

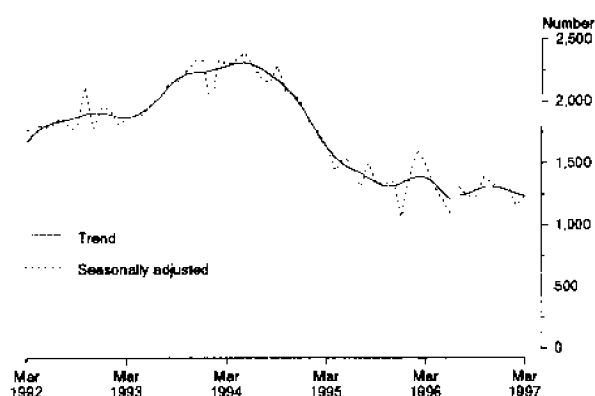
## BUILDING APPROVALS, WESTERN AUSTRALIA, MARCH 1997

### MAIN FEATURES

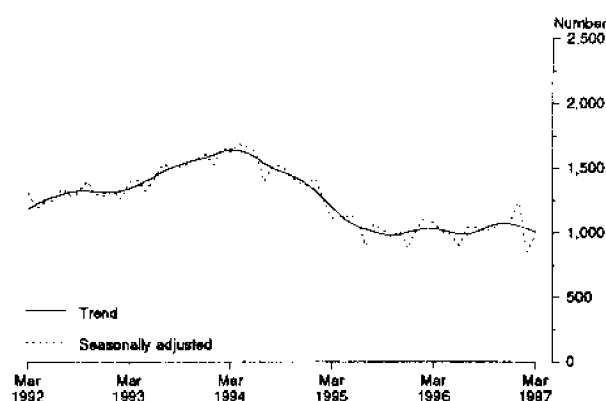
#### NUMBER OF DWELLING UNITS APPROVED

	March 1996	February 1997	March 1997	March 1996 to March 1997 change	February 1997 to March 1997 change
Original series	1,501	1,047	1,216	-19.0%	16.1%
Seasonally adjusted	1,471	1,154	1,243	-15.5%	7.7%
Trend estimate	1,385	1,257	1,232	-11.0%	-2.0%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



#### Residential building

- The trend for the total number of dwellings decreased by 2.0% in March and is 11.0% below the level of a year ago.
- The trend for the number of private sector houses decreased by 2.4% in March. This will need an increase of more than 18% in the seasonally adjusted estimate next month for this series to show positive growth.
- In original terms, there were 1,216 dwelling units approved in March. Of the total, 958 were new private sector houses.
- The value of new residential building approved was \$125.8 million and the value of alterations and additions to residential buildings was \$15.0 million.

#### Non-residential building

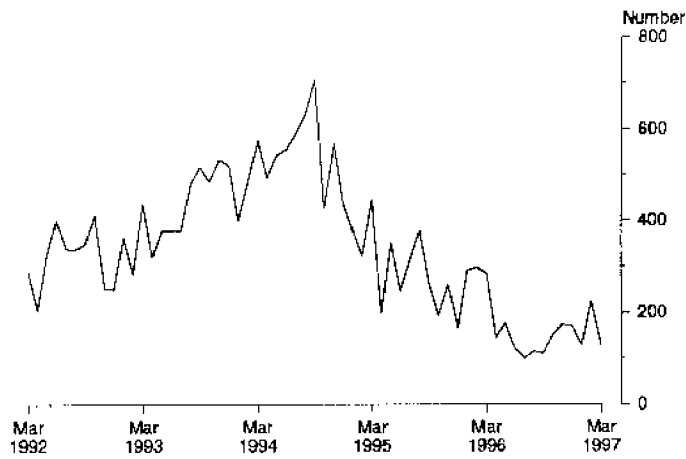
- The value of non-residential work approved in March was \$90.4 million. There were 4 projects valued at more than \$5 million and 12 projects valued between \$1 million and \$5 million.

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

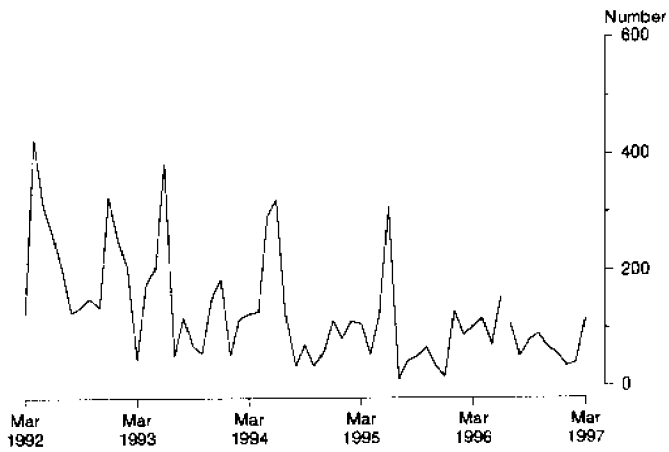
#### INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact John Radimissis on Adelaide (08) 8237 7590 or any ABS State Office.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

