

CATALOGUE NO. 8731.5

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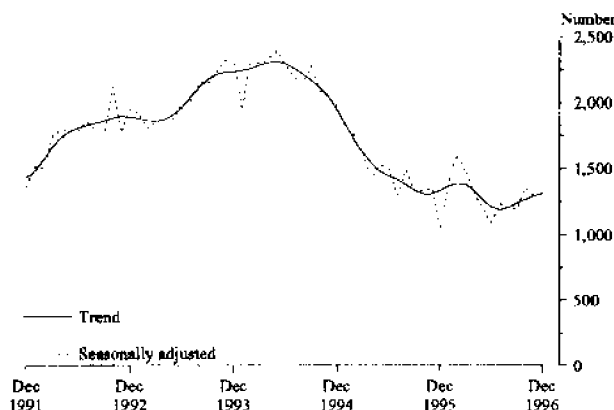
BUILDING APPROVALS, WESTERN AUSTRALIA, DECEMBER 1996

MAIN FEATURES

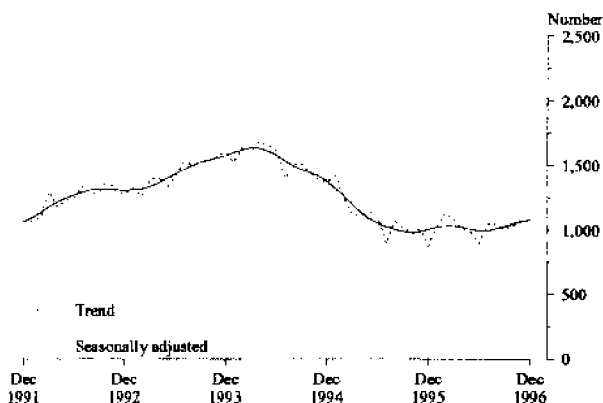
NUMBER OF DWELLING UNITS APPROVED

	December 1995	November 1996	December 1996	December 1995 to December 1996 change	November 1996 to December 1996 change
Original series	993	1,328	1,219	22.8%	-8.2%
Seasonally adjusted	1,062	1,302	1,284	20.9%	-1.4%
Trend estimate	1,340	1,296	1,316	-1.8%	1.5%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- The trend for the total number of dwelling units approved in December increased 1.5%. This is the fifth consecutive increase in the series.
- The trend for the number of private sector houses approvals continued to rise with an increase of 8.4% recorded over the last six months.
- The number of dwelling units approved in original terms was 1,219. Of the total, 1,001 were private sector houses.

- The value of new residential building approved was \$118.9 million in December and the value of alterations and additions to residential buildings was \$14.0 million.

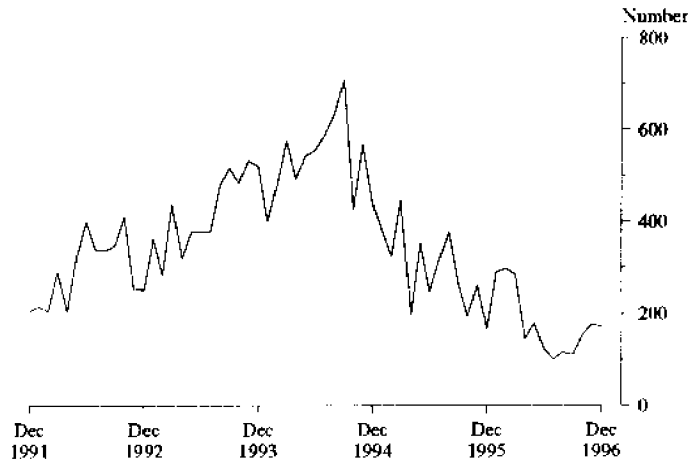
Non-residential building

- The value of non-residential projects approved in December was \$46.4 million, the lowest level since December 1995. Factories contributed \$9.3 million, followed by offices (\$8.8 million) and shops (\$7.3 million).

