

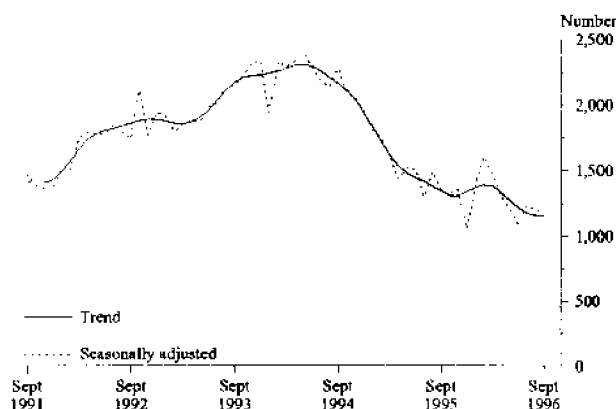
## BUILDING APPROVALS, WESTERN AUSTRALIA, SEPTEMBER 1996

### MAIN FEATURES

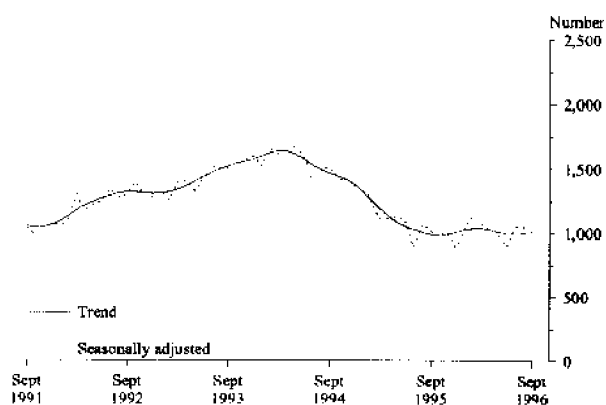
#### NUMBER OF DWELLING UNITS APPROVED

	September 1995	August 1996	September 1996	September 1995 to September 1996 change	August 1996 to September 1996 change
Original series	1,410	1,239	1,210	14.2%	2.3%
Seasonally adjusted	1,334	1,200	1,195	-10.4%	-0.4%
Trend estimate	1,341	1,162	1,162	-13.3%	0.0%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



#### Residential building

- The trend for the total number of dwelling units approved has ceased the downward movement and levelled out in September. The trend will resume a downward path if there is a fall of 6% or more in the October seasonally adjusted estimate.
- The trend estimate for private sector house approvals increased by 1.1% in September. The trend will continue to grow unless the seasonally adjusted estimate for October drops by more than 7%.
- In original terms the number of dwelling units approved was 1,210. Of the total, 1,045 were private sector houses.

- The value of new residential building approved was \$114.7 million in September and the value of alterations and additions to residential buildings was \$12.6 million.

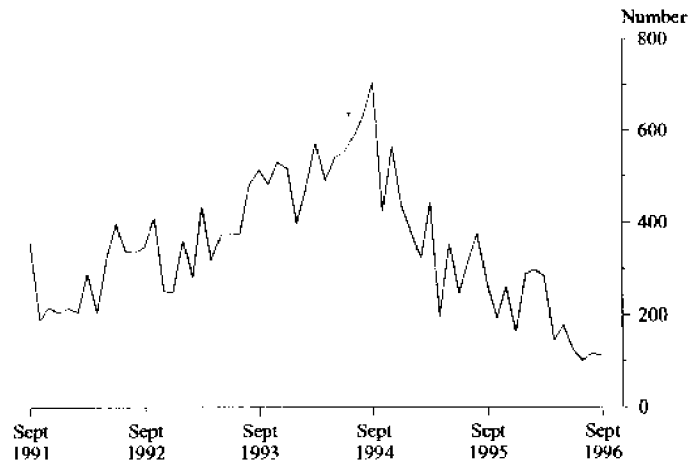
#### Non-residential building

- The September value of non-residential projects approved was \$91.9 million, of which offices contributed \$28.4 million, followed by shops with \$15.1 million and health projects with \$14.2 million.
- There were 2 projects in the \$5 million and over category, an office valued at \$21.5 million and a public health project valued at \$12.0 million.