**NEW OTHER RESIDENTIAL BUILDINGS APPROVED  
PRIVATE SECTOR**



**TOTAL DWELLING UNITS APPROVED  
PUBLIC SECTOR**



**VALUE OF BUILDING WORK APPROVED**

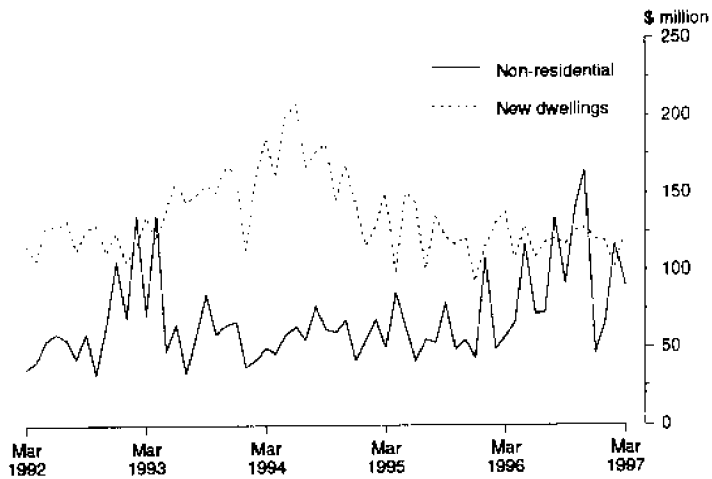


TABLE 1. NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
<b>PERTH STATISTICAL DIVISION</b>										
1993-94	13,899	321	14,220	4,924	929	5,853	177	18,986	1,264	20,250
1994-95	11,238	255	11,493	4,430	509	4,939	98	15,765	765	16,530
1995-96	8,237	149	8,386	2,376	451	2,827	80	10,693	600	11,293
1995-96 July-March	6,126	111	6,237	2,007	318	2,325	68	8,201	429	8,630
1996-97 July-March	6,454	205	6,659	1,139	129	1,268	63	7,650	340	7,990
<i>1996—</i>										
January	579	10	589	224	115	339	4	807	125	932
February	737	40	777	245	38	283	23	1,005	78	1,083
March	731	1	732	256	60	316	10	997	61	1,058
April	643	14	657	117	61	178	3	763	75	838
May	831	11	842	160	45	205	8	999	56	1,055
June	637	13	650	92	27	119	1	730	40	770
July	813	20	833	89	39	128	5	907	59	966
August	803	18	821	100	--	100	2	905	18	923
September	712	34	746	104	2	106	6	822	36	858
October	776	23	799	113	19	132	14	897	48	945
November	784	27	811	137	9	146	2	923	36	959
December	709	17	726	155	15	170	12	876	32	908
<i>1997--</i>										
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
<b>WESTERN AUSTRALIA</b>										
1993-94	18,966	471	19,437	5,938	1,206	7,144	195	25,085	1,691	26,776
1994-95	15,783	424	16,207	5,297	808	6,105	115	21,194	1,233	22,427
1995-96	11,945	266	12,211	2,900	627	3,527	115	14,960	893	15,853
1995-96 July-March	8,965	175	9,140	2,454	375	2,829	100	11,519	550	12,069
1996-97 July-March	9,238	412	9,650	1,312	240	1,552	85	10,629	658	11,287
<i>1996—</i>										
January	815	12	827	291	119	410	4	1,110	131	1,241
February	1,070	45	1,115	298	44	342	25	1,393	89	1,482
March	1,074	27	1,101	286	76	362	38	1,398	103	1,501
April	904	18	922	145	99	244	3	1,052	117	1,169
May	1,159	24	1,183	178	49	227	10	1,347	73	1,420
June	917	49	966	123	104	227	2	1,042	153	1,195
July	1,123	42	1,165	100	66	166	5	1,228	108	1,336
August	1,101	33	1,134	116	20	136	7	1,224	53	1,277
September	1,045	63	1,108	111	16	127	10	1,166	79	1,245
October	1,117	40	1,157	153	51	204	15	1,279	97	1,376
November	1,117	58	1,175	175	12	187	4	1,296	70	1,366
December	1,001	34	1,035	172	22	194	13	1,186	56	1,242
<i>1997—</i>										
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

(a) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes.

TABLE 2. VALUE OF BUILDING APPROVED  
(\$ million)

