

**BUILDING APPROVALS AUSTRALIA**

EMBARGOED UNTIL 11:30AM FRI 03 MAY 1996

**MARCH KEY FIGURES**

**TREND ESTIMATES**

	<i>Mar 96</i>	<i>% change Feb 96 to Mar 96</i>	<i>% change Mar 95 to Mar 96</i>
Dwelling units approved			
Private sector houses	6 989	-0.3	-15.7
Total dwelling units	10 217	0.2	-19.8

**SEASONALLY ADJUSTED**

	<i>Mar 96</i>	<i>% change Feb 96 to Mar 96</i>	<i>% change Mar 95 to Mar 96</i>
Dwelling units approved			
Private sector houses	7 133	2.3	-12.5
Total dwelling units	10 424	-0.7	-19.1

**MARCH KEY POINTS**

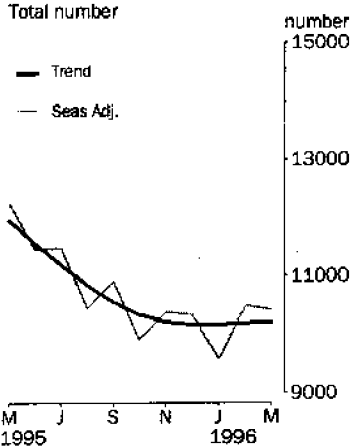
**TREND ESTIMATES**

- The trend for the total number of dwelling units approved rose 0.2% in March 1996 to 10,217. This follows an increase of 0.3% in February, after no growth in January 1996 and a falling trend previously.
- The trend for the number of private sector houses approved fell 0.3% in March 1996 to 6,989. This follows decreases of 0.4% in February and 0.7% in January 1996.
- The trend for the number of other residential dwellings approved rose 1.7% in March 1996 to 3,094, following rises of 2.4% in February and 1.8% in January 1996.
- The trend to March 1996 for total dwelling units approved fell in the Australian Capital Territory (-16.4%), Tasmania (-5.1%), South Australia (-3.2%), Northern Territory (-0.5%) and Queensland (-0.2%). The trend was stable in New South Wales (0.1%) and rose in Western Australia (4.4%) and Victoria (1.2%)

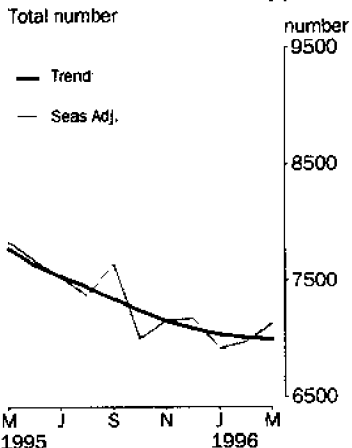
**SEASONALLY ADJUSTED ESTIMATES**

- The seasonally adjusted estimate for the total number of dwelling units approved fell 0.7% in March 1996 to 10,424, following growth of 9.5% in February and a 7.4% fall in January 1996.
- The number of private sector houses approved grew 2.3% in March 1996 to 7,133, following a 0.8% increase in February, and a fall of 3.6% in January 1996.
- The number of other residential dwelling units approved fell 4.0% in March 1996 to 3,197, following an increase of 32.8% in February and a fall of 16.9% in January 1996.

**Dwelling units approved**



**Private sector houses approved**



**INQUIRIES**

- For further information about these and related unpublished statistics, contact Rex Porter on 08 237 7316

# BUILDING APPROVALS NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
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
September 1996	31 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 in New South Wales in October 1995 have been revised. The revision was due to the deletion of a private sector other residential building job, involving 111 dwelling units at a value of \$31million, which had also been recorded as an approval in an earlier month.

Corresponding totals for New South Wales and Australia affected by this amendment have also been revised. Where appropriate, seasonally adjusted and trend estimates and constant price data have also been revised.

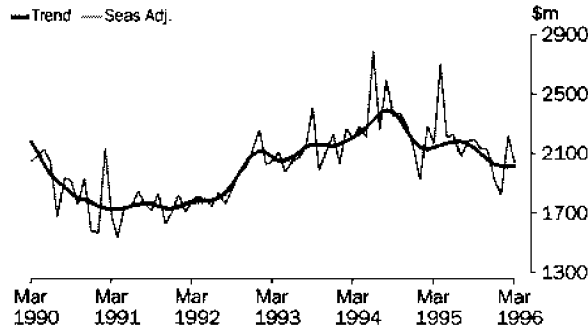
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Dennis Trewin  
ACTING AUSTRALIAN STATISTICIAN

# VALUE OF BUILDING APPROVED

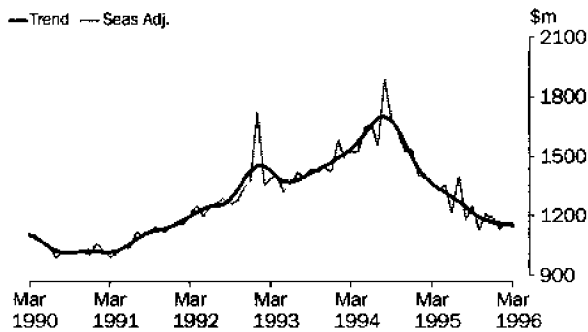
## VALUE OF TOTAL BUILDING

The trend for the value of total building approved rose by 0.3% in March 1996, following falls of 0.2% in February and 0.8% in January 1996. The trend will continue to grow unless there is a fall of more than 5% in the seasonally adjusted series in April 1996. The historical average monthly movement is 8%.



