

BUILDING APPROVALS AUSTRALIA

EMBARGOED UNTIL 11:30AM MON 29 MAY 1995

APRIL KEY FIGURES

TREND ESTIMATES

	Apr 95	% change Mar 95 to Apr 95	% change Apr 94 to Apr 95
Dwelling units approved			
Private sector houses	7 865	-4.4	-27.7
Total dwelling units	12 209	-3.1	-23.9

SEASONALLY ADJUSTED

	Apr 95	% change Mar 95 to Apr 95	% change Apr 94 to Apr 95
Dwelling units approved			
Private sector houses	7 805	-2.2	-26.9
Total dwelling units	11 822	-7.9	-24.3

APRIL KEY POINTS

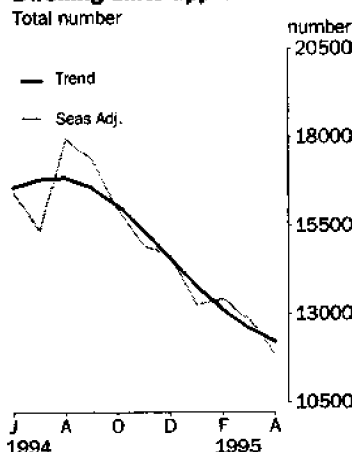
TREND ESTIMATES

- The trend for total dwelling units approved continued to fall in April 1995 and is now more than 27% below the last trend peak in August 1994.
- The trend for the total number of dwelling units approved fell 3.1% in April 1995 to 12,209. This follows decreases of 4.1% in March and 4.6% in February 1995.
- The trend for the number of private sector houses approved fell 4.4% in April 1995 to 7,865. This follows falls of 5.0% in March and 5.3% in February 1995. The trend is now almost 29% below the last peak in July 1994.
- The trend for the number of other residential dwellings approved fell 1.0% in April 1995 to 4,094, following falls of 2.4% in March and 3.7% in February 1995. The trend is more than 27% below the last peak in August 1994.
- The trend for total dwelling units approved continued to decline in all States and Territories, with the exception of the Northern Territory, where the trend is flat.

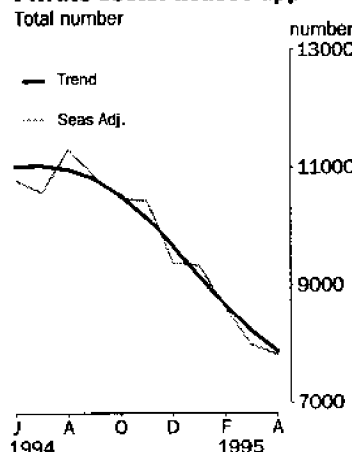
SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for the total number of dwelling units approved fell 7.9% in April 1995 to 11,822. This follows a 4.3% decrease in March 1995. The April estimate was the lowest monthly figure since June 1991.
- The number of private sector houses approved fell 2.2% in April 1995 to 7,805 and follows a 7.3% fall in March 1995. The April estimate was the ninth consecutive monthly fall.
- The number of other residential dwelling units approved fell 8.6% in April 1995 to 3,993, following a 4.0% decrease in March and a 21.7% increase in February 1995.

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
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
October 1995	29 November 1995

CHANGES IN THIS ISSUE

The Sydney casino development was approved in April 1995 with an approval value of about \$550m and has contributed to the Hotels, etc., Entertainment and recreation and Other business premises categories. This approval has caused a large and abrupt increase in the original and seasonally adjusted value of non-residential building and total building approved. It is unlikely that this increase will be sustained in future months, with the result that the May 1995 value of approvals is expected to record a large decline from the April 1995 level. Inclusion of this extraordinary April seasonally adjusted estimate in the calculation of the underlying trend would have resulted in the trend displaying strong short term growth which would have been significantly revised away over the following periods. Thus trend estimates for the value of non-residential building approved and total building approved have been calculated to discount the extraordinary movement in the April 1995 seasonally adjusted estimates.

SIGNIFICANT REVISIONS THIS MONTH

Estimates for the value of non-residential building approved in Queensland in February 1995 have been revised. The amendment was due to the deletion of a private sector hotel development valued at \$12.5m which was found to be a duplicate of an earlier approval. Corresponding totals for Queensland and Australia, affected by these amendments, have also been revised.

