

BUILDING APPROVALS

WESTERN AUSTRALIA

March 1994

MAIN FEATURES

The number of houses approved in March 1994 increased by 13.6 per cent when compared with February 1994 and increased by 14.5 per cent when compared with March 1993.

The provisional trend for total house approvals rose 0.1 per cent in March 1994, following a 0.2 per cent fall in February 1994. This trend will continue to grow unless there is a fall of more than 3.8 per cent in the April seasonally adjusted figure. The historical average monthly movement of this series regardless of sign is 6 per cent.

The number of total dwelling units approved in March 1994 increased by 15.3 per cent when compared with February 1994 and increased by 22.9 per cent when compared with March 1993.

Comparisons with previous periods are:

Month to month

	<i>Mar. 1994</i>	<i>Feb. 1994</i>	<i>% change</i>	<i>Mar. 1993</i>	<i>% change</i>
Houses	1,732	1,524	+13.6	1,513	+14.5
Total dwelling units	2,422	2,100	+15.3	1,971	+22.9

Three month moving average

	<i>Mar. 1994</i>	<i>Feb. 1994</i>	<i>% change</i>	<i>Mar. 1993</i>	<i>% change</i>
Houses	1,453	1,424	+2.0	1,255	+15.8
Total dwelling units	2,022	1,977	+2.3	1,737	+16.4

Three months January to March

	<i>1994</i>	<i>1993</i>	<i>% change</i>	<i>1992</i>	<i>% change</i>
Houses	4,360	3,766	+15.8	3,290	+32.5
Total dwelling units	6,065	5,211	+16.4	4,470	+35.7

PHONE INQUIRIES

Contact Ms Diane Braskic on (09) 323 5129 for further information about statistics in this publication and the availability of related unpublished statistics. Other inquiries, including copies of publications, contact Information Services on (09) 323 5140.

MAIL INQUIRIES

Write to Information Services, Australian Bureau of Statistics, Hyatt Centre, 30 Terrace Road, East Perth WA 6004.

ELECTRONIC SERVICES

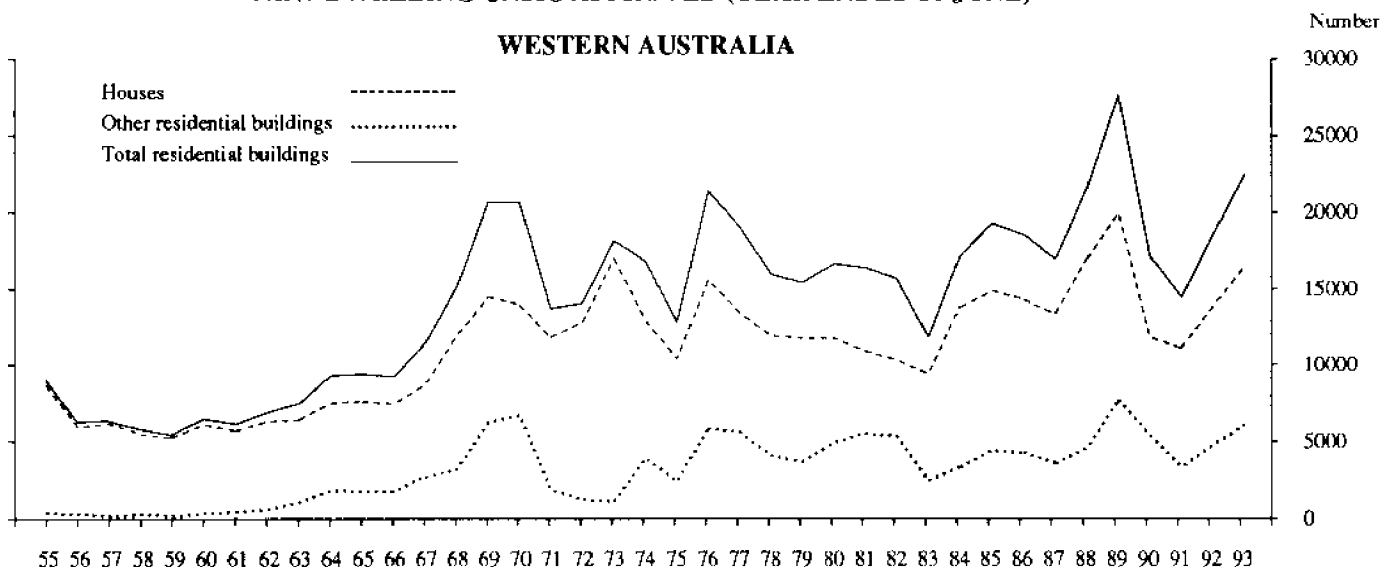
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- on Dial-A-Statistic phone 0055 86400
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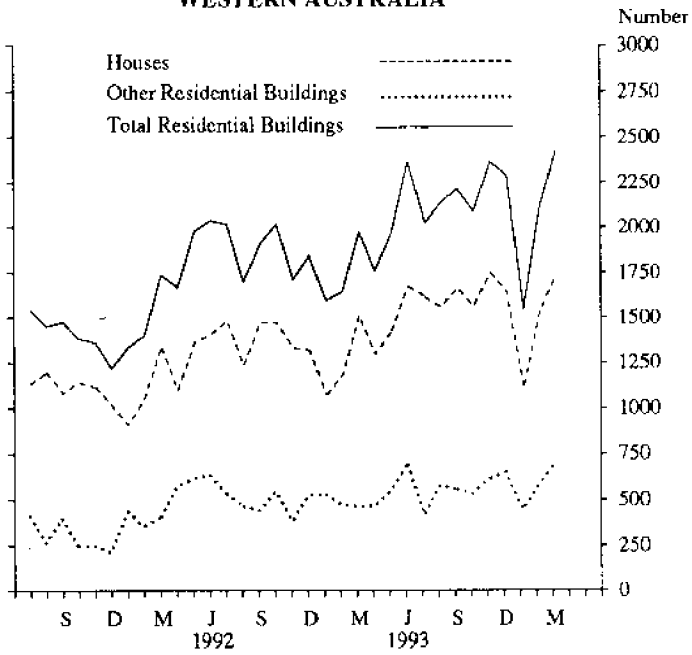
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NEW DWELLING UNITS APPROVED (YEAR ENDED 30 JUNE)

