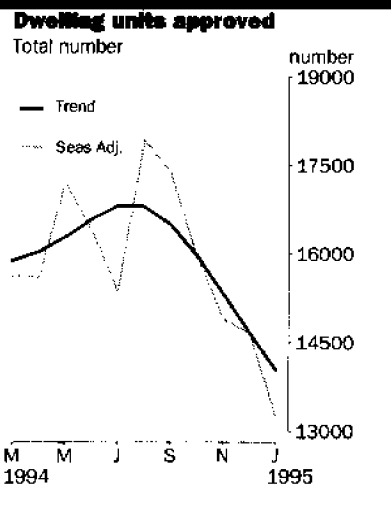




BUILDING APPROVALS AUSTRALIA

EMBARGOED UNTIL 11:30AM WED 1 MARCH 1995

JANUARY KEY FIGURES



TREND ESTIMATES

	Jan 95	% change Dec 94 to Jan 95	% change Jan 94 to Jan 95
Dwelling units approved			
Private sector houses	9 546	-3.0	-9.3
Total dwelling units	14 053	-4.2	-10.5

SEASONALLY ADJUSTED

	Jan 95	% change Dec 94 to Jan 95	% change Jan 94 to Jan 95
Dwelling units approved			
Private sector houses	9 337	-0.5	-12.6
Total dwelling units	13 233	-9.7	-17.8

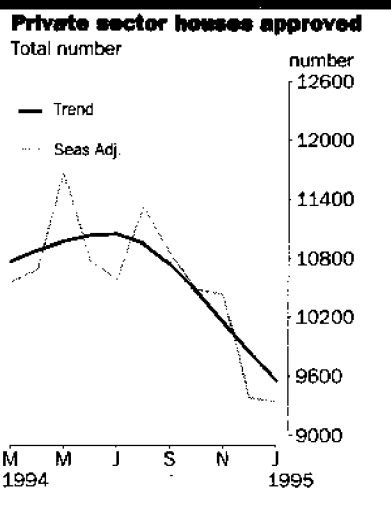
JANUARY KEY POINTS

TREND ESTIMATES

- The trend for total dwelling units approved continued to fall in January 1995 and is now more than 16% below the latest trend peak in July 1994.
- The trend for the total number of dwelling units approved fell 4.2% in January 1995 to 14,053, following decreases of 4.3% and 4.0% in the previous two months. It would require an increase of 37% in seasonally adjusted approvals (almost 10 times the historical average monthly movement) in February 1995 to halt this trend decline.
- The trend for the number of private sector houses fell 3.0% in January 1995 to 9,546, following similar decreases in November and December 1994. The trend is now almost 14% below the latest peak in July 1994.
- The trend for the number of other residential dwellings approved fell 6.8% in January 1995 to 4,334, following falls of 6.9% in December and 6.0% in November 1994.
- The trend for total dwelling units approved is declining in all States and Territories.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for the total number of dwelling units approved fell 9.7% in January 1995 to 13,233. This was the lowest monthly estimate since May 1992. This latest fall was primarily due to a sharp decrease in other residential building approvals.
- The number of private sector houses approved fell 0.5% in January 1995 to 9,337, following a 10.2% decrease in December 1994. This was the fifth consecutive monthly fall.
- The number of other residential dwelling units approved fell 24.7% in January 1995 to 3,744, following a rise of 14.3% in December and a fall of 20.2% in November 1994.



INQUIRIES

- For further information about these and related unpublished statistics, contact Information Services on 06 252 6067

BUILDING APPROVALS NOTES

FORTHCOMING ISSUES	ISSUE	RELEASE DATE
	February 1995	29 March 1995
	March 1995	04 May 1995
	April 1995	29 May 1995
	May 1995	30 June 1995
	June 1995	31 July 1995
	July 1995	29 August 1995

CHANGES IN THIS ISSUE There are no changes in this issue.

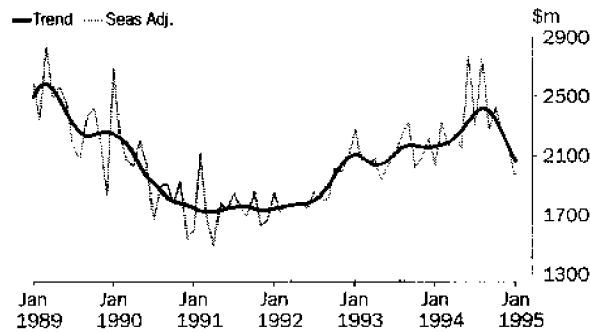
SIGNIFICANT REVISIONS THIS MONTH Constant price estimates for the value of building approved for the December quarter 1994 are included in this issue (see Table 7). Data for previous quarters have been revised in this issue as more up to date information on prices and commodity compositions has become available.

TIM SKINNER
ACTING AUSTRALIAN STATISTICIAN

VALUE OF BUILDING APPROVED

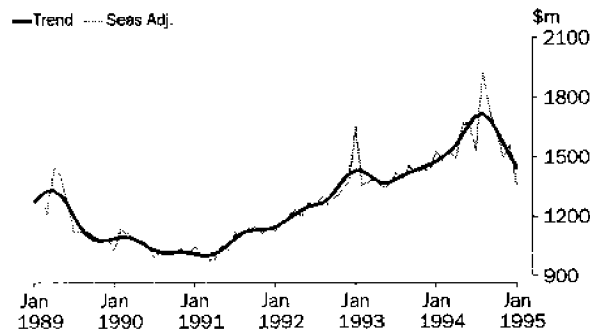
VALUE OF TOTAL BUILDING

The trend for the value of total building approved continued to fall in January 1995 from a turning point in August 1994. The trend fell 4.4% in January 1995, following falls of 4.3% and 3.8% in December and November 1994, respectively. The trend will continue to decline unless there is an increase of 38% in the seasonally adjusted series in February 1995 (nearly four times the historical average monthly movement).



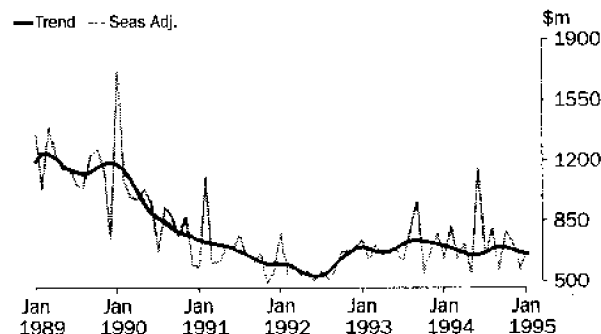
VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building approved fell 4.0% in January 1995, following falls of 4.2% and 3.9% in December and November, respectively. The trend will continue to fall unless there is an increase of 39% in the seasonally adjusted series in February 1995 (the historical average monthly movement is 5%).



VALUE OF NON-RESIDENTIAL BUILDING

The trend for the value of non-residential building approved fell 2.2% in January 1995, following falls of 2.3% in December and 1.6% in November 1994. There would need to be an increase of nearly 15% in the seasonally adjusted series in February 1995 to see the trend flatten (the historical average monthly movement is 19%).



