

# BUILDING APPROVALS AUSTRALIA

EMBARGOED UNTIL 11:30AM WED 31 JANUARY 1996



## DECEMBER KEY FIGURES

### TREND ESTIMATES

	Dec 95	% change Nov 95 to Dec 95	% change Dec 94 to Dec 95
Dwelling units approved			
Private sector houses	7 119	-0.8	-26.3
Total dwelling units	10 198	-0.6	-29.8

### SEASONALLY ADJUSTED

	Dec 95	% change Nov 95 to Dec 95	% change Dec 94 to Dec 95
Dwelling units approved			
Private sector houses	7 174	0.2	-24.6
Total dwelling units	10 342	-0.4	-28.4

## DECEMBER KEY POINTS

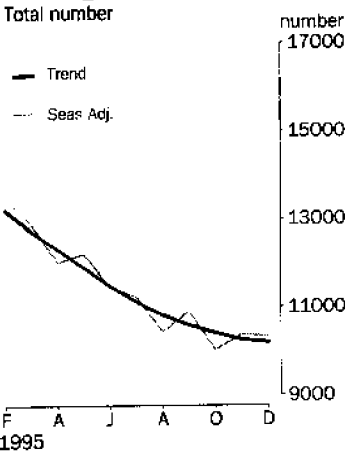
### TREND ESTIMATES

- The trend for the total number of dwelling units approved fell 0.6% in December 1995 to 10,198. This follows falls of 1.4% in November and 1.8% in October 1995. There would need to be an increase of nearly 2% in the seasonally adjusted series in January 1996 for the series to flatten. The historical average monthly movement is 4%.
- The trend for the number of private sector houses approved fell 0.8% in December 1995 to 7,119. This follows falls of 1.1% in November and 1.3% in October 1995. There would need to be an increase of more than 3% in the seasonally adjusted series in January 1996 for the series to level out. The historical average monthly movement is 4%.
- The trend for the number of other residential dwellings approved increased by 0.3% in December 1995 to 2,923, following falls of 1.5% in November and 2.7% in October 1995.
- The trend to December 1995, for total dwelling units approved, continued to fall in New South Wales, Queensland, South Australia, Western Australia and Tasmania. The trend has levelled out in Victoria and is showing growth in the Northern Territory and the Australian Capital Territory.

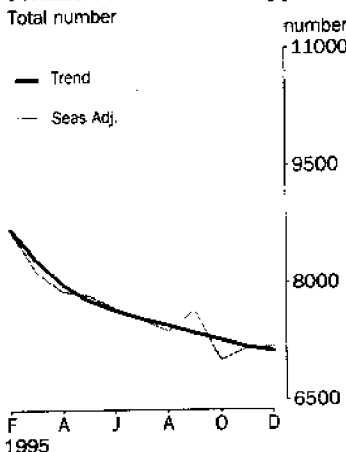
### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for the total number of dwelling units approved decreased by 0.4% in December 1995 to 10,342, following a rise of 3.5% in November 1995.
- The number of private sector houses approved rose 0.2% in December 1995 to 7,174, following an increase of 2.3% in November 1995.
- The number of other residential dwelling units approved fell 1.4% in December 1995 to 3,018, following an increase of 6.3% in November 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

<i>ISSUE</i>	<i>RELEASE DATE</i>
January 1996	01 March 1996
February 1996	29 March 1996
March 1996	03 May 1996
April 1996	31 May 1996
May 1996	03 July 1996
June 1996	30 July 1996

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## CHANGES IN THIS ISSUE

Please note that the release dates for forthcoming issues have been revised from those previously advised.

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## SIGNIFICANT REVISIONS THIS MONTH

There are no significant revisions this month.