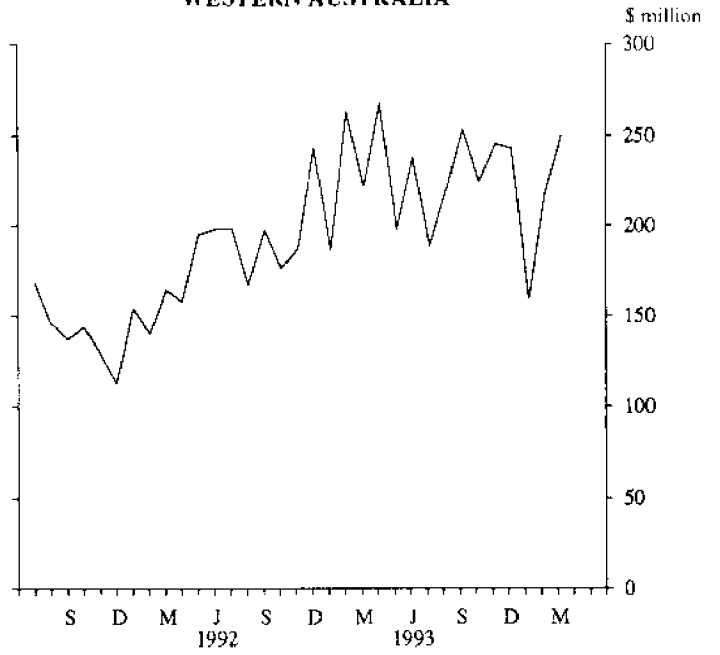
WESTERN AUSTRALIA



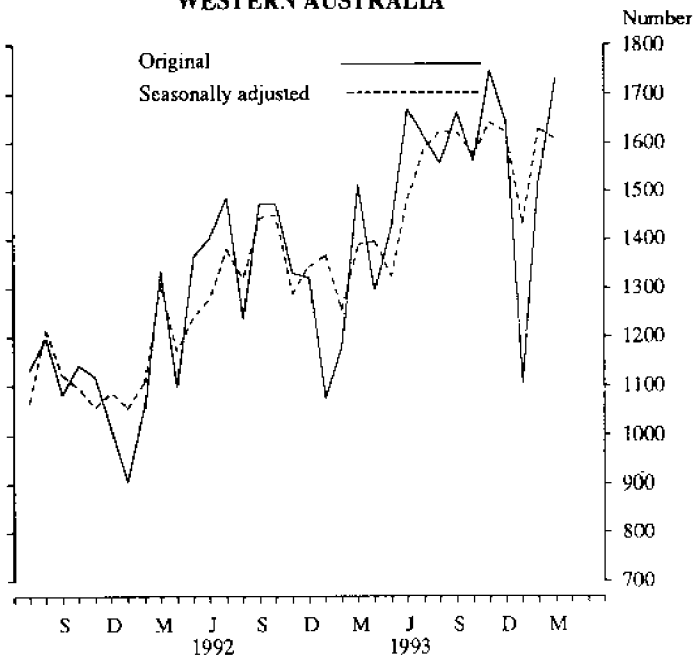
**NEW DWELLING UNITS APPROVED
WESTERN AUSTRALIA**



**TOTAL VALUE OF BUILDING APPROVED
WESTERN AUSTRALIA**



**NEW HOUSES APPROVED
WESTERN AUSTRALIA**



**NEW HOUSES APPROVED
WESTERN AUSTRALIA**

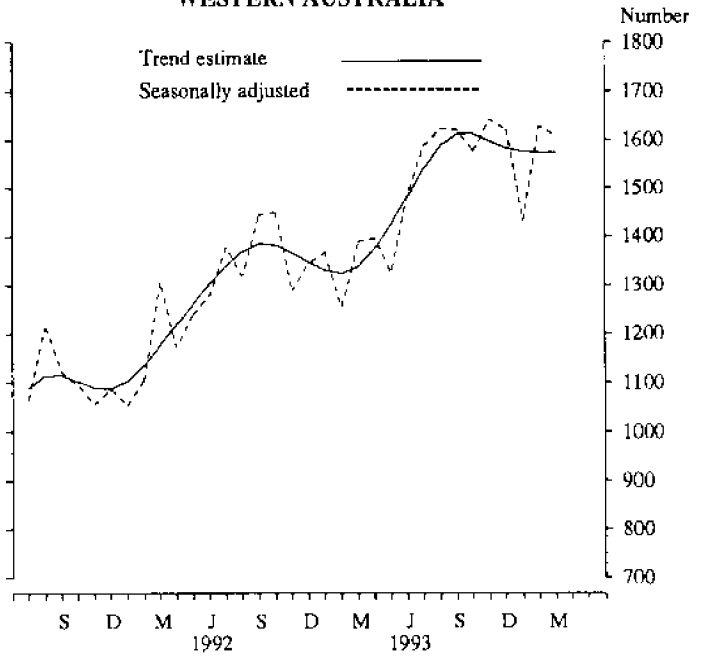


TABLE 1. NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDING

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
PERTH STATISTICAL DIVISION									
1990-91	7,492	158	7,650	2,194	391	2,585	9,686	549	10,235
1991-92	9,969	194	10,163	2,505	1,434	3,939	12,474	1,628	14,102
1992-93	11,618	285	11,903	3,448	1,540	4,988	15,066	1,825	16,891
1992-93									
July-March	8,599	186	8,785	2,596	1,106	3,702	11,195	1,292	12,487
1993-94									
July-March	10,152	183	10,335	3,557	567	4,124	13,709	750	14,459
1993—									
January	701	65	766	318	145	463	1,019	210	1,229
February	819	23	842	253	125	378	1,072	148	1,220
March	1,046	5	1,051	339	11	350	1,385	16	1,401
April	873	19	892	277	125	402	1,150	144	1,294
May	1,040	24	1,064	306	64	370	1,346	88	1,434
June	1,106	56	1,162	269	245	514	1,375	301	1,676
July	1,166	3	1,169	326	31	357	1,492	34	1,526
August	1,101	12	1,113	371	83	454	1,472	95	1,567
September	1,199	30	1,229	437	35	472	1,636	65	1,701
October	1,125	14	1,139	412	28	440	1,537	42	1,579
November	1,194	66	1,260	409	70	479	1,603	136	1,739
December	1,196	47	1,243	429	104	533	1,625	151	1,776
1994—									
January	828	2	830	261	24	285	1,089	26	1,115
February	1,095	6	1,101	401	95	496	1,496	101	1,597
March	1,248	3	1,251	511	97	608	1,759	100	1,859
WESTERN AUSTRALIA									
1990-91	10,776	317	11,093	2,733	620	3,353	13,509	937	14,446
1991-92	13,474	362	13,836	3,078	1,663	4,741	16,552	2,025	18,577
1992-93	16,036	449	16,485	4,081	1,913	5,994	20,117	2,362	22,479
1992-93									
July-March	11,790	302	12,092	3,012	1,292	4,304	14,802	1,594	16,396
1993-94									
July-March	13,886	259	14,145	4,351	672	5,023	18,237	931	19,168
1993—									
January	978	95	1,073	362	160	522	1,340	255	1,595
February	1,155	25	1,180	283	182	465	1,438	207	1,645
March	1,489	24	1,513	435	23	458	1,924	47	1,971
April	1,261	36	1,297	319	140	459	1,580	176	1,756
May	1,392	34	1,426	375	170	545	1,767	204	1,971
June	1,593	77	1,670	375	311	686	1,968	388	2,356
July	1,595	18	1,613	375	34	409	1,970	52	2,022
August	1,537	21	1,558	479	98	577	2,016	119	2,135
September	1,626	36	1,662	515	35	550	2,141	71	2,212
October	1,546	15	1,561	483	42	525	2,029	57	2,086
November	1,677	69	1,746	531	82	613	2,208	151	2,359
December	1,585	60	1,645	518	126	644	2,103	186	2,289
1994—									
January	1,091	13	1,104	398	41	439	1,489	54	1,543
February	1,505	19	1,524	479	97	576	1,984	116	2,100
March	1,724	8	1,732	573	117	690	2,297	125	2,422

NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 10 such dwelling units approved in March 1994.

