Western Australia

Australian Bureau of Statistics

Catalogue No. 8731.5

2 December 1994

BUILDING APPROVALS

WESTERN AUSTRALIA

October 1994

MAIN FEATURES

The number of houses approved in October 1994 decreased by 14.8 per cent when compared with September 1994 and decreased by 9.4 per cent when compared with October 1993.

The number of total dwelling units approved in October 1994 decreased by 23.2 per cent when compared with September 1994 and decreased by 10.5 per cent when compared with October 1993.

The provisional trend for total new dwelling approvals fell 1.0 per cent in October 1994, following a 1.4 per cent fall in September 1994. This trend will continue to fall unless there is a rise of more than 10.6 per cent in the October seasonally adjusted figure. The historical average monthly movement of this series regardless of sign is 7.5 per cent.

Comparisons with previous periods are:

Month to month

	Oct. 1994	*Sep. 1994*	*% change*	*Oct. 1993*	*% change*
Houses	1,415	1,660	-14.8	1,561	-9.4
Total dwelling units	1,868	2,433	-23.2	2,086	-10.5

Three month moving average

	Oct. 1994	*Sep. 1994*	*% change*	*Oct. 1993*	*% change*
Houses	1,580	1,594	-0.9	1,594	-0.9
Total dwelling units	2,203	2,286	-3.6	2,144	+2.8

Ten months January to October

	1994	*1993*	*% change*	*1992*	*% change*
Houses	15,850	14,553	+8.9	12,825	+23.6
Total dwelling units	22,204	19,749	+12.4	17,785	+24.8

PHONE INQUIRIES	Contact Ms Diane Braskic on (09) 360 5129 for further information about statistics in this publication and the availability of related unpublished statistics. Other inquiries, including copies of publications, contact Information Services on (09) 360 5140.
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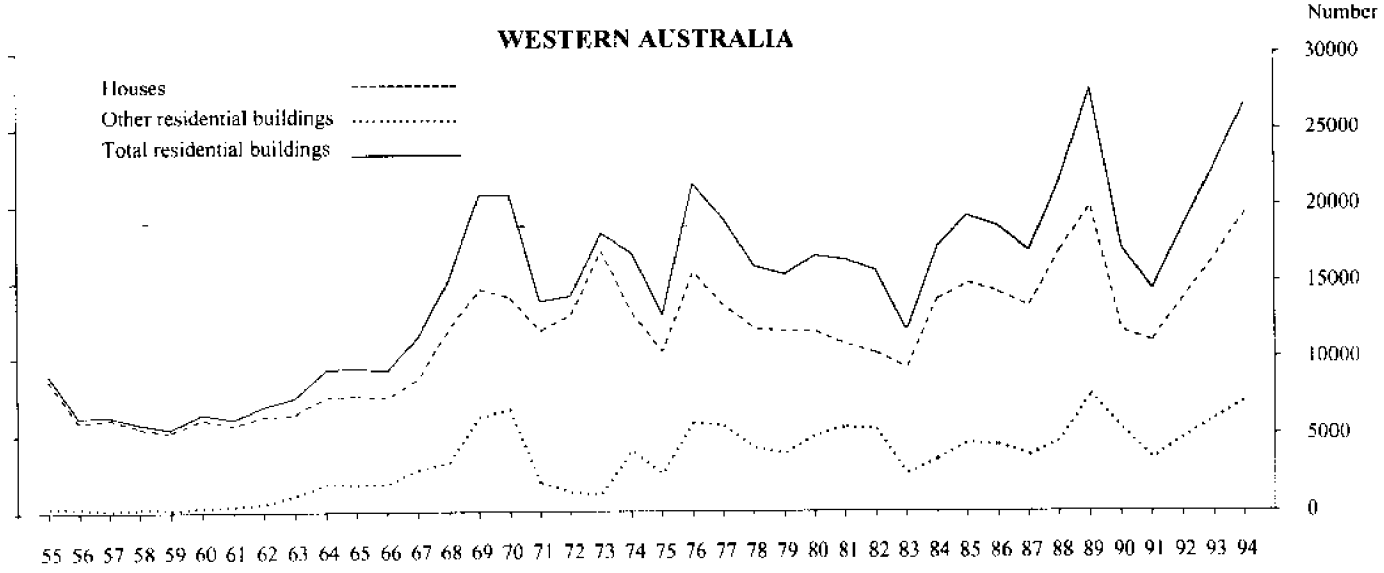
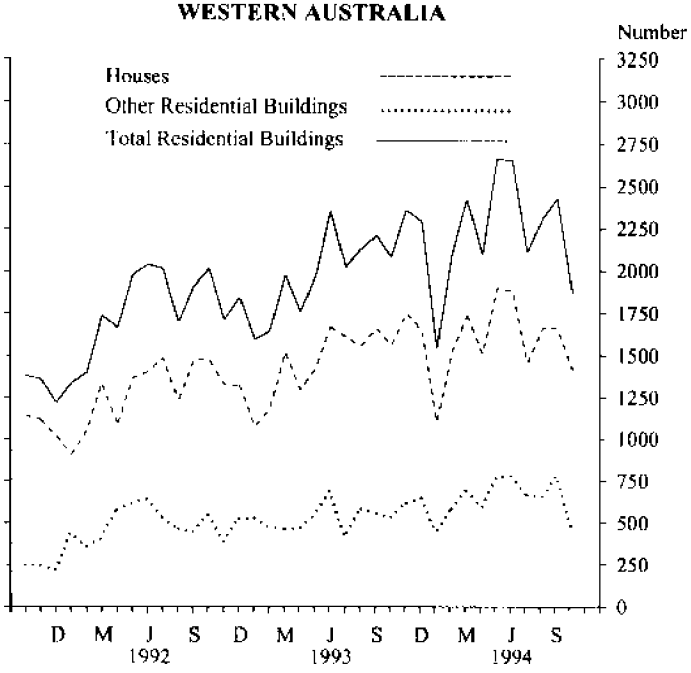


NEW DWELLING UNITS APPROVED
WESTERN AUSTRALIA



TOTAL VALUE OF BUILDING APPROVED
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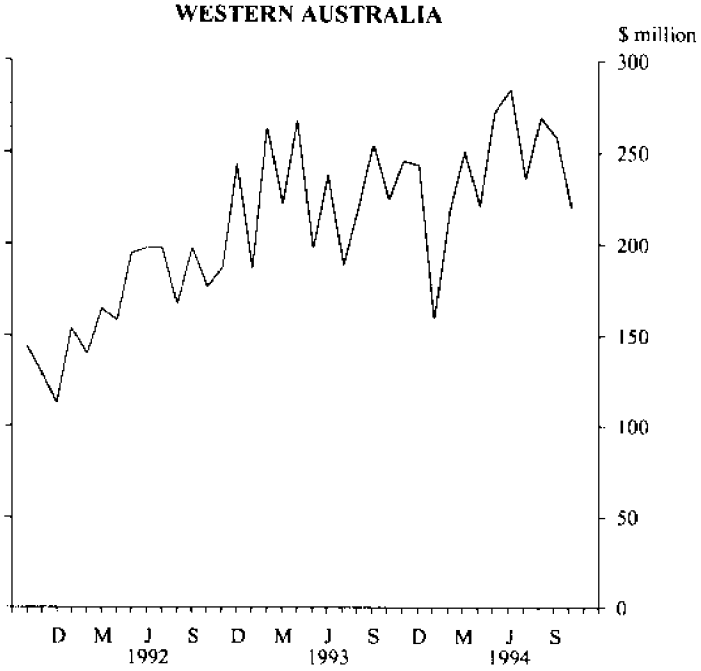