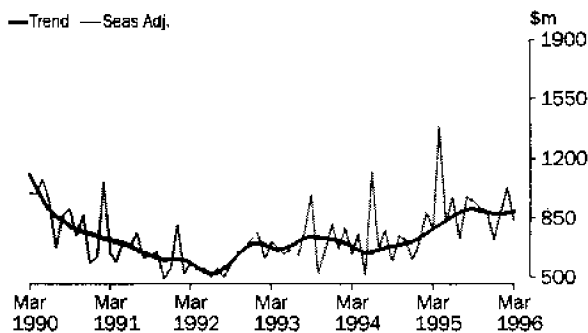
## VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building approved fell 0.5% in March 1996, following falls of 0.2% in February and 0.6% in January 1996. The trend will level out unless there is a fall of more than 1% in the seasonally adjusted series in April 1996. The historical average monthly movement is 5%.



## VALUE OF NON-RESIDENTIAL BUILDING

The trend for the value of non-residential building approved rose 0.9% in March 1996, following growth of 0.2% in February and small declines in the previous four months. Any decrease in the seasonally adjusted series in April 1996, however, will see the trend begin to decline. 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.

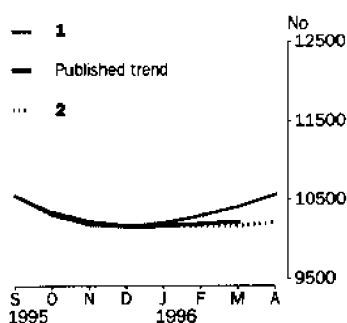
Generally, the size of revisions to the trend estimates tends to be larger, the greater the volatility of the original series. Analysis of the building approval original series has shown that they can be volatile; therefore, initial estimates of a month's trend value can be revised substantially. As 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 April seasonally adjusted estimate is higher than the March 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 April seasonally adjusted estimate is lower than the March 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



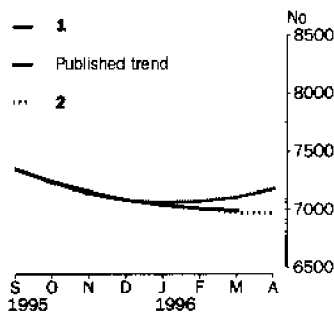
### TREND AS PUBLISHED

### 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 Mar 1996 number	% change	<b>2</b> falls by 4% on Mar 1996 number	% change
1995						
November	10 214	-1.2	10 176	-1.3	10 205	-1.2
December	10 166	-0.5	10 150	-0.3	10 164	-0.4
1996						
January	10 161	0.0	10 200	0.5	10 162	0.0
February	10 192	0.3	10 292	0.9	10 168	0.1
March	10 217	0.2	10 404	1.1	10 170	0.0
April	—	—	10 564	1.5	10 212	0.4

# WHAT IF...? (continued)

## PRIVATE SECTOR HOUSES



1995  
November  
December  
1996  
January  
February  
March  
April

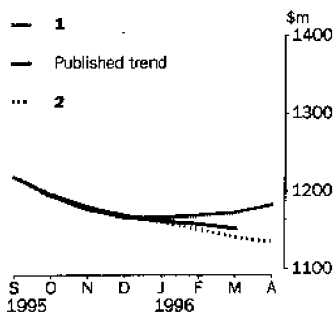
### TREND AS PUBLISHED

	number	% change
1995		
November	7 155	-1.2
December	7 087	-0.9
1996		
January	7 039	-0.7
February	7 010	-0.4
March	6 989	-0.3
April	—	—

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

<b>1</b> rises by 4% on Mar 1996		<b>2</b> falls by 4% on Mar 1996		
number	% change	number	% change	
1995				
November	7 137	-1.3	7 154	-1.2
December	7 079	-0.8	7 087	-0.9
1996				
January	7 060	-0.3	7 038	-0.7
February	7 075	0.2	7 002	-0.5
March	7 110	0.5	6 972	-0.4
April	7 184	1.0	6 974	0.0

## VALUE OF RESIDENTIAL BUILDING APPROVED



1995  
November  
December  
1996  
January  
February  
March  
April

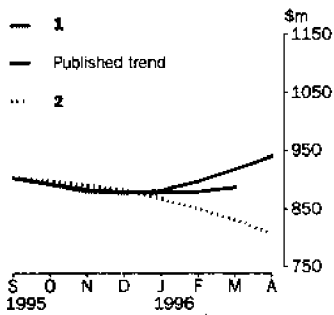
### TREND AS PUBLISHED

	\$m	% change
1995		
November	1 178.4	-1.4
December	1 167.2	-1.0
1996		
January	1 160.6	-0.6
February	1 157.7	-0.2
March	1 151.4	-0.5
April	—	—

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

<b>1</b> rises by 5% on Mar 1996		<b>2</b> falls by 5% on Mar 1996		
\$m	% change	\$m	% change	
1995				
November	1 174.9	-1.5	1 178.8	-1.4
December	1 165.7	-0.8	1 167.6	-1.0
1996				
January	1 165.2	0.0	1 160.0	-0.7
February	1 167.8	0.2	1 150.8	-0.8
March	1 171.6	0.3	1 139.5	-1.0
April	1 182.2	0.9	1 133.7	-0.5

