

BUILDING APPROVALS AUSTRALIA

EMBARGOED UNTIL 11:30AM FRI 29 SEPTEMBER 1995



AUGUST KEY FIGURES

TREND ESTIMATES	Aug 95	% change	% change
		Jul 95 to Aug 95	Aug 94 to Aug 95
Dwelling units approved			
Private sector houses	7 373	-1.3	-32.4
Total dwelling units	10 753	-3.2	-35.7

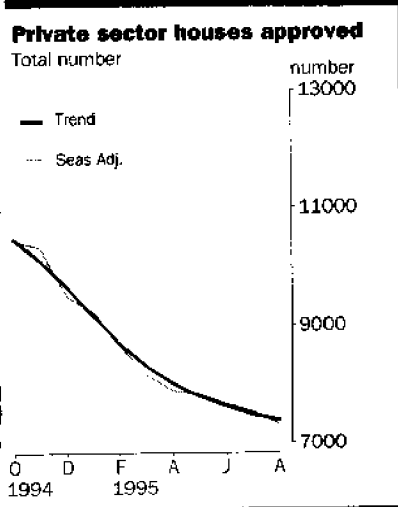
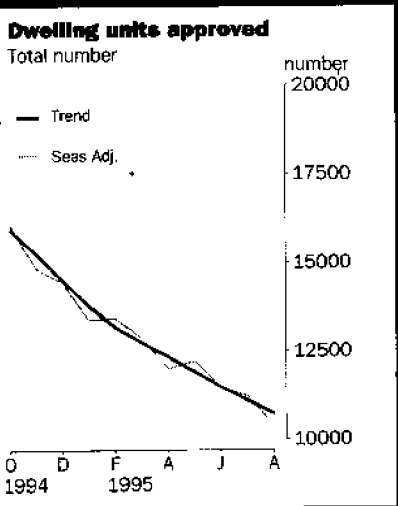
SEASONALLY ADJUSTED	Aug 95	% change	% change
		Jul 95 to Aug 95	Aug 94 to Aug 95
Dwelling units approved			
Private sector houses	7 307	-3.0	-34.3
Total dwelling units	10 373	-7.7	-41.0

AUGUST KEY POINTS

- TREND ESTIMATES**
- The trend for the total number of dwelling units approved fell 3.2% in August 1995 to 10,753. This follows decreases of 3.4% in July and 3.6% in June 1995. It would require a 20% increase in the seasonally adjusted series (5 times the historical average monthly movement) in September 1995 to halt this trend decline.
 - The trend for the number of private sector houses approved fell 1.3% in August 1995 to 7,373. This follows falls of 2.0% in July and 2.3% in June 1995. There would need to be a 8% increase in seasonally adjusted private sector house approvals (twice the historical average monthly movement) in September 1995 to halt this trend decline.
 - The trend for the number of other residential dwellings approved fell 7.6% in August 1995 to 3,169, following falls of 6.6% in July and 6.2% in June 1995. The trend is now 43% below its 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 7.7% in August 1995 to 10,373, following a 1.9% decrease in July. The August figure was the lowest monthly estimate since April 1991.
- The number of private sector houses approved fell 3.0% in August 1995 to 7,307, following a 1.9% fall in July 1995.
- The number of other residential dwelling units approved fell 22.1% in August 1995 to 2,793, following a 2.7% increase in July 1995.



INQUIRIES

For further information about these and related unpublished statistics, contact Information Services on 06 252 6627

BUILDING APPROVALS NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
September 1995	01 November 1995
October 1995	30 November 1995
November 1995	05 January 1996
December 1995	31 January 1996
January 1996	29 February 1996
February 1996	29 March 1996

.....

CHANGES IN THIS ISSUE

There are no changes in this issue.

.....

SIGNIFICANT REVISIONS THIS MONTH

There are no significant revisions this month.

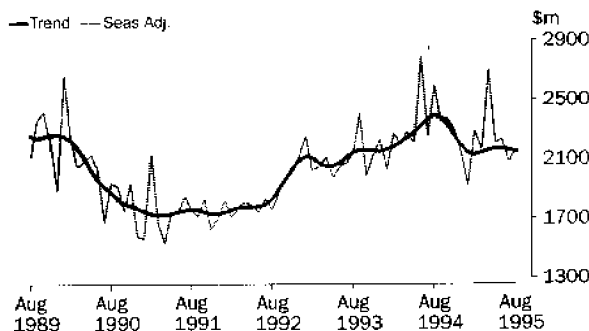
.....

W. McLennan
Australian Statistician

VALUE OF BUILDING APPROVED

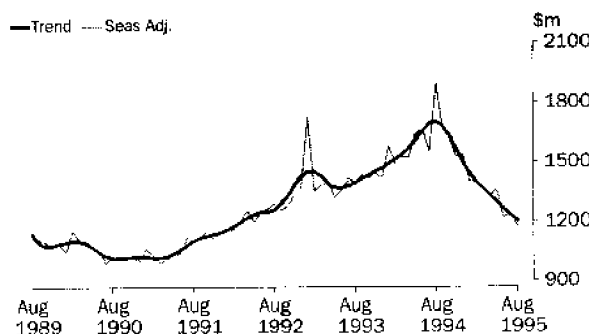
VALUE OF TOTAL BUILDING

The trend to August 1995 for the value of total building approved is showing slight decline from May 1995. However the trend will flatten out if there is a 3% increase in the seasonally adjusted series in September 1995. The historical average monthly movement is 8%.



