

# BUILDING APPROVALS AUSTRALIA

EMBARGOED UNTIL 11:30AM THURS 30 NOVEMBER 1995

## OCTOBER KEY FIGURES

### TREND ESTIMATES

	Oct 95	% change Sep 95 to Oct 95	% change Oct 94 to Oct 95
Dwelling units approved			
Private sector houses	7 261	-1.2	-30.6
Total dwelling units	10 295	-2.2	-35.4

### SEASONALLY ADJUSTED

	Oct 95	% change Sep 95 to Oct 95	% change Oct 94 to Oct 95
Dwelling units approved			
Private sector houses	7 001	-8.5	-33.0
Total dwelling units	10 035	-8.0	-37.5

## OCTOBER KEY POINTS

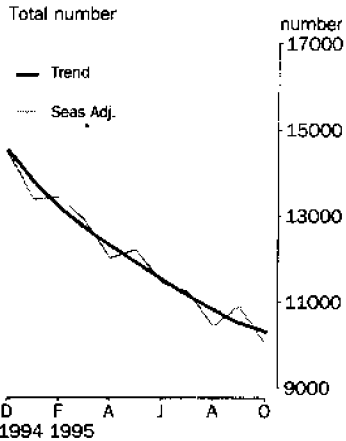
### TREND ESTIMATES

- The trend for the total number of dwelling units approved fell 2.2% in October 1995 to 10,295. This follows declines of 2.8% in September and 3.1% in August 1995. There would need to be an increase of 16% in the seasonally adjusted series in November 1995 for the series to flatten (4 times the historical average monthly movement).
- The trend for the number of private sector houses approved fell 1.2% in October 1995 to 7,261. This follows falls of 1.3% in September and 1.4% in August 1995. There would need to be an increase of 11% in the seasonally adjusted series in November 1995 for the series to level out (about 3 times the historical average monthly movement).
- The trend for the number of other residential dwellings approved fell 4.8% in October 1995 to 2,826, following falls of 6.2% in September and 7.0% in August 1995.
- The trend to October 1995, for total dwelling units approved, continued to fall in New South Wales, Victoria, Queensland, Western Australia and the Northern Territory. The trend has levelled out in Tasmania and is showing slight growth in South Australia and the Australian Capital Territory.

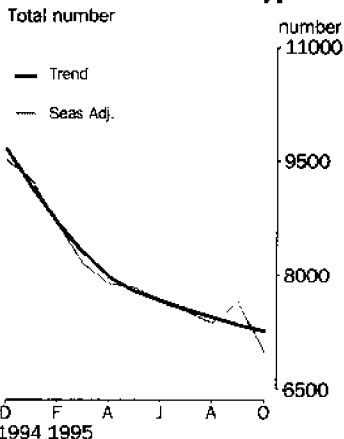
### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for the total number of dwelling units approved fell 8.0% in October 1995 to 10,035, following a 4.5% increase in September 1995.
- The number of private sector houses approved fell 8.5% in October 1995 to 7,001, following a 3.8% rise in September 1995.
- The number of other residential dwelling units approved fell 5.0% in October 1995 to 2,881, following a 8.3% increase in September 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
November 1995	05 January 1996
December 1995	31 January 1996
January 1996	29 February 1996
February 1996	29 March 1996
March 1996	02 May 1996
April 1996	30 May 1996

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## CHANGES IN THIS ISSUE

There are no changes in this issue.

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## SIGNIFICANT REVISIONS THIS MONTH

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

Seasonally adjusted constant price data for previous quarters have also been revised as a result of the annual reanalysis of seasonal factors, the effect of which, was applied to current price data from the July 1995 issue of this publication.

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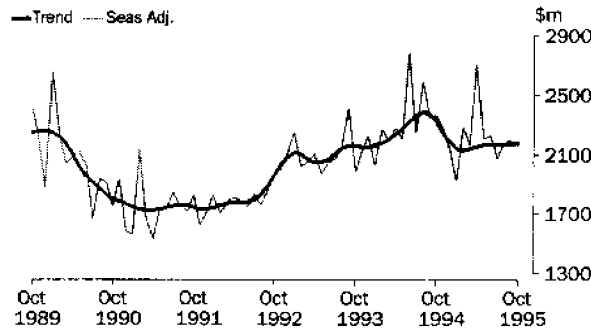
W. McLennan  
Australian Statistician

# VALUE OF BUILDING APPROVED

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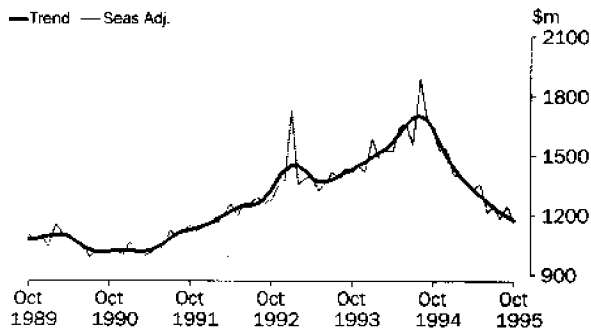
## VALUE OF TOTAL BUILDING

The trend for the value of total building approved has been relatively flat since May 1995 as growth in non-residential building has been offset by declining residential building approvals. There would need to be an increase of more than 3% in the seasonally adjusted series in November 1995 for the trend to show any noticeable growth pattern. The historical average monthly movement is 8%.



