



# BUILDING APPROVALS AUSTRALIA

EMBARGOED UNTIL 11:30AM MON 31 JULY 1995

## JUNE KEY FIGURES

### TREND ESTIMATES

	Jun 95	% change May 95 to Jun 95	% change Jun 94 to Jun 95
Dwelling units approved			
Private sector houses	7 566	-1.9	-31.4
Total dwelling units	11 595	-2.5	-30.0

### SEASONALLY ADJUSTED

	Jun 95	% change May 95 to Jun 95	% change Jun 94 to Jun 95
Dwelling units approved			
Private sector houses	7 665	-2.6	-28.9
Total dwelling units	11 477	-5.7	-30.2

## JUNE KEY POINTS

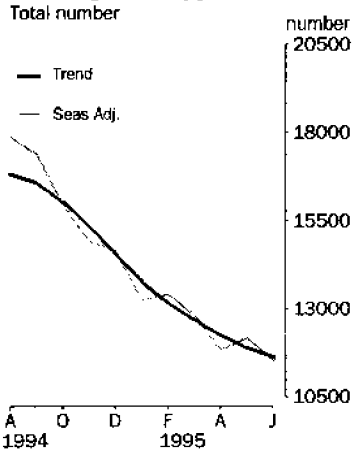
### TREND ESTIMATES

- The trend for the total number of dwelling units approved fell 2.5% in June 1995 to 11,595. This follows decreases of 3.0% in May and 3.4% in April 1995. The trend is now 31% below its last peak in August 1994.
- The trend for the number of private sector houses approved fell 1.9% in June 1995 to 7,566. This follows falls of 3.1% in May and 3.8% in April 1995. The trend is now 31% below its last peak in July 1994.
- The trend for the number of other residential dwellings approved fell 3.8% in June 1995 to 3,811, following falls of 2.9% in May and 2.6% in April 1995. The trend is now 32% below its last peak in August 1994.
- The trend to June 1995, for total dwelling units approved, shows growth in the Northern Territory from January 1995. The trend has levelled out in Victoria, but is falling in the other States and the Australian Capital Territory.

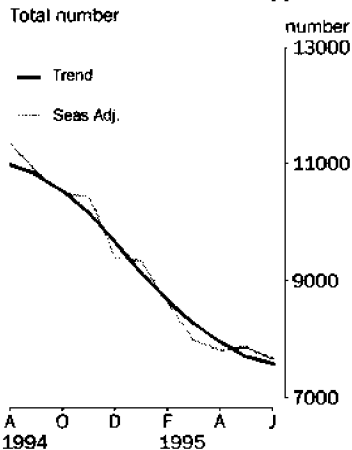
### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for the total number of dwelling units approved fell 5.7% in June 1995 to 11,477, following a 2.9% increase in May 1995.
- The number of private sector houses approved fell 2.6% in June 1995 to 7,665, following a 0.8% increase in May 1995.
- The number of other residential dwelling units approved fell 20.2% in June 1995 to 3,395, following a 6.6% increase in May 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- For further information about these and related unpublished statistics, contact Information Services on 06 252 6627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
July 1995	29 August 1995
August 1995	29 September 1995
September 1995	31 October 1995
October 1995	29 November 1995
November 1995	05 January 1996
December 1995	31 January 1996

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## CHANGES IN THIS ISSUE

There are no changes in this issue.

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## SIGNIFICANT REVISIONS THIS MONTH

The estimate for the number of private sector dwelling units approved in Victoria in May 1995 as part of "alterations and additions to existing buildings (including conversions to dwelling units) and as part of the construction of non-residential building," has been revised upwards by 110 dwelling units.

Corresponding totals for Victoria and Australia, affected by this revision, have also been revised. The value of work approved was not affected by this revision.

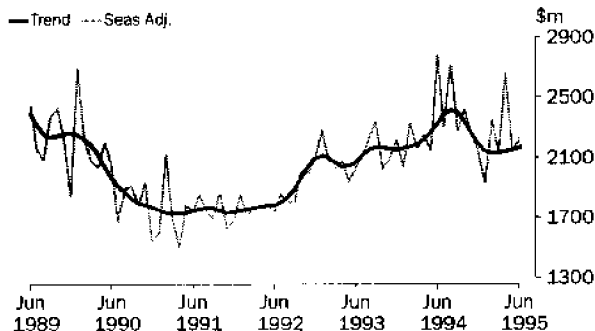
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W. McLennan  
Australian Statistician

# VALUE OF BUILDING APPROVED

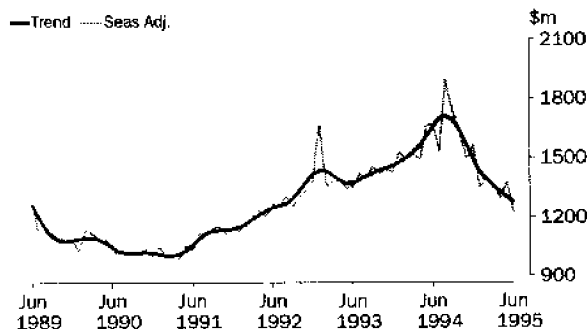
## VALUE OF TOTAL BUILDING

The trend to June 1995, for the value of total building approved, has been revised to show slight growth from February 1995. The trend rose 0.8% in June 1995 and 0.6% in May 1995. However, the trend will flatten again if the seasonally adjusted series falls by 7% or more in July 1995. The historical average monthly movement is 9%.



