

BUILDING APPROVALS

WESTERN AUSTRALIA

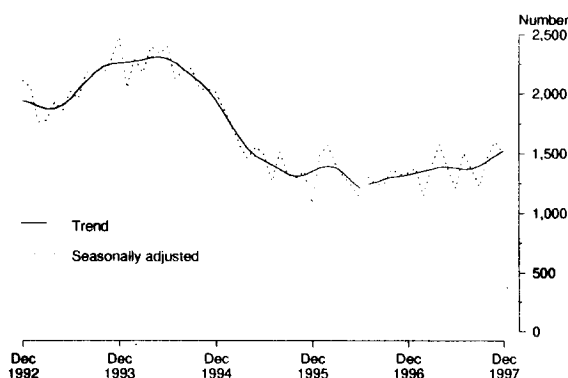
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MAIN FEATURES

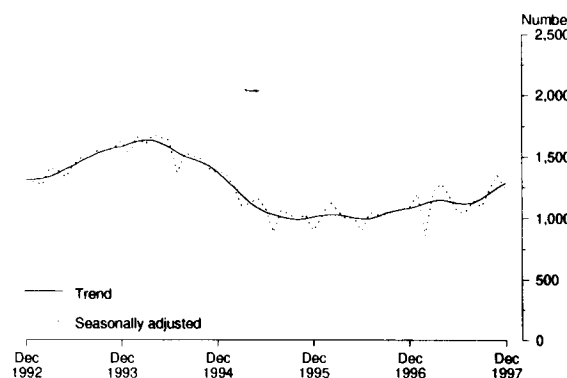
NUMBER OF DWELLING UNITS APPROVED

	December 1996	November 1997	December 1997	December 1996 to December 1997 change	November 1997 to December 1997 change
Original series	1,242	1,541	1,412	13.7%	-8.4%
Seasonally adjusted	1,336	1,604	1,503	12.5%	-6.3%
Trend estimate	1,323	1,483	1,524	15.2%	2.8%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- The trend for the total number of dwelling units approved has increased by 11.2% in the last 5 months and by 15.2% over the the past year. However, it will only take a 6% fall in the the seasonally adjusted estimate for January (less than the average monthly movement) to halt its growth.
- The trend for the number of private sector houses continued to rise with an increase of 3.2% in December to a level 19.1% higher than 12 months ago.
- In original terms there were 1,412 dwelling units approved in December, a decrease of 8.4% on November. The number of new houses approved was down to 1,214 (from 1,355) and new other residential dwellings approved was 171 (down from 184).

- The value of new residential building approved was \$135.2 million and the value of alterations and additions to residential building was \$16.2 million.

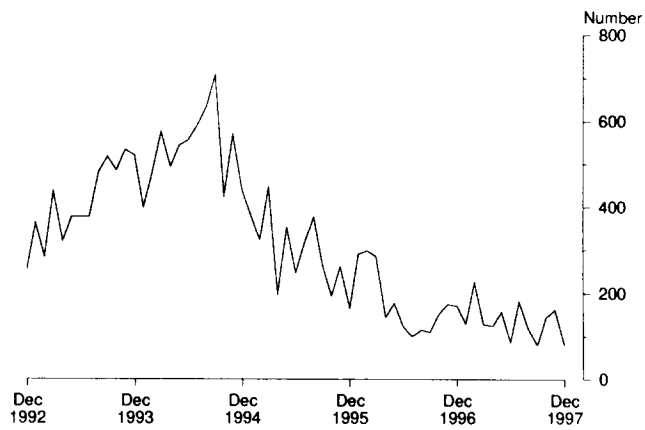
Non-residential building

- The value of non-residential building approved in December was \$70.3 million. Shops accounted for \$15.2 million, followed by Educational (\$12.5 million), Offices (\$11.9 million) and Other business premises (\$11.2 million).
- There were three building jobs valued at more than \$5 million and nine jobs valued between \$1 million and \$5 million.

