

BUILDING APPROVALS AUSTRALIA

EMBARGOED UNTIL 11:30AM FRI 5 JANUARY 1996

NOVEMBER KEY FIGURES

TREND ESTIMATES

	Nov 95	% change Oct 95 to Nov 95	% change Nov 94 to Nov 95
Dwelling units approved			
Private sector houses	7 160	-1.2	-29.2
Total dwelling units	10 176	-1.7	-33.3

SEASONALLY ADJUSTED

	Nov 95	% change Oct 95 to Nov 95	% change Nov 94 to Nov 95
Dwelling units approved			
Private sector houses	7 159	2.3	-30.6
Total dwelling units	10 386	3.5	-30.0

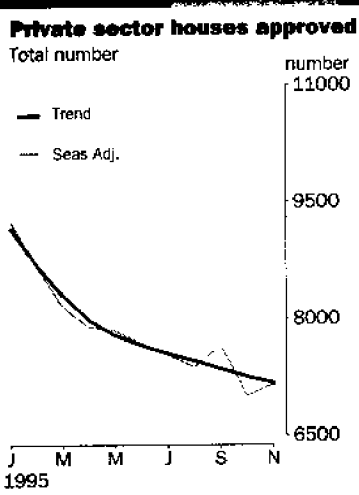
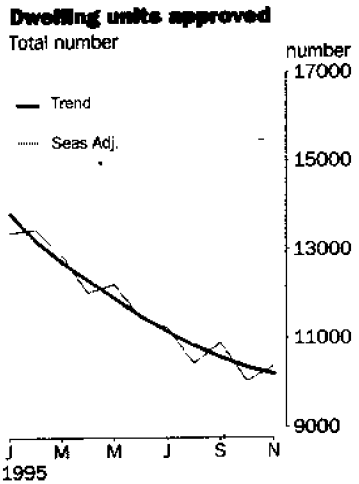
NOVEMBER KEY POINTS

TREND ESTIMATES

- The trend for the total number of dwelling units approved fell 1.7% in November 1995 to 10,176. This follows declines of 2.1% in October and 2.5% in September 1995.
- The trend for the number of private sector houses approved fell 1.2% in November 1995 to 7,160. This follows declines of 1.4% in both October and September 1995.
- The trend for the number of other residential dwelling units approved fell 2.6% in November 1995 to 2,838, following falls of 3.6% in October and 5.0% in September 1995.
- The trend for total dwelling units approved continued to decline in all States and Territories with the exception of the Australian Capital Territory.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for the total number of dwelling units approved rose 3.5% in November 1995 to 10,386, following an 8.0% decrease in October 1995.
- The number of private sector houses approved rose 2.3% in November 1995 to 7,159, following an 8.5% fall in October 1995.
- The number of other residential dwelling units approved rose 6.3% in November 1995 to 3,063, following a 5.0% decrease in October 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- For further information about these and related unpublished statistics, contact Information Services on 06 252 6627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>
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
May 1996	02 July 1996

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CHANGES IN THIS ISSUE

There are no changes in this issue.

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SIGNIFICANT REVISIONS THIS MONTH

There are no significant revisions this month.

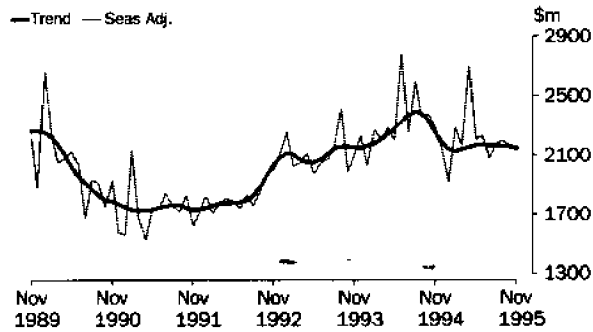
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W. McLennan
Australian Statistician

VALUE OF BUILDING APPROVED

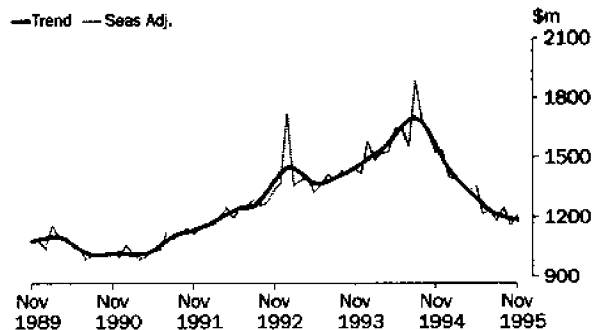
VALUE OF TOTAL BUILDING

The trend for the value of total building approved remained relatively flat to November 1995, as it has done since May 1995. However any decrease in the seasonally adjusted series in December 1995 will cause the series to show signs of decline. The historical average monthly movement is 8%.