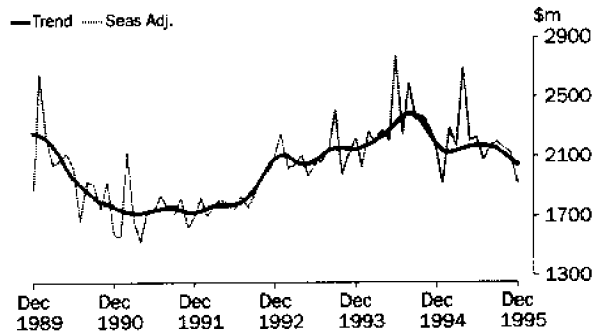
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W. McLennan  
Australian Statistician

# VALUE OF BUILDING APPROVED

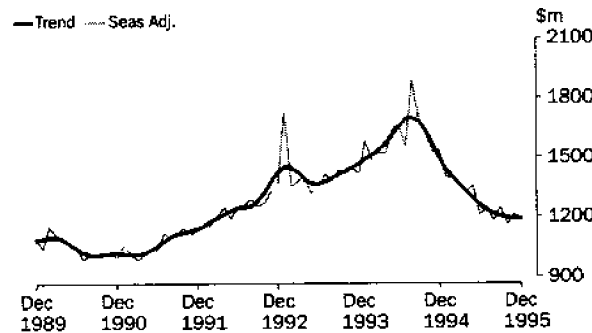
## VALUE OF TOTAL BUILDING

The trend to December 1995, for the value of total building approved, has been revised to show slight decline from June 1995. The trend fell 1.7% in both December and November 1995. There would need to be an increase of more than 16% (twice the historical average monthly movement) in the seasonally adjusted series in January 1996 to halt this decline.



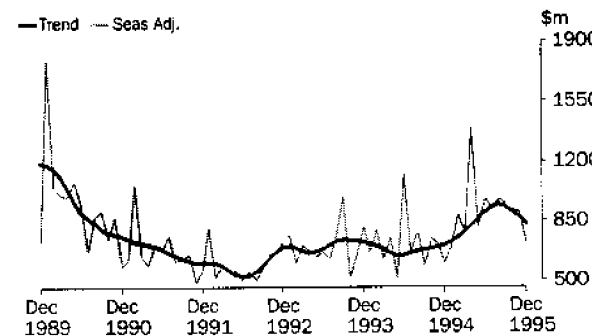
## VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building approved levelled out in December 1995 following falls of 0.5% in November and 0.7% in October 1995. The trend will begin to fall again unless there is an increase of more than 2% in the seasonally adjusted series in January 1996. The historical average monthly movement is 5%.



## VALUE OF NON-RESIDENTIAL BUILDING

The trend for the value of non-residential building approved fell 4.9% in December 1995 following declines of 4.0% in November and 3.1% in October 1995. The trend will continue to fall unless there is an increase of more than 42% in the seasonally adjusted series in January 1996. 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 January seasonally adjusted estimate is higher than the December estimate by:

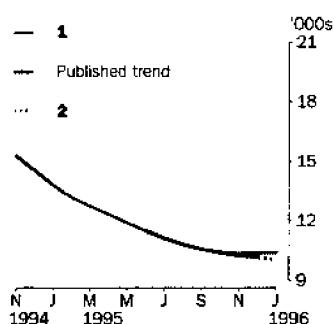
- +4% for total number of dwelling units approved
- +4% for number of private sector houses approved
- +5% for value of residential building approved
- +19% for value of non-residential building approved
- +8% for value of total building approved

**2** The January seasonally adjusted estimate is lower than the December 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



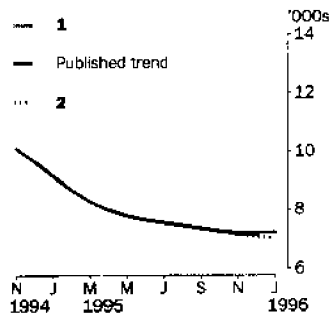
### TREND AS PUBLISHED

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

	TREND AS PUBLISHED		<b>1</b> rises by 4% on Dec 1995		<b>2</b> falls by 4% on Dec 1995	
	number	% change	number	% change	number	% change
1995						
August	10 832	-2.7	10 794	-2.9	10 821	-2.8
September	10 593	-2.2	10 577	-2.0	10 590	-2.1
October	10 405	-1.8	10 443	-1.3	10 407	-1.7
November	10 262	-1.4	10 382	-0.6	10 263	-1.4
December	10 198	-0.6	10 375	-0.1	10 151	-1.1
1996						
January	—	—	10 403	0.3	10 066	-0.8

