



# BUILDING APPROVALS AUSTRALIA

EMBARGOED UNTIL 11:30AM THURS 4 MAY 1995

## MARCH KEY FIGURES

### TREND ESTIMATES

	Mar 95	% change Feb 95 to Mar 95	% change Mar 94 to Mar 95
Dwelling units approved			
Private sector houses	8 318	-4.4	-22.7
Total dwelling units	12 775	-3.2	-19.6

### SEASONALLY ADJUSTED

	Mar 95	% change Feb 95 to Mar 95	% change Mar 94 to Mar 95
Dwelling units approved			
Private sector houses	7 978	-7.3	-24.4
Total dwelling units	12 830	-4.3	-17.9

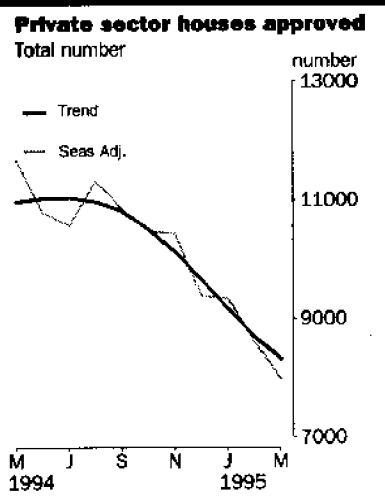
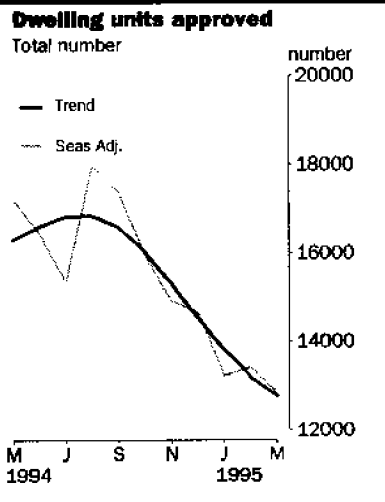
## MARCH KEY POINTS

### TREND ESTIMATES

- The trend to March 1995 for the total number of dwelling units approved continued the decline evident in the series since August 1994.
- The trend for the total number of dwelling units approved fell 3.2% in March 1995 to 12,775. This follows decreases of 4.5% in February and 4.9% in January 1995.
- The trend for the number of private sector houses approved fell 4.4% in March 1995 to 8,318. This follows falls of 5.1% in both February and January 1995.
- The trend for the number of other residential dwellings approved fell 1.8% in March 1995 to 4,136, following falls of 4.4% in February and 5.5% in January 1995.
- The trend for total dwelling units approved continued to decline in all States and Territories, with the exception of the Northern Territory, which has levelled out in March 1995.

### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for the total number of dwelling units approved fell 4.3% in March 1995 to 12,830, following a 1.3% increase in February 1995. The March estimate was the lowest monthly figure since February 1992.
- The number of private sector houses approved fell 7.3% in March 1995 to 7,978 and follows a 7.8% fall in February. The March estimate was the lowest monthly figure since June 1991 and the eighth consecutive monthly fall.
- The number of other residential dwelling units approved fell 4.0% in March 1995 to 4,371, following a 21.7% increase in February and a 24.7% fall in January 1995.



## 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- For further information about these and related unpublished statistics, contact Information Services on 06 252 6627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
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
September 1995	31 October 1995

\*\*\*\*\*

## CHANGES IN THIS ISSUE

There are no changes in this issue.

\*\*\*\*\*

## SIGNIFICANT REVISIONS THIS MONTH

There are no significant revisions this month.