## VALUE OF NON-RESIDENTIAL BUILDING APPROVED



1995  
November  
December  
1996  
January  
February  
March  
April

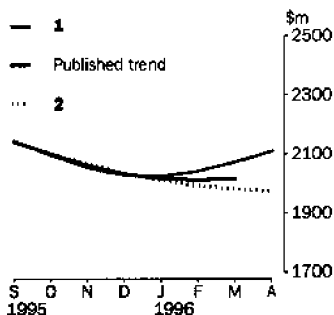
### TREND AS PUBLISHED

	\$m	% change
1995		
November	882.2	-1.2
December	877.5	-0.5
1996		
January	877.0	-0.1
February	878.4	0.2
March	886.4	0.9
April	—	—

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

<b>1</b> rises by 19% on Mar 1996		<b>2</b> falls by 19% on Mar 1996		
\$m	% change	\$m	% change	
1995				
November	878.9	-1.4	889.7	-0.9
December	875.6	-0.4	881.0	-1.0
1996				
January	881.0	0.6	866.9	-1.6
February	897.2	1.8	850.5	-1.9
March	918.4	2.4	830.5	-2.4
April	940.4	2.4	807.7	-2.7

## VALUE OF TOTAL BUILDING APPROVED



1995  
November  
December  
1996  
January  
February  
March  
April

### TREND AS PUBLISHED

	\$m	% change
1995		
November	2 059.9	-1.9
December	2 030.9	-1.4
1996		
January	2 014.3	-0.8
February	2 009.7	-0.2
March	2 014.9	0.3
April	—	—

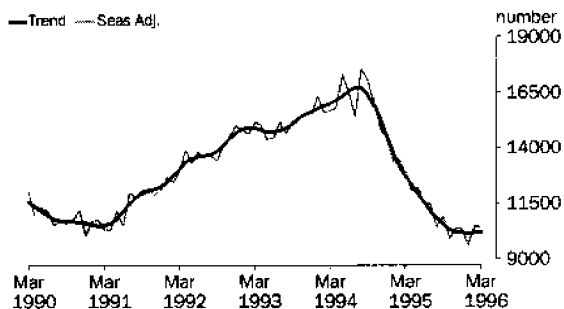
### WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

<b>1</b> rises by 8% on Mar 1996		<b>2</b> falls by 8% on Mar 1996		
\$m	% change	\$m	% change	
1995				
November	2 052.8	-2.1	2 063.9	-1.8
December	2 027.4	-1.2	2 032.9	-1.5
1996				
January	2 023.0	-0.2	2 008.4	-1.2
February	2 040.6	0.9	1 992.5	-0.8
March	2 071.1	1.5	1 980.5	-0.6
April	2 109.0	1.8	1 972.2	-0.4

# DWELLING APPROVALS

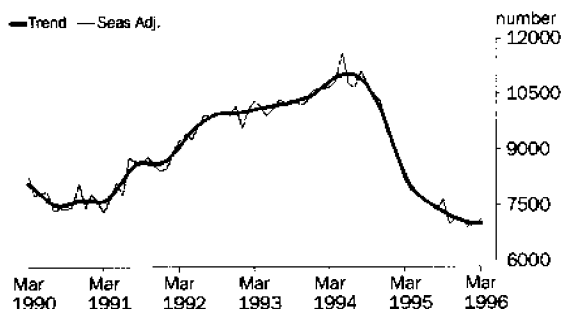
## DWELLING UNITS APPROVED, AUSTRALIA

The trend for the total number of dwelling units approved increased by 0.2% in March 1996 to 10,217. However, the trend remained 39.0% below its last peak in July 1994. Weak trend growth will continue unless there is a fall of nearly 7% in the seasonally adjusted series in April 1996. The historical average monthly movement is 4%.



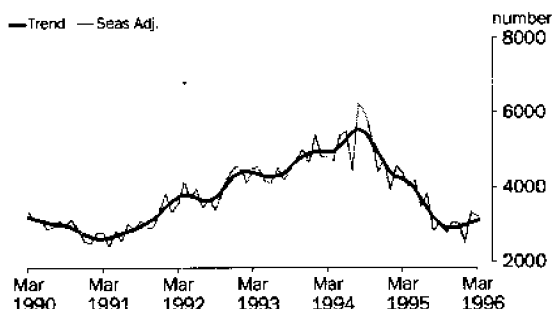
## PRIVATE SECTOR HOUSES APPROVED, AUSTRALIA

The trend for the number of private sector houses approved fell by 0.3% in March 1996 to 6,989. The trend is now 36.6% below its last peak in June 1994. The trend will level out unless there is a fall of nearly 4% (the historical average monthly movement) in the seasonally adjusted series in April 1996.



## OTHER RESIDENTIAL BUILDING APPROVED, AUSTRALIA

The trend for the number of other residential dwelling units approved increased by 1.7% in March 1996 to 3,094, following rises of 2.4% in February and 1.8% in January 1996. The trend will continue to increase unless there is a fall of more than 16% in the seasonally adjusted series in April 1996. The historical average monthly movement is 10%.





