



BUILDING APPROVALS AUSTRALIA

EMBARGOED UNTIL 11:30AM WED 29 MARCH 1995

FEBRUARY KEY FIGURES

TREND ESTIMATES

	Feb 95	% change Jan 95 to Feb 95	% change Feb 94 to Feb 95
Dwelling units approved			
Private sector houses	8 914	-4.2	-16.2
Total dwelling units	13 211	-4.9	-16.4

SEASONALLY ADJUSTED

	Feb 95	% change Jan 95 to Feb 95	% change Feb 94 to Feb 95
Dwelling units approved			
Private sector houses	8 606	-7.8	-18.6
Total dwelling units	13 403	1.3	-13.7

FEBRUARY KEY POINTS

TREND ESTIMATES

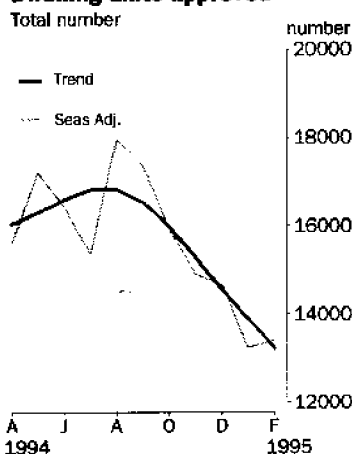
TOTAL DWELLING UNITS

- Despite a small increase in the seasonally adjusted series, the trend for total dwelling units approved continued to fall to February 1995.
- The trend for the total number of dwelling units approved fell 4.9% in February 1995 to 13,211, following decreases of 4.6% and 4.8% in January 1995 and December 1994 respectively.
- The trend for the number of private sector houses approved fell 4.2% in February 1995 to 8,914. This follows falls of 4.2% in January 1995 and 4.1% in December 1994.
- The trend for the number of other residential dwellings approved fell 6.8% to 4,090, following falls of 5.9% in January 1995 and 6.5% in December 1994.
- The trend for total dwelling units approved continues to decline in all States and Territories.

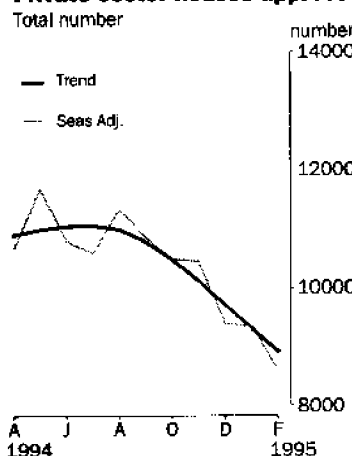
SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for the total number of dwelling units approved rose 1.3% in February 1995 to 13,403. This was the first monthly increase since August 1994 and was due to a sharp increase in other residential building approvals in February 1995 from a low January estimate.
- The number of private sector houses approved fell 7.8% in February 1995 to 8,606, following a decrease of 0.5% in January 1995. The February 1995 estimate was the lowest monthly figure since January 1992.
- The number of other residential dwelling units approved rose 21.7% in February 1995 to 4,555, following a fall of 24.7% in January 1995 and a rise of 14.3% in December 1994.

Dwelling units approved



Private sector houses approved



INQUIRIES

- For further information about these and related unpublished statistics, contact Information Services on 06 252 6627

BUILDING APPROVALS NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
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
August 1995	29 September 1995

CHANGES IN THIS ISSUE

There are no changes in this issue.

SIGNIFICANT REVISIONS THIS MONTH

Estimates for the number and value of other residential dwelling units approved in the Australian Capital Territory in October and November 1994, have been revised. For October, the amendment was due to the deletion of two public sector other residential building approvals involving 27 dwelling units at a total value of \$2.3m which were found to be duplicates of earlier approvals. For November, the amendment was made to re-code an other residential building job involving 75 dwelling units at a value of \$5.6m from public sector to private sector.