NEW HOUSES APPROVED
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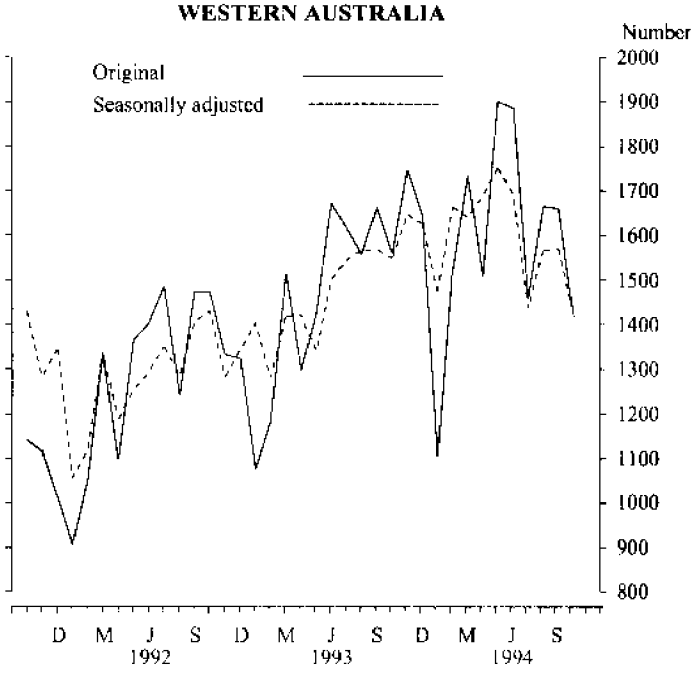

NEW HOUSES APPROVED
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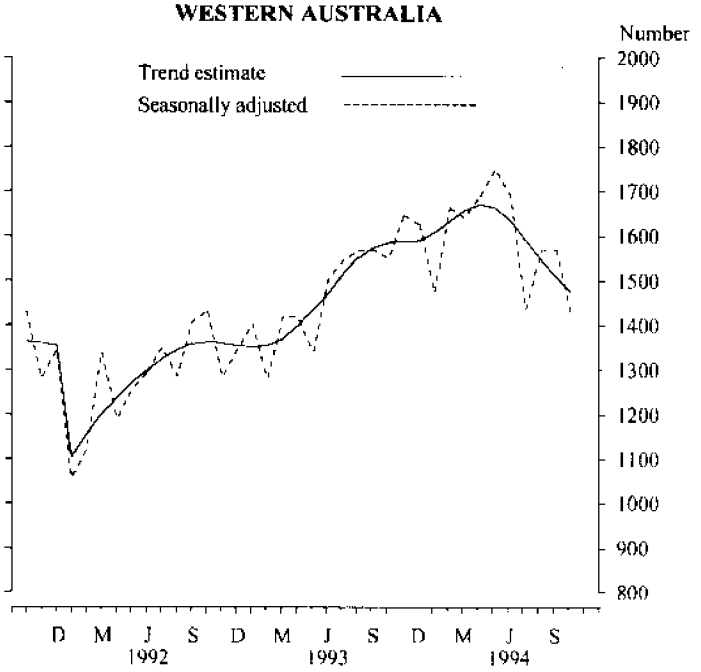

TABLE 1. NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDING

Period	*Houses*			*Other residential buildings*			*Total*		
	Private sector	*Public sector*	*Total*	*Private sector*	*Public sector*	*Total*	*Private sector*	*Public sector*	*Total*
PERTH STATISTICAL DIVISION									
1991-92	9,969	194	10,163	2,505	1,434	3,939	12,474	1,628	14,102
1992-93	11,618	285	11,903	3,448	1,540	4,988	15,066	1,825	16,891
1993-94	13,899	321	14,220	4,924	929	5,853	18,823	1,250	20,073
1993-94									
July-October	4,591	59	4,650	1,546	177	1,723	6,137	236	6,373
1994-95									
July-October	4,458	61	4,519	1,957	137	2,094	6,415	198	6,613
1993—									
August	1,101	12	1,113	371	83	454	1,472	95	1,567
September	1,199	30	1,229	437	35	472	1,636	65	1,701
October	1,125	14	1,139	412	28	440	1,537	42	1,579
November	1,194	66	1,260	409	70	479	1,603	136	1,739
December	1,196	47	1,243	429	104	533	1,625	151	1,776
1994									
January	828	2	830	261	24	285	1,089	26	1,115
February	1,095	6	1,101	401	95	496	1,496	101	1,597
March	1,248	3	1,251	511	97	608	1,759	100	1,859
April	1,109	5	1,114	429	49	478	1,538	54	1,592
May	1,321	52	1,373	473	152	625	1,794	204	1,998
June	1,317	81	1,398	465	161	626	1,782	242	2,024
July	1,061	44	1,105	489	60	549	1,550	104	1,654
August	1,216	10	1,226	523	6	529	1,739	16	1,755
September	1,174	—	1,174	580	43	623	1,754	43	1,797
October	1,007	7	1,014	365	28	393	1,372	35	1,407
WESTERN AUSTRALIA									
1991-92	13,474	362	13,836	3,078	1,663	4,741	16,552	2,025	18,577
1992-93	16,036	449	16,485	4,081	1,913	5,994	20,117	2,362	22,479
1993-94	18,966	471	19,437	5,938	1,206	7,144	24,904	1,677	26,581
1993-94									
July-October	6,304	90	6,394	1,852	209	2,061	8,156	299	8,455
1994-95									
July-October	6,111	87	6,198	2,349	179	2,528	8,460	266	8,726
1993—									
August	1,537	21	1,558	479	98	577	2,016	119	2,135
September	1,626	36	1,662	515	35	550	2,141	71	2,212
October	1,546	15	1,561	483	42	525	2,029	57	2,086
November	1,677	69	1,746	531	82	613	2,208	151	2,359
December	1,585	60	1,645	518	126	644	2,103	186	2,289
1994—									
January	1,091	13	1,104	398	41	439	1,489	54	1,543
February	1,505	19	1,524	479	97	576	1,984	116	2,100
March	1,724	8	1,732	573	117	690	2,297	125	2,422
April	1,473	34	1,507	492	95	587	1,965	129	2,094
May	1,828	72	1,900	541	223	764	2,369	295	2,664
June	1,779	106	1,885	554	216	770	2,333	322	2,655
July	1,407	51	1,458	587	71	658	1,994	122	2,116
August	1,642	23	1,665	631	13	644	2,273	36	2,309
September	1,655	5	1,660	706	67	773	2,361	72	2,433
October	1,407	8	1,415	425	28	453	1,832	36	1,868