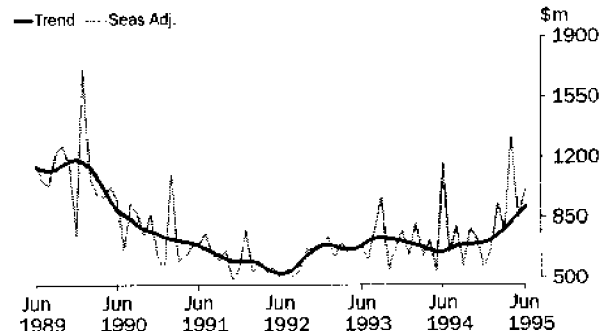
## VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building approved fell 1.9% in June 1995, following falls of 1.9% in May and 2.1% in April 1995. There would need to be an increase of 10% in the seasonally adjusted series in July 1995 to halt this decline. The historical average monthly movement is 4%.



## VALUE OF NON-RESIDENTIAL BUILDING

The trend for the value of non-residential building approved, which has been on the increase since May 1994, is showing strong growth to June 1995. The trend has risen by 5.2% in each of the last three months. There would need to be a fall of almost 30% in the seasonally adjusted series in July 1995 to halt this decline. 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 July seasonally adjusted estimate is higher than the June estimate by:

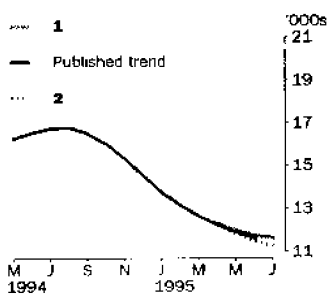
- \* +4.0% for total number of dwelling units approved
- \* +4.0% for number of private sector houses approved
- \* +4.0% for value of residential building approved
- \* +19.0% for value of non-residential building approved
- \* +9.0% for value of total building approved

**2** The July seasonally adjusted estimate is lower than the June 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



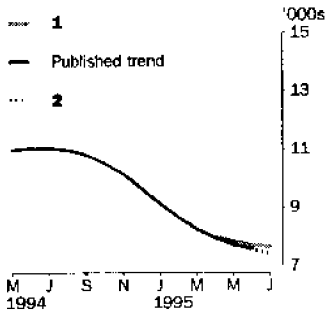
### TREND AS PUBLISHED

### WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	number	% change	<b>1</b> <i>rises by 4% on Jun 1995</i>	<b>2</b> <i>falls by 4% on Jun 1995</i>	number	% change
1995						
February	13 159	-4.4	13 114	-4.6	13 145	-4.5
March	12 687	-3.6	12 668	-3.4	12 683	-3.5
April	12 259	-3.4	12 297	-2.9	12 257	-3.4
May	11 889	-3.0	11 988	-2.5	11 854	-3.3
June	11 595	-2.5	11 746	-2.0	11 493	-3.0
July	—	—	11 620	-1.1	11 238	-2.2

# WHAT IF...? (continued)

## PRIVATE SECTOR HOUSES



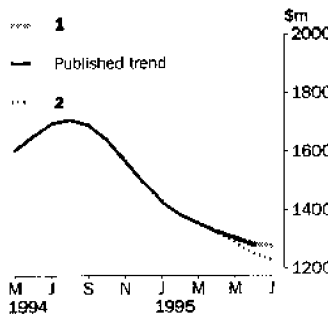
1995  
February  
March  
April  
May  
June  
July

TREND AS PUBLISHED  
number % change

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:  
**1** rises by 4% on Jun 1995  
number % change  
**2** falls by 4% on Jun 1995  
number % change

	number	% change	number	% change	number	% change
February	8 662	-5.2	8 631	-5.4	8 650	-5.3
March	8 271	-4.5	8 257	-4.3	8 266	-4.4
April	7 955	-3.8	7 991	-3.2	7 966	-3.6
May	7 709	-3.1	7 815	-2.2	7 731	-3.0
June	7 566	-1.9	7 710	-1.3	7 552	-2.3
July	—	—	7 647	-0.8	7 409	-1.9

## VALUE OF RESIDENTIAL BUILDING APPROVED



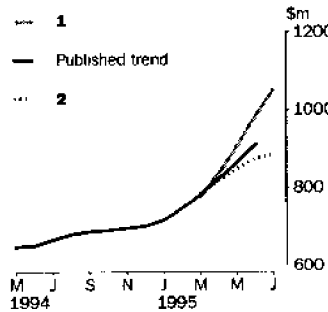
1995  
February  
March  
April  
May  
June  
July

TREND AS PUBLISHED  
\$m % change

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:  
**1** rises by 4% on Jun 1995  
\$m % change  
**2** falls by 4% on Jun 1995  
\$m % change

	\$m	% change	\$m	% change	\$m	% change
February	1 387.7	-3.1	1 384.0	-3.3	1 387.8	-3.1
March	1 356.5	-2.2	1 355.3	-2.1	1 357.1	-2.2
April	1 327.5	-2.1	1 329.7	-1.9	1 324.7	-2.4
May	1 302.0	-1.9	1 306.3	-1.8	1 289.9	-2.6
June	1 277.6	-1.9	1 284.9	-1.6	1 254.0	-2.8
July	—	—	1 275.7	-0.7	1 229.0	-2.0

## VALUE OF NON-RESIDENTIAL BUILDING APPROVED



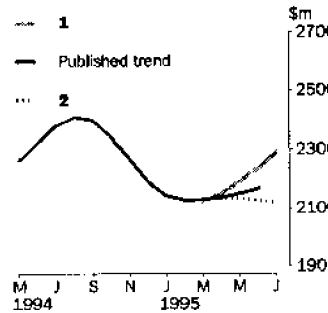
1995  
February  
March  
April  
May  
June  
July