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														
1990-91	566.3	9.3	575.6	144.3	20.5	164.8	710.6	29.8	740.4	104.9	417.8	769.5	1,232.7	1,614.8
1991-92	689.9	10.5	700.4	133.3	81.9	215.2	823.2	92.4	915.6	104.8	245.3	398.5	1,172.4	1,418.8
1992-93	822.1	17.7	839.7	188.9	92.3	281.2	1,010.9	109.9	1,120.9	113.3	463.2	715.9	1,585.3	1,950.1
1992-93														
July-March	601.0	11.2	612.3	141.1	68.3	209.4	742.2	79.5	821.7	85.4	353.7	545.5	1,179.2	1,452.6
1993-94														
July-March	768.6	11.0	779.7	227.0	36.5	263.5	995.6	47.6	1,043.2	90.9	276.0	361.3	1,362.2	1,495.4
1993—														
January	47.4	3.9	51.3	18.9	9.4	28.2	66.3	13.3	79.6	9.7	17.5	57.1	92.4	146.4
February	60.4	1.5	61.9	13.0	11.9	24.8	73.4	13.4	86.7	8.3	108.8	130.8	190.4	225.8
March	74.5	0.3	74.8	17.9	0.6	18.5	92.4	0.9	93.3	12.6	25.4	58.2	129.6	164.0
April	65.7	1.0	66.7	13.7	7.2	20.9	79.4	8.2	87.7	8.8	62.0	88.0	150.2	184.5
May	77.3	1.5	78.8	18.1	3.5	21.6	95.4	5.0	100.4	10.0	13.9	33.3	119.3	143.7
June	78.0	3.8	81.9	15.9	13.3	29.2	93.9	17.1	111.0	9.1	33.6	49.1	136.6	169.2
July	87.3	0.2	87.5	20.4	1.4	21.8	107.7	1.5	109.3	9.1	15.4	22.1	132.2	140.5
August	80.5	0.9	81.4	20.6	6.2	26.8	101.1	7.2	108.3	9.1	28.9	39.7	139.1	157.0
September	85.5	2.2	87.7	28.1	2.4	30.5	113.6	4.6	118.2	9.7	56.6	57.9	179.9	185.9
October	85.5	0.8	86.3	27.1	1.8	28.9	112.6	2.6	115.2	11.3	47.0	50.7	170.9	177.2
November	89.7	3.5	93.2	25.2	4.2	29.4	114.9	7.7	122.6	10.4	35.4	43.1	160.8	176.2
December	91.6	2.7	94.4	24.9	6.3	31.2	116.5	9.0	125.5	9.8	20.7	56.4	147.0	191.8
1994—														
January	64.0	0.1	64.2	15.4	1.1	16.4	79.4	1.2	80.6	8.8	23.7	27.5	111.8	116.8
February	89.4	0.4	89.8	26.0	7.6	33.6	115.5	7.9	123.4	10.4	16.2	23.9	142.1	157.8
March	95.0	0.2	95.2	39.2	5.7	44.8	134.2	5.9	140.0	12.2	32.1	40.0	178.5	192.2
WESTERN AUSTRALIA														
1990-91	804.7	21.4	826.2	174.2	34.1	208.3	979.0	55.5	1,034.4	126.2	505.9	894.4	1,610.1	2,055.0
1991-92	931.4	23.9	955.3	166.1	96.5	262.6	1,097.5	120.4	1,217.9	124.2	306.6	504.9	1,527.0	1,847.0
1992-93	1,138.8	34.9	1,173.7	227.6	118.1	345.7	1,366.4	153.0	1,519.4	137.1	591.3	889.6	2,091.8	2,546.1
1992-93														
July-March	828.2	23.4	851.6	165.6	82.0	247.6	993.8	105.4	1,099.2	103.0	416.5	639.8	1,510.5	1,842.0
1993-94														
July-March	1,057.0	18.7	1,075.7	275.3	43.8	319.2	1,332.4	62.5	1,394.9	111.1	374.2	498.0	1,816.8	2,004.0
1993—														
January	67.5	6.1	73.6	21.7	10.3	32.0	89.1	16.4	105.5	11.2	21.6	69.6	120.6	186.3
February	84.1	1.6	85.7	14.8	16.3	31.1	98.8	17.9	116.8	10.4	112.9	135.9	222.2	263.1
March	108.1	2.4	110.5	23.4	1.5	24.9	131.5	3.9	135.4	14.7	37.2	71.9	182.6	222.1
April	93.7	2.7	96.3	16.4	8.2	24.6	110.1	10.9	121.0	10.7	104.5	136.3	225.1	268.0
May	103.3	2.5	105.8	22.6	10.3	32.9	125.8	12.8	138.6	11.6	22.3	48.0	159.7	198.3
June	113.7	6.3	120.0	23.0	17.7	40.7	136.7	24.0	160.7	11.7	48.1	65.4	196.5	237.8
July	118.6	1.6	120.2	22.9	1.6	24.5	141.5	3.2	144.7	10.5	21.9	33.6	173.9	188.7
August	113.4	2.1	115.5	27.2	7.1	34.3	140.6	9.1	149.8	11.0	47.0	58.9	198.5	219.7
September	118.4	3.0	121.4	32.3	2.4	34.7	150.6	5.4	156.1	12.7	66.7	84.8	230.1	253.7
October	116.4	0.9	117.2	31.4	2.8	34.3	147.8	3.7	151.5	14.0	53.0	58.9	214.6	224.4
November	126.5	3.7	130.3	32.6	5.0	37.5	159.1	8.7	167.8	13.0	54.0	64.9	225.6	245.7
December	121.3	3.7	125.0	31.2	8.1	39.3	152.5	11.8	164.3	11.7	25.8	67.2	190.0	243.2
1994														
January	84.8	1.3	86.0	23.5	2.4	25.9	108.2	3.7	111.9	10.4	33.1	37.4	151.6	159.6
February	122.4	1.7	124.0	30.8	7.8	38.6	153.2	9.4	162.6	13.0	31.2	42.7	197.4	218.4
March	135.3	0.8	136.1	43.5	6.7	50.2	178.7	7.5	186.3	14.8	41.5	49.7	235.0	250.7