# WHAT IF...? (continued)

## PRIVATE SECTOR HOUSES



1995  
 August  
 September  
 October  
 November  
 December  
 1996  
 January

### TREND AS PUBLISHED

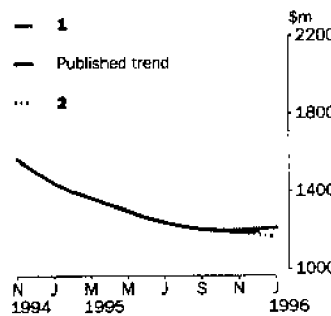
number % change

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

**1** rises by 4% on Dec 1995  
**2** falls by 4% on Dec 1995  
 number % change number % change

	number	% change	number	% change	number	% change
1995 August	7 450	-1.2	7 432	-1.2	7 449	-1.2
September	7 353	-1.3	7 345	-1.2	7 354	-1.3
October	7 259	-1.3	7 276	-0.9	7 254	-1.4
November	7 177	-1.1	7 232	-0.6	7 158	-1.3
December	7 119	-0.8	7 213	-0.3	7 073	-1.2
1996 January	—	—	7 216	0.0	7 006	-0.9

## VALUE OF RESIDENTIAL BUILDING APPROVED



1995  
 August  
 September  
 October  
 November  
 December  
 1996  
 January

### TREND AS PUBLISHED

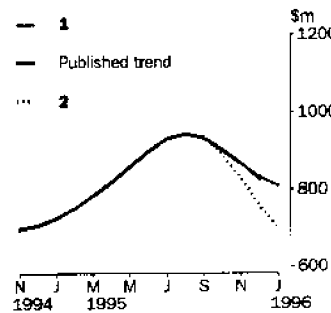
\$m % change

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

**1** rises by 5% on Dec 1995  
**2** falls by 5% on Dec 1995  
 \$m % change \$m % change

	\$m	% change	\$m	% change	\$m	% change
1995 August	1 215.5	-1.7	1 212.0	-1.8	1 215.8	-1.7
September	1 202.4	-1.1	1 200.8	-0.9	1 202.7	-1.1
October	1 194.2	-0.7	1 198.0	-0.2	1 193.1	-0.8
November	1 188.1	-0.5	1 199.8	0.1	1 183.4	-0.8
December	1 189.6	0.1	1 204.7	0.4	1 173.8	-0.8
1996 January	—	—	1 208.4	0.3	1 161.8	-1.0

## VALUE OF NON-RESIDENTIAL BUILDING APPROVED



1995  
 August  
 September  
 October  
 November  
 December  
 1996  
 January

### TREND AS PUBLISHED

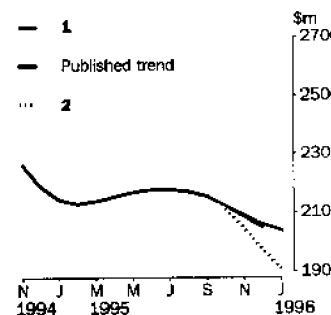
\$m % change

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

**1** rises by 19% on Dec 1995  
**2** falls by 19% on Dec 1995  
 \$m % change \$m % change

	\$m	% change	\$m	% change	\$m	% change
1995 August	943.7	1.5	945.2	1.5	954.1	1.9
September	932.9	-1.1	933.8	-1.2	938.2	-1.7
October	904.2	-3.1	902.5	-3.3	890.8	-5.1
November	867.7	-4.0	867.7	-3.9	828.9	-6.9
December	825.0	-4.9	834.3	-3.8	761.3	-8.2
1996 January	—	—	809.5	-3.0	699.3	-8.1