TREND AS PUBLISHED  
\$m % change

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:  
**1** rises by 19% on Jun 1995  
\$m % change  
**2** falls by 19% on Jun 1995  
\$m % change

	\$m	% change	\$m	% change	\$m	% change
February	746.0	4.0	734.7	3.3	748.0	4.1
March	781.2	4.7	776.1	5.6	782.7	4.6
April	821.4	5.2	835.5	7.7	818.0	4.5
May	864.0	5.2	906.4	8.5	848.6	3.7
June	908.8	5.2	983.7	8.5	874.7	3.1
July	—	—	1 051.8	6.9	887.4	1.5

## VALUE OF TOTAL BUILDING APPROVED



1995  
February  
March  
April  
May  
June  
July

TREND AS PUBLISHED  
\$m % change

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:  
**1** rises by 9% on Jun 1995  
\$m % change  
**2** falls by 9% on Jun 1995  
\$m % change

	\$m	% change	\$m	% change	\$m	% change
February	2 126.9	-0.7	2 113.3	-1.0	2 127.2	-0.7
March	2 128.4	0.1	2 122.8	0.4	2 129.7	0.1
April	2 136.7	0.4	2 151.5	1.4	2 133.2	0.2
May	2 149.7	0.6	2 191.6	1.9	2 131.1	-0.1
June	2 167.4	0.8	2 238.3	2.1	2 124.4	-0.3
July	—	—	2 290.2	2.3	2 118.2	-0.3

## SUMMARY OF 1994-95 BUILDING APPROVALS

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### NUMBER BY STATE & TERRITORIES

The number of dwelling units approved in 1994-95 and the percentage movements between 1993-94 for the States and Territories are summarised below:

	DWELLING UNITS APPROVED BY STATE								
	NSW	VIC	QLD	SA	WA	TAS	NT	ACT	Aust
Number of dwelling units	54 864	31 265	45 198	9 762	22 427	3 186	1 661	2 721	171 084
1993-94 to 1994-95									
% change	4.8	-5.0	-18.1	-17.1	-16.2	-23.4	5.3	-33.4	-9.4

### NUMBER OF DWELLING UNIT APPROVALS

In original terms, there were 171,084 dwelling units approved in 1994-95, a decrease of 9.4% from 1993-94. Private sector dwelling unit approvals decreased by 9.4% to 163,614 and public sector dwelling unit approvals decreased by 9.7% to 7,470.

Total new house approvals decreased by 11.9% to 115,019 and total new other residential dwelling approvals (townhouses, flats, apartments, etc.) decreased by 3.7% to 52,225. There were also 3,840 dwelling units approved in 1994-95, as part of alterations and additions to existing buildings (including conversions to dwelling units) and as part of the construction of non-residential building, a decrease of 7.2% from 1993-94.

### VALUE BY STATE AND TERRITORIES

Percentage movements for the value of building approved between 1993-94 and 1994-95 for the States and Territories are summarised below:

	PERCENTAGE CHANGE BETWEEN 1993-94 & 1994-95								
	NSW	VIC	QLD	SA	WA	TAS	NT	ACT	Aust
	%	%	%	%	%	%	%	%	%
New residential	15.8	2.0	-12.9	-11.8	-9.7	-19.0	20.8	-26.8	-1.4
Alterations and additions to residential buildings	5.6	9.9	5.1	-1.9	4.1	1.1	73.1	-5.9	6.3
Non-residential	29.4	-21.1	17.1	31.5	9.2	10.7	16.1	-5.2	9.4
<b>Total</b>	<b>19.1</b>	<b>-6.9</b>	<b>-4.2</b>	<b>1.2</b>	<b>-4.4</b>	<b>-8.5</b>	<b>21.2</b>	<b>-16.3</b>	<b>2.8</b>

### VALUE OF BUILDING APPROVALS

In original terms, there was \$27,518.7m of building approved in 1994-95, an increase of 2.8% over 1993-94. The value of private sector building approvals rose 2.8% to \$24,066.0m and the value of public sector building approvals rose 3.4% to \$3,452.6m.

The value of new residential building approved in 1994-95 fell 1.4% to \$15,470.7m. The value of approved alterations and additions to residential buildings increased by 6.3% to \$2,433.3m and the value of non-residential building approved rose 9.4% to \$9,614.7m.

For non-residential building approvals, increases in the categories of Shops (28.9%), Factories (21.4%), Offices (9.8%), Education (7.0%), Entertainment and recreation (57.6%) and Miscellaneous (22.4%) more than offset decreases in the categories of Hotels, etc (1.7%), Other business premises (9.8%), Health (34.7%) and Religion (4.4%).



## DWELLING UNITS APPROVED: Seasonally Adjusted & Trend

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

### SEASONALLY ADJUSTED

<b>1994</b>							
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	5 958	6 379	17 288	600	17 849
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
April	7 805	7 829	3 426	3 993	11 231	679	11 822
May	7 871	7 908	3 849	4 257	11 720	620	12 165
June	7 665	8 081	3 119	3 395	10 785	686	11 477

### TREND ESTIMATES

<b>1994</b>							
June	11 032	11 281	4 871	5 289	15 903	759	16 570
July	11 044	11 294	5 101	5 497	16 144	718	16 791
August	10 973	11 214	5 212	5 599	16 185	653	16 813
September	10 806	11 025	5 144	5 527	15 950	582	16 552
October	10 534	10 738	4 922	5 304	15 455	529	16 042
November	10 150	10 353	4 593	4 987	14 743	516	15 340
December	9 666	9 875	4 250	4 670	13 916	543	14 546
<b>1995</b>							
January	9 135	9 356	3 965	4 414	13 100	590	13 770
February	8 662	8 888	3 796	4 271	12 458	640	13 159
March	8 271	8 498	3 704	4 189	11 975	680	12 687
April	7 955	8 178	3 607	4 081	11 562	701	12 259
May	7 709	7 928	3 510	3 961	11 219	708	11 889
June	7 566	7 784	3 395	3 811	10 961	704	11 595

