



# BUILDING APPROVALS AUSTRALIA

EMBARGOED UNTIL 11:30AM FRI 1 MARCH 1996

## JANUARY KEY FIGURES

### TREND ESTIMATES

	Jan 96	% change Dec 95 to Jan 96	% change Jan 95 to Jan 96
Dwelling units approved			
Private sector houses	7 003	-1.0	-23.6
Total dwelling units	9 914	-1.4	-28.1

### SEASONALLY ADJUSTED

	Jan 96	% change Dec 95 to Jan 96	% change Jan 95 to Jan 96
Dwelling units approved			
Private sector houses	6 917	-3.6	-25.2
Total dwelling units	9 580	-7.4	-28.4

## JANUARY KEY POINTS

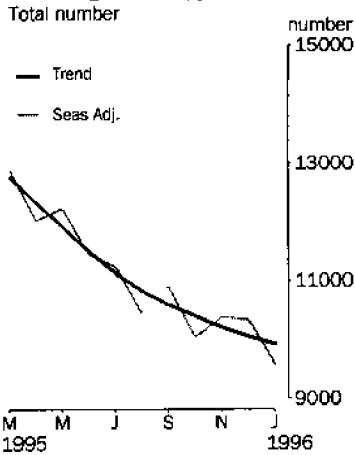
### TREND ESTIMATES

- The trend for the total number of dwelling units approved fell 1.4% in January 1996 to 9,914. This follows falls of 1.6% in December and 1.7% in November 1995. There would need to be an increase of over 10% in the seasonally adjusted series in February 1996 for the series to level out. The historical average monthly movement is 4%.
- The trend for the number of private sector houses approved fell 1.0% in January 1996 to 7,003. This follows falls of 1.2% in December and 1.3% in November 1995. There would need to be an increase of over 6% in the seasonally adjusted series in February 1996 for the series to flatten. The historical average monthly movement is 4%.
- The trend for the number of other residential dwellings approved fell 2.2% in January 1996 to 2,759, following falls of 2.1% in December and 2.4% in November 1995.
- The trend to January 1996, for total dwelling units approved, was falling in all States and Territories, with the exception of Tasmania and the Northern Territory where the trend has levelled out. Falls were greatest in South Australia (-6.3%), New South Wales (-2.9%) and Victoria (-1.1%).

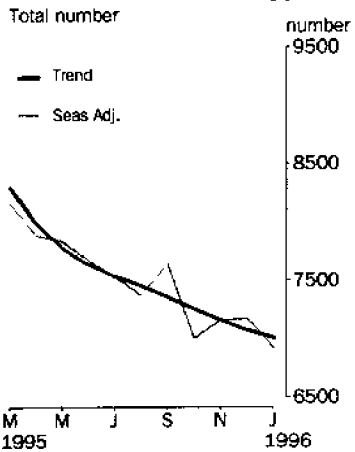
### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for the total number of dwelling units approved fell 7.4% in January 1996 to 9,580, following a 0.4% decline in December 1995.
- The number of private sector houses approved fell 3.6% in January 1996 to 6,917, following a 0.2% increase in December 1995.
- The number of other residential dwelling units approved fell 16.9% in January 1996 to 2,508, following a decrease of 1.4% in December 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>
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
July 1996	30 August 1996

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## CHANGES IN THIS ISSUE

There are no changes in this issue.

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## SIGNIFICANT REVISIONS THIS MONTH

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

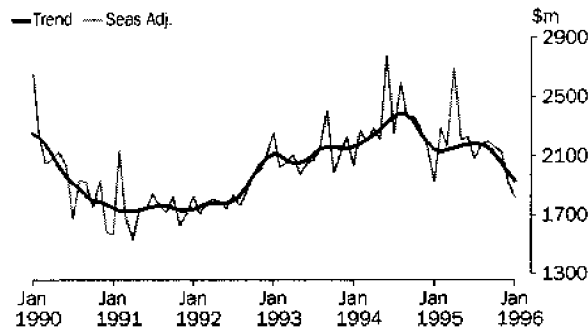
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W. McLennan  
Australian Statistician