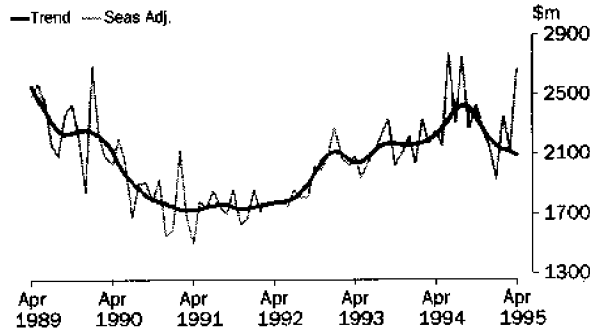
Constant price estimates for the value of building approved for the March quarter 1995 are included in this issue (see Table 7). Data for previous quarters have been revised in this issue as more up to date information on prices and commodity compositions has become available.

W. McLENNAN
AUSTRALIAN STATISTICIAN

VALUE OF BUILDING APPROVED

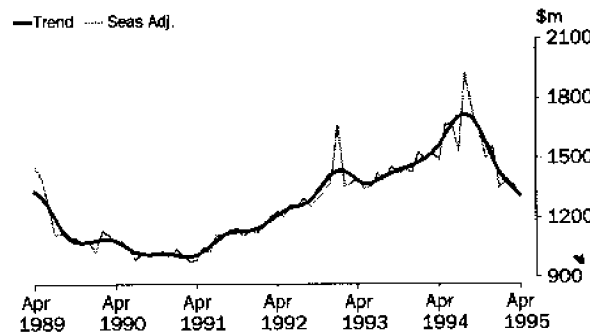
VALUE OF TOTAL BUILDING

The trend for the value of total building approved fell 1.0% in April 1995, following falls of 0.7% in March and 1.2% in February. However, the trend series will begin to level out if the seasonally adjusted value of building approved in May 1995 is about \$2,120m.



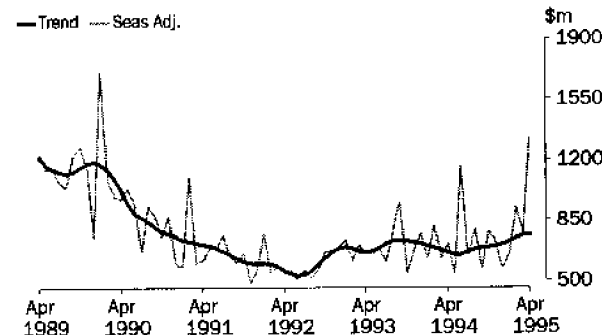
VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building approved fell 2.2% in April 1995, following falls of 2.8% in March and 3.6% in February. The trend will continue to fall unless there is an increase of more than 12% in the seasonally adjusted series in May (about 3 times the historical average monthly movement of 4%).



VALUE OF NON-RESIDENTIAL BUILDING

After discounting for the effect of the Sydney Casino project, the trend for the value of non-residential building approved levelled out in April 1995 following a period of growth since May 1994. However, a seasonally adjusted estimate of \$720m or more in May 1995, would see the trend growth resume.



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 May seasonally adjusted estimate is higher than the April estimate by:

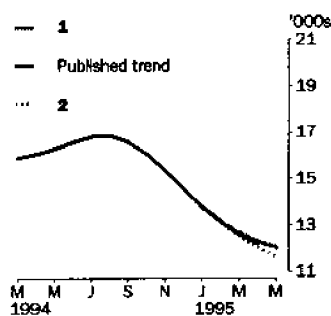
- * +4.0% for total number of dwelling units approved
- * +4.0% for number of private sector houses approved
- * +4.0% for value of residential building approved
- * +19.0% for value of non-residential building approved
- * +9.0% for value of total building approved

2 The May seasonally adjusted estimate is lower than the April 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



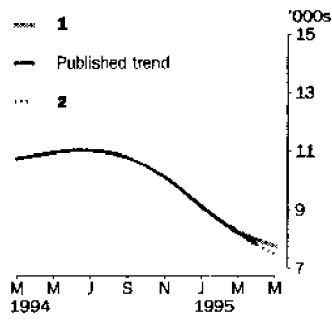
TREND AS PUBLISHED

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

	TREND AS PUBLISHED		1 rises by 4% on Apr 1995		2 falls by 4% on Apr 1995	
	number	% change	number	% change	number	% change
1994						
December	14 546	-5.2	14 539	-5.2	14 571	-5.1
1995						
January	13 773	-5.3	13 766	-5.3	13 782	-5.4
February	13 133	-4.6	13 170	-4.3	13 129	-4.7
March	12 599	-4.1	12 696	-3.6	12 557	-4.4
April	12 209	-3.1	12 306	-3.1	12 046	-4.1
May	—	—	12 022	-2.3	11 628	-3.5

