

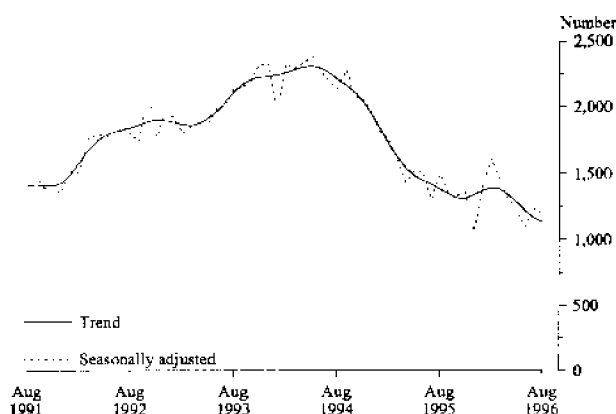
## BUILDING APPROVALS, WESTERN AUSTRALIA, AUGUST 1996

### MAIN FEATURES

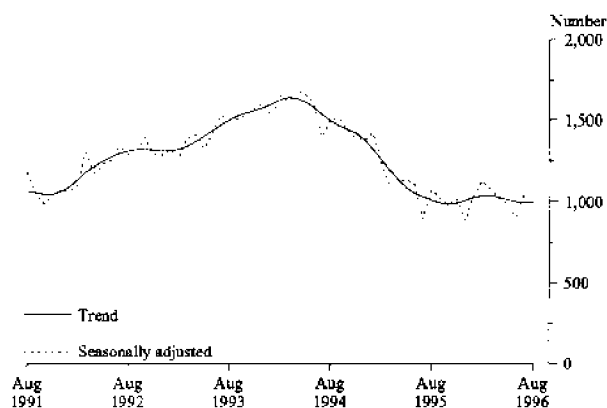
#### NUMBER OF DWELLING UNITS APPROVED

	August 1995	July 1996	August 1996	August 1995 to August 1996 change	July 1996 to August 1996 change
Original series	1,596	1,265	1,239	22.4%	-2.1%
Seasonally adjusted	1,494	1,236	1,200	-19.7%	2.9%
Trend estimate	1,382	1,170	1,136	-17.8%	-2.9%

TOTAL DWELLING UNITS APPROVED



PRIVATE HOUSES APPROVED



#### Residential building

- The trend for the total number of dwelling units approved in August continued its downward movement, falling 2.9%. Any increase in the seasonally adjusted estimate in September will halt the trend decline.
- The trend for the number of private sector houses approved has ceased the downward movement and has now flattened out.
- In original terms the number of dwelling units approved was 1,239. Of the total, 1,101 were private sector houses.
- The value of new residential building approved increased by 5.2% from \$112.8 million in July 1996 to \$118.7 million in August.

- The value of alterations and additions to residential buildings increased to \$16.0 million from last months figure of \$13.0 million.

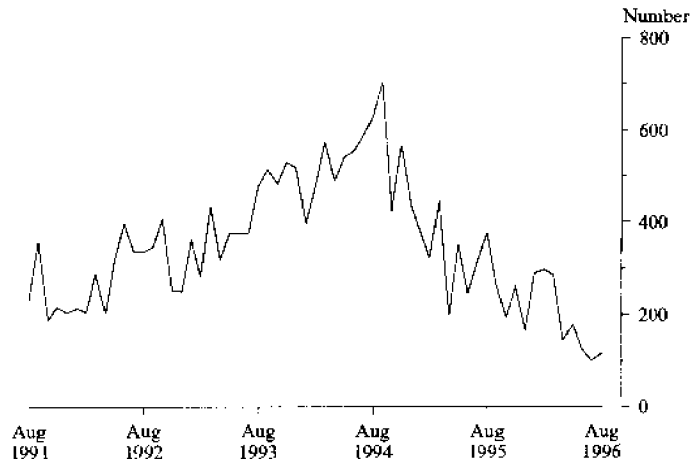
#### Non-residential building

- The August value of non-residential projects approved was \$133.4 million with the public sector valued at \$61.6 million. There were 7 projects in the \$5 million and over category and 11 projects in the \$1 million to \$5 million category. Of the total, other business premises accounted for \$30.1 million, miscellaneous \$28.6 million, entertainment and recreational \$22.5 million and shops \$18.0 million.

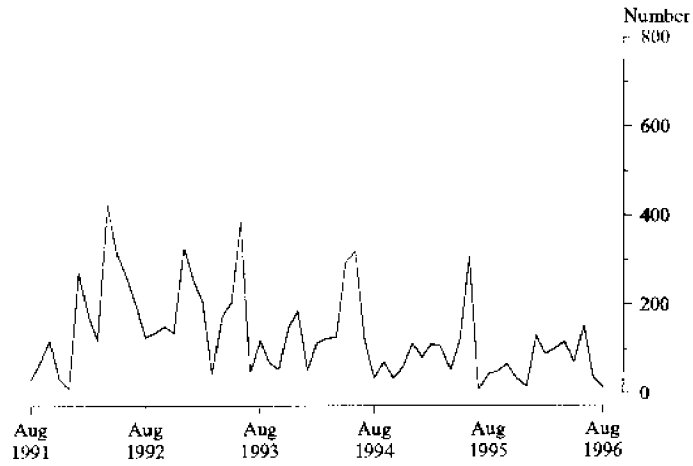
#### INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7590 or any ABS State Office.
- for information about other ABS statistics and services please contact Information Services on Adelaide (08) 8237 7100, call at 55 Currie Street, Adelaide, or write to Information Services, ABS, GPO Box 2272, Adelaide SA 5001.