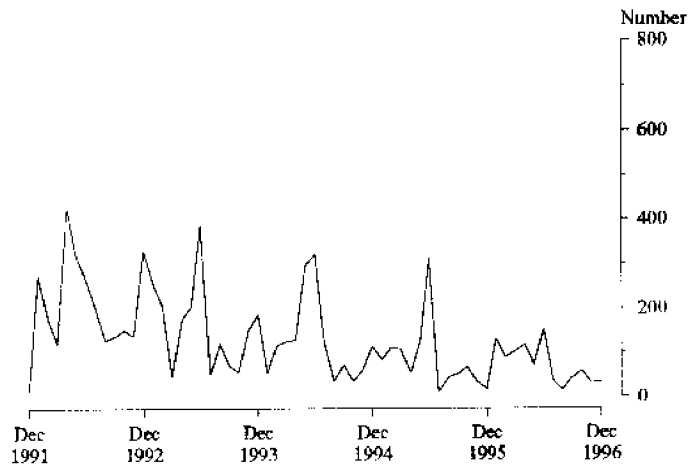
INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Jeff Bulger on Adelaide (08) 8237 7590 or any ABS State Office.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

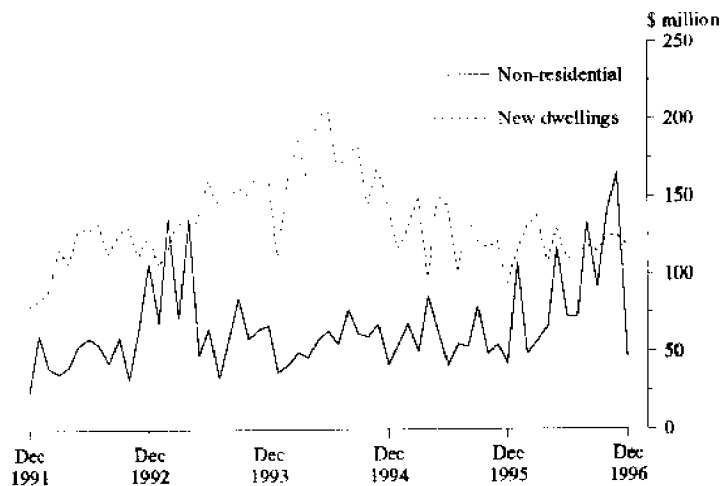


TABLE 1. NUMBER OF DWELLING UNITS APPROVED

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-December	4,079	60	4,139	1,282	105	1,387	31	5,392	165	5,557
1996-97										
July-December	4,597	41	4,638	698	56	754	35	5,330	97	5,427
1995—										
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
October	776	9	785	113	11	124	8	897	20	917
November	784	4	788	137	5	142	2	923	9	932
December	709	4	713	155	10	165	12	876	14	890
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-December	6,006	91	6,097	1,579	136	1,715	33	7,618	227	7,845
1996-97										
July-December	6,504	116	6,620	827	104	931	48	7,379	220	7,599
1995—										
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
October	1,117	18	1,135	153	41	194	9	1,279	59	1,338
November	1,117	24	1,141	175	8	183	4	1,296	32	1,328
December	1,001	16	1,017	172	17	189	13	1,186	33	1,219

(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-December	382.6	4.1	386.7	101.0	7.3	108.3	483.6	11.4	495.0	67.1	191.9	211.6	742.5	773.8
1996-97														
July-December	447.1	4.8	451.9	59.9	3.0	62.9	507.0	7.8	514.8	67.9	311.1	474.4	885.7	1,057.1
1995														
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
October	74.0	0.7	74.7	10.2	0.5	10.8	84.3	1.2	85.5	11.0	94.3	120.1	189.6	216.7
November	75.4	0.3	75.7	12.0	0.3	12.3	87.4	0.6	88.0	11.7	37.4	125.7	136.6	225.5
December	73.0	0.4	73.5	15.5	0.7	16.2	88.6	1.1	89.7	12.2	28.6	29.7	129.4	131.6
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-December	548.9	8.1	557.1	122.7	9.7	132.4	671.7	17.8	689.5	86.7	302.1	333.3	1,060.1	1,109.5
1996-97														
July-December	626.9	13.9	640.8	67.6	7.0	74.5	694.4	20.9	715.3	83.9	418.4	650.1	1,195.6	1,449.4
1995—														
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
October	107.4	1.9	109.3	12.1	3.4	15.5	119.5	5.2	124.8	14.1	114.6	141.0	248.2	279.9
November	107.6	2.8	110.4	14.5	0.6	15.0	122.1	3.4	125.4	14.2	54.9	165.0	191.1	304.6
December	99.3	1.9	101.2	16.7	1.0	17.7	116.0	2.9	118.9	14.0	39.0	46.4	169.1	179.3