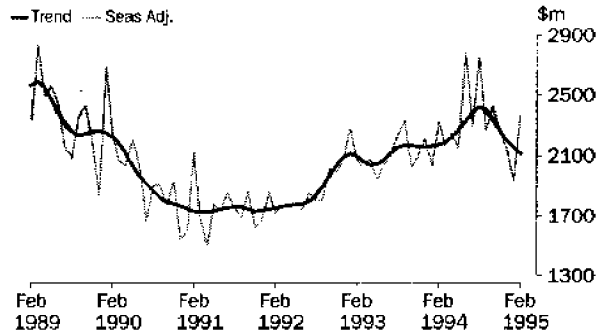
Corresponding totals for the Australian Capital Territory and Australia, affected by these amendments, have also been revised.

RICHARD MADDEN
ACTING AUSTRALIAN STATISTICIAN

VALUE OF BUILDING APPROVED

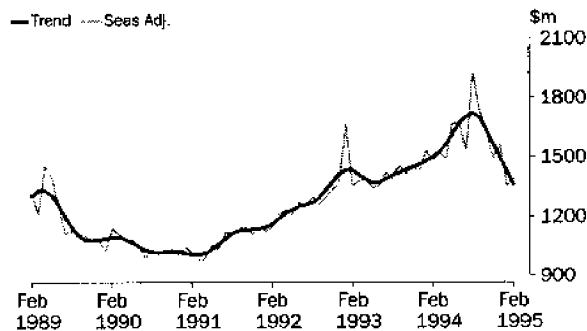
VALUE OF TOTAL BUILDING

The trend for the value of total building approved continued to fall in February 1995, although the rate of decline has eased. The trend fell 1.9% in February 1995 following falls of 2.1% in January 1995 and 2.9% in December 1994. The trend will flatten out unless there is a fall of over 12% in the seasonally adjusted estimate in March 1995.



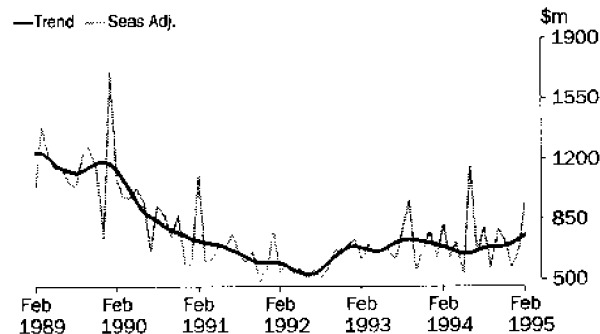
VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building approved fell 4.8% in February 1995, following falls of 4.3% in January 1995 and 4.6% in December 1994. The trend will continue to fall unless there is an increase of nearly 13% in the seasonally adjusted series in March 1995.



VALUE OF NON-RESIDENTIAL BUILDING

Due mainly to a 42.3% increase in the seasonally adjusted series in February 1995, the trend for the value of non-residential building has been revised to show growth from May 1994. The trend rose 3.5% in February 1995, following increases of 3.4% in January 1995 and 2.1% in December 1994. There would need to be a decrease of over 45% in the seasonally adjusted series in March 1995 to see the trend flatten.



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 March seasonally adjusted estimate is higher than the February estimate by:

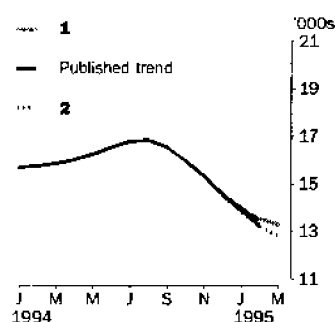
- * +4.0% for total number of dwelling units approved
- ** +4.0% for number of private sector houses approved
- +5.0% for value of residential building approved
- * +19.0% for value of non-residential building approved
- ** +9.0% for value of total building approved

2 The March seasonally adjusted estimate is lower than the February 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



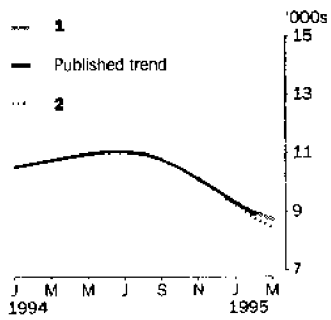
TREND AS PUBLISHED

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	number	% change	1 rises by 4% on Feb 1995 number	% change	2 falls by 4% on Feb 1995 number	% change
1994						
October	15 994	-3.3	15 992	-3.4	16 029	-3.3
November	15 297	-4.4	15 291	-4.4	15 309	-4.5
December	14 558	-4.8	14 578	-4.7	14 531	-5.1
1995						
January	13 885	-4.6	13 974	-4.1	13 818	-4.9
February	13 211	-4.9	13 502	-3.4	13 209	-4.4
March	—	—	13 238	-2.0	12 796	-3.1