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

<b>1994</b>							
June	0.6	0.7	5.1	4.1	2.0	-1.0	1.7
July	0.1	0.1	4.7	3.9	1.5	-5.5	1.3
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	-1.5
October	-2.5	-2.6	-4.3	-4.0	-3.1	-9.0	-3.1
November	-3.6	-3.6	-6.7	-6.0	-4.6	-2.4	-4.4
December	-4.8	-4.6	-7.5	-6.3	-5.6	5.1	-5.2
<b>1995</b>							
January	-5.5	-5.3	-6.7	-5.5	-5.9	8.7	-5.3
February	-5.2	-5.0	-4.3	-3.2	-4.9	8.5	-4.4
March	-4.5	-4.4	-2.4	-1.9	-3.9	6.2	-3.6
April	-3.8	-3.8	-2.6	-2.6	-3.5	3.0	-3.4
May	-3.1	-3.1	-2.7	-2.9	-3.0	1.0	-3.0
June	-1.9	-1.8	-3.3	-3.8	-2.3	-0.6	-2.5

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

Month	New residential building \$m	Alterations and additions to residential buildings \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
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**SEASONALLY ADJUSTED**

<b>1994</b>					
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	1 656.7	229.8	1 892.5	804.0	2 715.2
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	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
May	1 167.9	189.9	1 378.6	847.8	2 141.4
June	1 061.6	187.7	1 226.6	1 013.7	2 227.2

**TREND ESTIMATES**

<b>1994</b>					
June	1 448.4	209.0	1 655.8	650.6	2 321.8
July	1 485.4	214.5	1 695.7	666.5	2 381.6
August	1 498.9	217.5	1 711.5	679.6	2 410.8
September	1 480.5	216.1	1 692.6	687.6	2 398.1
October	1 434.7	210.4	1 643.0	691.1	2 343.6
November	1 369.4	203.0	1 571.9	695.7	2 267.8
December	1 299.7	196.4	1 497.3	700.9	2 191.9
<b>1995</b>					
January	1 237.8	192.4	1 432.0	717.5	2 142.4
February	1 193.5	192.9	1 387.7	746.0	2 126.9
March	1 160.7	196.0	1 356.5	781.2	2 128.4
April	1 130.5	198.2	1 327.5	821.4	2 136.7
May	1 105.1	199.0	1 302.0	864.0	2 149.7
June	1 082.3	199.1	1 277.6	908.8	2 167.4

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

<b>1994</b>					
June	3.4	2.6	3.0	0.5	2.6
July	2.6	2.6	2.4	2.5	2.6
August	0.9	1.4	0.9	2.0	1.2
September	-1.2	-0.6	-1.1	1.2	-0.5
October	-3.1	-2.6	-2.9	0.5	-2.3
November	-4.6	-3.5	-4.3	0.7	-3.2
December	-5.1	-3.3	-4.7	0.8	-3.3
<b>1995</b>					
January	-4.8	-2.0	-4.4	2.4	-2.3
February	-3.6	0.3	-3.1	4.0	-0.7
March	-2.7	1.6	-2.2	4.7	0.1
April	-2.6	1.1	-2.1	5.2	0.4
May	-2.3	0.4	-1.9	5.2	0.6
June	-2.1	0.1	-1.9	5.2	0.8



**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
<b>SEASONALLY ADJUSTED</b>								
<b>1994</b>								
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.
April	4 384	2 136	3 372	525	1 357	234	n.a.	n.a.
May	4 427	2 394	2 700	530	1 513	242	n.a.	n.a.
June	3 526	2 327	3 056	575	1 556	201	n.a.	n.a.
<b>TREND ESTIMATES</b>								
<b>1994</b>								
June	5 079	2 840	4 821	994	2 263	320	123	249
July	5 243	2 876	4 800	1 001	2 230	318	128	262
August	5 282	2 911	4 699	998	2 193	312	137	280
September	5 189	2 918	4 522	983	2 160	299	143	285
October	4 994	2 882	4 282	963	2 121	284	145	286
November	4 746	2 799	4 015	937	2 063	269	141	279
December	4 519	2 673	3 749	899	1 974	258	134	263
<b>1995</b>								
January	4 361	2 528	3 510	845	1 857	252	128	241
February	4 291	2 412	3 325	781	1 736	248	129	217
March	4 242	2 334	3 191	714	1 633	245	135	196
April	4 158	2 295	3 082	645	1 550	240	143	178
May	4 064	2 280	2 991	581	1 486	234	149	161
June	3 930	2 281	2 944	537	1 446	227	156	146
<b>TREND ESTIMATES (% change from preceding month)</b>								
<b>1994</b>								
June	4.8	0.5	0.9	1.7	-0.9	-0.9	-2.2	-5.8
July	3.2	1.3	-0.4	0.7	-1.4	-0.7	4.0	5.2
August	0.8	1.2	-2.1	-0.3	-1.7	-2.0	7.2	7.0
September	-1.8	0.2	-3.8	-1.5	-1.5	-4.0	4.7	2.0
October	-3.7	-1.2	-5.3	-2.0	-1.8	-5.2	1.4	0.4
November	-5.0	-2.9	-6.2	-2.7	-2.7	-5.1	-2.9	-2.7
December	-4.8	-4.5	-6.6	-4.1	-4.3	-3.9	-5.2	-5.5
<b>1995</b>								
January	-3.5	-5.4	-6.4	-6.0	-5.9	-2.6	-4.2	-8.4
February	-1.6	-4.6	-5.3	-7.5	-6.5	-1.5	0.5	-10.0
March	-1.1	-3.2	-4.0	-8.6	-5.9	-1.3	5.1	-9.6
April	-2.0	-1.7	-3.4	-9.7	-5.1	-1.9	5.4	-9.5
May	-2.2	-0.7	-3.0	-10.0	-4.1	-2.5	4.7	-9.0
June	-3.3	0.1	-1.6	-7.5	-2.7	-3.1	4.3	-9.7