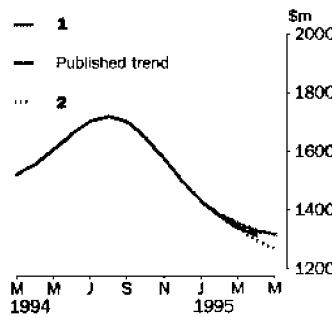
WHAT IF...? (continued)

PRIVATE SECTOR HOUSES



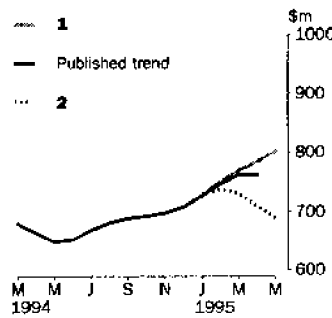
	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	number	% change	1 rises by 4% on Apr 1995 number	% change	2 falls by 4% on Apr 1995 number	% change
1994						
December	9 667	-4.7	9 660	-4.8	9 680	-4.7
1995						
January	9 144	-5.4	9 139	-5.4	9 149	-5.5
February	8 655	-5.3	8 678	-5.0	8 652	-5.4
March	8 223	-5.0	8 290	-4.5	8 204	-5.2
April	7 865	-4.4	7 979	-3.8	7 817	-4.7
May	—	—	7 751	-2.9	7 506	-4.0

VALUE OF RESIDENTIAL BUILDING APPROVED



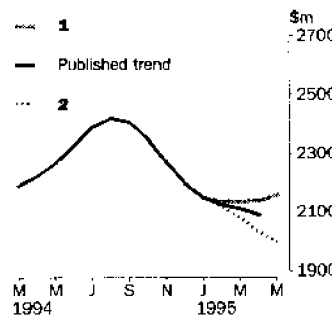
	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	\$m	% change	1 rises by 4% on Apr 1995 \$m	% change	2 falls by 4% on Apr 1995 \$m	% change
1994						
December	1 499.2	-4.8	1 497.2	-4.9	1 501.1	-4.8
1995						
January	1 431.5	-4.5	1 430.2	-4.5	1 432.2	-4.6
February	1 380.4	-3.6	1 386.2	-3.1	1 381.0	-3.6
March	1 341.4	-2.8	1 354.2	-2.3	1 337.1	-3.2
April	1 312.2	-2.2	1 329.5	-1.8	1 297.1	-3.0
May	—	—	1 315.2	-1.1	1 266.3	-2.4

VALUE OF NON-RESIDENTIAL BUILDING APPROVED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	\$m	% change	1 rises by 19% on Apr 1995 \$m	% change	2 falls by 19% on Apr 1995 \$m	% change
1994						
December	708.0	1.6	705.7	1.4	714.8	1.9
1995						
January	726.3	2.6	725.1	2.7	729.7	2.1
February	745.4	2.6	748.9	3.3	736.9	1.0
March	762.4	2.3	769.8	2.8	730.2	-0.9
April	762.6	0.0	784.3	1.9	709.6	-2.8
May	—	—	802.1	2.3	689.4	-2.8

VALUE OF TOTAL BUILDING APPROVED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	\$m	% change	1 rises by 9% on Apr 1995 \$m	% change	2 falls by 9% on Apr 1995 \$m	% change
1994						
December	2 198.3	-3.2	2 192.1	-3.4	2 205.0	-3.1
1995						
January	2 150.4	-2.2	2 146.8	-2.1	2 153.2	-2.3
February	2 123.6	-1.2	2 134.9	-0.6	2 117.9	-1.6
March	2 109.4	-0.7	2 135.5	0.0	2 079.3	-1.8
April	2 087.8	-1.0	2 139.1	0.2	2 033.1	-2.2
May	—	—	2 156.5	0.8	1 996.6	-1.8

VALUE OF BUILDINGS APPROVED: Average 1989-90 prices

MARCH QUARTER 1995

Changes in the value of building approvals in the March quarter 1995 at average 1989-90 prices, seasonally adjusted are summarised below. Comparisons are given against the December quarter 1994 and March quarter 1994 figures.

	SEASONALLY ADJUSTED	
	<i>Dec qtr 94 to Mar qtr 95</i>	<i>Mar qtr 94 to Mar qtr 95</i>
	<i>% change</i>	<i>% change</i>
New residential building	-13.7	-12.0
Alterations and additions to residential buildings	-4.7	0.4
Non-residential building	12.1	10.9
Total building	-6.7	-3.7

SUMMARY COMMENT

VALUE OF TOTAL BUILDING APPROVED

- In seasonally adjusted terms, at average 1989-90 prices, the value of total building approved in the March quarter 1995, decreased by 6.7% from the December quarter 1994 estimate and by 3.7% from the March 1994 estimate.