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

TABLE 2. VALUE OF BUILDING APPROVED
($ million)

Period	New residential building: Houses: Private sector	Houses: Public sector	Houses: Total	Other residential buildings: Private sector	Other residential buildings: Public sector	Other residential buildings: Total	Total: Private sector	Total: Public sector	Total: Total	Alterations and additions to residential buildings	Non-residential building: Private sector	Non-residential building: Total	Total building: Private sector	Total building: Total
PERTH STATISTICAL DIVISION														
1991-92	689.9	10.5	700.4	133.3	81.9	215.2	823.2	92.4	915.6	104.8	245.3	398.5	1,172.4	1,418.8
1992-93	822.1	17.7	839.7	188.9	92.3	281.2	1,010.9	109.9	1,120.9	113.3	463.2	715.9	1,585.3	1,950.1
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
1993-94 July-October	338.8	4.1	342.9	96.3	11.8	108.1	435.1	15.9	451.0	39.3	147.9	170.4	622.1	660.6
1994-95 July-October	358.8	4.6	363.4	128.6	8.2	136.7	487.4	12.8	500.1	46.0	165.3	199.9	698.6	746.0
1993—														
August	80.5	0.9	81.4	20.6	6.2	26.8	101.1	7.2	108.3	9.1	28.9	39.7	139.1	157.0
September	85.5	2.2	87.7	28.1	2.4	30.5	113.6	4.6	118.2	9.7	56.6	57.9	179.9	185.9
October	85.5	0.8	86.3	27.1	1.8	28.9	112.6	2.6	115.2	11.3	47.0	50.7	170.9	177.2
November	89.7	3.5	93.2	25.2	4.2	29.4	114.9	7.7	122.6	10.4	35.4	43.1	160.8	176.2
December	91.6	2.7	94.4	24.9	6.3	31.2	116.5	9.0	125.5	9.8	20.7	56.4	147.0	191.8
1994-														
January	64.0	0.1	64.2	15.4	1.1	16.4	79.4	1.2	80.6	8.8	23.7	27.5	111.8	116.8
February	89.4	0.4	89.8	26.0	7.6	33.6	115.5	7.9	123.4	10.4	16.2	23.9	142.1	157.8
March	95.0	0.2	95.2	39.2	5.7	44.8	134.2	5.9	140.0	12.2	32.1	40.0	178.5	192.2
April	89.7	0.3	90.0	27.3	2.6	29.9	116.9	2.9	119.8	11.3	28.8	38.9	157.0	170.0
May	104.7	3.1	107.8	29.7	9.5	39.2	134.4	12.6	147.0	10.6	49.7	50.8	194.6	208.3
June	104.8	4.7	109.5	35.3	10.0	45.3	140.1	14.7	154.9	9.3	33.6	41.4	183.0	205.6
July	89.4	3.5	92.9	32.9	3.5	36.4	122.3	7.0	129.2	10.2	41.2	42.7	173.7	182.2
August	97.6	0.7	98.4	33.7	0.4	34.0	131.3	1.1	132.4	12.9	42.2	63.0	186.4	208.2
September	91.1	—	91.1	36.3	2.7	38.9	127.4	2.7	130.0	10.9	40.6	47.2	178.9	188.2
October	80.7	0.4	81.1	25.7	1.7	27.4	106.4	2.0	108.4	12.0	41.3	47.0	159.6	167.4
WESTERN AUSTRALIA														
1991-92	931.4	23.9	955.3	166.1	96.5	262.6	1,097.5	120.4	1,217.9	124.2	306.6	504.9	1,527.0	1,847.0
1992-93	1,138.8	34.9	1,173.7	227.6	118.1	345.7	1,366.4	153.0	1,519.4	137.1	591.3	889.6	2,091.8	2,546.1
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
1993-94 July-October	466.8	7.6	474.3	113.8	13.9	127.7	580.6	21.5	602.1	48.2	188.6	236.2	817.1	886.4
1994-95 July-October	498.3	7.0	505.3	156.7	11.1	167.8	655.0	18.1	673.2	56.2	204.9	254.2	916.1	983.6
1993-														
August	113.4	2.1	115.5	27.2	7.1	34.3	140.6	9.1	149.8	11.0	47.0	58.9	198.5	219.7
September	118.4	3.0	121.4	32.3	2.4	34.7	150.6	5.4	156.1	12.7	66.7	84.8	230.1	253.7
October	116.4	0.9	117.2	31.4	2.8	34.3	147.8	3.7	151.5	14.0	53.0	58.9	214.6	224.4
November	126.5	3.7	130.3	32.6	5.0	37.5	159.1	8.7	167.8	13.0	54.0	64.9	225.6	245.7
December	121.3	3.7	125.0	31.2	8.1	39.3	152.5	11.8	164.3	11.7	25.8	67.2	190.0	243.2
1994														
January	84.8	1.3	86.0	23.5	2.4	25.9	108.2	3.7	111.9	10.4	33.1	37.4	151.6	159.6
February	122.4	1.7	124.0	30.8	7.8	38.6	153.2	9.4	162.6	13.0	31.2	42.7	197.4	218.4
March	135.3	0.8	136.1	43.5	6.7	50.2	178.7	7.5	186.3	14.8	41.5	49.7	235.0	250.7
April	119.6	3.2	122.8	32.0	6.0	38.0	151.6	9.2	160.8	13.5	35.5	46.6	200.4	220.9
May	147.0	4.9	151.9	34.5	13.9	48.4	181.5	18.8	200.4	13.4	57.4	58.7	252.3	272.4
June	145.7	7.6	153.2	40.7	14.8	55.4	186.3	22.3	208.7	12.0	46.0	63.7	244.3	284.4
July	119.4	4.0	123.3	40.1	4.4	44.4	159.4	8.3	167.8	12.7	51.5	55.0	223.6	235.5
August	132.7	2.1	134.8	41.6	0.8	42.4	174.3	2.9	177.3	14.9	54.2	77.1	243.4	269.3
September	133.1	0.5	133.6	45.0	4.3	49.2	178.1	4.8	182.8	14.0	50.9	61.9	243.0	258.7
October	113.1	0.5	113.6	30.1	1.7	31.7	143.2	2.1	145.3	14.6	48.3	60.2	206.0	220.1