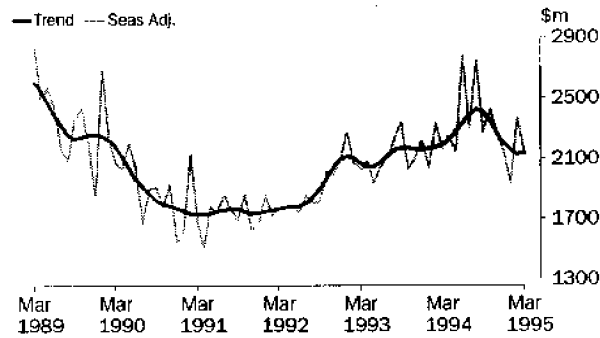
\*\*\*\*\*

W. McLENNAN  
AUSTRALIAN STATISTICIAN

# VALUE OF BUILDING APPROVED

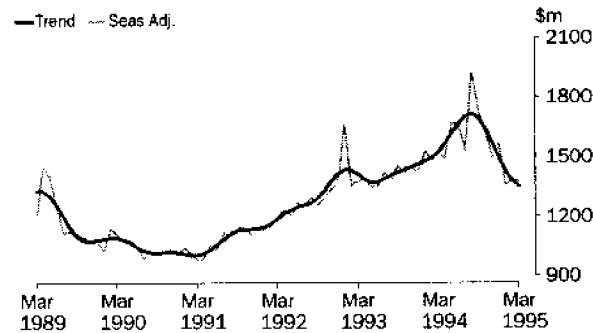
## VALUE OF TOTAL BUILDING

The trend for the value of total building approved levelled out in March 1995, following a period of decline since August 1994. However, there will need to be an increase of 4% in the seasonally adjusted series in April or the trend will begin to decline again. The historical average monthly movement is 9%.



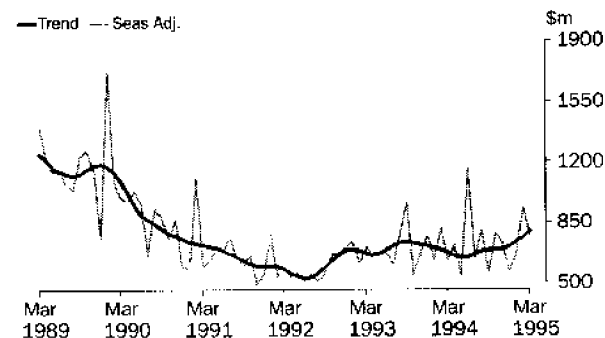
## VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building approved fell 2.1% in March 1995, following falls of 3.8% in February and 4.3% in January 1995. The trend will continue to fall unless there is an increase of more than 10% in the seasonally adjusted series in April (more than twice the historical average monthly movement of 4%).



## VALUE OF NON-RESIDENTIAL BUILDING

The trend for the value of non-residential building approved rose by 4.8% in March 1995 following increases of 3.8% in February and 3.5% in January 1995. The trend will continue to rise unless there is a 10% decrease in the seasonally adjusted series in April. 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 April seasonally adjusted estimate is higher than the March estimate by:

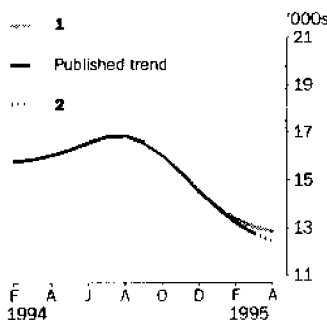
- \* +4.0% for total number of dwelling units approved
- \* +4.0% for number of private sector houses approved
- \* +4.0% for value of residential building approved
- \* +19.0% for value of non-residential building approved
- \* +9.0% for value of total building approved

**2** The April seasonally adjusted estimate is lower than the March estimate by:

- \* -4.0% for total number of dwelling units approved
- \* -4.0% for number of private sector houses approved
- \* -4.0% 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:

#### **1**

rises by 4% on Mar 1995

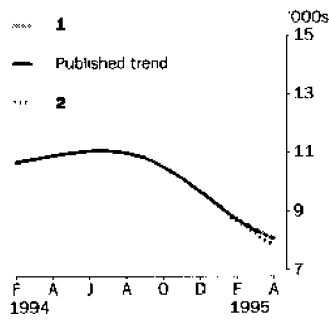
#### **2**

falls by 4% on Mar 1995

	number	% change	number	% change	number	% change
1994						
November	15 309	-4.5	15 295	-4.6	15 329	-4.5
December	14 529	-5.1	14 520	-5.1	14 538	-5.2
1995						
January	13 811	-4.9	13 841	-4.7	13 796	-5.1
February	13 196	-4.5	13 357	-3.5	13 208	-4.3
March	12 775	-3.2	13 021	-2.5	12 740	-3.5
April	—	—	12 845	-1.4	12 421	-2.5

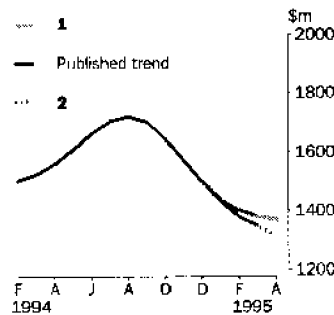
# WHAT IF...? (continued)