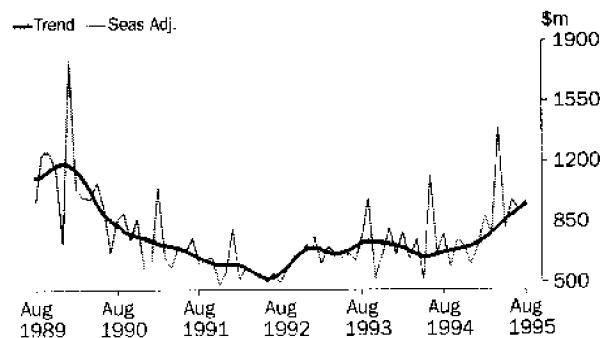
VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building approved fell 2.5% in August 1995, following falls of 2.6% in July and 2.8% in June 1995. There would need to be an increase of more than 15% in the seasonally adjusted series in September 1995 to halt this decline. The historical average monthly movement is 5%.



VALUE OF NON-RESIDENTIAL BUILDING

The trend for the value of non-residential building approved rose 2.7% in August 1995, following increases of 3.8% in July and 4.2% in June 1995. There would need to be a fall of 23% in the seasonally adjusted series in September 1995 to halt this trend growth. 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 September seasonally adjusted estimate is higher than the August estimate by:

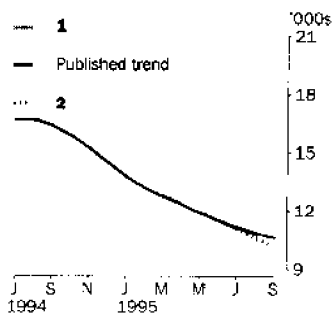
- +4.0% for total number of dwelling units approved
- +4.0% for number of private sector houses approved
- +5.0% for value of residential building approved
- +19.0% for value of non-residential building approved
- +8.0% for value of total building approved

2 The September seasonally adjusted estimate is lower than the August estimate by:

- -4.0% for total number of dwelling units approved
- -4.0% for number of private sector houses approved
- -5.0% for value of residential building approved
- -19.0% for value of non-residential building approved
- -8.0% for value of total building approved

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

TOTAL NUMBER OF DWELLINGS



TREND AS PUBLISHED

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1

rises by 4% on Aug 1995

2

falls by 4% on Aug 1995

1995

April
May
June
July
August
September

number

% change

number

% change

number

% change

12 352

-3.2

12 331

-3.2

12 358

-3.2

11 928

-3.4

11 920

-3.3

11 934

-3.4

11 502

-3.6

11 518

-3.4

11 482

-3.8

11 109

-3.4

11 143

-3.3

11 024

-4.0

10 753

-3.2

10 814

-3.0

10 590

-3.9

—

—

10 578

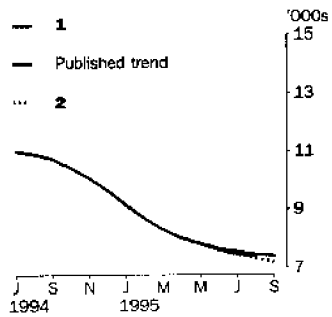
-2.2

10 240

-3.3

WHAT IF...? (continued)

PRIVATE SECTOR HOUSES



1995
 April
 May
 June
 July
 August
 September

TREND AS PUBLISHED

number % change

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1

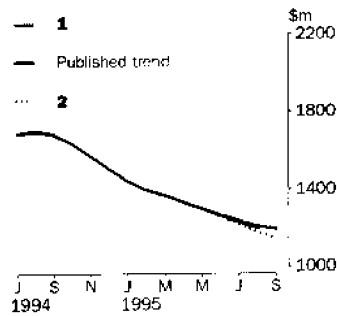
rises by 4% on Aug 1995
 number % change

2

falls by 4% on Aug 1995
 number % change

	number	% change	number	% change	number	% change
1995 April	8 022	-3.5	7 996	-3.6	8 014	-3.5
May	7 804	-2.7	7 792	-2.6	7 801	-2.7
June	7 624	-2.3	7 647	-1.9	7 624	-2.3
July	7 472	-2.0	7 535	-1.5	7 460	-2.2
August	7 373	-1.3	7 453	-1.1	7 310	-2.0
September	—	—	7 409	-0.6	7 194	-1.6

VALUE OF RESIDENTIAL BUILDING APPROVED



1995
 April
 May
 June
 July
 August
 September

TREND AS PUBLISHED

\$m % change

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1

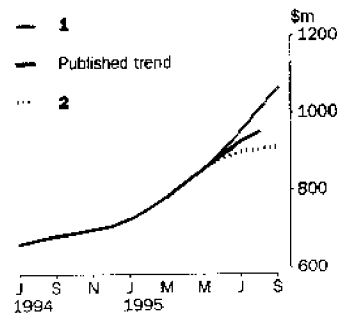
rises by 5% on Aug 1995
 \$m % change

2

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

	\$m	% change	\$m	% change	\$m	% change
1995 April	1 332.4	-2.4	1 329.8	-2.5	1 333.5	-2.4
May	1 297.5	-2.6	1 296.5	-2.5	1 298.3	-2.6
June	1 261.8	-2.8	1 264.5	-2.5	1 259.6	-3.0
July	1 228.5	-2.6	1 234.5	-2.4	1 218.3	-3.3
August	1 197.7	-2.5	1 209.2	-2.0	1 178.7	-3.3
September	—	—	1 191.2	-1.5	1 145.1	-2.8