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

	Houses				*Total*			
	Private sector		*Total*		*Private sector*		*Total*	
Period	*Seasonally adjusted*	*Trend estimate*	*Seasonally adjusted*	*Trend estimate*	*Seasonally adjusted*	*Trend estimate*	*Seasonally adjusted*	*Trend estimate*
1993								
August	1,544	1,503	1,568	1,552	1,937	1,919	2,101	2,075
September	1,515	1,523	1,568	1,575	1,956	1,987	2,097	2,144
October	1,516	1,538	1,550	1,586	2,092	2,046	2,209	2,199
November	1,543	1,548	1,645	1,587	2,094	2,087	2,329	2,230
December	1,592	1,561	1,625	1,589	2,154	2,112	2,391	2,242
1994—								
January	1,517	1,589	1,475	1,607	2,046	2,133	1,941	2,251
February	1,655	1,619	1,663	1,633	2,204	2,148	2,324	2,261
March	1,599	1,637	1,640	1,657	2,059	2,155	2,309	2,271
April	1,681	r1,636	1,689	r1,670	2,219	r2,150	2,236	r2,277
May	1,679	r1,617	1,750	r1,663	2,187	r2,133	2,371	r2,273
June	1,635	r1,583	1,689	r1,634	2,164	2,106	2,343	r2,250
July	1,358	r1,543	1,436	r1,590	1,904	r2,076	2,037	r2,211
August	1,544	r1,506	1,568	r1,546	2,080	r2,050	2,142	r2,174
September	1,564	r1,476	1,570	r1,507	2,079	r2,032	2,273	r2,145
October	1,396	1,447	1,424	1,472	2,008	2,010	2,060	2,121

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

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

	New residential building				*Alterations and additions to residential buildings*	*Non-residential building*		*Total building*	
	Houses		*Other residential buildings*	*Total*					
Period	*Private sector*	*Total*				*Private sector*	*Total*	*Private sector*	*Total*
1991-92	1,052.9	1,079.9	256.1	1,336.1	140.4	298.3	491.3	1,645.9	1,967.9
1992-93	1,261.4	1,300.1	341.2	1,641.4	151.7	579.6	872.0	2,207.3	2,665.1
1993-94	1,580.5	1,617.4	r453.6	r2,071.0	161.4	r501.5	r651.9	r2,613.2	r2,884.3
1993—									
June qtr.	340.6	353.2	97.0	450.2	37.3	171.4	244.9	608.7	732.4
Sept. qtr.	381.7	389.0	92.2	481.2	37.2	132.8	173.6	631.5	692.1
Dec. qtr.	393.7	402.7	109.5	512.2	41.8	r129.8	r186.6	657.2	r740.6
1994—									
Mar. qtr.	367.4	371.3	r112.7	r484.0	41.0	r103.3	r126.8	606.4	r651.8
June qtr.	437.7	454.3	r139.2	r593.6	41.3	r135.6	r164.9	r717.9	r799.8
Sept. qtr.	398.3	405.1	133.3	538.4	43.0	152.6	189.1	717.3	770.5

(a) See paragraphs 20-25 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

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

Class of building	1992-93	1993-94	July-October 1993-94	July-October 1994-95	1994 August	1994 September	1994 October
PRIVATE SECTOR							
New houses	1,138.8	1,469.3	466.8	498.3	132.7	133.1	113.1
New other residential buildings	227.6	382.5	113.8	156.7	41.6	45.0	30.1
Total new residential building	*1,366.4*	*1,851.8*	*580.6*	*655.0*	*174.3*	*178.1*	*143.2*
Alterations and additions to residential buildings	134.1	148.9	48.0	56.2	14.9	14.0	14.6
Hotels, etc.	10.7	30.3	7.7	16.2	0.9	12.3	0.6
Shops	212.8	151.3	84.8	48.9	10.8	9.7	18.8
Factories	41.2	55.4	13.3	34.7	5.6	8.1	9.3
Offices	44.4	53.7	18.6	26.9	16.6	5.6	2.1
Other business premises	100.3	89.9	19.7	32.1	6.5	5.5	9.5
Educational	28.8	41.0	9.4	12.7	2.9	1.5	3.8
Religious	4.2	9.1	3.1	0.6	0.1	0.3	0.1
Health	79.8	28.8	9.4	11.5	3.4	0.1	2.3
Entertainment and recreational	24.4	25.7	6.4	9.7	4.2	3.0	0.7
Miscellaneous	44.7	27.9	16.2	11.6	3.2	5.2	1.1
Total non-residential building	*591.3*	*513.1*	*188.6*	*204.9*	*54.2*	*50.9*	*48.3*
Total	**2,091.8**	**2,513.8**	**817.1**	**916.1**	**243.4**	**243.0**	**206.0**
PUBLIC SECTOR							
New houses	34.9	34.4	7.6	7.0	2.1	0.5	0.5
New other residential buildings	118.1	78.5	13.9	11.1	0.8	4.3	1.7
Total new residential building	*153.0*	*112.9*	*21.5*	*18.1*	*2.9*	*4.8*	*2.1*
Alterations and additions to residential buildings	3.0	1.1	0.2	0.1	—	-	
Hotels, etc.	0.2	—		—		—	—
Shops	2.0	1.8	1.6	1.1	—	—	0.7
Factories	4.6	1.3	0.6	0.1	0.1		—
Offices	67.6	27.7	3.2	5.8	1.2	3.7	0.3
Other business premises	12.2	17.4	3.4	6.4	4.2	0.3	0.3
Educational	98.6	61.0	8.7	23.7	15.4	3.6	4.7
Religious	—	—		—	..	..	—
Health	22.1	23.4	23.4	3.5	0.3	2.4	0.3
Entertainment and recreational	49.7	13.7	4.4	0.9	—	0.4	0.2
Miscellaneous	41.3	7.6	2.4	7.8	1.8	0.5	5.4
Total non-residential building	*298.3*	*153.9*	*47.6*	*49.3*	*22.9*	*11.0*	*11.9*
Total	**454.3**	**267.9**	**69.3**	**67.5**	**25.8**	**15.7**	**14.1**
TOTAL							
New houses	1,173.7	1,503.7	474.3	505.3	134.8	133.6	113.6
New other residential buildings	345.7	461.0	127.7	167.8	42.4	49.2	31.7
Total new residential building	*1,519.4*	*1,964.7*	*602.1*	*673.2*	*177.3*	*182.8*	*145.3*
Alterations and additions to residential buildings	137.1	150.0	48.2	56.2	14.9	14.0	14.6
Hotels, etc.	10.8	30.3	7.7	16.2	0.9	12.3	0.6
Shops	214.8	153.1	86.4	50.1	10.8	9.7	19.5
Factories	45.8	56.7	13.9	34.7	5.6	8.1	9.3
Offices	112.0	81.3	21.7	32.7	17.8	9.3	2.4
Other business premises	112.5	107.3	23.1	38.6	10.7	5.7	9.8
Educational	127.4	102.1	18.0	36.4	18.2	5.2	8.5
Religious	4.2	9.1	3.1	0.6	0.1	0.1	0.1
Health	101.9	52.2	32.7	15.0	3.7	2.5	2.6
Entertainment and recreational	74.0	39.5	10.8	10.6	4.2	3.4	0.8
Miscellaneous	86.0	35.5	18.7	19.4	5.0	5.6	6.5
Total non-residential building	*889.6*	*667.0*	*236.2*	*254.2*	*77.1*	*61.9*	*60.2*
Total	**2,546.1**	**2,781.7**	**886.4**	**983.6**	**269.3**	**258.7**	**220.1**

