

BUILDING APPROVALS AUSTRALIA

EMBARGOED UNTIL 11:30AM FRI 29 MARCH 1996

FEBRUARY KEY FIGURES

TREND ESTIMATES

	Feb 96	% change Jan 96 to Feb 96	% change Feb 95 to Feb 96
Dwelling units approved			
Private sector houses	6 949	-0.8	-20.1
Total dwelling units	10 096	0.0	-23.5

SEASONALLY ADJUSTED

	Feb 96	% change Jan 96 to Feb 96	% change Feb 95 to Feb 96
Dwelling units approved			
Private sector houses	6 972	0.8	-19.5
Total dwelling units	10 494	9.5	-22.0

FEBRUARY KEY POINTS

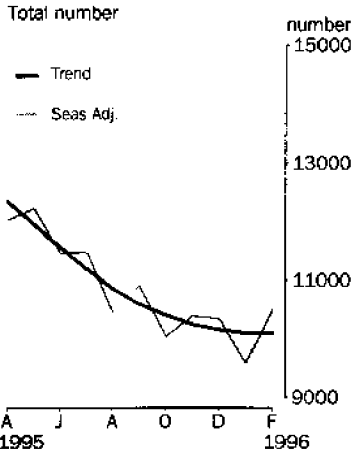
TREND ESTIMATES

- The trend for the total number of dwelling units approved has levelled out at 10,096 in February 1996. This follows falls of 0.6% in January 1996 and 0.9% in December 1995.
- The trend for the number of private sector houses approved fell by 0.8% in February 1996 to 6,949, following falls of 1.0% in January 1996 and 1.2% in December 1995.
- The trend for the number of other residential dwellings approved rose by 2.2% in February 1996 to 2,993. The large seasonally adjusted increase this month has resulted in the trend series being revised to show growth of 0.4% in January 1996 and reduced decline of 0.1% in December 1995.
- The trend to February 1996, for total dwelling units approved rose in New South Wales and Western Australia, levelled off in Queensland and continued to fall in the other States and Territories.

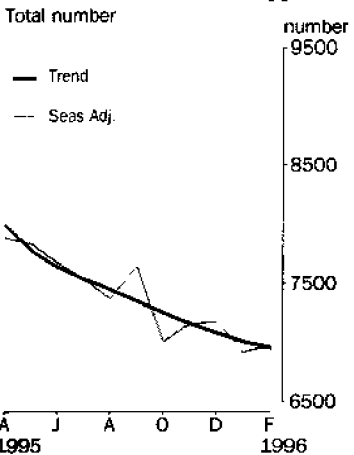
SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for the total number of dwelling units approved rose 9.5% in February 1996 to 10,494, following falls of 7.4% and 0.4% in January 1996 and December 1995 respectively.
- The number of private sector houses approved rose by 0.8% in February 1996 to 6,972 following a fall of 3.6% in January 1996 and a rise of 0.2% in December 1995.
- The number of other residential dwelling units approved rose by 32.8% in February 1996 to 3,331, following falls of 16.9% in January 1996 and 1.4% in December 1995.

Dwelling units approved



Private sector houses approved



INQUIRIES

- For further information about these and related unpublished statistics, contact Jeff Allen on 08 237 7663

BUILDING APPROVALS NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
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
August 1996	01 October 1996

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CHANGES IN THIS ISSUE

There are no changes in this issue.

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SIGNIFICANT REVISIONS THIS MONTH

Estimates for the number and value of other residential dwelling units approved and the value of Hotels, motels and other short term accommodation have been revised in New South Wales in July 1995. The revision was due to the recoding of a private sector approval from the Hotels, motels and other short term accommodation category to New other residential building. This job involved a total of 237 dwelling units valued at \$160 million.

Corresponding totals for New South Wales and Australia, affected by these amendments, have also been revised. Seasonally adjusted and trend estimates have also been revised as a consequence of these revisions

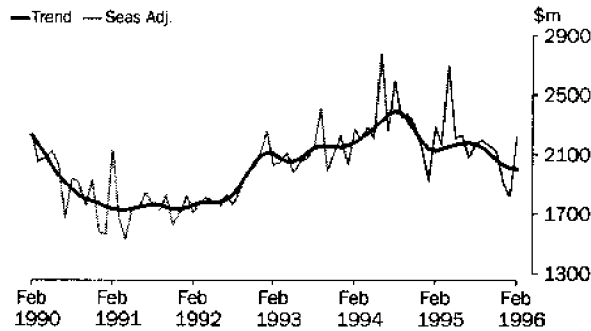
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W. McLennan
Australian Statistician

VALUE OF BUILDING APPROVED

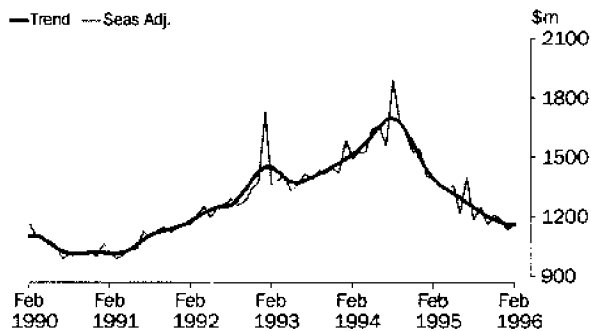
VALUE OF TOTAL BUILDING

The trend for the value of total building approved fell 0.7% in February 1996 following falls of 1.0% in January 1996 and 1.6% in December 1995. The trend will flatten out unless there is a fall of over 9% in the seasonally adjusted estimate in March 1996. The historical average monthly movement is 8%.