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings			Total			Private sector		Total	Private sector	Total	
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector						Total
PERTH STATISTICAL DIVISION														
1993-94	1,067.8	19.2	1,087.0	319.3	58.6	377.9	1,387.1	77.8	1,464.8	122.0	388.1	492.4	1,896.8	2,079.3
1994-95	928.5	17.9	946.4	302.5	31.6	334.1	1,231.0	49.5	1,280.6	126.1	438.5	555.5	1,795.5	1,962.2
1995-96	787.4	10.6	798.0	186.5	33.0	219.6	973.9	43.6	1,017.6	128.2	512.8	597.3	1,614.7	1,743.1
1995-96														
July-March	578.5	8.1	586.6	160.7	25.9	186.6	739.2	34.0	773.2	98.5	319.8	381.5	1,157.2	1,253.1
1996-97														
July-March	636.5	15.9	652.4	106.5	7.7	114.2	743.1	23.6	766.6	102.4	424.4	617.9	1,268.7	1,487.0
1996—														
January	57.6	0.7	58.3	16.3	11.8	28.1	73.9	12.5	86.4	9.9	72.7	92.5	156.5	188.7
February	70.4	3.2	73.7	17.9	2.1	20.0	88.3	5.3	93.7	9.9	28.2	35.5	126.5	139.1
March	67.9	0.1	67.9	25.4	4.7	30.2	93.3	4.8	98.1	11.6	26.9	41.8	131.8	151.5
April	64.2	0.9	65.0	9.1	3.2	12.3	73.2	4.1	77.4	11.4	47.7	51.6	132.3	140.4
May	80.9	0.7	81.6	10.7	2.4	13.1	91.6	3.1	94.7	9.0	96.4	109.0	196.9	212.7
June	63.9	0.9	64.8	6.1	1.5	7.5	70.0	2.4	72.3	9.4	48.9	55.2	128.2	136.9
July	76.3	1.4	77.7	6.1	1.9	8.1	82.4	3.4	85.8	10.4	49.4	57.7	141.6	153.9
August	78.9	1.3	80.2	8.7	—	8.7	87.5	1.3	88.9	13.7	44.1	67.2	145.1	169.8
September	69.4	3.8	73.2	7.4	0.1	7.5	76.8	3.9	80.7	9.4	57.3	73.9	143.5	164.0
October	74.0	1.7	75.8	10.2	0.8	11.0	84.3	2.5	86.8	11.1	94.3	120.1	189.6	218.1
November	75.4	1.7	77.1	12.0	0.5	12.5	87.4	2.2	89.6	11.7	37.4	125.7	136.6	227.0
December	73.0	1.3	74.3	15.5	1.0	16.6	88.6	2.3	90.9	12.2	28.6	29.7	129.4	132.8
1997—														
January	65.2	1.2	66.4	14.2	0.3	14.4	79.4	1.5	80.8	11.4	25.3	45.4	116.0	137.7
February	55.0	1.6	56.6	19.8	0.3	20.1	74.9	1.9	76.7	9.8	31.5	35.5	116.2	122.0
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
WESTERN AUSTRALIA														
1993-94	1,469.3	34.4	1,503.7	382.5	78.5	461.0	1,851.8	112.9	1,964.7	150.0	513.1	667.0	2,513.8	2,781.7
1994-95	1,319.8	34.5	1,354.3	366.3	54.0	420.3	1,686.1	88.5	1,774.6	156.2	580.9	728.2	2,422.9	2,659.0
1995-96	1,123.8	24.6	1,148.3	225.5	46.9	272.3	1,349.2	71.4	1,420.7	162.9	692.0	803.1	2,203.6	2,386.6
1995-96														
July-March	832.7	16.5	849.2	194.2	30.6	224.8	1,026.9	47.1	1,074.0	126.2	465.7	547.1	1,618.4	1,747.3
1996-97														
July-March	904.6	39.6	944.2	117.5	16.4	133.9	1,022.0	56.0	1,078.1	126.7	592.1	925.0	1,738.7	2,129.8
1996—														
January	81.7	0.9	82.5	21.1	12.0	33.2	102.8	12.9	115.7	12.3	86.9	108.2	201.9	236.2
February	101.3	3.8	105.1	22.8	2.7	25.5	124.1	6.5	130.6	12.4	41.3	48.6	177.7	191.6
March	100.8	3.7	104.5	27.6	6.1	33.7	128.4	9.9	138.2	14.8	35.5	56.9	178.7	210.0
April	89.5	1.4	90.9	11.2	6.1	17.3	100.7	7.5	108.1	13.6	60.8	66.5	175.1	188.2
May	111.9	2.3	114.3	12.1	2.9	15.0	124.0	5.3	129.2	11.1	103.4	117.4	238.5	257.8
June	89.7	4.3	94.0	8.0	7.3	15.3	97.7	11.6	109.3	12.0	62.1	72.1	171.6	193.4
July	104.1	3.3	107.3	6.8	4.1	10.9	110.8	7.4	118.2	13.3	63.9	72.6	187.5	204.2
August	107.5	2.8	110.4	9.7	1.4	11.1	117.2	4.2	121.4	16.2	71.7	133.4	204.4	271.0
September	101.0	7.2	108.2	7.8	1.2	9.0	108.8	8.4	117.2	12.6	74.1	91.9	195.3	221.6
October	107.4	3.6	111.0	12.1	3.7	15.9	119.5	7.3	126.9	14.3	114.6	141.0	248.2	282.1
November	107.6	5.0	112.6	14.5	0.7	15.2	122.1	5.8	127.8	14.2	54.9	165.0	191.1	307.0
December	99.3	3.1	102.4	16.7	1.3	18.1	116.0	4.4	120.5	14.0	39.0	46.4	169.1	180.8
1997—														
January	101.1	2.3	103.4	15.4	0.3	15.6	116.5	2.5	119.0	14.9	31.7	66.7	163.0	200.6
February	78.1	2.1	80.2	20.3	0.8	21.1	98.4	3.0	101.3	12.3	73.6	117.8	184.1	231.4
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

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
	<i>1996 r—</i>							
January	1,033	1,026	993	1,040	1,317	1,299	1,387	1,374
February	1,130	1,036	1,193	1,054	1,509	1,312	1,609	1,394
March	1,078	1,037	1,116	1,059	1,350	1,297	1,471	1,385
April	1,013	1,025	1,040	1,050	1,205	1,252	1,312	1,338
May	986	1,008	985	1,031	1,147	1,192	1,208	1,269
June	900	995	927	1,015	1,061	1,140	1,094	1,206
July	1,046	991	1,103	1,048	1,174	1,113	1,305	1,240
August	1,044	1,010	1,093	1,068	1,113	1,128	1,236	1,252
September	1,015	1,041	1,076	1,098	1,125	1,166	1,230	1,285
October	1,040	1,067	1,107	1,118	1,237	1,204	1,394	1,311
November	1,075	1,077	1,133	1,120	1,223	1,231	1,339	1,316
December	1,080	1,072	1,126	1,108	1,288	1,244	1,308	1,302
<i>1997 r—</i>								
January	1,258	1,056	1,221	1,090	1,333	1,248	1,319	1,280
February	843	1,035	886	1,068	1,115	1,246	1,154	1,257
March	992	1,010	1,071	1,047	1,246	1,237	1,243	1,232