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

Period	$50,000 to less than $200,000		$200,000 to less than $500,000		$500,000 to less than $1m		$1m to less than $5m		$5m and over		Total	
	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)
HOTELS, ETC.												
1994 August	2	0.3	—	—	1	0.6	—	—	—	—	3	0.9
September	3	0.3	2	0.5					1	11.5	6	12.3
October	3	0.3	1	0.3	—	—	—	—	—	—	4	0.6
SHOPS												
1994 August	17	1.8	7	2.0	5	3.1	3	3.9	—	—	32	10.8
September	20	1.8	12	4.0	3	2.2	1	1.7			36	9.7
October	26	2.4	16	4.9	2	1.2	3	4.7	1	6.3	48	19.5
FACTORIES												
1994 August	18	1.9	12	3.7	—	—	—	—	—	—	30	5.6
September	19	2.4	15	4.5			1	1.2	—	—	35	8.1
October	14	1.6	6	1.8	1	0.5	2	5.5	—	—	23	9.3
OFFICES												
1994 August	14	1.3	9	2.6	3	1.7	—	—	1	12.1	27	17.8
September	21	2.4	5	1.7	2	1.6	2	3.7	—	—	30	9.3
October	9	0.8	3	1.0	1	0.7	—	—	—	—	13	2.4
OTHER BUSINESS PREMISES												
1994 August	15	1.6	10	3.1	1	1.0	4	5.1			30	10.7
September	16	1.6	10	2.9	2	1.2	—	—	—	—	28	5.7
October	15	1.5	7	2.0	3	1.9	3	4.5	—	—	28	9.8
EDUCATIONAL												
1994 August	5	0.7	7	2.4	1	0.7	4	6.2	1	8.2	18	18.2
September	8	0.9	3	0.9	2	1.4	1	1.9	—	—	14	5.2
October	4	0.6	3	1.0	3	2.4	3	4.5			13	8.5
RELIGIOUS												
1994 August	2	0.1	—	—	—						2	0.1
September	1	0.1	—			—	—	—	—	—	1	0.1
October	1	0.1		—	—	—	—				1	0.1
HEALTH												
1994 August	7	0.6	2	0.7	—	—	2	2.5			11	3.7
September	1	0.1		—	2	1.4	1	1.0	—	—	4	2.5
October	4	0.4	2	0.7	—	—	1	1.6			7	2.6
ENTERTAINMENT AND RECREATIONAL												
1994 August	6	0.5	4	1.5	3	2.2	—		—	—	13	4.2
September	3	0.3	1	0.2		—	1	2.9	—		5	3.4
October	7	0.6	1	0.3	—	—	—			—	8	0.8
MISCELLANEOUS												
1994 August	15	1.3	3	1.2	2	1.3	1	1.2			21	5.0
September	6	0.7	4	1.4	1	0.7	1	3.0		—	12	5.6
October	5	0.5	3	0.7	2	1.3	2	4.1	—	—	12	6.5
TOTAL NON-RESIDENTIAL BUILDING												
1994 August	101	10.2	54	17.2	16	10.5	14	18.9	2	20.3	187	77.1
September	98	10.4	52	16.1	12	8.5	8	15.4	1	11.5	171	61.9
October	88	8.7	42	12.5	12	8.0	14	24.7	1	6.3	157	60.2

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

Statistical local area, statistical subdivision and statistical division	New residential building: Houses: Private sector (number)	Houses: Public sector (number)	Houses: Total value ($'000)	Other residential buildings: Private sector (number)	Other residential buildings: Public sector (number)	Other residential buildings: Total value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building: Private sector ($'000)	Non-residential building: Total ($'000)	Total building ($'000)
PERTH STATISTICAL DIVISION										
Cambridge (T)	6	-	1,628	2		226	645	110	110	2,609
Claremont (T)	8	--	910	—	—	—	288		50	1,248
Cottesloe (T)				4	—	242	407			649
Mosman Park (T)	3	-	909	2	-	636	220	--	—	1,765
Nedlands (C)	9	-	1,465	4	—	340	672			2,477
Peppermint Grove (S)				-	—	—	—	—	—	
Perth (C) Inner	—	-		29		3,200	-	872	1,318	4,518
Perth (C) — Remainder	—	—	—	6	—	402	150	697	697	1,248
Shepperton (T)	5	--	382	23		1,657	82	2,165	2,165	4,285
Subiaco (C)	1	—	156	4	—	594	305	200	200	1,255
Vincent (T)	2	--	97	9		663	487	309	424	1,671
Central Metropolitan (SSD)	*34*	—	*5,547*	*83*	—	*7,959*	*3,257*	*4,352*	*4,964*	*21,726*
Bassendean (T)	1	—	62	—	- -		63	141	141	265
Bayswater (C)	8	—	568	—	—	—	155	865	865	1,588
Kalamunda (S)	20	—	1,976	3	—	183	425	—	60	2,643
Mundaring (S)	48	- -	3,583	...	...		347	2,070	2,070	6,000
Swan (S)	132	—	8,398	2	10	675	236	2,040	4,240	13,548
East Metropolitan (SSD)	*209*	—	*14,586*	*5*	*10*	*857*	*1,225*	*5,116*	*7,376*	*24,044*
Stirling (C) — Central	29		2,822	84	11	5,649	666	5,355	6,087	15,224
Stirling (C) — West	11	—	1,246	40	—	2,682	617	1,700	1,700	6,245
Stirling (C) — South-Eastern	4		418	20	--	1,460	560	200	200	2,638
Wanneroo (C)	294		22,306	12		619	1,248	3,885	3,979	28,153
North Metropolitan (SSD)	*338*	—	*26,792*	*156*	*11*	*10,410*	*3,090*	*11,140*	*11,966*	*52,259*
Cockburn (C)	63	--	5,753	2	--	118	371	10,478	10,478	16,720
East Fremantle (T)	—	—	—	—	—	—	370	—	--	370
Fremantle (C) Inner	—	—	—	—	—			100	100	100
Fremantle (C) - Remainder	7	—	948	—	—	-	457			1,405
Kwinana (T)	19	—	1,199	—	—	—	39	3,513	3,513	4,751
Melville (C)	29	—	3,317	17	2	1,593	1,165	749	749	6,824
Rockingham (C)	125	7	8,580	9	5	719	134	600	2,478	11,911
South West Metropolitan (SSD)	*243*	*7*	*19,796*	*28*	*7*	*2,430*	*2,535*	*15,440*	*17,318*	*42,080*
Armadale (C)	43	-	2,978	2	--	80	174	200	369	3,600
Belmont (C)	9	—	670	13	—	733	92	315	315	1,810
Canning (C)	39	- -	3,600	31	-	1,887	551	4,015	4,015	10,053
Gosnells (C)	67		4,112	22		760	225	464	464	5,561
Serpentine-Jarrahdale (S)	14	—	1,115	—	—	—	121	102	102	1,337
South Perth (C)	11		1,855	25		2,257	700	130	130	4,941
South East Metropolitan (SSD)	*183*	—	*14,329*	*93*	--	*5,717*	*1,863*	*5,226*	*5,395*	*27,303*
Total	**1,007**	**7**	**81,051**	**365**	**28**	**27,373**	**11,970**	**41,274**	**47,018**	**167,413**
SOUTH WEST STATISTICAL DIVISION										
Boddington (S)						—	-	—	—	—
Mandurah (C)	122	—	9,044	12	—	1,061	598	266	266	10,969
Murray (S)	12		1,103				73	—	—	1,176
Waroona (S)	2	--	178	—	—	—	18	-		196
Dale (SSD)	*136*	--	*10,326*	*12*	--	*1,061*	*689*	*266*	*266*	*12,341*
Bunbury (C)	12		1,104			-	209	80	2,474	3,787
Capel (S)	6		413	—			14	-	--	427
Collie (S)	2		160	—	-		49			209
Dardanup (S)	11	—	689	—	—	—	—	70	70	759
Donnybrook-Balingup (S)	5	--	362		-	—	—	—	—	362
Harvey (S)	18		1,672	--	--	-	68	692	1,528	3,268
Preston (SSD)	*54*		*4,399*	—	—	—	*340*	*842*	*4,072*	*8,811*