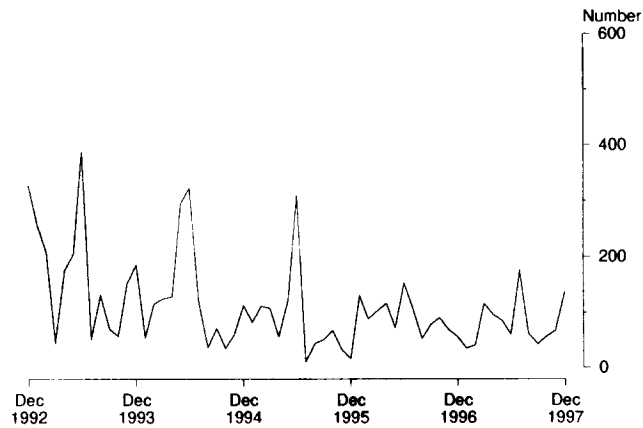
INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.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

**NEW OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR**



**TOTAL DWELLING UNITS APPROVED
PUBLIC SECTOR**



VALUE OF BUILDING WORK APPROVED

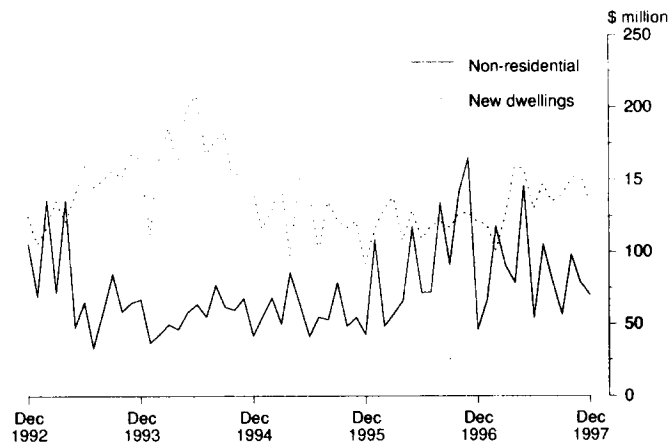


TABLE 1. NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
PERTH STATISTICAL DIVISION										
1994-95	11,238	255	11,493	4,430	509	4,939	98	15,765	765	16,530
1995-96	8,237	149	8,386	2,376	451	2,827	80	10,693	600	11,293
1996-97	9,106	261	9,367	1,434	192	1,626	67	10,601	459	11,060
1996-97										
July-December	4,597	139	4,736	698	84	782	41	5,330	229	5,559
1997-98										
July-December	4,956	148	5,104	599	177	776	79	5,634	325	5,959
1996—										
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
October	836	6	842	115	38	153	1	952	44	996
November	913	35	948	96	21	117	2	1,011	56	1,067
December	824	22	846	63	76	139	25	912	98	1,010
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-December	6,504	270	6,774	827	187	1,014	54	7,379	463	7,842
1997-98										
July-December	7,289	327	7,616	771	217	988	89	8,149	544	8,693
1996—										
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
October	1,304	19	1,323	145	38	183	2	1,451	57	1,508
November	1,308	47	1,355	163	21	184	2	1,473	68	1,541
December	1,167	47	1,214	80	91	171	27	1,274	138	1,412

(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-December	447.1	11.3	458.3	59.9	4.3	64.3	507.0	15.6	522.6	68.6	311.1	474.4	885.7	1,065.6
1997-98														
July-December	511.9	11.0	522.9	50.5	10.7	61.2	562.4	21.7	584.1	77.2	276.2	366.5	915.6	1,027.8
1996—														
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
October	84.6	0.4	85.0	10.5	2.0	12.5	95.1	2.4	97.5	13.7	52.2	70.9	160.9	182.1
November	94.9	2.0	96.9	7.8	1.2	9.0	102.7	3.2	105.9	12.7	56.9	61.6	172.2	180.2
December	84.9	1.4	86.3	5.1	3.8	8.9	90.0	5.2	95.2	13.1	40.9	48.9	143.8	157.2
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-December	626.9	25.0	651.9	67.6	12.5	80.1	694.4	37.5	732.0	84.6	418.4	650.1	1,195.6	1,466.7
1997-98														
July-December	755.9	30.0	785.9	62.4	13.6	76.0	818.3	43.7	861.9	98.3	369.7	491.1	1,285.9	1,451.3
1996—														
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
October	134.4	2.1	136.4	12.2	2.0	14.2	146.6	4.0	150.6	18.4	64.6	98.3	229.5	267.2
November	138.4	3.8	142.2	11.2	1.2	12.4	149.6	5.0	154.6	16.2	70.5	79.4	236.3	250.2
December	119.2	4.3	123.4	6.9	4.8	11.7	126.1	9.1	135.2	16.2	57.3	70.3	199.4	221.6