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
<i>1995 r--</i>								
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>1996 r--</i>								
January	1,033	1,026	993	1,040	1,317	1,299	1,387	1,374
February	1,130	1,036	1,193	1,054	1,509	1,312	1,609	1,393
March	1,078	1,037	1,116	1,058	1,350	1,297	1,471	1,383
April	1,013	1,025	1,040	1,049	1,205	1,252	1,312	1,336
May	986	1,008	985	1,032	1,147	1,192	1,208	1,270
June	900	995	927	1,018	1,061	1,140	1,094	1,211
July	1,046	996	1,064	1,020	1,174	1,117	1,236	1,186
August	1,044	1,013	1,073	1,041	1,113	1,133	1,200	1,206
September	1,015	1,033	1,058	1,066	1,125	1,165	1,195	1,241
October	1,040	1,051	1,086	1,085	1,237	1,197	1,355	1,271
November	1,075	1,065	1,100	1,140	1,223	1,228	1,302	1,296
December	1,080	1,079	1,106	1,112	1,288	1,258	1,284	1,316

(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	259.1	1,414.7	163.9	653.7	758.4	2,158.4	2,337.0
<i>1995--</i>									
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	154.3	201.6	545.8	622.6
June qtr.	293.3	301.5	44.9	346.4	37.0	212.5	240.4	570.9	623.8
Sept. qtr.	314.8	322.3	24.8	347.0	41.9	196.3	278.6	573.4	667.5

(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-December		1996		
			1995-96	1996-97	October	November	December
PRIVATE SECTOR							
New houses	1,319.8	1,123.8	548.9	626.9	107.4	107.6	99.3
New other residential buildings	366.3	225.5	122.7	67.6	12.1	14.5	16.7
<i>Total new residential building</i>	<i>1,686.1</i>	<i>1,349.2</i>	<i>671.7</i>	<i>694.4</i>	<i>119.5</i>	<i>122.1</i>	<i>116.0</i>
Alterations and additions to residential buildings	155.9	162.4	86.3	82.8	14.1	14.1	14.0
Hotels, etc.	46.9	113.3	45.5	18.7	5.7	3.4	0.6
Shops	131.8	117.5	33.0	83.9	20.4	13.1	7.2
Factories	79.5	79.5	32.4	50.1	8.6	11.8	9.3
Offices	85.1	72.8	38.0	93.1	29.4	8.6	6.9
Other business premises	90.8	107.9	57.1	53.2	7.8	8.9	6.4
Educational	30.2	43.5	27.5	24.7	4.7	3.3	1.4
Religious	5.7	4.4	2.3	2.5	—	0.2	0.8
Health	32.2	31.6	10.5	47.7	31.9	5.0	3.0
Entertainment and recreational	28.3	34.1	14.4	22.1	1.1	0.5	1.9
Miscellaneous	50.2	87.3	41.5	22.4	5.2	0.3	1.4
<i>Total non-residential building</i>	<i>580.9</i>	<i>692.0</i>	<i>302.1</i>	<i>418.4</i>	<i>114.6</i>	<i>54.9</i>	<i>39.0</i>
Total	2,422.9	2,203.6	1,060.1	1,195.6	248.2	191.1	169.1
PUBLIC SECTOR							
New houses	34.5	24.6	8.1	13.9	1.9	2.8	1.9
New other residential buildings	54.0	46.9	9.7	7.0	3.4	0.6	1.0
<i>Total new residential building</i>	<i>88.5</i>	<i>71.4</i>	<i>17.8</i>	<i>20.9</i>	<i>5.2</i>	<i>3.4</i>	<i>2.9</i>
Alterations and additions to residential buildings	0.2	0.5	0.4	1.1	0.1	0.1	—
Hotels, etc.	1.6	—	—	—	—	—	—
Shops	4.4	1.5	0.5	0.3	—	0.1	0.1
Factories	0.7	0.9	—	1.2	—	—	—
Offices	30.9	33.6	4.1	18.4	8.7	0.6	1.9
Other business premises	6.8	4.1	3.2	39.2	1.4	19.2	0.8
Educational	52.1	37.0	10.7	87.7	15.2	61.6	4.4
Religious	—	—	—	—	—	—	—
Health	3.8	1.2	0.7	31.2	—	18.9	—
Entertainment and recreational	7.7	13.9	5.3	15.7	1.1	2.7	0.2
Miscellaneous	39.3	18.8	6.7	38.1	—	6.8	—
<i>Total non-residential building</i>	<i>147.3</i>	<i>111.1</i>	<i>31.2</i>	<i>231.8</i>	<i>26.4</i>	<i>110.0</i>	<i>7.3</i>
Total	236.1	183.1	49.4	253.8	31.7	113.4	10.2
TOTAL							
New houses	1,354.3	1,148.3	557.1	640.8	109.3	110.4	101.2
New other residential buildings	420.3	272.3	132.4	74.5	15.5	15.0	17.7
<i>Total new residential building</i>	<i>1,774.6</i>	<i>1,420.7</i>	<i>689.5</i>	<i>715.3</i>	<i>124.8</i>	<i>125.4</i>	<i>118.9</i>
Alterations and additions to residential buildings	156.2	162.9	86.7	83.9	14.1	14.2	14.0
Hotels, etc.	48.5	113.3	45.5	18.7	5.7	3.4	0.6
Shops	136.2	119.0	33.5	84.3	20.4	13.2	7.3
Factories	80.3	80.4	32.4	51.3	8.6	11.8	9.3
Offices	116.0	106.5	42.1	111.4	38.1	9.1	8.8
Other business premises	97.7	112.0	60.3	92.4	9.2	28.1	7.1
Educational	82.3	80.4	38.2	112.4	19.8	64.9	5.8
Religious	5.7	4.4	2.3	2.5	—	0.2	0.8
Health	36.0	32.8	11.2	78.9	31.9	23.9	3.0
Entertainment and recreational	36.0	48.0	19.6	37.8	2.2	3.3	2.1
Miscellaneous	89.5	106.2	48.3	60.5	5.2	7.1	1.4
<i>Total non-residential building</i>	<i>728.2</i>	<i>803.1</i>	<i>333.3</i>	<i>650.1</i>	<i>141.0</i>	<i>165.0</i>	<i>46.4</i>
Total	2,659.0	2,386.6	1,109.5	1,449.4	279.9	304.6	179.3

