

BUILDING APPROVALS AUSTRALIA

EMBARGOED UNTIL 11:30AM FRI 31 MAY 1996

APRIL KEY FIGURES

TREND ESTIMATES

	Apr 96	% change Mar 96 to Apr 96	% change Apr 95 to Apr 96
Dwelling units approved			
Private sector houses	7 169	1.0	-10.3
Total dwelling units	10 391	1.0	-15.8

SEASONALLY ADJUSTED

	Apr 96	% change Mar 96 to Apr 96	% change Apr 95 to Apr 96
Dwelling units approved			
Private sector houses	7 347	3.0	-6.9
Total dwelling units	10 432	0.1	-13.2

APRIL KEY POINTS

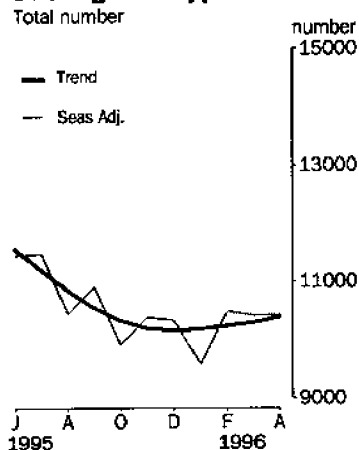
TREND ESTIMATES

- The trend for the total number of dwelling units approved rose by 1.0% in April 1996 to 10,391, following increases of 0.6% in March and 0.5% in February 1996. (A fall of 3% in the seasonally adjusted series in May 1996 would see this weak growth level out.)
- The trend for the number of private sector houses approved has been revised to show slight growth from January 1996. The trend rose by 1.0% in April 1996 to 7,169, following an increase of 0.4% in March and 0.2% in February 1996. (There would need to be a fall of more than 6% in the seasonally adjusted series in May 1996 to halt this growth.)
- The trend for the number of other residential dwellings approved rose by 1.5% in April 1996 to 3,113, following rises of 1.4% in March and 1.8% in February 1996. (Any fall in the seasonally adjusted series in May 1996 would see this latest trend growth level out.)
- The trend to April 1996 for total dwelling units approved is falling in the Australian Capital Territory, has levelled out in South Australia and is increasing in the other States and Territories.

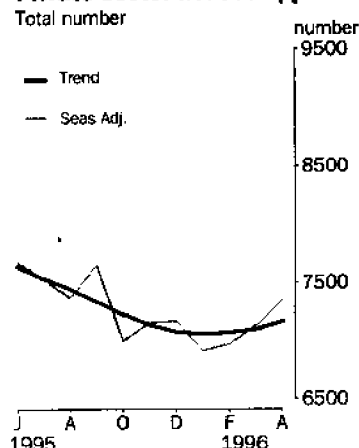
SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for the total number of dwelling units approved rose marginally by 0.1% in April 1996 to 10,432. This follows a fall of 0.7% in April and an increase of 9.5% in February 1996.
- The number of private sector houses approved rose by 3.0% to 7,347, following growth of 2.3% in March and 0.8% in February 1996.
- The number of other residential dwelling units approved fell 5.9% to 3,009. This follows a fall of 4.0% in March and growth of 32.8% in February 1996.

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>
May 1996	3 July 1996
June 1996	30 July 1996
July 1996	30 August 1996
August 1996	1 October 1996
September 1996	31 October 1996
October 1996	2 December 1996

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CHANGES IN THIS ISSUE

This issue introduces quarterly trend estimates for the value of building approved at average 1989-90 prices in Table 7. For more details on the methodology used to calculate these estimates, see Paragraphs 16 and 17 of the Explanatory Notes.

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SIGNIFICANT REVISIONS THIS MONTH

Constant price estimates for the value of building approved for the March quarter 1996 are included in this issue (see Table 7). Data for previous quarters have been revised in this issue as more up to date information on prices and commodity compositions has become available.