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

Period	New houses	New other residential building	Conversions, etc.	Total dwelling units
	Number	Number	Number	Number
<b>PRIVATE SECTOR</b>				
<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>1994-95</b>	112 468	47 355	3 791	163 614
<b>1994</b>				
June	11 429	4 660	144	16 233
July	10 751	4 058	114	14 923
August	12 119	6 082	373	18 574
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
April	6 788	2 859	296	9 943
May	8 751	4 167	210	13 128
June	8 094	2 847	169	11 110
<b>PUBLIC SECTOR</b>				
<b>1992-93</b>	3 741	6 651	9	10 401
<b>1993-94</b>	3 184	4 941	147	8 272
<b>1994-95</b>	2 551	4 870	49	7 470
<b>1994</b>				
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
April	201	426	0	627
May	247	614	8	869
June	333	755	8	1 096
<b>TOTAL</b>				
<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>1994-95</b>	115 019	52 225	3 840	171 084
<b>1994</b>				
June	11 858	5 620	150	17 628
July	10 936	4 376	130	15 442
August	12 324	6 407	374	19 105
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
April	6 989	3 285	296	10 570
May	8 998	4 781	218	13 997
June	8 427	3 602	177	12 206

**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>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>1994-95</b>	115 019	19 440	10 221	28 661	7 329	4 876	10 158	22 363	52 225	167 244
<b>1994</b>										
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	1 720	3 247	6 407	18 731
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
April	6 989	1 111	362	1 473	613	271	928	1 812	3 285	10 274
May	8 998	1 446	1 305	1 751	673	382	975	2 030	4 781	13 779
June	8 427	1 553	755	2 308	666	317	311	1 294	3 602	12 029

**VALUE (\$ million)**

<b>1992-93</b>	10 605.7	1 273.2	499.1	1 772.5	748.9	330.1	644.1	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>1994-95</b>	10 942.5	1 315.3	889.6	2 204.9	499.7	384.2	1 425.0	2 309.3	4 528.2	15 470.7
<b>1994</b>										
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	272.2	380.0	605.8	1 764.0
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
April	689.6	76.4	33.6	109.9	41.7	19.3	116.0	177.0	286.9	976.5
May	890.9	110.7	126.8	237.5	49.7	31.9	132.5	214.2	451.7	1 342.6
June	828.0	107.4	66.8	174.1	39.9	24.1	29.1	93.2	267.3	1 095.3

<sup>1</sup> Excludes Conversions, etc

**VALUE OF BUILDING APPROVED, Private and Public Sector: Original**

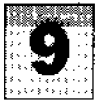
<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
<b>PRIVATE SECTOR (\$ million)</b>							
<b>1992-93</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>1994-95</b>	10 715.5	4 163.0	14 878.5	2 396.1	17 274.6	6 791.4	24 066.0
<b>1994</b>							
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	561.7	1 698.3	239.9	1 938.2	608.7	2 546.9
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	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
May	869.0	403.1	1 272.1	204.1	1 476.2	722.2	2 198.4
June	797.5	213.9	1 011.5	181.2	1 192.7	825.0	2 017.7
<b>PUBLIC SECTOR (\$ million)</b>							
<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>1994-95</b>	227.0	365.2	592.2	37.2	629.4	2 823.3	3 452.6
<b>1994</b>							
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
April	23.1	33.1	56.2	8.1	64.3	210.1	274.3
May	21.9	48.6	70.5	10.2	80.7	232.5	313.2
June	30.5	53.4	83.9	3.3	87.2	225.7	312.9
<b>TOTAL (\$ million)</b>							
<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>	11 689.2	4 016.1	15 685.3	2 289.0	17 974.3	8 785.6	26 759.9
<b>1994-95</b>	10 942.5	4 528.2	15 470.7	2 433.3	17 904.0	9 614.7	27 518.7
<b>1994</b>							
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	605.8	1 764.0	240.9	2 004.9	869.6	2 874.5
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	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
May	890.9	451.7	1 342.6	214.3	1 556.9	954.7	2 511.6
June	828.0	267.3	1 095.3	184.6	1 279.9	1 050.7	2 330.6