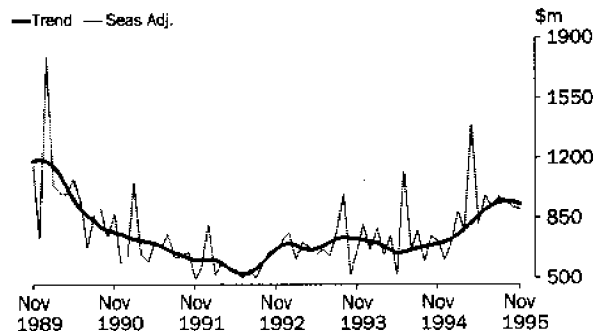
VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building approved has been falling since the last peak in August 1994. However the rate of decline has decreased in recent months to the extent that the trend will begin to level out unless there is a fall of more than 3% in the seasonally adjusted series in December 1995. The historical average monthly movement is 5%.



VALUE OF NON-RESIDENTIAL BUILDING

The trend for the value of non-residential building approved has levelled out in the last three months, following eighteen months of growth. There would need to be an increase of more than 13% in the seasonally adjusted series in December 1995 for the trend growth to resume. 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 December seasonally adjusted estimate is higher than the November estimate by:

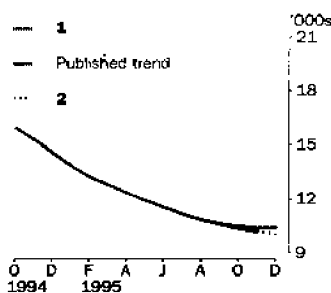
- +4% for total number of dwelling units approved
- +4% for number of private sector houses approved
- +5% for value of residential building approved
- +19% for value of non-residential building approved
- +8% for value of total building approved

2 The December seasonally adjusted estimate is lower than the November 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



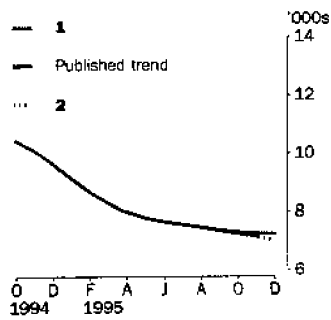
TREND AS PUBLISHED

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	number	% change	1 rises by 4% on Nov 1995 number	% change	2 falls by 4% on Nov 1995 number	% change
1995						
July	11 155	-3.1	11 119	-3.3	11 147	-3.1
August	10 842	-2.8	10 824	-2.7	10 838	-2.8
September	10 573	-2.5	10 614	-1.9	10 577	-2.4
October	10 356	-2.1	10 472	-1.3	10 352	-2.1
November	10 176	-1.7	10 388	-0.8	10 162	-1.8
December	—	—	10 387	0.0	10 046	-1.1

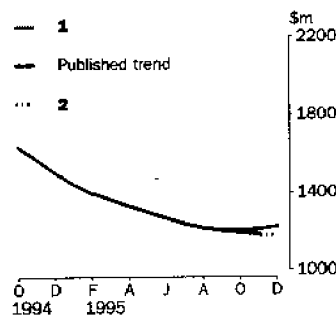
WHAT IF...? (continued)

PRIVATE SECTOR HOUSES



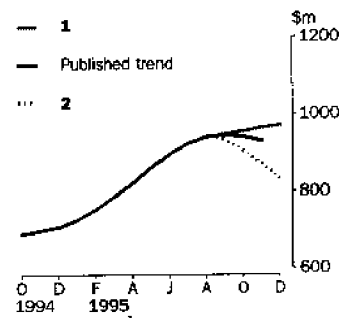
	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	number	% change	1 rises by 4% on Nov 1995		2 falls by 4% on Nov 1995	
			number	% change	number	% change
1995						
July	7 551	-1.3	7 531	-1.4	7 548	-1.3
August	7 453	-1.3	7 446	-1.1	7 454	-1.2
September	7 347	-1.4	7 363	-1.1	7 341	-1.5
October	7 247	-1.4	7 294	-0.9	7 219	-1.7
November	7 160	-1.2	7 243	-0.7	7 103	-1.6
December	—	—	7 219	-0.3	7 007	-1.4