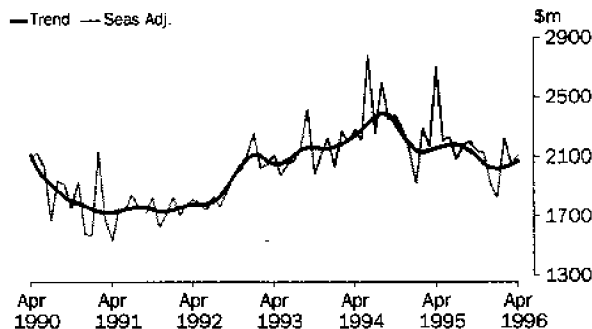
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W. McLennan
Australian Statistician

VALUE OF BUILDING APPROVED

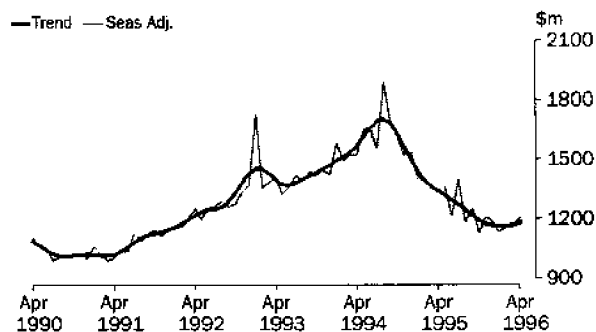
VALUE OF TOTAL BUILDING

The trend for the value of total building approved rose by 1.2% in April 1996, following rises of 0.9% in March and 0.4% in February 1996. The trend will continue to grow unless there is a fall of 9% or more in the seasonally adjusted series in May 1996. The historical average monthly movement, regardless of sign, is 8%.



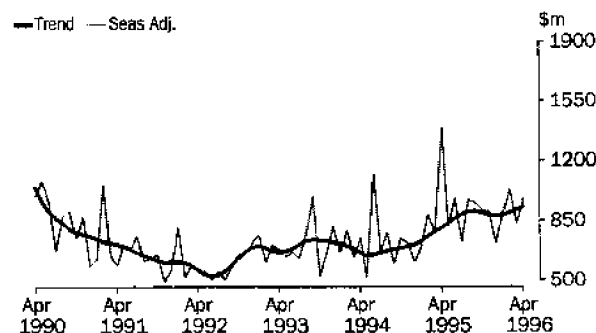
VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building approved rose slightly by 0.7% in April 1996, after being relatively flat in the previous three months. The trend will continue to grow unless there is a fall of more than 3% in the seasonally adjusted series in May 1996. The historical average monthly movement, regardless of sign, is 5%.



VALUE OF NON-RESIDENTIAL BUILDING

The trend for the value of non-residential building approved rose by 2.1% in April 1996, following rises of 2.1% in March and 1.6% in February 1996. The trend will continue to grow unless there is a fall of more than 15% in the seasonally adjusted series in May 1996. The historical average monthly movement, regardless of sign, 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 May seasonally adjusted estimate is higher than the April estimate by:

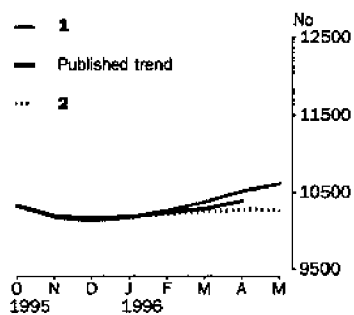
- +4% for total number of dwelling units approved
- +4% for number of private sector houses approved
- +5% for value of residential building approved
- +19% for value of non-residential building approved
- +8% for value of total building approved