**NEW OTHER RESIDENTIAL BUILDINGS APPROVED  
PRIVATE SECTOR**



**TOTAL DWELLING UNITS APPROVED  
PUBLIC SECTOR**



**VALUE OF BUILDING WORK APPROVED**

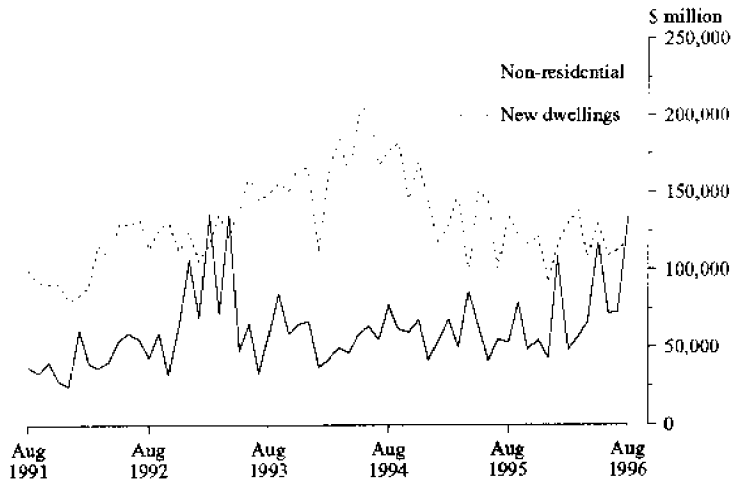


TABLE 1. NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
PERTH STATISTICAL DIVISION										
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-August	1,328	26	1,354	586	15	601	12	1,926	41	1,967
1996-97 July-August	1,616	6	1,622	189	30	219	7	1,812	36	1,848
1995—										
June	847	17	864	203	119	322	3	1,053	136	1,189
July	493	6	499	269	—	269	4	766	6	772
August	835	20	855	317	15	332	8	1,160	35	1,195
September	772	17	789	200	19	219	5	977	36	1,013
October	691	2	693	157	51	208	3	851	53	904
November	750	2	752	212	18	230	5	967	20	987
December	538	13	551	127	2	129	6	671	15	686
1996—										
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	—	813	89	30	119	5	907	30	937
August	803	6	809	100	—	100	2	905	6	911
WESTERN AUSTRALIA										
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-August	2,038	34	2,072	693	22	715	12	2,743	56	2,799
1996-97 July-August	2,224	14	2,238	216	38	254	12	2,452	52	2,504
1995—										
June	1,235	66	1,301	247	244	491	3	1,485	310	1,795
July	872	11	883	316	—	316	4	1,192	11	1,203
August	1,166	23	1,189	377	22	399	8	1,551	45	1,596
September	1,089	22	1,111	264	29	293	6	1,359	51	1,410
October	999	9	1,008	194	59	253	4	1,197	68	1,265
November	1,076	11	1,087	262	24	286	5	1,343	35	1,378
December	804	15	819	166	2	168	6	976	17	993
1996—										
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	1	1,124	100	36	136	5	1,228	37	1,265
August	1,101	13	1,114	116	2	118	7	1,224	15	1,239

(a) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

TABLE 2. VALUE OF BUILDING APPROVED  
(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	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-August	121.9	1.9	123.8	45.7	0.8	46.5	167.6	2.7	170.3	20.3	62.2	67.6	250.1	258.2
1996-97 July-August	155.1	0.6	155.8	14.8	1.5	16.3	169.9	2.1	172.0	23.5	93.5	124.9	286.6	320.5
1995—														
June	68.5	1.4	69.9	16.0	6.8	22.8	84.5	8.2	92.7	8.9	30.4	32.2	123.8	133.7
July	45.9	0.6	46.5	20.0	—	20.0	65.9	0.6	66.5	8.9	25.4	28.7	100.2	104.1
August	76.0	1.3	77.3	25.7	0.8	26.5	101.7	2.0	103.8	11.4	36.8	38.9	149.9	154.1
September	70.0	1.0	71.0	16.4	1.2	17.6	86.4	2.2	88.6	13.6	49.4	55.2	149.4	157.4
October	67.1	0.2	67.3	13.8	2.4	16.2	80.9	2.6	83.5	9.9	31.0	32.3	121.8	125.7
November	69.4	0.2	69.6	15.5	2.8	18.3	85.0	3.0	88.0	13.5	30.3	32.7	128.8	134.2
December	54.2	0.8	55.0	9.6	0.1	9.7	63.7	0.9	64.6	9.8	18.9	23.9	92.4	98.3
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	—	76.3	6.1	1.5	7.6	82.4	1.5	83.9	10.1	49.4	57.7	141.6	151.7
August	78.9	0.6	79.5	8.7	—	8.7	87.5	0.6	88.2	13.5	44.1	67.2	145.1	168.8
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-August	179.9	2.7	182.6	52.4	1.3	53.7	232.3	4.0	236.3	29.8	102.9	108.3	365.0	374.5
1996-97 July-August	211.6	1.5	213.1	16.4	2.0	18.5	228.0	3.5	231.6	29.0	135.6	206.0	391.9	466.5
1995—														
June	102.9	6.1	109.0	19.4	15.9	35.3	122.3	22.0	144.3	11.2	38.5	41.6	172.0	197.1
July	76.8	1.1	77.8	23.1	—	23.1	99.9	1.1	100.9	15.8	51.9	55.1	167.5	171.9
August	103.1	1.6	104.8	29.3	1.3	30.6	132.4	3.0	135.4	14.0	51.0	53.2	197.5	202.6
September	97.5	1.8	99.2	21.2	1.7	22.9	118.6	3.5	122.1	16.2	72.2	79.0	207.0	217.4
October	95.4	1.2	96.6	17.0	3.3	20.4	112.5	4.5	117.0	11.9	47.1	48.5	171.3	177.4
November	97.6	1.5	99.1	19.5	3.2	22.7	117.1	4.7	121.8	16.5	51.2	54.7	184.8	192.9
December	78.5	1.0	79.5	12.6	0.1	12.7	91.1	1.1	92.2	12.2	28.7	42.9	132.0	147.3
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	0.1	104.1	6.8	1.9	8.7	110.8	2.0	112.8	13.0	63.9	72.6	187.5	198.4
August	107.5	1.4	108.9	9.7	0.1	9.8	117.2	1.6	118.7	16.0	71.7	133.4	204.4	268.1