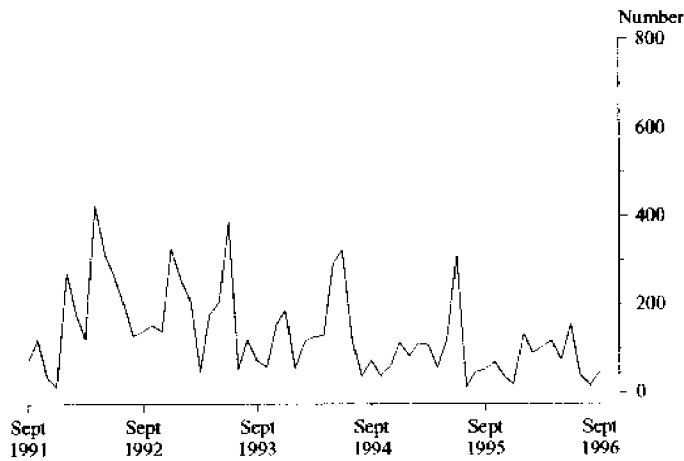
#### INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7590 or any ABS State Office.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 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**

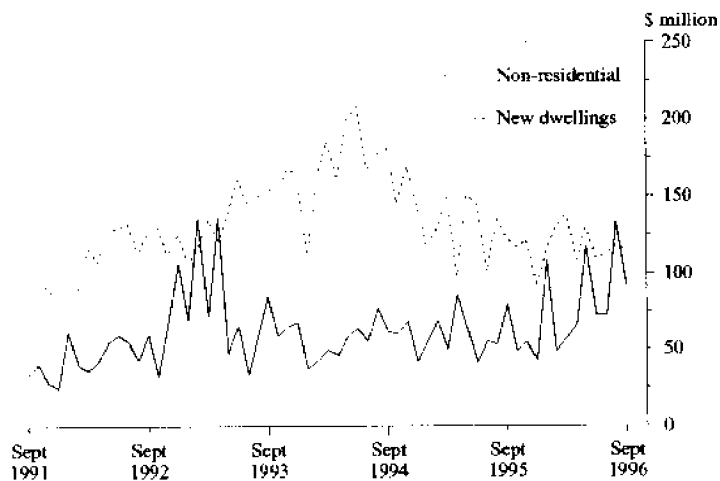


TABLE 1. NUMBER OF DWELLING UNITS APPROVED

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
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-September	2,100	43	2,143	786	34	820	17	2,903	77	2,980
1996-97										
July-September	2,328	24	2,352	293	30	323	13	2,634	54	2,688
1995—										
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
September	712	18	730	104	—	104	6	822	18	840
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-September	3,127	56	3,183	957	51	1,008	18	4,102	107	4,209
1996-97										
July-September	3,269	58	3,327	327	38	365	22	3,618	96	3,714
1995										
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
September	1,045	44	1,089	111	-	111	10	1,166	44	1,210

(a) Includes Conversions, etc. See paragraphs 9-12 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-September	191.9	2.9	194.8	62.1	1.9	64.1	254.1	4.9	258.9	33.9	111.7	122.8	399.5	415.6
1996-97														
July-September	224.5	3.4	227.9	22.2	1.5	23.6	246.7	4.8	251.6	32.9	150.7	198.9	430.1	483.4
1995														
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
September	69.4	2.7	72.2	7.4	—	7.4	76.8	2.7	79.5	9.4	57.3	73.9	143.5	162.9
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-September	277.4	4.5	281.8	73.6	3.0	76.6	350.9	7.5	358.5	46.0	175.1	187.3	571.9	591.8
1996-97														
July-September	312.6	7.4	320.0	24.2	2.0	26.3	336.8	9.5	346.2	41.6	209.8	297.8	587.2	685.7
1995-														
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
September	101.0	5.9	106.9	7.8	—	7.8	108.8	5.9	114.7	12.6	74.1	91.9	195.3	219.2

**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>1995r —</i>							
July	894	1,029	911	1,063	1,269	1,321	1,303	1,418
August	1,070	1,009	1,114	1,041	1,372	1,285	1,494	1,382
September	1,021	990	1,053	1,018	1,233	1,249	1,334	1,341
October	977	982	1,014	1,002	1,217	1,231	1,330	1,313
November	1,015	989	1,017	1,004	1,281	1,239	1,359	1,312
December	882	1,008	896	1,020	1,063	1,269	1,062	1,340
<i>1996r —</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	1,393
March	1,078	1,037	1,116	1,058	1,350	1,297	1,471	1,383
April	1,013	1,026	1,040	1,049	1,205	1,254	1,312	1,339
May	986	1,010	985	1,033	1,147	1,198	1,208	1,277
June	900	998	927	1,020	1,061	1,148	1,094	1,217
July	1,046	997	1,064	1,020	1,174	1,117	1,236	1,181
August	1,044	1,002	1,073	1,027	1,113	1,100	1,200	1,162
September	1,015	1,013	1,058	1,044	1,125	1,100	1,195	1,162