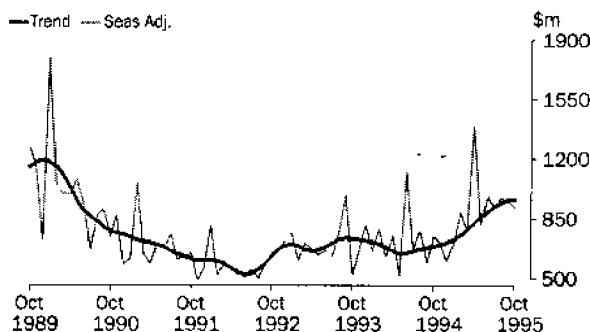
## VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building approved fell 1.2% in October 1995, following falls of 1.6% in September and 2.0% in August 1995. The trend will continue to fall unless there is an increase of over 8% in the seasonally adjusted series in November 1995. The historical average monthly movement is 5%.



## VALUE OF NON-RESIDENTIAL BUILDING

The trend for the value of non-residential building approved rose 0.8% in October 1995, following growth of 1.6% in September and 2.5% in August 1995. However, the trend will flatten out unless there is an increase of nearly 8% in the seasonally adjusted series in November 1995. 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 November seasonally adjusted estimate is higher than the October estimate by:

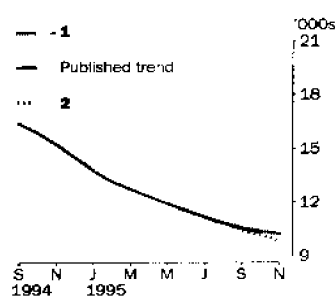
- +4% for total number of dwelling units approved
- +4% for number of private sector houses approved
- +5% for value of residential building approved
- +19% for value of non-residential building approved
- +8% for value of total building approved

**2** The November seasonally adjusted estimate is lower than the October estimate by:

- -4% for total number of dwelling units approved
- -4% for number of private sector houses approved
- -5% for value of residential building approved
- -19% for value of non-residential building approved
- -8% 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.

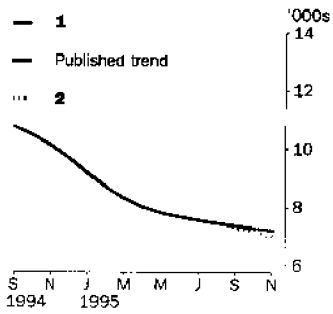
### TOTAL NUMBER OF DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	number	% change	<b>1</b> rises by 4% on Oct 1995 number	% change	<b>2</b> falls by 4% on Oct 1995 number	% change
1995						
June	11 536	-3.3	11 515	-3.3	11 542	-3.2
July	11 163	-3.2	11 155	-3.1	11 168	-3.2
August	10 821	-3.1	10 843	-2.8	10 808	-3.2
September	10 522	-2.8	10 579	-2.4	10 463	-3.2
October	10 295	-2.2	10 367	-2.0	10 148	-3.0
November	—	—	10 193	-1.7	9 864	-2.8

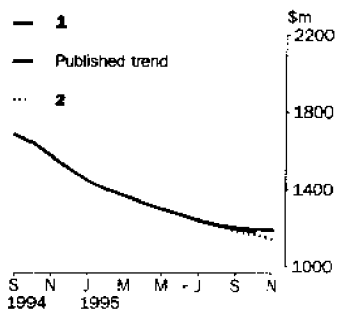
# WHAT IF...? (continued)

## PRIVATE SECTOR HOUSES



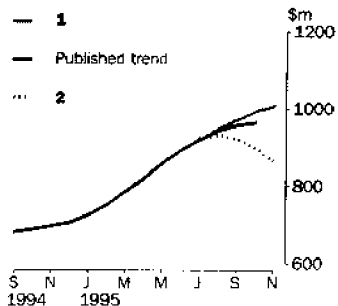
	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	number	% change	<b>1</b> rises by 4% on Oct 1995 number	% change	<b>2</b> falls by 4% on Oct 1995 number	% change
1995						
June	7 660	-1.7	7 646	-1.7	7 663	-1.6
July	7 554	-1.4	7 549	-1.3	7 557	-1.4
August	7 449	-1.4	7 457	-1.2	7 435	-1.6
September	7 349	-1.3	7 361	-1.3	7 288	-2.0
October	7 261	-1.2	7 272	-1.2	7 134	-2.1
November	—	—	7 197	-1.0	6 990	-2.0

## VALUE OF RESIDENTIAL BUILDING APPROVED



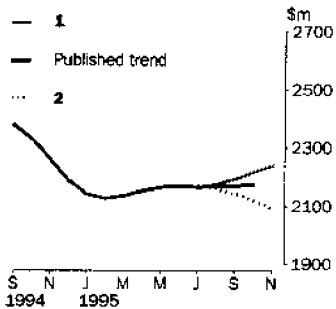
	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	\$m	% change	<b>1</b> rises by 5% on Oct 1995 \$m	% change	<b>2</b> falls by 5% on Oct 1995 \$m	% change
1995						
June	1 266.7	-2.3	1 264.1	-2.4	1 267.8	-2.3
July	1 238.4	-2.2	1 237.4	-2.1	1 239.2	-2.2
August	1 213.6	-2.0	1 216.3	-1.7	1 211.5	-2.2
September	1 193.7	-1.6	1 201.8	-1.2	1 185.7	-2.1
October	1 178.8	-1.2	1 192.2	-0.8	1 161.8	-2.0
November	—	—	1 186.0	-0.5	1 140.2	-1.9