## DWELLING UNITS APPROVED: Seasonally Adjusted & Trend

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

### SEASONALLY ADJUSTED

<b>1995</b>							
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	2 291	2 765	9 292	676	9 919
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
February	6 972	7 162	3 035	3 331	10 008	469	10 494
March	7 133	7 228	2 923	3 197	10 056	357	10 424

### TREND ESTIMATES

<b>1995</b>							
March	8 294	8 514	3 782	4 226	12 076	653	12 740
April	7 989	8 207	3 700	4 135	11 689	665	12 342
May	7 780	7 993	3 541	3 957	11 321	659	11 950
June	7 640	7 850	3 309	3 703	10 949	646	11 553
July	7 536	7 745	3 065	3 439	10 601	627	11 185
August	7 445	7 652	2 833	3 193	10 278	603	10 845
September	7 344	7 544	2 659	3 009	10 003	579	10 553
October	7 242	7 430	2 557	2 906	9 799	552	10 336
November	7 155	7 328	2 537	2 886	9 692	522	10 214
December	7 087	7 249	2 567	2 917	9 654	493	10 166
<b>1996</b>							
January	7 039	7 191	2 620	2 971	9 659	468	10 161
February	7 010	7 150	2 695	3 042	9 705	443	10 192
March	6 989	7 124	2 747	3 094	9 736	434	10 217

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

<b>1995</b>							
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	-3.1	-0.8	-3.2
June	-1.8	-1.8	-6.6	-6.4	-3.3	-2.0	-3.3
July	-1.4	-1.3	-7.4	-7.1	-3.2	-3.0	-3.2
August	-1.2	-1.2	-7.6	-7.2	-3.0	-3.7	-3.0
September	-1.4	-1.4	-6.1	-5.7	-2.7	-4.0	-2.7
October	-1.4	-1.5	-3.8	-3.4	-2.0	-4.6	-2.1
November	-1.2	-1.4	-0.8	-0.7	-1.1	-5.6	-1.2
December	-0.9	-1.1	1.2	1.1	-0.4	-5.4	-0.5
<b>1996</b>							
January	-0.7	-0.8	2.1	1.8	0.1	-5.1	0.0
February	-0.4	-0.6	2.9	2.4	0.5	-5.4	0.3
March	-0.3	-0.4	1.9	1.7	0.3	-2.0	0.2



## VALUE OF BUILDING APPROVED: Seasonally Adjusted & Trend

Month	New residential building \$m	Alterations and additions to residential buildings \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
SEASONALLY ADJUSTED					
<b>1995</b>					
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	957.8	179.1	1 129.6	913.5	2 133.7
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
February	989.9	187.6	1 160.4	1 029.7	2 219.2
March	944.8	214.4	1 160.9	832.2	2 037.7
TREND ESTIMATES					
<b>1995</b>					
March	1 175.3	197.0	1 363.4	784.5	2 136.5
April	1 150.0	199.2	1 339.9	808.1	2 152.1
May	1 126.1	198.1	1 319.5	832.9	2 166.5
June	1 102.9	193.2	1 297.4	859.9	2 174.9
July	1 079.2	187.0	1 272.7	885.2	2 178.2
August	1 052.4	182.9	1 244.8	900.6	2 166.8
September	1 026.5	181.4	1 217.8	903.1	2 140.9
October	1 004.3	182.8	1 194.9	893.0	2 099.7
November	987.6	186.4	1 178.4	882.2	2 059.9
December	975.0	191.0	1 167.2	877.5	2 030.9
<b>1996</b>					
January	965.1	195.8	1 160.6	877.0	2 014.3
February	958.3	200.4	1 157.7	878.4	2 009.7
March	949.5	204.5	1 151.4	886.4	2 014.9
TREND ESTIMATES (% change from preceding month)					
<b>1995</b>					
March	-2.4	1.5	-2.1	3.5	0.5
April	-2.2	1.1	-1.7	3.0	0.7
May	-2.1	-0.6	-1.5	3.1	0.7
June	-2.1	-2.5	-1.7	3.2	0.4
July	-2.1	-3.2	-1.9	2.9	0.1
August	-2.5	-2.2	-2.2	1.7	-0.5
September	-2.5	-0.8	-2.2	0.3	-1.2
October	-2.2	0.8	-1.9	-1.1	-1.9
November	-1.7	1.9	-1.4	-1.2	-1.9
December	-1.3	2.5	-1.0	-0.5	-1.4
<b>1996</b>					
January	-1.0	2.5	-0.6	-0.1	-0.8
February	-0.7	2.4	-0.2	0.2	-0.2
March	-0.9	2.0	-0.5	0.9	0.3



## 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
<b>SEASONALLY ADJUSTED</b>								
<b>1995</b>								
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	3 372	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.
<b>1996</b>								
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.
March	3 296	2 233	2 377	430	1 517	162	n.a.	n.a.
<b>TREND ESTIMATES</b>								
<b>1995</b>								
March	4 271	2 352	3 190	700	1 629	243	133	190
April	4 236	2 307	3 076	637	1 537	239	145	176
May	4 167	2 272	2 968	591	1 467	235	154	157
June	4 068	2 215	2 850	570	1 426	230	153	146
July	3 948	2 144	2 724	569	1 400	226	144	157
August	3 787	2 072	2 608	574	1 370	223	132	187
September	3 619	2 012	2 519	569	1 338	223	120	219
October	3 481	1 964	2 470	550	1 315	223	110	240
November	3 399	1 940	2 448	519	1 318	220	105	245
December	3 356	1 939	2 441	489	1 346	214	104	232
<b>1996</b>								
January	3 347	1 949	2 437	464	1 391	207	102	207
February	3 359	1 972	2 429	445	1 443	199	101	181
March	3 361	1 996	2 425	430	1 506	189	100	151
<b>TREND ESTIMATES (% change from preceding month)</b>								
<b>1995</b>								
March	-0.3	-2.9	-4.3	-9.1	-6.3	-1.8	7.0	-9.3
April	-0.8	-1.9	-3.6	-9.0	-5.6	-1.6	9.3	-7.6
May	-1.6	-1.5	-3.5	-7.3	-4.6	-1.6	6.0	-10.7
June	-2.4	-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	-4.1	-3.3	-4.3	0.9	-2.1	-1.1	-8.5	18.8
September	-4.4	-2.9	-3.4	-0.8	-2.3	0.0	-9.3	17.3
October	-3.8	-2.4	-1.9	-3.4	-1.7	0.0	-8.2	9.9
November	-2.3	-1.2	-0.9	-5.7	0.2	-1.3	-4.4	1.9
December	-1.3	-0.1	-0.3	-5.8	2.2	-2.5	-1.3	-5.5
<b>1996</b>								
January	-0.3	0.5	-0.2	-5.1	3.4	-3.4	-1.4	-10.7
February	0.4	1.2	-0.3	-4.1	3.7	-4.0	-1.6	-12.6
March	0.1	1.2	-0.2	-3.2	4.4	-5.1	-0.5	-16.4

DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Conversions, etc.	Total dwelling units
	Number	Number	Number	Number
PRIVATE SECTOR				
<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>				
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	2 203	79	9 767
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
February	6 769	2 756	167	9 692
March	7 055	2 372	387	9 814
PUBLIC SECTOR				
<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>				
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	282	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
February	145	267	5	417
March	108	216	25	349
TOTAL				
<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>				
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	2 555	79	10 237
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
February	6 914	3 023	172	10 109
March	7 163	2 588	412	10 163

# 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 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	<b>170 557</b>	
<b>1993-94</b>	130 483	21 981	10 905	32 886	10 037	5 244	6 073	21 354	54 222	<b>184 705</b>	
<b>1994-95</b>	115 019	19 497	10 240	29 737	7 435	4 879	10 174	22 488	52 225	<b>167 244</b>	
<b>1995</b>											
March	9 131	1 611	1 049	2 660	417	383	501	1 301	3 961	<b>13 092</b>	
April	6 989	1 111	362	1 473	613	271	928	1 812	3 285	<b>10 274</b>	
May	8 998	1 446	1 305	2 751	673	382	975	2 030	4 781	<b>13 779</b>	
June	8 427	1 553	755	2 308	666	317	311	1 294	3 602	<b>12 029</b>	
July	7 709	1 107	817	1 924	367	234	1 077	1 678	3 602	<b>11 311</b>	
August	8 469	1 416	695	2 111	364	202	378	944	3 055	<b>11 524</b>	
September	7 979	971	543	1 514	307	587	535	1 429	2 943	<b>10 922</b>	
October	7 603	1 023	479	1 613	265	267	521	1 053	2 555	<b>10 158</b>	
November	7 948	1 016	626	1 642	325	288	754	1 367	3 009	<b>10 957</b>	
December	6 126	738	847	1 585	338	312	362	1 012	2 597	<b>8 723</b>	
<b>1996</b>											
January	6 003	1 081	446	1 527	257	209	223	689	2 216	<b>8 219</b>	
February	6 914	1 211	649	1 860	342	357	464	1 163	3 023	<b>9 937</b>	
March	7 163	1 041	592	1 633	222	296	437	955	2 588	<b>9 751</b>	

## 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	<b>14 121.4</b>
<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	<b>15 685.3</b>
<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	<b>15 470.7</b>
<b>1995</b>										
March	871.5	113.6	89.8	203.4	28.7	31.3	110.3	170.3	373.7	<b>1 245.2</b>
April	689.6	76.4	33.6	109.9	41.7	19.3	116.0	177.0	286.9	<b>976.5</b>
May	890.9	110.7	126.8	237.5	49.7	31.9	132.5	214.2	451.7	<b>1 342.6</b>
June	828.0	107.4	66.8	174.1	39.9	24.1	29.1	93.2	267.3	<b>1 095.3</b>
July	763.9	76.0	68.0	144.0	25.4	22.0	252.9	300.3	444.3	<b>1 208.2</b>
August	828.7	98.8	57.0	155.8	27.5	19.8	67.8	115.1	271.0	<b>1 099.6</b>
September	791.4	74.4	49.8	124.2	30.1	37.1	96.5	163.7	287.8	<b>1 079.2</b>
October	748.2	71.2	44.8	147.0	23.0	23.4	73.6	120.0	236.0	<b>984.2</b>
November	795.1	73.1	56.8	129.9	30.3	23.1	105.0	158.4	288.3	<b>1 083.4</b>
December	620.8	52.1	75.4	127.5	27.1	25.7	50.0	102.9	230.4	<b>851.2</b>
<b>1996</b>										
January	611.5	75.5	43.9	119.4	18.1	20.4	26.6	65.0	184.5	<b>795.9</b>
February	693.6	86.0	57.6	143.5	25.7	24.6	64.6	114.9	258.5	<b>952.1</b>
March	723.4	76.0	50.4	126.4	17.0	22.6	37.0	76.5	202.9	<b>926.2</b>

<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>							
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	212.3	948.1	192.6	1 140.7	845.8	1 986.5
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
February	679.1	236.9	916.0	174.5	1 090.5	758.3	1 848.8
March	710.6	186.5	897.1	203.1	1 100.2	477.8	1 578.0
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>							
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
February	14.5	21.6	36.1	3.1	39.2	329.5	368.7
March	12.7	16.4	29.1	6.5	35.6	281.0	316.6
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>							
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	236.0	984.2	196.8	1 180.9	1 162.5	2 343.4
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
February	693.6	258.5	952.1	177.6	1 129.7	1 087.7	2 217.4
March	723.4	202.9	926.2	209.6	1 135.8	758.8	1 894.6