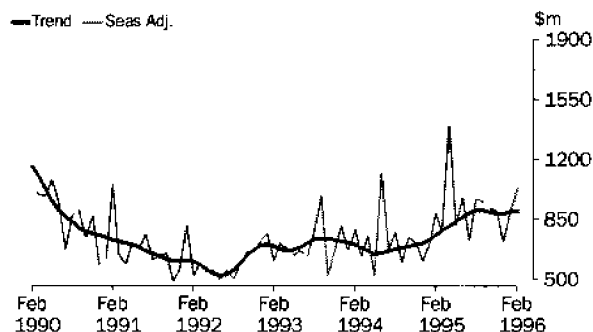
VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building approved decreased by 0.1% in February 1996 following falls of 1.2% in January 1996 and 1.3% in December 1995. The trend will continue to decline unless there is an increase of 5% (the historical average monthly movement) in the seasonally adjusted estimate in March 1996.



VALUE OF NON-RESIDENTIAL BUILDING

The trend for the value of non-residential building approved rose 0.5% in February 1996 following growth of 1.2% in January 1996. There was no growth in December 1995, and the trend had fallen in October and November. The trend will continue to rise unless there is a fall of over 24% in the seasonally adjusted estimate in March 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 March seasonally adjusted estimate is higher than the February estimate by:

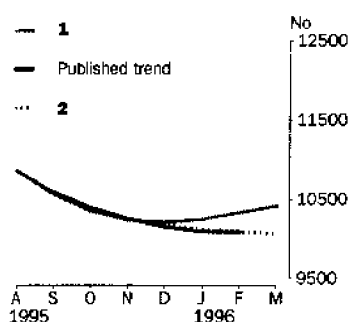
- +4% for total number of dwelling units approved
- +4% for number of private sector houses approved
- +5% for value of residential building approved
- +19% for value of non-residential building approved
- +8% for value of total building approved

2 The March seasonally adjusted estimate is lower than the February 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



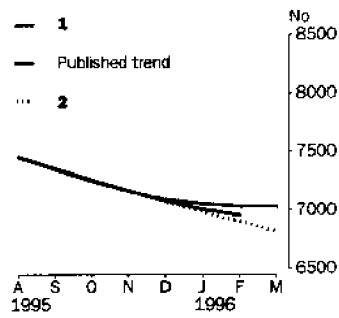
TREND AS PUBLISHED

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:					
	<i>number</i>	<i>% change</i>	1 <i>rises by 4% on Feb 1996</i>	<i>number</i>	<i>% change</i>	2 <i>falls by 4% on Feb 1996</i>	<i>number</i>	<i>% change</i>
1995								
October	10 391	-1.9	10 347	-2.1	10 376	-2.0		
November	10 251	-1.3	10 230	-1.1	10 245	-1.3		
December	10 157	-0.9	10 205	-0.2	10 167	-0.8		
1996								
January	10 093	-0.6	10 242	0.4	10 117	-0.5		
February	10 096	0.0	10 329	0.8	10 094	-0.2		
March	—	—	10 417	0.9	10 062	-0.3		

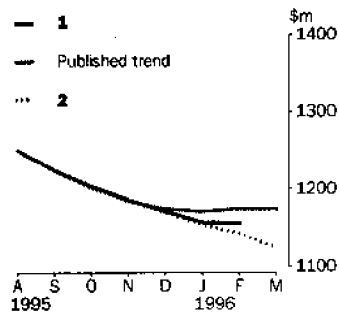
WHAT IF...? (continued)

PRIVATE SECTOR HOUSES



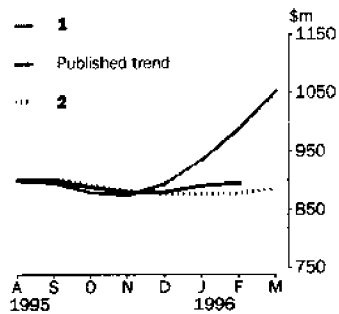
	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	number	% change	1 rises by 4% on Feb 1996 number	% change	2 falls by 4% on Feb 1996 number	% change
1995						
October	7 252	-1.3	7 239	-1.4	7 255	-1.3
November	7 160	-1.3	7 153	-1.2	7 161	-1.3
December	7 075	-1.2	7 091	-0.9	7 069	-1.3
1996						
January	7 004	-1.0	7 051	-0.6	6 979	-1.3
February	6 949	-0.8	7 033	-0.3	6 897	-1.2
March	—	—	7 024	-0.1	6 819	-1.1

VALUE OF RESIDENTIAL BUILDING APPROVED



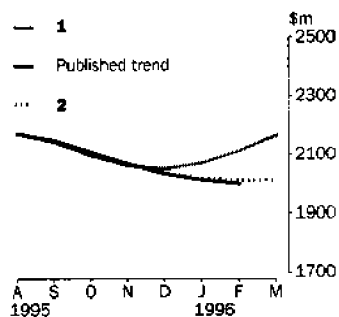
	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	\$m	% change	1 rises by 5% on Feb 1996 \$m	% change	2 falls by 5% on Feb 1996 \$m	% change
1995						
October	1 203.3	-1.8	1 200.0	-1.9	1 203.9	-1.7
November	1 185.3	-1.5	1 183.7	-1.4	1 185.6	-1.5
December	1 170.3	-1.3	1 174.0	-0.8	1 168.9	-1.4
1996						
January	1 156.6	-1.2	1 171.0	-0.3	1 154.0	-1.3
February	1 155.9	-0.1	1 173.7	0.2	1 141.8	-1.1
March	—	—	1 173.7	0.0	1 125.3	-1.4