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

Generally, the size of revisions to the trend estimates tends to be larger, the greater the volatility of the original series. Analysis of the building approval original series has shown that they can be volatile; therefore, initial estimates of a month's trend value can be revised substantially. As a result, some months can elapse before turning points in the trend series are reliably identified.

The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates:

1 The February seasonally adjusted estimate is higher than the January estimate by:

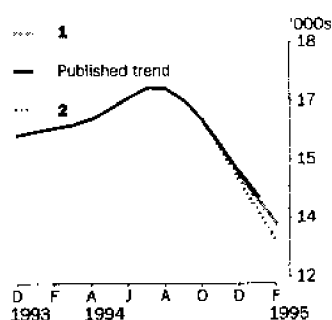
- +4.0% for total number of dwelling units approved
- +4.0% for number of private sector houses approved
- +5.0% for value of residential building approved
- +19.0% for value of non-residential building approved
- +9.0% for value of total building approved

2 The February seasonally adjusted estimate is lower than the January estimate by:

- -4.0% for total number of dwelling units approved
- -4.0% for number of private sector houses approved
- -5.0% for value of residential building approved
- -19.0% for value of non-residential building approved
- -9.0% for value of total building approved

These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

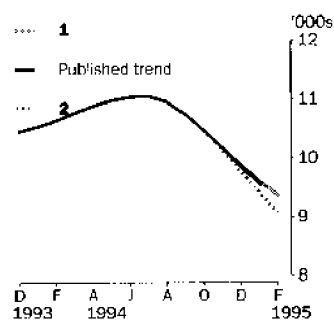
TOTAL NUMBER OF DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	number	% change	1 rises by 4% on Jan 1995 number	% change	2 falls by 4% on Jan 1995 number	% change
1994						
September	16 508	-1.8	16 543	-1.7	16 578	-1.6
October	15 982	-3.2	15 995	-3.3	16 013	-3.4
November	15 338	-4.0	15 320	-4.2	15 273	-4.6
December	14 673	-4.3	14 615	-4.6	14 461	-5.3
1995						
January	14 053	-4.2	13 986	-4.3	13 695	-5.3
February	—	—	13 359	-4.5	12 920	-5.7

WHAT IF...? (continued)

PRIVATE SECTOR HOUSES



1994

September

October

November

December

1995

January

February

TREND AS PUBLISHED

number % change

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1

rises by 4% on Jan 1995
number % change

2

falls by 4% on Jan 1995
number % change

10 744

-1.9

10 767

-1.8

10 462

-2.6

10 474

-2.7

10 162

-2.9

10 131

-3.3

9 862

-3.0

9 761

-3.7

9 546

-3.0

9 408

-3.6

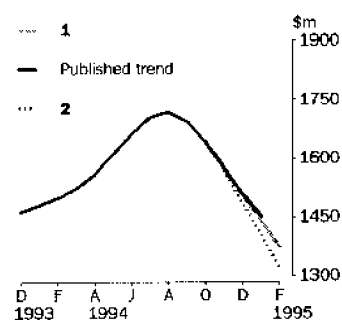
9 366

-2.4

9 077

-3.5

VALUE OF RESIDENTIAL BUILDING APPROVED



1994

September

October

November

December

1995

January

February

TREND AS PUBLISHED

\$m % change

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1

rises by 5% on Jan 1995
\$m % change

2

falls by 5% on Jan 1995
\$m % change

1 693.1

-1.4

1 641.1

-3.1

1 576.5

-3.9

1 510.3

-4.2

1 450.0

-4.0

—

—

1 697.8

-1.3

1 643.0

-3.2

1 573.5

-4.2

1 503.0

-4.5

1 441.0

-4.1

1 374.9

-4.6

1 701.9

-1.2

1 645.1

-3.3

1 568.0

-4.7

1 484.9

-5.3

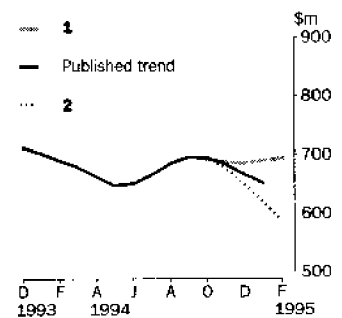
1 407.0

-5.2

1 323.6

-5.9

VALUE OF NON-RESIDENTIAL BUILDING APPROVED



1994

September

October

November

December

1995

January

February

TREND AS PUBLISHED

\$m % change

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1

rises by 19% on Jan 1995
\$m % change

2

falls by 19% on Jan 1995
\$m % change

696.1

1.6

694.1

-0.3

682.7

-1.6

666.9

-2.3

652.2

-2.2

—

—

692.5

1.5

692.2

0.0

687.1

-0.7

685.6

-0.2

689.9

0.6

693.9

0.6

701.1

2.0

696.5

-0.7

675.7

-3.0

648.1

-4.1

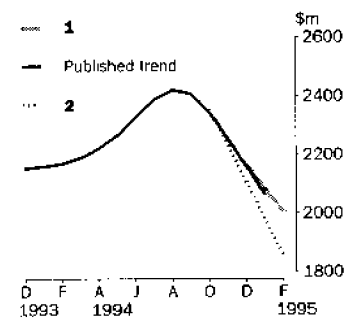
619.2

-4.5

587.3

-5.2

VALUE OF TOTAL BUILDING APPROVED



1994

September

October

November

December

1995

January

February

TREND AS PUBLISHED

\$m % change

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1

rises by 9% on Jan 1995
\$m % change

2

falls by 9% on Jan 1995
\$m % change

2 408.4

-0.6

2 346.4

-2.6

2 257.7

-3.8

2 161.1

-4.3

2 067.0

-4.4

—

—

2 412.2

-0.5

2 347.8

-2.7

2 255.4

-3.9

2 162.8

-4.1

2 082.8

-3.7

2 005.3

-3.7

2 424.2

-0.3

2 353.8

-2.9

2 239.5

-4.9

2 110.2

-5.8

1 983.7

-6.0

1 855.8

-6.5

VALUE OF BUILDINGS APPROVED: Average 1989-90 prices

DECEMBER QUARTER 1994

Changes in the value of building approvals in the December quarter 1994 at average 1989-90 prices, seasonally adjusted are summarised below. Comparisons are given against the September quarter 1994 and December quarter 1993 figures.

	SEASONALLY ADJUSTED	
	Sep qtr 94 to Dec qtr 94	Dec qtr 93 to Dec qtr 94
	% change	% change
New residential building	-11.8	6.7
Alterations and additions to residential buildings	-5.2	8.5
Non-residential building	5.9	4.5
Total building	-5.6	6.7

SUMMARY COMMENT

VALUE OF TOTAL BUILDING APPROVED

- In seasonally adjusted terms, at average 1989-90 prices, the value of total building approved in the December quarter decreased 5.6% from the September quarter 1994, but was 6.7% above the December quarter 1993 estimate.