VALUE OF NEW RESIDENTIAL BUILDING

- The value of total new residential building approved in the March quarter 1995 fell 13.7% over the December quarter 1994.
- The value of new houses approved fell 13.0%
- The value of new other residential building approved fell 18.5%

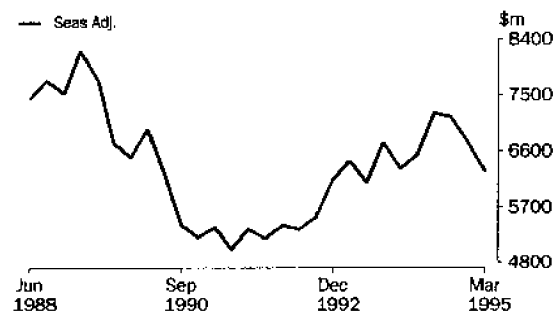
VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDINGS

- The value of approved alterations and additions to residential buildings fell 4.7% from the December quarter 1994 but was 0.4% above the March quarter 1994 estimate.

VALUE OF NON-RESIDENTIAL BUILDING

- The value of non-residential building approved rose by 12.1% in the March quarter 1995 and was 10.9% above the March quarter 1994 estimate.

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





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

1994							
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
March	7 978	8 459	3 801	4 371	11 779	862	12 830
April	7 805	7 829	3 426	3 993	11 231	679	11 822

TREND ESTIMATES

1994							
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	10 534	10 738	4 936	5 319	15 470	529	16 057
November	10 149	10 349	4 606	4 998	14 755	517	15 346
December	9 667	9 876	4 259	4 670	13 926	543	14 546
1995							
January	9 144	9 372	3 962	4 401	13 107	590	13 773
February	8 655	8 895	3 762	4 238	12 417	644	13 133
March	8 223	8 463	3 621	4 137	11 844	695	12 599
April	7 865	8 115	3 545	4 094	11 410	748	12 209

TREND ESTIMATES (% change from preceding month)

1994							
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	-2.5	-2.6	-4.4	-4.1	-3.1	-9.0	-3.1
November	-3.7	-3.6	-6.7	-6.0	-4.6	-2.3	-4.4
December	-4.7	-4.6	-7.5	-6.6	-5.6	5.1	-5.2
1995							
January	-5.4	-5.1	-7.0	-5.7	-5.9	8.5	-5.3
February	-5.3	-5.1	-5.1	-3.7	-5.3	9.2	-4.6
March	-5.0	-4.9	-3.7	-2.4	-4.6	8.0	-4.1
April	-4.4	-4.1	-2.1	-1.0	-3.7	7.6	-3.1



VALUE OF BUILDING APPROVED: Seasonally Adjusted & Trend

Month	New residential building	Alterations and additions to residential buildings	Total residential building	Non-residential building	Total building
	\$m	\$m	\$m	\$m	\$m
SEASONALLY ADJUSTED					
1994					
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	927.8	2 347.2
March	1 174.2	207.3	1 369.3	770.6	2 124.0
April	1 082.2	211.6	1 294.2	1 322.1	2 663.3
TREND ESTIMATES					
1994					
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	679.6	2 419.5
September	1 488.3	216.1	1 700.4	687.6	2 405.9
October	1 440.1	210.4	1 648.4	691.1	2 349.0
November	1 372.7	202.9	1 575.5	697.0	2 270.9
December	1 301.9	195.9	1 499.2	708.0	2 198.3
1995					
January	1 238.3	192.1	1 431.5	726.3	2 150.4
February	1 187.7	193.0	1 380.4	745.4	2 123.6
March	1 146.2	196.6	1 341.4	762.4	2 109.4
April	1 116.6	200.9	1 312.2	762.6	2 087.8
TREND ESTIMATES (% change from preceding month)					
1994					
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	2.0	1.3
September	-1.3	-0.6	-1.2	1.2	-0.6
October	-3.2	-2.6	-3.1	0.5	-2.4
November	-4.7	-3.6	-4.4	0.8	-3.3
December	-5.2	-3.4	-4.8	1.6	-3.2
1995					
January	-4.9	-1.9	-4.5	2.6	-2.2
February	-4.1	0.5	-3.6	2.6	-1.2
March	-3.5	1.9	-2.8	2.3	-0.7
April	-2.6	2.2	-2.2	0.0	-1.0

DWELLING UNITS APPROVED, By State: Seasonally Adjusted & Trend

Period	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
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SEASONALLY ADJUSTED

1994								
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	4 177	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.
March	3 804	2 387	3 225	822	1 653	258	n.a.	n.a.
April	4 384	2 136	3 372	525	1 357	234	n.a.	n.a.