For footnote, see end of table.

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

Statistical local area, statistical subdivision and statistical division	*New residential building*						*Alterations and additions to residential buildings ($'000)*	*Non-residential building*		*Total building ($'000)*
	Houses			*Other residential buildings*						
	Private sector (number)	*Public sector (number)*	*Total value ($'000)*	*Private sector (number)*	*Public sector (number)*	*Total value ($'000)*		*Private sector ($'000)*	*Total ($'000)*	
SOUTH WEST STATISTICAL DIVISION (continued)										
Augusta-Margaret River (S)	7	..	779	—	—	—	60	312	312	1,151
Busselton (S)	33		3,453	13	—	826	141	685	775	5,195
Vasse (SSD)	*40*		*4,232*	*13*		*826*	*201*	*997*	*1,087*	*6,346*
Boyup Brook (S)	..	—	—	—	—	—	..		..	—
Bridgetown-Greenbushes (S)	2	—	119	—	—	—	—	—	—	119
Manjimup (S)	3	.	240	—	—	—	52	—	—	292
Nannup (S)	3	—	171	—	..	..	—	—	—	171
Blackwood (SSD)	*8*	—	*530*	—	—	—	*52*		..	*582*
Total	**238**	—	**19,487**	**25**	—	**1,886**	**1,282**	**2,105**	**5,425**	**28,081**
LOWER GREAT SOUTHERN STATISTICAL DIVISION										
Broomehill (S)					..	—	—	—	—	..
Gnowangerup (S)	—	—	—	—	—	—			—	—
Jerramungup (S)	—	—	—	—	—	—	—	—	—	..
Katanning (S)	..	..	..	—	..	—	—	—	—	—
Kent (S)	—	—	—	—	..	..		.	—	—
Kojonup (S)	—	—	—	—	—	—	90	—	—	90
Tambellup (S)	..	..	.	..		.	..	..	—	—
Woodanilling (S)	—	—	—	—	—	—	—	—	..	.
Pallinup (SSD)	..	..		—	—		*90*	—	—	*90*
Albany (T)	11	1	1,157	4	—	347	13	323	323	1,840
Albany (S)	11	..	1,018	..	..		138	120	120	1,276
Cranbrook (S)	.			—	—				—	—
Denmark (S)	8	—	475	—	—	..	—	—	—	475
Plantagenet (S)	1	.	75		.				—	75
King (SSD)	*31*	*1*	*2,724*	*4*	—	*347*	*151*	*443*	*443*	*3,666*
Total	**31**	**1**	**2,724**	**4**	—	**347**	**241**	**443**	**443**	**3,756**
UPPER GREAT SOUTHERN STATISTICAL DIVISION										
Brookton (S)	..	.				..		.	.	..
Cuballing (S)	—	—	—	—	—	—	40	—	—	40
Dumbleyung (S)	—	—	—	—	—	—	—	—	—	—
Narrogin (T)	—	—	—	—	—	—	70	—	161	231
Narrogin (S)	—	..		..	..	—	..	..	..	..
Pingelly (S)	1	—	66	..	..	—	—	—	—	66
Wagin (S)	—	—	.			..	—	..	—	—
Wandering (S)	.	—	.	—	—	—	—	—	..	..
West Arthur (S)	1	—	19	—	—	—	—	—	—	19
Wickepin (S)	1	—	62			—	—	—	—	62
Williams (S)	—	—		..	..	—	—	—	..	
Hotham (SSD)	*3*	—	*147*	—	—	—	*110*	—	*161*	*418*
Corrigin (S)	—	—	..			..			.	—
Kondinin (S)	..		—	—	—	—	—	—	—	—
Kulin (S)	—	.	..	—	—	—	50	—	—	50
Lake Grace (S)	1	—	50	—	—	—	15	—	—	65
Lakes (SSD)	*1*	—	*50*	—	—	—	*65*	..	..	*115*
Total	**4**	—	**197**	—	—	—	**175**	—	**161**	**533**

For footnote, see end of table.