## PRIVATE SECTOR HOUSES



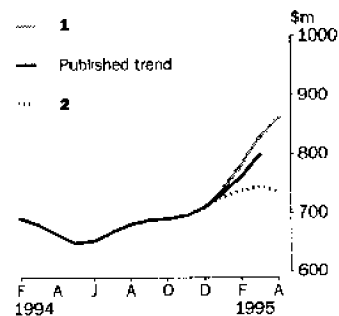
	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	number	% change	<b>1</b> rises by 4% on Mar 1995 number	% change	<b>2</b> falls by 4% on Mar 1995 number	% change
1994						
November	10 130	-3.7	10 133	-3.7	10 153	-3.6
December	9 658	-4.7	9 659	-4.7	9 669	-4.8
1995						
January	9 165	-5.1	9 166	-5.1	9 139	-5.5
February	8 698	-5.1	8 725	-4.8	8 637	-5.5
March	8 318	-4.4	8 354	-4.3	8 188	-5.2
April	—	—	8 063	-3.5	7 812	-4.6

## VALUE OF RESIDENTIAL BUILDING APPROVED



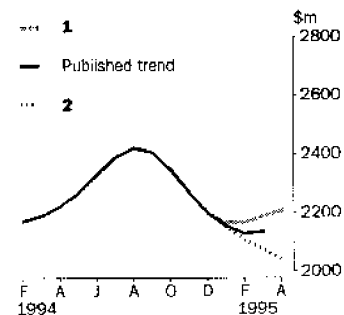
	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	\$m	% change	<b>1</b> rises by 4% on Mar 1995 \$m	% change	<b>2</b> falls by 4% on Mar 1995 \$m	% change
1994						
November	1 573.0	-4.4	1 570.9	-4.5	1 575.1	-4.4
December	1 498.2	-4.8	1 496.9	-4.7	1 498.9	-4.8
1995						
January	1 433.3	-4.3	1 437.6	-4.0	1 432.1	-4.5
February	1 378.4	-3.8	1 400.6	-2.6	1 382.5	-3.5
March	1 349.7	-2.1	1 379.5	-1.5	1 345.3	-2.7
April	—	—	1 369.6	-0.7	1 318.0	-2.0

## VALUE OF NON-RESIDENTIAL BUILDING APPROVED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	\$m	% change	<b>1</b> rises by 19% on Mar 1995 \$m	% change	<b>2</b> falls by 19% on Mar 1995 \$m	% change
1994						
November	694.3	0.7	690.2	0.5	700.3	1.1
December	708.3	2.0	706.0	2.3	711.1	1.5
1995						
January	732.8	3.5	739.0	4.7	725.6	2.0
February	760.5	3.8	781.7	5.8	737.6	1.6
March	797.0	4.8	828.1	5.9	744.9	1.0
April	—	—	860.0	3.9	734.5	-1.4

## VALUE OF TOTAL BUILDING APPROVED

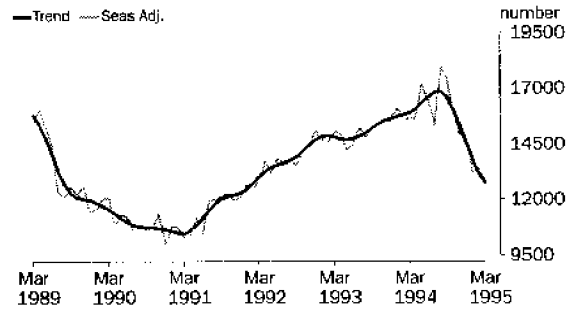


	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	\$m	% change	<b>1</b> rises by 9% on Mar 1995 \$m	% change	<b>2</b> falls by 9% on Mar 1995 \$m	% change
1994						
November	2 267.8	-3.3	2 262.4	-3.5	2 275.9	-3.2
December	2 199.0	-3.0	2 195.5	-3.0	2 202.2	-3.2
1995						
January	2 151.6	-2.0	2 165.4	-1.4	2 147.7	-2.5
February	2 125.8	-1.3	2 167.4	0.1	2 108.7	-1.8
March	2 132.9	0.3	2 188.1	1.0	2 078.6	-1.4
April	—	—	2 206.2	0.8	2 039.4	-1.9

# DWELLING APPROVALS

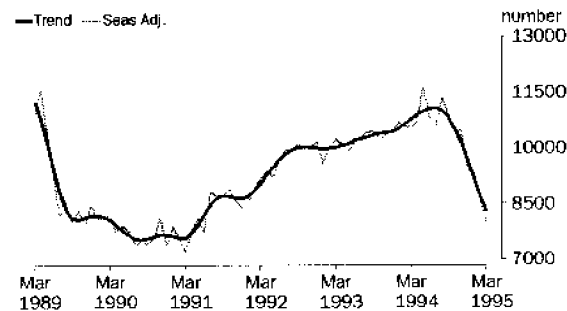
## DWELLING UNITS APPROVED, AUSTRALIA

The trend for the total number of dwelling units approved fell 3.2% in March 1995 to 12,775. The trend is now 24.1% below its last peak in August 1994. There would need to be an increase of 14% in the seasonally adjusted series in April 1995 to halt this decline. The historical average monthly movement is 4%.