TREND ESTIMATES

1994								
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	4 994	2 882	4 282	963	2 121	284	159	286
November	4 752	2 802	4 010	934	2 062	269	148	278
December	4 522	2 678	3 747	893	1 975	258	136	262
1995								
January	4 352	2 535	3 518	842	1 860	251	127	240
February	4 257	2 404	3 342	787	1 738	247	125	217
March	4 200	2 296	3 216	728	1 618	244	124	195
April	4 187	2 185	3 157	685	1 519	243	126	173

TREND ESTIMATES (% change from preceding month)

1994								
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	-1.2	-5.3	-2.0	-1.8	-5.2	-2.5	0.4
November	-4.8	-2.8	-6.4	-3.0	-2.8	-5.0	-6.8	-2.9
December	-4.8	-4.4	-6.5	-4.4	-4.2	-4.1	-8.3	-5.9
1995								
January	-3.8	-5.3	-6.1	-5.7	-5.8	-2.8	-6.0	-8.4
February	-2.2	-5.2	-5.0	-6.5	-6.6	-1.7	-2.0	-9.4
March	-1.3	-4.5	-3.8	-7.5	-6.9	-1.3	-0.5	-10.2
April	-0.3	-4.8	-1.8	-5.9	-6.1	-0.5	1.2	-11.1

DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Conversions, etc.	Total dwelling units
	Number	Number	Number	Number
PRIVATE SECTOR				
1991-92	107 171	31 038	1 337	139 546
1992-93	119 846	40 319	1 705	161 870
1993-94	127 299	49 281	3 992	180 572
1994				
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
March	8 772	3 506	401	12 679
April	6 788	2 859	296	9 943
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				
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
March	359	455	8	822
April	201	426	0	627
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				
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
March	9 131	3 961	409	13 501
April	6 989	3 285	296	10 570

NEW DWELLING UNITS APPROVED¹, By Type of Dwelling: Original

NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....			Flats, units or apartments in a building of.....				Total	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
		NUMBER OF DWELLING UNITS								
1991-92	110 864	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	39 337	150 201
1992-93	123 587	20 574	6 962	27 536	11 478	4 169	3 787	19 434	46 970	170 557
1993-94	130 483	21 981	10 905	32 886	10 037	5 244	6 073	21 354	54 222	184 705
1994										
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
March	9 131	1 554	1 030	2 584	311	380	485	1 176	3 961	13 092
April	6 989	1 111	362	1 473	613	271	928	1 812	3 285	10 274
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										
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
March	871.5	109.3	88.6	198.0	21.9	30.8	109.1	161.7	373.7	1 245.2
April	689.6	76.4	33.6	109.9	41.7	19.3	116.0	177.0	286.9	976.5

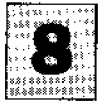
¹ Excludes Conversions, etc

VALUE OF BUILDING APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)							
1991-92	9 113.0	2 060.3	11 173.3	1 954.8	13 128.1	4 745.4	17 873.5
1992-93	10 319.3	3 091.4	13 410.7	2 071.4	15 482.1	5 067.7	20 549.8
1993-94	11 403.8	3 693.6	15 097.4	2 267.1	17 364.5	6 057.0	23 421.5
1994							
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	490.5	1 715.8
March	839.6	342.4	1 181.9	213.5	1 395.4	522.8	1 918.2
April	666.5	253.8	920.3	178.1	1 098.4	934.6	2 033.0
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							
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
March	31.9	31.4	63.3	3.0	66.3	213.8	280.0
April	23.1	33.1	56.2	8.1	64.3	210.1	274.3
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							
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	893.4	2 160.1
March	871.5	373.7	1 245.2	216.5	1 461.7	736.5	2 198.2
April	689.6	286.9	976.5	186.2	1 162.6	1 144.7	2 307.3