VALUE OF NON-RESIDENTIAL BUILDING APPROVED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	\$m	% change	1 rises by 19% on Feb 1996 \$m	% change	2 falls by 19% on Feb 1996 \$m	% change
1995						
October	889.3	-1.3	879.6	-1.8	892.9	-1.1
November	880.7	-1.0	875.5	-0.5	882.1	-1.2
December	880.8	0.0	895.1	2.2	877.6	-0.5
1996						
January	891.4	1.2	935.1	4.5	877.4	0.0
February	895.5	0.5	987.9	5.6	879.1	0.2
March	—	—	1 051.6	6.4	887.5	0.9

VALUE OF TOTAL BUILDING APPROVED

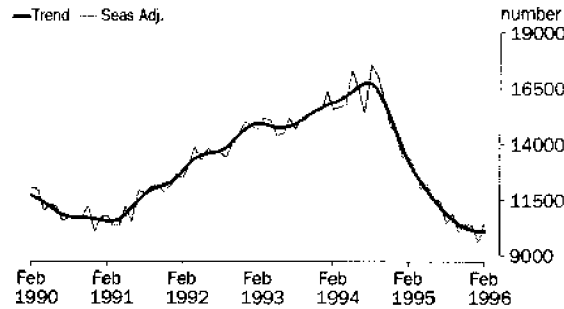


	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	\$m	% change	1 rises by 8% on Feb 1996 \$m	% change	2 falls by 8% on Feb 1996 \$m	% change
1995						
October	2 106.9	-1.9	2 094.2	-2.1	2 106.3	-1.9
November	2 066.5	-1.9	2 059.8	-1.6	2 065.8	-1.9
December	2 033.4	-1.6	2 051.0	-0.4	2 035.2	-1.5
1996						
January	2 012.8	-1.0	2 069.3	0.9	2 016.9	-0.9
February	1 998.1	-0.7	2 109.7	2.0	2 011.0	-0.3
March	—	—	2 164.1	2.6	2 015.2	0.2

DWELLING APPROVALS

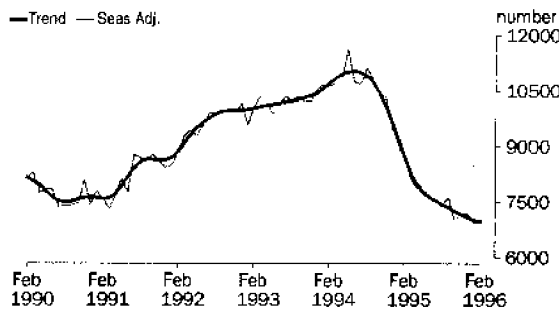
DWELLING UNITS APPROVED, AUSTRALIA

The trend for the total number of dwelling units approved has levelled out at 10,096 in February 1996, almost 40% below its last peak in July 1994. A fall of more than 2% in the seasonally adjusted series in March 1996 will see the trend decline further. The historical average monthly movement for this series is 4%.



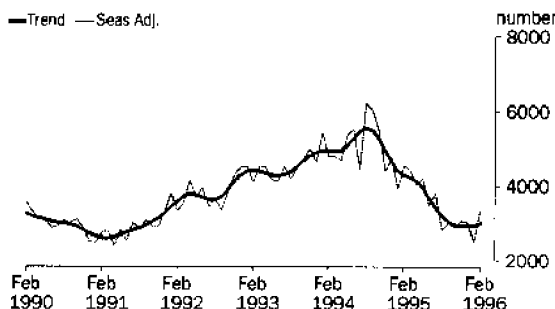
PRIVATE SECTOR HOUSES APPROVED, AUSTRALIA

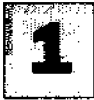
The trend for the number of private sector houses approved fell 0.8% in February 1996 to 6,949. The trend is now 37% below its last peak in June 1994. While the rate of decline has been slowing, the trend will continue to decline unless there is an increase of more than 4% (the historical average monthly movement) in the seasonally adjusted series in March 1996.



OTHER RESIDENTIAL BUILDING APPROVED, AUSTRALIA

The trend for the number of other residential dwelling units approved rose by 2.2% in February 1996 to 2,993. However, the trend remained 46% below its last peak in August 1994. The trend will continue to increase unless there is a decrease of over 13% in the seasonally adjusted series in March 1996. The historical average monthly movement for this series is 9%.





DWELLING UNITS APPROVED: Seasonally Adjusted & Trend

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

SEASONALLY ADJUSTED

1995							
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	7 530	7 650	3 362	3 825	10 892	581	11 475
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
1996							
January	6 917	7 072	1 948	2 508	8 865	582	9 580
February	6 972	7 162	3 035	3 331	10 008	469	10 494

TREND ESTIMATES

1995							
February	8 693	8 910	3 841	4 284	12 535	626	13 193
March	8 294	8 514	3 782	4 226	12 076	653	12 740
April	7 989	8 207	3 698	4 133	11 687	665	12 340
May	7 780	7 993	3 538	3 954	11 318	659	11 947
June	7 640	7 850	3 309	3 703	10 949	646	11 553
July	7 536	7 745	3 073	3 447	10 608	627	11 192
August	7 445	7 652	2 850	3 210	10 295	603	10 862
September	7 350	7 549	2 696	3 047	10 046	577	10 596
October	7 252	7 437	2 605	2 953	9 857	549	10 391
November	7 160	7 332	2 571	2 919	9 730	520	10 251
December	7 075	7 240	2 562	2 917	9 637	498	10 157
1996							
January	7 004	7 166	2 566	2 927	9 570	483	10 093
February	6 949	7 103	2 620	2 993	9 569	468	10 096