VALUE OF NEW RESIDENTIAL BUILDING

- The value of total new residential building approved in the December quarter 1994 fell 11.8% over the September quarter.
- The value of new houses approved decreased 6.8%.
- The value of new other residential building approved fell 21.4%.

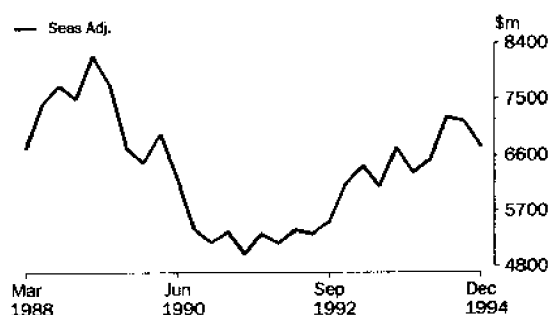
VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDINGS

- The value of approved alterations and additions to residential buildings decreased 5.2% from the September quarter 1994 but was 8.5% above the December quarter 1993.

VALUE OF NON-RESIDENTIAL BUILDING

- The value of non-residential building approved rose 5.9% in the December quarter 1994 and was 4.5% above the December quarter 1993.

QUARTERLY VALUE OF BUILDING APPROVED— (at average 1989-90 prices)





DWELLING UNITS APPROVED: Seasonally Adjusted & Trend

Month	HOUSES.....		OTHER RESIDENTIAL.....		DWELLING UNITS.....		
	Private sector	Total	Private sector	Total	Private sector	Public sector	Total
	Number	Number	Number	Number	Number	Number	Number

SEASONALLY ADJUSTED

1994							
January	10 689	10 889	4 725	5 207	15 414	565	16 096
February	10 574	10 739	4 216	4 794	14 790	667	15 533
March	10 555	10 867	4 230	4 769	14 785	687	15 636
April	10 677	10 949	4 314	4 671	14 991	685	15 620
May	11 670	11 763	4 843	5 446	16 513	883	17 209
June	10 784	11 070	5 062	5 362	15 845	829	16 432
July	10 586	10 927	4 080	4 436	14 666	660	15 363
August	11 330	11 470	6 056	6 479	17 386	600	17 949
September	10 862	11 294	5 715	6 088	16 576	684	17 381
October	10 483	10 521	4 939	5 449	15 422	525	15 970
November	10 440	10 562	3 921	4 348	14 361	517	14 910
December	9 380	9 687	4 666	4 970	14 046	517	14 657
1995							
January	9 337	9 489	3 265	3 744	12 602	566	13 233

TREND ESTIMATES

1994							
January	10 524	10 787	4 476	4 917	15 000	608	15 704
February	10 639	10 882	4 430	4 912	15 069	658	15 794
March	10 761	10 986	4 399	4 894	15 160	705	15 880
April	10 876	11 102	4 458	4 935	15 333	744	16 037
May	10 966	11 205	4 640	5 086	15 606	765	16 292
June	11 032	11 281	4 887	5 304	15 919	757	16 585
July	11 044	11 294	5 122	5 520	16 165	720	16 814
August	10 948	11 190	5 223	5 621	16 171	665	16 811
September	10 740	10 967	5 135	5 541	15 876	611	16 508
October	10 463	10 673	4 897	5 310	15 360	570	15 982
November	10 153	10 346	4 574	4 992	14 727	543	15 338
December	9 845	10 024	4 225	4 649	14 070	527	14 673
1995							
January	9 546	9 719	3 913	4 334	13 459	523	14 053

TREND ESTIMATES (% change from preceding month)

1994							
January	0.8	0.6	-0.5	0.6	0.4	6.2	0.6
February	1.1	0.9	-1.0	-0.1	0.5	8.1	0.6
March	1.1	1.0	-0.7	-0.4	0.6	7.2	0.5
April	1.1	1.1	1.3	0.8	1.1	5.6	1.0
May	0.8	0.9	4.1	3.1	1.8	2.8	1.6
June	0.6	0.7	5.3	4.3	2.0	-1.0	1.8
July	0.1	0.1	4.8	4.1	1.5	-5.0	1.4
August	-0.9	-0.9	2.0	1.8	0.0	-7.6	0.0
September	-1.9	-2.0	-1.7	-1.4	-1.8	-8.1	-1.8
October	-2.6	-2.7	-4.6	-4.2	-3.2	-6.8	-3.2
November	-3.0	-3.1	-6.6	-6.0	-4.1	-4.6	-4.0
December	-3.0	-3.1	-7.6	-6.9	-4.5	-3.1	-4.3
1995							
January	-3.0	-3.0	-7.4	-6.8	-4.3	-0.8	-4.2



VALUE OF BUILDING APPROVED: Seasonally Adjusted & Trend

Month	New residential building \$m	Alterations and additions to residential buildings \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
SEASONALLY ADJUSTED					
1994					
January	1 321.1	184.9	1 533.7	630.2	2 036.0
February	1 288.7	194.4	1 486.2	815.3	2 327.9
March	1 322.0	188.0	1 522.7	628.7	2 163.7
April	1 305.5	197.9	1 491.5	717.9	2 246.4
May	1 424.4	229.8	1 665.4	536.1	2 149.5
June	1 471.7	195.8	1 669.4	1 160.9	2 777.3
July	1 350.8	189.0	1 533.5	646.9	2 298.7
August	1 692.9	229.8	1 928.9	804.0	2 751.6
September	1 551.0	221.2	1 730.7	566.0	2 268.6
October	1 370.8	238.8	1 633.3	789.0	2 429.0
November	1 296.7	200.6	1 496.4	729.0	2 258.5
December	1 390.6	169.2	1 563.6	568.5	2 144.6
1995					
January	1 175.3	176.9	1 351.9	661.1	1 927.4
TREND ESTIMATES					
1994					
January	1 286.0	187.7	1 478.1	701.4	2 159.3
February	1 300.6	191.3	1 498.2	688.8	2 169.2
March	1 320.7	195.6	1 523.2	678.1	2 189.8
April	1 355.0	199.6	1 559.8	662.6	2 221.0
May	1 403.5	203.7	1 609.1	647.3	2 265.9
June	1 453.8	209.0	1 661.1	650.6	2 327.2
July	1 493.3	214.5	1 703.6	666.5	2 389.5
August	1 504.2	217.5	1 717.1	684.9	2 422.5
September	1 480.7	216.4	1 693.1	696.1	2 408.4
October	1 432.2	211.4	1 641.1	694.1	2 346.4
November	1 373.6	203.3	1 576.5	682.7	2 257.7
December	1 314.6	193.8	1 510.3	666.9	2 161.1
1995					
January	1 262.7	183.7	1 450.0	652.2	2 087.0
TREND ESTIMATES (% change from preceding month)					
1994					
January	1.0	1.4	1.3	-1.4	0.3
February	1.1	1.9	1.4	-1.8	0.5
March	1.5	2.2	1.7	-1.6	1.0
April	2.6	2.0	2.4	-2.3	1.4
May	3.6	2.1	3.2	-2.3	2.0
June	3.6	2.6	3.2	0.5	2.7
July	2.7	2.6	2.6	2.5	2.7
August	0.7	1.4	0.8	2.8	1.4
September	-1.6	-0.5	-1.4	1.6	-0.6
October	-3.3	-2.3	-3.1	-0.3	-2.6
November	-4.1	-3.8	-3.9	-1.6	-3.8
December	-4.3	-4.6	-4.2	-2.3	-4.3
1995					
January	-4.0	-5.2	-4.0	-2.2	-4.4