## VALUE OF TOTAL BUILDING APPROVED



1995  
 August  
 September  
 October  
 November  
 December  
 1996  
 January

### TREND AS PUBLISHED

\$m % change

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

**1** rises by 8% on Dec 1995  
**2** falls by 8% on Dec 1995  
 \$m % change \$m % change

	\$m	% change	\$m	% change	\$m	% change
1995 August	2 167.9	-0.3	2 167.4	-0.4	2 177.6	-0.2
September	2 151.2	-0.8	2 151.2	-0.7	2 156.3	-1.0
October	2 122.3	-1.3	2 122.4	-1.3	2 109.0	-2.2
November	2 085.8	-1.7	2 090.4	-1.5	2 046.0	-3.0
December	2 049.5	-1.7	2 058.8	-1.5	1 975.0	-3.5
1996 January	—	—	2 035.3	-1.1	1 908.9	-3.3

## SUMMARY OF 1995 BUILDING APPROVALS

### NUMBER BY STATE & TERRITORIES

The number of dwelling units approved in the 1995 calendar year and the percentage movements between 1994 and 1995 for the States and Territories are summarised below:

	DWELLING UNITS APPROVED BY STATE								
	NSW	VIC	QLD	SA	WA	TAS	NT	ACT	Australia
No of dwelling units 1994 to 1995	46 644	25 937	33 916	7 401	17 498	2 765	1 523	2 374	138 058
% change	-19.0	-24.1	-37.3	-35.3	-33.5	-25.6	-7.8	-36.4	-28.4

### NUMBER OF DWELLING UNIT APPROVALS

In original terms, there were 138,058 dwelling units approved in 1995, a decrease of 28.4% from 1994. Private sector dwelling units approved decreased by 29.2% to 130,865 and public sector dwelling units approved decreased by 9.5% to 7,193.

Total new house approvals fell by 27.1% to 95,220 and total new other residential dwelling unit approvals (townhouses, flats, apartments, etc.) fell by 29.5% to 40,521. There were also 2,317 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 buildings in 1995, a decrease of 49.5% from 1994.

### VALUE BY STATE AND TERRITORIES

Percentage movements for the value of building approved between 1994 and 1995 for the States and Territories are summarised below:

	PERCENTAGE CHANGE BETWEEN 1994 & 1995								
	NSW %	VIC %	QLD %	SA %	WA %	TAS %	NT %	ACT %	Australia %
New residential	-13.3	-20.0	-33.2	-30.2	-26.7	-20.3	-9.4	-27.4	-22.8
Alterations & additions to res. buildings	-7.5	-11.6	2.8	-9.1	-0.3	-15.4	67.3	-18.7	-7.1
Non-residential	46.8	-3.8	55.6	40.2	5.2	21.5	67.1	-33.8	27.0
<b>Total</b>	<b>5.9</b>	<b>-12.7</b>	<b>-10.5</b>	<b>-8.0</b>	<b>-17.8</b>	<b>-7.0</b>	<b>25.5</b>	<b>-29.6</b>	<b>-6.1</b>

### VALUE OF BUILDING APPROVALS

In original terms, there was \$26,098.5m of building approved in 1995, a decrease of 6.1% from 1994. The total value of private sector building approvals fell by 8.4%, while public sector building approvals rose by 12.0%.

The value of non-residential building approved increased by 27.0% to \$10,876.6m in 1995. However, this was more than offset by a decrease of 22.8%, to \$12,942.7m, in the value of new residential building approved and a decrease of 7.1%, to \$2,279.3m, in the value of approved alterations and additions to residential buildings.

Non-residential building approvals rose in all categories except Health, which fell by 10.6%. The value of building approved increased by 119.5% in Hotels, 21.9% in Shops, 9.9% in Factories, 29.3% in Offices, 31.6% in Other business premises, 2.2% in Education, 25.4% in Religion, 42.6% in Entertainment and recreation and 65.5% in Miscellaneous.