(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)  
(\$ 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 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-September		1996		
			1995-96	1996-97	July	August	September
<b>PRIVATE SECTOR</b>							
New houses	1,319.8	1,123.8	277.4	312.6	104.1	107.5	101.0
New other residential buildings	366.3	225.5	73.6	24.2	6.8	9.7	7.8
<i>Total new residential building</i>	<i>1,686.1</i>	<i>1,349.2</i>	<i>350.9</i>	<i>336.8</i>	<i>110.8</i>	<i>117.2</i>	<i>108.8</i>
Alterations and additions to residential buildings	155.9	162.4	45.9	40.6	12.7	15.5	12.3
Hotels, etc.	46.9	113.3	33.9	9.0	2.7	3.0	3.3
Shops	131.8	117.5	17.0	43.2	10.2	18.0	15.1
Factories	79.5	79.5	18.1	20.5	4.9	9.2	6.3
Offices	85.1	72.8	17.8	48.2	12.8	10.1	25.3
Other business premises	90.8	107.9	29.8	30.2	8.9	12.6	8.7
Educational	30.2	43.5	18.4	15.4	6.4	5.8	3.1
Religious	5.7	4.4	0.9	1.5	1.0	0.2	0.3
Health	32.2	31.6	3.0	7.8	5.5	0.1	2.2
Entertainment and recreational	28.3	34.1	9.4	18.5	4.7	11.4	2.4
Miscellaneous	50.2	87.3	26.8	15.6	6.7	1.4	7.5
<i>Total non-residential building</i>	<i>580.9</i>	<i>692.0</i>	<i>175.1</i>	<i>209.8</i>	<i>63.9</i>	<i>71.7</i>	<i>74.1</i>
<b>Total</b>	<b>2,422.9</b>	<b>2,203.6</b>	<b>571.9</b>	<b>587.2</b>	<b>187.5</b>	<b>204.4</b>	<b>195.3</b>
<b>PUBLIC SECTOR</b>							
New houses	34.5	24.6	4.5	7.4	0.1	1.4	5.9
New other residential buildings	54.0	46.9	3.0	2.0	1.9	0.1	—
<i>Total new residential building</i>	<i>88.5</i>	<i>71.4</i>	<i>7.5</i>	<i>9.5</i>	<i>2.0</i>	<i>1.6</i>	<i>5.9</i>
Alterations and additions to residential buildings	0.2	0.5	0.2	1.0	0.3	0.5	0.3
Hotels, etc.	1.6	—	—	—	—	—	—
Shops	4.4	1.5	0.3	0.2	0.2	—	—
Factories	0.7	0.9	—	1.2	0.1	—	1.1
Offices	30.9	33.6	2.3	7.2	4.0	0.1	3.1
Other business premises	6.8	4.1	2.9	17.8	—	17.5	0.3
Educational	52.1	37.0	0.1	6.5	0.4	5.4	0.6
Religious	—	—	—	—	—	—	—
Health	3.8	1.2	0.7	12.3	—	0.3	12.0
Entertainment and recreational	7.7	13.9	3.5	11.7	0.3	11.1	0.3
Miscellaneous	39.3	18.8	2.4	31.2	3.7	27.2	0.3
<i>Total non-residential building</i>	<i>147.3</i>	<i>111.1</i>	<i>12.2</i>	<i>88.0</i>	<i>8.7</i>	<i>61.6</i>	<i>17.7</i>
<b>Total</b>	<b>236.1</b>	<b>183.1</b>	<b>19.9</b>	<b>98.5</b>	<b>11.0</b>	<b>63.6</b>	<b>23.9</b>
<b>TOTAL</b>							
New houses	1,354.3	1,148.3	281.8	320.0	104.1	108.9	106.9
New other residential buildings	420.3	272.3	76.6	26.3	8.7	9.8	7.8
<i>Total new residential building</i>	<i>1,774.6</i>	<i>1,420.7</i>	<i>358.5</i>	<i>346.2</i>	<i>112.8</i>	<i>118.7</i>	<i>114.7</i>
Alterations and additions to residential buildings	156.2	162.9	46.0	41.6	13.0	16.0	12.6
Hotels, etc.	48.5	113.3	33.9	9.0	2.7	3.0	3.3
Shops	136.2	119.0	17.3	43.4	10.4	18.0	15.1
Factories	80.3	80.4	18.1	21.6	5.0	9.2	7.5
Offices	116.0	106.5	20.1	55.4	16.8	10.2	28.4
Other business premises	97.7	112.0	32.7	48.0	8.9	30.1	8.9
Educational	82.3	80.4	18.5	21.8	6.9	11.3	3.7
Religious	5.7	4.4	0.9	1.5	1.0	0.2	0.3
Health	36.0	32.8	3.7	20.1	5.5	0.4	14.2
Entertainment and recreational	36.0	48.0	12.9	30.3	5.0	22.5	2.7
Miscellaneous	89.5	106.2	29.2	46.8	10.4	28.6	7.8
<i>Total non-residential building</i>	<i>728.2</i>	<i>803.1</i>	<i>187.3</i>	<i>297.8</i>	<i>72.6</i>	<i>133.4</i>	<i>91.9</i>
<b>Total</b>	<b>2,659.0</b>	<b>2,386.6</b>	<b>591.8</b>	<b>685.7</b>	<b>198.4</b>	<b>268.1</b>	<b>219.2</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>												
1996 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
September	4	0.5	2	0.4	—	—	1	2.4	—	—	7	3.3
<b>SHOPS</b>												
1996 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
September	22	2.0	8	2.2	6	4.4	5	6.4	—	—	41	15.1
<b>FACTORIES</b>												
1996 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
September	12	1.1	4	1.2	3	1.7	2	3.5	—	—	21	7.5
<b>OFFICES</b>												
1996 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
September	22	2.2	6	1.9	2	1.4	1	1.5	1	21.5	32	28.4
<b>OTHER BUSINESS PREMISES</b>												
1996 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
September	14	1.2	12	3.5	2	1.1	2	3.2	—	—	30	8.9
<b>EDUCATIONAL</b>												
1996 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
September	6	0.5	4	1.1	2	1.0	1	1.1	—	—	13	3.7
<b>RELIGIOUS</b>												
1996 July	—	—	—	—	—	—	1	1.0	—	—	1	1.0
August	—	—	1	0.2	—	—	—	—	—	—	1	0.2
September	1	0.1	1	0.2	—	—	—	—	—	—	2	0.3
<b>HEALTH</b>												
1996 July	3	0.2	1	0.3	—	—	2	5.0	—	—	6	5.5
August	1	0.1	1	0.3	—	—	—	—	—	—	2	0.4
September	2	0.3	1	0.3	—	—	1	1.6	1	12.0	5	14.2
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1996 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
September	5	0.5	2	0.4	1	0.6	1	1.2	—	—	9	2.7
<b>MISCELLANEOUS</b>												
1996 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
September	4	0.5	1	0.4	2	1.3	2	5.7	—	—	9	7.8
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1996 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
September	92	8.9	41	11.5	18	11.5	16	26.4	2	33.5	169	91.9