**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
1996—								
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
1997—								
January	1,203	1,100	1,243	1,147	1,326	1,263	1,379	1,336
February	858	1,124	891	1,167	1,102	1,285	1,146	1,352
March	1,224	1,142	1,286	1,188	1,301	1,304	1,406	1,371
April	1,281	1,148	1,347	1,203	1,488	1,311	1,577	1,387
May	1,184	1,139	1,227	1,204	1,325	1,302	1,387	1,389
June	1,052	1,124	1,075	1,196	1,183	1,285	1,208	1,379
July	1,051	1,118	1,218	1,190	1,295	1,273	1,506	1,370
August	1,145	1,127	1,211	1,195	1,270	1,275	1,374	1,374
September	1,094	1,160	1,121	1,220	1,163	1,298	1,226	1,400
October	1,236	1,205	1,274	1,258	1,399	1,333	1,474	1,440
November	1,353	1,248	1,403	1,294	1,509	1,368	1,604	1,483
December	1,239	1,288	1,290	1,329	1,318	1,400	1,503	1,524

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

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1994-95	1,356.3	1,391.5	407.6	1,799.0	160.5	559.2	701.2	2,427.5	2,660.7
1995-96	1,131.1	1,155.7	259.1	1,414.9	163.9	654.1	758.9	2,158.9	2,337.6
1996-97	1,303.9	1,359.2	164.5	1,523.7	174.1	719.1	1,118.3	2,331.2	2,816.1
1996—									
June qtr.	293.4	301.5	44.9	346.5	37.0	212.8	240.8	571.5	624.3
Sept. qtr.	314.8	328.2	29.2	357.4	42.5	196.6	279.1	574.0	679.0
Dec. qtr.	316.2	328.0	46.2	374.3	42.8	194.4	328.4	592.4	745.4
1997—									
Mar. qtr.	279.7	294.4	50.3	344.7	42.4	160.8	254.5	527.8	641.5
June qtr.	393.2	408.6	38.8	447.4	46.4	167.2	256.4	637.0	750.2
Sept. qtr.	367.2	387.3	34.7	422.0	47.9	161.4	221.2	604.4	691.2

(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-December		October	1997	
			1996-97	1997-98		November	December
PRIVATE SECTOR							
New houses	1,123.8	1,294.2	626.9	755.9	134.4	138.4	119.2
New other residential buildings	225.5	153.8	67.6	62.4	12.2	11.2	6.9
Total new residential building	1,349.2	1,448.0	694.4	818.3	146.6	149.6	126.1
Alterations and additions to residential buildings	162.4	168.7	82.8	98.0	18.3	16.2	16.1
Hotels, etc.	113.3	75.4	18.7	24.4	4.1	2.4	2.4
Shops	117.5	162.7	83.9	83.7	12.5	11.7	15.2
Factories	79.5	96.2	50.1	44.8	5.2	6.3	10.4
Offices	72.8	117.2	93.1	49.9	10.6	10.5	9.6
Other business premises	107.9	113.6	53.2	72.2	13.7	13.8	10.7
Educational	43.5	38.8	24.7	23.8	9.0	3.8	3.0
Religious	4.4	5.2	2.5	6.2	0.2	3.5	0.4
Health	31.6	96.1	47.7	26.1	1.7	7.0	0.9
Entertainment and recreational	34.1	36.6	22.1	22.4	7.1	9.5	0.1
Miscellaneous	87.3	32.5	22.4	16.2	0.4	1.9	4.6
Total non-residential building	692.0	774.3	418.4	369.7	64.6	70.5	57.3
Total	2,203.6	2,391.0	1,195.6	1,285.9	229.5	236.3	199.4
PUBLIC SECTOR							
New houses	24.6	54.9	25.0	30.0	2.1	3.8	4.3
New other residential buildings	46.9	21.8	12.5	13.6	2.0	1.2	4.8
Total new residential building	71.4	76.8	37.5	43.7	4.0	5.0	9.1
Alterations and additions to residential buildings	0.5	3.9	1.8	0.2	—	—	0.1
Hotels, etc.	—	—	—	0.7	0.1	—	—
Shops	1.5	1.5	0.3	0.3	—	—	—
Factories	0.9	6.4	1.2	2.0	—	0.5	—
Offices	33.6	39.2	18.4	34.0	3.6	0.1	2.2
Other business premises	4.1	46.8	39.2	4.4	0.3	0.7	0.5
Educational	37.0	113.2	87.7	49.9	16.2	7.4	9.5
Religious	—	0.2	—	—	—	—	—
Health	1.2	118.4	31.2	14.1	6.2	—	—
Entertainment and recreational	13.9	55.7	15.7	5.1	2.5	0.1	0.4
Miscellaneous	18.8	48.8	38.1	10.9	4.7	—	0.3
Total non-residential building	111.1	430.1	231.8	121.4	33.7	8.9	13.0
Total	183.1	510.8	271.1	165.3	37.8	13.9	22.1
TOTAL							
New houses	1,148.3	1,349.1	651.9	785.9	136.4	142.2	123.4
New other residential buildings	272.3	175.7	80.1	76.0	14.2	12.4	11.7
Total new residential building	1,420.7	1,524.7	732.0	861.9	150.6	154.6	135.2
Alterations and additions to residential buildings	162.9	172.7	84.6	98.3	18.4	16.2	16.2
Hotels, etc.	113.3	75.4	18.7	25.0	4.2	2.4	2.4
Shops	119.0	164.2	84.3	84.0	12.5	11.7	15.2
Factories	80.4	102.6	51.3	46.8	5.2	6.8	10.4
Offices	106.5	156.4	111.4	83.9	14.2	10.7	11.9
Other business premises	112.0	160.4	92.4	76.6	14.0	14.6	11.2
Educational	80.4	152.0	112.4	73.7	25.2	11.2	12.5
Religious	4.4	5.4	2.5	6.2	0.2	3.5	0.4
Health	32.8	214.5	78.9	40.2	7.9	7.0	0.9
Entertainment and recreational	48.0	92.2	37.8	27.5	9.6	9.6	0.5
Miscellaneous	106.2	81.3	60.5	27.1	5.2	1.9	4.9
Total non-residential building	803.1	1,204.4	650.1	491.1	98.3	79.4	70.3
Total	2,386.6	2,901.8	1,466.7	1,451.3	267.2	250.2	221.6