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

Period	New houses \$m	New other residential building \$m	New residential building \$m	Alterations and additions to residential buildings \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
<b>ORIGINAL</b>							
<b>1991-92</b>	9 045.8	2 745.8	11 791.5	1 894.2	13 685.3	7 629.9	21 315.5
<b>1992-93</b>	10 150.6	3 720.3	13 870.9	2 000.2	15 871.5	8 206.9	24 078.0
<b>1993-94</b>	10 958.7	4 215.2	15 173.9	2 144.8	17 319.6	9 518.3	26 837.0
<i>Quarter</i>							
<b>1993</b>							
December	2 626.2	941.3	3 567.5	524.3	4 092.4	2 235.7	6 327.5
<b>1994</b>							
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	1 515.3	4 525.1	630.4	5 155.7	2 111.6	7 267.1
December	2 645.8	1 153.9	3 799.7	571.0	4 369.9	2 319.9	6 690.6
<b>1995</b>							
March	2 170.9	996.7	3 167.6	492.7	3 660.4	2 377.5	6 037.9
<b>SEASONALLY ADJUSTED</b>							
<i>Quarter</i>							
<b>1993</b>							
December	2 634.3	994.4	3 634.4	515.0	4 123.4	2 130.3	6 322.9
<b>1994</b>							
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	1 572.9	4 397.8	589.1	4 946.7	2 101.1	7 149.5
December	2 668.5	1 230.3	3 874.7	558.6	4 457.1	2 224.3	6 744.1
<b>1995</b>							
March	2 321.3	1 002.1	3 343.7	532.3	3 868.4	2 480.6	6 277.6
<b>SEASONALLY ADJUSTED (% change from preceding quarter)</b>							
<i>Quarter</i>							
<b>1993</b>							
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	41.3	8.7	1.4	6.9	-21.0	-0.9
December	-6.8	-21.8	-11.9	-5.2	-9.9	5.9	-5.7
<b>1995</b>							
March	-13.0	-18.5	-13.7	-4.7	-13.2	11.5	-6.9

**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>											
April	18	171	83	143	91	36	9	19	30	60	660
May	17	214	111	218	119	41	10	28	59	65	882
June	23	205	107	191	128	56	16	38	49	64	877
<b>Value—\$200,000—\$499,999</b>											
<b>1995</b>											
April	16	50	41	75	42	28	2	11	11	22	298
May	14	53	62	73	63	35	5	7	19	28	359
June	16	64	63	63	59	32	8	7	22	23	357
<b>Value—\$500,000—\$999,999</b>											
<b>1995</b>											
April	1	19	11	25	17	10	0	5	9	10	107
May	4	27	20	28	26	17	1	8	14	10	155
June	3	22	16	24	28	17	0	5	10	5	130
<b>Value—\$1,000,000—\$4,999,999</b>											
<b>1995</b>											
April	3	15	8	18	9	10	1	8	8	7	87
May	5	17	11	27	26	18	2	7	14	15	142
June	5	23	8	17	27	18	1	9	11	8	127
<b>Value—\$5,000,000 and over</b>											
<b>1995</b>											
April	1	4	0	3	3	3	1	0	1	0	16
May	2	7	2	8	3	5	0	2	2	2	33
June	5	6	3	4	2	2	0	3	5	3	33
<b>Value—Total</b>											
<b>1992-93</b>	460	3 110	1 654	2 768	2 109	1 292	268	606	1 072	1 030	14 369
<b>1993-94</b>	500	3 364	1 924	2 863	2 259	1 371	249	723	955	1 122	15 330
<b>1994-95</b>	501	3 715	2 274	3 324	2 541	1 478	208	578	1 040	1 105	16 764
<b>1995</b>											
April	39	259	143	264	162	87	13	43	59	99	1 168
May	42	318	206	354	237	116	18	52	108	120	1 571
June	52	320	197	299	244	125	25	62	97	103	1 524



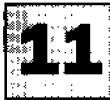
NON-RESIDENTIAL BUILDING APPROVED, Value of Jobs by Value Range: Original

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											
<b>1995</b>											
April	1.9	14.8	9.2	14.3	9.3	3.8	0.9	2.0	3.1	6.5	65.9
May	1.7	19.5	11.2	20.9	11.6	4.6	0.9	3.2	5.3	6.0	84.9
June	2.1	19.5	10.8	18.5	12.7	5.3	1.7	4.6	4.3	5.9	85.4
Value—\$200,000—\$499,999											
<b>1995</b>											
April	4.0	15.3	12.8	24.0	11.8	8.9	0.6	3.4	2.9	6.6	90.4
May	4.0	15.8	19.0	21.9	18.1	10.6	1.4	1.8	6.0	7.9	106.4
June	3.8	18.7	18.4	17.7	18.1	9.7	2.4	2.0	5.8	7.3	104.0
Value—\$500,000—\$999,999											
<b>1995</b>											
April	0.5	12.4	7.3	15.1	12.1	7.6	0.0	3.3	5.7	7.1	71.1
May	2.8	18.2	13.6	19.6	18.3	11.1	1.0	5.3	9.8	6.2	105.8
June	2.5	13.3	10.2	15.8	19.6	11.2	0.0	3.5	7.0	3.6	86.6
Value—\$1,000,000—\$4,999,999											
<b>1995</b>											
April	3.8	33.6	13.0	40.4	19.8	24.7	1.5	18.0	18.9	16.0	189.7
May	12.1	29.0	18.4	45.2	56.1	40.2	2.3	12.8	29.3	29.3	274.6
June	10.8	40.7	12.5	25.8	47.4	40.0	2.0	19.7	18.4	13.5	230.8
Value—\$5,000,000 and over											
<b>1995</b>											
April	150.0	77.3	0.0	18.0	81.0	68.0	6.4	0.0	327.0	0.0	727.7
May	13.3	80.0	83.9	62.2	41.7	42.4	0.0	20.4	11.1	28.0	383.0
June	171.6	96.9	39.3	37.2	19.0	14.7	0.0	17.8	113.6	33.8	543.9
Value - Total											
<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>1994-95</b>	611.2	1 802.6	870.0	1 472.3	1 158.1	1 203.1	73.0	635.9	1 167.3	621.2	9 614.7
<b>1995</b>											
April	160.1	153.4	42.3	111.8	134.1	113.0	9.4	26.7	357.6	36.2	1 144.7
May	33.8	162.5	146.0	169.8	145.6	109.0	5.5	43.5	61.6	77.4	954.7
June	190.8	189.2	91.2	115.1	116.8	80.8	6.1	47.6	149.0	64.0	1 050.7