2 The May seasonally adjusted estimate is lower than the April 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.

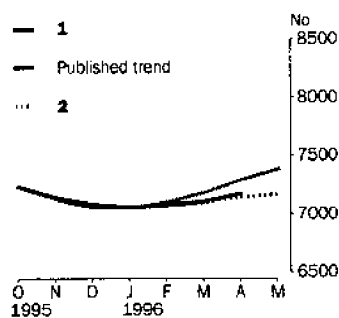
TOTAL NUMBER OF DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	<i>number</i>	<i>% change</i>	1 <i>rises by 4% on Apr 1996</i> <i>number</i>	<i>% change</i>	2 <i>falls by 4% on Apr 1996</i> <i>number</i>	<i>% change</i>
1995						
December	10 157	-0.3	10 127	-0.4	10 155	-0.3
1996						
January	10 181	0.2	10 168	0.4	10 182	0.3
February	10 231	0.5	10 258	0.9	10 221	0.4
March	10 289	0.6	10 376	1.2	10 254	0.3
April	10 391	1.0	10 512	1.3	10 280	0.3
May	—	—	10 611	0.9	10 262	-0.2

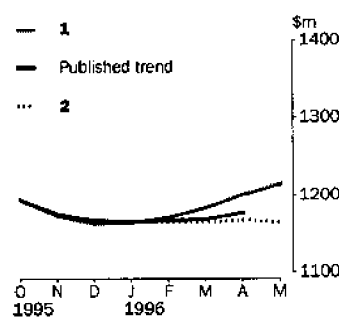
WHAT IF...? (continued)

PRIVATE SECTOR HOUSES



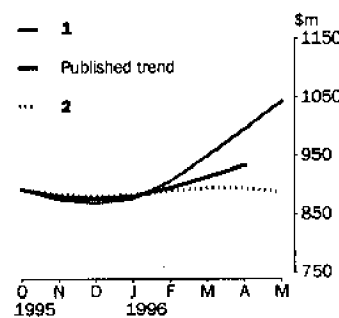
	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	number	% change	1 rises by 4% on Apr 1996		2 falls by 4% on Apr 1996	
			number	% change	number	% change
1995						
December	7 079	-0.8	7 058	-0.9	7 076	-0.8
1996						
January	7 058	-0.3	7 048	-0.1	7 057	-0.3
February	7 070	0.2	7 095	0.7	7 072	0.2
March	7 101	0.4	7 180	1.2	7 104	0.5
April	7 169	1.0	7 286	1.5	7 144	0.6
May	—	—	7 380	1.3	7 165	0.3

VALUE OF RESIDENTIAL BUILDING APPROVED



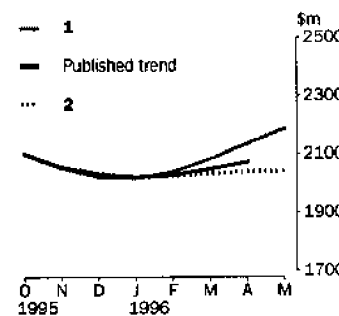
	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	\$m	% change	1 rises by 5% on Apr 1996		2 falls by 5% on Apr 1996	
			\$m	% change	\$m	% change
1995						
December	1 165.9	-0.8	1 161.7	-0.9	1 165.7	-0.8
1996						
January	1 164.8	-0.1	1 162.3	0.1	1 164.3	-0.1
February	1 165.8	0.1	1 170.2	0.7	1 164.9	0.0
March	1 167.9	0.2	1 182.8	1.1	1 165.1	0.0
April	1 176.5	0.7	1 200.1	1.5	1 166.8	0.1
May	—	—	1 214.0	1.2	1 163.8	-0.3

VALUE OF NON-RESIDENTIAL BUILDING APPROVED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	\$m	% change	1 rises by 19% on Apr 1996		2 falls by 19% on Apr 1996	
			\$m	% change	\$m	% change
1995						
December	875.9	-0.4	867.6	-0.8	880.1	-0.2
1996						
January	880.2	0.5	876.4	1.0	882.6	0.3
February	894.5	1.6	906.1	3.4	889.6	0.8
March	913.4	2.1	949.3	4.8	894.9	0.6
April	932.8	2.1	995.7	4.9	893.1	-0.2
May	—	—	1 042.4	4.7	887.7	-0.6