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), SEPTEMBER 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	—	1,548	2	—	180	886	—	—	2,614
Claremont (T)	5	—	1,042	—	—	—	142	252	252	1,436
Cottesloe (T)	3	—	1,000	—	—	—	75	—	—	1,075
Mosman Park (T)	7	—	981	—	—	—	178	—	—	1,159
Nedlands (C)	4	—	503	—	—	—	981	200	200	1,684
Peppermint Grove (S)	—	—	—	—	—	—	—	—	—	—
Perth (C) — Inner	—	—	—	—	—	—	—	1,510	3,158	3,158
Perth (C) — Remainder	1	—	220	—	—	—	70	219	219	509
Subiaco (C)	4	—	500	5	—	275	1,070	328	328	2,173
Vincent (T)	3	—	280	2	—	200	437	830	830	1,747
Central Metropolitan (SSD)	36	—	6,075	9	—	655	3,839	3,339	4,987	15,555
Bassendean (T)	4	2	455	—	—	—	75	180	180	710
Bayswater (C)	14	—	988	—	—	—	423	118	118	1,529
Kalamunda (S)	10	—	786	—	—	—	758	1,540	1,540	3,084
Mundaring (S)	15	—	1,448	—	—	—	220	60	60	1,727
Swan (S)	92	1	7,112	—	—	—	174	1,912	3,944	11,230
East Metropolitan (SSD)	135	3	10,788	—	—	—	1,650	3,810	5,842	18,280
Stirling (C) — Central	23	1	2,983	11	—	746	268	21,755	22,055	26,052
Stirling (C) — Coastal	30	1	2,896	2	—	193	637	150	350	4,076
Stirling (C) — South-Eastern	4	1	826	4	—	200	535	50	50	1,611
Wanneroo (C) — Central Coastal	41	—	4,353	2	—	67	181	1,000	13,000	17,601
Wanneroo (C) — North-East	29	—	2,294	—	—	—	60	196	618	2,972
Wanneroo (C) — North-West	28	—	2,750	4	—	191	—	3,898	3,898	6,839
Wanneroo (C) — South-East	26	—	2,013	2	—	103	136	971	971	3,222
Wanneroo (C) — South-West	36	—	5,870	8	—	469	394	1,981	1,981	8,714
North Metropolitan (SSD)	217	3	23,985	33	—	1,968	2,212	30,001	42,922	71,087
Cockburn (C)	29	—	3,031	—	—	—	126	2,405	2,405	5,561
East Fremantle (T)	3	—	425	—	—	—	15	—	—	440
Fremantle (C) — Inner	—	—	—	—	—	—	—	—	—	—
Fremantle (C) — Remainder	9	1	1,333	—	—	—	—	59	59	1,392
Kwinana (T)	4	1	413	—	—	—	—	6,799	6,799	7,212
Melville (C)	54	3	5,092	26	—	1,755	340	836	836	8,022
Rockingham (C)	70	1	5,624	7	—	490	346	1,010	1,075	7,535
South West Metropolitan (SSD)	169	6	15,919	33	—	2,245	826	11,109	11,174	30,163
Armadale (C)	16	—	1,687	2	—	110	238	183	183	2,218
Belmont (C)	13	—	1,077	—	—	—	54	1,875	1,875	3,006
Canning (C)	45	1	4,128	—	—	—	84	4,935	4,935	9,147
Gosnells (C)	51	1	4,044	—	—	—	114	1,925	1,925	6,084
Serpentine-Jarrahdale (S)	6	—	531	—	—	—	10	—	—	541
South Perth (C)	13	4	3,014	27	—	2,410	210	—	—	5,634
Victoria Park (T)	11	—	904	—	—	—	152	100	100	1,156
South East Metropolitan (SSD)	155	6	15,385	29	—	2,520	862	9,018	9,018	27,786
<b>Total</b>	<b>712</b>	<b>18</b>	<b>72,151</b>	<b>104</b>	<b>—</b>	<b>7,388</b>	<b>9,388</b>	<b>57,277</b>	<b>73,944</b>	<b>162,872</b>