TREND ESTIMATES (% change from preceding month)

1995							
February	-5.1	-4.9	-3.5	-3.1	-4.6	5.0	-4.3
March	-4.6	-4.4	-1.5	-1.3	-3.7	4.4	-3.4
April	-3.7	-3.6	-2.2	-2.2	-3.2	1.8	-3.1
May	-2.6	-2.6	-4.3	-4.3	-3.2	-0.8	-3.2
June	-1.8	-1.8	-6.5	-6.3	-3.3	-2.0	-3.3
July	-1.4	-1.3	-7.1	-6.9	-3.1	-3.0	-3.1
August	-1.2	-1.2	-7.3	-6.9	-3.0	-3.7	-3.0
September	-1.3	-1.3	-5.4	-5.1	-2.4	-4.3	-2.4
October	-1.3	-1.5	-3.4	-3.1	-1.9	-5.0	-1.9
November	-1.3	-1.4	-1.3	-1.1	-1.3	-5.3	-1.3
December	-1.2	-1.3	-0.3	-0.1	-1.0	-4.2	-0.9
1996							
January	-1.0	-1.0	0.1	0.4	-0.7	-3.0	-0.6
February	-0.8	-0.9	2.1	2.2	0.0	-3.0	0.0

VALUE OF BUILDING APPROVED: Seasonally Adjusted & Trend

Month	New residential building	Alterations and additions to residential buildings	Total residential building	Non-residential building	Total building
	\$m	\$m	\$m	\$m	\$m
SEASONALLY ADJUSTED					
1995					
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	1 148.7	192.2	1 398.2	725.3	2 077.6
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
1996					
January	922.6	204.5	1 133.1	886.7	1 819.4
February	989.9	187.6	1 160.4	1 029.7	2 219.2
TREND ESTIMATES					
1995					
February	1 204.4	194.2	1 393.3	757.8	2 126.5
March	1 175.3	197.0	1 363.4	784.5	2 136.5
April	1 149.4	199.2	1 339.3	808.1	2 151.6
May	1 125.3	198.1	1 318.7	832.9	2 165.7
June	1 102.9	193.2	1 297.4	859.9	2 174.9
July	1 081.2	187.0	1 274.7	885.2	2 180.0
August	1 056.9	182.9	1 249.2	900.6	2 171.0
September	1 033.3	182.0	1 225.0	900.9	2 147.1
October	1 011.9	183.8	1 203.3	889.3	2 106.9
November	994.1	186.8	1 185.3	880.7	2 066.5
December	979.3	190.0	1 170.3	880.8	2 033.4
1996					
January	966.5	192.7	1 156.6	891.4	2 012.8
February	963.2	195.4	1 155.9	895.5	1 998.1
TREND ESTIMATES (% change from preceding month)					
1995					
February	-3.4	0.1	-3.2	3.8	-0.7
March	-2.4	1.5	-2.1	3.5	0.5
April	-2.2	1.1	-1.8	3.0	0.7
May	-2.1	-0.6	-1.5	3.1	0.7
June	-2.0	-2.5	-1.6	3.2	0.4
July	-2.0	-3.2	-1.8	2.9	0.2
August	-2.3	-2.2	-2.0	1.7	-0.4
September	-2.2	-0.5	-1.9	0.0	-1.1
October	-2.1	1.0	-1.8	-1.3	-1.9
November	-1.8	1.6	-1.5	-1.0	-1.9
December	-1.5	1.7	-1.3	0.0	-1.6
1996					
January	-1.3	1.4	-1.2	1.2	-1.0
February	-0.3	1.4	-0.1	0.5	-0.7



DWELLING UNITS APPROVED, By State: Seasonally Adjusted & Trend

Period	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
Number	Number	Number	Number	Number	Number	Number	Number	Number
SEASONALLY ADJUSTED								
1995								
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	4 539	2 031	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.
February	3 586	1 899	2 518	504	1 642	192	n.a.	n.a.
TREND ESTIMATES								
1995								
February	4 285	2 421	3 334	770	1 739	248	124	209
March	4 271	2 352	3 190	700	1 629	243	133	190
April	4 234	2 307	3 076	637	1 537	239	145	176
May	4 164	2 272	2 968	591	1 467	235	154	157
June	4 068	2 215	2 850	570	1 426	230	153	148
July	3 955	2 144	2 724	569	1 400	226	144	157
August	3 803	2 072	2 608	574	1 370	223	132	187
September	3 644	2 021	2 522	569	1 341	222	121	217
October	3 511	1 979	2 474	548	1 320	221	111	238
November	3 424	1 948	2 449	518	1 320	219	106	244
December	3 370	1 920	2 439	490	1 341	217	102	235
1996								
January	3 339	1 894	2 439	467	1 379	214	96	216
February	3 378	1 868	2 444	447	1 414	212	91	197
TREND ESTIMATES (% change from preceding month)								
1995								
February	-1.7	-3.9	-5.5	-7.9	-6.4	-1.9	0.2	-10.2
March	-0.3	-2.9	-4.3	-9.1	-6.3	-1.8	7.0	-9.3
April	-0.9	-1.9	-3.6	-9.0	-5.6	-1.6	9.3	-7.6
May	-1.7	-1.5	-3.5	-7.3	-4.6	-1.6	6.0	-10.7
June	-2.3	-2.5	-4.0	-3.5	-2.8	-2.1	-0.4	-7.0
July	-2.8	-3.2	-4.4	-0.3	-1.9	-2.0	-5.7	7.7
August	-3.8	-3.3	-4.3	0.9	-2.1	-1.1	-8.5	18.8
September	-4.2	-2.5	-3.3	-0.9	-2.1	-0.4	-8.8	16.5
October	-3.6	-2.1	-1.9	-3.6	-1.5	-0.5	-7.6	9.5
November	-2.5	-1.5	-1.0	-5.5	0.0	-0.9	-4.8	2.4
December	-1.6	-1.4	-0.4	-5.5	1.6	-1.1	-4.1	-3.8
1996								
January	-0.9	-1.4	0.0	-4.6	2.8	-1.2	-5.6	-8.1
February	1.2	-1.4	0.2	-4.3	2.5	-0.9	-4.6	-8.5



DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Conversions, etc.	Total dwelling units
	Number	Number	Number	Number
PRIVATE SECTOR				
1992-93	119 846	40 319	1 705	161 870
1993-94	127 299	49 281	3 992	180 572
1994-95	112 468	47 355	3 791	163 614
1995				
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	7 614	3 233	177	11 024
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
1996				
January	5 845	1 792	84	7 721
February	6 769	2 756	167	9 692
PUBLIC SECTOR				
1992-93	3 741	6 651	9	10 401
1993-94	3 184	4 941	147	8 272
1994-95	2 551	4 870	49	7 470
1995				
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
1996				
January	158	424	1	583
February	145	267	5	417
TOTAL				
1992-93	123 587	46 970	1 714	172 271
1993-94	130 483	54 222	4 139	188 844
1994-95	115 019	52 225	3 840	171 084
1995				
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	7 709	3 602	177	11 488
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
1996				
January	6 003	2 216	85	8 304
February	6 914	3 023	172	10 109

NEW DWELLING UNITS APPROVED¹, By Type of Dwelling: Original

NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....			Flats, units or apartments in a building of.....				Total	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
		NUMBER OF DWELLING UNITS								
1992-93	123 587	20 574	6 962	27 536	11 478	4 169	3 787	19 434	46 970	170 557
1993-94	130 483	21 981	10 905	32 886	10 037	5 244	6 073	21 354	54 222	184 705
1994-95	115 019	19 497	10 240	29 737	7 435	4 879	10 174	22 488	52 225	167 244
1995										
February	8 115	1 215	915	2 130	525	531	608	1 664	3 794	11 909
March	9 131	1 611	1 049	2 650	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	7 709	1 107	817	1 924	367	234	1 077	1 678	3 602	11 311
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
1996										
January	6 003	1 081	446	1 527	257	209	223	689	2 216	8 219
February	6 914	1 211	649	1 860	342	357	464	1 163	3 023	9 937

VALUE (\$ million)

1992-93	10 605.7	1 273.2	499.1	1 772.5	748.9	330.1	664.1	1 743.0	3 515.6	14 121.4
1993-94	11 669.2	1 403.2	824.3	2 225.7	665.7	424.1	721.6	1 821.2	4 016.1	15 685.3
1994-95	10 942.5	1 319.6	890.8	2 210.3	506.5	384.7	1 426.2	2 317.9	4 528.2	15 470.7
1995										
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	763.9	76.0	68.0	144.0	25.4	22.0	252.9	300.3	444.3	1 208.2
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
1996										
January	611.5	75.5	43.9	119.4	18.1	20.4	26.6	65.0	184.5	795.9
February	693.6	86.0	57.6	143.5	25.7	24.6	64.6	114.9	258.5	952.1

¹ Excludes Conversions, etc

VALUE OF BUILDING APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)							
1992-93	10 319.3	3 091.4	13 410.7	2 071.4	15 482.1	5 067.7	20 549.8
1993-94	11 403.8	3 693.6	15 097.4	2 267.1	17 364.5	6 057.0	23 421.5
1994-95	10 715.5	4 163.0	14 878.5	2 396.1	17 274.6	6 791.4	24 066.0
1995							
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	755.4	417.0	1 172.4	185.2	1 357.6	499.2	1 856.8
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
1996							
January	595.5	148.9	744.5	162.9	907.3	601.3	1 508.6
February	679.1	236.9	916.0	174.5	1 090.5	758.3	1 848.8
PUBLIC SECTOR (\$ million)							
1992-93	286.5	424.2	710.7	17.1	727.8	2 608.8	3 336.6
1993-94	265.4	322.5	587.9	22.0	609.8	2 728.5	3 338.4
1994-95	227.0	365.2	592.2	37.2	629.4	2 823.3	3 452.6
1995							
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
1996							
January	15.9	35.5	51.5	4.5	56.0	193.0	249.0
February	14.5	21.6	36.1	3.1	39.2	329.5	368.7
TOTAL (\$ million)							
1992-93	10 605.7	3 515.6	14 121.4	2 088.6	16 209.9	7 676.5	23 886.4
1993-94	11 669.2	4 016.1	15 685.3	2 289.0	17 974.3	8 785.6	26 759.9
1994-95	10 942.5	4 528.2	15 470.7	2 433.3	17 904.0	9 614.7	27 518.7
1995							
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	763.9	444.3	1 208.2	187.8	1 396.0	612.9	2 008.9
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
1996							
January	611.5	184.5	795.9	167.4	963.3	794.3	1 757.6
February	693.6	258.5	952.1	177.6	1 129.7	1 087.7	2 217.4

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

Period	New houses \$m	New other residential building \$m	New residential building \$m	Alterations and additions to residential buildings \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
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ORIGINAL

1992-93	10 150.6	3 720.3	13 870.9	2 000.2	15 871.5	8 206.9	24 078.0
1993-94	10 958.7	4 215.2	15 173.9	2 144.8	17 319.6	9 518.3	26 837.0
1994-95	10 024.3	4 692.7	14 717.0	2 227.8	16 946.1	9 985.2	26 929.9