# VALUE OF BUILDING APPROVED

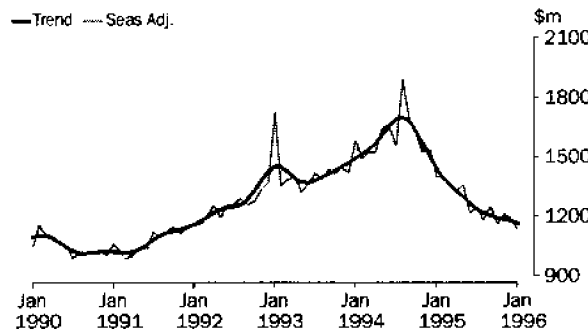
## VALUE OF TOTAL BUILDING

The trend for the value of total building approved continued to fall in January 1996 from a turning point in July 1995. The trend fell 3.0% in January 1996, following falls of 3.1% and 2.7% in December and November 1995 respectively. The trend will continue to decline unless there is an increase of more than 27% in the seasonally adjusted series in February 1996. The historical average monthly movement is 8%.



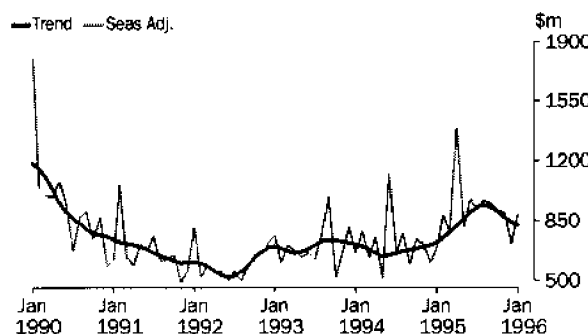
## VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building approved fell 1.0% in January 1996, following falls of 0.8% in both December and November 1995. The trend will continue to decline unless there is an increase of 7% in the seasonally adjusted series in February 1996. The historical average monthly movement is 5%.



## VALUE OF NON-RESIDENTIAL BUILDING

The trend for the value of non-residential building approved fell for the fifth consecutive month in January 1996. The trend fell 2.3% in January 1996, following falls of 3.2% and 3.4% in December and November 1995 respectively. The trend will level out if there is an increase of more than 6% in the seasonally adjusted series in February 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 February seasonally adjusted estimate is higher than the January estimate by:

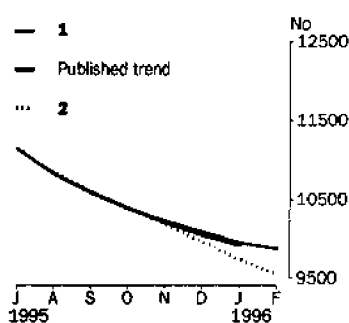
- +4% for total number of dwelling units approved
- +4% for number of private sector houses approved
- +5% for value of residential building approved
- +19% for value of non-residential building approved
- +8% for value of total building approved

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



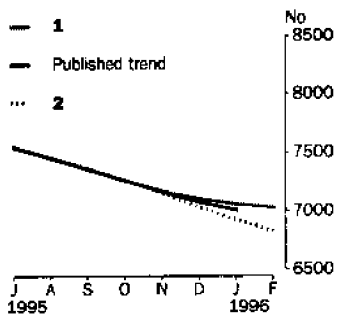
### TREND AS PUBLISHED

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

	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	number	% change	<b>1</b> rises by 4% on Jan 1996 number	% change	<b>2</b> falls by 4% on Jan 1996 number	% change
1995						
September	10 596	-2.2	10 579	-2.2	10 605	-2.1
October	10 391	-1.9	10 384	-1.8	10 397	-2.0
November	10 210	-1.7	10 226	-1.5	10 192	-2.0
December	10 050	-1.6	10 084	-1.4	9 971	-2.2
1996						
January	9 914	-1.4	9 955	-1.3	9 742	-2.3
February	—	—	9 871	-0.8	9 551	-2.0