VALUE OF TOTAL BUILDING APPROVED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	\$m	% change	1 rises by 8% on Apr 1996		2 falls by 8% on Apr 1996	
			\$m	% change	\$m	% change
1995						
December	2 028.9	-1.3	2 019.9	-1.5	2 031.3	-1.3
1996						
January	2 019.0	-0.5	2 014.8	-0.2	2 020.5	-0.5
February	2 027.7	0.4	2 039.4	1.2	2 024.3	0.2
March	2 046.8	0.9	2 083.7	2.2	2 034.0	0.5
April	2 072.3	1.2	2 134.0	2.4	2 040.5	0.3
May	—	—	2 184.6	2.4	2 043.4	0.1

VALUE OF BUILDING APPROVED: Average 1989-90 prices

MARCH QUARTER 1996

Changes in the trend estimates, for the value of building approved in the March quarter 1996, at average 1989-90 prices, are summarised below. Comparisons are given against the December quarter 1995 and March quarter 1995 figures.

	TREND ESTIMATES	
	Dec qtr 95 to Mar qtr 96	Mar qtr 95 to Mar qtr 96
	% change	% change
New residential building	-5.7	-24.4
Alterations and additions to residential buildings	2.1	-3.8
Non-residential building	-3.0	2.8
Total building	-5.0	-12.0

VALUE OF TOTAL BUILDING APPROVED

The trend for the value of total building approved fell by 5.0% in the March quarter 1996, following a fall of 4.3% in the December quarter 1995. This decline in the trend series will be halted if there is an increase of 3% or more in the seasonally adjusted series in the June quarter 1996. The historical average quarterly movement is 6%.

VALUE OF NEW RESIDENTIAL BUILDING

The trend for the value of new residential building approved fell by 5.7% in the March quarter 1996 and follows a fall of 5.9% in the December quarter 1995. This decline in the trend series will continue unless there is an increase of 8% or more in the seasonally adjusted series in the June quarter 1996. The historical average quarterly movement, regardless of sign, is 5%.

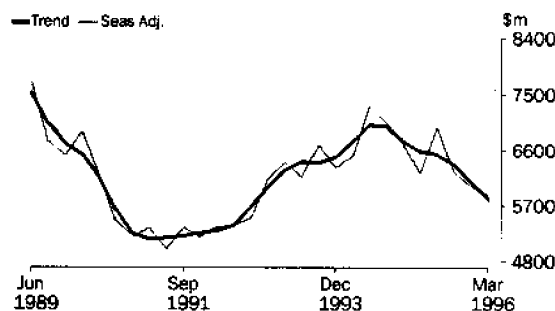
VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDINGS

The trend for the value of approved alterations and additions to residential buildings rose by 2.1% in the March quarter 1996 following an increase of 0.3% in the December quarter 1995. There would need to be a fall of more than 10% in the seasonally adjusted series in the June quarter 1996 to halt this growth. The historical average quarterly movement, regardless of sign, is 3%.

VALUE OF NON-RESIDENTIAL BUILDING

The trend for the value of non-residential building approved fell by 3.0% in the March quarter 1996 following a fall of 3.8% in the December quarter 1995. This decline will be halted, however, unless there is a fall of more than 8% in the seasonally adjusted series in the June quarter 1996. The historical average quarterly movement is 12%.