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1997 October	4	0.6	—	—	—	—	1	3.6	—	—	5	4.2
November	—	—	2	0.4	3	2.0	—	—	—	—	5	2.4
December	4	0.3	3	0.7	2	1.4	—	—	—	—	9	2.4
SHOPS												
1997 October	28	2.3	9	2.9	4	3.3	3	4.2	—	—	44	12.5
November	22	2.4	7	1.8	6	3.7	2	3.8	—	—	37	11.7
December	24	2.3	8	2.4	3	2.1	1	1.3	1	7.1	37	15.2
FACTORIES												
1997 October	10	1.0	6	2.1	1	0.6	1	1.5	—	—	18	5.2
November	18	2.2	6	1.5	2	1.2	1	1.9	—	—	27	6.8
December	13	1.3	10	2.9	3	2.5	2	3.7	—	—	28	10.4
OFFICES												
1997 October	20	2.0	10	3.6	4	2.9	3	5.8	—	—	37	14.2
November	16	1.6	4	1.0	3	2.0	1	1.0	1	5.1	25	10.7
December	10	1.0	8	2.5	2	1.3	1	1.7	1	5.4	22	11.9
OTHER BUSINESS PREMISES												
1997 October	17	2.1	16	4.3	5	3.1	3	4.6	—	—	41	14.0
November	17	1.6	13	3.6	8	5.5	3	3.9	—	—	41	14.6
December	15	1.8	6	1.8	5	3.4	2	4.2	—	—	28	11.2
EDUCATIONAL												
1997 October	6	0.8	7	2.2	1	0.7	11	15.3	1	6.1	26	25.2
November	7	1.0	3	1.1	—	—	3	9.1	—	—	13	11.2
December	9	1.0	5	1.4	2	1.5	2	2.8	1	5.9	19	12.5
RELIGIOUS												
1997 October	2	0.2	—	—	—	—	—	—	—	—	2	0.2
November	1	0.1	—	—	—	—	2	3.4	—	—	3	3.5
December	—	—	2	0.4	—	—	—	—	—	—	2	0.4
HEALTH												
1997 October	4	0.3	3	0.8	1	0.5	3	6.2	—	—	11	7.9
November	4	0.4	1	0.3	2	1.4	—	—	1	5.0	8	7.0
December	1	0.1	1	0.3	1	0.5	—	—	—	—	3	0.9
ENTERTAINMENT AND RECREATIONAL												
1997 October	5	0.5	3	0.9	1	0.6	3	7.7	—	—	12	9.6
November	1	0.1	1	0.5	1	0.6	—	—	1	8.5	4	9.6
December	2	0.1	1	0.4	—	—	—	—	—	—	3	0.5
MISCELLANEOUS												
1997 October	6	0.4	—	—	—	—	4	4.7	—	—	10	5.2
November	4	0.4	4	1.5	—	—	—	—	—	—	8	1.9
December	9	0.8	1	0.3	—	—	1	3.8	—	—	11	4.9
TOTAL NON-RESIDENTIAL BUILDING												
1997 October	102	10.1	54	16.8	17	11.7	32	53.6	1	6.1	206	98.3
November	90	9.8	41	11.6	25	16.3	12	23.1	3	18.6	171	79.4
December	87	8.7	45	13.1	18	12.7	9	17.4	3	18.4	162	70.3