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

Statistical local area, statistical subdivision and statistical division	*New residential building*						*Alterations and additions to residential buildings ($'000)*	*Non-residential building*		*Total building ($'000)*
	Houses			*Other residential buildings*						
	Private sector (number)	*Public sector (number)*	*Total value ($'000)*	*Private sector (number)*	*Public sector (number)*	*Total value ($'000)*		*Private sector ($'000)*	*Total ($'000)*	
MIDLANDS STATISTICAL DIVISION										
Chittering (S)	5	—	577		—		—		—	577
Dandaragan (S)	5		609		—	—		120	120	729
Gingin (S)	15	—	879	—	—		72			950
Moora (S)	1	—	90	—	—	—	—	—		90
Victoria Plains (S)	—	—	—	—	—	—		—		—
Moore (SSD)	*26*	—	*2,155*	—	—	—	*72*	*120*	*120*	*2,346*
Beverley (S)	5	—	175	—	—	—	—	—		175
Cunderdin (S)	—	—	—	—	—	—	—	—		—
Dalwallinu (S)	—	—		—	—		—		—	
Dowerin (S)	—	—	—	—	—	—	—	—	—	—
Goomalling (S)	—	—	—	—	—	—		—		—
Koorda (S)	—	—		—	—	—	—	—	—	—
Northam (T)	3	—	193	—	—	—	15	—	—	208
Northam (S)	4		197	—	—	—	77	—		274
Quairading (S)	1	—	73	—	—	—	13	—		86
Tammin (S)	—	—	—	—	—	—	—	—	—	—
Toodyay (S)	3	—	390	—	—	—	—	—	—	390
Wongan-Ballidu (S)	—	—	—	—	—	—	—	—	—	—
Wyalkatchem (S)	—	—	—	—	—	—	—	—	—	—
York (S)	7	—	485	14	—	850	73	—	—	1,408
Avon (SSD)	*23*	—	*1,513*	*14*	—	*850*	*178*	—	—	*2,541*
Bruce Rock (S)	—	—	—	—	—	—	—	—	—	—
Kellerberrin (S)	—	—	—	—	—	—		—		—
Merredin (S)	1	—	101	—	—	—	20	—	—	121
Mount Marshall (S)		—	—	—	—		—	—	—	—
Mukinbudin (S)	—	—	—	—	—	—	—	—	—	—
Nareinbeen (S)	—	—	—	—	—	—	—	—	—	—
Nungarin (S)	—	—		—	—	—	—	—	—	—
Trayning (S)	—	—	—	—	—	—	—	—	—	—
Westonia (S)	—	—	—	—	—	—	—	—	—	—
Yilgarn (S)	1	—	89	—	—	—	10	—		99
Campion (SSD)	*2*	—	*190*	—	—	—	*30*	—	—	*220*
Total	**51**	—	**3,858**	**14**	—	**850**	**279**	**120**	**120**	**5,107**
SOUTH EASTERN STATISTICAL DIVISION										
Coolgardie (S)		—	—		—		—	—		—
Kalgoorlie/Boulder (C)	21		1,666	12		934	388	2,315	2,915	5,903
Laverton (S)	—	—	—		—		—	—	—	—
Leonora (S)	—		—	—	—	—	—	—	—	—
Menzies (S)	—	—	—	—	—	—	—		—	
Lefroy (SSD)	*21*	—	*1,666*	*12*	—	*934*	*388*	*2,315*	*2,915*	*5,903*
Dundas (S)		—	—	—	—	—		—		—
Esperance (S)	14		1,119	5	—	332	—	—	—	1,450
Ravensthorpe (S)	—	—		—	—	—	—		—	
Johnston (SSD)	*14*	—	*1,119*	*5*	—	*332*	—	—	—	*1,450*
Total	**35**	—	**2,785**	**17**	—	**1,266**	**388**	**2,315**	**2,915**	**7,353**

For footnote, see end of table.

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

Statistical local area, statistical subdivision and statistical division	*New residential building*						*Alterations and additions to residential buildings ($'000)*	*Non-residential building*		*Total building ($'000)*
	Houses			*Other residential buildings*						
	Private sector (number)	*Public sector (number)*	*Total value ($'000)*	*Private sector (number)*	*Public sector (number)*	*Total value ($'000)*		*Private sector ($'000)*	*Total ($'000)*	
CENTRAL STATISTICAL DIVISION										
Carnarvon (S)	1		100	—		—	—	110	110	210
Exmouth (S)	—		—	—		—	35	—	—	35
Shark Bay (S)		—	—	—	—	—		—	—	—
Upper Gascoyne (S)	—	—	—	—	—	—	—	—	—	—
Gascoyne (SSD)	*1*	—	*100*	—	—	—	*35*	*110*	*110*	*245*
Cue (S)	—	—	—		—	—	—	—	—	—
Meekatharra (S)		—	—	—	—	—	—	—	491	491
Mount Magnet (S)	2		59	—		—	—	—	—	59
Murchison (S)	—	—	—	—	—	—	—	—	—	—
Ngaanyatjarraku (S)		—		—	—	—	—	—	—	—
Sandstone (S)	—	—	—	—	—	—	—	—	—	—
Wiluna (S)	—	—	—	—	—	—	—	—	—	—
Yalgoo (S)	—		—	—	—	—	—	—	—	
Carnegie (SSD)	*2*	—	*59*	—	—	—	—	—	*491*	*550*
Carnamah (S)	—	—	—	—	—	—	—	—		—
Chapman Valley (S)	—	—	—	—	—	—	—	—	—	—
Coorow (S)	—	—	—	—	—	—	—	—	—	—
Geraldton (C)	3	—	231	—	—	—	40	—	759	1,030
Greenough (S)	20	—	1,700	—	—	—	66	62	62	1,828
Irwin (S)	3	—	269	—	—	—	—	—	—	269
Mingenew (S)	—	—	—	—	—	—	—	—	—	—
Morawa (S)	—		—	—	—	—	—	—	—	—
Mullewa (S)	—	—	—	—	—	—	—	—	—	—
Northampton (S)	—	—	—	—	—	—	—	—	—	
Perenjori (S)	—	—	—	—	—	—	—	—	—	—
Three Springs (S)	1		30	—	—	—	—	—	—	30
Greenough River (SSD)	*27*	—	*2,231*	—	—	—	*106*	*62*	*821*	*3,158*
Total	**30**	**—**	**2,391**	**—**	**—**	**—**	**141**	**172**	**1,422**	**3,953**
PILBARA STATISTICAL DIVISION										
East Pilbara (S)		—		—	—		34	—		34
Port Hedland (T)	2	—	355	—	—	—	45	150	150	550
De Grey (SSD)	*2*	—	*355*		—	—	*79*	*150*	*150*	*584*
Ashburton (S)	—	—	—	—	—	—	15	1,555	1,555	1,570
Roebourne (S)	1	—	95	—	—	—	15			110
Portescue (SSD)	*1*	—	*95*	—		—	*30*	*1,555*	*1,555*	*1,680*
Total	**3**	**—**	**450**	**—**	**—**	**—**	**109**	**1,705**	**1,705**	**2,265**
KIMBERLEY STATISTICAL DIVISION										
Halls Creek (S)	—	—	—	—		—	—	—	854	854
Wyndham-East Kimberley (S)	2		159	—	—	—		55	55	214
Ord (SSD)	*2*	—	*159*	—	—	—	—	*55*	*909*	*1,067*
Broome (S)	6	—	481	—	—	—	10	87	87	578
Derby-West Kimberley (S)	—	—	—	—	—	—	—	—	—	
Fitzroy (SSD)	*6*	—	*481*	—	—	—	*10*	*87*	*87*	*578*
Total	**8**	**—**	**639**	**—**	**—**	**—**	**10**	**142**	**996**	**1,645**
WESTERN AUSTRALIA										
Western Australia	**1,407**	**8**	**113,582**	**425**	**28**	**31,722**	**14,595**	**48,276**	**60,205**	**220,105**

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

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

	Material of outer walls								
Statistical division	*Double brick(a)*	*Brick veneer*	*Fibre cement*	*Timber*	*Other and not stated*	*Total*	*Floor area (sq m)*	*Average floor area (sq m)*	*Average value per square metre ($)*
Perth	985	5	3	10	11	1,014	219,717	217	369
South-West	194	12	16	7	9	238	49,923	210	390
Lower Great Southern	7	17	1	5	2	32	6,807	213	400
Upper Great Southern	1	--	1	1	1	4	547	137	360
Midlands	17	4	20	5	5	51	10,632	208	363
South-Eastern	10	15	9	—	1	35	5,455	156	510
Central	21	1	7	1	—	30	5,298	177	451
Pilbara	1	1	1	—	--	3	774	258	582
Kimberley	1	--		1	6	8	1,446	181	442
Western Australia	**1,237**	**55**	**58**	**30**	**35**	**1,415**	**300,599**	**212**	**378**