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

Period	New houses \$m	New other residential building \$m	New residential building \$m	Alterations and additions to residential buildings \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL							
1991-92	9 045.8	2 745.8	11 791.5	1 894.2	13 685.3	7 629.9	21 315.5
1992-93	10 150.6	3 720.3	13 870.9	2 000.2	15 871.5	8 206.9	24 078.0
1993-94	10 958.7	4 215.2	15 173.9	2 144.8	17 319.6	9 518.3	26 837.0
<i>Quarter</i>							
1993							
December	2 626.2	941.3	3 567.5	524.3	4 092.4	2 235.7	6 327.5
1994							
March	2 561.5	1 050.1	3 611.6	487.8	4 099.8	2 107.4	6 206.7
June	2 972.1	1 197.6	4 169.7	580.9	4 750.6	2 662.8	7 413.4
September	3 009.8	1 549.4	4 559.2	630.4	5 189.8	2 111.6	7 301.2
December	2 645.8	1 153.9	3 799.7	571.0	4 369.9	2 319.9	6 690.6
1995							
March	2 170.9	996.7	3 167.6	492.7	3 660.4	2 377.5	6 037.9
SEASONALLY ADJUSTED							
<i>Quarter</i>							
1993							
December	2 634.3	994.4	3 634.4	515.0	4 123.4	2 130.3	6 322.9
1994							
March	2 747.5	1 059.3	3 799.1	530.0	4 371.7	2 248.9	6 530.8
June	2 907.4	1 113.5	4 044.9	580.9	4 627.4	2 658.7	7 212.1
September	2 864.7	1 567.0	4 395.2	589.1	4 944.3	2 101.1	7 146.1
December	2 668.5	1 230.3	3 874.7	558.6	4 457.1	2 224.3	6 744.1
1995							
March	2 321.3	1 002.1	3 343.7	532.3	3 868.4	2 494.2	6 290.9
SEASONALLY ADJUSTED (% change from preceding quarter)							
<i>Quarter</i>							
1993							
December	-0.8	-1.8	-0.5	0.5	-0.7	-16.0	-6.0
1994							
March	4.3	6.5	4.5	2.9	6.0	5.6	3.3
June	5.8	5.1	6.5	9.6	5.8	18.2	10.4
September	-1.5	40.7	8.7	1.4	6.8	-21.0	-0.9
December	-6.8	-21.5	-11.8	-5.2	-9.9	5.9	-5.6
1995							
March	-13.0	-18.5	-13.7	-4.7	-13.2	12.1	-6.7



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

Month	Hotels, motels and other short term accom- modation	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Entertain- ment and recreational	Misc- ellaneous	Total non-resi- dential building
	Number	Number	Number	Number	Number	Number	Number	Number	Number	Number	Number
Value—\$50,000—\$199,999											
1995											
February	11	221	102	169	115	39	7	18	57	33	772
March	24	196	114	176	131	64	8	25	48	63	849
April	18	171	83	143	91	36	9	19	30	60	660
Value—\$200,000—\$499,999											
1995											
February	11	54	33	80	37	27	4	15	23	20	304
March	12	66	54	98	61	39	6	11	23	32	402
April	16	50	41	75	42	28	2	11	11	22	298
Value—\$500,000—\$999,999											
1995											
February	3	12	16	29	18	11	0	6	9	2	106
March	8	17	18	28	20	12	4	2	4	7	120
April	1	19	11	25	17	10	0	5	9	10	107
Value—\$1,000,000—\$4,999,999											
1995											
February	4	18	10	17	15	23	1	5	12	10	115
March	2	18	10	18	13	17	1	10	8	8	105
April	3	15	8	18	9	10	1	8	8	7	87
Value—\$5,000,000 and over											
1995											
February	1	4	2	4	5	3	0	3	2	3	27
March	1	4	0	4	3	1	0	2	4	0	19
April	1	4	0	3	3	3	1	0	1	0	16
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
1995											
February	30	309	163	299	190	103	12	47	103	68	1 324
March	47	301	196	324	228	133	19	50	87	110	1 495
April	39	259	143	264	162	87	13	43	59	99	1 168



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

Month	Hotels, motels and other short term accommodation	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											
1995											
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
April	1.9	14.8	9.2	14.3	9.3	3.8	0.9	2.0	3.1	6.5	65.9
Value—\$200,000—\$499,999											
1995											
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
April	4.0	15.3	12.8	24.0	11.8	8.9	0.6	3.4	2.9	6.6	90.4
Value—\$500,000—\$999,999											
1995											
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
April	0.5	12.4	7.3	15.1	12.1	7.6	0.0	3.3	5.7	7.1	71.1
Value—\$1,000,000—\$4,999,999											
1995											
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
April	3.8	33.6	13.0	40.4	19.8	24.7	1.5	18.0	18.9	16.0	189.7
Value—\$5,000,000 and over											
1995											
February	6.2	77.9	13.0	51.2	38.4	17.2	0.0	103.1	11.0	99.7	417.6
March	6.9	80.5	0.0	78.7	28.8	5.0	0.0	11.2	33.5	0.0	244.6
April	150.0	77.3	0.0	18.0	81.0	68.0	6.4	0.0	327.0	0.0	727.7
Value—Total											
1991-92	406.3	885.2	704.9	1 745.7	774.7	930.3	79.4	497.5	676.6	508.0	7 208.7
1992-93	234.0	1 145.1	734.5	1 487.3	826.9	1 028.1	88.0	853.8	783.9	494.9	7 676.5
1993-94	622.0	1 398.6	716.7	1 341.1	1 283.9	1 124.4	76.3	974.2	740.8	507.6	8 785.6
1995											
February	22.5	155.0	65.4	143.4	99.8	94.9	3.0	126.1	52.9	130.5	893.4
March	22.3	160.8	52.4	182.0	102.9	68.3	7.1	36.6	69.4	34.8	736.5
April	160.1	153.4	42.3	111.8	134.1	113.0	9.4	26.7	357.6	36.2	1 144.7