**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>1995—</i>							
June r	1,104	1,051	1,147	1,086	1,357	1,353	1,504	1,446
July r	894	1,029	911	1,063	1,269	1,321	1,303	1,418
August r	1,070	1,009	1,114	1,041	1,372	1,285	1,494	1,382
September r	1,021	990	1,053	1,018	1,233	1,249	1,334	1,341
October r	977	982	1,014	1,002	1,217	1,231	1,330	1,313
November r	1,015	989	1,017	1,004	1,281	1,239	1,359	1,312
December r	882	1,008	896	1,020	1,063	1,269	1,062	1,340
<i>1996—</i>								
January r	1,033	1,026	993	1,040	1,317	1,299	1,387	1,374
February r	1,130	1,036	1,193	1,054	1,509	1,312	1,609	1,393
March r	1,078	1,037	1,116	1,059	1,350	1,297	1,471	1,383
April r	1,013	1,025	1,040	1,050	1,205	1,253	1,312	1,339
May r	986	1,010	985	1,033	1,147	1,198	1,208	1,277
June r	900	998	927	1,020	1,061	1,148	1,094	1,217
July r	1,046	993	1,064	1,014	1,174	1,107	1,236	1,170
August r	1,044	993	1,073	1,010	1,113	1,077	1,200	1,136

(a) Includes Conversions, etc. See paragraphs 10-12 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)  
(\$ 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	259.0	1,414.6	163.9	653.3	758.0	2,158.4	2,336.5
<i>1995—</i>									
Mar. qtr.	300.3	311.7	88.6	400.3	39.7	118.0	166.5	535.3	606.4
June qtr.	298.6	311.3	83.8	395.1	35.0	159.5	182.3	552.6	612.4
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	154.2	201.4	545.8	622.4
June qtr.	293.3	301.5	44.8	346.4	37.0	212.3	240.1	570.9	623.5