# WHAT IF...? (continued)

## PRIVATE SECTOR HOUSES



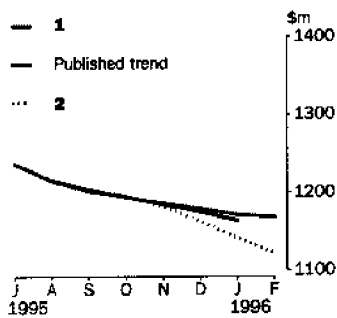
1995  
September  
October  
November  
December  
1996  
January  
February

TREND AS PUBLISHED  
number % change

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:  
**1** rises by 4% on Jan 1996  
number % change  
**2** falls by 4% on Jan 1996  
number % change

	number	% change	number	% change	number	% change
1995						
September	7 354	-1.3	7 344	-1.3	7 361	-1.2
October	7 253	-1.4	7 249	-1.3	7 257	-1.4
November	7 157	-1.3	7 168	-1.1	7 146	-1.5
December	7 071	-1.2	7 103	-0.9	7 031	-1.6
1996						
January	7 003	-1.0	7 056	-0.7	6 921	-1.6
February	—	—	7 028	-0.4	6 823	-1.4

## VALUE OF RESIDENTIAL BUILDING APPROVED



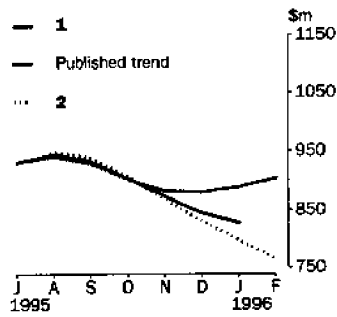
1995  
September  
October  
November  
December  
1996  
January  
February

TREND AS PUBLISHED  
\$m % change

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:  
**1** rises by 5% on Jan 1996  
\$m % change  
**2** falls by 5% on Jan 1996  
\$m % change

	\$m	% change	\$m	% change	\$m	% change
1995						
September	1 202.7	-1.1	1 200.5	-1.1	1 204.2	-1.0
October	1 193.1	-0.8	1 192.2	-0.7	1 194.0	-0.8
November	1 183.6	-0.8	1 185.8	-0.5	1 181.0	-1.1
December	1 174.3	-0.8	1 178.3	-0.6	1 162.3	-1.6
1996						
January	1 162.5	-1.0	1 170.9	-0.6	1 140.7	-1.9
February	—	—	1 167.2	-0.3	1 121.6	-1.7

## VALUE OF NON-RESIDENTIAL BUILDING APPROVED



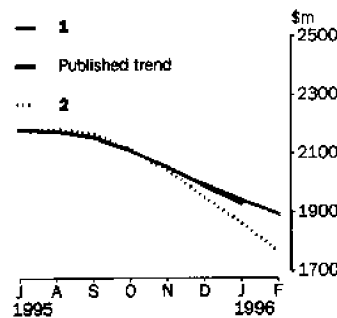
1995  
September  
October  
November  
December  
1996  
January  
February

TREND AS PUBLISHED  
\$m % change

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:  
**1** rises by 19% on Jan 1996  
\$m % change  
**2** falls by 19% on Jan 1996  
\$m % change

	\$m	% change	\$m	% change	\$m	% change
1995						
September	933.1	-1.1	928.0	-1.4	939.2	-0.8
October	904.3	-3.1	901.5	-2.9	907.1	-3.4
November	873.5	-3.4	882.5	-2.1	867.7	-4.3
December	845.3	-3.2	879.3	-0.4	830.5	-4.3
1996						
January	826.1	-2.3	889.3	1.1	797.5	-4.0
February	—	—	904.5	1.7	766.0	-4.0

## VALUE OF TOTAL BUILDING APPROVED



1995  
September  
October  
November  
December  
1996  
January  
February

TREND AS PUBLISHED  
\$m % change

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:  
**1** rises by 8% on Jan 1996  
\$m % change  
**2** falls by 8% on Jan 1996  
\$m % change