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), DECEMBER 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)				
PERTH STATISTICAL DIVISION										
Cambridge (T)	7	—	989	—	—	—	605	218	845	2,439
Claremont (T)	6	—	1,454	—	—	—	1,077	506	506	3,038
Cottesloe (T)	2	—	356	—	—	—	185	—	—	541
Mosman Park (T)	5	—	903	—	—	—	—	—	—	903
Nedlands (C)	4	—	663	2	—	315	883	300	300	2,161
Peppermint Grove (S)	1	—	341	—	—	—	—	65	65	405
Perth (C) — Inner	—	—	—	—	—	—	—	1,273	1,273	1,273
Perth (C) — Remainder	2	—	299	—	—	—	—	5,882	11,802	12,101
Subiaco (C)	5	—	960	—	—	—	484	483	483	1,927
Vincent (T)	9	—	1,011	—	—	—	1,193	650	650	2,854
Central Metropolitan (SSD)	41	—	6,975	2	—	315	4,427	9,377	15,924	27,641
Bassendean (T)	10	—	685	—	—	—	40	1,001	1,001	1,727
Bayswater (C)	9	—	742	—	—	—	109	650	1,150	2,000
Kalamunda (S)	21	—	2,343	2	—	300	644	513	712	3,999
Mundaring (S)	23	—	2,413	—	—	—	320	—	—	2,734
Swan (S)	67	—	5,767	2	11	652	1,074	3,888	4,252	11,744
East Metropolitan (SSD)	130	—	11,950	4	11	952	2,187	6,052	7,115	22,204
Stirling (C) — Central	32	—	3,513	2	49	2,678	269	2,300	2,300	8,760
Stirling (C) — Coastal	27	—	3,460	12	10	1,215	447	4,573	4,973	10,095
Stirling (C) — South-Eastern	3	—	448	3	—	300	676	—	—	1,424
Wanneroo (C) — Central Coastal	44	—	4,390	8	—	624	103	1,920	1,920	7,037
Wanneroo (C) — North-East	23	3	2,468	—	—	—	50	88	88	2,606
Wanneroo (C) — North-West	36	3	4,334	2	—	282	90	274	274	4,980
Wanneroo (C) — South-East	26	—	2,394	—	—	—	59	200	200	2,654
Wanneroo (C) — South-West	35	—	4,080	—	—	—	987	1,518	1,518	6,585
North Metropolitan (SSD)	226	6	25,088	27	59	5,099	2,682	10,873	11,273	44,142
Cockburn (C)	73	1	6,163	—	—	—	165	950	950	7,278
East Fremantle (T)	4	—	384	—	—	—	60	—	—	444
Fremantle (C) — Inner	—	—	—	—	—	—	—	—	—	—
Fremantle (C) — Remainder	6	—	542	—	—	—	274	1,366	1,366	2,182
Kwinana (T)	7	—	548	—	—	—	35	2,988	3,053	3,636
Melville (C)	51	4	8,656	—	—	—	1,099	820	820	10,575
Rockingham (C)	73	11	6,890	4	—	400	265	1,770	1,770	9,325
South West Metropolitan (SSD)	214	16	23,184	4	—	400	1,898	7,894	7,959	33,441
Armadale (C)	10	—	915	2	—	62	134	100	100	1,211
Belmont (C)	47	—	4,147	—	—	—	199	3,089	3,089	7,434
Canning (C)	60	—	4,780	—	—	—	480	1,974	1,974	7,234
Gosnells (C)	56	—	4,974	—	—	—	211	815	815	6,000
Serpentine-Jarrahdale (S)	12	—	1,219	—	—	—	246	60	60	1,525
South Perth (C)	16	—	1,977	19	—	1,400	390	—	—	3,767
Victoria Park (T)	12	—	1,085	5	6	678	201	626	626	2,589
South East Metropolitan (SSD)	213	—	19,096	26	6	2,140	1,860	6,664	6,664	29,759
Total	824	22	86,293	63	76	8,906	13,054	40,860	48,934	157,187