For footnote, see end of table.



TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), SEPTEMBER 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)	1	—	76	—	—	—	—	—	—	76
Mandurah (C)	35	—	2,814	3	—	150	350	863	863	4,177
Murray (S)	6	—	538	—	—	—	80	—	—	618
Waroona (S)	—	—	—	—	—	—	22	—	—	22
Dale (SSD)	42	—	3,428	3	—	150	452	863	863	4,893
Bunbury (C)	17	—	2,438	—	—	—	94	—	92	2,624
Capel (S)	6	—	484	—	—	—	26	—	—	510
Collie (S)	1	—	52	—	—	—	17	—	—	69
Dardanup (S)	18	—	1,418	—	—	—	50	—	—	1,468
Donnybrook-Balingup (S)	1	—	86	—	—	—	—	—	—	86
Harvey (S)	16	1	1,529	—	—	—	76	—	—	1,605
Preston (SSD)	59	1	6,007	—	—	—	263	—	92	6,362
Augusta-Margaret River (S)	15	—	1,332	—	—	—	82	834	834	2,248
Busselton (S)	27	—	2,661	—	—	—	312	250	250	3,223
Fusse (SSD)	42	—	3,993	—	—	—	394	1,084	1,084	5,471
Boyup Brook (S)	—	—	—	—	—	—	—	—	—	—
Bridgetown-Greenbushes (S)	1	—	52	—	—	—	30	—	—	82
Manjimup (S)	8	—	581	—	—	—	—	65	65	646
Nannup (S)	—	—	—	—	—	—	—	—	60	60
Blackwood (SSD)	9	—	633	—	—	—	30	65	125	788
<b>Total</b>	<b>152</b>	<b>1</b>	<b>14,061</b>	<b>3</b>	<b>—</b>	<b>150</b>	<b>1,138</b>	<b>2,012</b>	<b>2,164</b>	<b>17,514</b>
<b>LOWER GREAT SOUTHERN STATISTICAL DIVISION</b>										
Broomehill (S)	—	—	—	—	—	—	—	—	—	—
Gnowangerup (S)	—	—	—	—	—	—	25	—	—	25
Jerramungup (S)	1	—	125	—	—	—	—	—	—	125
Katanning (S)	—	—	—	—	—	—	35	—	—	35
Kent (S)	—	—	—	—	—	—	—	—	—	—
Kojonup (S)	—	—	—	—	—	—	—	—	—	—
Tambellup (S)	—	—	—	—	—	—	—	—	—	—
Woodanilling (S)	—	—	—	—	—	—	—	—	—	—
Pallinup (SSD)	1	—	125	—	—	—	60	—	—	185
Albany (T)	11	—	1,117	—	—	—	50	2,200	2,200	3,367
Albany (S)	9	—	934	—	—	—	29	2,113	2,245	3,207
Cranbrook (S)	2	—	139	—	—	—	40	—	—	179
Denmark (S)	6	—	417	—	—	—	129	—	—	545
Plantagenet (S)	2	—	175	—	—	—	25	—	—	200
King (SSD)	30	—	2,781	—	—	—	272	4,313	4,445	7,498
<b>Total</b>	<b>31</b>	<b>—</b>	<b>2,906</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>332</b>	<b>4,313</b>	<b>4,445</b>	<b>7,683</b>