	\$m	% change	\$m	% change	\$m	% change
1995						
September	2 155.5	-0.9	2 155.8	-0.9	2 165.4	-0.7
October	2 111.2	-2.1	2 111.2	-2.1	2 116.1	-2.3
November	2 053.5	-2.7	2 055.0	-2.7	2 042.2	-3.5
December	1 989.1	-3.1	1 995.3	-2.9	1 953.0	-4.4
1996						
January	1 930.2	-3.0	1 941.0	-2.7	1 861.3	-4.7
February	—	—	1 889.9	-2.6	1 769.6	-4.9

# VALUE OF BUILDING APPROVED: Average 1989-90 prices

DECEMBER QUARTER 1995

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

	SEASONALLY ADJUSTED	
	Sep qtr 95 to Dec qtr 95 % change	Dec qtr 94 to Dec qtr 95 % change
New residential building	-2.2	-27.6
Alterations and additions to residential buildings	1.2	-10.5
Non-residential building	-9.6	19.8
<b>Total building</b>	<b>-3.2</b>	<b>-9.6</b>

## SUMMARY COMMENT

### VALUE OF TOTAL BUILDING APPROVED

- In seasonally adjusted terms, at average 1989-90 prices, the value of total building approved in the December quarter decreased by 3.2% from the September quarter 1995, and was 9.7% below the December quarter 1994 estimate.

### VALUE OF NEW RESIDENTIAL BUILDING

- The value of total new residential building approved in the December quarter 1995 fell 2.2% from the September quarter.
- The value of new houses approved decreased by 5.1% from the September quarter estimate and by 26.5% from the December quarter 1994.
- The value of new other residential building approved increased by 0.8% from the September quarter 1995 estimate but fell 31.0% from the December quarter 1994.

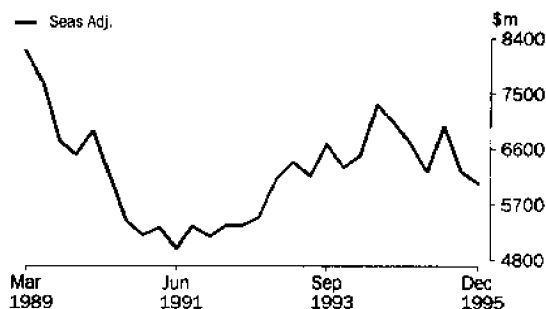
### VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDINGS

- The value of approved alterations and additions to residential buildings increased 1.2% over the September quarter 1995 but was 10.5% below the December quarter 1994 estimate.

### VALUE OF NON-RESIDENTIAL BUILDING

- The value of non-residential building approved fell 9.6% in the December quarter 1995 but was 19.8% above the December quarter 1994 estimate.

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





DWELLING UNITS APPROVED: Seasonally Adjusted & Trend

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

SEASONALLY ADJUSTED

<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

<b>1996</b>							
January	6 917	7 072	1 948	2 508	8 865	582	9 580

TREND ESTIMATES

<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	7 536	7 746	3 017	3 389	10 553	627	11 135
August	7 449	7 657	2 819	3 177	10 268	603	10 833
September	7 354	7 554	2 695	3 042	10 049	577	10 596
October	7 253	7 439	2 605	2 952	9 858	548	10 391
November	7 157	7 327	2 529	2 882	9 686	521	10 210
December	7 071	7 228	2 454	2 822	9 525	499	10 050

<b>1996</b>							
January	7 003	7 155	2 373	2 759	9 375	486	9 914

TREND ESTIMATES (% change from preceding month)

<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	-1.4	-1.3	-7.4	-7.2	-3.2	-3.0	-3.2
August	-1.2	-1.2	-6.6	-6.3	-2.7	-3.8	-2.7
September	-1.3	-1.3	-4.4	-4.2	-2.1	-4.3	-2.2
October	-1.4	-1.5	-3.3	-3.0	-1.9	-5.0	-1.9
November	-1.3	-1.5	-2.9	-2.4	-1.7	-5.0	-1.7
December	-1.2	-1.4	-3.0	-2.1	-1.7	-4.1	-1.6