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

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

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

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

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

Class of building	1994-95	1995-96	July-March		1997		
			1995-96	1996-97	January	February	March
<b>PRIVATE SECTOR</b>							
New houses	1,319.8	1,123.8	832.7	904.6	101.1	78.1	98.5
New other residential buildings	366.3	225.5	194.2	117.5	15.4	20.3	14.3
<i>Total new residential building</i>	<i>1,686.1</i>	<i>1,349.2</i>	<i>1,026.9</i>	<i>1,022.0</i>	<i>116.5</i>	<i>98.4</i>	<i>112.8</i>
Alterations and additions to residential buildings	155.9	162.4	125.8	124.6	14.8	12.1	14.9
Hotels, etc.	46.9	113.3	92.7	47.2	6.3	7.5	14.7
Shops	131.8	117.5	56.0	120.4	5.3	9.6	21.6
Factories	79.5	79.5	53.0	64.8	1.7	8.5	4.5
Offices	85.1	72.8	49.3	105.4	3.6	5.7	3.0
Other business premises	90.8	107.9	76.2	78.6	8.1	10.6	6.7
Educational	30.2	43.5	36.4	32.6	1.5	2.2	4.2
Religious	5.7	4.4	3.0	3.9	—	—	1.4
Health	32.2	31.6	15.3	83.0	1.1	24.2	10.0
Entertainment and recreational	28.3	34.1	22.2	26.9	2.6	1.6	0.7
Miscellaneous	50.2	87.3	61.6	29.3	1.6	3.8	1.5
<i>Total non-residential building</i>	<i>580.9</i>	<i>692.0</i>	<i>465.7</i>	<i>592.1</i>	<i>31.7</i>	<i>73.6</i>	<i>68.3</i>
<b>Total</b>	<b>2,422.9</b>	<b>2,203.6</b>	<b>1,618.4</b>	<b>1,738.7</b>	<b>163.0</b>	<b>184.1</b>	<b>196.0</b>
<b>PUBLIC SECTOR</b>							
New houses	34.5	24.6	16.5	39.6	2.3	2.1	10.2
New other residential buildings	54.0	46.9	30.6	16.4	0.3	0.8	2.8
<i>Total new residential building</i>	<i>88.5</i>	<i>71.4</i>	<i>47.1</i>	<i>56.0</i>	<i>2.5</i>	<i>3.0</i>	<i>13.0</i>
Alterations and additions to residential buildings	0.2	0.5	0.4	2.2	0.1	0.2	0.1
Hotels, etc.	1.6	—	—	—	—	—	—
Shops	4.4	1.5	0.5	0.5	—	0.1	0.1
Factories	0.7	0.9	—	6.3	5.1	—	—
Offices	30.9	33.6	18.8	31.4	7.0	1.5	4.5
Other business premises	6.8	4.1	3.8	45.2	—	0.2	5.8
Educational	52.1	37.0	34.1	100.2	12.3	0.2	—
Religious	—	—	—	—	—	—	—
Health	3.8	1.2	0.9	74.1	0.2	40.2	2.5
Entertainment and recreational	7.7	13.9	9.3	29.8	3.7	1.3	9.0
Miscellaneous	39.3	18.8	13.9	45.5	6.7	0.6	0.1
<i>Total non-residential building</i>	<i>147.3</i>	<i>111.1</i>	<i>81.3</i>	<i>332.9</i>	<i>35.0</i>	<i>44.2</i>	<i>22.0</i>
<b>Total</b>	<b>236.1</b>	<b>183.1</b>	<b>128.9</b>	<b>391.1</b>	<b>37.6</b>	<b>47.3</b>	<b>35.1</b>
<b>TOTAL</b>							
New houses	1,354.3	1,148.3	849.2	944.2	103.4	80.2	108.7
New other residential buildings	420.3	272.3	224.8	133.9	15.6	21.1	17.1
<i>Total new residential building</i>	<i>1,774.6</i>	<i>1,420.7</i>	<i>1,074.0</i>	<i>1,078.1</i>	<i>119.0</i>	<i>101.3</i>	<i>125.8</i>
Alterations and additions to residential buildings	156.2	162.9	126.2	126.7	14.9	12.3	15.0
Hotels, etc.	48.5	113.3	92.7	47.2	6.3	7.5	14.7
Shops	136.2	119.0	56.5	120.9	5.3	9.7	21.7
Factories	80.3	80.4	53.0	71.1	6.8	8.5	4.5
Offices	116.0	106.5	68.2	136.8	10.6	7.2	7.6
Other business premises	97.7	112.0	80.0	123.8	8.1	10.8	12.5
Educational	82.3	80.4	70.6	132.8	13.8	2.4	4.2
Religious	5.7	4.4	3.0	3.9	—	—	1.4
Health	36.0	32.8	16.3	157.1	1.4	64.3	12.5
Entertainment and recreational	36.0	48.0	31.5	56.7	6.3	2.9	9.7
Miscellaneous	89.5	106.2	75.5	74.8	8.2	4.5	1.6
<i>Total non-residential building</i>	<i>728.2</i>	<i>803.1</i>	<i>547.1</i>	<i>925.0</i>	<i>66.7</i>	<i>117.8</i>	<i>90.4</i>
<b>Total</b>	<b>2,659.0</b>	<b>2,386.6</b>	<b>1,747.3</b>	<b>2,129.8</b>	<b>200.6</b>	<b>231.4</b>	<b>231.1</b>