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), SEPTEMBER 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>UPPER GREAT SOUTHERN STATISTICAL DIVISION</b>										
Brookton (S)	1	—	35	—	—	—	—	—	—	35
Cuballing (S)	—	—	—	—	—	—	—	—	—	—
Dumbleyung (S)	—	—	—	—	—	—	—	—	—	—
Narrogin (T)	—	—	—	—	—	—	10	139	139	149
Narrogin (S)	—	—	—	—	—	—	—	—	—	—
Pingelly (S)	1	—	58	—	—	—	—	—	—	58
Wagin (S)	—	—	—	—	—	—	—	—	—	—
Wandering (S)	—	—	—	—	—	—	—	—	—	—
West Arthur (S)	1	—	21	—	—	—	35	—	78	133
Wickepin (S)	—	—	—	—	—	—	—	—	—	—
Williams (S)	—	—	—	—	—	—	—	323	323	323
Hothon (SSD)	3	—	114	—	—	—	45	462	540	698
Corrigin (S)	1	—	140	—	—	—	—	—	—	140
Kondinin (S)	—	—	—	—	—	—	—	—	—	—
Kulin (S)	1	1	188	—	—	—	—	—	—	188
Lake Grace (S)	—	—	—	—	—	—	—	—	—	—
Lakes (SSD)	2	1	328	—	—	—	—	—	—	328
<b>Total</b>	<b>5</b>	<b>1</b>	<b>442</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>45</b>	<b>462</b>	<b>540</b>	<b>1,026</b>
<b>MIDLANDS STATISTICAL DIVISION</b>										
Chittering (S)	4	—	471	—	—	—	—	—	—	471
Dandaragan (S)	2	—	195	—	—	—	—	—	—	195
Gingin (S)	6	—	459	—	—	—	70	—	—	529
Moora (S)	—	—	—	—	—	—	11	—	—	11
Victoria Plains (S)	—	—	—	—	—	—	—	—	—	—
Moore (SSD)	12	—	1,126	—	—	—	81	—	—	1,207
Beverley (S)	—	—	—	—	—	—	—	—	—	—
Cunderdin (S)	2	—	86	—	—	—	61	71	71	218
Dalwallinu (S)	—	—	—	—	—	—	—	—	—	—
Dowerin (S)	—	—	—	—	—	—	—	—	—	—
Goomalling (S)	—	—	—	—	—	—	—	—	—	—
Koorda (S)	—	—	—	—	—	—	—	—	—	—
Northam (T)	—	—	—	—	—	—	20	—	—	20
Northam (S)	4	—	234	—	—	—	—	—	—	234
Quairading (S)	—	—	—	—	—	—	—	—	—	—
Tammin (S)	—	—	—	—	—	—	—	—	—	—
Toodyay (S)	—	—	—	—	—	—	—	—	—	—
Wongan-Ballidu (S)	—	—	—	—	—	—	—	50	50	50
Wyalkatchem (S)	—	—	—	—	—	—	—	—	—	—
York (S)	—	—	—	—	—	—	—	—	—	—
Avon (SSD)	6	—	320	—	—	—	81	121	121	522
Bruce Rock (S)	1	—	139	—	—	—	30	—	—	168
Kellerberrin (S)	—	—	—	—	—	—	—	—	—	—
Merredin (S)	—	—	—	—	—	—	107	—	—	107
Mount Marshall (S)	—	—	—	—	—	—	—	—	—	—
Mukinbudin (S)	—	—	—	—	—	—	—	—	—	—
Narembeen (S)	—	—	—	—	—	—	—	—	—	—
Nungarin (S)	—	—	—	—	—	—	—	—	—	—
Trayning (S)	—	—	—	—	—	—	—	—	—	—
Westonia (S)	—	—	—	—	—	—	—	—	—	—
Yilgarn (S)	—	—	—	—	—	—	—	—	—	—
Campion (SSD)	1	—	139	—	—	—	137	—	—	275
<b>Total</b>	<b>19</b>	<b>—</b>	<b>1,584</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>299</b>	<b>121</b>	<b>121</b>	<b>2,083</b>