## VALUE OF NON-RESIDENTIAL BUILDING APPROVED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	\$m	% change	<b>1</b> rises by 19% on Oct 1995 \$m	% change	<b>2</b> falls by 19% on Oct 1995 \$m	% change
1995						
June	891.3	3.8	888.8	3.7	900.2	4.2
July	919.8	3.2	918.2	3.3	923.9	2.6
August	942.7	2.5	947.7	3.2	932.7	1.0
September	957.7	1.6	971.5	2.5	921.8	-1.2
October	964.9	0.8	992.3	2.1	898.6	-2.5
November	—	—	1 006.0	1.4	864.6	-3.8

## VALUE OF TOTAL BUILDING APPROVED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	\$m	% change	<b>1</b> rises by 8% on Oct 1995 \$m	% change	<b>2</b> falls by 8% on Oct 1995 \$m	% change
1995						
June	2 167.7	0.1	2 162.9	0.1	2 174.5	0.3
July	2 164.4	-0.2	2 162.1	0.0	2 167.9	-0.3
August	2 165.4	0.0	2 173.5	0.5	2 158.3	-0.4
September	2 169.6	0.2	2 192.7	0.9	2 142.4	-0.7
October	2 173.6	0.2	2 216.0	1.1	2 121.2	-1.0
November	—	—	2 234.9	0.9	2 091.9	-1.4

# VALUE OF BUILDINGS APPROVED: Average 1989-90 prices

SEPTEMBER QUARTER 1995

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

	SEASONALLY ADJUSTED	
	Jun qtr 95 to Sep qtr 95	Sep qtr 94 to Sep qtr 95
	% change	% change
New residential building	-10.4	-33.4
Alterations and additions to residential buildings	-8.4	14.5
Non-residential building	-10.7	36.7
<b>Total building</b>	<b>-10.5</b>	<b>-11.1</b>

## SUMMARY COMMENT

### VALUE OF TOTAL BUILDING APPROVED

- In seasonally adjusted terms, at average 1989-90 prices, the value of total building approved in the September quarter 1995 decreased 10.5% from the June quarter 1995, and was 11.1% below the September quarter 1994 estimate.

### VALUE OF NEW RESIDENTIAL BUILDING

- The value of total new residential building approved in the September quarter 1995 fell 10.4% from the June quarter 1995 estimate.
- The value of new houses approved fell 4.0% from the June quarter 1995 estimate and 27.5% from the September quarter 1994.
- The value of new other residential building approved fell 17.5% from the June quarter 1995 and by 43.7% from the September quarter 1994.

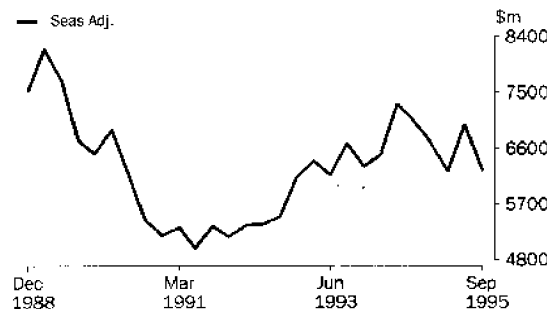
### VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDINGS

- The value of approved alterations and additions to residential buildings fell by 8.4% from the June quarter 1995 and by 14.5% from the September quarter 1994.

### VALUE OF NON-RESIDENTIAL BUILDING

- The value of non-residential building approved fell by 10.7% in the September quarter 1995, but was 36.7% above the September quarter 1994 estimate.

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





DWELLING UNITS APPROVED: **Seasonally Adjusted & Trend**

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

SEASONALLY ADJUSTED

<b>1994</b>							
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
<b>1995</b>							
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	7 371	7 644	2 352	2 799	9 723	783	10 443
September	7 648	7 876	2 879	3 032	10 527	407	10 908
October	7 001	7 154	2 402	2 881	9 403	676	10 035

TREND ESTIMATES

<b>1994</b>							
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	15 260
December -	9 661	9 857	4 231	4 664	13 892	567	14 521
<b>1995</b>							
January	9 162	9 368	3 986	4 426	13 148	596	13 794
February	8 693	8 910	3 848	4 290	12 541	626	13 200
March	8 294	8 514	3 782	4 226	12 076	653	12 740
April	7 989	8 208	3 683	4 117	11 672	665	12 324
May	7 790	8 002	3 509	3 923	11 299	656	11 925
June	7 660	7 868	3 279	3 668	10 939	637	11 536
July	7 554	7 762	3 025	3 401	10 580	621	11 163
August	7 449	7 657	2 796	3 164	10 246	610	10 821
September	7 349	7 554	2 608	2 969	9 957	601	10 522
October	7 261	7 469	2 465	2 826	9 726	602	10 295