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

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

		Other residential building								
		Semi-detached, row or terrace houses, townhouses, etc. of			*Flats, units or apartments in a building of*					
Statistical division	*Houses*	*1 storey*	*2 or more storeys*	*Total*	*1-2 storeys*	*3 storeys*	*4 or more storeys*	*Total*	*Total*	*Total residential building*
					NUMBER OF DWELLING UNITS					
Perth	1,014	334	59	393	—	—	--	—	393	1,407
South West	238	17	8	25	—	—		—	25	263
Lower Great Southern	32	4		4	—	—	—	—	4	36
Upper Great Southern	4	--	—	—	—		—	—		4
Midlands	51	14	—	14	—	—	—	—	14	65
South Eastern	35	17	—	17	—	--	—	—	17	52
Central	30	—	—	—	--	—	—	--	—	30
Pilbara	3	—	—	—	—	--	—	—		3
Kimberley	8	—	—	-	—	—	—	-	—	8
Western Australia	**1,415**	**386**	**67**	**453**	—	—	—	—	**453**	**1,868**
					VALUE ($'000)					
Perth	81,051	21,663	5,711	27,373	—	--	—	—	27,373	108,425
South West	19,487	1,079	808	1,886	—	—	--	—	1,886	21,374
Lower Great Southern	2,724	347	--	347	—	—	–	—	347	3,071
Upper Great Southern	197	—	—	--	--	—	—	—		197
Midlands	3,858	850	—	850	—	—	—	—	850	4,708
South Eastern	2,785	1,266	—	1,266	--	—	—	--	1,266	4,050
Central	2,391	—	—	--	--	—	—	—		2,391
Pilbara	450	—	—	—	—	—	—	—		450
Kimberley	639	—	—	—	—	--	—	—	—	639
Western Australia	**113,582**	**25,204**	**6,518**	**31,722**	**—**	—	—	—	**31,722**	**145,305**

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved. Statistics of building work approved are compiled from:

(a) permits issued by local government authorities in areas subject to building control by those authorities;

(b) approvals issued by the Rural Housing Authority in areas not subject to building control by local government authorities;

(c) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities.

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

Factors affecting comparability

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

Scope and coverage

3. The statistics relate to building activity which includes construction of new buildings and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.) is excluded.

4. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures, for which building approval was obtained.

5. From July 1990, the statistics cover:

(b) all approved new residential building jobs valued at $10,000 or more:

(b) approved alterations and additions to residential buildings valued at $10,000 or more;

(c) all approved non-residential building jobs valued at $50,000 or more.

From July 1988 to June 1990, the statistics covered:

(d) all approved new residential building jobs valued at $5,000 or more (previously all new residential building jobs were included regardless of value);

(e) approved alterations and additions to residential buildings valued at $10,000 or more;

(f) all approved non-residential building jobs valued at $30,000 or more (previously $10,000 or more).

These changes in scope mainly affect non-residential building data and do not have a statistically significant effect on broad building approvals aggregate data. However, care should be taken in interpreting data for specific classes of non-residential building.

Definitions

6. A *building* is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by humans.

7. A *dwelling unit* is defined as a self contained suite of rooms, including cooking and bathing facilities and intended for *long term* residential use. Units (whether self contained or not) within buildings offering institutional care, such as hospitals, or temporary accommodation, such as motels, hostels and holiday apartments, are not defined as dwelling units. The value of units of this type is included in the appropriate category of *non-residential building* approved.

8. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either *houses* or *other residential buildings* as follows:

(a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus detached 'granny flats' and detached dwelling units (such as caretaker's residences) associated with non-residential buildings are defined as houses for the purpose of these statistics.

(b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes flats, home units, townhouses, duplexes, apartment buildings, etc).

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

10. *Values* data are derived by aggregation of the estimated value (when completed) of building work (excluding value of land and landscaping but including site preparation) as reported on approval documents. For *houses*, these estimates are usually a reliable indicator of the completed value of the building. However, for *other residential buildings* and *non-residential buildings* these estimates can, and often do, differ significantly from the completed value of the building.

Building classification

11. *Ownership*. The ownership of a building is classified as either *public sector* or *private sector* according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

12. *Functional classification of buildings.* A building is classified according to its intended major function. Hence a building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to *offices*, a detached cafeteria building to *shops*, while factory buildings would be classified to *factories*. An exception to this rule is in the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to Educational.

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

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

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

(a) *Semi-detached, row or terrace houses, townhouses, etc.* (dwellings having their own private grounds and no other dwellings above or below) with
- one storey;
- two or more storeys.

(b) *Flats, units or apartments, etc.* (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:
- one or two storeys;
- three storeys;
- four or more storeys.

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

Seasonal adjustment

17. Seasonally adjusted dwelling unit statistics are shown in Table 3. In these series, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months. Revision of figures results from annual re-analysis, details of which, together with information regarding the methods used in seasonally adjusting the series, are available on request.

18. Each of the component series shown has been seasonally adjusted independently. As a consequence, while the unadjusted components in the original series shown add to the totals, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimal or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total should not be used to represent seasonally adjusted public sector dwelling units.

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

20. Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series may be more clearly recognised. Seasonal adjustment procedures do not aim to remove the irregular or non-seasonal influences which may be present in any particular month, such as the effect of the approval of large projects or as a consequence of the administrative arrangements of approving authorities. Irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation.

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

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

23. While this technique enables trend estimates for the latest period to be produced, it does result in revisions to the trend estimates for the most recent months as additional observations become available. There may also be revisions as a result of changes in the original data, and as a result of the re-estimation of the seasonal factors. Details of other trend-cycle weighting patterns can be found in *A Guide to Smoothing Time Series - Estimates of 'Trend'* (1316.0).

Estimates at constant prices

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

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

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

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

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

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

Australian Standard Geographical Classification

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

Perth City Council Re-structure

31. From July 1994, Perth City Council has been split. Although there are still five SLA's, only two retain the same boundaries. The new Town of Shepperton comprises the whole of the SLA previously known as Perth(C) South. The City of Perth is now comprised of two SLAs: Perth(C) Inner and Perth(C) Remainder. Perth(C) Inner boundaries have not changed. Perth(C) Remainder comprises the majority of Perth(C) Outer. The new Town of Vincent comprises the major part of Perth(C) North and a small part of Perth(C) Outer. The new Town of Cambridge comprises the remainder of Perth(C) North as well as all of Perth(C) Wembley-Coastal. For maps showing the new SLA boundaries, please contact the relevant councils.

Unpublished data and related publications

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

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

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

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

Symbols and other usages

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

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

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

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