Quarter

1994							
September	3 009.8	1 515.3	4 525.1	630.4	5 155.7	2 107.5	7 263.0
December	2 645.8	1 151.0	3 796.7	571.0	4 368.4	2 307.6	6 675.3

1995							
March	2 170.9	987.6	3 158.6	492.7	3 651.5	2 354.2	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	2 159.6	1 017.6	3 177.2	532.8	3 709.5	2 658.4	6 366.4
December	1 946.0	801.2	2 747.2	506.2	3 253.5	2 813.5	6 066.9

SEASONALLY ADJUSTED

Quarter

1994							
September	2 850.7	1 470.1	4 274.3	579.3	4 886.7	2 124.7	7 030.2
December	2 665.0	1 209.1	3 850.5	560.2	4 442.6	2 190.3	6 700.1

1995							
March	2 335.8	1 013.1	3 392.0	537.3	3 902.9	2 468.2	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	983.5	3 003.0	495.3	3 571.1	2 714.8	6 251.2
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

1994							
September	-2.0	27.8	4.5	-0.9	5.7	-19.3	-3.9
December	-6.5	-17.8	-9.9	-3.3	-9.1	3.1	-4.7

1995							
March	-12.4	-16.2	-11.9	-4.1	-12.1	12.7	-7.1
June	-7.9	-1.0	-6.3	0.6	-5.8	31.7	12.2
September	-4.0	-2.0	-5.5	-8.4	-2.9	-16.5	-10.4
December	-5.1	-15.1	-7.2	1.2	-7.8	-3.3	-3.3



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

Month	Hotels, motels and other short term accommoda- tion	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Entertain- ment and recreational	Misc- ellaneous	Total non-resi- dential building
	Number	Number	Number	Number	Number	Number	Number	Number	Number	Number	Number
Value—\$50,000—\$199,999											
1995											
December	19	161	106	137	112	97	8	15	42	55	752
1996											
January	24	174	89	142	101	70	5	21	30	72	728
February	33	215	95	136	114	42	8	31	44	60	778
Value—\$200,000—\$499,999											
1995											
December	7	49	41	64	41	41	3	12	16	26	300
1996											
January	3	45	44	77	53	25	6	12	14	23	302
February	16	48	50	85	62	30	6	11	20	24	352
Value—\$500,000—\$999,999											
1995											
December	5	15	15	14	20	12	2	5	3	6	97
1996											
January	3	16	15	18	18	12	1	5	10	11	109
February	5	18	18	18	24	9	1	5	15	8	121
Value—\$1,000,000—\$4,999,999											
1995											
December	5	15	9	17	17	15	0	4	11	12	105
1996											
January	6	9	11	15	18	13	0	10	7	10	99
February	5	15	8	23	27	17	0	7	19	3	124
Value—\$5,000,000 and over											
1995											
December	2	3	5	2	3	4	0	1	0	1	21
1996											
January	4	4	2	1	3	4	0	2	4	0	24
February	2	8	5	9	5	4	0	0	1	4	38
Value—Total											
1992-93	460	3 110	1 654	2 768	2 109	1 292	268	606	1 072	1 030	14 369
1993-94	500	3 364	1 924	2 863	2 259	1 371	249	723	955	1 122	15 330
1994-95	501	3 715	2 274	3 324	2 541	1 478	208	578	1 040	1 105	16 764
1995											
December	38	243	176	234	193	169	13	37	72	100	1 275
1996											
January	40	248	161	253	193	124	12	50	65	116	1 262
February	61	304	176	271	232	102	15	54	99	99	1 413



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											
1995											
December	2.0	14.9	10.6	13.4	11.4	10.3	1.0	1.5	4.1	5.3	74.3
1996											
January	2.5	15.0	8.9	13.9	9.9	7.7	0.5	2.0	3.1	6.8	70.1
February	3.1	19.8	9.6	14.3	11.1	4.7	0.9	3.1	4.8	6.2	77.8
Value—\$200,000-\$499,999											
1995											
December	1.8	15.0	12.3	19.3	12.3	13.0	0.7	3.6	5.1	7.5	90.5
1996											
January	0.9	13.5	13.8	24.7	16.1	7.6	2.0	3.5	4.6	6.7	93.4
February	4.7	14.5	14.4	27.2	19.7	9.9	1.6	3.3	5.7	6.7	107.8
Value—\$500,000-\$999,999											
1995											
December	3.3	9.6	11.3	9.1	13.5	8.5	1.4	3.3	2.1	3.8	66.0
1996											
January	1.9	9.7	10.1	11.8	12.3	8.9	0.6	3.4	6.8	7.8	73.3
February	3.0	11.1	10.8	11.2	15.6	5.9	0.5	3.0	10.6	5.2	76.9
Value—\$1,000,000-\$4,999,999											
1995											
December	12.1	32.8	18.1	23.3	35.1	32.0	0.0	9.2	23.8	23.6	209.9
1996											
January	11.6	16.0	23.2	31.3	31.3	25.7	0.0	23.6	13.8	19.6	196.0
February	15.5	24.3	17.0	49.4	59.2	40.2	0.0	16.0	35.9	8.9	266.4
Value—\$5,000,000 and over											
1995											
December	15.2	31.5	44.5	14.4	41.0	58.9	0.0	5.0	0.0	7.9	218.3
1996											
January	62.8	50.4	18.5	9.5	69.6	37.4	0.0	42.1	71.3	0.0	361.6
February	13.0	139.9	36.7	177.4	75.6	34.3	0.0	0.0	5.7	76.3	558.9
Value--Total											
1992-93	234.0	1 145.1	734.5	1 487.3	826.9	1 028.1	88.0	853.8	783.9	494.9	7 676.5
1993-94	622.0	1 398.6	716.7	1 341.1	1 283.9	1 124.4	76.3	974.2	740.8	507.6	8 785.6
1994-95	611.2	1 802.6	870.0	1 472.3	1 158.1	1 203.1	73.0	635.9	1 167.3	621.2	9 614.7
1995											
December	34.4	103.7	96.7	79.5	113.3	122.7	3.1	22.5	35.0	48.2	659.1
1996											
January	79.7	104.6	74.5	91.2	139.2	87.1	3.1	74.6	99.6	40.9	794.3
February	39.4	209.4	88.6	279.6	181.2	95.0	3.1	25.3	62.8	103.4	1 087.7