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
ORIGINAL							
<b>1992-93</b>	10 150.6	3 720.3	13 870.9	2 000.2	15 871.5	8 206.9	<b>24 078.0</b>
<b>1993-94</b>	10 958.7	4 215.2	15 173.9	2 144.8	17 319.6	9 518.3	<b>26 837.0</b>
<b>1994-95</b>	10 024.3	4 692.7	14 717.0	2 227.8	16 946.1	9 985.2	<b>26 929.9</b>
Quarter							
<b>1994</b>							
September	3 009.8	1 515.3	4 525.1	630.4	5 155.7	2 107.5	<b>7 263.0</b>
December	2 645.8	1 151.0	3 796.7	571.0	4 368.4	2 307.6	<b>6 675.3</b>
<b>1995</b>							
March	2 170.9	987.6	3 158.6	492.7	3 651.5	2 354.2	<b>6 005.5</b>
June	2 197.8	1 038.8	3 236.6	533.7	3 770.5	3 215.9	<b>6 986.1</b>
September	2 159.6	1 017.6	3 177.2	532.8	3 709.5	2 656.4	<b>6 366.4</b>
December	1 946.0	769.7	2 715.7	506.2	3 222.4	2 813.5	<b>6 035.4</b>
SEASONALLY ADJUSTED							
Quarter							
<b>1994</b>							
September	2 850.7	1 470.1	4 274.3	579.3	4 886.7	2 124.7	<b>7 030.2</b>
December	2 665.0	1 209.1	3 850.5	560.2	4 442.6	2 190.3	<b>6 700.1</b>
<b>1995</b>							
March	2 335.8	1 013.1	3 392.0	537.3	3 902.9	2 468.2	<b>6 221.7</b>
June	2 151.5	1 003.1	3 177.4	540.6	3 676.8	3 251.8	<b>6 978.0</b>
September	2 066.1	983.5	3 003.0	495.3	3 571.1	2 714.8	<b>6 251.1</b>
December	1 960.0	800.4	2 755.5	501.2	3 260.9	2 624.9	<b>6 018.2</b>
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	-2.0	-5.5	-8.4	-2.9	-16.5	-10.4
December	-5.1	-18.6	-8.2	1.2	-8.7	-3.3	-3.7



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

Month	Hotels, motels and other short term accommoda- tion	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Entertain- ment and recreational	Misc- ellaneous	Total non-resi- dential building
	Number	Number	Number	Number	Number	Number	Number	Number	Number	Number	Number
Value—\$50,000-\$199,999											
<b>1996</b>											
January	24	174	89	142	101	70	5	21	30	72	728
February	33	215	95	136	114	42	8	31	44	60	778
March	24	233	89	170	100	52	7	26	39	62	802
Value—\$200,000-\$499,999											
<b>1996</b>											
January	3	45	44	77	53	25	6	12	14	23	302
February	16	48	50	85	62	30	6	11	20	24	352
March	10	47	59	73	51	24	2	21	14	22	323
Value—\$500,000-\$999,999											
<b>1996</b>											
January	3	16	15	18	18	12	1	5	10	11	109
February	5	18	18	18	24	9	1	5	15	8	121
March	7	24	18	26	20	12	1	10	15	9	142
Value—\$1,000,000-\$4,999,999											
<b>1996</b>											
January	6	9	11	15	18	13	0	10	7	10	99
February	5	15	8	23	27	17	0	7	19	3	124
March	2	12	11	28	12	27	0	7	16	10	125
Value—\$5,000,000 and over											
<b>1996</b>											
January	4	4	2	1	3	4	0	2	4	0	24
February	2	8	5	9	5	4	0	0	1	4	38
March	3	1	1	2	2	4	0	5	1	1	20
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>1996</b>											
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
March	46	317	178	299	185	119	10	69	85	104	1 412

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

Month	Hotels, motels and other short term accommoda- tion	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Entertain- ment and recreational	Misc- ellaneous	Total non-resi- dential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Value—\$50,000—\$199,999											
<b>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
February	3.1	19.8	9.6	14.3	11.1	4.7	0.9	3.1	4.8	6.2	77.8
March	2.3	20.5	8.5	16.1	9.9	5.8	0.7	2.6	4.2	6.1	76.7
Value—\$200,000—\$499,999											
<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
February	4.7	14.5	14.4	27.2	19.7	9.9	1.6	3.3	5.7	6.7	107.8
March	3.2	14.5	18.0	22.6	15.9	7.6	0.4	6.4	3.6	6.8	99.0
Value—\$500,000—\$999,999											
<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
February	3.0	11.1	10.8	11.2	15.6	5.9	0.5	3.0	10.6	5.2	76.9
March	4.4	14.8	11.8	17.3	13.2	7.7	0.7	7.0	9.2	6.5	92.6
Value—\$1,000,000—\$4,999,999											
<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
February	15.5	24.3	17.0	49.4	59.2	40.2	0.0	16.0	35.9	8.9	266.4
March	4.3	25.2	23.5	54.6	23.7	47.7	0.0	12.9	29.8	25.8	247.5
Value—\$5,000,000 and over											
<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
February	13.0	139.9	36.7	177.4	75.6	34.3	0.0	0.0	5.7	76.3	558.9
March	28.0	10.8	14.0	12.8	53.9	43.7	0.0	48.7	26.0	5.2	243.1
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>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
February	39.4	209.4	88.6	279.6	181.2	95.0	3.1	25.3	62.8	103.4	1 087.7
March	42.3	85.8	75.7	123.4	116.6	112.4	1.8	77.6	72.8	50.3	758.8