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

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
	1993—							
January	1,290	1,280	1,367	1,331	1,692	1,642	1,909	1,880
February	1,230	1,282	1,256	1,325	1,562	1,644	1,698	1,846
March	1,340	1,303	1,388	1,338	1,724	1,660	1,871	1,826
April	1,413	1,343	1,395	1,374	1,735	1,693	1,828	1,833
May	1,292	1,396	1,325	1,424	1,695	1,742	1,809	1,870
June	1,416	1,452	1,483	1,481	1,758	1,799	2,045	1,925
July	1,565	1,506	1,588	1,541	1,853	1,872	1,865	2,008
August	1,579	1,547	1,623	1,588	1,999	1,949	2,183	2,101
September	1,592	r1,567	1,620	r1,612	1,999	r2,019	2,145	2,183
October	1,568	r1,568	1,577	r1,613	2,131	r2,069	2,197	r2,237
November	1,523	r1,557	1,642	r1,598	2,067	r2,094	2,351	r2,257
December	1,574	r1,546	1,622	r1,583	2,171	r2,100	2,551	r2,255
1994 --								
January	1,460	r1,545	1,431	r1,575	2,000	r2,100	1,881	r2,241
February	1,610	r1,547	1,627	r1,573	2,164	r2,096	2,174	r2,225
March	1,563	1,552	1,608	1,574	2,044	2,090	2,334	2,218

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

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1990-91	884.2	907.7	204.4	1,112.1	138.4	495.1	875.0	1,681.3	2,125.5
1991-92	1,052.4	1,079.3	256.1	1,335.5	140.3	298.3	491.3	1,645.5	1,967.2
1992-93	1,261.4	1,300.1	341.2	1,641.4	151.7	579.6	872.0	2,207.3	2,665.1
1992—									
Sept. qtr.	320.3	328.0	79.2	407.2	34.9	108.0	154.8	518.2	596.9
Dec. qtr.	314.7	321.8	78.0	399.8	39.5	131.7	200.0	530.8	639.3
1993									
Mar. qtr.	285.9	297.1	87.0	384.2	40.0	168.5	272.2	549.7	696.4
June qtr.	340.6	353.2	97.0	450.2	37.3	171.4	244.9	608.7	732.4
Sept. qtr.	381.7	389.0	92.2	481.2	37.2	132.8	173.6	631.5	692.1
Dec. qtr.	393.7	402.7	109.6	512.3	41.8	129.9	186.8	657.2	740.9

(a) See paragraphs 20-25 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	1991-92	1992-93	July-March		1994		
			1992-93	1993-94	January	February	March
PRIVATE SECTOR							
New houses	931.4	1,138.8	828.2	1,057.0	84.8	122.4	135.3
New other residential buildings	166.1	227.6	165.6	275.3	23.5	30.8	43.5
<i>Total new residential building</i>	<i>1,097.5</i>	<i>1,366.4</i>	<i>993.8</i>	<i>1,332.4</i>	<i>108.2</i>	<i>153.2</i>	<i>178.7</i>
Alterations and additions to residential buildings	122.9	134.1	100.2	110.3	10.3	13.0	14.8
Hotels, etc.	14.6	10.7	8.0	17.6	0.6	3.1	1.9
Shops	84.2	212.8	153.4	117.1	4.3	6.2	12.4
Factories	21.0	41.2	32.8	35.1	3.0	3.9	5.6
Offices	40.7	44.4	39.1	37.9	4.1	2.5	2.6
Other business premises	49.6	100.3	46.5	67.8	6.9	9.6	8.7
Educational	27.2	28.8	24.0	27.5	5.0	0.3	4.3
Religious	11.1	4.2	2.7	5.7	0.8	0.4	0.3
Health	22.9	79.8	56.9	27.0	6.4	0.8	2.4
Entertainment and recreational	8.7	24.4	21.4	14.3	1.0	2.3	0.9
Miscellaneous	26.6	44.7	31.6	24.1	1.2	2.3	2.4
<i>Total non-residential building</i>	<i>306.6</i>	<i>591.3</i>	<i>416.5</i>	<i>374.2</i>	<i>33.1</i>	<i>31.2</i>	<i>41.5</i>
Total	1,527.0	2,091.8	1,510.5	1,816.8	151.6	197.4	235.0
PUBLIC SECTOR							
New houses	23.9	34.9	23.4	18.7	1.3	1.7	0.8
New other residential buildings	96.5	118.1	82.0	43.8	2.4	7.8	6.7
<i>Total new residential building</i>	<i>120.4</i>	<i>153.0</i>	<i>105.4</i>	<i>62.5</i>	<i>3.7</i>	<i>9.4</i>	<i>7.5</i>
Alterations and additions to residential buildings	1.3	3.0	2.8	0.9	0.1	--	--
Hotels, etc.	0.2	0.2	0.1	--	--	--	--
Shops	2.2	2.0	2.0	1.7	--	--	0.1
Factories	0.1	4.6	4.6	0.9	0.1	--	--
Offices	28.7	67.6	53.9	26.6	3.3	3.5	0.2
Other business premises	12.6	12.2	5.9	15.6	0.5	1.9	0.7
Educational	94.5	98.6	70.6	38.4	--	1.8	5.7
Religious	--	--	--	--	--	--	--
Health	17.9	22.1	20.0	23.4	--	--	--
Entertainment and recreational	24.2	49.7	28.0	12.3	0.4	4.1	0.8
Miscellaneous	18.0	41.3	38.2	5.1	0.1	0.2	0.7
<i>Total non-residential building</i>	<i>198.3</i>	<i>298.3</i>	<i>223.3</i>	<i>123.8</i>	<i>4.3</i>	<i>11.5</i>	<i>8.2</i>
Total	320.0	454.3	331.5	187.2	8.1	20.9	15.7
TOTAL							
New houses	955.3	1,173.7	851.6	1,075.7	86.0	124.0	136.1
New other residential buildings	262.6	345.7	247.6	319.2	25.9	38.6	50.2
<i>Total new residential building</i>	<i>1,217.9</i>	<i>1,519.4</i>	<i>1,099.2</i>	<i>1,394.9</i>	<i>111.9</i>	<i>162.6</i>	<i>186.3</i>
Alterations and additions to residential buildings	124.2	137.1	103.0	111.1	10.4	13.0	14.8
Hotels, etc.	14.8	10.8	8.1	17.6	0.6	3.1	1.9
Shops	86.4	214.8	155.4	118.8	4.3	6.2	12.4
Factories	21.1	45.8	37.4	36.0	3.0	3.9	5.6
Offices	69.4	112.0	93.0	64.6	7.3	6.0	2.8
Other business premises	62.1	112.5	52.4	83.4	7.3	11.5	9.4
Educational	121.6	127.4	94.7	65.9	5.0	2.1	10.0
Religious	11.1	4.2	2.7	5.7	0.8	0.4	0.3
Health	40.8	101.9	77.0	50.3	6.4	0.8	2.4
Entertainment and recreational	33.0	74.0	49.3	26.6	1.4	6.3	1.8
Miscellaneous	44.6	86.0	69.9	29.2	1.2	2.5	3.1
<i>Total non-residential building</i>	<i>504.9</i>	<i>889.6</i>	<i>639.8</i>	<i>498.0</i>	<i>37.4</i>	<i>42.7</i>	<i>49.7</i>
Total	1,847.0	2,546.1	1,842.0	2,004.0	159.6	218.4	250.7