## 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

<b>1994</b>							
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
November	7 159	7 324	2 749	3 063	9 908	468	10 386
December	7 174	7 323	2 784	3 018	9 958	396	10 342

### TREND ESTIMATES

<b>1994</b>							
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	7 780	7 994	3 504	3 918	11 284	659	11 912
June	7 640	7 850	3 259	3 652	10 899	646	11 502
July	7 539	7 748	3 008	3 386	10 547	628	11 135
August	7 450	7 657	2 807	3 174	10 257	607	10 832
September	7 353	7 553	2 688	3 040	10 041	579	10 593
October	7 259	7 445	2 625	2 960	9 884	543	10 405
November	7 177	7 348	2 599	2 914	9 776	503	10 262
December	7 119	7 274	2 632	2 923	9 751	463	10 198

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

<b>1994</b>							
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	-2.6	-2.6	-4.9	-4.8	-3.3	-0.8	-3.3
June	-1.8	-1.8	-7.0	-6.8	-3.4	-2.0	-3.4
July	-1.3	-1.3	-7.7	-7.3	-3.2	-2.7	-3.2
August	-1.2	-1.2	-6.7	-6.3	-2.7	-3.4	-2.7
September	-1.3	-1.4	-4.3	-4.2	-2.1	-4.5	-2.2
October	-1.3	-1.4	-2.3	-2.7	-1.6	-6.3	-1.8
November	-1.1	-1.3	-1.0	-1.5	-1.1	-7.3	-1.4
December	-0.8	-1.0	1.3	0.3	-0.3	-8.0	-0.6



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
SEASONALLY ADJUSTED					
<b>1994</b>					
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
November	1 023.8	192.8	1 208.3	899.8	2 123.9
December	979.9	186.8	1 186.8	716.3	1 919.0
TREND ESTIMATES					
<b>1994</b>					
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	1 102.9	198.1	1 295.1	860.8	2 165.7
June	1 070.3	193.2	1 263.1	900.5	2 175.0
July	1 044.3	187.5	1 236.1	930.2	2 174.6
August	1 024.7	183.8	1 215.5	943.7	2 167.9
September	1 012.6	182.5	1 202.4	932.9	2 151.2
October	1 004.7	182.7	1 194.2	904.2	2 122.3
November	998.1	183.7	1 188.1	867.7	2 085.8
December	997.7	185.0	1 189.6	825.0	2 049.5
TREND ESTIMATES (% change from preceding month)					
<b>1994</b>					
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	-3.2	-0.6	-2.5	4.9	0.7
June	-3.0	-2.5	-2.5	4.6	0.4
July	-2.4	-3.0	-2.1	3.3	0.0
August	-1.9	-1.9	-1.7	1.5	-0.3
September	-1.2	-0.7	-1.1	-1.1	-0.8
October	-0.8	0.1	-0.7	-3.1	-1.3
November	-0.7	0.6	-0.5	-4.0	-1.7
December	0.0	0.7	0.1	-4.9	-1.7



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

Period	New South Wales Number	Victoria Number	Queensland Number	South Australia Number	Western Australia Number	Tasmania Number	Northern Territory Number	Australian Capital Territory Number
SEASONALLY ADJUSTED								
<b>1994</b>								
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.
November	3 329	1 932	2 446	475	1 387	182	n.a.	n.a.
December	3 379	2 122	2 673	492	1 081	239	n.a.	n.a.
TREND ESTIMATES								
<b>1994</b>								
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	4 128	2 272	2 968	591	1 467	235	154	157
June	4 016	2 215	2 850	570	1 426	230	153	146
July	3 896	2 140	2 723	568	1 404	226	143	155
August	3 759	2 069	2 611	573	1 386	224	130	182
September	3 622	2 021	2 531	569	1 358	222	118	213
October	3 502	1 990	2 484	554	1 319	220	112	244
November	3 402	1 973	2 465	533	1 274	218	112	269
December	3 348	1 977	2 454	510	1 234	217	116	287
TREND ESTIMATES (% change from preceding month)								
<b>1994</b>								
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	0.2	-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	-2.5	-4.0	-3.5	-2.8	-2.1	-0.4	-7.0
July	-3.0	-3.4	-4.4	-0.4	-1.5	-1.8	-6.4	6.4
August	-3.5	-3.3	-4.1	0.8	-1.3	-1.1	-9.5	17.2
September	-3.7	-2.3	-3.1	-0.6	-2.0	-0.8	-8.7	17.3
October	-3.3	-1.5	-1.9	-2.7	-2.9	-1.0	-5.1	14.3
November	-2.8	-0.8	-0.8	-3.9	-3.4	-1.0	-0.8	10.3
December	-1.6	0.2	-0.4	-4.2	-3.2	-0.2	4.1	6.6