VALUE OF NON-RESIDENTIAL BUILDING APPROVED



1995
 April
 May
 June
 July
 August
 September

TREND AS PUBLISHED

\$m % change

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1

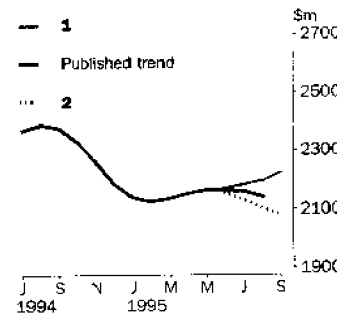
rises by 19% on Aug 1995
 \$m % change

2

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

	\$m	% change	\$m	% change	\$m	% change
1995 April	818.9	4.4	812.4	4.1	824.7	4.7
May	855.4	4.5	852.5	4.9	858.6	4.1
June	891.0	4.2	898.4	5.4	882.2	2.8
July	924.7	3.8	952.4	6.0	898.8	1.9
August	950.2	2.7	1 006.7	5.7	905.7	0.8
September	—	—	1 064.0	5.7	911.7	0.7

VALUE OF TOTAL BUILDING APPROVED



1995
 April
 May
 June
 July
 August
 September

TREND AS PUBLISHED

\$m % change

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1

rises by 8% on Aug 1995
 \$m % change

2

falls by 8% on Aug 1995
 \$m % change

	\$m	% change	\$m	% change	\$m	% change
1995 April	2 155.2	0.8	2 147.6	0.6	2 159.3	0.9
May	2 165.3	0.5	2 162.0	0.7	2 167.9	0.4
June	2 164.7	0.0	2 171.8	0.5	2 156.4	-0.5
July	2 161.5	-0.1	2 183.9	0.6	2 133.0	-1.1
August	2 141.7	-0.9	2 198.7	0.7	2 102.7	-1.4
September	—	—	2 227.3	1.3	2 082.5	-1.0

RESIDENTIAL BUILDINGS APPROVED: 1994-95

TYPE OF DWELLING

The number of dwelling units approved in Australia during 1994-95 is shown in the table below, for each type of dwelling category, together with the distribution of each dwelling category as a percentage of total dwelling units approved and the percentage change in the number of dwellings approved compared with 1993-94.

TYPE OF DWELLING	DWELLING UNITS BY TYPE		
	Number of units	% of total dwellings	1993-94 to 1994-95 % change
New Houses	115 019	67.2	-11.9
New other residential building			
Semi-detached, row or terrace houses, townhouses, etc of:			
1 storey	19 497	11.4	-11.3
2 or more storeys	10 240	6.0	-5.9
Total	29 737	17.4	-9.5
Flats, units, apartments in a building of:			
1 or 2 storeys	7 435	4.3	-25.9
3 storeys	4 879	2.9	-7.0
4 or more storeys	10 174	5.9	67.5
Total	22 488	13.1	5.3
Total new other residential building	52 225	30.5	-3.7
Conversions, etc.	3 840	2.2	-7.2
Total residential building	171 084	100.0	-9.4

SUMMARY COMMENT

In 1994-95, 67.2% of all dwelling units approved were new houses, 30.5% were new other residential dwelling units (townhouses, flats, apartments, etc.) and 2.2% were 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.

The proportion of new other residential dwellings approved has increased from 27.3% in 1992-93, to 28.7% in 1993-94 and 30.5% in 1994-95.

The number of semi-detached, row or terrace houses, townhouses, etc. approved in 1994-95 fell 9.5% from 1993-94. On the other hand, the number of flats, units, apartments, etc. increased by 5.3%.

The number of dwelling units approved in buildings of four or more storeys increased by 67.5% in 1994-95 to 10,174. All other types of other residential building approved fell in 1994-95.

On a State by State basis, the Australian Capital Territory (43.5%) and New South Wales (43.4%) had the highest proportion of other residential dwellings approved. Victoria (12.9%) and South Australia (15.8%) had the least.



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							
August	11 120	11 345	5 775	6 234	16 896	646	17 579
September	10 788	11 082	5 580	6 010	16 368	686	17 092
October	10 448	10 607	4 902	5 453	15 350	572	16 060
November	10 322	10 451	4 082	4 395	14 404	478	14 846
December	9 510	9 700	4 450	4 750	13 960	534	14 450
1995							
January	9 245	9 467	3 311	3 916	12 555	582	13 383
February	8 665	8 906	4 157	4 548	12 822	641	13 454
March	8 150	8 463	3 933	4 419	12 083	770	12 882
April	7 889	7 998	3 530	4 017	11 418	650	12 015
May	7 838	8 032	3 878	4 188	11 716	599	12 220
June	7 676	7 962	3 138	3 491	10 813	634	11 452
July	7 532	7 652	3 128	3 584	10 660	581	11 237
August	7 307	7 579	2 347	2 793	9 654	783	10 373