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.												
1994 January	6	0.6	—	—	—	—	—	—	—	—	6	0.6
February	3	0.3	2	0.6	1	0.8	1	1.4	—	—	7	3.1
March	4	0.4	2	0.5	—	—	1	1.0	—	—	7	1.9
SHOPS												
1994 January	15	1.6	4	1.2	—	—	1	1.5	—	—	20	4.3
February	11	1.0	9	3.0	2	1.1	1	1.0	—	—	23	6.2
March	13	1.2	4	1.2	4	2.9	3	7.2	—	—	24	12.4
FACTORIES												
1994 January	10	0.9	4	1.1	—	—	1	1.0	—	—	15	3.0
February	13	1.6	3	1.0	2	1.4	—	—	—	—	18	3.9
March	11	1.4	10	2.8	1	0.5	1	1.0	—	—	23	5.6
OFFICES												
1994 January	19	2.0	4	1.3	—	—	2	4.1	—	—	25	7.3
February	12	1.0	4	1.3	3	2.4	1	1.3	—	—	20	6.0
March	18	1.7	2	0.5	1	0.7	—	—	—	—	21	2.8
OTHER BUSINESS PREMISES												
1994 January	12	1.2	12	3.6	4	2.5	—	—	—	—	28	7.3
February	15	1.3	8	2.2	2	1.1	1	1.3	1	5.6	27	11.5
March	13	1.1	8	2.2	7	4.3	1	1.7	—	—	29	9.4
EDUCATIONAL												
1994 January	2	0.1	1	0.4	1	0.5	2	4.0	—	—	6	5.0
February	3	0.3	1	0.2	—	—	1	1.6	—	—	5	2.1
March	1	0.1	4	1.3	—	—	4	8.7	—	—	9	10.0
RELIGIOUS												
1994 January	—	—	1	0.2	1	0.6	—	—	—	—	2	0.8
February	—	—	1	0.4	—	—	—	—	—	—	1	0.4
March	—	—	1	0.3	—	—	—	—	—	—	1	0.3
HEALTH												
1994 January	3	0.3	3	0.9	—	—	2	5.2	—	—	8	6.4
February	1	0.1	1	0.2	1	0.5	—	—	—	—	3	0.8
March	4	0.5	—	—	1	0.7	1	1.2	—	—	6	2.4
ENTERTAINMENT AND RECREATIONAL												
1994 January	5	0.6	1	0.2	1	0.6	—	—	—	—	7	1.4
February	4	0.3	—	—	—	—	2	6.0	—	—	6	6.3
March	3	0.3	3	1.0	1	0.5	—	—	—	—	7	1.8
MISCELLANEOUS												
1994 January	5	0.6	3	0.7	—	—	—	—	—	—	8	1.2
February	5	0.5	—	—	—	—	1	2.0	—	—	6	2.5
March	9	0.8	2	0.7	1	0.6	1	1.0	—	—	13	3.1
TOTAL NON-RESIDENTIAL BUILDING												
1994 January	77	7.8	33	9.6	7	4.2	8	15.7	—	—	125	37.4
February	67	6.4	29	8.8	11	7.3	8	14.6	1	5.6	116	42.7
March	76	7.4	36	10.3	16	10.1	12	21.9	—	—	140	49.7

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MARCH 1994

Statistical local area, statistical subdivision and statistical division	New residential building						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										
Claremont (T)	3	—	435	2	—	130	516	—	—	1,081
Cottesloe (T)	1	—	200	—	—	—	436	—	—	636
Mosman Park (T)	2	—	141	—	—	—	11	—	—	152
Nedlands (C)	9	—	1,431	11	—	755	654	—	—	2,840
Peppermint Grove (S)	—	—	—	—	—	—	199	—	—	199
Perth (C) — Inner	—	—	—	—	—	—	—	4,610	4,610	4,610
Perth (C) — North	3	—	247	2	16	1,269	384	190	190	2,090
Perth (C) — Outer	—	—	—	84	—	10,465	54	1,402	1,402	11,921
Perth (C) — South	8	—	471	43	—	2,385	187	250	430	3,473
Perth (C) — Wembley-Coastal	4	—	760	—	—	—	467	220	220	1,447
Subiaco (C)	2	—	153	9	—	691	747	1,010	1,010	2,601
<i>Central Metropolitan (SSD)</i>	<i>32</i>	<i>—</i>	<i>3,837</i>	<i>151</i>	<i>16</i>	<i>15,696</i>	<i>3,653</i>	<i>7,682</i>	<i>7,862</i>	<i>31,047</i>
Bassendean (T)	5	—	407	—	5	366	169	542	542	1,484
Bayswater (C)	16	1	1,226	9	—	431	290	2,195	2,195	4,141
Kalamunda (S)	32	—	2,397	2	—	80	481	—	67	3,026
Mundaring (S)	27	—	2,257	—	5	300	309	110	110	2,976
Swan (S)	122	—	8,351	14	9	1,022	386	1,678	1,678	11,438
<i>East Metropolitan (SSD)</i>	<i>202</i>	<i>1</i>	<i>14,638</i>	<i>25</i>	<i>19</i>	<i>2,199</i>	<i>1,636</i>	<i>4,525</i>	<i>4,591</i>	<i>23,065</i>
Stirling (C) — Central	45	—	4,188	105	9	5,937	337	392	392	10,854
Stirling (C) — West	9	—	671	77	—	7,589	948	—	—	9,209
Stirling (C) — South-Eastern	4	—	353	18	—	1,284	655	188	188	2,481
Wanneroo (C)	416	—	31,257	49	14	4,746	1,602	7,480	13,459	51,065
<i>North Metropolitan (SSD)</i>	<i>474</i>	<i>—</i>	<i>36,471</i>	<i>249</i>	<i>23</i>	<i>19,557</i>	<i>3,543</i>	<i>8,060</i>	<i>14,039</i>	<i>73,609</i>
Cockburn (C)	121	—	9,470	2	—	100	279	467	467	10,316
East Fremantle (T)	—	—	—	—	—	—	539	300	300	839
Fremantle (C) — Inner	—	—	—	—	—	—	—	—	240	240
Fremantle (C) — Remainder	12	—	960	4	5	530	151	2,850	2,850	4,491
Kwinana (T)	34	1	1,840	—	—	—	12	220	220	2,072
Melville (C)	38	—	4,730	29	10	2,349	477	598	598	8,154
Rockingham (C)	150	—	9,230	11	—	448	238	1,500	2,130	12,045
<i>South West Metropolitan (SSD)</i>	<i>355</i>	<i>1</i>	<i>26,230</i>	<i>46</i>	<i>15</i>	<i>3,426</i>	<i>1,697</i>	<i>5,935</i>	<i>6,805</i>	<i>38,157</i>
Armadale (C)	42	—	2,784	5	—	217	300	365	365	3,666
Belmont (C)	11	—	480	—	10	566	13	600	1,300	2,358
Canning (C)	39	—	2,992	4	—	250	504	4,260	4,260	8,006
Gosnells (C)	49	1	3,015	6	—	234	359	632	682	4,289
Serpentine-Jarrahdale (S)	21	—	1,536	—	—	—	40	60	60	1,636
South Perth (C)	23	—	3,239	25	14	2,673	457	—	—	6,368
<i>South East Metropolitan (SSD)</i>	<i>185</i>	<i>1</i>	<i>14,045</i>	<i>40</i>	<i>24</i>	<i>3,939</i>	<i>1,672</i>	<i>5,917</i>	<i>6,667</i>	<i>26,323</i>
Total	1,248	3	95,220	511	97	44,817	12,200	32,118	39,964	192,201
SOUTH WEST STATISTICAL DIVISION										
Boddington (S)	1	—	47	—	—	—	—	—	—	47
Mandurah (C)	96	—	7,700	14	—	738	151	815	815	9,404
Murray (S)	14	1	1,174	—	—	—	185	—	—	1,359
Waroona (S)	4	—	267	—	—	—	—	—	—	267
<i>Dale (SSD)</i>	<i>115</i>	<i>1</i>	<i>9,188</i>	<i>14</i>	<i>—</i>	<i>738</i>	<i>336</i>	<i>815</i>	<i>815</i>	<i>11,077</i>
Bunbury (C)	10	4	1,276	16	—	1,340	162	758	758	3,537
Capel (S)	11	—	791	—	—	—	51	—	—	842
Collie (S)	4	—	281	—	—	—	42	290	356	679
Dardanup (S)	12	—	1,165	—	—	—	—	—	—	1,165
Donnybrook-Balingup (S)	6	—	449	—	—	—	25	—	—	474
Harvey (S)	23	—	2,219	—	—	—	25	—	—	2,244
<i>Preston (SSD)</i>	<i>66</i>	<i>4</i>	<i>6,182</i>	<i>16</i>	<i>—</i>	<i>1,340</i>	<i>305</i>	<i>1,048</i>	<i>1,114</i>	<i>8,941</i>