TREND ESTIMATES (% change from preceding month)

<b>1994</b>							
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
<b>1995</b>							
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	-4.6	-4.4	1.7	-1.5	-3.7	4.4	-3.5
April	-3.7	-3.6	-2.6	-2.6	-3.3	1.8	-3.3
May	-2.5	-2.5	-4.7	-4.7	-3.2	-1.3	-3.2
June	-1.7	-1.7	-6.6	-6.5	-3.2	-2.9	-3.3
July	-1.4	-1.3	-7.7	-7.3	-3.3	-2.6	-3.2
August	-1.4	-1.4	-7.6	-7.0	-3.2	-1.8	-3.1
September	-1.3	-1.3	-6.7	-6.2	-2.8	-1.4	-2.8
October	-1.2	-1.1	-5.5	-4.8	-2.3	0.1	-2.2

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>					
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
<b>1995</b>					
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	997.1	178.3	1 180.7	973.1	2 172.9
September	1 055.4	176.7	1 248.4	952.4	2 199.9
October	988.0	179.1	1 159.2	913.5	2 161.9

TREND ESTIMATES

<b>1994</b>					
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
<b>1995</b>					
January	1 249.9	194.0	1 442.7	726.1	2 140.5
February	1 208.6	194.2	1 397.8	752.5	2 126.5
March	1 175.3	197.0	1 363.4	784.5	2 136.5
April	1 139.5	199.2	1 328.8	820.5	2 151.6
May	1 104.4	198.3	1 296.6	858.8	2 165.0
June	1 073.7	193.5	1 266.7	891.3	2 167.7
July	1 045.9	187.9	1 238.4	919.8	2 164.4
August	1 022.5	183.2	1 213.6	942.7	2 165.4
September	1 004.7	179.3	1 193.7	957.7	2 169.6
October	993.5	176.3	1 178.8	964.9	2 173.6

TREND ESTIMATES (% change from preceding month)

<b>1994</b>					
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
<b>1995</b>					
January	-4.1	-1.9	-4.0	2.7	-2.1
February	-3.3	0.1	-3.1	3.6	-0.7
March	-2.8	1.5	-2.5	4.2	0.5
April	-3.1	1.1	-2.5	4.6	0.7
May	-3.1	-0.5	-2.4	4.7	0.6
June	-2.8	-2.4	-2.3	3.8	0.1
July	-2.6	-2.9	-2.2	3.2	-0.2
August	-2.2	-2.5	-2.0	2.5	0.0
September	-1.7	-2.1	-1.6	1.6	0.2
October	-1.1	-1.6	-1.2	0.8	0.2



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

Period	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
Period	Number	Number	Number	Number	Number	Number	Number	Number
<b>SEASONALLY ADJUSTED</b>								
<b>1994</b>								
October	4 822	3 115	4 138	853	2 073	317	n.a.	n.a.
November	3 980	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.
<b>1995</b>								
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	3 607	1 942	2 608	588	1 510	215	n.a.	n.a.
September	3 624	2 215	2 465	659	1 327	254	n.a.	n.a.
October	3 481	1 827	2 346	551	1 323	213	n.a.	n.a.
<b>TREND ESTIMATES</b>								
<b>1994</b>								
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
<b>1995</b>								
January	4 362	2 520	3 529	836	1 858	252	124	233
February	4 292	2 421	3 334	770	1 739	248	124	209
March	4 271	2 352	3 190	700	1 629	243	133	190
April	4 218	2 307	3 076	637	1 537	239	145	176
May	4 123	2 273	2 973	591	1 471	235	154	164
June	4 012	2 220	2 864	570	1 430	230	154	156
July	3 894	2 146	2 739	569	1 401	227	145	156
August	3 768	2 073	2 613	575	1 377	226	131	161
September	3 652	2 008	2 496	582	1 357	226	116	168
October	3 528	1 958	2 398	599	1 346	227	102	174
<b>TREND ESTIMATES (% change from preceding month)</b>								
<b>1994</b>								
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
<b>1995</b>								
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	0.0	-10.2
March	-0.5	-2.9	-4.3	-9.1	-6.3	-1.8	7.0	-9.3
April	-1.2	-1.9	-3.6	-9.0	-5.6	-1.6	9.3	-7.6
May	-2.2	-1.5	-3.4	-7.3	-4.3	-1.9	5.7	-6.3
June	-2.7	-2.3	-3.7	-3.5	-2.8	-2.1	0.0	-5.2
July	-2.9	-3.4	-4.3	-0.2	-2.0	-1.3	-5.6	0.0
August	-3.2	-3.4	-4.6	1.2	-1.7	-0.3	-9.4	3.1
September	-3.1	-3.1	-4.5	1.1	-1.5	0.0	-11.6	4.3
October	-3.4	-2.5	-3.9	3.0	-0.8	0.3	-12.3	3.4



