	87,914	6,840	860	7,700	—	2,000	2,000	9,700	97,614	
South West	17,829	370	—	370	—	—	—	370	18,199	
Lower Great Southern	3,051	—	—	—	—	—	—	—	3,051	
Upper Great Southern	175	—	—	—	—	—	—	—	175	
Midlands	3,959	—	—	—	—	—	—	—	3,959	
South Eastern	5,989	—	—	—	—	—	—	—	5,989	
Central	3,382	247	—	247	—	—	—	247	3,629	
Pilbara	2,764	—	—	—	—	—	—	—	2,764	
Kimberley	3,928	—	—	—	—	—	—	—	3,928	
<b>Western Australia</b>	<b>128,991</b>	<b>7,457</b>	<b>860</b>	<b>8,317</b>	<b>—</b>	<b>2,000</b>	<b>2,000</b>	<b>10,317</b>	<b>139,308</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:

<b>WESTERN AUSTRALIA</b>	<b>Catalogue No.</b>
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.

**M.A.KONRATH**  
**Acting Regional Director, Western Australia**

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ISSN 0727-2278