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

<i>Period</i>	<i>New houses</i> Number	<i>New other residential building</i> Number	<i>Conversions, etc.</i> Number	<i>Total dwelling units</i> Number
PRIVATE SECTOR				
<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>				
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
November	7 766	2 763	105	10 634
December	5 996	2 391	114	8 501
PUBLIC SECTOR				
<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>				
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
November	182	246	0	428
December	130	206	0	336
TOTAL				
<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>				
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
November	7 948	3 009	105	11 062
December	6 126	2 597	114	8 837

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

## NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....			Flats, units or apartments in a building of.....				Total	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
<b>NUMBER OF DWELLING UNITS</b>										
<b>1992-93</b>	123 587	20 574	6 962	27 536	11 478	4 169	3 787	19 434	46 970	170 557
<b>1993-94</b>	130 483	21 981	10 905	32 886	10 037	5 244	6 073	21 354	54 222	184 705
<b>1994-95</b>	115 019	19 497	10 240	29 737	7 435	4 879	10 174	22 488	52 225	167 244
<b>1994</b>										
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
November	7 948	1 016	626	1 642	325	288	754	1 367	3 009	10 957
December	6 126	738	847	1 585	338	312	362	1 012	2 597	8 723

## VALUE (\$ million)

<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>										
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
November	795.1	73.1	56.8	129.9	30.3	23.1	105.0	158.4	288.3	1 083.4
December	620.8	52.1	75.4	127.5	27.1	25.7	50.0	102.9	230.4	851.2

<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
PRIVATE SECTOR (\$ million)							
<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>							
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
November	776.4	268.1	1 044.6	203.0	1 247.6	554.3	1 801.8
December	609.9	216.8	826.7	153.0	979.7	481.9	1 461.6
PUBLIC SECTOR (\$ million)							
<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>							
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
November	18.7	20.2	38.8	7.6	46.4	335.4	381.9
December	10.9	13.6	24.5	3.9	28.4	177.1	205.5
TOTAL (\$ million)							
<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>							
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
November	795.1	288.3	1 083.4	210.6	1 294.0	889.7	2 183.7
December	620.8	230.4	851.2	156.9	1 008.1	659.1	1 667.1

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

<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	6 978.8
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 accommodation	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>											
October	30	301	108	193	135	62	11	23	41	69	973
November	27	281	133	195	122	59	12	24	52	70	975
December	19	161	106	137	112	97	8	15	42	55	752
Value—\$200,000—\$499,999											
<b>1995</b>											
October	20	61	66	89	72	33	7	8	22	34	412
November	10	65	60	77	60	43	4	12	22	29	382
December	7	49	41	64	41	41	3	12	16	26	300
Value—\$500,000—\$999,999											
<b>1995</b>											
October	7	30	10	23	26	14	1	6	12	3	132
November	8	25	15	26	24	16	2	13	12	8	149
December	5	15	15	14	20	12	2	5	3	6	97
Value—\$1,000,000—\$4,999,999											
<b>1995</b>											
October	3	9	8	18	27	10	0	12	9	11	107
November	4	19	19	24	24	33	2	5	13	3	146
December	5	15	9	17	17	15	0	4	11	12	105
Value—\$5,000,000 and over											
<b>1995</b>											
October	1	3	2	11	7	3	0	1	5	2	35
November	0	2	1	5	2	3	1	2	2	1	19
December	2	3	5	2	3	4	0	1	0	1	21
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>											
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
December	38	243	176	234	193	169	13	37	72	100	1 275



## 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											
<b>1995</b>											
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
December	2.0	14.9	10.6	13.4	11.4	10.3	1.0	1.5	4.1	5.3	74.3
Value—\$200,000—\$499,999											
<b>1995</b>											
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
December	1.8	15.0	12.3	19.3	12.3	13.0	0.7	3.6	5.1	7.5	90.5
Value—\$500,000—\$999,999											
<b>1995</b>											
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
December	3.3	9.6	11.3	9.1	13.5	8.5	1.4	3.3	2.1	3.8	66.0
Value—\$1,000,000—\$4,999,999											
<b>1995</b>											
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
December	12.1	32.8	18.1	23.3	35.1	32.0	0.0	9.2	23.8	23.6	209.9
Value—\$5,000,000 and over											
<b>1995</b>											
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
December	15.2	31.5	44.5	14.4	41.0	58.9	0.0	5.0	0.0	7.9	218.3
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>											
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
December	34.4	103.7	96.7	79.5	113.3	122.7	3.1	22.5	35.0	48.2	659.1