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MARCH 1994—continued

Statistical local area, statistical subdivision and statistical division	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SOUTH WEST STATISTICAL DIVISION (continued)										
Augusta-Margaret River (S)	14	—	1,585	—	—	—	83	393	393	2,061
Busselton (S)	43	—	3,943	16	14	1,736	218	330	330	6,227
Vasse (SSD)	57	—	5,529	16	14	1,736	301	723	723	8,289
Boyup Brook (S)	1	—	21	—	—	—	45	—	—	66
Bridgetown-Greenbushes (S)	5	—	395	—	—	—	—	80	80	475
Manjimup (S)	5	—	529	—	—	—	18	—	—	548
Nannup (S)	2	—	123	—	—	—	—	—	—	123
Blackwood (SSD)	13	—	1,068	—	—	—	63	80	80	1,211
Total	251	5	21,967	46	14	3,814	1,005	2,666	2,732	29,518
LOWER GREAT SOUTHERN STATISTICAL DIVISION										
Broomehill (S)	—	—	—	—	—	—	—	—	—	—
Gnowangerup (S)	2	—	170	—	—	—	—	278	278	448
Jerramungup (S)	1	—	30	—	—	—	—	—	—	30
Katanning (S)	—	—	—	—	—	—	—	—	—	—
Kent (S)	—	—	—	—	—	—	—	—	—	—
Kojonup (S)	2	—	168	—	—	—	—	—	—	168
Tarnbellup (S)	—	—	—	—	—	—	50	—	—	50
Woodanilling (S)	—	—	—	—	—	—	—	—	—	—
Pallinup (SSD)	5	—	368	—	—	—	50	278	278	696
Albany (T)	9	—	864	2	—	148	100	510	818	1,930
Albany (S)	23	—	1,842	—	—	—	53	—	—	1,895
Cranbrook (S)	—	—	—	—	—	—	—	—	—	—
Denmark (S)	5	—	345	—	—	—	15	60	60	420
Plantagenet (S)	7	—	453	—	—	—	76	—	—	529
King (SSD)	44	—	3,503	2	—	148	244	570	878	4,773
Total	49	—	3,871	2	—	148	294	848	1,156	5,469
UPPER GREAT SOUTHERN STATISTICAL DIVISION										
Brookton (S)	—	—	—	—	—	—	—	—	—	—
Cuballing (S)	1	—	43	—	—	—	—	—	—	43
Dumbleyung (S)	—	—	—	—	—	—	—	—	—	—
Narrogin (T)	1	—	69	—	—	—	45	—	—	114
Narrogin (S)	—	—	—	—	—	—	—	—	—	—
Pingelly (S)	1	—	70	—	—	—	—	—	—	70
Wagin (S)	1	—	39	—	6	340	—	—	—	379
Wandering (S)	—	—	—	—	—	—	—	—	—	—
West Arthur (S)	—	—	—	—	—	—	—	1,000	1,000	1,000
Wickepin (S)	—	—	—	—	—	—	—	—	—	—
Williams (S)	1	—	25	—	—	—	—	—	—	25
Hotham (SSD)	5	—	245	—	6	340	45	1,000	1,000	1,630
Corrigin (S)	2	—	164	—	—	—	13	—	—	177
Kondinin (S)	—	—	—	—	—	—	—	—	—	—
Kulin (S)	—	—	—	—	—	—	—	—	—	—
Lake Grace (S)	1	—	61	—	—	—	35	—	—	95
Lakes (SSD)	3	—	225	—	—	—	47	—	—	272
Total	8	—	470	—	6	340	92	1,000	1,000	1,902