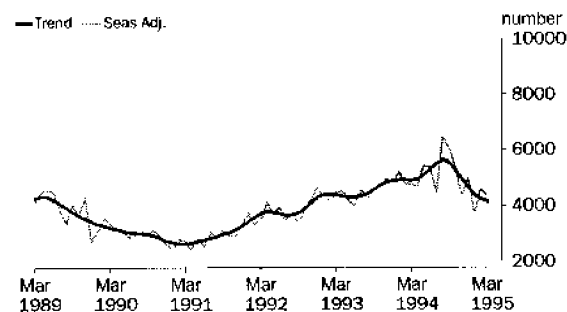
## PRIVATE SECTOR HOUSES APPROVED, AUSTRALIA

The trend for the number of private sector houses approved fell 4.4% in March 1995 to 8,318, 24.7% below its last peak in July 1994. There would need to be an increase of almost 30% in the seasonally adjusted series in April 1995 to halt this decline. This is more than seven times the historical average monthly movement (4%).



## OTHER RESIDENTIAL BUILDING APPROVED, AUSTRALIA

The trend for the number of other residential dwelling units approved fell 1.8% in March 1995 to 4,136, following falls of 4.4% in February and 5.5% in January 1995. The trend will level out in April, however, unless there is a fall of more than 2% in the seasonally adjusted series. The historical average monthly movement is 9%.





## DWELLING UNITS APPROVED: Seasonally Adjusted & Trend

Month	HOUSES.....		OTHER RESIDENTIAL...		DWELLING UNITS.....		
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Public sector</i>	<i>Total</i>
	Number	Number	Number	Number	Number	Number	Number

### SEASONALLY ADJUSTED

<b>1994</b>							
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
<b>1995</b>							
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
March	7 978	8 459	3 801	4 371	11 779	862	12 830

### TREND ESTIMATES

<b>1994</b>							
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	10 806	11 025	5 165	5 549	15 971	582	16 574
October	10 519	10 719	4 926	5 311	15 445	531	16 030
November	10 130	10 320	4 593	4 989	14 724	521	15 309
December	9 658	9 862	4 254	4 666	13 912	545	14 529
<b>1995</b>							
January	9 165	9 404	3 972	4 407	13 136	589	13 811
February	8 698	8 982	3 748	4 214	12 446	644	13 196
March	8 318	8 639	3 637	4 136	11 956	701	12 775

### TREND ESTIMATES (% change from preceding month)

<b>1994</b>							
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	-1.5	-1.7	-1.3	-1.3	-1.5	-10.9	-1.6
October	-2.7	-2.8	-4.6	-4.3	-3.3	-8.7	-3.3
November	-3.7	-3.7	-6.7	-6.1	-4.7	-2.0	-4.5
December	-4.7	-4.4	-7.4	-6.5	-5.5	4.6	-5.1
<b>1995</b>							
January	-5.1	-4.6	-6.6	-5.5	-5.6	8.1	-4.9
February	-5.1	-4.5	-5.6	-4.4	-5.3	9.4	-4.5
March	-4.4	-3.8	-3.0	-1.8	-3.9	8.8	-3.2

**VALUE OF BUILDING APPROVED: Seasonally Adjusted & Trend**

<i>Month</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>

**SEASONALLY ADJUSTED**

<b>1994</b>					
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	1 368.5	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
<b>1995</b>					
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
March	1 174.2	207.3	1 369.3	770.6	2 124.0

**TREND ESTIMATES**

<b>1994</b>					
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	1 488.3	216.1	1 700.4	687.2	2 405.5
October	1 437.4	210.7	1 646.1	689.5	2 346.4
November	1 369.3	203.5	1 573.0	694.3	2 267.8
December	1 300.6	196.2	1 498.2	708.3	2 199.0
<b>1995</b>					
January	1 241.0	191.2	1 433.3	732.8	2 154.6
February	1 189.7	189.0	1 378.4	760.5	2 125.8
March	1 160.9	189.8	1 349.7	797.0	2 132.9

**TREND ESTIMATES (% change from preceding month)**

<b>1994</b>					
March	1.5	2.2	1.7	-1.6	1.0
April	2.6	2.0	2.1	-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	-1.3	-0.6	-1.2	1.2	-0.6
October	-3.4	-2.5	-3.2	0.3	-2.5
November	-4.7	-3.4	-4.4	0.7	-3.3
December	-5.0	-3.6	-4.8	2.0	-3.0
<b>1995</b>					
January	-4.6	-2.5	-4.3	3.5	-2.0
February	-4.1	-1.1	-3.8	3.8	-1.3
March	-2.4	0.4	-2.1	4.8	0.3



## 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

### SEASONALLY ADJUSTED

<b>1994</b>								
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.
<b>1995</b>								
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.
March	3 804	2 387	3 225	822	1 653	258	n.a.	n.a.