NUMBER AND VALUE OF BUILDING APPROVED, By State: March 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	2 054	1 086	15	3 155	227.2	85.3	312.6	84.7	397.3	159.1	556.4
Vic.	1 331	360	329	2 020	138.1	29.2	167.4	59.3	226.6	89.2	315.8
Qld	1 913	483	2	2 398	185.2	32.8	218.0	19.3	237.3	151.8	389.0
SA	388	41	3	432	31.7	4.4	36.0	11.4	47.4	26.6	73.9
WA	1 074	286	38	1 398	100.8	27.6	128.4	14.8	143.2	35.5	178.7
Tas.	137	25	0	162	11.5	2.0	13.4	2.6	16.1	9.5	25.5
NT	82	25	0	107	8.0	1.3	9.3	8.7	18.1	3.7	21.8
ACT	76	66	0	142	8.1	4.0	12.0	2.3	14.3	2.4	16.8
Australia	7 055	2 372	387	9 814	710.6	186.5	897.1	203.1	1 100.2	477.8	1 578.0
PUBLIC SECTOR											
NSW	31	57	16	104	3.5	4.1	7.6	0.8	8.4	110.1	118.5
Vic.	25	65	9	99	2.1	4.9	6.9	3.8	10.7	96.4	107.1
Qld	8	14	0	22	0.6	0.9	1.6	0.1	1.7	5.6	7.3
SA	5	0	0	5	0.5	0.0	0.5	0.0	0.5	23.3	23.8
WA	27	76	0	103	3.7	6.1	9.9	0.1	9.9	21.4	31.4
Tas.	1	2	0	3	0.2	0.2	0.3	0.2	0.5	3.0	3.6
NT	10	2	0	12	2.1	0.1	2.2	1.0	3.2	8.9	12.1
ACT	1	0	0	1	0.1	0.0	0.1	0.5	0.5	12.3	12.9
Australia	108	216	25	349	12.7	16.4	29.1	6.5	35.6	281.0	316.6
TOTAL											
NSW	2 085	1 143	31	3 259	230.7	89.5	320.2	85.5	405.8	269.2	674.9
Vic.	1 356	425	338	2 119	140.2	34.1	174.3	63.1	237.4	185.6	423.0
Qld	1 921	497	2	2 420	185.8	33.7	219.5	19.5	239.0	157.3	396.3
SA	393	41	3	437	32.2	4.4	36.5	11.4	47.9	49.9	97.8
WA	1 101	362	38	1 501	104.5	33.7	138.2	14.8	153.1	56.9	210.0
Tas.	138	27	0	165	11.6	2.1	13.8	2.8	16.6	12.5	29.1
NT	92	27	0	119	10.2	1.4	11.6	9.7	21.3	12.6	33.9
ACT	77	66	0	143	8.2	4.0	12.1	2.7	14.8	14.8	29.6
Australia	7 163	2 588	412	10 163	723.4	202.9	926.2	209.6	1 135.8	758.8	1 894.6





## NON-RESIDENTIAL BUILDING APPROVED, By State: March 1996: Original

VALUE.....

	<i>Hotels, motels and other short term accommoda- tion</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
.....											
<b>PRIVATE SECTOR</b>											
NSW	14.5	18.3	25.5	27.4	11.3	13.0	1.0	18.8	18.2	11.1	159.1
Vic.	5.4	11.6	12.0	17.7	21.2	4.4	0.2	4.4	3.5	8.8	89.2
Qld	13.1	36.9	23.5	16.9	12.2	11.5	0.2	32.8	1.4	3.1	151.8
SA	7.3	1.5	2.9	5.6	2.0	1.3	0.2	0.6	5.0	0.3	26.6
WA	1.3	7.0	5.3	4.8	5.0	2.5	0.2	1.0	0.5	7.9	35.5
Tas.	0.0	0.8	5.3	0.0	1.0	0.0	0.0	0.0	0.3	2.1	9.5
NT	0.4	0.5	0.0	0.5	1.2	0.6	0.1	0.0	0.0	0.3	3.7
ACT	0.0	0.5	0.0	0.6	0.0	0.0	0.0	0.0	1.3	0.0	2.4
<b>Australia</b>	<b>41.9</b>	<b>77.2</b>	<b>74.4</b>	<b>73.6</b>	<b>54.0</b>	<b>33.3</b>	<b>1.8</b>	<b>57.7</b>	<b>30.3</b>	<b>33.6</b>	<b>477.8</b>
.....											
<b>PUBLIC SECTOR</b>											
NSW	0.0	4.0	0.9	7.2	7.1	40.6	0.0	16.5	30.0	3.7	110.1
Vic.	0.0	0.0	0.1	15.9	48.1	17.0	0.0	1.5	6.3	7.5	96.4
Qld	0.0	0.0	0.0	1.2	0.4	2.7	0.0	0.8	0.5	0.1	5.6
SA	0.0	0.4	0.0	12.0	6.8	3.2	0.0	0.0	0.9	0.0	23.3
WA	0.0	0.0	0.0	1.8	0.0	11.7	0.0	0.2	2.7	5.0	21.4
Tas.	0.4	0.0	0.3	0.3	0.1	0.5	0.0	0.0	1.5	0.0	3.0
NT	0.0	4.2	0.0	0.6	0.1	2.2	0.0	0.6	0.7	0.4	8.9
ACT	0.0	0.0	0.0	10.8	0.0	1.2	0.0	0.3	0.0	0.0	12.3
<b>Australia</b>	<b>0.4</b>	<b>8.6</b>	<b>1.3</b>	<b>49.8</b>	<b>62.6</b>	<b>79.1</b>	<b>0.0</b>	<b>20.0</b>	<b>42.5</b>	<b>16.7</b>	<b>281.0</b>
.....											
<b>TOTAL</b>											
NSW	14.5	22.3	26.4	34.6	18.5	53.7	1.0	35.3	48.2	14.8	269.2
Vic.	5.4	11.6	12.1	33.7	69.3	21.3	0.2	5.9	9.8	16.3	185.6
Qld	13.1	36.9	23.5	18.1	12.6	14.2	0.2	33.6	1.9	3.2	157.3
SA	7.3	1.9	2.9	17.6	8.8	4.5	0.2	0.6	5.9	0.3	49.9
WA	1.3	7.0	5.3	6.7	5.0	14.2	0.2	1.2	3.1	12.9	56.9
Tas.	0.4	0.8	5.6	0.3	1.1	0.5	0.0	0.0	1.7	2.1	12.5
NT	0.4	4.7	0.0	1.1	1.3	2.8	0.1	0.6	0.7	0.8	12.6
ACT	0.0	0.5	0.0	11.4	0.0	1.2	0.0	0.3	1.3	0.0	14.8
<b>Australia</b>	<b>42.3</b>	<b>85.8</b>	<b>75.7</b>	<b>123.4</b>	<b>116.6</b>	<b>112.4</b>	<b>1.8</b>	<b>77.6</b>	<b>72.8</b>	<b>50.3</b>	<b>758.8</b>