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
<b>HOTELS, ETC.</b>												
1997 January	—	—	—	—	—	—	—	—	1	6.3	1	6.3
February	1	0.1	5	1.6	1	0.8	3	5.0	—	—	10	7.5
March	4	0.4	1	0.3	—	—	2	6.5	1	7.6	8	14.7
<b>SHOPS</b>												
1997 January	15	1.5	4	1.2	2	1.5	1	1.0	—	—	22	5.3
February	18	1.7	14	4.1	4	2.8	1	1.1	—	—	37	9.7
March	18	1.6	16	4.9	3	2.1	2	4.6	1	8.5	40	21.7
<b>FACTORIES</b>												
1997 January	16	1.6	1	0.2	—	—	—	—	1	5.0	18	6.8
February	10	1.2	8	2.2	3	2.3	1	2.8	—	—	22	8.5
March	7	0.8	5	1.2	—	—	2	2.5	—	—	14	4.5
<b>OFFICES</b>												
1997 January	12	1.0	2	0.6	3	2.0	—	—	1	7.0	18	10.6
February	16	1.4	3	0.9	5	3.9	1	1.0	—	—	25	7.2
March	19	1.7	6	1.7	1	0.6	1	3.5	—	—	27	7.6
<b>OTHER BUSINESS PREMISES</b>												
1997 January	13	1.3	7	2.1	3	2.9	1	1.8	—	—	24	8.1
February	14	1.5	12	3.7	—	—	2	5.7	—	—	28	10.8
March	22	2.0	13	4.0	3	1.8	1	4.8	—	—	39	12.5
<b>EDUCATIONAL</b>												
1997 January	3	0.4	—	—	4	3.0	5	10.5	—	—	12	13.8
February	4	0.5	1	0.2	—	—	1	1.7	—	—	6	2.4
March	1	0.2	1	0.3	—	—	1	3.7	—	—	3	4.2
<b>RELIGIOUS</b>												
1997 January	—	—	—	—	—	—	—	—	—	—	—	—
February	—	—	—	—	—	—	—	—	—	—	—	—
March	—	—	1	0.2	2	1.2	—	—	—	—	3	1.4
<b>HEALTH</b>												
1997 January	2	0.2	2	0.6	1	0.5	—	—	—	—	5	1.4
February	1	0.1	1	0.4	—	—	1	3.0	3	60.8	6	64.3
March	3	0.3	1	0.4	—	—	2	3.9	1	8.0	7	12.5
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1997 January	2	0.1	3	0.7	—	—	2	5.5	—	—	7	6.3
February	—	—	4	1.4	1	0.5	1	1.0	—	—	6	2.9
March	2	0.2	2	0.7	—	—	1	3.3	1	5.5	6	9.7
<b>MISCELLANEOUS</b>												
1997 January	4	0.3	2	0.7	1	0.6	3	6.6	—	—	10	8.2
February	5	0.4	1	0.3	—	—	2	3.7	—	—	8	4.5
March	6	0.6	—	—	1	1.0	—	—	—	—	7	1.6
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1997 January	67	6.5	21	6.2	14	10.4	12	25.3	3	18.3	117	66.7
February	69	6.9	49	14.7	14	10.3	13	25.0	3	60.8	148	117.8
March	82	7.7	46	13.7	10	6.6	12	32.8	4	29.6	154	90.4

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

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>PERTH STATISTICAL DIVISION</b>										
Cambridge (T)	1	—	325	4	—	345	1,130	306	306	2,106
Claremont (T)	2	—	463	—	—	—	582	4,379	4,379	5,424
Cottesloe (T)	2	—	741	—	—	—	241	—	—	982
Mosman Park (T)	5	—	1,271	—	—	—	243	—	—	1,514
Nedlands (C)	9	—	2,313	—	—	—	529	1,378	1,378	4,220
Peppermint Grove (S)	—	—	—	—	—	—	742	550	550	1,292
Perth (C) — Inner	—	—	—	—	—	—	—	299	453	453
Perth (C) — Remainder	1	—	300	46	—	8,021	—	12,410	12,410	20,731
Subiaco (C)	—	—	—	—	—	—	60	152	152	212
Vincent (T)	2	—	214	14	—	860	342	350	350	1,766
Central Metropolitan (SSD)	22	—	5,627	64	—	9,226	3,870	19,824	19,979	38,701
Bassendean (T)	3	—	177	—	—	—	61	—	—	238
Bayswater (C)	9	—	882	—	—	—	264	210	210	1,355
Kalamunda (S)	9	—	741	—	—	—	508	—	—	1,249
Mundaring (S)	15	—	1,550	—	—	—	149	—	—	1,699
Swan (S)	69	2	5,637	—	—	—	45	3,553	3,553	9,235
East Metropolitan (SSD)	105	2	8,987	—	—	—	1,027	3,763	3,763	13,776
Stirling (C) — Central	16	—	1,647	—	6	328	148	2,265	2,265	4,387
Stirling (C) — Coastal	29	3	3,297	3	8	764	579	396	596	5,236
Stirling (C) — South-Eastern	5	—	739	—	—	—	921	—	—	1,660
Wanneroo (C) — Central Coastal	49	—	5,481	2	—	80	54	8,587	14,087	19,702
Wanneroo (C) — North-East	22	2	2,328	—	—	—	235	220	220	2,783
Wanneroo (C) — North-West	35	—	2,498	4	—	313	157	—	—	2,968
Wanneroo (C) — South-East	36	—	2,584	—	—	—	37	660	660	3,282
Wanneroo (C) — South-West	14	—	1,747	—	—	—	872	3,657	3,657	6,277
North Metropolitan (SSD)	206	5	20,320	9	14	1,485	3,003	15,785	21,485	46,294
Cockburn (C)	40	1	3,964	2	—	180	326	780	780	5,251
East Fremantle (T)	3	—	407	—	—	—	50	—	—	457
Fremantle (C) — Inner	—	—	—	—	—	—	—	250	250	250
Fremantle (C) — Remainder	12	—	1,773	24	—	2,288	430	680	680	5,171
Kwinana (T)	14	6	1,469	—	—	—	51	—	—	1,520
Melville (C)	36	7	6,454	—	—	—	1,078	914	914	8,446
Rockingham (C)	91	—	7,580	—	—	—	394	10,022	10,129	18,102
South West Metropolitan (SSD)	196	14	21,647	26	—	2,468	2,330	12,646	12,753	39,197
Armadale (C)	13	1	1,387	—	—	—	53	—	—	1,440
Belmont (C)	10	—	1,102	—	22	1,915	237	950	950	4,204
Canning (C)	52	—	4,814	—	—	—	298	938	1,184	6,296
Gosnells (C)	45	—	4,340	—	—	—	291	2,328	2,328	6,958
Serpentine-Jarrahdale (S)	6	—	820	—	—	—	—	100	100	920
South Perth (C)	9	2	1,383	—	—	—	1,386	70	70	2,839
Victoria Park (T)	8	—	632	6	—	300	110	—	—	1,042
South East Metropolitan (SSD)	143	3	14,478	6	22	2,215	2,374	4,386	4,632	23,700
<b>Total</b>	<b>672</b>	<b>24</b>	<b>71,059</b>	<b>105</b>	<b>36</b>	<b>15,395</b>	<b>12,603</b>	<b>56,404</b>	<b>62,611</b>	<b>161,668</b>