VALUE OF RESIDENTIAL BUILDING APPROVED



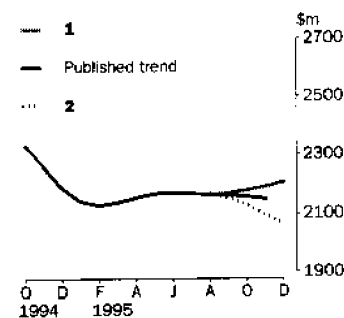
	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	\$m	% change	1 rises by 5% on Nov 1995		2 falls by 5% on Nov 1995	
			\$m	% change	\$m	% change
1995						
July	1 237.5	-2.1	1 233.5	-2.2	1 237.3	-2.1
August	1 216.1	-1.7	1 214.1	-1.6	1 216.1	-1.7
September	1 201.0	-1.2	1 205.9	-0.7	1 200.8	-1.3
October	1 190.7	-0.9	1 205.7	0.0	1 188.9	-1.0
November	1 183.8	-0.6	1 209.9	0.3	1 178.3	-0.9
December	—	—	1 222.6	1.0	1 174.9	-0.3

VALUE OF NON-RESIDENTIAL BUILDING APPROVED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	\$m	% change	1 rises by 19% on Nov 1995		2 falls by 19% on Nov 1995	
			\$m	% change	\$m	% change
1995						
July	921.3	2.9	918.3	2.8	929.5	3.3
August	939.6	2.0	937.8	2.1	943.4	1.5
September	944.6	0.5	948.5	1.1	933.8	-1.0
October	941.6	-0.3	955.7	0.8	907.0	-2.9
November	929.5	-1.3	964.7	0.9	873.0	-3.8
December	—	—	971.4	0.7	833.2	-4.6

VALUE OF TOTAL BUILDING APPROVED

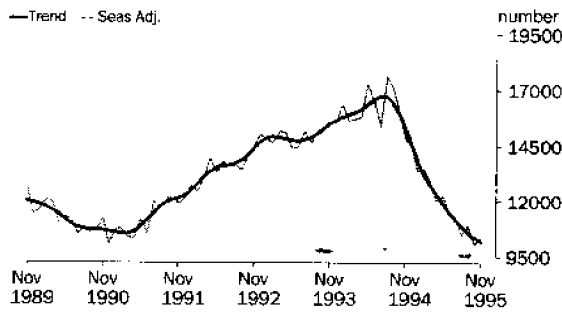


	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	\$m	% change	1 rises by 8% on Nov 1995		2 falls by 8% on Nov 1995	
			\$m	% change	\$m	% change
1995						
July	2 165.6	-0.2	2 162.0	-0.3	2 173.2	0.0
August	2 164.2	-0.1	2 161.6	0.0	2 167.2	-0.3
September	2 161.9	-0.1	2 167.8	0.3	2 153.0	-0.7
October	2 158.0	-0.2	2 177.2	0.4	2 128.0	-1.2
November	2 147.4	-0.5	2 189.3	0.6	2 096.7	-1.5
December	—	—	2 205.6	0.7	2 066.0	-1.5

DWELLING APPROVALS

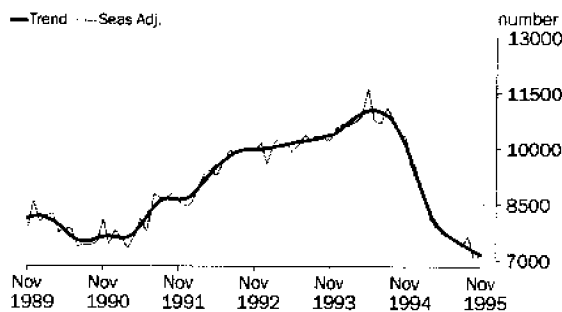
DWELLING UNITS APPROVED, AUSTRALIA

The trend for the total number of dwelling units approved fell 1.7% in November 1995 to 10,176. The trend is now more than 39% below its peak in July 1994. There would need to be an increase of 4% in the seasonally adjusted series (the historical average monthly movement) in November 1995 for the series to flatten.