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.												
1996 October	2	0.3	—	—	1	0.9	3	4.5	—	—	6	5.7
November	2	0.2	1	0.5	2	1.5	1	1.2	—	—	6	3.4
December	—	—	—	—	1	0.6	—	—	—	—	1	0.6
SHOPS												
1996 October	24	2.5	17	5.0	5	3.4	6	9.6	—	—	52	20.4
November	14	1.0	8	2.5	5	3.1	—	—	1	6.5	28	13.2
December	15	1.2	9	2.7	3	2.2	1	1.2	—	—	28	7.3
FACTORIES												
1996 October	15	1.8	5	1.7	5	3.9	1	1.2	—	—	26	8.6
November	26	2.8	12	3.3	4	2.7	2	3.0	—	—	44	11.8
December	23	2.6	7	1.7	5	4.1	1	1.0	—	—	36	9.3
OFFICES												
1996 October	21	2.6	6	1.5	4	3.0	1	1.8	2	29.2	34	38.1
November	19	1.9	9	2.6	1	0.6	2	4.1	—	—	31	9.1
December	9	0.8	5	1.6	1	0.5	4	5.9	—	—	19	8.8
OTHER BUSINESS PREMISES												
1996 October	27	2.8	7	1.9	5	3.4	1	1.0	—	—	40	9.2
November	13	1.4	4	1.1	7	5.2	2	2.4	1	18.0	27	28.1
December	18	1.7	10	3.1	2	1.3	1	1.0	—	—	31	7.1
EDUCATIONAL												
1996 October	5	0.7	6	1.7	2	1.5	1	1.1	1	14.9	15	19.8
November	7	0.8	2	0.6	3	2.0	9	15.0	3	46.5	24	64.9
December	7	0.7	1	0.2	1	0.6	1	4.3	—	—	10	5.8
RELIGIOUS												
1996 October	—	—	—	—	—	—	—	—	—	—	—	—
November	2	0.2	—	—	—	—	—	—	—	—	2	0.2
December	—	—	1	0.2	1	0.6	—	—	—	—	2	0.8
HEALTH												
1996 October	—	—	2	0.6	2	1.3	—	—	1	30.0	5	31.9
November	1	0.1	3	0.9	1	0.5	4	12.4	1	10.0	10	23.9
December	3	0.3	1	0.5	—	—	1	2.3	—	—	5	3.0
ENTERTAINMENT AND RECREATIONAL												
1996 October	1	0.1	1	0.2	1	0.9	1	1.0	—	—	4	2.2
November	2	0.2	3	0.7	1	1.0	1	1.4	—	—	7	3.3
December	6	0.8	2	0.7	1	0.6	—	—	—	—	9	2.1
MISCELLANEOUS												
1996 October	2	0.3	—	—	—	—	3	4.9	—	—	5	5.2
November	7	0.6	1	0.2	—	—	2	6.3	—	—	10	7.1
December	5	0.5	1	0.2	1	0.7	—	—	—	—	7	1.4
TOTAL NON-RESIDENTIAL BUILDING												
1996 October	97	11.0	44	12.7	25	18.2	17	25.0	4	74.1	187	141.0
November	93	9.2	43	12.3	24	16.5	23	45.8	6	81.0	189	165.0
December	86	8.6	37	10.9	16	11.1	9	15.7	—	—	148	46.4