TREND ESTIMATES

1994							
August	10 902	11 150	5 127	5 565	16 029	671	16 715
September	10 726	10 944	5 047	5 485	15 773	617	16 429
October	10 464	10 662	4 835	5 264	15 299	572	15 926
November	10 107	10 299	4 536	4 961	14 643	555	15 280
December	9 661	9 857	4 231	4 664	13 892	567	14 521
1995							
January	9 162	9 368	3 986	4 426	13 148	596	13 794
February	8 694	8 911	3 848	4 290	12 542	626	13 201
March	8 313	8 534	3 788	4 227	12 101	648	12 761
April	8 022	8 239	3 685	4 113	11 707	655	12 352
May	7 804	8 013	3 501	3 914	11 305	652	11 928
June	7 624	7 830	3 268	3 672	10 892	652	11 502
July	7 472	7 680	3 029	3 430	10 501	657	11 109
August	7 373	7 584	2 754	3 169	10 128	665	10 753

TREND ESTIMATES (% change from preceding month)

1994							
August	-0.9	-1.0	1.6	1.7	-0.1	-6.2	-0.2
September	-1.6	-1.8	-1.6	-1.4	-1.6	-8.1	-1.7
October	-2.4	-2.6	-4.2	-4.0	-3.0	-7.3	-3.1
November	-3.4	-3.4	-6.2	-5.8	-4.3	-2.9	-4.2
December	-4.4	-4.3	-6.7	-6.0	-5.1	2.2	-4.8
1995							
January	-5.2	-5.0	-5.8	-5.1	-5.4	5.1	-5.0
February	-5.1	-4.9	-3.5	-3.1	-4.6	5.0	-4.3
March	-4.4	-4.2	-1.6	-1.5	-3.5	3.5	-3.3
April	-3.5	-3.5	-2.7	-2.7	-3.3	1.2	-3.2
May	-2.7	-2.7	-5.0	-4.8	-3.4	-0.5	-3.4
June	-2.3	-2.3	-6.7	-6.2	-3.7	-0.1	-3.6
July	-2.0	-1.9	-7.3	-6.6	-3.6	0.9	-3.4
August	-1.3	-1.2	-9.1	-7.6	-3.6	1.2	-3.2

VALUE OF BUILDING APPROVED: Seasonally Adjusted & Trend

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

SEASONALLY ADJUSTED

1994					
August	1 638.1	224.5	1 891.9	779.8	2 599.2
September	1 502.9	216.2	1 684.3	593.8	2 347.3
October	1 368.6	237.4	1 617.8	744.0	2 370.0
November	1 308.5	201.6	1 523.4	717.5	2 286.8
December	1 356.5	171.3	1 536.3	604.1	2 143.9
1995					
January	1 219.1	184.0	1 401.9	701.1	1 922.7
February	1 197.4	200.6	1 394.1	887.9	2 287.0
March	1 182.6	205.7	1 364.8	782.1	2 166.1
April	1 120.2	207.0	1 329.5	1 391.1	2 704.4
May	1 166.0	194.0	1 358.4	816.8	2 206.9
June	1 065.8	191.7	1 212.2	977.4	2 230.0
July	996.7	192.2	1 238.0	914.6	2 077.7
August	989.4	177.2	1 171.9	971.6	2 162.5

TREND ESTIMATES

1994					
August	1 478.5	215.6	1 701.0	672.7	2 389.9
September	1 459.4	214.1	1 682.2	681.8	2 377.0
October	1 418.6	209.3	1 635.7	688.5	2 328.4
November	1 362.5	203.2	1 570.4	697.3	2 258.2
December	1 302.7	197.7	1 502.6	707.0	2 186.7
1995					
January	1 249.9	194.0	1 442.7	726.1	2 140.5
February	1 208.8	194.2	1 398.0	752.5	2 126.7
March	1 177.6	196.9	1 365.8	784.2	2 138.8
April	1 142.9	198.9	1 332.4	818.9	2 155.2
May	1 106.1	197.7	1 297.5	855.4	2 165.3
June	1 069.2	193.9	1 261.8	891.0	2 164.7
July	1 034.7	189.4	1 228.5	924.7	2 161.5
August	1 003.0	184.6	1 197.7	950.2	2 141.7

TREND ESTIMATES (% change from preceding month)

1994					
August	0.5	1.1	0.8	1.8	0.9
September	-1.3	-0.7	-1.1	1.4	-0.5
October	-2.8	-2.3	-2.8	1.0	-2.0
November	-4.0	-2.9	-4.0	1.3	-3.0
December	-4.4	-2.7	-4.3	1.4	-3.2
1995					
January	-4.1	-1.9	-4.0	2.7	-2.1
February	-3.3	0.1	-3.1	3.6	-0.6
March	-2.6	1.4	-2.3	4.2	0.6
April	-2.9	1.0	-2.4	4.4	0.8
May	-3.2	-0.6	-2.6	4.5	0.5
June	-3.3	-1.9	-2.8	4.2	0.0
July	-3.2	-2.3	-2.6	3.8	-0.1
August	-3.1	-2.6	-2.5	2.7	-0.9