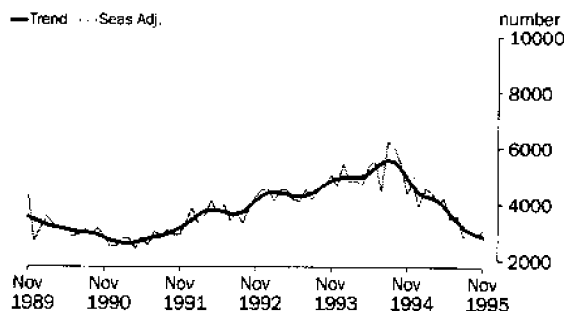
PRIVATE SECTOR HOUSES APPROVED, AUSTRALIA

The trend for the number of private sector houses approved fell 1.2% in November 1995 to 7,160, more than 35% below its peak in June 1994. There would need to be an increase of 6% in the seasonally adjusted series in November 1995 for the series to level out. The historical average monthly movement is 4%.



OTHER RESIDENTIAL BUILDING APPROVED, AUSTRALIA

The rate of decline in the trend for the number of other residential dwellings approved has decreased in recent months. The trend for the number of other residential dwelling units approved fell 2.6% in November 1995 to 2,838, following falls of 3.6% in October and 5.0% in September 1995. The trend will level out unless there is a fall of more than 4% in the seasonally adjusted series in December. The historical average monthly movement is 9%.





DWELLING UNITS APPROVED: Seasonally Adjusted & Trend

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

SEASONALLY ADJUSTED

1994							
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	7 371	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
November	7 159	7 324	2 749	3 063	9 908	468	10 386

TREND ESTIMATES

1994							
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
1995							
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	7 780	7 994	3 504	3 918	11 284	659	11 912
June	7 649	7 858	3 267	3 658	10 916	643	11 516
July	7 551	7 759	3 020	3 396	10 571	623	11 155
August	7 453	7 660	2 816	3 181	10 269	604	10 842
September	7 347	7 549	2 668	3 024	10 015	585	10 573
October	7 247	7 441	2 566	2 914	9 813	564	10 356
November	7 160	7 339	2 489	2 838	9 649	544	10 176

TREND ESTIMATES (% change from preceding month)

1994							
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	-4.6	-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	-2.6	-2.6	-4.9	-4.8	-3.3	-0.8	-3.3
June	-1.7	-1.7	-6.7	-6.6	-3.3	-2.6	-3.3
July	-1.3	-1.3	-7.6	-7.2	-3.2	-3.0	-3.1
August	-1.3	-1.3	-6.8	-6.3	-2.9	-3.0	-2.8
September	-1.4	-1.5	-5.3	-5.0	-2.5	-3.2	-2.5
October	-1.4	-1.4	-3.8	-3.6	-2.0	-3.5	-2.1
November	-1.2	-1.4	-3.0	-2.6	-1.7	-3.7	-1.7

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					
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	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
November	1 023.8	192.8	1 208.3	899.8	2 123.9
TREND ESTIMATES					
1994					
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	1 208.6	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	1 102.9	198.1	1 295.1	860.8	2 165.7
June	1 071.0	193.2	1 264.2	894.9	2 170.0
July	1 044.9	187.7	1 237.5	921.3	2 165.6
August	1 025.0	184.0	1 216.1	939.6	2 164.2
September	1 012.2	182.1	1 201.0	944.6	2 161.9
October	1 005.0	181.5	1 190.7	941.6	2 158.0
November	999.8	182.2	1 183.8	929.5	2 147.4
TREND ESTIMATES (% change from preceding month)					
1994					
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	-0.7
March	-2.8	1.5	-2.5	4.2	0.5
April	-3.1	1.1	-2.5	4.6	0.7
May	-3.2	-0.6	-2.5	4.9	0.7
June	-2.9	-2.5	-2.4	4.0	0.2
July	-2.4	-2.9	-2.1	2.9	-0.2
August	-1.9	-2.0	-1.7	2.0	-0.1
September	-1.2	-1.0	-1.2	0.5	-0.1
October	-0.7	-0.3	-0.9	-0.3	-0.2
November	-0.5	0.4	-0.6	-1.3	-0.5