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

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)				
PERTH STATISTICAL DIVISION										
Cambridge (T)	19	—	2,665	—	—	—	896	366	366	3,927
Claremont (I)	3	—	480	—	—	—	148	230	230	858
Cottesloe (T)	2	—	391	—	—	—	155	—	—	546
Mosman Park (T)	4	—	757	—	—	—	317	—	—	1,074
Nedlands (C)	10	—	1,618	—	6	393	572	—	—	2,583
Peppermint Grove (S)	—	—	—	—	—	—	130	—	—	130
Perth (C) — Inner	—	—	—	—	—	—	—	1,723	1,823	1,823
Perth (C) — Remainder	—	—	—	13	—	5,000	—	932	932	5,932
Subiaco (C)	5	2	961	2	—	210	255	—	—	1,426
Vincent (T)	8	—	838	80	—	4,290	447	130	130	5,705
Central Metropolitan (SSD)	51	2	7,711	95	6	9,893	2,919	3,381	3,481	24,004
Bassendean (T)	4	—	405	—	—	—	76	80	80	561
Bayswater (C)	28	—	1,954	2	—	110	511	1,757	1,757	4,332
Kalamunda (S)	15	—	1,474	—	—	—	624	235	235	2,332
Mundaring (S)	32	—	4,546	—	—	—	339	206	206	5,091
Swan (S)	56	—	4,442	—	—	—	129	3,028	3,028	7,600
East Metropolitan (SSD)	135	—	12,822	2	—	110	1,679	5,306	5,306	19,916
Stirling (C) — Central	24	—	2,506	15	—	888	299	1,255	1,255	4,948
Stirling (C) — Coastal	13	—	1,694	7	—	520	140	1,070	1,070	3,424
Stirling (C) — South-Eastern	1	—	52	—	—	—	489	457	457	997
Wanneroo (C) — Central Coastal	52	—	5,903	4	—	300	118	210	210	6,531
Wanneroo (C) — North-East	25	—	2,200	—	—	—	333	—	—	2,533
Wanneroo (C) — North-West	43	—	3,390	2	—	55	84	—	—	3,528
Wanneroo (C) — South-East	23	—	1,723	—	—	—	53	600	600	2,377
Wanneroo (C) — South-West	39	—	5,151	4	—	273	498	1,560	1,560	7,482
North Metropolitan (SSD)	220	—	22,619	32	—	2,036	2,013	5,152	5,152	31,820
Cockburn (C)	40	—	3,537	—	—	—	454	3,122	3,122	7,113
East Fremantle (T)	5	—	505	—	—	—	64	—	80	649
Fremantle (C) — Inner	—	—	—	—	—	—	106	320	1,195	1,301
Fremantle (C) — Remainder	1	—	50	2	—	269	2,545	669	669	3,533
Kwinana (T)	4	—	321	—	—	—	12	2,977	2,977	3,310
Melville (C)	43	—	7,402	—	4	274	1,045	—	—	8,721
Rockingham (C)	61	—	4,870	2	—	276	132	1,382	1,382	6,660
South West Metropolitan (SSD)	154	—	16,685	4	4	819	4,358	8,470	9,425	31,287
Armadale (C)	10	—	1,106	—	—	—	103	224	224	1,432
Belmont (C)	27	—	2,393	—	—	—	33	279	279	2,704
Canning (C)	42	—	3,678	4	—	272	404	4,035	4,035	8,389
Gosnells (C)	47	—	3,722	—	—	—	117	438	438	4,277
Serpentine-Jarrahdale (S)	7	—	619	—	—	—	63	100	100	782
South Perth (C)	8	2	1,452	10	—	2,552	414	60	60	4,498
Victoria Park (T)	8	—	660	8	—	523	92	1,199	1,199	2,474
South East Metropolitan (SSD)	149	2	13,630	22	—	3,347	1,246	6,334	6,334	24,557
Total	709	4	73,468	155	10	16,205	12,214	28,643	29,698	131,585