### TREND ESTIMATES

<b>1994</b>								
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	5 189	2 918	4 522	983	2 160	299	163	285
October	4 997	2 876	4 286	957	2 113	284	158	285
November	4 761	2 792	4 021	925	2 050	269	146	276
December	4 528	2 673	3 753	888	1 969	258	135	261
<b>1995</b>								
January	4 334	2 546	3 502	854	1 877	251	129	242
February	4 165	2 432	3 283	825	1 786	248	128	224
March	4 078	2 354	3 116	797	1 704	245	132	203

### TREND ESTIMATES (% change from preceding month)

<b>1994</b>								
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	-1.8	0.2	-3.8	-1.5	-1.5	-4.0	2.6	2.0
October	-3.7	-1.5	-5.2	-2.6	-2.1	-5.2	-3.1	-0.1
November	-4.7	-2.9	-6.2	-3.4	-3.0	-5.0	-7.3	-3.2
December	-4.9	-4.3	-6.7	-3.9	-4.0	-4.1	-7.8	-5.6
<b>1995</b>								
January	-4.3	-4.7	-6.7	-3.8	-4.7	-2.8	-4.3	-7.1
February	-3.9	-4.5	-6.3	-3.4	-4.8	-1.1	-1.2	-7.3
March	-2.1	-3.2	-5.1	-3.4	-4.6	-1.3	3.8	-9.6



## 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				
<b>1991-92</b>	107 171	31 038	1 337	139 546
<b>1992-93</b>	119 846	40 319	1 705	161 870
<b>1993-94</b>	127 299	49 281	3 992	180 572
<b>1994</b>				
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
<b>1995</b>				
January	7 566	3 076	143	10 785
February	7 908	3 451	318	11 677
March	8 772	3 506	401	12 679
PUBLIC SECTOR				
<b>1991-92</b>	3 693	8 299	6	11 998
<b>1992-93</b>	3 741	6 651	9	10 401
<b>1993-94</b>	3 184	4 941	147	8 272
<b>1994</b>				
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
<b>1995</b>				
January	158	387	8	553
February	207	343	0	550
March	359	455	8	822
TOTAL				
<b>1991-92</b>	110 864	39 337	1 343	151 544
<b>1992-93</b>	123 587	46 970	1 714	172 271
<b>1993-94</b>	130 483	54 222	4 139	188 844
<b>1994</b>				
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
<b>1995</b>				
January	7 724	3 463	151	11 338
February	8 115	3 794	318	12 227
March	9 131	3 961	409	13 501

NEW DWELLING UNITS APPROVED<sup>1</sup>, 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		
		<b>NUMBER OF DWELLING UNITS</b>								
<b>1991-92</b>	110 864	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	39 337	150 201
<b>1992-93</b>	123 587	20 574	6 962	27 536	11 478	4 169	3 787	19 434	46 970	170 557
<b>1993-94</b>	130 483	21 981	10 905	32 886	10 037	5 244	6 073	21 354	54 222	184 705
<b>1994</b>										
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
<b>1995</b>										
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
March	9 131	1 554	1 030	2 584	311	380	485	1 176	3 961	13 092

## VALUE (\$ million)

<b>1991-92</b>	9 388.5	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	2 617.4	12 005.9
<b>1992-93</b>	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
<b>1993-94</b>	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
<b>1994</b>										
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
<b>1995</b>										
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
March	871.5	109.3	88.6	198.0	21.9	30.8	109.1	161.7	373.7	1 245.2

<sup>1</sup> 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
<b>PRIVATE SECTOR (\$ million)</b>							
<b>1991-92</b>	9 113.0	2 060.3	<b>11 173.3</b>	1 954.8	13 128.1	4 745.4	17 873.5
<b>1992-93</b>	10 319.3	3 091.4	13 410.7	2 071.4	15 482.1	5 067.7	20 549.8
<b>1993-94</b>	11 403.8	3 693.6	15 097.4	2 267.1	17 364.5	6 057.0	23 421.5
<b>1994</b>							
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
<b>1995</b>							
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
March	839.6	342.4	1 181.9	213.5	1 395.4	522.8	1 918.2
<b>PUBLIC SECTOR (\$ million)</b>							
<b>1991-92</b>	275.6	557.1	832.7	19.1	851.8	2 463.3	3 315.1
<b>1992-93</b>	286.5	424.2	710.7	17.1	727.8	2 608.8	3 336.6
<b>1993-94</b>	265.4	322.5	587.9	22.0	609.8	2 728.5	3 338.4
<b>1994</b>							
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
<b>1995</b>							
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
March	31.9	31.4	63.3	3.0	66.3	213.8	280.0
<b>TOTAL (\$ million)</b>							
<b>1991-92</b>	9 388.5	2 617.4	12 005.9	1 973.9	13 979.9	7 208.7	21 188.5
<b>1992-93</b>	10 605.7	3 515.6	14 121.4	2 088.6	16 209.9	7 676.5	23 886.4
<b>1993-94</b>	11 669.2	4 016.1	15 685.3	2 289.0	17 974.3	8 785.6	26 759.9
<b>1994</b>							
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
<b>1995</b>							
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
March	871.5	373.7	1 245.2	216.5	1 461.7	736.5	2 198.2