## NUMBER AND VALUE OF BUILDING APPROVED, By State: June 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 buildings
		Number	Number	Number	Number	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
NSW	2 067	1 193	110	3 370	233.2	97.8	331.0	84.3	415.3	262.3	677.6
Vic.	1 906	202	32	2 140	184.6	15.4	200.0	48.4	248.4	104.0	352.4
Qld	2 046	985	11	3 042	204.5	64.5	269.0	19.7	288.7	313.6	602.4
SA	513	83	7	603	41.3	5.6	46.9	8.8	55.7	35.9	91.6
WA	1 235	247	3	1 485	102.9	19.1	122.3	11.2	133.5	38.5	172.0
Tas.	148	49	1	198	12.4	1.8	14.3	3.6	17.8	14.0	31.9
NT	87	55	5	147	8.6	6.1	14.7	2.1	16.8	48.0	64.8
ACT	92	33	0	125	10.0	3.3	13.3	3.2	16.5	8.6	25.0
Australia	8 094	2 847	169	11 110	797.5	213.9	1 011.5	181.2	1 192.7	825.0	2 017.7
PUBLIC SECTOR											
NSW	32	239	8	279	3.5	17.8	21.3	0.4	21.7	41.5	63.2
Vic.	79	107	0	186	6.0	6.7	12.6	2.3	15.0	77.4	92.4
Qld	104	125	0	229	9.7	9.7	19.4	0.0	19.4	84.6	104.1
SA	41	2	0	43	3.1	0.1	3.2	0.4	3.6	12.0	15.6
WA	66	244	0	310	6.1	15.9	22.0	0.0	22.0	3.1	25.1
Tas.	0	11	0	11	0.0	1.0	1.0	0.0	1.0	1.0	2.0
NT	10	0	0	10	1.9	0.0	1.9	0.1	2.0	2.5	4.5
ACT	1	27	0	28	0.2	2.3	2.5	0.0	2.5	3.6	6.1
Australia	333	755	8	1 096	30.5	53.4	83.9	3.3	87.2	225.7	312.9
TOTAL											
NSW	2 099	1 432	118	3 649	236.8	115.5	352.3	84.7	437.0	303.9	740.9
Vic.	1 985	309	32	2 326	190.5	22.1	212.6	50.8	263.4	181.4	444.8
Qld	2 150	1 110	11	3 271	214.2	74.2	288.4	19.7	308.2	398.3	706.4
SA	554	85	7	646	44.4	5.7	50.1	9.2	59.3	47.9	107.2
WA	1 301	491	3	1 795	109.0	35.3	144.3	11.2	155.5	41.6	197.1
Tas.	148	60	1	209	12.4	2.8	15.3	3.6	18.9	15.0	33.8
NT	97	55	5	157	10.5	6.1	16.6	2.2	18.8	50.5	69.3
ACT	93	60	0	153	10.2	5.6	15.8	3.2	19.0	12.2	31.1
Australia	8 427	3 602	177	12 206	828.0	267.3	1 095.3	184.6	1 279.9	1 050.7	2 330.6





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

VALUE.....

	<i>Hotels, motels and other short term accom- modation</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	49.6	57.8	47.7	33.6	34.7	9.2	3.8	0.8	16.7	8.3	262.3
Vic.	1.3	18.8	12.7	25.0	22.0	7.5	1.0	4.5	7.9	3.3	104.0
Qld	129.0	55.0	19.6	10.0	25.9	5.1	0.3	1.4	62.8	4.5	313.6
SA	0.3	10.7	2.1	1.1	8.4	2.2	0.1	9.8	0.0	1.3	35.9
WA	2.0	12.4	3.8	5.9	7.0	0.4	0.8	3.7	0.3	2.0	38.5
Tas.	0.5	2.3	1.1	2.4	1.8	0.4	0.1	0.3	5.0	0.3	14.0
NT	8.1	28.8	0.4	1.5	2.8	0.9	0.0	0.1	1.0	4.3	48.0
ACT	0.0	0.8	3.0	1.3	0.0	0.0	0.0	1.3	2.2	0.0	8.6
<b>Australia</b>	<b>190.8</b>	<b>186.6</b>	<b>90.5</b>	<b>80.9</b>	<b>102.5</b>	<b>25.7</b>	<b>6.1</b>	<b>21.9</b>	<b>96.0</b>	<b>24.0</b>	<b>825.0</b>

PUBLIC SECTOR

NSW	0.0	1.4	0.0	13.5	9.4	10.0	0.0	4.6	1.8	0.8	41.5
Vic.	0.0	0.5	0.1	15.8	1.7	23.5	0.0	8.6	7.9	19.4	77.4
Qld	0.0	0.4	0.5	0.9	0.6	17.8	0.0	4.7	41.2	18.6	84.6
SA	0.0	0.1	0.1	1.0	0.5	2.5	0.0	6.9	0.9	0.1	12.0
WA	0.0	0.3	0.1	0.6	0.3	0.0	0.0	0.0	1.3	0.6	3.1
Tas.	0.0	0.0	0.0	0.2	0.2	0.3	0.0	0.1	0.0	0.2	1.0
NT	0.0	0.0	0.0	0.5	0.1	0.9	0.0	0.9	0.0	0.1	2.5
ACT	0.0	0.0	0.0	1.8	1.5	0.0	0.0	0.0	0.0	0.3	3.6
<b>Australia</b>	<b>0.0</b>	<b>2.6</b>	<b>0.7</b>	<b>34.2</b>	<b>14.2</b>	<b>55.1</b>	<b>0.0</b>	<b>25.7</b>	<b>53.0</b>	<b>40.0</b>	<b>225.7</b>