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), DECEMBER 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)				
SOUTH WEST STATISTICAL DIVISION										
Boddington (S)	4	—	265	4	—	200	17	80	80	562
Mandurah (C)	36	—	3,479	—	7	316	73	1,230	1,230	5,098
Murray (S)	11	—	695	—	—	—	44	—	—	740
Waroona (S)	8	—	726	—	—	—	41	—	—	767
Dale (SSD)	59	—	5,165	4	7	516	175	1,310	1,310	7,166
Bunbury (C)	16	—	1,249	—	—	—	53	1,319	1,319	2,621
Capel (S)	2	—	205	—	—	—	18	—	—	224
Collie (S)	2	—	193	—	—	—	18	175	175	386
Dardanup (S)	8	—	571	—	—	—	70	60	60	701
Donnybrook-Balingup (S)	1	—	75	—	—	—	25	—	—	100
Harvey (S)	15	—	1,336	—	—	—	10	120	120	1,466
Preston (SSD)	44	—	3,630	—	—	—	194	1,674	1,674	5,497
Augusta-Margaret River (S)	1	—	45	—	—	—	51	—	—	96
Busselton (S)	32	—	2,934	2	—	300	158	3,175	3,175	6,567
Vasse (SSD)	33	—	2,979	2	—	300	209	3,175	3,175	6,663
Boyup Brook (S)	—	—	—	—	—	—	—	—	—	—
Bridgetown-Greenbushes (S)	3	—	261	—	—	—	—	—	—	261
Manjimup (S)	11	—	906	—	—	—	80	211	211	1,197
Nannup (S)	2	—	144	—	—	—	—	—	—	144
Blackwood (SSD)	16	—	1,310	—	—	—	80	211	211	1,602
Total	152	—	13,084	6	7	816	657	6,370	6,370	28,927
LOWER GREAT SOUTHERN STATISTICAL DIVISION										
Broomhill (S)	—	—	—	—	—	—	—	—	—	—
Gnowangerup (S)	2	—	189	—	—	—	42	—	—	231
Jerramungup (S)	1	—	84	—	—	—	—	—	—	84
Katanning (S)	—	—	—	—	—	—	19	—	—	19
Kent (S)	—	—	—	—	—	—	—	—	—	—
Kojonup (S)	—	—	—	—	—	—	—	—	—	—
Tambellup (S)	3	—	204	—	—	—	—	—	—	204
Woodanilling (S)	—	—	—	—	—	—	—	—	—	—
Pallinup (SSD)	6	—	477	—	—	—	61	—	—	538
Albany (T)	3	—	229	—	—	—	183	84	84	496
Albany (S)	11	—	1,210	—	—	—	143	—	—	1,353
Cranbrook (S)	—	—	—	—	—	—	13	—	—	13
Denmark (S)	4	—	570	—	—	—	45	150	150	765
Plantagenet (S)	2	—	150	—	—	—	—	158	158	309
King (SSD)	20	—	2,159	—	—	—	384	392	392	2,935
Total	26	—	2,636	—	—	—	445	392	392	3,473