DWELLING UNITS APPROVED, By State: **Seasonally Adjusted & Trend**

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

SEASONALLY ADJUSTED

1994								
August	6 133	3 045	4 749	941	2 161	277	n.a.	n.a.
September	5 536	2 675	4 669	1 133	2 262	306	n.a.	n.a.
October	4 822	3 115	4 138	853	2 073	317	n.a.	n.a.
November	3 990	2 842	4 161	998	2 081	256	n.a.	n.a.
December	4 738	2 787	3 717	779	1 994	239	n.a.	n.a.
1995								
January	4 388	2 088	3 477	933	1 824	239	n.a.	n.a.
February	4 491	2 516	3 187	744	1 781	264	n.a.	n.a.
March	3 957	2 442	3 224	812	1 659	257	n.a.	n.a.
April	4 348	2 169	3 253	523	1 386	238	n.a.	n.a.
May	4 396	2 401	2 784	552	1 510	239	n.a.	n.a.
June	3 567	2 336	2 992	590	1 510	208	n.a.	n.a.
July	4 296	2 033	2 740	532	1 245	234	n.a.	n.a.
August	3 559	1 942	2 584	588	1 510	215	n.a.	n.a.

TREND ESTIMATES

1994								
August	5 248	2 904	4 688	996	2 194	309	136	279
September	5 147	2 900	4 513	979	2 158	297	141	285
October	4 955	2 856	4 281	957	2 115	283	142	285
November	4 719	2 770	4 024	930	2 054	270	138	275
December	4 511	2 649	3 768	891	1 966	260	130	258
1995								
January	4 362	2 520	3 529	836	1 858	252	124	233
February	4 293	2 421	3 335	770	1 739	248	124	209
March	4 271	2 357	3 193	704	1 630	244	132	192
April	4 208	2 315	3 078	644	1 542	241	142	180
May	4 108	2 272	2 971	596	1 476	235	151	168
June	4 008	2 208	2 864	563	1 430	228	156	154
July	3 915	2 139	2 761	540	1 399	222	159	141
August	3 822	2 046	2 678	536	1 382	216	157	133

TREND ESTIMATES (% change from preceding month)

1994								
August	0.6	0.8	-2.0	-0.7	-1.8	-2.1	5.0	6.2
September	-1.9	-0.1	-3.7	-1.7	-1.6	-3.8	3.7	2.0
October	-3.7	-1.5	-5.1	-2.2	-2.0	-4.8	1.1	0.2
November	-4.8	-3.0	-6.0	-2.8	-2.9	-4.7	-2.9	-3.4
December	-4.4	-4.4	-6.4	-4.2	-4.3	-3.7	-5.6	-6.4
1995								
January	-3.3	-4.9	-6.4	-6.2	-5.5	-2.8	-4.9	-9.5
February	-1.6	-3.9	-5.5	-7.9	-6.4	-1.9	0.2	-10.2
March	-0.5	-2.6	-4.3	-8.6	-6.2	-1.4	6.1	-8.4
April	-1.5	-1.8	-3.6	-8.5	-5.4	-1.4	7.9	-5.8
May	-2.4	-1.9	-3.4	-7.4	-4.3	-2.5	6.1	-7.2
June	2.4	-2.8	-3.6	-5.6	-3.1	-2.9	3.6	-8.1
July	-2.3	-3.1	-3.6	-4.0	-2.1	-2.6	1.7	-8.4
August	-2.4	-4.4	-3.0	-0.7	-1.3	-2.6	-1.1	-5.6

DWELLING UNITS APPROVED, Private and Public Sector: Original

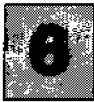
<i>Period</i>	<i>New houses</i> Number	<i>New other residential building</i> Number	<i>Conversions, etc.</i> Number	<i>Total dwelling units</i> Number
PRIVATE SECTOR				
1992-93	119 846	40 319	1 705	161 870
1993-94	127 299	49 281	3 992	180 572
1994-95	112 468	47 355	3 791	163 614
1994				
August	12 119	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
1995				
January	7 566	3 076	143	10 785
February	7 908	3 451	318	11 677
March	8 172	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
July	7 616	2 996	177	10 789
August	8 166	2 643	126	10 935
PUBLIC SECTOR				
1992-93	3 741	6 651	9	10 401
1993-94	3 184	4 941	147	8 272
1994-95	2 551	4 870	49	7 470
1994				
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
May	247	614	8	869
June	333	755	8	1 096
July	95	369	0	464
August	232	405	1	638
TOTAL				
1992-93	123 587	46 970	1 714	172 271
1993-94	130 483	54 222	4 139	188 844
1994-95	115 019	52 225	3 840	171 084
1994				
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
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
May	8 998	4 781	218	13 997
June	8 427	3 602	177	12 206
July	7 711	3 365	177	11 253
August	8 398	3 048	127	11 573