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MARCH 1994—continued

Statistical local area, statistical subdivision and statistical division	New residential building						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)				
MIDLANDS STATISTICAL DIVISION										
Chittering (S)	5	—	303	—	—	—	11	—	—	314
Dandaragan (S)	1	—	70	—	—	—	32	—	—	102
Gingin (S)	14	—	881	2	—	150	46	460	460	1,537
Moora (S)	1	—	80	—	—	—	—	—	—	80
Victoria Plains (S)	1	—	46	—	—	—	—	—	—	46
Moore (SSD)	22	—	1,380	2	—	150	89	460	460	2,079
Beverley (S)	1	—	80	—	—	—	—	—	—	80
Cunderdin (S)	—	—	—	—	—	—	13	—	—	13
Dalwallinu (S)	1	—	60	—	—	—	—	—	—	60
Dowerin (S)	2	—	171	—	—	—	18	—	—	189
Goornalling (S)	—	—	—	—	—	—	—	—	—	—
Koorda (S)	—	—	—	—	—	—	—	—	—	—
Northam (T)	5	—	427	—	—	—	—	200	200	627
Northam (S)	7	—	356	—	—	—	—	—	—	356
Quairading (S)	2	—	169	—	—	—	—	—	—	169
Tammin (S)	—	—	—	—	—	—	—	—	—	—
Toodyay (S)	8	—	614	—	—	—	44	—	—	658
Wongan-Ballidu (S)	1	—	192	—	—	—	—	81	81	273
Wyalkatchem (S)	—	—	—	—	—	—	—	—	—	—
York (S)	3	—	108	—	—	—	—	—	—	108
Avon (SSD)	30	—	2,177	—	—	—	75	281	281	2,533
Bruce Rock (S)	—	—	—	—	—	—	—	—	—	—
Kellerberrin (S)	—	—	—	—	—	—	—	—	—	—
Merredin (S)	1	—	70	—	—	—	—	130	130	199
Mount Marshall (S)	—	—	—	—	—	—	—	—	—	—
Mukinbudin (S)	—	—	—	—	—	—	—	—	—	—
Narembeen (S)	—	—	—	—	—	—	—	—	—	—
Nungarin (S)	—	—	—	—	—	—	—	—	—	—
Trayning (S)	—	—	—	—	—	—	—	—	—	—
Westonia (S)	—	—	—	—	—	—	—	—	—	—
Yilgarn (S)	1	—	50	—	—	—	—	—	—	50
Campion (SSD)	2	—	120	—	—	—	—	130	130	249
Total	54	—	3,676	2	—	150	164	871	871	4,861
SOUTH EASTERN STATISTICAL DIVISION										
Coolgardie (S)	2	—	143	—	—	—	—	100	100	243
Kalgoorlie/Boulder (C)	27	—	2,882	6	—	550	215	335	335	3,982
Laverton (S)	—	—	—	—	—	—	—	—	—	—
Leonora (S)	—	—	—	—	—	—	—	—	—	—
Menzies (S)	—	—	—	—	—	—	—	—	—	—
Lefroy (SSD)	29	—	3,025	6	—	550	215	435	435	4,225
Dundas (S)	—	—	—	—	—	—	—	—	—	—
Esperance (S)	24	—	2,183	—	—	—	168	143	143	2,495
Ravensthorpe (S)	—	—	—	—	—	—	—	—	—	—
Johnston (SSD)	24	—	2,183	—	—	—	168	143	143	2,495
Total	53	—	5,208	6	—	550	383	578	578	6,720

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MARCH 1994—continued

Statistical local area, statistical subdivision and statistical division	New residential building						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)				
CENTRAL STATISTICAL DIVISION										
Carnarvon (S)	2	—	150	—	—	—	—	59	59	209
Exmouth (S)	—	—	—	—	—	—	10	—	—	10
Shark Bay (S)	—	—	—	—	—	—	—	90	90	90
Upper Gascoyne (S)	—	—	—	—	—	—	—	—	—	—
Gascoyne (SSD)	2	—	150	—	—	—	10	149	149	309
Cue (S)	—	—	—	—	—	—	—	—	—	—
Meekatharra (S)	—	—	—	—	—	—	—	—	—	—
Mount Magnet (S)	—	—	—	—	—	—	—	—	—	—
Murchison (S)	—	—	—	—	—	—	—	—	—	—
Ngaanyatjarraku (S)	—	—	—	—	—	—	—	—	—	—
Sandstone (S)	1	—	41	—	—	—	—	—	—	41
Wiluna (S)	—	—	—	—	—	—	—	—	—	—
Yalgoo (S)	—	—	—	—	—	—	—	—	—	—
Carnegie (SSD)	1	—	41	—	—	—	—	—	—	41
Carnamah (S)	—	—	—	—	—	—	—	—	—	—
Chapman Valley (S)	3	—	193	—	—	—	—	—	—	193
Coorow (S)	2	—	85	—	—	—	—	50	50	135
Geraldton (C)	5	—	556	—	—	—	98	1,500	1,500	2,154
Greenough (S)	28	—	2,616	4	—	202	143	76	76	3,037
Irwin (S)	3	—	225	—	—	—	33	55	55	313
Mingenew (S)	2	—	206	—	—	—	—	—	—	206
Morawa (S)	—	—	—	—	—	—	—	—	—	—
Mullewa (S)	—	—	—	—	—	—	—	—	—	—
Northampton (S)	3	—	150	—	—	—	—	250	250	400
Perenjori (S)	—	—	—	—	—	—	—	—	—	—
Three Springs (S)	—	—	—	—	—	—	—	—	—	—
Greenough River (SSD)	46	—	4,031	4	—	202	274	1,931	1,931	6,438
Total	49	—	4,222	4	—	202	284	2,081	2,081	6,789
PILBARA STATISTICAL DIVISION										
East Pilbara (S)	—	—	—	—	—	—	40	—	—	40
Port Hedland (T)	2	—	300	—	—	—	80	—	—	380
De Grey (SSD)	2	—	300	—	—	—	120	—	—	420
Ashburton (S)	—	—	—	—	—	—	—	—	—	—
Roebourne (S)	2	—	240	—	—	—	87	890	890	1,217
Fortescue (SSD)	2	—	240	—	—	—	87	890	890	1,217
Total	4	—	540	—	—	—	207	890	890	1,637
KIMBERLEY STATISTICAL DIVISION										
Halls Creek (S)	—	—	—	—	—	—	—	—	—	—
Wyndham-East Kimberley (S)	1	—	20	—	—	—	60	270	270	350
Ord (SSD)	1	—	20	—	—	—	60	270	270	350
Broome (S)	7	—	860	2	—	187	88	145	145	1,280
Derby-West Kimberley (S)	—	—	—	—	—	—	—	—	—	—
Fitzroy (SSD)	7	—	860	2	—	187	88	145	145	1,280
Total	8	—	880	2	—	187	148	415	415	1,630
WESTERN AUSTRALIA										
Western Australia	1,724	8	136,055	573	117	50,207	14,778	41,467	49,687	250,727

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

TABLE 8. NUMBER OF NEW HOUSES APPROVED BY MATERIAL OF OUTER WALLS, FLOOR AREA AND VALUE PER SQUARE METRE BY STATISTICAL DIVISION MARCH 1994

Statistical division	Material of outer walls					Total	Floor area (sq m)	Average floor area (sq m)	Average value per square metre (\$)
	Double brick(a)	Brick veneer	Fibre cement	Timber	Other and not stated				
Perth	1,232	4	4	6	5	1,251	263,915	211	361
South-West	195	20	14	18	9	256	55,207	216	398
Lower Great Southern	15	20	8	4	2	49	10,981	224	353
Upper Great Southern	—	2	4	2	—	8	1,258	157	374
Midlands	25	7	11	5	6	54	9,712	180	379
South-Eastern	14	27	7	1	4	53	11,688	221	446
Central	37	1	6	—	5	49	9,553	195	442
Pilbara	—	4	—	—	—	4	1,178	295	458
Kimberley	—	—	1	—	7	8	1,980	248	444
Western Australia	1,518	85	55	36	38	1,732	365,472	211	372

(a) Includes houses constructed with outer walls of stone and concrete.