# EXPLANATORY NOTES

---

## INTRODUCTION

**1** This publication presents monthly details of building work approved.

## SCOPE AND COVERAGE

**2** Statistics of building work approved are compiled from:

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

**3** The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

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

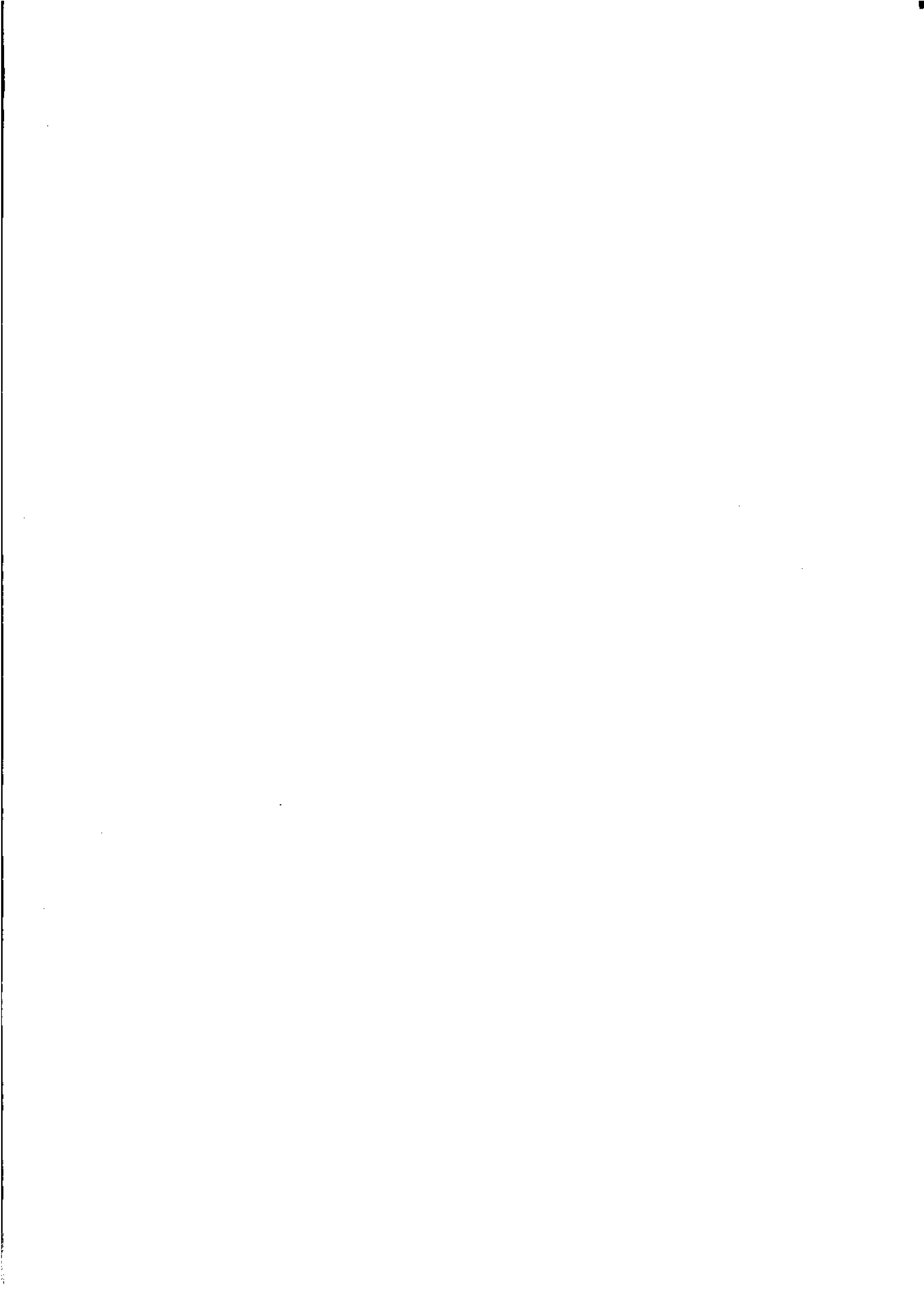
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<b>Alterations and additions</b>	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of 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.



- 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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