(a) See paragraphs 24-26 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-August		1996		
			1995-96	1996-97	June	July	August
<b>PRIVATE SECTOR</b>							
New houses	1,319.8	1,123.8	179.9	211.6	89.7	104.1	107.5
New other residential buildings	366.3	225.5	52.4	16.4	8.0	6.8	9.7
<i>Total new residential building</i>	<i>1,686.1</i>	<i>1,349.2</i>	<i>232.3</i>	<i>228.0</i>	<i>97.7</i>	<i>110.8</i>	<i>117.2</i>
Alterations and additions to residential buildings	155.9	162.4	29.7	28.2	11.9	12.7	15.5
Hotels, etc.	46.9	113.3	4.9	5.7	8.0	2.7	3.0
Shops	131.8	117.5	9.4	28.2	13.4	10.2	18.0
Factories	79.5	79.5	12.1	14.1	6.3	4.9	9.2
Offices	85.1	72.8	13.8	22.8	4.9	12.8	10.1
Other business premises	90.8	107.9	25.1	21.5	14.5	8.9	12.6
Educational	30.2	43.5	13.2	12.3	2.6	6.4	5.8
Religious	5.7	4.4	0.9	1.2	0.5	1.0	0.2
Health	32.2	31.6	2.1	5.6	3.9	5.5	0.1
Entertainment and recreational	28.3	34.1	8.4	16.2	2.8	4.7	11.4
Miscellaneous	50.2	87.3	12.9	8.0	5.1	6.7	1.4
<i>Total non-residential building</i>	<i>580.9</i>	<i>692.0</i>	<i>102.9</i>	<i>135.6</i>	<i>62.1</i>	<i>63.9</i>	<i>71.7</i>
<b>Total</b>	<b>2,422.9</b>	<b>2,203.6</b>	<b>365.0</b>	<b>391.9</b>	<b>171.6</b>	<b>187.5</b>	<b>204.4</b>
<b>PUBLIC SECTOR</b>							
New houses	34.5	24.6	2.7	1.5	4.3	0.1	1.4
New other residential buildings	54.0	46.9	1.3	2.0	7.3	1.9	0.1
<i>Total new residential building</i>	<i>88.5</i>	<i>71.4</i>	<i>4.0</i>	<i>3.5</i>	<i>11.6</i>	<i>2.0</i>	<i>1.6</i>
Alterations and additions to residential buildings	0.2	0.5	0.1	0.8	0.1	0.3	0.5
Hotels, etc.	1.6	—	—	—	—	—	—
Shops	4.4	1.5	0.3	0.2	1.1	0.2	—
Factories	0.7	0.9	—	0.1	0.7	0.1	—
Offices	30.9	33.6	1.9	4.1	3.1	4.0	0.1
Other business premises	6.8	4.1	—	17.5	—	—	17.5
Educational	52.1	37.0	—	5.8	—	0.4	5.4
Religious	—	—	—	—	—	—	—
Health	3.8	1.2	0.7	0.3	—	—	0.3
Entertainment and recreational	7.7	13.9	1.6	11.4	0.6	0.3	11.1
Miscellaneous	39.3	18.8	0.9	30.9	4.6	3.7	27.2
<i>Total non-residential building</i>	<i>147.3</i>	<i>111.1</i>	<i>5.4</i>	<i>70.3</i>	<i>10.1</i>	<i>8.7</i>	<i>61.6</i>
<b>Total</b>	<b>236.1</b>	<b>183.1</b>	<b>9.5</b>	<b>74.6</b>	<b>21.7</b>	<b>11.0</b>	<b>63.6</b>
<b>TOTAL</b>							
New houses	1,354.3	1,148.3	182.6	213.1	94.0	104.1	108.9
New other residential buildings	420.3	272.3	53.7	18.5	15.3	8.7	9.8
<i>Total new residential building</i>	<i>1,774.6</i>	<i>1,420.7</i>	<i>236.3</i>	<i>231.6</i>	<i>109.3</i>	<i>112.8</i>	<i>118.7</i>
Alterations and additions to residential buildings	156.2	162.9	29.8	29.0	12.0	13.0	16.0
Hotels, etc.	48.5	113.3	4.9	5.7	8.0	2.7	3.0
Shops	136.2	119.0	9.7	28.4	14.5	10.4	18.0
Factories	80.3	80.4	12.1	14.2	7.0	5.0	9.2
Offices	116.0	106.5	15.7	26.9	8.0	16.8	10.2
Other business premises	97.7	112.0	25.1	39.0	14.5	8.9	30.1
Educational	82.3	80.4	13.2	18.1	2.6	6.9	11.3
Religious	5.7	4.4	0.9	1.2	0.5	1.0	0.2
Health	36.0	32.8	2.9	5.9	3.9	5.5	0.4
Entertainment and recreational	36.0	48.0	10.0	27.5	3.4	5.0	22.5
Miscellaneous	89.5	106.2	13.8	39.0	9.7	10.4	28.6
<i>Total non-residential building</i>	<i>728.2</i>	<i>803.1</i>	<i>108.3</i>	<i>206.0</i>	<i>72.1</i>	<i>72.6</i>	<i>133.4</i>
<b>Total</b>	<b>2,659.0</b>	<b>2,386.6</b>	<b>374.5</b>	<b>466.5</b>	<b>193.4</b>	<b>198.4</b>	<b>268.1</b>

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

Period	\$30,000 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>												
1996 June	1	0.1	1	0.2	—	—	—	—	1	7.8	3	8.0
July	3	0.3	4	1.3	—	—	1	1.2	—	—	8	2.7
August	5	0.5	2	0.6	—	—	1	1.9	—	—	8	3.0
<b>SHOPS</b>												
1996 June	13	1.6	12	3.6	2	1.2	—	—	1	8.1	28	14.5
July	18	1.7	10	3.2	4	2.4	2	3.2	—	—	34	10.4
August	13	1.3	9	2.5	3	2.3	2	4.4	1	7.5	28	18.0
<b>FACTORIES</b>												
1996 June	12	1.3	6	1.4	3	2.1	1	2.2	—	—	22	7.0
July	11	1.1	6	2.3	3	1.6	—	—	—	—	20	5.0
August	19	1.9	11	3.2	4	2.6	1	1.5	—	—	35	9.2
<b>OFFICES</b>												
1996 June	12	1.3	5	1.4	6	3.6	1	1.7	—	—	24	8.0
July	16	1.5	6	1.5	3	2.1	5	11.6	—	—	30	16.8
August	19	2.0	5	1.5	3	2.0	2	4.8	—	—	29	10.2
<b>OTHER BUSINESS PREMISES</b>												
1996 June	24	2.7	7	2.0	4	2.9	2	7.0	—	—	37	14.5
July	29	3.3	6	1.6	4	2.7	1	1.3	—	—	40	8.9
August	20	1.9	8	2.3	3	2.1	—	—	3	23.8	34	30.1
<b>EDUCATIONAL</b>												
1996 June	5	0.4	1	0.2	—	—	1	2.0	—	—	7	2.6
July	1	0.2	2	0.6	1	0.9	3	5.2	—	—	7	6.9
August	4	0.5	3	0.8	3	2.2	4	7.8	—	—	14	11.3
<b>RELIGIOUS</b>												
1996 June	—	—	2	0.5	—	—	—	—	—	—	2	0.5
July	—	—	—	—	—	—	1	1.0	—	—	1	1.0
August	—	—	1	0.2	—	—	—	—	—	—	1	0.2
<b>HEALTH</b>												
1996 June	—	—	1	0.4	1	0.5	1	3.0	—	—	3	3.9
July	3	0.2	1	0.3	—	—	2	5.0	—	—	6	5.5
August	1	0.1	1	0.3	—	—	—	—	—	—	2	0.4
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1996 June	4	0.3	—	—	2	1.1	1	2.0	—	—	7	3.4
July	7	0.7	—	—	2	1.3	1	3.0	—	—	10	5.0
August	2	0.2	1	0.3	—	—	1	1.0	2	21.0	6	22.5
<b>MISCELLANEOUS</b>												
1996 June	7	0.7	2	0.5	—	—	4	8.6	—	—	13	9.7
July	7	0.6	4	1.2	1	0.5	3	8.1	—	—	15	10.4
August	7	0.6	1	0.3	1	0.7	—	—	1	27.0	10	28.6
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1996 June	78	8.3	37	10.3	18	11.3	11	26.4	2	15.9	146	72.1
July	95	9.6	39	11.9	18	11.5	19	39.6	—	—	171	72.6
August	90	9.0	42	12.0	17	11.8	11	21.3	7	79.3	167	133.4