DWELLING UNITS APPROVED, By State: Seasonally Adjusted & Trend

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

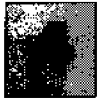
1994								
November	3 980	2 842	4 161	998	2 081	256	n.a.	n.a.
December	4 738	2 787	3 717	779	1 994	239	n.a.	n.a.
1995								
January	4 388	2 088	3 477	933	1 824	239	n.a.	n.a.
February	4 491	2 516	3 187	744	1 781	264	n.a.	n.a.
March	3 957	2 442	3 224	812	1 659	257	n.a.	n.a.
April	4 348	2 169	3 253	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	3 607	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.
November	3 329	1 932	2 446	475	1 387	182	n.a.	n.a.

TREND ESTIMATES

1994								
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	4 292	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	4 128	2 272	2 968	591	1 467	235	154	157
June	4 017	2 220	2 858	571	1 424	231	154	143
July	3 897	2 147	2 737	569	1 399	227	145	150
August	3 760	2 074	2 618	573	1 383	224	131	179
September	3 621	2 010	2 513	570	1 368	220	115	223
October	3 490	1 956	2 426	564	1 359	215	102	277
November	3 388	1 900	2 375	548	1 344	208	87	336

TREND ESTIMATES (% change from preceding month)

1994								
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	0.0	-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	-2.1	-1.5	-3.5	-7.3	-4.6	-1.6	6.0	-10.7
June	-2.7	-2.3	-3.7	-3.4	-2.9	-1.9	0.0	-9.0
July	-3.0	-3.3	-4.2	-0.3	-1.8	-1.6	-5.8	4.9
August	-3.5	-3.4	-4.4	0.7	-1.2	-1.3	-9.9	19.4
September	-3.7	-3.1	-4.0	-0.4	-1.0	-1.8	-11.9	24.7
October	-3.6	-2.7	-3.4	-1.2	-0.7	-2.5	-12.0	24.3
November	-2.9	-2.8	-2.1	-2.9	-1.1	-3.0	-13.9	21.1



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				
November	11 114	4 106	228	15 448
December	8 393	3 945	155	12 493
1995				
January	7 566	3 076	143	10 785
February	7 908	3 451	318	11 677
March	8 772	3 506	401	12 679
April	6 788	2 859	296	9 943
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
November	7 766	2 763	105	10 634
.....				
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				
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
September	197	143	0	340
October	118	352	0	470
November	182	246	0	428
.....				
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				
November	11 307	4 374	228	15 909
December	8 650	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	8 469	3 055	127	11 651
September	7 979	2 943	146	11 068
October	7 603	2 666	79	10 348
November	7 948	3 009	105	11 062

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	10 905	32 886	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										
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	8 469	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
November	7 948	1 016	626	1 642	325	288	754	1 367	3 009	10 957
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	824.3	2 225.7	665.7	424.1	721.6	1 821.2	4 016.1	15 685.3
1994-95	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
1994										
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	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
November	795.1	73.1	56.8	129.9	30.3	23.1	105.0	158.4	288.3	1 083.4

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							
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	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
November	776.4	268.1	1 044.6	203.0	1 247.6	554.3	1 801.8
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							
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	304.9	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
November	18.7	20.2	38.8	7.6	46.4	335.4	381.9
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							
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	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
November	795.1	288.3	1 083.4	210.6	1 294.0	889.7	2 183.7

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
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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	4 692.7	14 717.0	2 227.8	16 946.1	9 986.0	26 930.7

Quarter

1994							
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
1995							
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

1994							
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
1995							
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)

1994							
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
1995							
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											
1995											
September	26	266	122	170	123	56	13	28	47	67	918
October	30	301	108	193	135	62	11	23	41	69	973
November	27	281	133	195	122	59	12	24	52	70	975
Value—\$200,000—\$499,999											
1995											
September	19	74	61	79	60	35	5	17	18	34	402
October	20	61	66	89	72	33	7	8	22	34	412
November	10	65	60	77	60	43	4	12	22	29	382
Value—\$500,000—\$999,999											
1995											
September	2	31	27	27	21	20	0	10	11	7	156
October	7	30	10	23	26	14	1	6	12	3	132
November	8	25	15	26	24	16	2	13	12	8	149
Value—\$1,000,000—\$4,999,999											
1995											
September	6	24	16	32	14	21	0	11	10	6	140
October	3	9	8	18	27	10	0	12	9	11	107
November	4	19	19	24	24	33	2	5	13	3	146
Value—\$5,000,000 and over											
1995											
September	3	7	2	3	3	6	0	2	0	4	30
October	1	3	2	11	7	3	0	1	5	2	35
November	0	2	1	5	2	3	1	2	2	1	19
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											
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
November	49	392	228	327	232	154	21	56	101	111	1 671