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), SEPTEMBER 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>SOUTH EASTERN STATISTICAL DIVISION</b>										
Coolgardie (S)	1	—	72	—	—	—	—	—	—	72
Kalgoorlie/Boulder (C)	45	—	4,057	4	—	247	653	6,165	6,339	11,296
Laverton (S)	—	—	—	—	—	—	—	—	—	—
Leonora (S)	1	—	30	—	—	—	20	—	—	50
Menzies (S)	—	—	—	—	—	—	—	—	—	—
Ngaanyatjarraku (S)	—	—	—	—	—	—	—	—	—	—
Lejvey (SSD)	47	—	4,159	4	—	247	673	6,165	6,339	11,418
Dundas (S)	—	—	—	—	—	—	—	—	—	—
Esperance (S)	7	—	596	—	—	—	84	250	250	930
Ravensthorpe (S)	—	—	—	—	—	—	36	—	—	36
Johnston (SSD)	7	—	596	—	—	—	120	250	250	966
<b>Total</b>	<b>54</b>	<b>—</b>	<b>4,755</b>	<b>4</b>	<b>—</b>	<b>247</b>	<b>793</b>	<b>6,415</b>	<b>6,589</b>	<b>12,384</b>
<b>CENTRAL STATISTICAL DIVISION</b>										
Camarvon (S)	—	—	—	—	—	—	—	—	—	—
Exmouth (S)	2	—	217	—	—	—	—	340	340	557
Shark Bay (S)	—	—	—	—	—	—	—	—	—	—
Upper Gascoyne (S)	—	—	—	—	—	—	—	—	—	—
Gascoyne (SSD)	2	—	217	—	—	—	—	340	340	557
Cue (S)	—	—	—	—	—	—	—	—	—	—
Meekatharra (S)	—	—	—	—	—	—	—	—	—	—
Mount Magnet (S)	—	—	—	—	—	—	—	—	—	—
Murchison (S)	—	—	—	—	—	—	—	—	—	—
Sandstone (S)	—	—	—	—	—	—	—	—	—	—
Wiluna (S)	—	6	747	—	—	—	—	—	—	747
Yalgoo (S)	—	—	—	—	—	—	—	—	—	—
Carnegie (SSD)	—	6	747	—	—	—	—	—	—	747
Carnarvon (S)	—	—	—	—	—	—	—	—	—	—
Chapman Valley (S)	—	—	—	—	—	—	—	—	—	—
Coorow (S)	—	—	—	—	—	—	—	—	—	—
Geraldton (C)	4	—	331	—	—	—	154	182	182	667
Greenough (S)	17	—	1,569	—	—	—	139	50	50	1,758
Irwin (S)	6	—	564	—	—	—	—	650	650	1,214
Mingenew (S)	—	—	—	—	—	—	—	—	—	—
Morawa (S)	—	—	—	—	—	—	—	—	—	—
Mullewa (S)	—	—	—	—	—	—	—	—	—	—
Northampton (S)	1	—	57	—	—	—	40	—	—	97
Perenjori (S)	—	—	—	—	—	—	—	—	—	—
Three Springs (S)	—	—	—	—	—	—	—	—	—	—
Greenough River (SSD)	28	—	2,521	—	—	—	333	882	882	3,736
<b>Total</b>	<b>30</b>	<b>—</b>	<b>2,738</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>333</b>	<b>1,222</b>	<b>1,222</b>	<b>4,293</b>