TOTAL

NSW	49.6	59.2	47.7	47.1	44.0	19.2	3.8	5.5	18.5	9.1	303.9
Vic.	1.3	19.3	12.8	40.8	23.7	31.1	1.0	13.1	15.8	22.6	181.4
Qld	129.0	55.3	20.1	10.9	26.5	23.0	0.3	6.1	103.9	23.2	398.3
SA	0.3	10.8	2.2	2.0	8.9	4.7	0.1	16.6	0.9	1.3	47.9
WA	2.0	12.7	3.9	6.5	7.2	0.4	0.8	3.7	1.6	2.6	41.6
Tas.	0.5	2.3	1.1	2.6	1.9	0.7	0.1	0.4	5.0	0.5	15.0
NT	8.1	28.8	0.4	2.0	3.0	1.7	0.0	1.0	1.0	4.4	50.5
ACT	0.0	0.8	3.0	3.1	1.5	0.0	0.0	1.3	2.2	0.3	12.2
<b>Australia</b>	<b>190.8</b>	<b>189.2</b>	<b>91.2</b>	<b>115.1</b>	<b>116.8</b>	<b>80.8</b>	<b>6.1</b>	<b>47.6</b>	<b>149.0</b>	<b>64.0</b>	<b>1 050.7</b>

# 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

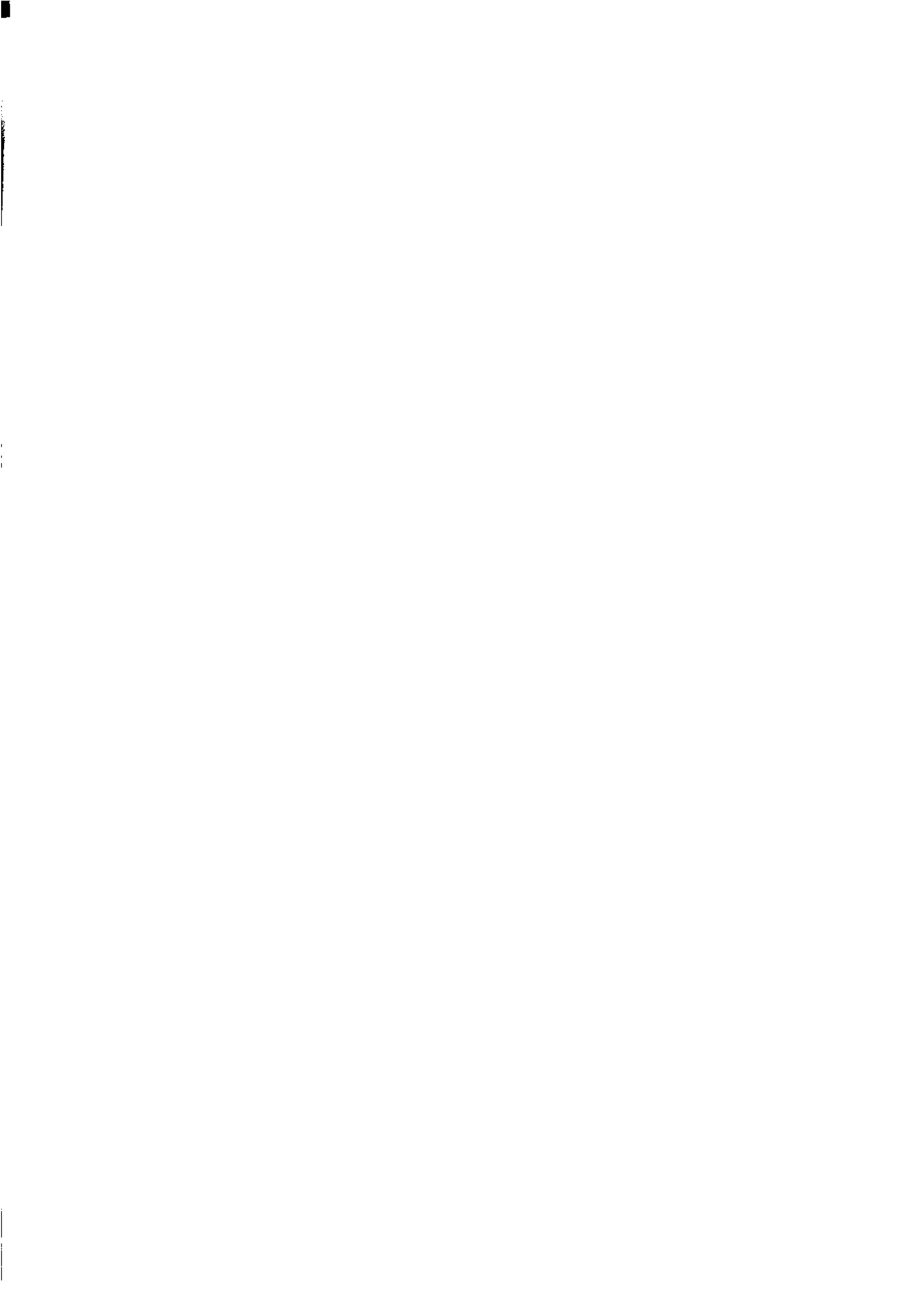
When figures have been rounded, discrepancies may occur between sums of the component items and totals.



## 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.





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