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

	DWELLING UNITS.....				VALUE.....						
	New houses	New other residential building	Con-versions etc.	Total dwelling units	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Total non-residential building	Total building
		Number	Number	Number	Number	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
NSW	1 802	1 410	259	3 471	202.8	113.9	316.7	99.6	416.3	695.1	1 111.3
Vic.	1 585	240	8	1 833	151.1	22.5	173.6	36.5	210.0	76.6	286.6
Qld	1 760	862	14	2 636	171.0	92.0	263.0	16.3	279.3	43.8	323.1
SA	403	50	6	459	32.1	2.8	34.9	6.5	41.4	25.4	66.8
WA	920	198	6	1 124	79.1	14.0	93.0	10.3	103.3	73.6	176.9
Tas.	170	26	1	197	15.2	1.4	16.6	2.9	19.6	8.0	27.6
NT	51	11	0	62	5.2	0.7	6.0	1.6	7.6	1.4	9.0
ACT	97	62	2	161	10.0	6.4	16.4	4.4	20.9	10.7	31.5
Australia	6 788	2 859	296	9 943	666.5	253.8	920.3	178.1	1 098.4	934.6	2 033.0
PUBLIC SECTOR											
NSW	27	251	0	278	2.7	20.6	23.3	0.0	23.3	29.4	52.7
Vic.	37	13	0	50	2.4	0.8	3.2	4.0	7.2	42.0	49.3
Qld	36	133	0	169	3.4	9.2	12.6	0.5	13.1	34.9	48.0
SA	22	0	0	22	1.5	0.0	1.5	0.0	1.5	63.9	65.4
WA	32	24	0	56	2.7	2.2	4.8	0.0	4.8	12.2	17.0
Tas.	0	3	0	3	0.0	0.1	0.1	0.0	0.1	7.6	7.8
NT	47	0	0	47	10.4	0.0	10.4	3.6	14.0	1.5	15.5
ACT	0	2	0	2	0.0	0.2	0.2	0.0	0.2	18.5	18.7
Australia	201	426	0	627	23.1	33.1	56.2	8.1	64.3	210.1	274.3
TOTAL											
NSW	1 829	1 661	259	3 749	205.5	134.5	340.0	99.6	439.6	724.5	1 164.0
Vic.	1 622	253	8	1 883	153.6	23.3	176.8	40.4	217.3	118.6	335.9
Qld	1 796	995	14	2 805	174.4	101.3	275.7	16.8	292.4	78.7	371.1
SA	425	50	6	481	33.6	2.8	36.4	6.6	42.9	89.3	132.2
WA	952	222	6	1 180	81.7	16.1	97.9	10.3	108.1	85.8	193.9
Tas.	170	29	1	200	15.2	1.6	16.8	2.9	19.7	15.7	35.4
NT	98	11	0	109	15.7	0.7	16.4	5.2	21.6	2.9	24.5
ACT	97	64	2	163	10.0	6.6	16.6	4.4	21.0	29.2	50.2
Australia	6 989	3 285	296	10 570	689.8	286.9	976.5	186.2	1 162.6	1 144.7	2 307.3