DWELLING UNITS APPROVED, By State: Seasonally Adjusted & Trend

Period	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
Number	Number	Number	Number	Number	Number	Number	Number	Number
SEASONALLY ADJUSTED								
1994								
January	4 600	2 743	4 564	940	1 963	377	n.a.	n.a.
February	4 178	2 957	4 228	929	2 335	361	n.a.	n.a.
March	4 210	2 652	4 699	934	2 319	313	n.a.	n.a.
April	4 698	2 707	4 525	959	2 248	306	n.a.	n.a.
May	4 982	3 136	5 042	1 040	2 374	355	n.a.	n.a.
June	5 051	2 689	4 921	967	2 348	295	n.a.	n.a.
July	4 477	2 756	4 550	964	2 048	355	n.a.	n.a.
August	6 195	3 069	4 777	956	2 152	272	n.a.	n.a.
September	5 588	2 648	4 762	1 163	2 284	311	n.a.	n.a.
October	4 841	3 139	4 037	828	2 071	325	n.a.	n.a.
November	3 968	2 901	4 197	999	2 074	252	n.a.	n.a.
December	4 844	2 830	3 726	765	2 041	230	n.a.	n.a.
1995								
January	4 338	2 094	3 438	988	1 824	234	n.a.	n.a.
TREND ESTIMATES								
1994								
January	4 217	2 803	4 499	934	2 263	354	120	444
February	4 318	2 810	4 541	944	2 271	347	129	427
March	4 435	2 815	4 608	953	2 281	339	132	379
April	4 609	2 819	4 699	963	2 286	330	132	314
May	4 845	2 825	4 777	978	2 282	323	131	263
June	5 079	2 840	4 821	994	2 263	320	136	249
July	5 243	2 876	4 800	1 001	2 230	318	147	263
August	5 275	2 908	4 684	994	2 189	312	159	285
September	5 162	2 909	4 496	976	2 150	300	163	290
October	4 970	2 868	4 273	954	2 105	285	158	287
November	4 752	2 792	4 042	932	2 054	268	146	279
December	4 547	2 691	3 821	913	2 000	252	132	269
1995								
January	4 381	2 565	3 633	899	1 957	236	117	258
TREND ESTIMATES (% change from preceding month)								
1994								
January	1.9	0.7	0.2	0.0	0.2	-1.2	7.8	3.4
February	2.4	0.2	0.9	1.1	0.4	-1.8	7.2	-3.9
March	2.7	0.2	1.5	0.9	0.4	-2.4	2.7	-11.2
April	3.9	0.2	2.0	1.1	0.2	-2.8	-0.1	-17.2
May	5.1	0.2	1.7	1.5	-0.2	-2.0	-0.4	-16.1
June	4.8	0.5	0.9	1.7	-0.9	-0.9	3.6	-5.5
July	3.2	1.3	-0.4	0.7	-1.4	-0.7	8.1	5.9
August	0.6	1.1	-2.4	-0.7	-1.8	-1.8	8.0	8.0
September	-2.1	0.0	-4.0	-1.8	-1.8	-3.8	2.9	1.9
October	-3.7	-1.4	-5.0	-2.3	-2.1	-5.2	-3.1	-0.8
November	-4.4	-2.6	-5.4	-2.3	-2.4	-5.8	-7.7	-2.9
December	-4.3	-3.6	-5.5	-2.0	-2.6	-5.9	-9.9	-3.8
1995								
January	-3.7	-4.7	-4.9	-1.6	-2.2	-6.6	-11.4	-3.8



DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Conversions, etc.	Total dwelling units
	Number	Number	Number	Number
PRIVATE SECTOR				
1991-92	107 171	31 038	1 337	139 546
1992-93	119 846	40 319	1 705	161 870
1993-94	127 299	49 281	3 992	180 572
1994				
January	8 325	3 955	316	12 596
February	9 718	3 588	322	13 628
March	11 734	4 061	489	16 284
April	9 586	3 644	321	13 551
May	12 576	5 006	595	18 177
June	11 429	4 660	144	16 233
July	10 751	4 058	114	14 923
August	12 119	6 188	373	18 680
September	11 547	5 280	828	17 655
October	10 665	3 978	556	15 199
November	11 114	4 031	228	15 373
December	8 393	3 945	155	12 493
1995				
January	7 566	3 076	143	10 785
PUBLIC SECTOR				
1991-92	3 693	8 299	6	11 998
1992-93	3 741	6 651	9	10 401
1993-94	3 184	4 941	147	8 272
1994				
January	220	274	2	496
February	130	448	2	580
March	249	468	2	719
April	339	287	7	633
May	301	758	110	1 169
June	429	960	6	1 395
July	185	318	16	519
August	205	325	1	531
September	180	421	0	601
October	126	272	0	398
November	193	343	0	536
December	157	313	0	470
1995				
January	158	387	8	553
TOTAL				
1991-92	110 864	39 337	1 343	151 544
1992-93	123 587	46 970	1 714	172 271
1993-94	130 483	54 222	4 139	188 844
1994				
January	8 545	4 229	318	13 092
February	9 848	4 036	324	14 208
March	11 983	4 529	491	17 003
April	9 925	3 931	328	14 184
May	12 877	5 764	705	19 346
June	11 858	5 620	150	17 628
July	10 936	4 376	130	15 442
August	12 324	6 513	374	19 211
September	11 727	5 701	828	18 256
October	10 791	4 250	556	15 597
November	11 307	4 374	228	15 909
December	8 550	4 258	155	12 963
1995				
January	7 724	3 463	151	11 338

NEW DWELLING UNITS APPROVED¹, By Type of Dwelling: Original

NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....			Flats, units or apartments in a building of.....				Total	Total New Residential Building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
		NUMBER OF DWELLING UNITS								
1991-92	110 864	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	39 337	150 201
1992-93	123 587	20 574	6 962	27 536	11 478	4 169	3 787	19 434	46 970	170 557
1993-94	130 483	21 981	10 905	32 886	10 037	5 244	6 073	21 354	54 222	184 705
1994										
January	8 545	1 735	746	2 481	650	363	735	1 748	4 229	12 774
February	9 848	1 801	931	2 732	634	368	302	1 304	4 036	13 884
March	11 983	1 712	743	2 455	847	552	675	2 074	4 529	16 512
April	9 925	1 563	940	2 503	619	379	430	1 428	3 931	13 856
May	12 877	2 304	1 210	3 514	1 007	524	718	2 249	5 764	18 641
June	11 858	2 117	1 233	3 350	1 049	528	693	2 270	5 620	17 478
July	10 936	1 870	694	2 564	829	396	587	1 812	4 376	15 312
August	12 324	2 159	1 001	3 160	852	675	1 826	3 353	6 513	18 837
September	11 727	1 971	1 049	3 020	874	395	1 412	2 681	5 701	17 428
October	10 791	1 539	837	2 376	675	388	811	1 874	4 250	15 041
November	11 307	1 955	1 126	3 081	436	441	416	1 293	4 374	15 681
December	8 550	1 637	621	2 258	408	416	1 176	2 000	4 258	12 808
1995										
January	7 724	1 445	538	1 983	467	284	729	1 480	3 463	11 187