NUMBER AND VALUE OF BUILDING APPROVED, By State: February 1996: **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	1 989	1 233	41	3 263	221.4	92.3	313.6	78.3	391.9	260.9	652.8
Vic.	1 298	489	93	1 880	130.5	62.6	193.1	48.6	241.7	182.7	424.4
Qld	1 749	528	5	2 282	170.0	41.1	211.1	18.7	229.8	231.2	461.0
SA	393	66	2	461	30.9	6.9	37.8	8.1	45.9	11.3	57.2
WA	1 070	298	25	1 393	101.3	22.8	124.1	12.4	138.5	41.3	177.7
Tas.	172	15	0	187	14.7	1.1	15.7	3.5	19.2	7.1	26.3
NT	49	6	1	56	4.9	0.4	5.3	1.6	6.9	16.7	23.6
ACT	49	121	0	170	5.5	9.7	15.2	3.3	18.5	7.2	25.7
Australia	6 769	2 756	167	9 692	679.1	236.9	916.0	174.5	1 090.5	758.3	1 848.8

PUBLIC SECTOR

NSW	13	81	4	98	1.2	6.6	7.8	1.1	8.9	112.2	121.1
Vic.	12	38	1	51	1.1	4.8	5.9	1.2	7.1	17.4	24.5
Qld	40	83	0	123	4.8	5.2	9.9	0.1	10.1	16.4	26.4
SA	25	0	0	25	1.8	0.0	1.8	0.3	2.1	5.2	7.3
WA	45	44	0	89	3.8	2.7	6.5	0.0	6.5	7.3	13.9
Tas.	0	10	0	10	0.0	1.0	1.0	0.4	1.4	6.3	7.7
NT	10	2	0	12	1.8	0.5	2.3	0.1	2.3	9.9	12.2
ACT	0	9	0	9	0.0	0.8	0.8	0.0	0.8	154.8	155.5
Australia	145	267	5	417	14.5	21.6	36.1	3.1	39.2	329.5	368.7

TOTAL

NSW	2 002	1 314	45	3 361	222.6	98.9	321.5	79.4	400.8	373.1	774.0
Vic.	1 310	527	94	1 931	131.6	67.4	199.0	49.8	248.8	200.1	448.9
Qld	1 789	611	5	2 405	174.8	46.2	221.0	18.8	239.9	247.6	487.4
SA	418	66	2	486	32.7	6.9	39.6	8.4	48.0	16.5	64.5
WA	1 115	342	25	1 482	105.1	25.5	130.6	12.4	143.0	48.6	191.6
Tas.	172	25	0	197	14.7	2.1	16.8	3.8	20.6	13.3	33.9
NT	59	8	1	68	6.7	0.9	7.6	1.7	9.3	26.6	35.8
ACT	49	130	0	179	5.5	10.5	16.0	3.3	19.3	162.0	181.3
Australia	6 914	3 023	172	10 109	693.6	258.5	952.1	177.6	1 129.7	1 087.7	2 217.4

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

VALUE.....