NON-RESIDENTIAL BUILDING APPROVED, By State: April 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	153.4	74.0	14.2	19.0	79.9	4.7	6.8	5.4	333.9	3.9	695.1
Vic.	1.6	17.5	13.8	16.8	8.8	3.9	0.4	2.4	5.3	6.0	76.6
Qld	1.6	12.6	3.4	5.0	8.9	2.9	1.7	0.5	3.1	4.2	43.8
SA	0.3	4.4	1.0	2.9	5.5	1.1	0.2	2.6	1.4	6.1	25.4
WA	2.4	26.4	3.8	19.4	11.2	1.3	0.3	2.0	0.6	6.2	73.6
Tas.	0.3	0.6	1.9	1.7	0.4	0.0	0.0	0.0	3.1	0.2	8.0
NT	0.0	0.2	0.3	0.1	0.6	0.0	0.0	0.0	0.0	0.2	1.4
ACT	0.1	0.8	0.7	2.7	0.5	0.1	0.0	0.0	5.8	0.0	10.7
Australia	159.7	136.6	39.1	67.6	115.7	14.0	9.4	12.9	353.1	26.7	934.6
PUBLIC SECTOR											
NSW	0.0	1.4	0.1	10.8	3.7	8.0	0.0	2.3	1.6	1.7	29.4
Vic.	0.2	0.0	0.0	16.5	0.2	15.2	0.0	6.5	0.1	3.3	42.0
Qld	0.0	12.8	3.2	2.4	3.0	11.4	0.0	0.0	0.8	1.3	34.9
SA	0.3	0.1	0.0	0.6	5.0	57.2	0.0	0.2	0.3	0.3	63.9
WA	0.0	2.6	0.0	8.5	0.0	0.0	0.0	0.0	0.8	0.3	12.2
Tas.	0.0	0.0	0.0	0.4	0.0	0.0	0.0	4.7	0.0	2.6	7.6
NT	0.0	0.0	0.0	0.1	0.0	1.4	0.0	0.0	0.0	0.1	1.5
ACT	0.0	0.0	0.0	5.0	6.5	5.9	0.0	0.0	1.1	0.0	18.5
Australia	0.5	16.8	3.3	44.2	18.4	99.1	0.0	13.8	4.5	9.5	210.1
TOTAL											
NSW	153.4	75.4	14.2	29.8	83.5	12.7	6.8	7.7	335.4	5.6	724.5
Vic.	1.8	17.5	13.8	33.3	9.0	19.1	0.4	9.0	5.4	9.3	118.6
Qld	1.6	25.3	6.6	7.4	11.8	14.3	1.7	0.5	3.9	5.5	78.7
SA	0.6	4.5	1.0	3.5	10.5	58.3	0.2	2.8	1.7	6.4	89.3
WA	2.4	29.0	3.8	27.9	11.2	1.3	0.3	2.0	1.4	6.5	85.8
Tas.	0.3	0.6	1.9	2.1	0.4	0.0	0.0	4.7	3.1	2.8	15.7
NT	0.0	0.2	0.3	0.2	0.6	1.4	0.0	0.0	0.0	0.2	2.9
ACT	0.1	0.8	0.7	7.7	7.1	6.0	0.0	0.0	6.8	0.0	29.2
Australia	160.1	153.4	42.3	111.8	134.1	113.0	9.4	26.7	357.6	38.2	1 144.7

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

VALUE DATA

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

OWNERSHIP

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

FUNCTIONAL CLASSIFICATIONS

6 A building is classified according to its intended major function. A building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building, not to the function of the group as a whole.

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

FUNCTIONAL CLASSIFICATIONS
(continued)

- 8** An exception to this rule is the treatment of group accommodation buildings. For example, a student accommodation building on a university campus would be classified to Education.
- 9** In the case of a multi-function building, ie a single physical building which, at the time of approval is intended to have more than one purpose (e.g. a hotel/shops/casino project), the ABS endeavours to split the approval details according to each main function.
- 10** Where this is not possible because separate details cannot be obtained, the building is classified to the predominant function of the building on the basis of the function which represents the highest proportion of the total value of the project.

SEASONAL ADJUSTMENT

- 11** Seasonal adjustment is a means of removing the estimated effects of seasonal variation from the series so that the effects of other influences can be more clearly recognised.
- 12** In the seasonal adjustment of series, account has been taken of both normal seasonal factors and 'trading day' effects arising from the varying numbers of Sundays, Mondays, Tuesdays, etc. in the month. Adjustment has also been made for the influence of Easter which may affect the March and April estimates differently.
- 13** Seasonal adjustment does not remove from the series the effect of irregular or non-seasonal influences (e.g. the approval of large projects or a change in the administrative arrangements of approving authorities).
- 14** Most of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals.
- 15** As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are shown in the July issue each year.

TREND ESTIMATES

- 16** Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. These trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, see *A Guide to Interpreting Time Series — Monitoring Trends: an Overview* (1348.0) or contact the Assistant Director, Time Series Analysis on (06) 252 6345.
- 17** While the smoothing technique described in paragraph 16 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

CONSTANT PRICE ESTIMATES

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

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

UNPUBLISHED DATA

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

RELATED PUBLICATIONS

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

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

SYMBOLS AND OTHER USAGES

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

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

GLOSSARY

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



Other residential building An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit.

Religious Includes convents, churches, temples, mosques, monasteries and novitiates.

Residential building A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.

Semi-detached, row or terrace houses, townhouses Dwellings having their own private grounds with no other dwellings above or below.

Shops Includes retail shops, restaurants, taverns and shopping arcades.

Value of residential building Value of new residential building plus the value of alterations and additions to residential buildings.







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