For footnote, see end of table.



TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MARCH 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)	43	—	3,630	2	—	326	96	740	4,627	8,678
Murray (S)	2	—	200	—	—	—	12	—	228	440
Waroona (S)	4	—	362	—	—	—	—	—	—	362
Dale (SSD)	49	—	4,192	2	—	326	107	740	4,855	9,480
Bunbury (C)	20	—	1,678	—	—	—	152	3,600	3,600	5,430
Capel (S)	8	—	764	—	—	—	—	—	—	764
Collie (S)	2	—	110	—	—	—	38	—	—	148
Dardanup (S)	5	—	358	—	—	—	59	—	—	417
Donnybrook-Balingup (S)	3	—	279	—	—	—	—	—	—	279
Harvey (S)	12	—	1,364	—	—	—	50	170	170	1,584
Preston (SSD)	50	—	4,554	—	—	—	299	3,770	3,770	8,623
Augusta-Margaret River (S)	18	—	1,660	—	—	—	137	350	350	2,147
Busseton (S)	24	—	2,837	—	—	—	212	480	480	3,529
Vasse (SSD)	42	—	4,497	—	—	—	349	830	830	5,676
Boyup Brook (S)	—	—	—	—	—	—	—	—	—	—
Bridgetown-Greenbushes (S)	3	—	152	—	—	—	18	60	60	230
Manjimup (S)	5	—	836	—	—	—	63	180	180	1,079
Nannup (S)	2	—	185	—	—	—	—	—	—	185
Blackwood (SSD)	10	—	1,173	—	—	—	81	240	240	1,494
<b>Total</b>	<b>151</b>	<b>—</b>	<b>14,416</b>	<b>2</b>	<b>—</b>	<b>326</b>	<b>836</b>	<b>5,580</b>	<b>9,695</b>	<b>25,272</b>
<b>LOWER GREAT SOUTHERN STATISTICAL DIVISION</b>										
Broomehill (S)	—	—	—	—	—	—	—	—	—	—
Cnowangerup (S)	2	—	483	—	—	—	45	—	—	528
Jerramungup (S)	1	—	40	—	—	—	45	160	160	245
Katanning (S)	—	—	—	—	—	—	16	389	389	405
Kent (S)	—	—	—	—	—	—	—	—	—	—
Kojonup (S)	—	—	—	—	—	—	—	—	—	—
Tambellup (S)	—	—	—	—	—	—	—	—	—	—
Woodanilling (S)	—	—	—	—	—	—	—	—	—	—
Pallinup (SSD)	3	—	523	—	—	—	106	549	549	1,178
Albany (T)	9	—	1,024	—	—	—	125	428	428	1,577
Albany (S)	5	—	443	—	—	—	336	120	120	899
Cranbrook (S)	1	—	65	—	—	—	—	—	—	65
Denmark (S)	7	—	578	—	—	—	65	—	—	643
Plantagenet (S)	5	—	368	—	—	—	60	110	110	538
King (SSD)	27	—	2,478	—	—	—	586	658	658	3,721
<b>Total</b>	<b>30</b>	<b>—</b>	<b>3,001</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>692</b>	<b>1,207</b>	<b>1,207</b>	<b>4,899</b>

For footnote, see end of table.