TABLE 9. NEW DWELLING UNITS APPROVED, BY TYPE AND STATISTICAL DIVISION MARCH 1994

Statistical division	Other residential building								Total residential building	
	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total		
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Perth	1,251	437	40	477	16	—	115	131	608	1,859
South West	256	60	—	60	—	—	—	—	60	316
Lower Great Southern	49	2	—	2	—	—	—	—	2	51
Upper Great Southern	8	6	—	6	—	—	—	—	6	14
Midlands	54	—	2	2	—	—	—	—	2	56
South Eastern	53	6	—	6	—	—	—	—	6	59
Central	49	4	—	4	—	—	—	—	4	53
Pilbara	4	—	—	—	—	—	—	—	—	4
Kimberley	8	2	—	2	—	—	—	—	2	10
Western Australia	1,732	517	42	559	16	—	115	131	690	2,422
VALUE (\$'000)										
Perth	95,220	25,032	3,345	28,377	1,440	—	15,000	16,440	44,817	140,037
South West	21,967	3,814	—	3,814	—	—	—	—	3,814	25,781
Lower Great Southern	3,871	148	—	148	—	—	—	—	148	4,019
Upper Great Southern	470	340	—	340	—	—	—	—	340	810
Midlands	3,676	—	150	150	—	—	—	—	150	3,826
South Eastern	5,208	550	—	550	—	—	—	—	550	5,758
Central	4,222	202	—	202	—	—	—	—	202	4,424
Pilbara	540	—	—	—	—	—	—	—	—	540
Kimberley	880	187	—	187	—	—	—	—	187	1,067
Western Australia	136,055	30,272	3,495	33,767	1,440	—	15,000	16,440	50,207	186,262

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved. 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.

Major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites) is also included.

Factors affecting comparability

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

Scope and coverage

3. 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.

4. 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.

5. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10,000 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.

From July 1988 to June 1990, the statistics covered:

- (d) all approved new residential building jobs valued at \$5,000 or more (previously all new residential building jobs were included regardless of value);
- (e) approved alterations and additions to residential buildings valued at \$10,000 or more;
- (f) all approved non-residential building jobs valued at \$30,000 or more (previously \$10,000 or more).

These changes in scope mainly affect non-residential building data and 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

6. 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 humans.

7. 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 building* approved.

8. 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* as follows:

- (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 flats, home units, townhouses, duplexes, apartment buildings, etc).

9. The number of dwelling units created by alterations and additions to existing buildings and through the construction of new *non-residential buildings* is not included in the tables but is shown as a footnote to Table 1.

10. *Values* 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, and often do, differ significantly from the completed value of the building.

Building classification

11. *Ownership*. The 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.

12. *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 a 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 in the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to Educational.

13. From July 1992, an expanded functional classification of buildings based on the *Dwelling Structure Classification (DSC)* has been introduced by the ABS to provide more detailed information on residential building approvals.

14. The DSC has been developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc.). The DSC will be implemented across all major collections of housing data in the ABS. The DSC has the same overall scope as the classification used in previous collections but provides more detail than previously available to reflect the current interest in medium to high density housing.

15. In particular, for Building Approvals, DSC allows new *other residential building* to be classified as follows:

- (a) *Semi-detached, row or terrace houses, townhouses, etc.* (dwellings having their own private grounds and no other dwellings above or below) with
 - one storey;
 - two or more storeys.
- (b) *Flats, units or apartments, etc.* (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:
 - one or two storeys;
 - three storeys;
 - four or more storeys.

16. More details on the DSC are contained in the ABS Information Paper, *Dwelling Structure Classification (DSC)* (1296.0).

Seasonal adjustment

17. Seasonally adjusted dwelling unit statistics are shown in Table 3. In these series, 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. Revision of figures results from annual re-analysis, details of which, together with information regarding the methods used in seasonally adjusting the series, are available on request.

18. Each of the component series shown has been seasonally adjusted independently. As a consequence,

while the unadjusted components in the original series shown add to the totals, 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 optimal 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.

19. Seasonal adjustment may be carried out by various methods and the results may vary slightly according to the procedure adopted. Accordingly, seasonally adjusted statistics should not be regarded as in any way definitive. In interpreting particular seasonally adjusted statistics it is important to bear in mind the methods by which they have been derived and the limitations to which the methods used are subject.

20. 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. 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. Irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation.

21. The seasonally adjusted series can, however, be smoothed to reduce the impact of the irregular component in the adjusted series. This smoothed seasonally adjusted series is called a trend estimate. There are a number of ways of accomplishing this, depending on the intended uses of the trend estimate. If importance is attached to measuring the underlying change in the most recent periods, moving averages employing appropriate weighting patterns should be adopted; the choice of averaging technique will determine in part the degree of smoothness of the derived series. For example, a 23-term moving average will generally even out more of the short term fluctuation in a series (and therefore appear 'smoother') than will a 13-term moving average. However, the longer the term of the moving average the longer the time series affected by revisions resulting from more recent data. In order to ensure that the underlying trend-cycle of a series is reflected in the trend estimate, the degree of smoothness alone cannot always be used as the sole criterion in determining which moving average is appropriate.

22. Trend estimates of dwelling unit statistics are shown in Table 3. The trend estimates (often referred to as trend-cycle estimates) have been derived by applying a 13-term Henderson-weighted moving average to the series.

23. While this technique enables trend estimates for the latest period to be produced, it does result in revisions to the trend estimates for the most recent months as additional observations become available. There may also be revisions as a result of changes in the original data, and as a result of the re-estimation of the seasonal

factors. Details of other trend-cycle weighting patterns can be found in *A Guide to Smoothing Time Series - Estimates of 'Trend'* (1316.0).

Estimates at constant prices

24. The base year of constant price estimates of building approvals, contained in this issue, has been changed to 1989-90.

25. Periodic rebasing of constant price estimates is necessary to take account of changed price relativities and structural relationships in the economy. The choice of the base year influences the movement in the constant price series and the usefulness of such series is diminished if the relative price weights of the base year differ significantly from the price relationships in the other periods included in the series. The more remote a base year is from the current period, the less likely that its relative prices will reflect the current situation.

26. A more detailed discussion of the need for rebasing constant price estimates and factors affecting the choice of base year is contained in the information paper *Change in Base Year of Constant Price Estimates from 1984-85 to 1989-90* (5227.0) released on 10 December 1992.

27. 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).

28. 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 in this publication 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'.

29. 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

30. Area statistics are classified according to the Australian Standard Geographical Classification. Figures previously published for local government areas and statistical divisions are directly comparable with this classification except for the cities of Perth, Fremantle and

Stirling which are obtained by aggregating the component statistical local areas.

Unpublished data and related publications

31. The ABS also makes 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.

32. Users may also wish to refer to the following related publications which are available on request:

WESTERN AUSTRALIA	Catalogue No.
Building Approvals - Private Sector, Perth Statistical Division (monthly)	8732.5
Building Activity (quarterly)	8752.5
Dwelling Unit Commencements (monthly)	8741.5
AUSTRALIA	
Building Approvals (monthly)	8731.0
Building Activity (quarterly)	8752.0
Engineering Construction Survey (quarterly)	8762.0
Housing Finance for Owner Occupation: Australia	5609.0

33. All publications produced by the ABS are listed in *Catalogue of Publications and Products* (1101.0) which is available from any ABS Office.

Symbols and other usages

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

- nil, or rounded to zero
- r figure or series revised since previous issue.

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

P.C.KELLY
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and Government Statistician