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								
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	10 887	32 868	10 037	5 244	6 073	21 354	54 222	184 705
1994-95	115 019	19 497	10 240	29 737	7 435	4 879	10 174	22 488	52 225	167 244
1994										
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
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	1 611	1 049	2 660	417	383	501	1 301	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	2 751	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
July	7 711	1 107	817	1 924	367	234	840	1 441	3 365	11 076
August	8 398	1 412	695	2 107	361	202	378	941	3 048	11 446
VALUE (\$ million)										
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	821.4	2 224.6	645.8	424.1	721.6	1 791.5	4 016.1	15 685.3
1994-95	10 942.5	1 319.6	890.8	2 210.4	506.5	384.7	1 426.2	2 317.9	4 528.2	15 470.7
1994										
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
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	113.6	89.8	203.4	28.7	31.3	110.3	170.3	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
July	764.0	76.0	68.0	144.0	25.4	22.0	92.9	140.3	284.3	1 048.3
August	820.6	98.7	57.0	155.6	27.3	19.8	67.8	114.9	270.5	1 091.1

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)							
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
1994-95	10 715.5	4 163.0	14 878.5	2 396.1	17 274.6	6 791.4	24 066.0
1994							
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
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
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
July	755.5	257.0	1 012.5	185.2	1 197.7	659.2	1 856.9
August	798.2	244.9	1 043.1	195.0	1 238.0	809.6	2 047.6
PUBLIC SECTOR (\$ million)							
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
1994-95	227.0	365.2	592.2	37.2	629.4	2 823.3	3 452.6
1994							
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
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
July	8.5	27.3	35.8	2.6	38.4	113.8	152.1
August	22.4	25.6	48.0	1.5	49.5	304.7	354.2
TOTAL (\$ million)							
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
1994-95	10 942.5	4 528.2	15 470.7	2 433.3	17 904.0	9 614.7	27 518.7
1994							
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
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
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
July	764.0	284.3	1 048.3	187.8	1 236.1	772.9	2 009.0
August	820.6	270.5	1 091.1	196.4	1 287.5	1 114.3	2 401.8

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

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
1994-95	10 024.3	4 702.2	14 726.5	2 227.8	16 953.8	10 021.1	26 975.3

Quarter

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	1 515.3	4 525.1	630.4	5 155.7	2 107.5	7 263.0
December	2 645.8	1 151.0	3 796.7	571.0	4 368.4	2 312.0	6 679.7
1995							
March	2 170.9	990.9	3 161.8	492.7	3 653.6	2 364.2	6 018.7
June	2 197.8	1 045.1	3 242.8	533.7	3 776.1	3 237.4	7 013.9

SEASONALLY ADJUSTED

Quarter

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	1 532.0	4 363.2	589.1	4 912.1	2 097.1	7 110.0
December	2 668.5	1 227.2	3 871.7	558.6	4 455.5	2 216.7	6 733.1
1995							
March	2 321.3	996.2	3 337.5	532.3	3 861.1	2 466.6	6 257.6
June	2 150.9	978.4	3 145.2	537.5	3 681.7	3 271.9	6 898.5

SEASONALLY ADJUSTED (% change from preceding quarter)

Quarter

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	37.6	7.9	1.4	6.2	-21.1	-1.4
December	-6.8	-19.9	-11.3	-5.2	-9.3	5.7	-5.3
1995							
March	-13.0	-18.8	-13.8	-4.7	-13.3	11.3	-7.1
June	-7.3	-1.8	-5.8	1.0	-4.6	32.6	10.2



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											
June	23	205	107	191	128	56	16	38	49	64	877
July	24	282	96	173	119	34	9	12	40	64	853
August	25	283	116	194	150	46	17	25	54	48	958
Value—\$200,000—\$499,999											
1995											
June	16	64	63	63	59	32	8	7	22	23	357
July	10	58	45	62	54	32	6	12	30	18	327
August	12	75	51	77	42	34	7	13	19	22	352
Value—\$500,000—\$999,999											
1995											
June	3	22	16	24	28	17	0	5	10	5	130
July	5	13	15	16	15	13	2	11	13	4	107
August	2	23	15	24	19	24	1	4	14	12	138
Value—\$1,000,000—\$4,999,999											
1995											
June	5	23	8	17	27	18	1	9	11	8	127
July	5	9	10	17	23	18	0	5	8	10	105
August	5	18	16	19	14	31	2	12	11	9	137
Value—\$5,000,000 and over											
1995											
June	5	6	3	4	2	2	0	3	5	3	33
July	1	4	1	0	5	1	0	1	4	0	17
August	2	8	2	8	4	3	0	1	5	2	35
Value—Total											
1992-93	460	3 110	1 654	2 768	2 109	1 292	268	606	1 072	1 030	14 369
1993-94	500	3 364	1 924	2 863	2 259	1 371	249	723	955	1 122	15 330
1994-95	501	3 715	2 274	3 324	2 541	1 478	208	578	1 040	1 105	16 764
1995											
June	52	320	197	299	244	125	25	62	97	103	1 524
July	45	366	167	268	216	98	17	41	95	96	1 409
August	46	407	200	322	229	138	27	55	103	93	1 620