WHAT IF...? (continued)

PRIVATE SECTOR HOUSES



1994
October
November
December
1995
January
February
March

TREND AS PUBLISHED

number % change

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1

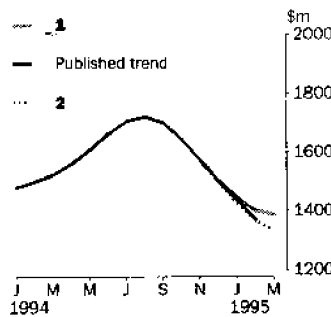
rises by 4% on Feb 1995
number % change

2

falls by 4% on Feb 1995
number % change

	number	% change	number	% change	number	% change
1994						
October	10 481	-2.8	10 487	-2.8	10 509	-2.7
November	10 114	-3.5	10 114	-3.6	10 125	-3.7
December	9 703	-4.1	9 700	-4.1	9 671	-4.5
1995						
January	9 300	-4.2	9 305	-4.1	9 210	-4.8
February	8 914	-4.2	8 962	-3.7	8 784	-4.6
March	—	—	8 717	-2.7	8 449	-3.8

VALUE OF RESIDENTIAL BUILDING APPROVED



1994
October
November
December
1995
January
February
March

TREND AS PUBLISHED

\$m % change

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1

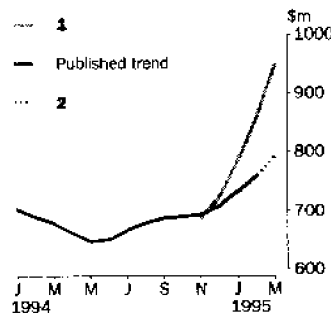
rises by 5% on Feb 1995
\$m % change

2

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

	\$m	% change	\$m	% change	\$m	% change
1994						
October	1 642.8	-3.2	1 643.1	-3.3	1 647.4	-3.2
November	1 572.1	-4.3	1 571.5	-4.4	1 573.6	-4.5
December	1 499.6	-4.6	1 502.1	-4.4	1 496.4	-4.9
1995						
January	1 435.2	-4.3	1 446.0	-3.7	1 427.5	-4.6
February	1 366.4	-4.8	1 402.3	-3.0	1 367.4	-4.2
March	—	—	1 385.9	-1.2	1 333.2	-2.5

VALUE OF NON-RESIDENTIAL BUILDING APPROVED



1994
October
November
December
1995
January
February
March

TREND AS PUBLISHED

\$m % change

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1

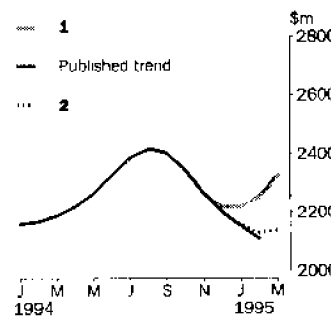
rises by 19% on Feb 1995
\$m % change

2

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

	\$m	% change	\$m	% change	\$m	% change
1994						
October	689.6	0.3	677.5	-0.4	689.9	0.4
November	694.0	0.6	688.3	1.6	694.5	0.7
December	708.3	2.1	724.1	5.2	707.8	1.9
1995						
January	732.6	3.4	785.0	8.4	731.1	3.3
February	758.4	3.5	858.8	9.4	757.2	3.6
March	—	—	945.4	10.1	792.0	4.6