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

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>UPPER GREAT SOUTHERN STATISTICAL DIVISION</b>										
Brookton (S)	—	—	—	—	—	—	—	—	—	—
Cuballing (S)	1	—	72	—	—	—	—	—	—	72
Dumbleyung (S)	—	—	—	—	—	—	—	—	—	—
Narrogin (T)	1	—	140	—	—	—	29	—	—	169
Narrogin (S)	1	—	90	—	—	—	—	—	—	90
Pingelly (S)	—	—	—	—	—	—	—	—	—	—
Wagin (S)	—	—	—	—	—	—	—	—	—	—
Wandering (S)	—	—	—	—	—	—	—	—	—	—
West Arthur (S)	—	—	—	—	—	—	—	—	—	—
Wickepin (S)	—	—	—	—	—	—	—	—	—	—
Williams (S)	—	—	—	—	—	—	—	—	—	—
Hotham (SSD)	3	—	302	—	—	—	29	—	—	331
Corrigin (S)	—	—	—	—	—	—	—	—	—	—
Kondinin (S)	—	—	—	—	—	—	—	—	—	—
Kulin (S)	—	—	—	—	—	—	—	—	—	—
Lake Grace (S)	—	—	—	—	—	—	—	—	—	—
Lakes (SSD)	—	—	—	—	—	—	—	—	—	—
<b>Total</b>	<b>3</b>	<b>—</b>	<b>302</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>29</b>	<b>—</b>	<b>—</b>	<b>331</b>
<b>MIDLANDS STATISTICAL DIVISION</b>										
Chittering (S)	1	—	250	—	—	—	—	50	100	350
Dandaragan (S)	2	—	181	—	—	—	—	—	—	181
Gingin (S)	6	—	354	—	—	—	—	—	—	354
Moora (S)	2	—	260	—	—	—	—	—	—	260
Victoria Plains (S)	—	—	—	—	—	—	—	—	—	—
Moore (SSD)	11	—	1,044	—	—	—	—	50	100	1,144
Beverley (S)	—	—	—	—	—	—	—	—	—	—
Cunderdin (S)	—	1	300	—	—	—	60	—	—	360
Dalwallinu (S)	—	—	—	—	—	—	—	—	—	—
Dowerin (S)	—	—	—	—	—	—	—	—	—	—
Goomalling (S)	—	—	—	—	—	—	—	—	—	—
Koorda (S)	—	—	—	—	—	—	—	—	—	—
Northam (T)	1	—	105	—	—	—	—	—	—	105
Northam (S)	3	—	205	—	—	—	—	—	—	205
Quairading (S)	2	—	316	—	—	—	—	—	—	316
Tammin (S)	—	—	—	—	—	—	—	—	—	—
Toodyay (S)	5	—	416	—	—	—	15	—	—	431
Wongan-Ballidu (S)	—	—	—	—	—	—	—	—	—	—
Wyalkatchem (S)	—	—	—	—	—	—	—	—	—	—
York (S)	4	—	340	—	—	—	—	—	—	340
Avon (SSD)	15	1	1,682	—	—	—	75	—	—	1,757
Bruce Rock (S)	—	—	—	—	—	—	—	—	—	—
Kellerberrin (S)	—	—	—	—	—	—	—	—	—	—
Merredin (S)	3	16	1,805	—	—	—	65	1,101	1,101	2,971
Mount Marshall (S)	—	—	—	—	—	—	—	—	—	—
Mukinbudin (S)	—	—	—	—	—	—	—	—	—	—
Narembeen (S)	—	—	—	—	—	—	—	—	—	—
Nungarin (S)	1	—	61	—	—	—	—	—	—	61
Trayning (S)	—	—	—	—	—	—	—	—	—	—
Westonia (S)	—	—	—	—	—	—	—	—	—	—
Yilgarn (S)	1	—	130	—	—	—	—	—	—	130
Campion (SSD)	5	16	1,996	—	—	—	65	1,101	1,101	3,162
<b>Total</b>	<b>31</b>	<b>17</b>	<b>4,723</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>140</b>	<b>1,151</b>	<b>1,201</b>	<b>6,064</b>

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MARCH 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 EASTERN STATISTICAL DIVISION</b>										
Coolgardie (S)	—	—	—	—	—	—	18	130	130	148
Kalgoorlie/Boulder (C)	21	—	2,786	2	—	80	189	1,420	4,920	7,975
Laverton (S)	—	—	—	—	—	—	—	—	—	—
Leonora (S)	—	—	—	—	—	—	—	—	—	—
Menzies (S)	—	—	—	—	—	—	—	—	—	—
Ngaanyajaraku (S)	—	2	205	—	—	—	—	—	320	525
Lefroy (SSD)	21	2	2,991	2	—	80	207	1,550	5,370	8,648
Dundas (S)	—	—	—	—	—	—	—	—	—	—
Esperance (S)	9	—	1,308	—	—	—	20	—	—	1,327
Ravensthorpe (S)	—	—	—	—	—	—	—	—	—	—
Johnston (SSD)	9	—	1,308	—	—	—	20	—	—	1,327
<b>Total</b>	<b>30</b>	<b>2</b>	<b>4,299</b>	<b>2</b>	<b>—</b>	<b>80</b>	<b>227</b>	<b>1,550</b>	<b>5,370</b>	<b>9,976</b>
<b>CENTRAL STATISTICAL DIVISION</b>										
Carnarvon (S)	1	—	160	—	—	—	—	—	—	160
Exmouth (S)	1	—	169	—	—	—	—	50	50	219
Shark Bay (S)	—	—	—	—	—	—	—	—	—	—
Upper Gascoyne (S)	—	—	—	—	—	—	—	—	—	—
Gascoyne (SSD)	2	—	329	—	—	—	—	50	50	379
Cue (S)	—	—	—	—	—	—	—	—	—	—
Meekatharra (S)	—	4	851	—	—	—	—	79	79	929
Mount Magnet (S)	—	—	—	—	—	—	—	—	—	—
Murchison (S)	—	—	—	—	—	—	—	—	—	—
Sandstone (S)	—	—	—	—	—	—	—	—	—	—
Wiluna (S)	—	—	—	—	—	—	—	—	—	—
Yalgoo (S)	—	—	—	—	—	—	—	—	—	—
Carnegie (SSD)	—	4	851	—	—	—	—	79	79	929
Carnamah (S)	—	—	—	—	—	—	—	—	56	56
Chapman Valley (S)	—	—	—	—	—	—	—	—	—	—
Coorow (S)	1	—	101	—	—	—	—	—	—	101
Geraldton (C)	2	—	187	17	—	1,048	102	319	319	1,656
Greenough (S)	13	—	1,228	—	—	—	72	194	194	1,494
Irwin (S)	—	—	—	—	—	—	—	—	—	—
Mingenew (S)	—	—	—	—	—	—	—	—	—	—
Morawa (S)	1	—	70	—	—	—	—	—	—	70
Mullewa (S)	—	—	—	—	—	—	—	—	—	—
Northampton (S)	2	—	150	3	—	250	—	89	3,037	3,437
Perenjori (S)	—	—	—	—	—	—	—	—	—	—
Three Springs (S)	—	—	—	—	—	—	—	—	—	—
Greenough River (SSD)	19	—	1,735	20	—	1,298	175	602	3,606	6,814
<b>Total</b>	<b>21</b>	<b>4</b>	<b>2,915</b>	<b>20</b>	<b>—</b>	<b>1,298</b>	<b>175</b>	<b>730</b>	<b>3,735</b>	<b>8,122</b>

For footnote, see end of table.