VALUE (\$ million)

1991-92	9 388.5	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	2 617.4	12 005.9
1992-93	10 605.7	1 273.2	499.1	1 772.5	748.9	330.1	664.1	1 743.0	3 515.6	14 121.4
1993-94	11 669.2	1 403.2	824.3	2 225.7	665.7	424.1	721.6	1 821.2	4 016.1	15 685.3
1994										
January	776.0	114.0	58.9	172.9	40.1	33.3	71.0	144.3	317.2	1 093.3
February	878.3	119.9	68.3	188.2	46.3	30.1	38.4	144.4	303.1	1 181.3
March	1 081.6	105.0	59.8	164.9	56.4	40.4	119.8	216.7	381.6	1 463.1
April	911.4	101.3	71.3	172.6	36.4	26.8	45.4	108.7	281.3	1 192.7
May	1 166.8	148.9	89.3	238.2	67.6	48.0	64.3	179.9	418.2	1 585.0
June	1 102.7	146.3	102.9	249.2	70.0	41.3	90.5	201.8	451.0	1 553.7
July	1 020.6	123.4	53.5	176.8	59.8	47.1	67.7	174.7	351.5	1 372.1
August	1 158.2	141.6	84.2	225.8	60.2	47.6	310.7	418.5	644.3	1 802.5
September	1 088.3	127.7	82.5	210.2	58.7	29.4	205.0	293.1	503.2	1 591.5
October	1 008.1	106.7	75.4	182.1	43.2	28.4	85.8	157.4	339.5	1 347.6
November	1 057.9	128.7	92.3	221.1	28.5	32.7	57.7	119.0	340.0	1 397.9
December	814.8	108.7	57.4	166.1	29.2	30.4	193.5	253.1	419.2	1 234.0
1995										
January	735.2	96.8	52.6	149.4	29.6	22.3	81.9	133.8	283.3	1 018.5

¹ Excludes Conversions, etc

VALUE OF BUILDING APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)							
1991-92	9 113.0	2 060.3	11 173.3	1 954.8	13 128.1	4 745.4	17 873.5
1992-93	10 319.3	3 091.4	13 410.7	2 071.4	15 482.1	5 067.7	20 549.8
1993-94	11 403.8	3 693.6	15 097.4	2 267.1	17 364.5	6 057.0	23 421.5
1994							
January	750.2	296.8	1 047.1	144.8	1 191.8	302.7	1 494.5
February	867.0	274.4	1 141.4	172.7	1 314.1	492.5	1 806.6
March	1 061.9	350.7	1 412.6	202.8	1 615.4	436.0	2 051.4
April	878.1	263.5	1 141.5	177.3	1 318.9	448.3	1 767.2
May	1 144.9	369.1	1 514.0	239.2	1 753.2	446.2	2 199.4
June	1 068.2	386.2	1 454.4	191.7	1 646.1	1 006.0	2 652.1
July	1 003.8	331.9	1 335.7	184.0	1 519.6	399.3	1 918.9
August	1 136.6	600.2	1 736.8	239.9	1 976.7	608.7	2 585.4
September	1 073.7	475.8	1 549.5	253.7	1 803.2	414.2	2 217.4
October	999.4	322.2	1 321.6	247.5	1 569.2	524.4	2 093.6
November	1 044.1	312.0	1 356.0	220.9	1 577.0	489.1	2 066.1
December	802.7	395.9	1 198.6	151.2	1 349.8	440.0	1 789.9
1995							
January	722.5	257.9	980.4	143.6	1 124.0	420.6	1 544.5
PUBLIC SECTOR (\$ million)							
1991-92	275.6	557.1	832.7	19.1	851.8	2 463.3	3 315.1
1992-93	286.5	424.2	710.7	17.1	727.8	2 608.8	3 336.6
1993-94	265.4	322.5	587.9	22.0	609.8	2 728.5	3 338.4
1994							
January	25.8	20.4	46.2	0.5	46.7	263.3	309.9
February	11.2	28.7	39.9	1.0	40.9	288.5	329.4
March	19.7	30.8	50.6	0.5	51.1	160.7	211.7
April	33.3	17.8	51.1	1.4	52.6	193.6	246.2
May	21.9	49.1	71.0	11.1	82.1	166.0	248.1
June	34.5	64.8	99.3	2.7	101.9	158.5	260.4
July	16.8	19.6	36.4	2.1	38.5	194.3	232.9
August	21.6	44.0	65.6	1.0	66.6	261.0	327.6
September	14.6	27.4	42.0	4.1	46.2	149.4	195.6
October	8.7	17.3	26.0	0.4	26.4	361.4	387.8
November	13.8	28.1	41.9	1.4	43.2	241.4	284.7
December	12.1	23.3	35.4	0.6	36.0	119.8	155.9
1995							
January	12.7	25.4	38.1	2.3	40.4	211.0	251.4
TOTAL (\$ million)							
1991-92	9 388.5	2 617.4	12 005.9	1 973.9	13 979.9	7 208.7	21 188.5
1992-93	10 605.7	3 515.6	14 121.4	2 088.6	16 209.9	7 676.5	23 886.4
1993-94	11 669.2	4 016.1	15 685.3	2 289.0	17 974.3	8 785.6	26 759.9
1994							
January	776.0	317.2	1 093.3	145.2	1 238.5	566.0	1 804.5
February	878.3	303.1	1 181.3	173.7	1 355.0	781.0	2 136.0
March	1 081.6	381.6	1 463.1	203.3	1 666.4	596.7	2 263.1
April	911.4	281.3	1 192.7	178.8	1 371.4	642.0	2 013.4
May	1 166.8	418.2	1 585.0	250.3	1 835.3	612.2	2 447.5
June	1 102.7	451.0	1 553.7	194.4	1 748.1	1 164.4	2 912.5
July	1 020.6	351.5	1 372.1	186.1	1 558.2	593.6	2 151.8
August	1 158.2	644.3	1 802.5	240.9	2 043.4	869.6	2 913.0
September	1 088.3	503.2	1 591.5	257.8	1 849.4	563.6	2 413.0
October	1 008.1	339.5	1 347.6	248.0	1 595.6	885.8	2 481.3
November	1 057.9	340.0	1 397.9	222.3	1 620.2	730.6	2 350.8
December	814.8	419.2	1 234.0	151.8	1 385.8	559.9	1 945.7
1995							
January	735.2	283.3	1 018.5	145.9	1 164.4	631.5	1 795.9