<b>1996</b>							
January	-1.0	-1.0	-3.3	-2.2	-1.6	-2.6	-1.4



VALUE OF BUILDING APPROVED: Seasonally Adjusted & Trend

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

<b>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
<b>1996</b>					
January	922.6	204.5	1 133.1	886.7	1 819.4

TREND ESTIMATES

<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	1 044.7	187.0	1 236.2	930.7	2 180.1
August	1 025.6	183.0	1 215.7	943.9	2 175.9
September	1 013.1	182.1	1 202.7	933.1	2 155.5
October	1 002.7	183.8	1 193.1	904.3	2 111.2
November	991.1	186.9	1 183.6	873.5	2 053.5
December	978.2	190.7	1 174.3	845.3	1 989.1
<b>1996</b>					
January	965.8	194.7	1 162.5	826.1	1 930.2

TREND ESTIMATES (% change from preceding month)

<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	-3.2	-2.1	3.4	0.2
August	-1.8	-2.2	-1.7	1.4	-0.2
September	-1.2	-0.5	-1.1	-1.1	-0.9
October	-1.0	0.9	-0.8	-3.1	-2.1
November	-1.2	1.7	-0.8	-3.4	-2.7
December	-1.3	2.0	-0.8	-3.2	-3.1
<b>1996</b>					
January	-1.3	2.1	-1.0	-2.3	-3.0



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
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SEASONALLY ADJUSTED

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.
December	3 379	2 122	2 673	492	1 081	239	n.a.	n.a.
1996								
January	3 243	1 712	2 246	407	1 395	236	n.a.	n.a.

TREND ESTIMATES

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	4 016	2 215	2 850	570	1 426	230	153	146
July	3 897	2 144	2 724	569	1 400	226	144	157
August	3 760	2 075	2 614	575	1 378	223	131	186
September	3 622	2 024	2 532	571	1 355	222	119	216
October	3 503	1 980	2 479	549	1 327	221	111	237
November	3 402	1 943	2 439	516	1 302	221	107	246
December	3 323	1 909	2 406	482	1 284	222	106	243
1996								
January	3 227	1 887	2 394	452	1 280	223	106	228

TREND ESTIMATES (% change from preceding month)

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	-2.5	-4.0	-3.5	-2.8	-2.1	-0.4	-7.0
July	-3.0	-3.2	-4.4	-0.3	-1.9	-2.0	-5.7	7.7
August	-3.5	-3.2	-4.1	1.1	-1.5	-1.3	-9.1	18.4
September	-3.7	-2.4	-3.1	-0.8	-1.7	-0.6	-9.2	16.0
October	-3.3	-2.2	-2.1	-3.9	-2.1	-0.4	-7.1	10.0
November	-2.9	-1.9	-1.6	-5.9	-1.8	0.0	-3.2	3.8
December	-2.3	-1.8	-1.4	-6.6	-1.4	0.6	-0.9	-1.5
1996								
January	-2.9	-1.1	-0.5	-6.3	-0.4	0.4	0.0	-5.9

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

Period	New houses Number	New other residential building Number	Conversions, etc. Number	Total dwelling units Number
.....				
<b>PRIVATE SECTOR</b>				
<b>1992-93</b>	119 846	40 319	1 705	161 870
<b>1993-94</b>	127 299	49 281	3 992	180 572
<b>1994-95</b>	112 468	47 355	3 791	163 614
<b>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
<b>1996</b>				
January	5 845	1 792	84	7 721
.....				
<b>PUBLIC SECTOR</b>				
<b>1992-93</b>	3 741	6 651	9	10 401
<b>1993-94</b>	3 184	4 941	147	8 272
<b>1994-95</b>	2 551	4 870	49	7 470
<b>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
<b>1996</b>				
January	158	424	1	583
.....				
<b>TOTAL</b>				
<b>1992-93</b>	123 587	46 970	1 714	172 271
<b>1993-94</b>	130 483	54 222	4 139	188 844
<b>1994-95</b>	115 019	52 225	3 840	171 084
<b>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
<b>1996</b>				
January	6 003	2 216	85	8 304



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>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
<b>1996</b>										
January	6 003	1 081	446	1 527	257	209	223	689	2 216	8 219