VALUE OF TOTAL BUILDING APPROVED



1994
October
November
December
1995
January
February
March

TREND AS PUBLISHED

\$m % change

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1

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

2

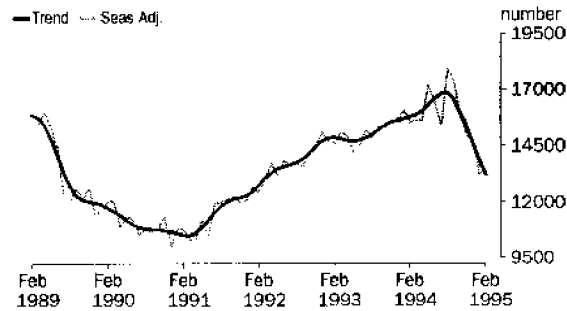
falls by 9% on Feb 1995
\$m % change

	\$m	% change	\$m	% change	\$m	% change
1994						
October	2 342.9	-2.5	2 330.8	-2.7	2 345.8	-2.5
November	2 266.4	-3.3	2 260.1	-3.0	2 267.5	-3.3
December	2 200.4	-2.9	2 219.5	-1.8	2 199.8	-3.0
1995						
January	2 154.1	-2.1	2 222.3	0.1	2 157.1	-1.9
February	2 113.0	-1.9	2 253.3	1.4	2 130.5	-1.2
March	—	—	2 325.3	3.2	2 140.0	0.4

DWELLING APPROVALS

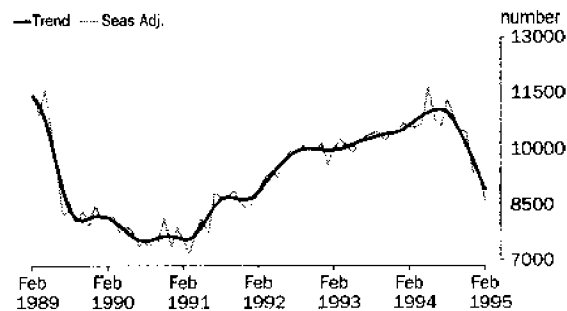
DWELLING UNITS APPROVED, AUSTRALIA

The trend for the total number of dwelling units approved fell by 4.9% in February 1995 to 13,211. The trend is now 21.5% below its latest peak in August 1994. There would need to be an increase of 18% in the seasonally adjusted series in March 1995 to halt this decline. The historical average monthly movement for this series is 4%.



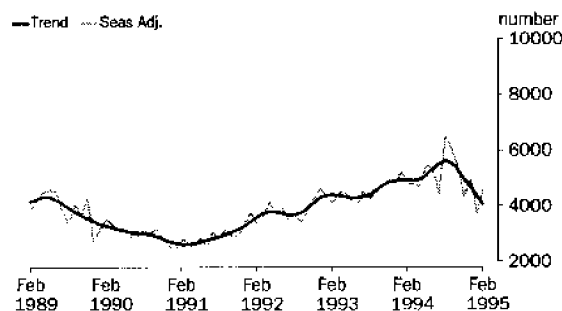
PRIVATE SECTOR HOUSES APPROVED, AUSTRALIA

The trend for the number of private sector houses approved fell 4.2% in February 1995 to 8,914. The trend is now 19.3% below its latest peak in July 1994. There would need to be an increase of 24% in the seasonally adjusted series in March 1995 to halt this decline. This is six times the historical average monthly movement for this series (4%).



OTHER RESIDENTIAL BUILDING APPROVED, AUSTRALIA

The trend for the number of other residential dwelling units approved fell 6.8% in February 1995 to 4,090. The trend is now 27.3% below its latest peak in August 1994. There would need to be an increase of 8% in the seasonally adjusted series in March 1995 to halt this decline. This is about the level of the historical average monthly movement for this series (9%).



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							
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	5 418	15 422	490	15 940
November	10 440	10 562	3 990	4 348	14 430	444	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
February	8 606	8 848	4 094	4 555	12 700	634	13 403

TREND ESTIMATES

1994							
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	4 936	15 333	745	16 038
May	10 966	11 205	4 639	5 087	15 605	767	16 292
June	11 032	11 281	4 885	5 304	15 917	759	16 585
July	11 044	11 294	5 122	5 518	16 165	718	16 812
August	10 973	11 214	5 236	5 623	16 209	653	16 836
September	10 781	11 005	5 156	5 543	15 936	589	16 548
October	10 481	10 689	4 914	5 305	15 395	544	15 994
November	10 114	10 308	4 591	4 989	14 704	527	15 297
December	9 703	9 894	4 257	4 664	13 961	528	14 558
1995							
January	9 300	9 495	3 974	4 390	13 274	540	13 885
February	8 914	9 121	3 664	4 090	12 578	557	13 211