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), AUGUST 1996

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)	9	—	1,519	—	—	—	744	90	90	2,352
Claremont (T)	7	—	654	—	—	—	84	200	200	938
Cottesloe (T)	—	—	—	—	—	—	95	180	180	275
Mosman Park (T)	10	—	1,710	2	—	153	—	—	—	1,863
Nedlands (C)	17	—	2,619	—	—	—	1,921	529	1,254	5,794
Peppermint Grove (S)	—	—	—	—	—	—	44	—	—	44
Perth (C) - Inner	—	—	—	—	—	—	—	4,690	4,690	4,690
Perth (C) - Remainder	3	—	800	4	—	788	—	1,625	1,625	3,213
Subiaco (C)	4	—	512	2	—	213	401	820	820	1,946
Vincent (T)	5	—	608	—	—	—	428	150	150	1,185
Central Metropolitan (SSD)	55	—	8,421	8	—	1,154	3,715	8,284	9,009	22,300
Bassendean (I)	7	1	781	—	—	—	190	115	115	1,086
Bayswater (C)	19	—	1,510	—	—	—	416	600	600	2,526
Kalamunda (S)	11	—	974	—	—	—	391	650	650	1,914
Mundaring (S)	41	—	3,789	—	—	—	495	100	100	4,383
Swan (S)	72	—	5,117	—	—	—	460	3,414	3,414	8,992
East Metropolitan (SSD)	150	1	12,071	—	—	—	1,952	4,879	4,879	18,902
Stirling (C) - Central	37	1	4,184	7	—	470	349	180	180	5,183
Stirling (C) - Coastal	26	—	3,436	5	—	307	589	700	700	5,032
Stirling (C) - South-Eastern	5	—	683	2	—	83	457	—	1,454	2,676
Wanneroo (C) - Central Coastal	46	—	4,866	3	—	220	101	1,480	1,480	6,667
Wanneroo (C) - North-East	34	—	2,975	—	—	—	94	—	—	3,069
Wanneroo (C) - North-West	30	—	2,552	17	—	1,548	64	—	—	4,164
Wanneroo (C) - South-East	15	—	1,212	—	—	—	—	2,375	2,375	3,587
Wanneroo (C) - South-West	27	—	3,754	2	—	298	477	374	374	4,903
North Metropolitan (SSD)	220	1	23,662	36	—	2,926	2,130	5,109	6,563	35,280
Cockburn (C)	55	—	5,331	2	—	137	94	1,752	2,570	8,133
East Fremantle (I)	1	—	173	—	—	—	203	—	—	376
Fremantle (C) - Inner	—	—	—	—	—	—	—	—	—	—
Fremantle (C) - Remainder	13	—	1,378	13	—	1,857	271	150	150	3,656
Kwinana (T)	10	—	820	—	—	—	43	3,142	3,142	4,006
Melville (C)	35	—	5,011	—	—	—	663	11,160	14,317	19,991
Rockingham (C)	84	1	6,602	2	—	152	219	3,010	3,010	9,983
South West Metropolitan (SSD)	196	1	19,315	17	—	2,146	1,494	19,214	23,190	46,144
Armadale (C)	10	—	821	—	—	—	183	—	—	1,003
Belmont (C)	23	1	1,889	—	—	—	75	1,330	18,130	20,094
Canning (C)	44	—	3,742	33	—	2,000	840	2,731	2,731	9,312
Gosnells (C)	72	1	5,872	—	—	—	162	2,130	2,290	8,324
Serpentine-Jarrahdale (S)	6	—	524	—	—	—	—	224	224	748
South Perth (C)	21	1	2,777	2	—	200	2,821	185	185	5,984
Victoria Park (I)	6	—	409	4	—	230	95	—	—	734
South East Metropolitan (SSD)	182	3	16,034	39	—	2,430	4,176	6,600	23,560	46,200
<b>Total</b>	<b>803</b>	<b>6</b>	<b>79,503</b>	<b>100</b>	<b>—</b>	<b>8,656</b>	<b>13,466</b>	<b>44,085</b>	<b>67,200</b>	<b>168,825</b>

For footnote, see end of table.



TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), AUGUST 1996—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)	5	—	316	—	—	—	—	—	—	316
Mandurah (C)	43	1	4,159	4	—	237	183	1,312	12,312	16,891
Murray (S)	4	—	422	—	—	—	53	400	400	874
Waroona (S)	—	—	—	—	—	—	108	—	—	108
Dale (SSD)	52	1	4,897	4	—	237	344	1,712	12,712	18,189
Bunbury (C)	14	1	1,452	—	—	—	104	7,050	7,110	8,667
Capel (S)	10	—	995	—	—	—	41	—	—	1,037
Collie (S)	—	—	—	—	—	—	12	—	—	12
Dardanup (S)	6	—	584	—	—	—	—	—	—	584
Donnybrook-Balingup (S)	2	—	239	—	—	—	34	164	164	437
Harvey (S)	11	—	999	—	—	—	50	85	85	1,134
Preston (SSD)	43	1	4,271	—	—	—	241	7,299	7,359	11,871
Augusta-Margaret River (S)	23	—	2,462	—	—	—	105	2,120	2,120	4,687
Busselton (S)	44	—	3,854	—	—	—	149	—	55	4,058
Vasse (SSD)	67	—	6,316	—	—	—	254	2,120	2,175	8,745
Boyup Brook (S)	1	—	77	—	—	—	—	58	58	135
Bridgetown-Greenbushes (S)	4	—	410	—	—	—	15	—	—	425
Manjimup (S)	2	—	154	—	—	—	97	59	59	310
Nannup (S)	—	—	—	—	—	—	—	—	—	—
Blackwood (SSD)	7	—	640	—	—	—	112	117	117	870
<b>Total</b>	<b>169</b>	<b>2</b>	<b>16,124</b>	<b>4</b>	<b>—</b>	<b>237</b>	<b>951</b>	<b>11,248</b>	<b>22,363</b>	<b>39,674</b>
<b>LOWER GREAT SOUTHERN STATISTICAL DIVISION</b>										
Broomehill (S)	—	—	—	—	—	—	—	—	—	—
Gnowangerup (S)	—	—	—	—	—	—	—	—	—	—
Jerramungup (S)	—	—	—	—	—	—	—	—	—	—
Katanning (S)	1	—	150	—	—	—	—	281	281	431
Kent (S)	—	—	—	—	—	—	—	—	—	—
Kojonup (S)	—	—	—	—	—	—	—	—	—	—
Tambellup (S)	—	—	—	—	—	—	—	—	—	—
Woodanilling (S)	—	—	—	—	—	—	—	—	—	—
Pallinup (SSD)	1	—	150	—	—	—	—	281	281	431
Albany (T)	7	—	563	—	—	—	46	60	60	669
Albany (S)	8	—	662	—	—	—	262	—	—	924
Cranbrook (S)	—	—	—	—	—	—	—	—	—	—
Denmark (S)	6	—	731	—	—	—	55	750	750	1,536
Plantagenet (S)	4	—	378	—	—	—	—	76	76	454
King (SSD)	25	—	2,335	—	—	—	363	886	886	3,584
<b>Total</b>	<b>26</b>	<b>—</b>	<b>2,485</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>363</b>	<b>1,167</b>	<b>1,167</b>	<b>4,015</b>

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), AUGUST 1996—continued

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>UPPER GREAT SOUTHERN STATISTICAL DIVISION</b>										
Brookton (S)	—	—	—	—	—	—	12	—	—	12
Cuballing (S)	—	—	—	—	—	—	—	—	—	—
Dumbleyung (S)	1	—	35	—	—	—	—	—	—	35
Narrogin (T)	6	—	487	—	—	—	15	80	80	582
Narrogin (S)	—	—	—	—	—	—	—	350	350	350
Pingelly (S)	—	—	—	—	—	—	—	—	—	—
Wagin (S)	—	—	—	—	—	—	—	—	284	284
Wandering (S)	—	—	—	—	—	—	—	—	—	—
West Arthur (S)	—	—	—	—	—	—	—	—	—	—
Wickepin (S)	1	—	144	—	—	—	20	—	—	164
Williams (S)	—	—	—	—	—	—	—	—	—	—
Hotham (SSD)	8	—	666	—	—	—	47	430	714	1,427
Corrigin (S)	—	—	—	—	—	—	—	—	—	—
Kondinin (S)	—	—	—	—	—	—	—	—	—	—
Kulin (S)	—	—	—	—	—	—	—	—	—	—
Lake Grace (S)	1	—	224	—	—	—	40	—	—	264
Lakes (SSD)	1	—	224	—	—	—	40	—	—	264
<b>Total</b>	<b>9</b>	<b>—</b>	<b>890</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>87</b>	<b>430</b>	<b>714</b>	<b>1,691</b>
<b>MIDLANDS STATISTICAL DIVISION</b>										
Chittering (S)	4	—	419	—	—	—	—	—	—	419
Dandaragan (S)	5	—	653	—	—	—	—	—	—	653
Gingin (S)	9	—	858	—	—	—	90	259	259	1,206
Moora (S)	—	—	—	—	—	—	—	237	237	237
Victoria Plains (S)	—	—	—	—	—	—	—	—	—	—
Moore (SSD)	18	—	1,930	—	—	—	90	496	496	2,516
Beverley (S)	—	—	—	—	—	—	—	—	—	—
Cunderdin (S)	—	—	—	—	—	—	—	—	—	—
Dalwallinu (S)	1	—	140	—	—	—	60	—	—	200
Dowerin (S)	—	—	—	—	—	—	—	—	—	—
Goomalling (S)	—	—	—	—	—	—	—	—	—	—
Koorda (S)	—	—	—	—	—	—	—	—	—	—
Norham (T)	1	—	63	—	—	—	—	—	—	63
Norham (S)	4	—	262	—	—	—	—	—	—	262
Quairading (S)	—	—	—	—	—	—	—	—	—	—
Tammin (S)	—	—	—	—	—	—	—	—	—	—
Toodyay (S)	5	—	362	—	—	—	20	—	—	382
Wongan-Ballidu (S)	—	—	—	—	—	—	—	—	—	—
Wyalkatchem (S)	—	—	—	—	—	—	—	—	—	—
York (S)	1	—	28	—	—	—	—	—	—	28
Avon (SSD)	12	—	856	—	—	—	80	—	—	936
Bruce Rock (S)	—	—	—	—	—	—	—	—	—	—
Kellerberrin (S)	—	—	—	—	—	—	—	—	—	—
Merredin (S)	—	1	267	—	—	—	—	—	—	267
Mount Marshall (S)	—	—	—	—	—	—	—	—	—	—
Mukinbudin (S)	—	3	263	—	—	—	—	—	—	263
Narembeen (S)	—	—	—	—	—	—	—	—	—	—
Nungarin (S)	—	—	—	—	—	—	—	—	—	—
Trayning (S)	—	—	—	—	—	—	—	—	—	—
Westonia (S)	—	—	—	—	—	—	—	—	—	—
Yilgarn (S)	—	—	—	—	—	—	—	—	—	—
Campion (SSD)	—	4	530	—	—	—	—	—	—	530
<b>Total</b>	<b>30</b>	<b>4</b>	<b>3,316</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>170</b>	<b>496</b>	<b>496</b>	<b>3,981</b>