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>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	689.8	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
<b>1996</b>										
January	611.5	75.5	43.9	119.4	18.1	20.4	26.6	65.0	184.5	795.9

<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>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
<b>1996</b>							
January	595.5	148.9	744.5	162.9	907.3	601.3	1 508.6
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>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
<b>1996</b>							
January	15.9	35.5	51.5	4.5	56.0	193.0	249.0
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>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
<b>1996</b>							
January	611.5	184.5	795.9	167.4	963.3	794.3	1 757.6



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

Period	New houses \$m	New other residential building \$m	New residential building \$m	Alterations and additions to residential buildings \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
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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	9 985.2	26 929.9

Quarter							
<b>1994</b>							
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	2 354.2	6 005.5
June	2 197.8	1 038.8	3 236.6	533.7	3 770.5	3 215.9	6 986.1
September	2 159.7	854.3	3 014.0	532.8	3 547.1	2 815.8	6 362.6
December	1 946.0	801.2	2 747.2	506.2	3 253.5	2 813.5	6 066.9

SEASONALLY ADJUSTED

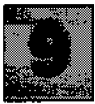
Quarter							
<b>1994</b>							
September	2 850.7	1 470.1	4 274.3	579.3	4 856.7	2 124.7	7 030.2
December	2 665.0	1 209.1	3 850.5	560.2	4 442.6	2 190.3	6 700.1
<b>1995</b>							
March	2 335.8	1 013.1	3 392.0	537.3	3 902.9	2 468.2	6 221.7
June	2 151.5	1 003.1	3 177.4	540.6	3 676.8	3 251.8	6 978.0
September	2 066.2	828.3	2 847.9	495.3	3 408.9	2 904.1	6 247.3
December	1 960.0	834.8	2 786.2	501.2	3 290.8	2 624.9	6 047.0

SEASONALLY ADJUSTED (% change from preceding quarter)

Quarter							
<b>1994</b>							
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	31.7	12.2
September	-4.0	-17.4	-10.4	-8.4	-7.3	-10.7	-10.5
December	-5.1	0.8	-2.2	1.2	-3.5	-9.6	-3.2

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>											
November	27	281	133	195	122	59	12	24	52	70	975
December	19	161	106	137	112	97	8	15	42	55	752
<b>1996</b>											
January	24	174	89	142	101	70	5	21	30	72	728
Value—\$200,000—\$499,999											
<b>1995</b>											
November	10	65	60	77	60	43	4	12	22	29	382
December	7	49	41	64	41	41	3	12	16	26	300
<b>1996</b>											
January	3	45	44	77	53	25	6	12	14	23	302
Value—\$500,000—\$999,999											
<b>1995</b>											
November	8	25	15	26	24	16	2	13	12	8	149
December	5	15	15	14	20	12	2	5	3	6	97
<b>1996</b>											
January	3	16	15	18	18	12	1	5	10	11	109
Value—\$1,000,000—\$4,999,999											
<b>1995</b>											
November	4	19	19	24	24	33	2	5	13	3	146
December	5	15	9	17	17	15	0	4	11	12	105
<b>1996</b>											
January	6	9	11	15	18	13	0	10	7	10	99
Value—\$5,000,000 and over											
<b>1995</b>											
November	0	2	1	5	2	3	1	2	2	1	19
December	2	3	5	2	3	4	0	1	0	1	21
<b>1996</b>											
January	4	4	2	1	3	4	0	2	4	0	24
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>											
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
<b>1996</b>											
January	40	248	161	253	193	124	12	50	65	116	1 262