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							
<b>1991-92</b>	9 045.5	2 745.9	11 791.4	1 894.1	13 685.3	7 630.0	21 315.5
<b>1992-93</b>	10 150.3	3 720.1	13 870.4	2 000.6	15 871.6	8 207.0	24 077.9
<b>1993-94</b>	10 958.8	4 215.3	15 174.1	2 144.9	17 319.9	9 518.7	26 837.7
Quarter							
<b>1993</b>							
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
<b>1994</b>							
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							
Quarter							
<b>1993</b>							
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
<b>1994</b>							
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)							
Quarter							
<b>1993</b>							
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
<b>1994</b>							
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
<b>Value—\$50,000-\$199,999</b>											
<b>1995</b>											
January	30	148	79	125	108	68	7	23	43	47	<b>678</b>
February	11	221	102	169	115	39	7	18	57	33	<b>772</b>
March	24	196	114	176	131	64	8	25	48	63	<b>849</b>
<b>Value—\$200,000-\$499,999</b>											
<b>1995</b>											
January	10	43	36	57	43	32	6	4	16	11	<b>258</b>
February	11	54	33	80	37	27	4	15	23	20	<b>304</b>
March	12	66	54	98	61	39	6	11	23	32	<b>402</b>
<b>Value—\$500,000-\$999,999</b>											
<b>1995</b>											
January	3	20	17	20	14	9	0	7	11	4	<b>105</b>
February	3	12	16	29	18	11	0	6	9	2	<b>106</b>
March	8	17	18	28	20	12	4	2	4	7	<b>120</b>
<b>Value—\$1,000,000-\$4,999,999</b>											
<b>1995</b>											
January	4	13	17	18	15	13	2	10	8	5	<b>105</b>
February	4	18	10	17	15	23	1	5	12	10	<b>115</b>
March	2	18	10	18	13	17	1	10	8	8	<b>105</b>
<b>Value—\$5,000,000 and over</b>											
<b>1995</b>											
January	2	7	0	4	1	4	0	1	2	3	<b>24</b>
February	2	4	2	4	5	3	0	3	2	3	<b>28</b>
March	1	4	0	4	3	1	0	2	4	0	<b>19</b>
<b>Value-Total</b>											
<b>1991-92</b>	443	2 836	1 540	2 755	1 793	1 191	270	571	936	891	<b>13 226</b>
<b>1992-93</b>	460	3 110	1 654	2 768	2 109	1 292	268	606	1 072	1 030	<b>14 369</b>
<b>1993-94</b>	500	3 364	1 924	2 863	2 259	1 371	249	723	955	1 122	<b>15 330</b>
<b>1995</b>											
January	49	231	149	224	181	126	15	45	80	70	<b>1 170</b>
February	31	309	163	299	190	103	12	47	103	68	<b>1 325</b>
March	47	301	196	324	228	133	19	50	87	110	<b>1 495</b>

## 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											
<b>1995</b>											
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
March	2.7	18.3	10.9	16.7	13.1	7.4	0.7	2.9	4.6	6.6	83.9
Value—\$200,000—\$499,999											
<b>1995</b>											
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
March	3.3	19.1	15.9	31.2	18.5	11.9	2.3	3.1	6.2	9.0	120.4
Value—\$500,000—\$999,999											
<b>1995</b>											
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
March	5.5	11.4	11.5	18.3	13.7	8.6	2.8	1.2	2.8	4.7	80.4
Value—\$1,000,000—\$4,999,999											
<b>1995</b>											
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
March	4.0	31.5	14.2	37.1	28.8	35.3	1.3	18.3	22.3	14.5	207.2
Value—\$5,000,000 and over											
<b>1995</b>											
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
March	6.9	80.5	0.0	78.7	28.8	5.0	0.0	11.2	33.5	0.0	244.6
Value—Total											
<b>1991-92</b>	406.3	885.2	704.9	1 745.7	774.7	930.3	79.4	497.5	676.6	508.0	7 208.7
<b>1992-93</b>	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
<b>1993-94</b>	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
<b>1995</b>											
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
March	22.3	160.8	52.4	182.0	102.9	68.3	7.1	36.6	69.4	34.8	736.5