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	<b>161 870</b>
<b>1993-94</b>	127 299	49 281	3 992	<b>180 572</b>
<b>1994-95</b>	112 468	47 355	3 791	<b>163 614</b>
<b>1994</b>				
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
July	7 616	2 996	177	10 789
August	8 237	2 650	126	11 013
September	7 782	2 800	146	10 728
October	7 485	2 314	79	9 878
*****				
<b>PUBLIC SECTOR</b>				
<b>1992-93</b>	3 741	6 651	9	<b>10 401</b>
<b>1993-94</b>	3 184	4 941	147	<b>8 272</b>
<b>1994-95</b>	2 551	4 870	49	<b>7 470</b>
<b>1994</b>				
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
July	95	369	0	464
August	232	405	1	638
September	197	143	0	340
October	118	352	0	470
*****				
<b>TOTAL</b>				
<b>1992-93</b>	123 587	46 970	1 714	<b>172 271</b>
<b>1993-94</b>	130 483	54 222	4 139	<b>188 844</b>
<b>1994-95</b>	115 019	52 225	3 840	<b>171 084</b>
<b>1994</b>				
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
July	7 711	3 365	177	11 253
August	8 469	3 055	127	11 651
September	7 979	2 943	146	11 068
October	7 603	2 666	79	10 348



## NEW DWELLING UNITS APPROVED<sup>1</sup>, By Type of Dwelling: Original

### NEW OTHER RESIDENTIAL BUILDING.....

Period	Semi-detached, row or terrace houses, townhouses, etc. of.....			Flats, units or apartments in a building of.....				Total	Total new residential building	
	New houses	One 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	19 497	10 240	29 737	7 435	4 879	10 174	22 488	52 225	167 244
<b>1994</b>										
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	1 611	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	8 469	1 416	695	2 111	364	202	378	944	3 055	11 524
September	7 979	971	543	1 514	307	587	535	1 429	2 943	10 922
October	7 603	1 023	590	1 613	265	267	521	1 053	2 666	10 269
<b>VALUE (\$ million)</b>										
<b>1992-93</b>	10 605.7	1 273.2	499.1	1 772.5	748.9	330.1	664.1	1 743.0	3 515.6	14 121.4
<b>1993-94</b>	11 669.2	1 403.2	824.3	2 225.7	665.7	424.1	721.6	1 821.2	4 016.1	15 685.3
<b>1994-95</b>	10 942.5	1 319.6	890.8	2 210.3	506.5	384.7	1 426.2	2 317.9	4 528.2	15 470.7
<b>1994</b>										
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	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	828.7	98.8	57.0	155.8	27.5	19.8	67.8	115.1	271.0	1 099.6
September	791.4	74.4	49.8	124.2	30.1	37.1	96.5	163.7	287.8	1 079.2
October	748.2	71.2	75.8	147.0	23.0	23.4	73.6	120.0	267.0	1 015.2

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

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

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Non-residential building	Total building
<b>PRIVATE SECTOR (\$ million)</b>							
<b>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>							
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
July	755.5	257.0	1 012.5	185.2	1 197.7	659.2	1 856.9
August	806.3	245.3	1 051.6	196.1	1 247.8	811.2	2 059.0
September	770.8	278.5	1 049.3	199.3	1 248.6	660.4	1 909.1
October	735.8	243.3	979.1	192.6	1 171.7	845.8	2 017.5
<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>							
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
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	304.9	354.3
September	20.6	9.3	29.9	3.9	33.8	204.3	238.1
October	12.4	23.7	36.1	4.1	40.2	316.7	356.9
<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>	11 669.2	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>							
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
July	764.0	284.3	1 048.3	187.8	1 236.1	772.9	2 009.0
August	828.7	271.0	1 099.6	197.6	1 297.2	1 116.1	2 413.3
September	791.4	287.8	1 079.2	203.2	1 282.4	864.7	2 147.2
October	748.2	267.0	1 015.2	196.8	1 211.9	1 162.5	2 374.4

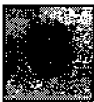
VALUE OF BUILDING APPROVED, Average 1989-90 Prices: Original & Seasonally Adjusted

Period	New houses \$m	New other residential building \$m	New residential building \$m	Alterations and additions to residential buildings \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL							
<b>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
<b>1994-95</b>	10 024.3	4 692.7	14 717.0	2 227.8	16 946.1	9 986.0	26 930.7
Quarter							
<b>1994</b>							
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	2 307.6	6 675.3
<b>1995</b>							
March	2 170.9	987.6	3 158.6	492.7	3 651.5	2 354.4	6 005.7
June	2 197.8	1 038.8	3 236.6	533.7	3 770.5	3 216.4	6 986.7
September	2 159.7	853.7	3 013.4	532.8	3 545.3	2 816.1	6 362.3
SEASONALLY ADJUSTED							
Quarter							
<b>1994</b>							
June	2 909.6	1 149.9	4 090.7	584.4	4 622.7	2 631.8	7 317.0
September	2 850.7	1 470.1	4 274.3	579.3	4 886.7	2 124.7	7 030.2
December	2 665.0	1 209.1	3 850.5	560.2	4 442.6	2 190.3	6 700.1
<b>1995</b>							
March	2 335.8	1 013.1	3 392.0	537.3	3 902.9	2 468.5	6 221.9
June	2 151.5	1 003.1	3 177.4	540.6	3 676.8	3 252.4	6 978.6
September	2 066.2	827.7	2 847.3	495.3	3 407.2	2 904.5	6 247.1
SEASONALLY ADJUSTED (% change from preceding quarter)							
Quarter							
<b>1994</b>							
June	5.3	6.2	6.0	9.1	4.6	16.1	12.5
September	-2.0	27.8	4.5	-0.9	5.7	-19.3	-3.9
December	-6.5	-17.8	-9.9	-3.3	-9.1	3.1	-4.7
<b>1995</b>							
March	-12.4	-16.2	-11.9	-4.1	-12.1	12.7	-7.1
June	-7.9	-1.0	-6.3	0.6	-5.8	31.8	12.2
September	-4.0	-17.5	-10.4	-8.4	-7.3	-10.7	-10.5