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

Month	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Entertain- ment and recreational	Misc- ellaneous	Total non-resi- dential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Value—\$50,000—\$199,999											
<b>1995</b>											
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
<b>1996</b>											
January	2.5	15.0	8.9	13.9	9.9	7.7	0.5	2.0	3.1	6.8	70.1
Value—\$200,000—\$499,999											
<b>1995</b>											
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
<b>1996</b>											
January	0.9	13.5	13.8	24.7	16.1	7.6	2.0	3.5	4.6	6.7	93.4
Value—\$500,000—\$999,999											
<b>1995</b>											
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
<b>1996</b>											
January	1.9	9.7	10.1	11.8	12.3	8.9	0.6	3.4	6.8	7.8	73.3
Value—\$1,000,000—\$4,999,999											
<b>1995</b>											
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
<b>1996</b>											
January	11.6	16.0	23.2	31.3	31.3	25.7	0.0	23.6	13.8	19.6	196.0
Value—\$5,000,000 and over											
<b>1995</b>											
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
<b>1996</b>											
January	62.8	50.4	18.5	9.5	69.6	37.4	0.0	42.1	71.3	0.0	361.6
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>											
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
<b>1996</b>											
January	79.7	104.6	74.5	91.2	139.2	87.1	3.1	74.6	99.6	40.9	794.3

## NUMBER AND VALUE OF BUILDING APPROVED, By State: January 1996: Original

	DWELLING UNITS.....				VALUE.....						
	New houses	New other residential building	Con-versions etc.	Total dwelling units	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Total non-residential building	Total building
		Number	Number	Number	Number	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
NSW	1 702	964	50	2 716	191.6	80.6	272.3	81.9	354.2	240.9	595.1
Vic.	1 316	64	23	1 403	129.2	4.8	134.0	37.3	171.4	95.4	266.8
Qld	1 479	293	2	1 774	145.8	23.0	168.8	16.4	185.2	71.1	256.4
SA	299	44	3	346	25.2	3.3	28.6	8.5	37.1	55.3	92.3
WA	815	291	4	1 110	81.7	21.1	102.8	12.3	115.1	86.9	201.9
Tas.	129	82	1	212	10.5	11.8	22.4	3.2	25.6	18.0	43.6
NT	24	33	1	58	2.2	2.6	4.8	0.6	5.4	25.8	31.2
ACT	81	21	0	102	9.2	1.7	10.9	2.6	13.4	7.8	21.3
Australia	5 845	1 792	84	7 721	595.5	148.9	744.5	162.9	907.3	601.3	1 508.6
PUBLIC SECTOR											
NSW	41	139	0	180	4.0	11.7	15.6	0.2	15.9	40.9	56.8
Vic.	14	102	0	116	1.0	6.6	7.6	3.6	11.2	68.1	79.3
Qld	48	45	0	93	5.1	3.8	8.9	0.2	9.1	23.9	33.1
SA	7	2	0	9	0.5	0.1	0.6	0.0	0.6	9.1	9.8
WA	12	119	0	131	0.9	12.0	12.9	0.0	12.9	21.3	34.2
Tas.	6	10	0	16	0.6	0.7	1.4	0.0	1.4	24.2	25.6
NT	16	7	1	24	2.8	0.5	3.4	0.4	3.8	0.4	4.2
ACT	14	0	0	14	1.1	0.0	1.1	0.0	1.1	5.0	6.0
Australia	158	424	1	583	15.9	35.5	51.5	4.5	56.0	193.0	249.0
TOTAL											
NSW	1 743	1 103	50	2 896	195.6	92.3	287.9	82.1	370.1	281.9	651.9
Vic.	1 330	166	23	1 519	130.2	11.4	141.6	40.9	182.5	163.5	346.1
Qld	1 527	338	2	1 867	150.9	26.8	177.7	16.6	194.3	95.1	289.4
SA	306	46	3	355	25.7	3.5	29.2	8.5	37.7	64.4	102.1
WA	827	410	4	1 241	82.5	33.2	115.7	12.3	128.0	108.2	236.2
Tas.	135	92	1	228	11.2	12.6	23.7	3.2	26.9	42.3	69.2
NT	40	40	2	82	5.0	3.1	8.1	1.1	9.2	26.2	35.4
ACT	95	21	0	116	10.3	1.7	12.0	2.6	14.5	12.8	27.3
Australia	6 003	2 216	85	8 304	611.5	184.5	795.9	167.4	963.3	794.3	1 757.6



NON-RESIDENTIAL BUILDING APPROVED, By State: January 1996: Original

VALUE.....