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), SEPTEMBER 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)	—	—	—	—	—	—	11	—	—	11
Port Hedland (T)	—	—	—	—	—	—	—	—	—	—
De Grey (SSD)	—	—	—	—	—	—	11	—	—	11
Ashburton (S)	26	—	3,221	—	—	—	31	—	—	3,252
Roebourne (S)	9	—	1,155	—	—	—	19	1,002	1,002	2,176
Fortescue (SSD)	35	—	4,376	—	—	—	50	1,002	1,002	5,428
<b>Total</b>	<b>35</b>	<b>—</b>	<b>4,376</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>60</b>	<b>1,002</b>	<b>1,002</b>	<b>5,438</b>
<b>KIMBERLEY STATISTICAL DIVISION</b>										
Halls Creek (S)	3	18	2,420	—	—	—	185	—	536	3,141
Wyndham-East Kimberley (S)	—	—	—	—	—	—	—	800	800	800
Ord (SSD)	3	18	2,420	—	—	—	185	800	1,336	3,941
Broome (S)	4	—	720	—	—	—	20	524	524	1,264
Derby-West Kimberley (S)	—	—	—	—	—	—	—	—	—	—
Fitzroy (SSD)	4	—	720	—	—	—	20	524	524	1,264
<b>Total</b>	<b>7</b>	<b>18</b>	<b>3,140</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>205</b>	<b>1,324</b>	<b>1,860</b>	<b>5,205</b>
<b>WESTERN AUSTRALIA</b>										
<b>Western Australia</b>	<b>1,045</b>	<b>44</b>	<b>106,901</b>	<b>111</b>	<b>—</b>	<b>7,784</b>	<b>12,593</b>	<b>74,148</b>	<b>91,886</b>	<b>219,164</b>

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

**TABLE 8. NUMBER OF NEW HOUSES (a) APPROVED BY MATERIAL OF OUTER WALLS, FLOOR AREA AND VALUE PER SQUARE METRE BY STATISTICAL DIVISION SEPTEMBER 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	639	1	5	3	82	730	155,207	224	444
South-West	112	3	12	4	22	153	29,478	206	447
Lower Great Southern	5	15	8	1	2	31	6,962	225	417
Upper Great Southern	2	1	1	—	2	6	913	183	392
Midlands	9	—	9	—	1	19	3,635	202	428
South-Eastern	5	41	5	—	3	54	8,605	159	553
Central	18	—	1	—	17	36	5,513	184	497
Pilbara	25	—	—	—	10	35	4,649	133	941
Kimberley	—	—	—	1	24	25	3,011	188	740
<b>Western Australia</b>	<b>815</b>	<b>61</b>	<b>41</b>	<b>9</b>	<b>163</b>	<b>1,089</b>	<b>217,973</b>	<b>213</b>	<b>463</b>

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

**TABLE 9. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION SEPTEMBER 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	730	73	31	104	—	—	—	104	834	
South West	153	3	—	3	—	—	—	3	156	
Lower Great Southern	31	—	—	—	—	—	—	—	31	
Upper Great Southern	6	—	—	—	—	—	—	—	6	
Midlands	19	—	—	—	—	—	—	—	19	
South Eastern	54	4	—	4	—	—	—	4	58	
Central	36	—	—	—	—	—	—	—	36	
Pilbara	35	—	—	—	—	—	—	—	35	
Kimberley	25	—	—	—	—	—	—	—	25	
<b>Western Australia</b>	<b>1,089</b>	<b>80</b>	<b>31</b>	<b>111</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>111</b>	<b>1,200</b>	
VALUE (\$'000)										
Perth	72,151	4,719	2,668	7,388	—	—	—	7,388	79,539	
South West	14,061	150	—	150	—	—	—	150	14,211	
Lower Great Southern	2,906	—	—	—	—	—	—	—	2,906	
Upper Great Southern	442	—	—	—	—	—	—	—	442	
Midlands	1,584	—	—	—	—	—	—	—	1,584	
South Eastern	4,755	247	—	247	—	—	—	247	5,002	
Central	3,485	—	—	—	—	—	—	—	3,485	
Pilbara	4,376	—	—	—	—	—	—	—	4,376	
Kimberley	3,140	—	—	—	—	—	—	—	3,140	
<b>Western Australia</b>	<b>106,901</b>	<b>5,116</b>	<b>2,668</b>	<b>7,784</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>7,784</b>	<b>114,685</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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