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), DECEMBER 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)				
UPPER GREAT SOUTHERN STATISTICAL DIVISION										
Brookton (S)	—	—	—	—	—	—	—	—	—	—
Cuballing (S)	—	—	—	—	—	—	—	—	—	—
Dumbleyung (S)	—	—	—	—	—	—	—	—	—	—
Narrogin (T)	1	—	40	—	—	—	86	215	215	341
Narrogin (S)	—	—	—	—	—	—	30	—	—	30
Pingelly (S)	—	—	—	—	—	—	—	—	—	—
Wagin (S)	—	—	—	—	—	—	—	—	—	—
Wandering (S)	—	—	—	—	—	—	—	—	—	—
West Arthur (S)	—	—	—	—	—	—	—	—	—	—
Wickepin (S)	—	—	—	—	—	—	—	—	—	—
Williams (S)	—	—	—	—	—	—	—	—	—	—
Hotham (SSD)	1	—	40	—	—	—	116	215	215	371
Corrigin (S)	—	—	—	—	—	—	—	—	—	—
Kondinin (S)	—	—	—	—	—	—	—	—	—	—
Kulin (S)	1	—	45	—	—	—	—	—	—	45
Lake Grace (S)	—	—	—	—	—	—	—	—	—	—
Lakes (SSD)	1	—	45	—	—	—	—	—	—	45
Total	2	—	85	—	—	—	116	215	215	416
MIDLANDS STATISTICAL DIVISION										
Chittering (S)	2	—	142	—	—	—	—	—	—	142
Dandaragan (S)	3	—	167	—	—	—	—	—	—	167
Gingin (S)	9	—	651	—	—	—	27	—	—	678
Moora (S)	3	—	256	—	—	—	—	—	—	256
Victoria Plains (S)	—	—	—	—	—	—	—	—	—	—
Moore (SSD)	17	—	1,216	—	—	—	27	—	—	1,243
Beverley (S)	—	—	—	—	—	—	—	—	—	—
Cunderdin (S)	—	—	—	—	—	—	—	—	—	—
Dalwallinu (S)	—	—	—	—	—	—	28	—	151	179
Dowerin (S)	—	—	—	—	—	—	—	—	—	—
Goomalling (S)	2	—	307	—	—	—	—	190	190	497
Koorda (S)	—	—	—	—	—	—	—	—	—	—
Northam (T)	1	—	59	—	—	—	40	—	—	99
Northam (S)	7	—	371	—	—	—	—	—	—	371
Quairading (S)	—	—	—	—	—	—	—	—	—	—
Tammin (S)	—	—	—	—	—	—	—	—	—	—
Toodyay (S)	6	—	581	—	—	—	20	90	90	691
Wongan-Ballidu (S)	2	—	95	—	—	—	19	—	—	114
Wyalkatchem (S)	—	—	—	—	—	—	—	—	—	—
York (S)	2	—	183	—	—	—	62	—	1,300	1,545
Avon (SSD)	20	—	1,597	—	—	—	169	280	1,731	3,497
Bruce Rock (S)	—	—	—	—	—	—	—	—	—	—
Kellerberrin (S)	—	—	—	—	—	—	—	—	—	—
Merredin (S)	1	—	43	—	—	—	34	—	—	77
Mount Marshall (S)	—	—	—	—	—	—	—	—	—	—
Mukinbudin (S)	1	—	89	—	—	—	—	—	—	89
Narembeen (S)	—	—	—	—	—	—	—	—	—	—
Nungarin (S)	—	—	—	—	—	—	—	—	—	—
Trayning (S)	—	—	—	—	—	—	—	—	—	—
Westonia (S)	—	—	—	—	—	—	—	—	—	—
Yilgarn (S)	—	—	—	—	—	—	—	—	—	—
Campion (SSD)	2	—	131	—	—	—	34	—	—	165
Total	39	—	2,945	—	—	—	230	280	1,731	4,906

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), DECEMBER 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)				
SOUTH EASTERN STATISTICAL DIVISION										
Coolgardie (S)	—	—	—	—	—	—	—	—	—	—
Kalgoorlie/Boulder (C)	31	—	2,809	9	—	590	90	470	970	4,459
Laverton (S)	—	—	—	—	—	—	—	—	—	—
Leonora (S)	—	—	—	—	—	—	—	—	—	—
Menzies (S)	—	—	—	—	—	—	—	—	—	—
Ngaanyatjarraku (S)	9	—	900	—	—	—	—	—	—	900
Lefroy (SSD)	40	—	3,709	9	—	590	90	470	970	5,359
Dundas (S)	—	—	—	—	—	—	24	—	—	24
Esperance (S)	4	—	507	—	—	—	—	—	—	507
Ravensthorpe (S)	—	—	—	—	—	—	—	—	—	—
Johnston (SSD)	4	—	507	—	—	—	24	—	—	531
Total	44	—	4,216	9	—	590	114	470	970	5,890
CENTRAL STATISTICAL DIVISION										
Carnarvon (S)	1	—	98	—	—	—	10	—	—	108
Exmouth (S)	1	—	113	—	—	—	15	—	—	128
Shark Bay (S)	—	—	—	—	—	—	15	—	—	15
Upper Gascoyne (S)	—	—	—	—	—	—	—	—	—	—
Gascoyne (SSD)	2	—	211	—	—	—	40	—	—	251
Cue (S)	—	—	—	—	—	—	—	—	—	—
Meekatharra (S)	—	—	—	—	—	—	—	—	—	—
Mount Magnet (S)	—	—	—	—	—	—	—	—	—	—
Murchison (S)	—	—	—	—	—	—	—	—	—	—
Sandstone (S)	—	—	—	—	—	—	—	—	—	—
Wiluna (S)	—	—	—	—	—	—	—	—	—	—
Yalgoo (S)	—	—	—	—	—	—	—	—	—	—
Carnegie (SSD)	—	—	—	—	—	—	—	—	—	—
Carnamah (S)	1	—	120	—	—	—	40	—	—	160
Chapman Valley (S)	—	—	—	—	—	—	—	—	—	—
Coorow (S)	—	—	—	—	—	—	—	—	—	—
Geraldton (C)	2	—	535	2	—	110	30	1,494	1,494	2,169
Greenough (S)	8	1	906	—	—	—	26	—	—	932
Irwin (S)	1	—	74	—	—	—	—	—	—	74
Mingenew (S)	—	—	—	—	—	—	—	—	—	—
Morawa (S)	—	—	—	—	—	—	—	—	—	—
Mullewa (S)	—	—	—	—	—	—	—	—	—	—
Northampton (S)	—	—	—	—	—	—	—	—	—	—
Perenjori (S)	—	—	—	—	—	—	—	—	—	—
Three Springs (S)	—	—	—	—	—	—	13	—	—	13
Greenough River (SSD)	12	1	1,635	2	—	110	109	1,494	1,494	3,348
Total	14	1	1,846	2	—	110	149	1,494	1,494	3,599