## NUMBER AND VALUE OF BUILDING APPROVED, By State: March 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
<b>PRIVATE SECTOR</b>											
NSW	2 100	1 841	61	4 002	230.8	218.7	449.4	78.4	527.9	167.9	695.8
Vic.	1 954	158	305	2 417	179.0	11.9	191.0	79.5	270.5	105.4	375.9
Qld	2 424	803	16	3 243	229.3	55.9	285.2	19.7	304.9	157.8	462.7
SA	681	154	5	840	54.1	11.2	65.3	11.8	77.0	19.5	96.5
WA	1 201	445	7	1 653	106.7	35.5	142.2	14.9	157.1	48.2	205.3
Tas.	236	24	2	262	18.7	1.4	20.2	3.5	23.7	8.6	32.3
NT	68	43	3	114	6.9	4.7	11.7	1.9	13.5	2.4	16.0
ACT	108	38	2	148	14.1	3.0	17.1	3.8	20.9	12.9	33.8
<b>Australia</b>	<b>8 772</b>	<b>3 506</b>	<b>401</b>	<b>12 679</b>	<b>839.6</b>	<b>342.4</b>	<b>1 181.9</b>	<b>213.5</b>	<b>1 395.4</b>	<b>522.8</b>	<b>1 918.2</b>
<b>PUBLIC SECTOR</b>											
NSW	58	107	0	165	5.7	6.0	11.8	0.3	12.1	90.5	102.6
Vic.	43	71	7	121	4.1	6.0	10.0	1.3	11.4	26.7	38.1
Qld	120	187	1	308	11.0	12.9	23.9	0.0	23.9	23.7	47.6
SA	66	7	0	73	4.5	0.5	5.0	0.9	5.8	58.6	64.4
WA	57	51	0	108	4.7	3.6	8.3	0.0	8.3	1.9	10.2
Tas.	0	26	0	26	0.0	1.7	1.7	0.0	1.8	2.3	4.1
NT	15	6	0	21	1.9	0.7	2.6	0.3	3.0	6.5	9.5
ACT	0	0	0	0	0.0	0.0	0.0	0.1	0.1	3.6	3.6
<b>Australia</b>	<b>359</b>	<b>455</b>	<b>8</b>	<b>822</b>	<b>31.9</b>	<b>31.4</b>	<b>63.3</b>	<b>3.0</b>	<b>66.3</b>	<b>213.8</b>	<b>280.0</b>
<b>TOTAL</b>											
NSW	2 158	1 948	61	4 167	236.5	224.7	461.2	78.7	539.9	258.5	798.4
Vic.	1 997	229	312	2 538	183.1	17.9	201.0	80.8	281.8	132.1	413.9
Qld	2 544	990	17	3 551	240.3	68.8	309.1	19.7	328.8	181.5	510.3
SA	747	161	5	913	58.5	11.7	70.2	12.6	82.9	78.1	160.9
WA	1 258	496	7	1 761	111.4	39.0	150.4	14.9	165.3	50.1	215.5
Tas.	236	50	2	288	18.7	3.2	21.9	3.5	25.4	10.9	36.4
NT	83	49	3	135	8.8	5.4	14.3	2.2	16.5	8.9	25.4
ACT	108	38	2	148	14.1	3.0	17.1	3.9	21.0	16.4	37.4
<b>Australia</b>	<b>9 131</b>	<b>3 961</b>	<b>409</b>	<b>13 501</b>	<b>871.5</b>	<b>373.7</b>	<b>1 245.2</b>	<b>216.5</b>	<b>1 461.7</b>	<b>736.5</b>	<b>2 198.2</b>