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

Month	Hotels, motels and other short term accommoda- tion	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Entertain- ment and recreational	Misc- ellaneous	Total non-resi- dential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Value—\$50,000—\$199,999											
1995											
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
November	2.8	24.8	13.4	19.7	12.0	6.2	1.5	2.6	5.1	6.5	94.6
Value—\$200,000—\$499,999											
1995											
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
November	3.0	18.9	17.5	24.8	19.3	12.8	1.1	3.4	6.9	8.5	116.4
Value—\$500,000—\$999,999											
1995											
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
November	5.4	15.9	9.7	17.1	16.3	11.8	1.4	8.9	8.2	6.3	101.1
Value—\$1,000,000—\$4,999,999											
1995											
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
November	11.7	38.8	37.7	39.3	43.8	69.3	3.9	11.8	35.4	4.2	296.0
Value—\$5,000,000 and over											
1995											
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
November	0.0	30.9	9.9	43.1	25.7	45.6	10.8	44.1	55.6	16.0	281.6
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	1 167.3	621.2	9 614.7
1995											
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	3.4	108.2	159.2	74.2	1 162.5
November	22.9	129.3	88.2	144.0	117.2	145.7	18.7	71.0	111.3	41.5	889.7



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

	DWELLING UNITS.....				VALUE.....						
	<i>New houses</i>	<i>New other residential building</i>	<i>Con-versions etc.</i>	<i>Total dwelling units</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non-residential building</i>	<i>Total building</i>
	Number	Number	Number	Number	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
NSW	2 164	1 472	88	3 724	239.3	161.8	401.1	94.9	496.0	200.7	696.7
Vic.	1 731	84	3	1 818	172.5	7.7	180.2	49.2	229.5	137.6	367.0
Qld	2 022	501	4	2 527	195.6	42.3	237.9	22.6	260.5	130.0	390.4
SA	388	133	4	525	31.3	9.5	40.7	10.3	51.1	11.8	62.9
WA	1 076	262	5	1 343	97.6	19.5	117.1	16.5	133.6	51.2	184.8
Tas.	197	9	1	207	17.9	0.5	18.4	3.3	21.7	5.7	27.4
NT	66	25	0	91	6.9	2.0	8.8	1.1	10.0	7.0	17.0
ACT	122	277	0	399	15.4	24.9	40.3	5.1	45.4	10.3	55.6
Australia	7 766	2 763	105	10 634	776.4	268.1	1 044.6	203.0	1 247.6	554.3	1 801.8
PUBLIC SECTOR											
NSW	49	14	0	63	4.5	0.9	5.5	0.3	5.7	109.5	115.3
Vic.	80	188	0	268	8.3	14.5	22.8	3.5	26.3	75.4	101.7
Qld	34	18	0	52	3.6	1.1	4.7	0.3	5.0	96.1	101.1
SA	2	0	0	2	0.1	0.0	0.1	0.0	0.1	21.2	21.4
WA	11	24	0	35	1.5	3.2	4.7	0.0	4.7	3.4	8.1
Tas.	1	0	0	1	0.1	0.0	0.1	0.0	0.1	5.1	5.3
NT	4	2	0	6	0.3	0.4	0.7	3.5	4.2	16.5	20.7
ACT	1	0	0	1	0.2	0.0	0.2	0.0	0.2	8.1	8.3
Australia	182	246	0	428	18.7	20.2	38.8	7.6	46.4	335.4	381.9
TOTAL											
NSW	2 213	1 486	88	3 787	243.8	162.7	406.5	95.1	501.7	310.3	812.0
Vic.	1 811	272	3	2 086	180.8	22.2	203.1	52.7	255.8	212.9	468.7
Qld	2 056	519	4	2 579	199.2	43.4	242.6	22.9	265.5	226.1	491.6
SA	390	133	4	527	31.4	9.5	40.8	10.3	51.2	33.1	84.2
WA	1 087	286	5	1 378	99.1	22.7	121.8	16.5	138.3	54.7	192.9
Tas.	198	9	1	208	18.0	0.5	18.5	3.3	21.8	10.8	32.7
NT	70	27	0	97	7.2	2.4	9.6	4.6	14.2	23.5	37.6
ACT	123	277	0	400	15.6	24.9	40.5	5.1	45.6	18.4	63.9
Australia	7 948	3 009	105	11 062	795.1	288.3	1 083.4	210.6	1 294.0	889.7	2 183.7