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), DECEMBER 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)	37	1	4,180	—	—	—	272	160	160	4,612
Murray (S)	3	—	265	—	—	—	98	—	—	363
Waroona (S)	1	—	90	—	—	—	—	—	—	90
Dale (SSD)	41	1	4,535	—	—	—	370	160	160	5,065
Bunbury (C)	38	3	3,673	—	7	404	42	8,475	10,451	14,570
Capel (S)	7	—	708	—	—	—	80	—	—	788
Collie (S)	2	—	247	—	—	—	37	—	—	283
Dardanup (S)	25	—	1,974	—	—	—	80	62	62	2,116
Donnybrook-Balingup (S)	4	—	490	—	—	—	39	—	—	529
Harvey (S)	15	—	1,703	—	—	—	46	95	95	1,844
Preston (SSD)	91	3	8,794	—	7	404	324	8,632	10,608	20,130
Augusta-Margaret River (S)	9	2	1,000	—	—	—	70	130	130	1,200
Busseton (S)	39	3	4,117	—	2	142	153	1,040	1,040	5,451
Vasse (SSD)	48	5	5,117	—	2	142	222	1,170	1,170	6,651
Boyup Brook (S)	—	—	—	—	—	—	15	—	—	15
Bridgetown-Greenbushes (S)	4	—	326	—	—	—	115	—	—	441
Manjimup (S)	5	—	493	—	—	—	98	—	—	591
Nannup (S)	2	—	88	—	—	—	—	—	—	88
Blackwood (SSD)	11	—	908	—	—	—	228	—	—	1,135
Total	191	9	19,354	—	9	546	1,144	9,962	11,938	32,982
LOWER GREAT SOUTHERN STATISTICAL DIVISION										
Broomehill (S)	—	—	—	—	—	—	—	—	—	—
Gnowangerup (S)	1	—	95	—	—	—	219	80	80	394
Jerramungup (S)	3	—	211	—	—	—	48	—	—	259
Katanning (S)	—	—	—	—	—	—	29	—	—	29
Kent (S)	—	—	—	—	—	—	—	—	—	—
Kojonup (S)	1	—	70	—	—	—	—	—	—	70
Tambellup (S)	—	—	—	—	—	—	—	—	—	—
Woodanilling (S)	1	—	80	—	—	—	—	—	—	80
Pallinup (SSD)	6	—	456	—	—	—	296	80	80	832
Albany (T)	9	—	849	—	—	—	220	75	917	1,986
Albany (S)	10	—	878	—	—	—	80	89	263	1,220
Cranbrook (S)	1	—	70	—	—	—	—	—	—	70
Denmark (S)	8	—	695	—	—	—	40	169	239	974
Plantagenet (S)	3	1	305	—	—	—	—	—	—	305
King (SSD)	31	1	2,797	—	—	—	340	333	1,419	4,556
Total	37	1	3,254	—	—	—	636	413	1,499	5,388

For footnote, see end of table.

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

Statistical local area, statistical subdivision and statistical division	New residential building (h)						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)				
UPPER GREAT SOUTHERN STATISTICAL DIVISION										
Brookton (S)	—	1	121	—	—	—	—	—	—	121
Cuballing (S)	—	—	—	—	—	—	—	—	—	—
Dumbleyung (S)	—	—	—	—	—	—	—	—	—	—
Narrogin (T)	—	—	—	—	6	408	63	200	1,918	2,389
Narrogin (S)	—	—	—	—	—	—	—	—	—	—
Pingelly (S)	—	—	—	—	—	—	—	—	—	—
Wagin (S)	—	—	—	—	—	—	—	—	—	—
Wandering (S)	—	—	—	—	—	—	—	—	—	—
West Arthur (S)	—	—	—	—	—	—	20	—	—	20
Wickepin (S)	1	—	30	—	—	—	28	—	—	58
Williams (S)	—	—	—	—	—	—	—	—	—	—
Hotham (SSD)	1	1	151	—	6	408	111	200	1,918	2,587
Corrigin (S)	—	—	—	—	—	—	—	—	—	—
Kondinin (S)	—	—	—	—	—	—	—	—	—	—
Kulin (S)	—	—	—	—	—	—	—	—	—	—
Lake Grace (S)	2	—	232	—	—	—	—	—	—	232
Lakes (SSD)	2	—	232	—	—	—	—	—	—	232
Total	3	1	382	—	6	408	111	200	1,918	2,819
MIDLANDS STATISTICAL DIVISION										
Chittering (S)	—	—	—	—	—	—	—	—	—	—
Dandaragan (S)	3	—	165	—	—	—	10	—	—	175
Gingin (S)	7	1	631	—	—	—	27	220	220	878
Moora (S)	1	—	70	—	—	—	40	115	115	225
Victoria Plains (S)	—	—	—	—	—	—	—	—	—	—
Moore (SSD)	11	1	866	—	—	—	77	335	335	1,278
Beverley (S)	—	—	—	—	—	—	—	—	—	—
Cunderdin (S)	—	—	—	—	—	—	—	—	—	—
Dalwallinu (S)	—	—	—	—	—	—	—	—	—	—
Dowerin (S)	—	—	—	—	—	—	—	—	—	—
Goomalling (S)	—	—	—	—	—	—	—	—	—	—
Koorda (S)	—	—	—	—	—	—	—	—	—	—
Northam (T)	1	—	88	—	—	—	35	—	—	123
Northam (S)	1	—	75	—	—	—	155	—	—	230
Quairading (S)	—	—	—	—	—	—	—	—	—	—
Tammin (S)	—	—	—	—	—	—	—	—	—	—
Toodyay (S)	3	—	196	—	—	—	20	—	—	216
Wongan-Ballidu (S)	1	—	23	—	—	—	—	—	66	89
Wyalkatchem (S)	—	—	—	—	—	—	—	—	—	—
York (S)	1	—	57	—	—	—	52	—	—	108
Avon (SSD)	7	—	439	—	—	—	262	—	66	767
Bruce Rock (S)	—	—	—	—	—	—	—	—	—	—
Kellerberrin (S)	—	—	—	—	—	—	—	—	—	—
Merredin (S)	—	—	—	—	—	—	—	160	160	160
Mount Marshall (S)	—	—	—	—	—	—	—	—	—	—
Mukinbudin (S)	—	—	—	—	—	—	—	—	—	—
Naremburn (S)	—	—	—	—	—	—	—	—	—	—
Nungarin (S)	—	—	—	—	—	—	—	—	—	—
Trayning (S)	—	—	—	—	—	—	—	—	—	—
Westonia (S)	—	—	—	—	—	—	—	—	—	—
Yilgarn (S)	—	—	—	—	—	—	—	—	—	—
Campion (SSD)	—	—	—	—	—	—	—	160	160	160
Total	18	1	1,305	—	—	—	338	495	562	2,205