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

Month	Hotels, motels and other short term accommoda- tion	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Entertain- ment and recreational	Misc- ellaneous	Total non-resi- dential building
	Number	Number	Number	Number	Number	Number	Number	Number	Number	Number	Number
Value—\$50,000—\$199,999											
<b>1995</b>											
August	26	286	118	197	150	46	17	25	54	50	969
September	26	266	122	170	123	56	13	28	47	67	918
October	30	301	108	193	135	62	11	23	41	69	973
Value—\$200,000—\$499,999											
<b>1995</b>											
August	12	76	52	78	42	34	7	13	19	22	355
September	19	74	61	79	60	35	5	17	18	34	402
October	20	61	66	89	72	33	7	8	22	34	412
Value—\$500,000—\$999,999											
<b>1995</b>											
August	2	23	15	24	19	24	1	4	14	12	138
September	2	31	27	27	21	20	0	10	11	7	156
October	7	30	10	23	26	14	1	6	12	3	132
Value—\$1,000,000—\$4,999,999											
<b>1995</b>											
August	5	18	16	19	14	31	2	12	11	9	137
September	6	24	16	32	14	21	0	11	10	6	140
October	3	9	8	18	27	10	0	12	9	11	107
Value—\$5,000,000 and over											
<b>1995</b>											
August	2	8	1	8	5	3	0	1	5	2	35
September	3	7	2	3	3	6	0	2	0	4	30
October	1	3	2	11	7	3	0	1	5	2	35
Value—Total											
<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>											
August	47	411	202	326	230	138	27	55	103	95	1 634
September	56	402	228	311	221	138	18	68	86	118	1 646
October	61	404	194	334	267	122	19	50	89	119	1 659



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											
<b>1995</b>											
August	2.9	25.8	12.8	18.1	15.0	5.0	1.7	2.3	4.8	5.0	93.4
September	2.6	23.8	12.9	16.2	12.6	6.2	1.4	2.7	5.0	7.6	90.9
October	3.1	26.5	11.8	19.1	13.1	6.3	1.2	2.2	4.4	6.8	94.4
Value—\$200,000—\$499,999											
<b>1995</b>											
August	3.4	22.5	16.1	23.6	13.5	10.4	2.5	3.5	5.9	6.2	107.7
September	6.1	22.6	17.0	22.8	17.7	11.0	1.9	5.0	5.9	10.8	120.8
October	5.8	18.9	20.7	27.4	22.6	10.1	1.6	2.5	6.9	10.6	127.0
Value—\$500,000—\$999,999											
<b>1995</b>											
August	1.2	16.0	10.3	16.6	12.5	15.9	1.0	2.9	9.6	8.3	94.1
September	1.1	19.4	19.1	18.1	13.9	13.7	0.0	7.0	8.4	4.8	105.5
October	5.0	20.1	6.8	14.5	17.4	10.0	0.6	4.3	7.5	2.1	88.2
Value—\$1,000,000—\$4,999,999											
<b>1995</b>											
August	9.0	43.1	27.4	36.6	32.5	59.2	7.2	19.3	16.4	15.6	266.2
September	10.0	42.2	26.7	62.4	28.5	46.1	0.0	19.8	21.3	12.1	269.0
October	4.4	16.0	15.0	34.7	61.4	12.9	0.0	30.9	13.1	27.1	215.5
Value—\$5,000,000 and over											
<b>1995</b>											
August	34.6	126.5	5.5	76.5	129.2	31.3	0.0	32.4	53.1	65.6	554.7
September	48.6	64.1	18.3	30.1	22.0	52.7	0.0	14.4	0.0	28.4	278.6
October	93.0	38.2	10.1	156.3	90.5	26.1	0.0	68.3	127.4	27.5	637.4
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>											
August	51.1	233.8	72.0	171.4	202.7	121.8	12.4	60.4	89.8	100.7	1 116.1
September	68.4	172.1	94.0	149.6	94.6	129.7	3.3	49.0	40.4	63.6	864.7
October	111.2	119.7	64.2	252.0	205.0	65.4	2.4	108.2	159.2	74.2	1 162.5