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



DWELLING UNITS APPROVED: Seasonally Adjusted & Trend

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

SEASONALLY ADJUSTED

1995							
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
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
March	7 133	7 228	2 923	3 197	10 056	357	10 424
April	7 347	7 423	2 348	3 009	9 695	791	10 432

TREND ESTIMATES

1995							
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	7 232	7 421	2 558	2 900	9 789	545	10 322
November	7 138	7 313	2 539	2 877	9 677	509	10 190
December	7 079	7 242	2 570	2 915	9 650	487	10 157
1996							
January	7 058	7 207	2 608	2 974	9 666	486	10 181
February	7 070	7 205	2 630	3 026	9 701	503	10 231
March	7 101	7 221	2 636	3 068	9 737	535	10 289
April	7 169	7 278	2 658	3 113	9 827	559	10 391

TREND ESTIMATES (% change from preceding month)

1995							
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	-1.5	-1.6	-3.8	-3.6	-2.1	-5.9	-2.2
November	-1.3	-1.5	-0.7	-0.8	-1.1	-6.7	-1.3
December	-0.8	-1.0	1.2	1.3	-0.3	-4.3	-0.3
1996							
January	-0.3	-0.5	1.4	2.0	0.2	-0.2	0.2
February	0.2	0.0	0.9	1.8	0.4	3.6	0.5
March	0.4	0.2	0.2	1.4	0.4	6.3	0.6
April	1.0	0.8	0.8	1.5	0.9	4.5	1.0

VALUE OF BUILDING APPROVED: Seasonally Adjusted & Trend

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

1995					
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
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
March	944.8	214.4	1 160.9	832.2	2 037.7
April	1 023.3	201.5	1 205.1	971.7	2 112.9

TREND ESTIMATES

1995					
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	1 002.3	182.7	1 193.1	891.9	2 097.7
November	983.9	186.3	1 175.3	879.6	2 055.8
December	973.4	191.0	1 165.9	875.9	2 028.9
1996					
January	969.6	195.7	1 164.6	880.2	2 019.0
February	969.6	199.7	1 165.8	894.5	2 027.7
March	972.0	203.0	1 167.9	913.4	2 046.8
April	980.8	205.4	1 176.5	932.8	2 072.3

TREND ESTIMATES (% change from preceding month)

1995					
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	-2.4	0.7	-2.0	-1.2	-2.0
November	-1.8	2.0	-1.5	-1.4	-2.0
December	-1.1	2.5	-0.8	-0.4	-1.3
1996					
January	-0.4	2.5	-0.1	0.5	-0.5
February	0.0	2.0	0.1	1.6	0.4
March	0.3	1.6	0.2	2.1	0.9
April	0.9	1.2	0.7	2.1	1.2



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								
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.
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.
March	3 296	2 233	2 377	430	1 517	162	n.a.	n.a.
April	3 363	1 949	2 815	452	1 259	301	n.a.	n.a.

TREND ESTIMATES

1995								
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	3 475	1 963	2 459	550	1 319	221	108	241
November	3 391	1 938	2 430	518	1 323	216	101	246
December	3 353	1 939	2 433	488	1 349	213	102	232
1996								
January	3 357	1 947	2 457	465	1 382	212	107	207
February	3 366	1 965	2 491	451	1 413	216	116	180
March	3 369	1 985	2 534	442	1 436	222	127	159
April	3 381	2 023	2 583	442	1 444	232	139	144

TREND ESTIMATES (% change from preceding month)

1995								
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	-9.9	17.3
October	-4.0	-2.4	-2.4	-3.4	-1.4	-1.1	-10.0	10.1
November	-2.4	-1.2	-1.2	-5.8	0.3	-2.0	-6.3	2.0
December	-1.1	0.0	0.1	-5.8	2.0	-1.7	0.7	-5.7
1996								
January	0.1	0.4	1.0	-4.8	2.4	-0.2	5.4	-10.9
February	0.3	0.9	1.4	-3.1	2.3	1.6	7.7	-12.8
March	0.1	1.0	1.7	-2.0	1.6	2.8	9.7	-11.6
April	0.4	1.9	1.9	0.0	0.6	4.6	9.5	-9.8