## NUMBER AND VALUE OF BUILDING APPROVED, By State: December 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	1 707	1 095	26	2 828	199.2	91.3	290.5	73.2	363.6	190.3	554.0
Vic.	1 380	267	69	1 716	131.6	43.0	174.6	37.6	212.3	114.9	327.2
Qld	1 473	658	7	2 138	145.3	53.4	198.7	15.0	213.7	94.3	308.0
SA	354	61	6	421	29.1	4.4	33.5	8.8	42.3	13.4	55.6
WA	804	168	6	978	78.5	12.8	91.3	12.2	103.5	28.7	132.2
Tas.	143	56	0	199	12.2	5.1	17.3	2.5	19.8	13.3	33.1
NT	73	68	0	141	6.4	5.0	11.4	1.4	12.8	12.1	24.9
ACT	62	18	0	80	7.5	1.8	9.4	2.3	11.7	15.0	26.7
<b>Australia</b>	<b>5 996</b>	<b>2 391</b>	<b>114</b>	<b>8 501</b>	<b>609.9</b>	<b>216.8</b>	<b>826.7</b>	<b>153.0</b>	<b>979.7</b>	<b>481.9</b>	<b>1 461.6</b>
PUBLIC SECTOR											
NSW	26	69	0	95	2.5	4.3	6.8	0.0	6.8	29.6	36.4
Vic.	46	62	0	108	3.7	4.0	7.6	3.5	11.1	57.5	68.6
Qld	28	55	0	83	2.7	3.8	6.4	0.0	6.4	48.5	54.9
SA	13	0	0	13	1.0	0.0	1.0	0.1	1.1	22.8	23.9
WA	15	2	0	17	1.0	0.1	1.1	0.0	1.1	14.2	15.3
Tas.	2	18	0	20	0.1	1.4	1.5	0.2	1.7	0.3	2.0
NT	0	0	0	0	0.0	0.0	0.0	0.0	0.0	0.1	0.1
ACT	0	0	0	0	0.0	0.0	0.0	0.1	0.1	4.2	4.3
<b>Australia</b>	<b>130</b>	<b>206</b>	<b>0</b>	<b>336</b>	<b>10.9</b>	<b>13.6</b>	<b>24.5</b>	<b>3.9</b>	<b>28.4</b>	<b>177.1</b>	<b>205.5</b>
TOTAL											
NSW	1 733	1 164	26	2 923	201.7	95.6	297.3	73.2	370.5	219.9	590.4
Vic.	1 426	329	69	1 824	135.3	47.0	182.3	41.1	223.4	172.4	395.8
Qld	1 501	713	7	2 221	147.9	57.2	205.1	15.0	220.1	142.8	362.9
SA	367	61	6	434	30.1	4.4	34.5	8.9	43.4	36.1	79.5
WA	819	170	6	995	79.5	12.9	92.4	12.2	104.6	42.9	147.5
Tas.	145	74	0	219	12.4	6.4	18.8	2.6	21.5	13.6	35.1
NT	73	68	0	141	6.4	5.0	11.4	1.4	12.8	12.2	25.0
ACT	62	18	0	80	7.5	1.8	9.4	2.4	11.8	19.2	31.0
<b>Australia</b>	<b>6 126</b>	<b>2 597</b>	<b>114</b>	<b>8 837</b>	<b>620.8</b>	<b>230.4</b>	<b>851.2</b>	<b>156.9</b>	<b>1 008.1</b>	<b>659.1</b>	<b>1 667.1</b>