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), DECEMBER 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)				
SOUTH EASTERN STATISTICAL DIVISION										
Coolgardie (S)	—	—	—	—	—	—	—	—	—	—
Kalgoorlie/Boulder (C)	20	—	2,140	3	—	500	55	2,084	2,084	4,779
Laverton (S)	—	—	—	—	—	—	—	—	—	—
Leonora (S)	—	—	—	—	—	—	—	—	—	—
Menzies (S)	—	—	—	—	—	—	—	—	—	—
Ngaanyatjarraku (S)	—	—	—	—	—	—	—	—	—	—
Lefroy (SSD)	20	—	2,140	3	—	500	55	2,084	2,084	4,779
Dundas (S)	1	—	145	4	—	266	163	—	—	573
Esperance (S)	13	—	1,248	—	—	—	186	166	166	1,600
Ravensthorpe (S)	—	—	—	—	—	—	—	—	—	—
Johnston (SSD)	14	—	1,393	4	—	266	349	166	166	2,173
Total	34	—	3,533	7	—	766	404	2,250	2,250	6,952
CENTRAL STATISTICAL DIVISION										
Carnarvon (S)	2	—	279	—	—	—	—	—	—	279
Exmouth (S)	—	—	—	—	—	—	20	—	—	20
Shark Bay (S)	1	—	142	—	—	—	—	—	—	142
Upper Gascoyne (S)	—	13	2,019	—	—	—	—	—	—	2,019
Gascoyne (SSD)	3	13	2,440	—	—	—	20	—	—	2,460
Cue (S)	—	—	—	—	—	—	—	—	—	—
Meekatharra (S)	—	—	—	—	—	—	—	—	52	52
Mount Magnet (S)	—	—	—	—	—	—	—	—	—	—
Murchison (S)	—	—	—	—	—	—	—	—	—	—
Sandstone (S)	—	—	—	—	—	—	—	—	—	—
Wiluna (S)	—	—	—	—	—	—	—	—	—	—
Yalgoo (S)	—	—	—	—	—	—	—	—	—	—
Carnegie (SSD)	—	—	—	—	—	—	—	—	52	52
Carnamah (S)	—	—	—	—	—	—	—	—	—	—
Chapman Valley (S)	—	—	—	—	—	—	—	—	—	—
Coorow (S)	—	—	—	—	—	—	—	—	—	—
Geraldton (C)	6	—	598	—	—	—	88	300	300	987
Greenough (S)	10	—	1,089	—	—	—	58	102	102	1,249
Irwin (S)	2	—	230	—	—	—	31	—	—	261
Mingenew (S)	—	—	—	—	—	—	—	—	—	—
Morawa (S)	—	—	—	—	—	—	—	—	—	—
Mullewa (S)	—	—	—	—	—	—	—	—	—	—
Northampton (S)	3	—	389	4	—	450	10	—	—	849
Perenjori (S)	—	—	—	—	—	—	—	—	—	—
Three Springs (S)	—	—	—	—	—	—	—	—	—	—
Greenough River (SSD)	21	—	2,306	4	—	450	187	402	402	3,345
Total	24	13	4,746	4	—	450	207	402	454	5,857