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), AUGUST 1996 - 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)	3	—	206	—	—	—	—	150	150	356
Kalgoorlie/Boulder (C)	24	—	2,182	4	—	300	54	2,748	2,748	5,284
Laverton (S)	—	—	—	—	—	—	—	—	27,000	27,000
Leonora (S)	—	—	—	—	—	—	—	—	—	—
Menzies (S)	—	—	—	—	—	—	—	—	—	—
Ngaanyatjarraku (S)	—	—	—	—	—	—	—	—	—	—
Lefroy (SSD)	27	—	2,388	4	—	300	54	2,898	29,898	32,640
Dundas (S)	—	—	—	—	—	—	—	—	—	—
Esperance (S)	13	—	1,384	—	—	—	49	94	94	1,527
Ravensthorpe (S)	—	—	—	—	—	—	—	—	—	—
Johnston (SSD)	13	—	1,384	—	—	—	49	94	94	1,527
<b>Total</b>	<b>40</b>	<b>—</b>	<b>3,772</b>	<b>4</b>	<b>—</b>	<b>300</b>	<b>103</b>	<b>2,992</b>	<b>29,992</b>	<b>34,167</b>
<b>CENTRAL STATISTICAL DIVISION</b>										
Carnarvon (S)	—	—	—	—	—	—	64	50	50	114
Exmouth (S)	—	—	—	—	—	—	—	—	—	—
Shark Bay (S)	—	—	—	—	—	—	51	—	—	51
Upper Gascoyne (S)	—	—	—	—	—	—	—	—	—	—
Gascoyne (SSD)	—	—	—	—	—	—	115	50	50	165
Cue (S)	—	—	—	—	—	—	—	—	—	—
Meekatharra (S)	—	—	—	—	—	—	—	—	—	—
Mount Magnet (S)	—	—	—	—	—	—	—	—	—	—
Murchison (S)	—	—	—	—	—	—	—	—	—	—
Sandstone (S)	—	—	—	—	—	—	—	—	—	—
Wiluna (S)	—	—	—	—	—	—	—	—	—	—
Yalgoo (S)	—	—	—	—	—	—	—	—	—	—
Carnegie (SSD)	—	—	—	—	—	—	—	—	—	—
Carnamah (S)	—	—	—	—	—	—	—	—	—	—
Chapman Valley (S)	1	—	183	—	—	—	—	—	—	183
Coorow (S)	2	—	261	—	—	—	15	—	—	276
Geraldton (C)	2	—	274	—	—	—	154	553	553	981
Greenough (S)	7	—	567	—	—	—	44	62	62	673
Irwin (S)	1	—	120	8	2	607	—	—	—	727
Mingenew (S)	—	—	—	—	—	—	—	—	—	—
Morawa (S)	—	—	—	—	—	—	—	—	—	—
Mullewa (S)	—	—	—	—	—	—	—	—	—	—
Northampton (S)	1	—	40	—	—	—	—	—	—	40
Perenjori (S)	—	—	—	—	—	—	—	—	—	—
Three Springs (S)	—	—	—	—	—	—	—	—	—	—
Greenough River (SSD)	14	—	1,445	8	2	607	213	615	615	2,880
<b>Total</b>	<b>14</b>	<b>—</b>	<b>1,445</b>	<b>8</b>	<b>2</b>	<b>607</b>	<b>328</b>	<b>665</b>	<b>665</b>	<b>3,044</b>