*Hotels,  
motels and  
other short  
term*

*accommodation*    *Shops*    *Factories*    *Offices*    *Other business premises*    *Educational*    *Religious*    *Health*    *Entertainment and recreational*    *Miscellaneous*    *Total non-residential building*

\$m    \$m    \$m    \$m    \$m    \$m    \$m    \$m    \$m    \$m    \$m

PRIVATE SECTOR

NSW	1.0	59.1	19.6	24.4	77.3	21.7	1.6	7.5	17.8	10.9	240.9
Vic.	3.0	18.0	33.5	13.5	15.1	2.8	0.5	3.3	2.5	3.3	95.4
Qld	1.6	8.8	5.8	9.8	18.7	2.5	1.0	4.7	15.2	3.0	71.1
SA	8.1	4.1	3.8	2.2	10.3	1.2	0.0	23.7	1.8	0.1	55.3
WA	41.5	8.7	10.0	4.9	4.8	4.5	0.0	2.2	0.7	9.4	86.9
Tas.	0.0	2.7	1.3	4.1	4.0	3.5	0.0	1.0	0.1	1.3	18.0
NT	22.0	0.2	0.1	0.3	1.9	0.0	0.0	0.0	0.0	1.4	25.8
ACT	0.0	1.0	0.0	6.5	0.0	0.0	0.0	0.0	0.4	0.0	7.8
Australia	77.1	102.6	74.2	65.6	132.2	36.1	3.1	42.5	38.5	29.4	601.3

PUBLIC SECTOR

NSW	0.0	1.5	0.1	7.6	1.3	21.7	0.0	3.0	4.0	1.7	40.9
Vic.	0.6	0.4	0.0	4.8	0.5	8.7	0.0	2.8	48.8	1.5	68.1
Qld	2.0	0.0	0.2	0.1	4.2	4.8	0.0	0.1	7.0	5.6	23.9
SA	0.0	0.0	0.0	2.5	0.3	1.3	0.0	4.4	0.0	0.7	9.1
WA	0.0	0.0	0.0	10.0	0.6	9.5	0.0	0.0	1.1	0.1	21.3
Tas.	0.0	0.0	0.0	0.1	0.2	0.1	0.0	21.7	0.2	2.0	24.2
NT	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.4
ACT	0.0	0.0	0.0	0.1	0.0	4.9	0.0	0.0	0.0	0.0	5.0
Australia	2.6	2.0	0.2	25.6	7.0	51.0	0.0	32.1	61.1	11.5	193.0

TOTAL

NSW	1.0	60.7	19.7	32.0	78.6	43.4	1.6	10.5	21.8	12.6	281.9
Vic.	3.6	18.4	33.5	18.2	15.6	11.5	0.5	6.2	51.3	4.8	163.5
Qld	3.6	8.8	6.0	9.9	22.9	7.2	1.0	4.9	22.2	8.6	95.1
SA	8.1	4.1	3.8	4.7	10.6	2.5	0.0	28.1	1.8	0.8	64.4
WA	41.5	8.7	10.0	14.9	5.4	14.0	0.0	2.2	1.9	9.5	108.2
Tas.	0.0	2.7	1.3	4.3	4.2	3.6	0.0	22.7	0.2	3.3	42.3
NT	22.0	0.2	0.1	0.7	1.9	0.0	0.0	0.0	0.0	1.4	26.2
ACT	0.0	1.0	0.0	6.5	0.0	4.9	0.0	0.0	0.4	0.0	12.8
Australia	79.7	104.6	74.5	91.2	139.2	87.1	3.1	74.6	99.6	40.9	794.3

# 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 *Building and Construction Activity, Australia (8754.0)*.

## VALUE DATA

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

## OWNERSHIP

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

## FUNCTIONAL CLASSIFICATIONS

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

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

.....  
FUNCTIONAL CLASSIFICATIONS  
(continued)

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

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

TREND ESTIMATES

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

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

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

SYMBOLS AND OTHER USAGES

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

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

## GLOSSARY

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

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<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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