DWELLING UNITS APPROVED, Private and Public Sector: Original

<i>Period</i>	<i>New houses</i> Number	<i>New other residential building</i> Number	<i>Conversions, etc.</i> Number	<i>Total dwelling units</i> Number
PRIVATE SECTOR				
1992-93	119 846	40 319	1 705	161 870
1993-94	127 299	49 281	3 992	180 572
1994-95	112 468	47 355	3 791	163 614
1995				
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
1996				
January	5 845	1 792	84	7 721
February	6 769	2 756	167	9 692
March	7 055	2 372	387	9 814
April	6 823	2 073	145	9 041
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				
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
March	108	216	25	349
April	167	681	19	867
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				
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
1996				
January	6 003	2 216	85	8 304
February	6 914	3 023	172	10 109
March	7 163	2 588	412	10 163
April	6 990	2 754	164	9 908

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										
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	479	1 613	265	267	521	1 053	2 555	10 158
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
March	7 163	1 041	592	1 633	222	296	437	955	2 588	9 751
April	6 990	1 056	518	1 574	498	343	339	1 180	2 754	9 744

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										
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	44.8	147.0	23.0	23.4	73.6	120.0	236.0	984.2
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
March	723.4	76.0	50.4	126.4	17.0	22.6	37.0	76.5	202.9	926.2
April	717.3	75.8	44.0	119.8	38.6	31.0	47.0	116.7	236.5	953.8

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							
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
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
March	710.6	186.5	897.1	203.1	1 100.2	477.8	1 578.0
April	701.8	182.9	884.7	180.2	1 064.9	662.4	1 727.3
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							
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
March	12.7	16.4	29.1	6.5	35.6	281.0	316.6
April	15.6	53.5	69.1	13.7	82.9	175.1	257.9
TOTAL (\$ million)							
1992-93	10 605.7	3 515.6	14 121.4	2 088.6	16 209.9	7 676.5	23 886.4
1993-94	11 669.2	4 016.1	15 685.3	2 289.0	17 974.3	8 785.6	26 759.9
1994-95	10 942.5	4 528.2	15 470.7	2 433.3	17 904.0	9 614.7	27 518.7
1995							
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
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
March	723.4	202.9	926.2	209.6	1 135.8	758.8	1 894.6
April	717.3	236.5	953.8	193.9	1 147.7	837.5	1 985.2

VALUE OF BUILDING APPROVED, Average 1989-90 Prices: All Series

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							
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	1 018.3	3 177.9	532.8	3 711.0	2 656.2	6 366.9
December	1 946.0	770.1	2 716.1	506.2	3 222.3	2 814.3	6 036.6
1996							
March	1 830.9	658.8	2 489.7	498.5	2 987.4	2 678.9	5 667.1

SEASONALLY ADJUSTED

Quarter

1994							
December	2 655.0	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	2 066.1	984.2	3 003.7	495.3	3 572.5	2 714.6	6 251.6
December	1 960.0	800.8	2 755.8	501.2	3 260.9	2 625.7	6 019.4
1996							
March	1 963.4	674.3	2 660.1	545.1	3 196.1	2 788.1	5 866.6

TREND ESTIMATES

Quarter

1994							
December	2 636.5	1 233.3	3 864.0	564.6	4 432.6	2 305.6	6 747.1
1995							
March	2 381.1	1 097.3	3 489.0	544.3	4 028.8	2 592.2	6 581.1
June	2 169.4	992.6	3 170.1	522.6	3 690.3	2 858.2	6 532.1
September	2 054.3	926.7	2 972.7	511.2	3 498.9	2 854.8	6 371.2
December	1 986.6	821.6	2 798.4	512.7	3 330.3	2 745.5	6 095.9
1996							
March	1 937.3	702.1	2 637.8	523.5	3 169.1	2 664.2	5 793.4

TREND ESTIMATES (% change from preceding quarter)

Quarter

1994							
December	-6.9	-5.5	-6.3	-2.0	-5.9	2.3	-3.4
1995							
March	-9.7	-11.0	-9.7	-3.6	-9.1	12.4	-2.5
June	-8.9	-9.5	-9.1	-4.0	-8.4	10.3	-0.7
September	-5.3	-8.6	-6.2	-2.2	-5.2	-0.1	-2.5
December	-3.3	-11.3	-5.9	0.3	-4.8	-3.8	-4.3
1996							
March	-2.5	-14.5	-5.7	2.1	-4.8	-3.0	-5.0