VALUE OF BUILDING APPROVED, Average 1989-90 Prices: Original & Seasonally Adjusted

Period	New houses \$m	New other residential building \$m	New residential building \$m	Alterations and additions to residential buildings \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL							
1991-92	9 045.8	2 745.8	11 791.5	1 894.2	13 685.3	7 629.9	21 315.5
1992-93	10 150.6	3 720.3	13 870.9	2 000.2	15 871.5	8 206.9	24 078.0
1993-94	10 958.7	4 215.2	15 173.9	2 144.8	17 319.6	9 518.5	26 837.3
<i>Quarter</i>							
1993							
September	2 798.9	1 026.2	3 825.1	551.9	4 376.9	2 512.4	6 889.4
December	2 626.2	941.3	3 567.5	524.3	4 092.4	2 235.7	6 327.5
1994							
March	2 561.5	1 050.1	3 611.6	487.8	4 099.8	2 107.4	6 206.7
June	2 972.1	1 197.6	4 169.7	580.9	4 750.6	2 663.1	7 413.7
September	3 009.8	1 549.2	4 559.0	630.4	5 189.8	2 112.2	7 301.5
December	2 645.8	1 155.3	3 801.0	571.0	4 370.8	2 321.6	6 693.6
SEASONALLY ADJUSTED							
<i>Quarter</i>							
1993							
September	2 655.5	1 012.8	3 653.1	512.3	4 152.8	2 537.0	6 724.4
December	2 634.3	994.4	3 634.4	515.0	4 123.4	2 130.3	6 322.9
1994							
March	2 747.5	1 059.3	3 799.1	530.0	4 371.7	2 248.9	6 530.8
June	2 907.4	1 113.5	4 044.9	580.9	4 627.4	2 658.9	7 212.4
September	2 864.7	1 566.8	4 395.0	589.1	4 944.3	2 101.7	7 146.4
December	2 668.5	1 232.0	3 876.1	558.6	4 458.0	2 225.9	6 747.1
SEASONALLY ADJUSTED (% change from preceding quarter)							
<i>Quarter</i>							
1993							
September	4.4	10.3	5.0	0.2	4.1	19.3	10.6
December	-0.8	-1.8	-0.5	0.5	-0.7	-16.0	-6.0
1994							
March	4.3	6.5	4.5	2.9	6.0	5.6	3.3
June	5.8	5.1	6.5	9.6	5.8	18.2	10.4
September	-1.5	40.7	8.7	1.4	6.8	-21.0	-0.9
December	-6.8	-21.4	-11.8	-5.2	-9.8	5.9	-5.6

NON-RESIDENTIAL BUILDING APPROVED, Number of Jobs by Value Range: Original

Month	Hotels, motels and other short term accom- modation	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Entertain- ment and recreational	Misc- ellaneous	Total non-resi- dential building
	Number	Number	Number	Number	Number	Number	Number	Number	Number	Number	Number
Value—\$50,000-\$199,999											
1994											
November	18	230	125	184	143	76	11	19	58	54	918
December	22	161	122	147	124	62	9	23	31	41	742
1995											
January	30	148	79	125	108	68	7	23	43	47	678
Value—\$200,000-\$499,999											
1994											
November	18	66	50	65	51	38	5	10	26	31	360
December	10	35	49	41	51	31	4	8	17	17	263
1995											
January	10	43	36	57	43	32	6	4	16	11	258
Value—\$500,000-\$999,999											
1994											
November	5	21	22	18	20	15	3	4	9	6	123
December	1	17	14	23	15	23	3	5	8	1	110
1995											
January	3	20	17	20	14	9	0	7	11	4	105
Value—\$1,000,000-\$4,999,999											
1994											
November	4	14	12	17	16	19	2	17	15	11	127
December	3	9	4	15	8	15	0	5	9	5	73
1995											
January	4	13	17	18	15	13	2	10	8	5	105
Value—\$5,000,000 and over											
1994											
November	2	0	3	3	2	7	0	2	2	2	23
December	3	3	0	2	3	8	0	0	1	1	21
1995											
January	2	7	0	4	1	4	0	1	2	3	24
Value—Total											
1991-92	443	2 836	1 540	2 755	1 793	1 191	270	571	936	891	13 226
1992-93	460	3 110	1 654	2 768	2 109	1 292	268	606	1 072	1 030	14 369
1993-94	500	3 364	1 924	2 863	2 259	1 371	249	723	955	1 122	15 330
1994											
November	47	331	212	287	232	155	21	52	110	104	1 551
December	39	225	189	228	201	139	16	41	66	65	1 209
1995											
January	49	231	149	224	181	126	15	45	80	70	1 170

NON-RESIDENTIAL BUILDING APPROVED, Value of Jobs by Value Range: Original

Month	Hotels, motels and other short term accom- modation	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Entertain- ment and recreational	Misc- ellaneous	Total non-resi- dential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Value—\$50,000—\$199,999											
1994											
November	1.6	20.7	12.8	17.0	14.2	8.6	1.1	1.9	5.6	5.6	89.0
December	1.9	14.4	12.5	14.3	12.0	6.0	0.9	2.4	3.1	4.4	71.9
1995											
January	3.1	13.6	8.5	12.2	11.0	7.7	0.6	2.4	4.5	5.1	68.9
Value—\$200,000—\$499,999											
1994											
November	5.7	20.7	14.8	18.4	15.3	10.6	1.3	3.0	6.6	10.0	106.4
December	2.9	10.6	14.3	12.3	15.6	9.9	1.0	2.2	5.0	5.2	79.1
1995											
January	3.1	12.1	10.0	17.5	12.4	9.0	1.7	1.1	5.2	3.0	75.1
Value—\$500,000—\$999,999											
1994											
November	3.7	14.3	13.7	12.0	12.0	10.1	1.9	2.6	5.6	3.8	79.6
December	0.9	10.8	9.9	15.4	9.6	17.0	2.4	2.7	5.3	0.5	74.5
1995											
January	2.3	13.3	11.2	12.8	8.7	5.9	0.0	4.5	6.9	2.7	68.3
Value—\$1,000,000—\$4,999,999											
1994											
November	8.9	28.3	19.8	34.5	32.5	42.6	2.5	33.5	28.3	26.2	257.1
December	5.0	11.8	8.2	25.8	16.2	28.4	0.0	9.0	21.6	13.6	139.5
1995											
January	6.6	23.5	25.4	32.9	28.6	25.2	2.6	23.5	15.2	12.9	196.4
Value—\$5,000,000 and over											
1994											
November	19.0	0.0	26.1	27.2	10.9	52.8	0.0	12.0	25.2	25.2	198.4
December	37.5	34.7	0.0	11.0	22.4	49.9	0.0	0.0	33.5	5.8	194.8
1995											
January	15.0	81.6	0.0	27.9	8.3	27.3	0.0	12.5	23.3	26.8	222.7
Value—Total											
1991-92	406.3	885.2	704.9	1 745.7	774.7	930.3	79.4	497.5	676.6	508.0	7 208.7
1992-93	234.0	1 145.1	734.5	1 487.3	826.9	1 028.1	88.0	853.8	783.9	494.9	7 676.5
1993-94	622.0	1 398.6	716.7	1 341.1	1 283.9	1 124.4	76.3	974.2	740.8	507.6	8 785.6
1994											
November	38.9	84.0	87.2	109.0	94.9	124.7	6.7	53.2	71.2	70.8	730.6
December	48.2	82.2	44.8	78.8	75.9	111.1	4.3	16.4	68.5	29.5	559.9
1995											
January	30.2	144.2	55.2	103.3	69.1	75.2	4.9	44.0	55.1	50.5	631.5