For footnote, see end of table.

TABLE 7. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), DECEMBER 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)				
PILBARA STATISTICAL DIVISION										
East Pilbara (S)	—	—	—	—	—	—	—	—	—	—
Port Hedland (T)	4	—	390	—	—	—	26	920	5,231	5,647
De Grey (SSD)	4	—	390	—	—	—	26	920	5,231	5,647
Ashburton (S)	—	—	—	—	—	—	—	—	—	—
Rochourne (S)	3	1	428	—	—	—	34	—	—	462
Fortescue (SSD)	3	1	428	—	—	—	34	—	—	462
Total	7	1	818	—	—	—	60	920	5,231	6,109
KIMBERLEY STATISTICAL DIVISION										
Halls Creek (S)	—	—	—	—	—	—	—	85	85	85
Wyndham-East Kimberley (S)	—	—	—	—	—	—	—	126	126	126
Ord (SSD)	—	—	—	—	—	—	—	211	211	211
Broome (S)	8	10	2,086	—	—	—	—	—	—	2,086
Derby-West Kimberley (S)	—	—	—	—	—	—	—	55	55	55
Fitzroy (SSD)	8	10	2,086	—	—	—	—	55	55	2,141
Total	8	10	2,086	—	—	—	—	265	265	2,351
WESTERN AUSTRALIA										
Western Australia	1,001	16	101,182	172	17	17,721	13,985	39,050	46,368	179,256

(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 DECEMBER 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	692	1	2	4	14	713	158,945	234	445
South-West	97	6	4	4	41	152	31,166	209	411
Lower Great Southern	6	8	5	4	3	26	6,018	241	420
Upper Great Southern	—	—	1	—	1	2	296	148	287
Midlands	15	3	9	4	8	39	7,324	188	402
South-Eastern	4	26	4	1	9	44	6,078	179	527
Central	11	1	—	—	3	15	3,160	226	546
Pilbara	—	—	—	—	8	8	1,355	169	603
Kimberley	3	—	—	—	15	18	2,809	156	743
Western Australia	828	45	25	17	102	1,017	217,151	224	446

(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 DECEMBER 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	713	48	22	70	—	78	17	95	165	878
South West	152	13	—	13	—	—	—	—	13	165
Lower Great Southern	26	—	—	—	—	—	—	—	—	26
Upper Great Southern	2	—	—	—	—	—	—	—	—	2
Midlands	39	—	—	—	—	—	—	—	—	39
South Eastern	44	9	—	9	—	—	—	—	9	53
Central	15	2	—	2	—	—	—	—	2	17
Pilbara	8	—	—	—	—	—	—	—	—	8
Kimberley	18	—	—	—	—	—	—	—	—	18
Western Australia	1,017	72	22	94	—	78	17	95	189	1,206
VALUE (\$'000)										
Perth	73,468	3,089	1,945	5,035	—	4,170	7,000	11,170	16,205	89,672
South West	13,084	816	—	816	—	—	—	—	816	13,900
Lower Great Southern	2,636	—	—	—	—	—	—	—	—	2,636
Upper Great Southern	85	—	—	—	—	—	—	—	—	85
Midlands	2,945	—	—	—	—	—	—	—	—	2,945
South Eastern	4,216	590	—	590	—	—	—	—	590	4,806
Central	1,846	110	—	110	—	—	—	—	110	1,956
Pilbara	818	—	—	—	—	—	—	—	—	818
Kimberley	2,086	—	—	—	—	—	—	—	—	2,086
Western Australia	101,182	4,605	1,945	6,551	—	4,170	7,000	11,170	17,721	118,903

(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:

WESTERN AUSTRALIA	Catalogue No.
Building Activity (quarterly)	8752.5
Dwelling Unit Commencements (monthly)	8741.5
AUSTRALIA	
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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