TREND ESTIMATES (% change from preceding month)

1994							
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	0.9	1.1	5.7	1.0
May	0.8	0.9	4.1	3.1	1.8	3.0	1.6
June	0.6	0.7	5.3	4.3	2.0	-1.0	1.8
July	0.1	0.1	4.8	4.0	1.6	-5.5	1.4
August	-0.6	-0.7	2.2	1.9	0.3	-9.0	0.1
September	-1.8	-1.9	-1.5	-1.4	-1.7	-9.8	-1.7
October	-2.8	-2.9	-4.7	-4.3	-3.4	-7.6	-3.3
November	-3.5	-3.6	-6.6	-6.0	-4.5	-3.1	-4.4
December	-4.1	-4.0	-7.3	-6.5	-5.1	0.2	-4.8
1995							
January	-4.2	-4.0	-6.7	-5.9	-4.9	2.3	-4.6
February	-4.2	-3.9	-7.8	-6.8	-5.2	3.2	-4.9

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					
February	1 288.7	194.4	1 486.2	815.3	2 327.9
March	1 322.0	188.0	1 522.7	828.7	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	1 368.5	238.8	1 631.0	789.0	2 426.7
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
February	1 188.2	200.6	1 392.6	940.8	2 360.8

TREND ESTIMATES					
1994					
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	1 355.1	199.6	1 559.8	662.6	2 221.0
May	1 403.6	203.7	1 609.1	647.3	2 266.0
June	1 453.8	209.0	1 661.1	650.6	2 327.2
July	1 493.2	214.5	1 703.5	666.5	2 389.3
August	1 507.6	217.5	1 720.3	679.4	2 419.3
September	1 485.9	216.3	1 698.0	687.3	2 403.0
October	1 434.1	211.2	1 642.8	689.6	2 342.9
November	1 368.3	203.9	1 572.1	694.0	2 266.4
December	1 302.0	195.5	1 499.6	708.3	2 200.4
1995					
January	1 243.4	188.2	1 435.2	732.6	2 154.1
February	1 180.7	181.1	1 366.4	758.4	2 113.0

TREND ESTIMATES (% change from preceding month)					
1994					
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	1.0	1.4	1.0	1.9	1.3
September	-1.4	-0.5	-1.3	1.2	-0.7
October	-3.5	-2.3	-3.2	0.3	-2.5
November	-4.6	-3.5	-4.3	0.6	-3.3
December	-4.8	-4.1	-4.6	2.1	-2.9
1995					
January	-4.5	-3.7	-4.3	3.4	-2.1
February	-5.0	-3.7	-4.8	3.5	-1.9

DWELLING UNITS APPROVED, By State: Seasonally Adjusted & Trend

Period	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
SEASONALLY ADJUSTED								
1994								
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.
February	4 487	2 519	3 099	740	1 767	272	n.a.	n.a.
TREND ESTIMATES								
1994								
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	264
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	262
August	5 282	2 911	4 699	998	2 193	312	159	280
September	5 172	2 914	4 518	982	2 156	299	163	283
October	4 972	2 870	4 282	957	2 107	284	158	280
November	4 750	2 790	4 021	924	2 048	270	147	274
December	4 553	2 679	3 753	889	1 977	258	134	266
1995								
January	4 409	2 559	3 500	854	1 905	248	123	261
February	4 243	2 440	3 264	821	1 829	245	111	260
TREND ESTIMATES (% change from preceding month)								
1994								
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	-17.0
May	5.1	0.2	1.7	1.5	-0.2	-2.0	-0.4	-16.0
June	4.8	0.5	0.9	1.7	-0.9	-0.9	3.6	-5.8
July	3.2	1.3	-0.4	0.7	-1.4	-0.7	8.1	5.2
August	0.8	1.2	-2.1	-0.3	-1.7	-2.0	7.8	7.0
September	-2.1	0.1	-3.9	-1.5	-1.7	-3.9	2.9	1.1
October	-3.9	-1.5	-5.2	-2.6	-2.3	-5.1	-3.0	-0.9
November	-4.5	-2.8	-6.1	-3.4	-2.8	-5.0	-7.5	-2.4
December	-4.2	-4.0	-6.7	-3.9	-3.5	-4.5	-8.9	-2.6
1995								
January	-3.2	-4.5	-6.7	-3.9	-3.6	-3.8	-7.6	-1.9
February	-3.8	-4.6	-6.8	-3.8	-4.0	-1.2	-9.9	-0.4