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

Month	Hotels, motels and other short term accom- modation	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Entertain- ment and recreational	Misc- ellaneous	Total non-resi- dential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Value—\$50,000—\$199,999											
1995											
June	2.1	19.5	10.8	18.5	12.7	5.3	1.7	4.6	4.3	5.9	85.4
July	2.4	25.5	9.7	16.7	12.0	3.7	1.1	1.1	4.0	6.0	82.2
August	2.7	25.5	12.6	17.8	15.0	5.0	1.7	2.3	4.8	4.9	92.5
Value—\$200,000—\$499,999											
1995											
June	3.8	18.7	18.4	17.7	18.1	9.7	2.4	2.0	5.8	7.3	104.0
July	3.3	15.9	13.6	19.1	15.9	10.5	1.8	3.5	9.3	5.3	98.2
August	3.4	22.2	15.8	23.3	13.5	10.4	2.5	3.5	5.9	6.2	106.8
Value—\$500,000—\$999,999											
1995											
June	2.5	13.3	10.2	15.8	19.6	11.2	0.0	3.5	7.0	3.6	86.6
July	3.7	8.2	9.9	10.3	9.7	8.3	1.3	7.9	8.6	2.6	70.5
August	1.2	16.0	10.3	16.6	12.5	15.9	1.0	2.9	9.6	8.3	94.1
Value—\$1,000,000—\$4,999,999											
1995											
June	10.8	40.7	12.5	25.8	47.4	40.0	2.0	19.7	18.4	13.5	230.8
July	9.3	21.6	23.7	31.0	42.9	35.9	0.0	8.0	23.5	22.7	218.5
August	9.0	43.1	27.4	36.6	32.5	59.2	7.2	19.3	16.4	15.6	266.2
Value—\$5,000,000 and over											
1995											
June	171.6	96.9	39.3	37.2	19.0	14.7	0.0	17.8	113.6	33.8	543.9
July	160.0	36.2	7.0	0.0	46.7	5.1	0.0	9.0	39.5	0.0	303.5
August	34.6	126.5	10.5	76.5	124.2	31.3	0.0	32.4	53.1	65.6	554.7
Value—Total											
1992-93	234.0	1 145.1	734.5	1 487.3	826.9	1 028.1	88.0	853.8	783.9	494.9	7 676.5
1993-94	622.0	1 398.6	716.7	1 341.1	1 283.9	1 124.4	76.3	974.2	740.8	507.6	8 785.6
1994-95	611.2	1 802.6	870.0	1 472.3	1 158.1	1 203.1	73.0	635.9	1	621.2	9 614.7
									167.3		
1995											
June	190.8	189.2	91.2	115.1	116.8	80.8	6.1	47.6	149.0	64.0	1 050.7
July	178.6	107.4	63.9	77.1	127.2	63.5	4.2	29.4	84.9	36.6	772.9
August	50.9	233.3	76.5	170.9	197.7	121.8	12.4	60.4	89.8	100.6	1 114.3

NUMBER AND VALUE OF BUILDING APPROVED, By State: August 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	\$m
PRIVATE SECTOR											
NSW	2 218	1 231	53	3 502	242.3	119.8	362.1	89.9	452.0	417.9	869.9
Vic.	1 802	133	7	1 942	175.4	10.4	185.9	45.8	231.7	117.1	348.8
Qld	2 055	736	50	2 841	196.3	67.1	263.4	22.1	285.6	160.9	446.5
SA	564	54	5	623	45.5	3.4	48.9	11.1	60.0	18.2	78.2
WA	1 166	377	8	1 551	103.1	29.3	132.4	14.0	146.4	51.0	197.5
Tas.	167	54	2	223	13.8	3.5	17.3	2.9	20.2	15.7	35.9
NT	82	48	1	131	8.4	10.5	19.0	3.0	22.0	4.7	26.7
ACT	112	10	0	122	13.3	0.7	14.0	6.1	20.2	24.0	44.2
Australia	8 166	2 643	126	10 935	798.2	244.9	1 043.1	195.0	1 238.0	809.6	2 047.6
PUBLIC SECTOR											
NSW	32	249	0	281	2.5	14.9	17.4	0.1	17.5	62.6	80.1
Vic.	94	69	0	163	9.0	4.8	13.8	1.1	14.8	63.4	78.2
Qld	22	61	0	83	2.7	4.3	7.0	0.0	7.0	128.7	135.7
SA	44	4	0	48	3.0	0.3	3.3	0.1	3.4	13.3	16.7
WA	23	22	0	45	1.6	1.3	3.0	0.0	3.0	2.1	5.1
Tas.	0	0	0	0	0.0	0.0	0.0	0.0	0.0	8.1	8.1
NT	17	0	1	18	3.5	0.0	3.5	0.2	3.7	16.0	19.7
ACT	0	0	0	0	0.0	0.0	0.0	0.0	0.0	10.5	10.5
Australia	232	405	1	638	22.4	25.6	48.0	1.5	49.5	304.7	354.2
TOTAL											
NSW	2 250	1 480	53	3 783	244.8	134.7	379.5	90.0	469.5	480.5	950.0
Vic.	1 896	202	7	2 105	184.4	15.2	199.7	46.9	246.5	180.5	427.1
Qld	2 077	797	50	2 924	199.0	71.4	270.4	22.1	292.6	289.6	582.2
SA	608	58	5	671	48.5	3.8	52.3	11.2	63.4	31.5	94.9
WA	1 189	399	8	1 596	104.8	30.6	135.4	14.0	149.4	53.2	202.6
Tas.	167	54	2	223	13.8	3.5	17.3	2.9	20.2	23.8	44.0
NT	99	48	2	149	12.0	10.5	22.5	3.2	25.7	20.7	46.4
ACT	112	10	0	122	13.3	0.7	14.0	6.1	20.2	34.6	54.7
Australia	8 398	3 048	127	11 573	820.6	270.5	1 091.1	196.4	1 287.5	1 114.3	2 401.8

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

VALUE.....