NON-RESIDENTIAL BUILDING APPROVED, By State: December 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	7.5	31.9	52.2	20.5	16.4	37.9	1.1	2.0	12.3	8.5	190.3
Vic.	2.4	45.0	11.0	13.7	19.3	5.4	1.2	0.5	1.5	15.0	114.9
Qld	12.6	11.6	19.7	10.9	17.9	8.8	0.2	6.8	3.4	2.5	94.3
SA	0.2	2.9	3.0	1.0	2.5	1.3	0.2	0.1	1.2	1.0	13.4
WA	2.7	7.7	4.0	2.2	4.0	3.3	0.2	1.1	0.3	3.3	28.7
Tas.	9.0	0.1	1.2	0.1	1.5	0.3	0.3	0.0	0.7	0.0	13.3
NT	0.0	0.7	0.3	1.8	6.3	0.4	0.0	0.0	2.5	0.1	12.1
ACT	0.0	0.7	0.0	9.5	0.3	0.0	0.0	0.0	4.4	0.0	15.0
<b>Australia</b>	<b>34.4</b>	<b>100.5</b>	<b>91.4</b>	<b>59.7</b>	<b>68.2</b>	<b>57.4</b>	<b>3.1</b>	<b>10.5</b>	<b>26.4</b>	<b>30.4</b>	<b>481.9</b>
PUBLIC SECTOR											
NSW	0.0	1.0	0.2	11.1	0.8	2.7	0.0	3.5	4.4	5.8	29.6
Vic.	0.0	2.2	0.0	0.8	7.5	32.6	0.0	3.6	2.8	8.1	57.5
Qld	0.0	0.0	0.1	2.2	34.0	6.6	0.0	4.0	0.1	1.6	48.5
SA	0.0	0.1	5.0	1.8	2.5	12.1	0.0	0.7	0.5	0.1	22.8
WA	0.0	0.0	0.0	0.6	0.2	10.6	0.0	0.0	0.9	1.9	14.2
Tas.	0.0	0.0	0.0	0.2	0.0	0.1	0.0	0.0	0.0	0.0	0.3
NT	0.0	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.1
ACT	0.0	0.0	0.0	3.1	0.0	0.7	0.0	0.2	0.0	0.2	4.2
<b>Australia</b>	<b>0.0</b>	<b>3.2</b>	<b>5.3</b>	<b>19.7</b>	<b>45.1</b>	<b>65.3</b>	<b>0.0</b>	<b>12.0</b>	<b>8.6</b>	<b>17.7</b>	<b>177.1</b>
TOTAL											
NSW	7.5	32.8	52.4	31.6	17.2	40.7	1.1	5.5	16.8	14.3	219.9
Vic.	2.4	47.2	11.0	14.5	26.8	37.9	1.2	4.1	4.2	23.1	172.4
Qld	12.6	11.6	19.7	13.1	51.9	15.3	0.2	10.8	3.5	4.2	142.8
SA	0.2	3.0	8.0	2.7	5.0	13.5	0.2	0.9	1.7	1.1	36.1
WA	2.7	7.7	4.0	2.7	4.2	13.9	0.2	1.1	1.2	5.2	42.9
Tas.	9.0	0.1	1.2	0.4	1.5	0.4	0.3	0.0	0.7	0.0	13.6
NT	0.0	0.7	0.4	1.9	6.3	0.4	0.0	0.0	2.5	0.1	12.2
ACT	0.0	0.7	0.0	12.6	0.3	0.7	0.0	0.2	4.4	0.2	19.2
<b>Australia</b>	<b>34.4</b>	<b>103.7</b>	<b>96.7</b>	<b>79.5</b>	<b>113.3</b>	<b>122.7</b>	<b>3.1</b>	<b>22.5</b>	<b>35.0</b>	<b>48.2</b>	<b>659.1</b>

# 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)
- *Building and Construction Activity, Australia* (8754.0)
- *Housing Finance for Owner Occupation, Australia* (5609.0)
- *Price Index of Materials Used in House Building, Six State Capital Cities and Canberra* (6408.0)
- *Price Index of Materials Used in Building Other than House Building, Eight Capital Cities* (6407.0)
- *House Price Indexes: Eight Capital Cities* (6416.0)

SYMBOLS AND OTHER USAGES

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

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

## GLOSSARY

.....

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



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





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