DWELLING UNITS APPROVED, Private and Public Sector: **Original**

Period	<i>New houses</i>	<i>New other residential building</i>	<i>Conversions, etc.</i>	<i>Total dwelling units</i>
	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				
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	4 106	228	15 448
December	8 393	3 945	155	12 493
1995				
January	7 566	3 076	143	10 785
February	7 908	3 451	318	11 677
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				
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	245	0	371
November	193	268	0	461
December	157	313	0	470
1995				
January	158	387	8	553
February	207	343	0	550
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				
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	4 223	556	15 570
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
February	8 115	3 794	318	12 227

NEW DWELLING UNITS APPROVED¹, By Type of Dwelling: Original

NEW OTHER RESIDENTIAL BUILDING.....

Period	Semi-detached, row or terrace houses, townhouses, etc. of.....			Flats, units or apartments in a building of.....				Total	Total new residential building	
	New houses	One	Two	Total	One or	Three	Four or			
		storey	or more storeys		two storeys	storeys	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										
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	1 524	825	2 349	675	388	811	1 874	4 223	15 014
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
February	8 115	1 215	915	2 130	525	531	608	1 664	3 794	11 909

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										
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	105.5	74.3	179.8	43.2	28.4	85.8	157.4	337.2	1 345.3
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
February	779.5	79.1	77.0	156.2	37.3	40.2	74.5	152.1	308.3	1 087.8

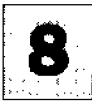
¹ Excludes Conversions, etc

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							
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	317.5	1 361.6	220.9	1 582.5	489.1	2 071.7
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
February	760.1	286.9	1 047.0	178.3	1 225.3	503.0	1 728.3
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							
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	15.0	23.7	0.4	24.1	361.4	385.5
November	13.8	22.5	36.3	1.4	37.7	241.4	279.1
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
February	19.4	21.4	40.8	0.6	41.3	402.9	444.2
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							
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	337.2	1 345.3	248.0	1 593.3	885.8	2 479.1
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
February	779.5	308.3	1 087.8	178.9	1 266.6	905.9	2 172.6

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	9 045.5	2 745.9	11 791.4	1 894.1	13 685.3	7 630.0	21 315.5
1992-93	10 150.3	3 720.1	13 870.4	2 000.6	15 871.6	8 207.0	24 077.9
1993-94	10 958.8	4 215.3	15 174.1	2 144.9	17 319.9	9 518.7	26 837.7
<i>Quarter</i>							
1993							
September	2 798.9	1 026.2	3 825.1	552.0	4 376.8	2 512.6	6 889.6
December	2 626.3	941.3	3 567.6	524.4	4 092.5	2 235.8	6 327.8
1994							
March	2 561.5	1 050.1	3 611.7	487.8	4 099.9	2 107.4	6 206.9
June	2 972.1	1 197.6	4 169.7	580.8	4 750.7	2 663.0	7 413.5
September	3 009.9	1 549.2	4 559.1	630.4	5 189.8	2 112.2	7 301.6
December	2 645.8	1 153.1	3 798.9	570.9	4 368.5	2 321.5	6 691.3
SEASONALLY ADJUSTED							
<i>Quarter</i>							
1993							
September	2 655.4	1 012.9	3 653.0	512.4	4 152.7	2 537.1	6 724.5
December	2 634.4	994.4	3 634.5	515.0	4 123.5	2 130.4	6 323.2
1994							
March	2 747.5	1 059.4	3 799.2	530.0	4 371.9	2 248.9	6 531.0
June	2 907.4	1 113.5	4 044.9	580.9	4 627.4	2 658.9	7 212.2
September	2 864.8	1 566.8	4 395.0	589.1	4 944.3	2 101.7	7 146.5
December	2 668.5	1 229.6	3 873.9	558.5	4 455.6	2 225.8	6 744.8
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	-6.9	-21.5	-11.9	-5.2	-9.9	5.9	-5.6