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

VALUE.....

	<i>Hotels, motels and other short term accommodation</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
NSW	1.9	32.6	43.7	33.9	20.1	15.8	17.1	3.1	26.8	5.9	200.7
Vic.	2.1	24.8	22.0	30.2	39.0	7.8	0.8	3.1	4.8	3.1	137.6
Qld	11.5	43.4	11.6	16.6	18.5	4.4	0.2	4.2	17.1	2.4	130.0
SA	0.3	1.2	1.4	2.0	1.2	2.3	0.0	0.7	2.5	0.2	11.8
WA	7.0	4.5	4.9	9.3	13.8	3.9	0.5	1.1	1.0	5.3	51.2
Tas.	0.0	1.3	0.6	0.6	1.5	1.6	0.1	0.0	0.0	0.1	5.7
NT	0.0	0.4	0.6	0.2	3.5	0.5	0.0	0.0	1.5	0.4	7.0
ACT	0.0	1.1	0.5	8.1	0.4	0.0	0.0	0.0	0.1	0.0	10.3
Australia	22.7	109.2	85.2	100.9	97.8	36.4	18.7	12.1	53.9	17.2	554.3
PUBLIC SECTOR											
NSW	0.1	2.8	0.1	25.3	10.4	25.0	0.0	39.3	4.3	2.2	109.5
Vic.	0.2	16.8	0.3	5.1	2.0	40.4	0.0	9.4	0.7	0.6	75.4
Qld	0.0	0.4	2.6	1.9	5.2	29.4	0.0	4.8	50.8	1.1	96.1
SA	0.0	0.0	0.0	9.7	1.5	7.6	0.0	1.1	0.3	1.1	21.2
WA	0.0	0.1	0.0	0.2	0.1	0.0	0.0	0.0	0.9	2.2	3.4
Tas.	0.0	0.0	0.0	0.1	0.2	0.7	0.0	3.9	0.0	0.3	5.1
NT	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.3	0.0	16.0	16.5
ACT	0.0	0.0	0.0	0.8	0.0	6.2	0.0	0.0	0.4	0.8	8.1
Australia	0.3	20.1	3.0	43.1	19.3	109.3	0.0	58.8	57.4	24.2	335.4
TOTAL											
NSW	1.9	35.4	43.8	59.2	30.4	40.8	17.1	42.4	31.2	8.0	310.3
Vic.	2.2	41.6	22.2	35.3	41.0	48.2	0.8	12.5	5.5	3.6	212.9
Qld	11.5	43.8	14.2	18.6	23.7	33.8	0.2	9.0	67.9	3.5	226.1
SA	0.3	1.2	1.4	11.6	2.7	9.9	0.0	1.8	2.8	1.3	33.1
WA	7.0	4.5	4.9	9.5	13.8	3.9	0.5	1.1	1.9	7.5	54.7
Tas.	0.0	1.3	0.6	0.7	1.6	2.3	0.1	3.9	0.0	0.3	10.8
NT	0.0	0.4	0.6	0.2	3.5	0.7	0.0	0.3	1.5	16.4	23.5
ACT	0.0	1.1	0.5	8.9	0.4	6.2	0.0	0.0	0.5	0.8	18.4
Australia	22.9	129.3	88.2	144.0	117.2	145.7	18.7	71.0	111.3	41.5	889.7

EXPLANATORY NOTES

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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* (6408.0)
- *Price Index of Materials Used in Building Other than House Building, Six State Capital Cities* (6407.0)
- *House Price Indexes: Eight Capital Cities* (6416.0)