	<i>Hotels, motels and other short term accommodation</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
.....											
PRIVATE SECTOR											
NSW	11.6	46.2	39.1	52.1	68.7	7.6	0.5	3.1	28.7	3.2	260.9
Vic.	1.5	31.1	17.7	24.7	15.9	12.8	1.1	6.0	3.8	68.0	182.7
Qld	13.5	110.8	22.1	12.4	41.0	0.9	0.0	6.0	12.0	12.5	231.2
SA	0.3	2.9	0.4	1.6	2.2	2.0	0.7	0.4	0.2	0.6	11.3
WA	4.3	7.3	5.2	1.6	9.3	2.0	0.5	1.7	6.6	2.8	41.3
Tas.	0.1	0.4	2.9	0.9	1.7	0.0	0.1	0.0	0.0	1.1	7.1
NT	7.4	5.2	0.8	0.1	2.7	0.5	0.0	0.0	0.0	0.0	16.7
ACT	0.0	0.5	0.4	5.5	0.0	0.6	0.0	0.2	0.0	0.0	7.2
Australia	38.7	204.3	88.5	99.1	141.5	26.4	2.9	17.3	51.3	88.2	758.3
.....											
PUBLIC SECTOR											
NSW	0.7	3.7	0.0	19.4	32.1	42.0	0.0	7.5	3.7	3.2	112.2
Vic.	0.0	0.4	0.1	6.5	0.0	7.2	0.0	0.2	2.5	0.5	17.4
Qld	0.0	0.4	0.0	8.7	2.2	3.0	0.2	0.0	1.0	0.9	16.4
SA	0.0	0.0	0.0	2.3	0.6	1.7	0.0	0.2	0.0	0.4	5.2
WA	0.0	0.0	0.0	2.9	0.0	2.2	0.0	0.0	0.3	2.0	7.3
Tas.	0.0	0.0	0.0	0.7	0.0	3.0	0.0	0.0	0.0	2.6	6.3
NT	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.1	4.1	5.5	9.9
ACT	0.0	0.7	0.0	139.8	4.8	9.4	0.0	0.0	0.0	0.0	154.8
Australia	0.7	5.1	0.1	180.5	39.6	68.6	0.2	8.0	11.5	15.2	329.5
.....											
TOTAL											
NSW	12.3	49.9	39.1	71.5	100.8	49.6	0.5	10.7	32.4	6.4	373.1
Vic.	1.5	31.5	17.8	31.2	15.9	20.1	1.1	6.2	6.3	68.5	200.1
Qld	13.5	111.1	22.1	21.1	43.2	3.9	0.2	6.0	13.0	13.4	247.6
SA	0.3	2.9	0.4	3.9	2.8	3.7	0.7	0.6	0.2	1.0	16.5
WA	4.3	7.3	5.2	4.5	9.3	4.3	0.5	1.7	6.8	4.8	48.6
Tas.	0.1	0.4	2.9	1.6	1.7	3.0	0.1	0.0	0.0	3.7	13.3
NT	7.4	5.2	0.8	0.4	2.7	0.5	0.0	0.1	4.1	5.5	26.6
ACT	0.0	1.2	0.4	145.4	4.8	10.0	0.0	0.2	0.0	0.0	162.0
Australia	39.4	209.4	88.6	279.6	181.2	95.0	3.1	25.3	62.8	103.4	1 087.7

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

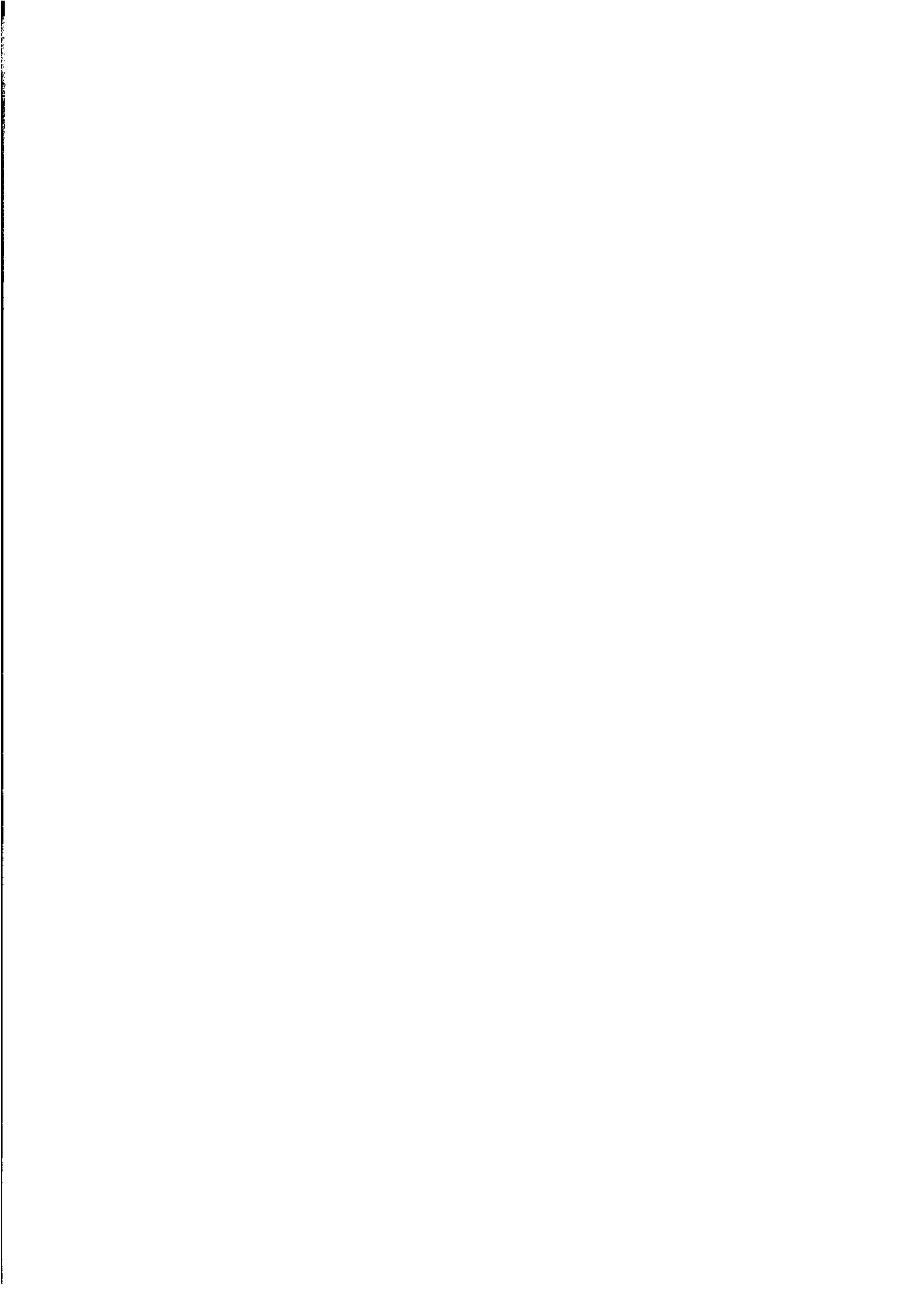
GLOSSARY

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



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





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