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

Month	Hotels, motels and other short term accommoda- tion	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											
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
February	11	221	102	169	115	39	7	18	57	33	772
Value—\$200,000-\$499,999											
1994											
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
February	11	54	33	80	37	27	4	15	23	20	304
Value—\$500,000-\$999,999											
1994											
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
February	3	12	16	29	18	11	0	6	9	2	106
Value—\$1,000,000-\$4,999,999											
1994											
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
February	4	18	10	17	15	23	1	5	12	10	115
Value—\$5,000,000 and over											
1994											
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
February	2	4	2	4	5	3	0	3	2	3	28
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											
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
February	31	309	163	299	190	103	12	47	103	68	1 325

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

Month	Hotels, motels and other short term accommoda- tion	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											
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
February	1.1	20.9	10.0	15.7	11.9	4.5	0.6	2.0	5.8	3.0	75.5
Value—\$200,000—\$499,999											
1994											
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
February	3.2	15.0	9.8	23.8	11.3	8.3	1.4	4.4	6.8	5.8	89.6
Value—\$500,000—\$999,999											
1994											
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
February	1.7	8.3	11.3	19.8	12.9	8.2	0.0	4.0	6.5	1.5	74.2
Value—\$1,000,000—\$4,999,999											
1994											
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
February	10.4	33.0	21.4	32.8	25.4	56.7	1.0	12.6	22.8	20.6	236.4
Value—\$5,000,000 and over											
1994											
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
February	18.7	77.9	13.0	51.2	38.4	17.2	0.0	103.1	11.0	99.7	430.1
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											
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
February	35.0	155.0	65.4	143.4	99.8	94.9	3.0	126.1	52.9	130.5	905.9

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

	DWELLING UNITS.....				VALUE.....						
	New houses	New other residential building	Conversions 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	\$m
PRIVATE SECTOR											
NSW	1 998	1 755	150	3 903	215.6	137.3	352.9	75.9	428.8	161.6	590.4
Vic.	1 861	216	153	2 230	175.5	20.3	195.8	54.5	250.3	160.0	410.3
Qld	1 922	867	6	2 795	185.1	80.3	265.4	16.7	282.1	109.0	391.0
SA	553	78	1	632	44.1	8.5	52.6	7.4	60.0	16.8	76.9
WA	1 142	324	8	1 474	97.9	22.6	120.5	12.4	133.0	34.2	167.1
Tas.	216	43	0	259	17.5	2.1	19.6	2.9	22.5	6.3	28.8
NT	80	60	0	140	8.7	5.5	14.2	2.3	16.6	12.1	28.7
ACT	136	108	0	244	15.7	10.3	26.0	6.1	32.1	3.0	35.1
Australia	7 908	3 451	318	11 677	760.1	286.9	1 047.0	178.3	1 225.3	503.0	1 728.3
PUBLIC SECTOR											
NSW	30	60	0	90	2.6	3.5	6.1	0.2	6.3	202.1	208.4
Vic.	37	146	0	183	3.9	8.3	12.2	0.0	12.3	77.6	89.8
Qld	39	74	0	113	5.0	5.0	10.0	0.1	10.1	44.3	54.5
SA	45	2	0	47	3.7	0.1	3.7	0.0	3.8	10.0	13.7
WA	53	59	0	112	4.1	4.2	8.3	0.1	8.3	34.2	42.5
Tas.	0	0	0	0	0.0	0.0	0.0	0.1	0.1	3.8	3.9
NT	3	0	0	3	0.2	0.0	0.2	0.1	0.3	19.1	19.4
ACT	0	2	0	2	0.0	0.2	0.2	0.0	0.2	11.8	12.0
Australia	207	343	0	550	19.4	21.4	40.8	0.6	41.3	402.9	444.2
TOTAL											
NSW	2 028	1 815	150	3 993	218.1	140.8	359.0	76.1	435.1	363.7	798.8
Vic.	1 898	362	153	2 413	179.3	28.6	208.0	54.5	262.5	237.6	500.1
Qld	1 961	941	6	2 908	190.1	85.4	275.4	16.8	292.2	153.3	445.5
SA	598	80	1	679	47.8	8.6	56.3	7.5	63.8	26.8	90.6
WA	1 195	383	8	1 586	102.0	26.8	128.8	12.5	141.3	68.3	209.6
Tas.	216	43	0	259	17.5	2.1	19.6	3.0	22.5	10.2	32.7
NT	83	60	0	143	8.9	5.5	14.4	2.4	16.8	31.2	48.0
ACT	136	110	0	246	15.7	10.5	26.2	6.1	32.3	14.8	47.1
Australia	8 115	3 794	318	12 227	779.5	308.3	1 087.8	178.9	1 266.6	905.9	2 172.6