**NON-RESIDENTIAL BUILDING APPROVED, By State: March 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
<b>PRIVATE SECTOR</b>											
NSW	2.6	26.6	22.1	27.3	31.5	11.9	2.3	4.1	34.5	5.0	167.9
Vic.	4.7	36.0	15.3	22.7	9.7	4.6	1.1	2.3	4.7	4.2	105.4
Qld	4.0	69.6	7.9	19.7	27.2	7.4	2.9	5.8	9.4	4.0	157.8
SA	0.3	5.5	0.0	3.5	5.0	2.3	0.1	0.4	1.7	0.7	19.5
WA	7.8	13.2	4.6	6.8	3.6	2.5	0.5	2.8	0.1	6.3	48.2
Tas.	0.8	1.0	0.2	0.4	0.1	0.4	0.1	5.2	0.0	0.6	8.6
NT	0.0	1.9	0.1	0.0	0.4	0.0	0.0	0.0	0.1	0.0	2.4
ACT	0.0	2.6	0.0	0.2	0.0	0.0	0.0	0.0	10.1	0.0	12.9
Australia	20.1	156.3	50.2	80.5	77.5	29.1	7.1	20.6	60.7	20.8	522.8
<b>PUBLIC SECTOR</b>											
NSW	0.2	2.1	0.1	32.6	19.4	14.8	0.0	10.1	5.1	6.2	90.5
Vic.	0.4	0.0	0.2	2.6	4.2	9.1	0.0	5.6	3.3	1.4	26.7
Qld	0.0	0.2	1.5	12.3	0.9	6.9	0.0	0.0	0.3	1.7	23.7
SA	0.1	0.2	0.0	52.1	0.7	5.0	0.0	0.3	0.0	0.2	58.6
WA	1.5	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.1	1.9
Tas.	0.0	0.0	0.0	1.1	0.0	1.1	0.0	0.1	0.0	0.0	2.3
NT	0.0	1.7	0.5	0.1	0.2	2.3	0.0	0.0	0.1	1.7	6.5
ACT	0.0	0.3	0.0	0.5	0.0	0.0	0.0	0.0	0.0	2.8	3.6
Australia	2.3	4.5	2.3	101.4	25.4	39.2	0.0	16.0	8.7	14.0	213.8
<b>TOTAL</b>											
NSW	2.8	28.7	22.2	59.9	50.9	26.7	2.3	14.2	39.6	11.2	258.5
Vic.	5.1	36.0	15.5	25.3	13.9	13.7	1.1	7.9	8.0	5.5	132.1
Qld	4.0	69.8	9.4	31.9	28.1	14.2	2.9	5.8	9.7	5.7	181.5
SA	0.4	5.7	0.0	55.5	5.7	7.4	0.1	0.7	1.7	1.0	78.1
WA	9.4	13.2	4.6	7.1	3.6	2.5	0.5	2.8	0.1	6.4	50.1
Tas.	0.8	1.0	0.2	1.5	0.1	1.5	0.1	5.3	0.0	0.6	10.9
NT	0.0	3.6	0.6	0.1	0.6	2.3	0.0	0.0	0.2	1.7	8.9
ACT	0.0	2.9	0.0	0.7	0.0	0.0	0.0	0.0	10.1	2.8	16.4
Australia	22.3	160.8	52.4	182.0	102.9	68.3	7.1	36.6	69.4	34.8	736.5

# 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

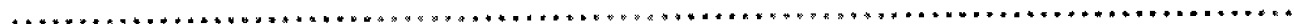
**21** Users may also wish to refer to the following publications:

- *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

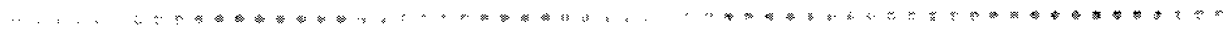
When figures have been rounded, discrepancies may occur between sums of the component items and totals.



## GLOSSARY

.....

<b>Alterations and additions</b>	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.
<b>Building</b>	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.
<b>Conversions, etc.</b>	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.
<b>Dwelling unit</b>	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.
<b>Educational</b>	Includes schools, colleges, kindergartens, libraries, museums and universities.
<b>Entertainment and recreational</b>	Includes clubs, cinemas, sport and recreation centres.
<b>Factories</b>	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
<b>Flats, units or apartments</b>	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
<b>Health</b>	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
<b>Hotels, motels and other short term accommodation</b>	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
<b>House</b>	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.
<b>Miscellaneous</b>	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.
<b>New building work</b>	Building activity which will result in the creation of a building which previously did not exist.
<b>Non-residential building</b>	A non-residential building is primarily intended for purposes other than long term residential purposes.
<b>Offices</b>	Includes banks, post offices and council chambers.
<b>Other business premises</b>	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.



<b>Other residential building</b>	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.
<b>Religious</b>	Includes convents, churches, temples, mosques, monasteries and novitiates.
<b>Residential building</b>	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
<b>Semi-detached, row or terrace houses, townhouses</b>	Dwellings having their own private grounds with no other dwellings above or below.
<b>Shops</b>	Includes retail shops, restaurants, taverns and shopping arcades.
<b>Value of residential building</b>	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



2873100003954

ISSN 1031-0177

RRP \$15.00

© Commonwealth of Australia 1995

Produced by the Austr