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

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>PILBARA STATISTICAL DIVISION</b>										
East Pilbara (S)	3	—	318	—	—	—	26	75	75	419
Port Hedland (T)	1	14	2,533	—	—	—	27	470	470	3,030
De Grey (SSD)	4	14	2,852	—	—	—	53	545	545	3,450
Ashburton (S)	—	3	1,195	—	—	—	—	—	—	1,195
Rooibourne (S)	5	2	1,067	—	—	—	62	60	4,884	6,013
Fortescue (SSD)	5	5	2,262	—	—	—	62	60	4,884	7,207
<b>Total</b>	<b>9</b>	<b>19</b>	<b>5,113</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>115</b>	<b>605</b>	<b>5,429</b>	<b>10,657</b>
<b>KIMBERLEY STATISTICAL DIVISION</b>										
Halls Creek (S)	—	15	1,643	—	—	—	—	301	301	1,944
Wyndham-East Kimberley (S)	3	—	450	—	—	—	39	377	377	866
Ord (SSD)	3	15	2,093	—	—	—	39	678	678	2,810
Broome (S)	7	—	669	—	—	—	60	365	365	1,094
Derby-West Kimberley (S)	1	—	121	—	—	—	59	70	70	250
Fitzroy (SSD)	8	—	790	—	—	—	119	435	435	1,344
<b>Total</b>	<b>11</b>	<b>15</b>	<b>2,883</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>158</b>	<b>1,113</b>	<b>1,113</b>	<b>4,154</b>
<b>WESTERN AUSTRALIA</b>										
<b>Western Australia</b>	<b>958</b>	<b>81</b>	<b>108,710</b>	<b>129</b>	<b>36</b>	<b>17,098</b>	<b>14,973</b>	<b>68,341</b>	<b>90,361</b>	<b>231,143</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 MARCH 1997**

Statistical division	Material of outer walls					Total	Floor area (sq m)	Average floor area (sq m)	Average value per square metre (\$)
	Double brick(b)	Brick veneer	Fibre cement	Timber	Other and not stated				
Perth	634	1	3	5	53	696	146,923	224	457
South-West	110	3	7	6	25	151	28,738	211	443
Lower Great Southern	7	12	6	4	1	30	5,366	192	469
Upper Great Southern	1	—	1	—	1	3	920	307	329
Midlands	23	9	8	4	4	48	8,932	203	482
South-Eastern	9	14	2	—	7	32	6,836	253	559
Central	15	3	—	1	6	25	4,117	206	460
Pilbara	—	1	1	—	26	28	6,121	245	640
Kimberley	1	—	1	—	24	26	2,929	209	550
<b>Western Australia</b>	<b>800</b>	<b>43</b>	<b>29</b>	<b>20</b>	<b>147</b>	<b>1,039</b>	<b>210,882</b>	<b>222</b>	<b>466</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 MARCH 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			Total		
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Perth	696	51	44	95	—	—	46	46	141	837
South West	151	2	—	2	—	—	—	—	2	153
Lower Great Southern	30	—	—	—	—	—	—	—	—	30
Upper Great Southern	3	—	—	—	—	—	—	—	—	3
Midlands	48	—	—	—	—	—	—	—	—	48
South Eastern	32	2	—	2	—	—	—	—	2	34
Central	25	20	—	20	—	—	—	—	20	45
Pilbara	28	—	—	—	—	—	—	—	—	28
Kimberley	26	—	—	—	—	—	—	—	—	26
<b>Western Australia</b>	<b>1,039</b>	<b>75</b>	<b>44</b>	<b>119</b>	<b>—</b>	<b>—</b>	<b>46</b>	<b>46</b>	<b>165</b>	<b>1,204</b>
VALUE (\$'000)										
Perth	71,059	3,930	3,444	7,374	—	—	8,021	8,021	15,395	86,453
South West	14,416	326	—	326	—	—	—	—	326	14,742
Lower Great Southern	3,001	—	—	—	—	—	—	—	—	3,001
Upper Great Southern	302	—	—	—	—	—	—	—	—	302
Midlands	4,723	—	—	—	—	—	—	—	—	4,723
South Eastern	4,299	80	—	80	—	—	—	—	80	4,379
Central	2,915	1,298	—	1,298	—	—	—	—	1,298	4,213
Pilbara	5,113	—	—	—	—	—	—	—	—	5,113
Kimberley	2,883	—	—	—	—	—	—	—	—	2,883
<b>Western Australia</b>	<b>108,710</b>	<b>5,633</b>	<b>3,444</b>	<b>9,077</b>	<b>—</b>	<b>—</b>	<b>8,021</b>	<b>8,021</b>	<b>17,098</b>	<b>125,809</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 (06) 252 6345.

### Trend Estimates

21. Seasonally adjusted series can be smoothed to reduce the impact of the irregular component in the adjusted

series. This smoothed seasonally adjusted series is called a trend estimate.

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

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

### Estimates at Constant Prices

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

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

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

### Australian Standard Geographical Classification (ASGC)

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

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

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

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

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

### Unpublished Data and Related Publications

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

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

<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.

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

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