NUMBER AND VALUE OF BUILDING APPROVED, By State: January 1995: Original

	DWELLING UNITS.....				VALUE.....						
	New Houses	New Other residential building	Con-versions etc.	Total dwelling units	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Total non-residential building	Total building
		Number	Number	Number	Number	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
NSW	2 041	1 527	126	3 694	220.4	143.2	363.5	69.2	432.7	146.1	578.8
Vic.	1 573	97	4	1 674	147.1	9.0	156.2	32.9	189.1	105.7	294.7
Qld	2 004	676	8	2 688	190.4	50.2	240.6	14.7	255.3	107.3	362.6
SA	515	237	1	753	41.6	18.8	60.4	8.0	68.4	7.2	75.5
WA	1 069	379	4	1 452	88.2	22.9	111.1	11.3	122.4	40.5	162.8
Tas.	177	40	0	217	14.7	2.5	17.2	2.7	19.9	5.4	25.3
NT	55	32	0	87	4.9	3.4	8.3	1.1	9.5	4.1	13.6
ACT	132	88	0	220	15.3	7.8	23.1	3.7	26.8	4.4	31.2
Australia	7 566	3 076	143	10 785	722.5	257.9	980.4	143.6	1 124.0	420.6	1 544.5
PUBLIC SECTOR											
NSW	17	161	8	186	1.5	8.1	9.5	1.3	10.8	63.3	74.1
Vic.	23	90	0	113	1.6	7.7	9.3	0.4	9.7	47.0	56.7
Qld	69	48	0	117	5.9	3.3	9.1	0.0	9.1	26.2	35.3
SA	17	4	0	21	1.3	0.2	1.5	0.1	1.6	16.3	17.8
WA	31	52	0	83	2.4	2.9	5.3	0.0	5.3	14.4	19.7
Tas.	1	0	0	1	0.1	0.0	0.1	0.2	0.3	8.4	8.6
NT	0	12	0	12	0.0	1.4	1.4	0.2	1.6	13.7	15.4
ACT	0	20	0	20	0.0	1.8	1.8	0.1	1.9	21.8	23.8
Australia	158	387	8	553	12.7	25.4	38.1	2.3	40.4	211.0	251.4
TOTAL											
NSW	2 058	1 688	134	3 880	221.8	151.2	373.1	70.5	443.5	209.3	652.9
Vic.	1 596	187	4	1 787	148.7	16.7	165.4	33.4	198.8	152.7	351.5
Qld	2 073	724	8	2 805	196.2	53.5	249.7	14.7	264.4	133.4	397.9
SA	532	241	1	774	42.9	19.0	61.9	8.0	70.0	23.4	93.4
WA	1 100	431	4	1 535	90.6	25.8	116.4	11.3	127.7	54.8	182.5
Tas.	178	40	0	218	14.8	2.5	17.3	2.9	20.2	13.8	33.9
NT	55	44	0	99	4.9	4.8	9.7	1.4	11.1	17.9	29.0
ACT	132	108	0	240	15.3	9.6	24.9	3.8	28.7	26.2	54.9
Australia	7 724	3 463	151	11 338	735.2	283.3	1 018.5	145.9	1 164.4	631.5	1 795.9

NON-RESIDENTIAL BUILDING APPROVED, By State: January 1995: Original

VALUE.....

	<i>Hotels, motels and other short term accommodation</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total non-residential building</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
NSW	8.3	32.1	17.7	31.5	19.3	2.6	1.9	3.8	24.9	4.0	146.1
Vic.	12.0	40.3	18.9	15.6	7.4	3.2	2.2	0.5	1.0	4.6	105.7
Qld	1.4	63.6	4.2	4.9	13.1	4.1	0.6	2.8	10.5	2.2	107.3
SA	0.3	1.5	0.8	1.8	1.0	0.6	0.0	0.6	0.3	0.3	7.2
WA	4.7	2.5	10.7	5.9	4.1	3.6	0.2	3.3	1.4	4.1	40.5
Tas.	0.3	2.2	1.1	0.7	1.0	0.1	0.0	0.1	0.0	0.0	5.4
NT	3.0	0.4	0.1	0.1	0.1	0.3	0.0	0.0	0.0	0.2	4.1
ACT	0.0	0.3	0.1	2.0	0.7	0.3	0.0	0.6	0.5	0.0	4.4
Australia	30.0	142.7	53.5	62.5	46.6	14.7	4.9	11.6	38.6	15.5	420.6
PUBLIC SECTOR											
NSW	0.2	0.2	1.6	17.8	8.7	24.6	0.0	6.0	2.6	1.7	63.3
Vic.	0.0	0.1	0.0	3.5	12.8	10.7	0.0	18.4	1.0	0.5	47.0
Qld	0.0	0.9	0.0	0.1	0.4	5.6	0.0	0.0	10.9	8.3	26.2
SA	0.0	0.2	0.0	6.2	0.6	4.1	0.0	0.3	0.1	4.8	16.3
WA	0.0	0.0	0.0	7.6	0.0	0.0	0.0	0.1	1.0	5.7	14.4
Tas.	0.0	0.0	0.0	2.5	0.0	1.9	0.0	4.0	0.0	0.0	8.4
NT	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.1	13.5	13.7
ACT	0.0	0.0	0.0	3.3	0.1	13.5	0.0	3.5	0.7	0.7	21.8
Australia	0.2	1.5	1.6	40.8	22.5	60.5	0.0	32.4	16.5	35.0	211.0
TOTAL											
NSW	8.4	32.3	19.3	49.3	27.9	27.2	1.9	9.8	27.5	5.7	209.3
Vic.	12.0	40.4	18.9	19.1	20.2	13.8	2.2	18.9	2.0	5.1	152.7
Qld	1.4	64.5	4.2	5.0	13.4	9.7	0.6	2.8	21.4	10.5	133.4
SA	0.3	1.7	0.8	8.0	1.5	4.7	0.0	0.9	0.4	5.1	23.4
WA	4.7	2.5	10.7	13.5	4.1	3.6	0.2	3.4	2.4	9.7	54.8
Tas.	0.3	2.2	1.1	3.2	1.0	1.9	0.0	4.1	0.0	0.0	13.8
NT	3.0	0.4	0.1	0.1	0.1	0.5	0.0	0.0	0.1	13.7	17.9
ACT	0.0	0.3	0.1	5.3	0.7	13.8	0.0	4.1	1.2	0.7	26.2
Australia	30.2	144.2	55.2	103.3	69.1	75.2	4.9	44.0	55.1	50.5	631.5

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

- permits issued by local government authorities in areas subject to building control by those authorities;
- contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- major building activity in areas not subject to normal administrative approval e.g. building on remote mine sites.