SYMBOLS AND OTHER USAGES

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

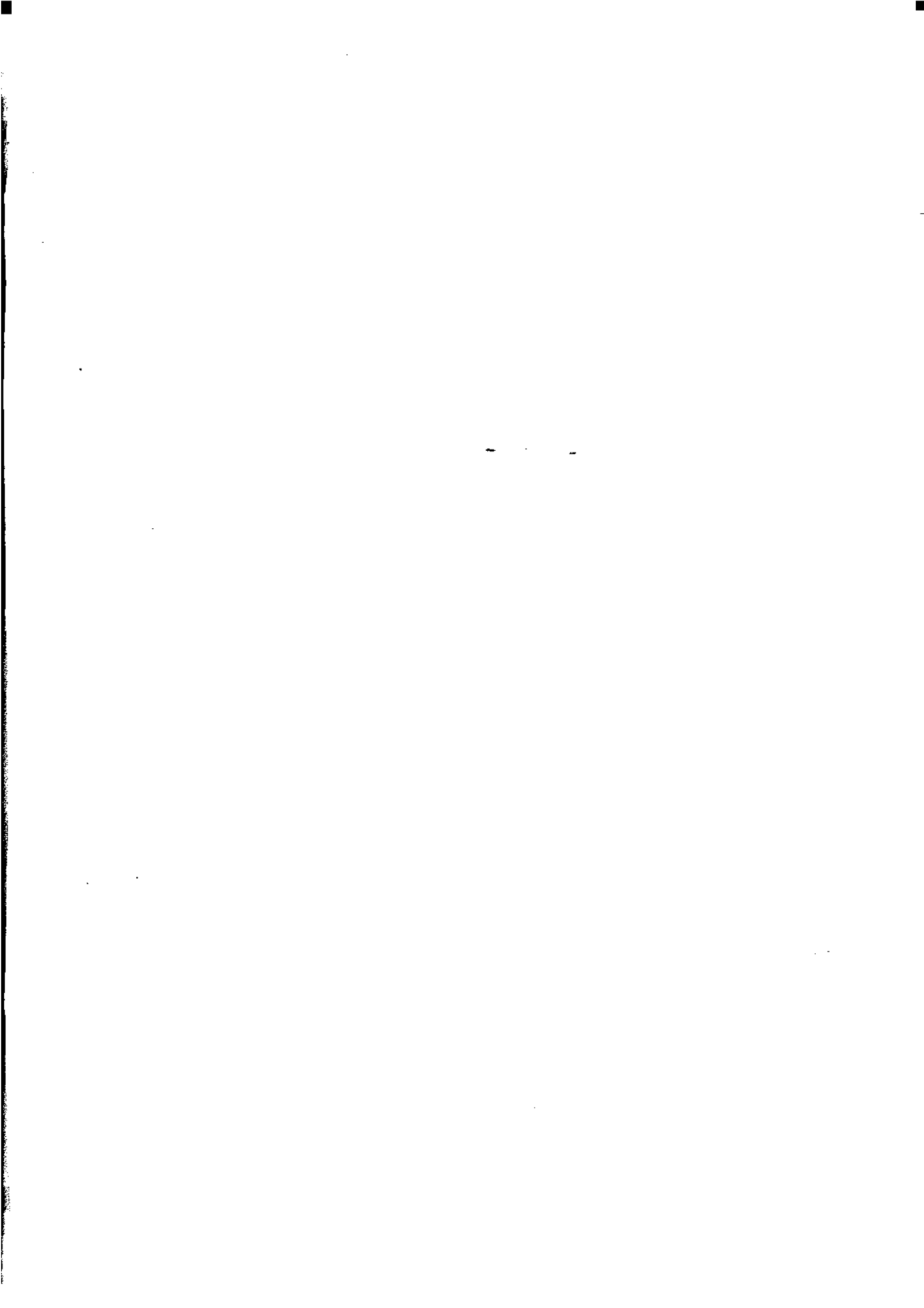
When figures have been rounded, discrepancies may occur between sums of the component items and totals.

GLOSSARY

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



Other residential building	An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit.
Religious	Includes convents, churches, temples, mosques, monasteries and novitiates.
Residential building	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
Semi-detached, row or terrace houses, townhouses	Dwellings having their own private grounds with no other dwellings above or below.
Shops	Includes retail shops, restaurants, taverns and shopping arcades.
Value of residential building	Value of new residential building plus the value of alterations and additions to residential buildings.





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