## NUMBER AND VALUE OF BUILDING APPROVED, By State: October 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	1 992	1 380	63	3 435	213.7	155.9	369.6	85.5	455.0	271.1	726.1
Vic.	1 694	183	1	1 878	165.7	29.6	195.3	51.1	246.5	307.9	554.4
Qld	1 998	363	8	2 369	190.6	27.5	218.1	23.6	241.7	156.1	397.8
SA	415	96	1	512	33.9	4.6	38.5	10.3	48.8	37.5	86.3
WA	999	194	4	1 197	95.4	17.0	112.5	11.8	124.2	47.1	171.3
Tas.	174	33	1	208	14.7	1.6	16.3	3.2	19.5	13.2	32.7
NT	82	15	1	98	8.3	2.3	10.6	1.6	12.2	6.1	18.2
ACT	131	50	0	181	13.4	4.7	18.1	5.6	23.8	6.8	30.6
Australia	7 485	2 314	79	9 878	735.8	243.3	979.1	192.6	1 171.7	845.8	2 017.5
PUBLIC SECTOR											
NSW	34	75	0	109	3.4	5.4	8.8	0.8	9.6	160.8	170.4
Vic.	23	101	0	124	2.1	6.0	8.2	2.7	10.9	74.2	85.1
Qld	32	101	0	133	3.4	7.2	10.7	0.3	11.0	32.1	43.1
SA	7	0	0	7	0.6	0.0	0.6	0.2	0.8	31.7	32.5
WA	9	59	0	68	1.2	3.3	4.5	0.1	4.7	1.4	6.1
Tas.	1	16	0	17	0.1	1.7	1.8	0.0	1.8	3.3	5.1
NT	11	0	0	11	1.1	0.0	1.1	0.0	1.1	2.8	4.0
ACT	1	0	0	1	0.4	0.0	0.4	0.0	0.4	10.3	10.6
Australia	118	352	0	470	12.4	23.7	36.1	4.1	40.2	316.7	356.9
TOTAL											
NSW	2 026	1 455	63	3 544	217.0	161.3	378.4	86.3	464.7	431.9	896.5
Vic.	1 717	284	1	2 002	167.8	35.7	203.5	53.8	257.3	382.1	639.4
Qld	2 030	464	8	2 502	194.1	34.7	228.8	23.9	252.7	188.2	440.9
SA	422	96	1	519	34.6	4.6	39.2	10.4	49.6	69.2	118.8
WA	1 008	253	4	1 265	96.6	20.4	117.0	11.9	128.9	48.5	177.4
Tas.	175	49	1	225	14.8	3.4	18.2	3.2	21.4	16.5	37.9
NT	93	15	1	109	9.4	2.3	11.8	1.6	13.3	8.9	22.2
ACT	132	50	0	182	13.8	4.7	18.5	5.6	24.1	17.1	41.2
Australia	7 603	2 666	79	10 348	748.2	267.0	1 015.2	196.8	1 211.9	1 162.5	2 374.4



## NON-RESIDENTIAL BUILDING APPROVED, By State: October 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	1.9	30.1	29.3	84.8	55.4	4.3	1.1	6.3	47.5	10.4	271.1
Vic.	100.9	21.4	10.9	35.3	40.2	6.9	0.5	2.8	77.9	11.1	307.9
Qld	6.0	47.3	12.7	23.0	44.5	4.7	0.4	1.2	4.9	11.5	156.1
SA	0.4	3.5	1.7	21.3	3.7	0.4	0.5	3.7	1.9	0.5	37.5
WA	2.0	3.9	5.4	8.7	9.5	1.8	0.6	5.4	3.7	6.2	47.1
Tas.	0.0	7.9	2.0	0.7	0.1	0.0	0.1	2.2	0.2	0.0	13.2
NT	0.0	1.2	0.6	0.5	0.3	0.7	0.2	0.0	2.1	0.5	6.1
ACT	0.0	0.8	0.3	3.4	1.5	0.6	0.0	0.1	0.0	0.1	6.8
<b>Australia</b>	<b>111.2</b>	<b>116.0</b>	<b>62.9</b>	<b>177.7</b>	<b>155.2</b>	<b>19.4</b>	<b>3.4</b>	<b>21.5</b>	<b>138.2</b>	<b>40.4</b>	<b>845.8</b>
PUBLIC SECTOR											
NSW	0.0	2.4	0.6	40.7	38.8	3.2	0.0	71.7	1.6	1.9	160.8
Vic.	0.0	1.2	0.4	19.9	5.2	18.1	0.0	8.6	18.8	2.0	74.2
Qld	0.0	0.0	0.5	0.0	3.6	18.4	0.0	4.6	0.3	4.7	32.1
SA	0.0	0.0	0.0	3.3	1.2	4.0	0.0	0.2	0.0	23.0	31.7
WA	0.0	0.1	0.0	1.1	0.0	0.0	0.0	0.0	0.0	0.2	1.4
Tas.	0.0	0.0	0.0	0.6	0.3	0.8	0.0	1.4	0.0	0.3	3.3
NT	0.0	0.0	0.0	0.1	0.7	0.0	0.0	0.1	0.3	1.7	2.8
ACT	0.0	0.0	0.0	8.8	0.0	1.4	0.0	0.0	0.0	0.1	10.3
<b>Australia</b>	<b>0.0</b>	<b>3.7</b>	<b>1.4</b>	<b>74.3</b>	<b>49.8</b>	<b>46.0</b>	<b>0.0</b>	<b>86.7</b>	<b>21.0</b>	<b>33.9</b>	<b>316.7</b>
TOTAL											
NSW	1.9	32.4	29.8	125.5	94.2	7.6	1.1	78.0	49.1	12.3	431.9
Vic.	100.9	22.6	11.3	55.2	45.4	25.0	0.5	11.4	96.7	13.1	382.1
Qld	6.0	47.3	13.1	23.0	48.1	23.1	0.4	5.8	5.2	16.2	188.2
SA	0.4	3.5	1.7	24.6	4.9	4.4	0.5	3.9	1.9	23.5	69.2
WA	2.0	4.0	5.4	9.8	9.5	1.8	0.6	5.4	3.7	6.4	48.5
Tas.	0.0	7.9	2.0	1.2	0.4	0.8	0.1	3.6	0.2	0.3	16.5
NT	0.0	1.2	0.6	0.5	1.1	0.7	0.2	0.1	2.3	2.2	8.9
ACT	0.0	0.8	0.3	12.2	1.5	2.1	0.0	0.1	0.0	0.2	17.1
<b>Australia</b>	<b>111.2</b>	<b>119.7</b>	<b>64.2</b>	<b>252.0</b>	<b>205.0</b>	<b>65.4</b>	<b>3.4</b>	<b>108.2</b>	<b>159.2</b>	<b>74.2</b>	<b>1 162.5</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* (8762.0.40.001).