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), DECEMBER 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)				
PILBARA STATISTICAL DIVISION										
East Pilbara (S)	5	—	478	—	—	—	11	—	—	489
Port Hedland (T)	12	—	1,721	—	—	—	35	—	—	1,756
De Grey (SSD)	17	—	2,199	—	—	—	46	—	—	2,245
Ashburton (S)	4	—	375	—	—	—	—	—	—	375
Roebourne (S)	2	—	380	—	—	—	190	—	—	570
Fortescue (SSD)	6	—	755	—	—	—	190	—	—	945
Total	23	—	2,954	—	—	—	236	—	—	3,190
KIMBERLEY STATISTICAL DIVISION										
Halls Creek (S)	—	—	—	—	—	—	—	—	—	—
Wyndham-East Kimberley (S)	—	—	—	—	—	—	—	1,052	1,052	1,052
Ord (SSD)	—	—	—	—	—	—	—	1,052	1,052	1,052
Broome (S)	12	—	1,572	6	—	640	—	1,105	1,105	3,317
Derby-West Kimberley (S)	1	—	51	—	—	—	40	549	549	640
Fitzroy (SSD)	13	—	1,623	6	—	640	40	1,654	1,654	3,957
Total	13	—	1,623	6	—	640	40	2,706	2,706	5,009
WESTERN AUSTRALIA										
Western Australia	1,167	47	123,443	80	91	11,715	16,170	57,288	70,260	221,588

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

**TABLE 8. NUMBER OF NEW HOUSES (a) APPROVED BY MATERIAL OF OUTER WALLS, FLOOR AREA AND VALUE PER SQUARE METRE BY STATISTICAL DIVISION
DECEMBER 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	805	1	4	8	28	846	186,796	233	443
South-West	96	6	7	5	86	200	34,341	224	442
Lower Great Southern	17	5	6	6	4	38	6,725	187	455
Upper Great Southern	2	1	—	—	1	4	879	220	435
Midlands	8	2	5	—	4	19	3,572	198	341
South-Eastern	8	19	3	—	4	34	3,399	170	581
Central	13	2	5	1	16	37	5,374	234	493
Pilbara	—	2	—	—	21	23	2,452	175	830
Kimberley	7	—	—	—	6	13	2,160	166	751
Western Australia	956	38	30	20	170	1,214	245,698	227	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
DECEMBER 1997**

Statistical division	New other residential building								Total new residential building	
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of					
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
										Total
NUMBER OF DWELLING UNITS										
Perth	846	103	13	116	4	19	—	23	139	985
South West	200	9	—	9	—	—	—	—	9	209
Lower Great Southern	38	—	—	—	—	—	—	—	—	38
Upper Great Southern	4	6	—	6	—	—	—	—	6	10
Midlands	19	—	—	—	—	—	—	—	—	19
South Eastern	34	7	—	7	—	—	—	—	7	41
Central	37	4	—	4	—	—	—	—	4	41
Pilbara	23	—	—	—	—	—	—	—	—	23
Kimberley	13	6	—	6	—	—	—	—	6	19
Western Australia	1,214	135	13	148	4	19	—	23	171	1,385
VALUE (\$'000)										
Perth	86,293	5,711	1,394	7,106	400	1,400	—	1,800	8,906	95,199
South West	19,354	546	—	546	—	—	—	—	546	19,900
Lower Great Southern	3,254	—	—	—	—	—	—	—	—	3,254
Upper Great Southern	382	408	—	408	—	—	—	—	408	790
Midlands	1,305	—	—	—	—	—	—	—	—	1,305
South Eastern	3,533	766	—	766	—	—	—	—	766	4,298
Central	4,746	450	—	450	—	—	—	—	450	5,196
Pilbara	2,954	—	—	—	—	—	—	—	—	2,954
Kimberley	1,623	640	—	640	—	—	—	—	640	2,263
Western Australia	123,443	8,521	1,394	9,915	400	1,400	—	1,800	11,715	135,158

(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
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.

COLIN NAGLE
Regional Director, Western Australia

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