NON-RESIDENTIAL BUILDING APPROVED, By State: February 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>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
NSW	2.5	40.8	20.4	24.5	16.1	6.4	0.7	26.6	17.3	6.3	161.6
Vic.	0.6	76.5	19.4	24.7	14.9	4.2	0.4	1.3	17.3	0.9	160.0
Qld	20.1	22.3	8.3	11.0	18.8	3.1	1.4	3.7	14.0	6.3	109.0
SA	0.4	5.0	3.3	2.2	2.8	0.0	0.0	1.5	0.3	1.3	16.8
WA	0.4	3.2	5.7	4.5	12.0	1.0	0.5	2.1	0.6	4.1	34.2
Tas.	0.3	1.5	0.1	0.6	2.0	1.4	0.0	0.3	0.1	0.1	6.3
NT	8.7	0.1	0.1	0.1	0.4	2.5	0.0	0.0	0.0	0.2	12.1
ACT	0.0	0.9	0.0	0.6	0.8	0.3	0.0	0.0	0.4	0.0	3.0
Australia	33.0	150.3	57.2	68.3	67.6	18.8	3.0	35.4	50.1	19.2	503.0
PUBLIC SECTOR											
NSW	0.0	1.2	0.0	21.4	1.2	31.3	0.0	62.5	0.4	84.1	202.1
Vic.	0.3	1.5	0.1	32.0	28.1	13.7	0.0	0.1	1.0	1.0	77.6
Qld	1.7	0.1	0.0	4.6	1.5	10.7	0.0	23.7	0.2	1.9	44.3
SA	0.0	1.9	0.0	2.7	0.1	0.7	0.0	4.2	0.4	0.0	10.0
WA	0.0	0.0	0.1	3.6	0.0	8.9	0.0	0.2	0.7	20.7	34.2
Tas.	0.0	0.0	0.0	0.0	0.3	0.1	0.0	0.0	0.0	3.5	3.8
NT	0.0	0.0	8.1	0.1	0.2	10.7	0.0	0.0	0.1	0.0	19.1
ACT	0.0	0.0	0.0	10.7	1.0	0.0	0.0	0.0	0.0	0.1	11.8
Australia	2.0	4.7	8.2	75.0	32.2	76.0	0.0	90.7	2.8	111.3	402.9
TOTAL											
NSW	2.5	42.0	20.4	45.9	17.3	37.7	0.7	89.1	17.8	90.4	363.7
Vic.	0.9	78.0	19.5	56.6	43.0	17.8	0.4	1.3	18.3	1.9	237.6
Qld	21.8	22.5	8.3	15.7	20.1	13.8	1.4	27.4	14.2	8.3	153.3
SA	0.4	6.9	3.3	5.0	2.8	0.7	0.0	5.7	0.7	1.3	26.8
WA	0.4	3.2	5.8	8.1	12.0	9.9	0.5	2.3	1.4	24.8	68.3
Tas.	0.3	1.5	0.1	0.6	2.2	1.5	0.0	0.3	0.1	3.6	10.2
NT	8.7	0.1	8.2	0.2	0.6	13.1	0.0	0.0	0.1	0.2	31.2
ACT	0.0	0.9	0.0	11.3	1.8	0.3	0.0	0.0	0.4	0.1	14.8
Australia	35.0	155.0	65.4	143.4	99.8	94.9	3.0	126.1	52.9	130.5	905.9

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.

G L O S S A R Y

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.



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