	<i>Hotels, motels and other short term accommoda- tion</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	3.6	140.9	27.4	65.1	126.6	8.8	7.2	1.9	31.5	4.9	417.9
Vic.	1.5	38.6	17.1	32.4	10.8	4.4	0.2	4.5	6.8	0.9	117.1
Qld	42.4	32.5	18.7	18.3	21.3	9.0	1.5	1.0	11.8	4.5	160.9
SA	0.3	4.7	4.0	4.0	3.2	1.2	0.1	0.2	0.1	0.4	18.2
WA	2.3	5.1	4.3	5.8	6.6	11.5	0.3	1.3	3.8	10.1	51.0
Tas.	0.6	3.0	1.9	1.9	2.2	1.0	0.5	4.6	0.0	0.1	15.7
NT	0.2	1.9	0.0	0.2	0.8	0.0	0.0	1.4	0.3	0.0	4.7
ACT	0.0	0.5	0.0	20.8	0.1	1.2	0.0	0.0	0.8	0.6	24.0
Australia	50.9	227.2	73.3	148.5	171.5	36.9	9.7	14.9	55.2	21.5	809.6
PUBLIC SECTOR											
NSW	0.0	2.8	0.7	4.2	12.2	21.5	0.0	3.1	11.9	6.2	62.6
Vic.	0.0	2.7	1.5	4.1	0.7	26.4	0.0	5.5	19.2	3.2	63.4
Qld	0.1	0.0	1.0	0.8	4.6	26.4	0.3	34.1	3.4	57.9	128.7
SA	0.0	0.3	0.0	0.9	0.1	1.9	0.0	0.1	0.0	10.0	13.3
WA	0.0	0.3	0.0	1.3	0.0	0.0	0.0	0.0	0.1	0.5	2.1
Tas.	0.0	0.0	0.0	0.6	3.5	2.9	0.0	1.0	0.0	0.0	8.1
NT	0.0	0.0	0.0	8.0	5.0	0.4	2.4	0.3	0.0	0.0	16.0
ACT	0.0	0.0	0.0	2.4	0.1	5.4	0.0	1.4	0.0	1.2	10.5
Australia	0.1	6.0	3.2	22.4	26.2	84.8	2.6	45.6	34.7	79.1	304.7
TOTAL											
NSW	3.6	143.7	28.0	69.4	138.8	30.2	7.2	5.1	43.4	11.1	480.5
Vic.	1.5	41.3	18.6	36.5	11.5	30.8	0.2	10.0	26.0	4.1	180.5
Qld	42.5	32.5	19.7	19.1	25.9	35.3	1.8	35.1	15.2	62.5	289.6
SA	0.3	5.0	4.0	4.9	3.3	3.1	0.1	0.4	0.1	10.4	31.5
WA	2.3	5.4	4.3	7.1	6.6	11.5	0.3	1.3	3.9	10.6	53.2
Tas.	0.6	3.0	1.9	2.5	5.7	3.8	0.5	5.6	0.0	0.1	23.8
NT	0.2	1.9	0.0	8.2	5.8	0.4	2.4	1.7	0.3	0.0	20.7
ACT	0.0	0.5	0.0	23.2	0.2	6.6	0.0	1.4	0.8	1.8	34.6
Australia	50.9	233.3	76.5	170.9	197.7	121.8	12.4	60.4	89.8	100.6	1 114.3

EXPLANATORY NOTES



INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

VALUE DATA

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

OWNERSHIP

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

FUNCTIONAL CLASSIFICATIONS

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

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



FUNCTIONAL CLASSIFICATIONS
(continued)

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

15 As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are shown in the July issue each year.

TREND ESTIMATES

16 Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. These trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, see *A Guide to Interpreting Time Series — Monitoring Trends: an Overview* (1348.0) or contact the Assistant Director, Time Series Analysis on (06) 252 6345.

17 While the smoothing technique described in paragraph 16 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.



.....

CONSTANT PRICE ESTIMATES

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

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

UNPUBLISHED DATA

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

RELATED PUBLICATIONS

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

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

SYMBOLS AND OTHER USAGES

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

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

GLOSSARY

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



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

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

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

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

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

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



FOR MORE INFORMATION . . .

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

INFORMATION CONSULTANCY SERVICES

Information tailored to special needs of clients can be obtained from the Information Consultancy Service available at ABS Offices (see below).

ABS PRODUCTS

A large number of ABS products is available from the ABS Bookshops (see below). The ABS also provides a subscription service – you can telephone the ABS Subscription Service Australia wide toll free on 1800 0206 08.

ELECTRONIC SERVICES

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

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

You can visit us on the Internet at: <http://www.statistics.gov.au>

GENERAL SALES AND INQUIRIES

- * Sydney 02 268 4611 ■ Adelaide 08 237 7100
- * Melbourne 03 9615 7000 ■ Hobart 002 20 5800
- * Brisbane 07 3222 6351 ■ Darwin 089 43 2111
- * Perth 09 360 5140 ■ Canberra 06 252 6627

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



2873100008959

ISSN 1031 0177

RRP \$15.00

© Commonwealth of Australia 1995

Produced by the Australian Government Publishing Service