3 The scope of the survey comprises the following activities:

- construction of new buildings
- alterations and additions to existing buildings
- approved non-structural renovation and refurbishment work
- approved installation of integral building fixtures

From July 1990, the statistics include:

- all approved new residential building valued at \$10,000 or more
- approved alterations and additions to residential building valued at \$10,000 or more
- all approved non-residential building jobs valued at \$50,000 or more.

Excluded from the statistics is:

- construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (8762.0).

VALUE DATA

4 Value data are derived by aggregation of the estimated value of building work when completed as reported on approval documents. Such value data excludes the value of land and landscaping but includes site preparation. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', these estimates can differ significantly from the completed value of the building.

OWNERSHIP

5 Building ownership is classified as either public or private sector and is based on the sector of intended owner of the completed building at the time of approval. Residential buildings constructed by private sector builders under government housing authority schemes are classified as public sector when the authority has contracted, or intends to contract, to purchase the building on or before completion.

FUNCTIONAL CLASSIFICATIONS

6 A building is classified according to its intended major function. 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, not to the function of the group as a whole.

7 An example is the treatment of building work approved for a factory complex. For instance, a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while the factory buildings would be classified to Factories.

FUNCTIONAL CLASSIFICATIONS

(continued)

8 An exception to this rule is the treatment of group accommodation buildings. For example, a student accommodation building on a university campus would be classified to Education.

9 In the case of a multi-function building, ie a single physical building which, at the time of approval is intended to have more than one purpose (e.g. a hotel/shops/casino project), the ABS endeavours to split the approval details according to each main function.

10 Where this is not possible because separate details cannot be obtained, the building is classified to the predominant function of the building on the basis of the function which represents the highest proportion of the total value of the project.

SEASONAL ADJUSTMENT

11 Seasonal adjustment is a means of removing the estimated effects of seasonal variation from the series so that the effects of other influences can be more clearly recognised.

12 In the seasonal adjustment of series, account has been taken of both normal seasonal factors and 'trading day' effects arising from the varying numbers of Sundays, Mondays, Tuesdays, etc. in the month. Adjustment has also been made for the influence of Easter which may affect the March and April estimates differently.

13 Seasonal adjustment does not remove from the series the effect of irregular or non-seasonal influences (e.g. the approval of large projects or a change in the administrative arrangements of approving authorities).

14 Most of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals.

15 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.

TREND ESTIMATES

16 Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. These trend estimates are derived 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 series. For further information, see *A Guide to Interpreting Time Series — Monitoring Trends: an Overview* (1348.0) or contact the Assistant Director, Time Series Analysis on (06) 252 6345.

17 While the smoothing technique described in paragraph 16 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.

CONSTANT PRICE ESTIMATES

18 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 dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

19 Estimates at constant prices are subject to a number of approximations and assumptions. For more information on the nature and concepts of constant price estimates, see Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0). Monthly value data at constant prices are not available.

UNPUBLISHED DATA

20 The ABS can also make available certain building approvals data which are not published. Where the data cannot be provided by telephone, it can be provided in microfiche, photocopy, computer printout, floppy disk and clerically extracted tabulation. A charge may be made for providing unpublished data in these forms.

RELATED PUBLICATIONS

21 Users may also wish to refer to the following publications:

- *Building Activity, Australia: Dwelling Unit Commencements* (8750.0)
- *Housing Finance for Owner Occupation, Australia* (5609.0)
- *Price Index of Materials Used in House Building, Six State Capital Cities and Canberra* (6408.0)
- *Price Index of Materials Used in Building Other than House Building, Eight Capital Cities* (6407.0)
- *House Price Indexes: Eight Capital Cities* (6416.0)

SYMBOLS AND OTHER USAGES

- nil or rounded to zero
- r figure or series revised since previous issue
- n.a. not available

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

GLOSSARY

Alterations and additions	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
Building	A building is 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 is the provision for regular access by persons in order to satisfy its intended use.
Conversions, etc.	Includes dwelling units approved as part of alterations and additions to existing buildings (including conversions to dwelling units) and as part of the construction of non-residential building.
Dwelling unit	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (eg, hospitals) or temporary accommodation (eg, motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals.
Educational	Includes schools, colleges, kindergartens, libraries, museums and universities.
Entertainment and recreational	Includes clubs, cinemas, sport and recreation centres.
Factories	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
Flats, units or apartments	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
Health	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
Hotels, motels and other short term accommodation	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
House	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (eg, caretaker's residences) associated with a non-residential building are defined as houses.
Miscellaneous	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.
New building work	Building activity which will result in the creation of a building which previously did not exist.
Non-residential building	A non-residential building is primarily intended for purposes other than long term residential purposes.
Offices	Includes banks, post offices and council chambers.
Other business premises	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.

Other residential building	An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit.
Religious	Includes convents, churches, temples, mosques, monasteries and novitiates.
Residential building	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
Semi-detached, row or terrace houses, townhouses	Dwellings having their own private grounds with no other dwellings above or below.
Shops	Includes retail shops, restaurants, taverns and shopping arcades.
Value of residential building	Value of new residential building plus the value of alterations and additions to residential buildings.

FOR MORE INFORMATION

The ABS publishes a wide range of information on Australia's economic and social conditions. A catalogue of publications and products is available from any of our offices (see below).

INFORMATION CONSULTANCY SERVICES

Special tables or in-depth data investigations are provided by the ABS Information Consultancy Service in each of our offices (see below).

ELECTRONIC DATA SERVICES

A large range of data is available via on-line services, diskette, magnetic tape, tape cartridge and CD ROM. For more details about our electronic data services, contact any ABS office (see below).

BOOKSHOP AND SUBSCRIPTIONS

There is a large number of ABS publications available from the ABS Bookshops in each of our offices. You can also receive any of our publications on a regular basis. Join our subscription mailing service and have your publications mailed to you in Australia at no additional cost. Telephone our Publications Subscription Service toll free Australia wide on 008 0206 08.

ABS EMAIL ADDRESSES

Keylink STAT.INFO/ABS
X.400 (C:AU,A:TELMEMO,O:ABS,SN:INFO,FN:STAT)
Internet STAT.INFO@ABS. TELEMEMO.AU

GENERAL SALES AND INQUIRIES

• Sydney 02 268 4611 • Adelaide 08 237 7100
• Melbourne 03 615 7000 • Hobart 002 20 5800
• Brisbane 07 222 6351 • Darwin 089 43 2111
• Perth 09 360 5140 • Canberra 06 252 6007

■ Information Services, ABS
PO Box 10, Belconnen ACT 2616



2873100001950
ISSN 1031-0177

RRP \$15.00