## 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

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<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.



**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.

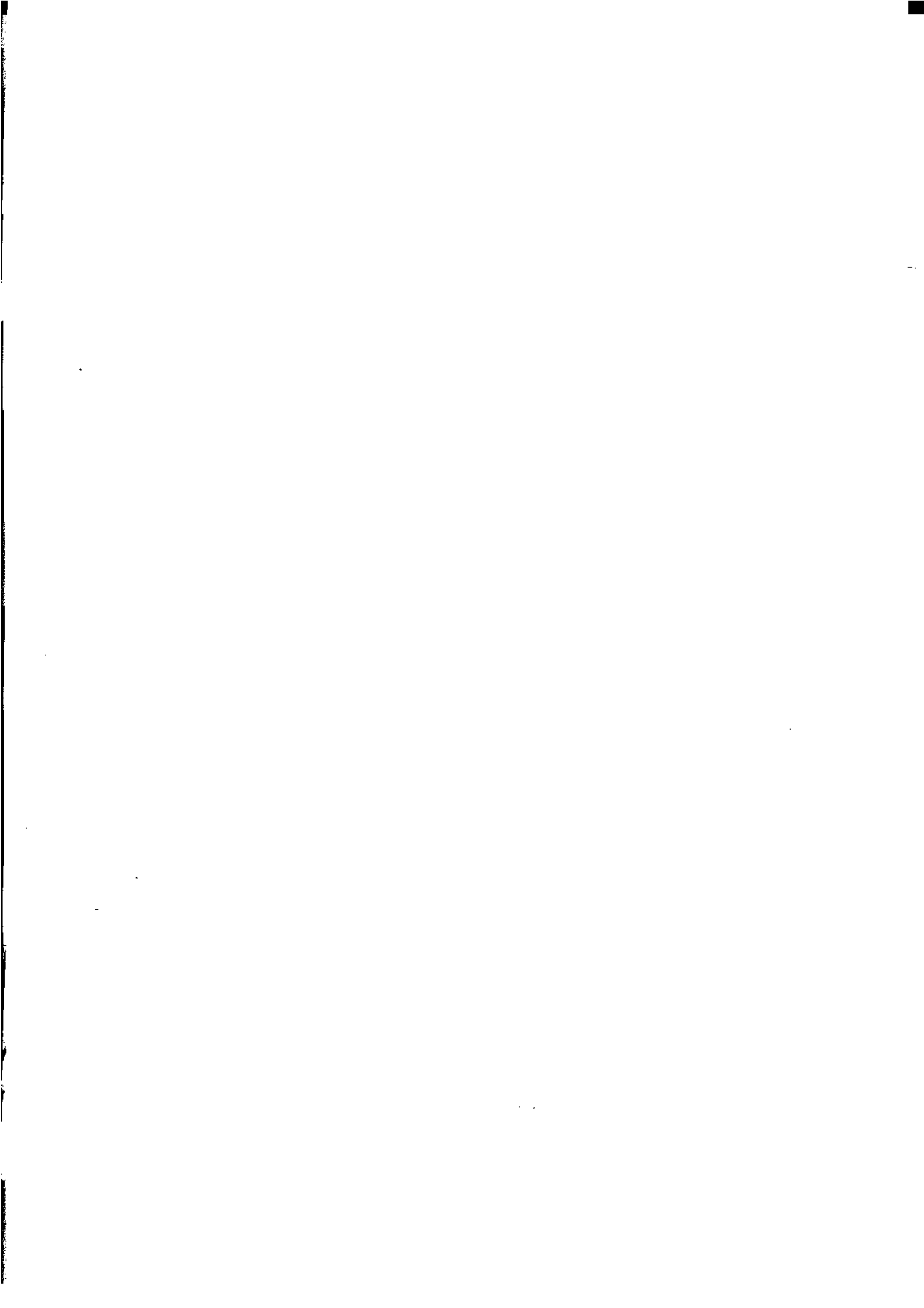
**Religious** Includes convents, churches, temples, mosques, monasteries and noviciates.

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

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

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

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





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