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), AUGUST 1996 *continued*

Statistical local area, statistical subdivision and statistical division	New residential building (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>PILBARA STATISTICAL DIVISION</b>										
East Pilbara (S)	—	—	—	—	—	—	14	—	—	14
Port Hedland (T)	—	—	—	—	—	—	—	—	—	—
De Grey (SSD)	—	—	—	—	—	—	14	—	—	14
Ashburton (S)	—	1	122	—	—	—	—	—	—	122
Roebourne (S)	2	—	341	—	—	—	—	2,600	2,600	2,941
Fortescue (SSD)	2	1	463	—	—	—	—	2,600	2,600	3,063
<b>Total</b>	<b>2</b>	<b>1</b>	<b>463</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>14</b>	<b>2,600</b>	<b>2,600</b>	<b>3,078</b>
<b>KIMBERLEY STATISTICAL DIVISION</b>										
Halls Creek (S)	—	—	—	—	—	—	444	—	121	565
Wyndham-East Kimberley (S)	1	—	220	—	—	—	—	—	—	220
Ord (SSD)	1	—	220	—	—	—	444	—	121	785
Broome (S)	7	—	732	—	—	—	18	7,897	7,897	8,646
Derby-West Kimberley (S)	—	—	—	—	—	—	25	146	146	171
Fitzroy (SSD)	7	—	732	—	—	—	43	8,043	8,043	8,817
<b>Total</b>	<b>8</b>	<b>—</b>	<b>952</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>487</b>	<b>8,043</b>	<b>8,164</b>	<b>9,602</b>
<b>WESTERN AUSTRALIA</b>										
<b>Western Australia</b>	<b>1,101</b>	<b>13</b>	<b>108,949</b>	<b>116</b>	<b>2</b>	<b>9,800</b>	<b>15,969</b>	<b>71,725</b>	<b>133,360</b>	<b>268,077</b>

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

TABLE 8. NUMBER OF NEW HOUSES (a) APPROVED BY MATERIAL OF OUTER WALLS, FLOOR AREA AND VALUE PER SQUARE METRE BY STATISTICAL DIVISION  
AUGUST 1996

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	746	1	—	4	57	809	169,315	221	446
South-West	134	7	3	7	20	171	35,998	213	442
Lower Great Southern	8	8	3	5	2	26	5,351	206	464
Upper Great Southern	7	—	—	—	2	9	1,504	167	591
Midlands	13	1	5	5	10	34	7,321	222	417
South-Eastern	19	14	4	1	2	40	6,904	187	525
Central	11	—	2	—	1	14	2,737	196	528
Pilbara	—	—	—	—	3	3	504	168	919
Kimberley	—	2	—	—	6	8	2,271	284	419
<b>Western Australia</b>	<b>938</b>	<b>33</b>	<b>17</b>	<b>22</b>	<b>103</b>	<b>1,114</b>	<b>231,905</b>	<b>218</b>	<b>450</b>

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

TABLE 9. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION  
AUGUST 1996

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	809	61	39	100	—	—	—	—	100	909
South West	171	4	—	4	—	—	—	—	4	175
Lower Great Southern	26	—	—	—	—	—	—	—	—	26
Upper Great Southern	9	—	—	—	—	—	—	—	—	9
Midlands	34	—	—	—	—	—	—	—	—	34
South Eastern	40	4	—	4	—	—	—	—	4	44
Central	14	10	—	10	—	—	—	—	10	24
Pilbara	3	—	—	—	—	—	—	—	—	3
Kimberley	8	—	—	—	—	—	—	—	—	8
<b>Western Australia</b>	<b>1,114</b>	<b>79</b>	<b>39</b>	<b>118</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>118</b>	<b>1,232</b>
VALUE (\$'000)										
Perth	79,503	5,590	3,066	8,656	—	—	—	—	8,656	88,159
South West	16,124	237	—	237	—	—	—	—	237	16,360
Lower Great Southern	2,485	—	—	—	—	—	—	—	—	2,485
Upper Great Southern	890	—	—	—	—	—	—	—	—	890
Midlands	3,316	—	—	—	—	—	—	—	—	3,316
South Eastern	3,772	300	—	300	—	—	—	—	300	4,072
Central	1,445	607	—	607	—	—	—	—	607	2,052
Pilbara	463	—	—	—	—	—	—	—	—	463
Kimberley	952	—	—	—	—	—	—	—	—	952
<b>Western Australia</b>	<b>108,949</b>	<b>6,734</b>	<b>3,066</b>	<b>9,800</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>9,800</b>	<b>118,748</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 Tables 1 and 10 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  
and Government Statistician

### *For more information...*

The ABS publishes a wide range of information on Australia's economic and social conditions. Details are available in the *Catalogue of Publications and Products* is available from the WA Office of the ABS (see below for contact details).

### Information Consultancy

Information tailored to special needs of clients or in-depth data investigations are provided by the ABS Information Consultancy Services in each of our Offices (available via the contacts below).

### Electronic Data Services

A growing range of our data is available on electronic media. Our Telestats service delivers major economic publications ready to download into your computer on the day of release. Our Ausstats service enables on-line access to a data base of thousands of up-to-date time series. Selected datasets are also available on diskette or CD-rom. For more details on our electronic services, contact Information Services in any of our Offices on the numbers below.

### Bookshops and Subscriptions

There are now over 500 titles available from the ABS Bookshops in each of our Offices. The ABS also provides a subscription mailing service through which nominated publications are provided by mail at no additional cost. (Telephone Publications Subscription Service toll free on 008 02 0608 Australia wide).

### Sales and Inquiries

PERTH

Phone (09) 360 5140

Fax (09) 360 5955