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

Month	Hotels, motels and other short term accom- modation	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											
1996											
February	33	215	95	136	114	42	8	31	44	60	778
March	24	233	89	170	100	52	7	26	39	62	802
April	29	222	79	139	107	39	3	26	32	75	751
Value—\$200,000—\$499,999											
1996											
February	16	48	50	85	62	30	6	11	20	24	352
March	10	47	59	73	51	24	2	21	14	22	323
April	7	61	45	71	42	36	6	14	17	34	333
Value—\$500,000—\$999,999											
1996											
February	5	18	18	18	24	9	1	5	15	8	121
March	7	24	18	26	20	12	1	10	15	9	142
April	3	23	11	26	13	14	1	5	7	8	111
Value—\$1,000,000—\$4,999,999											
1996											
February	5	15	8	23	27	17	0	7	19	3	124
March	2	12	11	28	12	27	0	7	16	10	125
April	6	19	14	15	16	14	1	14	8	10	117
Value—\$5,000,000 and over											
1996											
February	2	8	5	9	5	4	0	0	1	4	38
March	3	1	1	2	2	4	0	5	1	1	20
April	1	6	2	4	3	7	1	2	0	2	28
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
1996											
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
April	46	331	151	255	181	110	12	61	64	129	1 340

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											
1996											
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
April	3.0	19.8	8.2	13.4	10.6	3.8	0.3	2.6	3.0	7.2	71.8
Value—\$200,000—\$499,999											
1996											
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
April	2.1	17.7	13.4	21.8	12.3	11.2	2.0	4.4	5.2	10.4	100.7
Value—\$500,000—\$999,999											
1996											
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
April	2.2	16.7	7.2	16.1	8.1	10.1	0.7	3.7	4.7	5.2	74.7
Value—\$1,000,000—\$4,999,999											
1996											
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
April	12.2	37.0	30.6	28.6	28.7	32.1	1.2	26.5	14.7	19.9	231.5
Value—\$5,000,000 and over											
1996											
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
April	16.5	92.7	77.5	23.3	59.2	53.9	9.0	15.2	0.0	11.6	358.8
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
1996											
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
April	36.0	184.0	136.9	103.2	118.9	111.1	13.2	52.3	27.7	54.3	837.5

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



DWELLING UNITS.....

VALUE.....

	DWELLING UNITS.....				VALUE.....						
	New houses	New other residential building	Con-versions etc.	Total dwelling units	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Total non-residential building	Total building
	Number	Number	Number	Number	\$m	\$m	\$m	\$m	\$m	\$m	\$m

PRIVATE SECTOR

NSW	1 881	1 028	61	2 970	214.2	100.0	314.2	77.8	392.0	216.4	608.4
Vic.	1 348	286	64	1 698	142.5	19.2	161.7	52.4	214.1	107.6	321.7
Qld	2 033	493	16	2 542	199.0	44.7	243.7	20.3	264.0	231.3	495.3
SA	380	44	0	424	29.3	2.2	31.5	8.5	40.0	17.6	57.5
WA	904	145	3	1 052	89.5	11.2	100.7	13.6	114.3	60.8	175.1
Tas.	141	56	1	198	12.2	3.8	16.0	2.6	18.6	9.2	27.7
NT	67	21	0	88	7.0	1.9	8.9	1.9	10.8	12.0	22.8
ACT	69	0	0	69	8.0	0.0	8.0	3.1	11.2	7.6	18.8
Australia	6 823	2 073	145	9 041	701.8	182.9	884.7	180.2	1 064.9	662.4	1 727.3

PUBLIC SECTOR

NSW	29	98	0	127	2.9	7.6	10.5	5.0	15.6	50.5	66.0
Vic.	40	113	19	172	3.7	9.9	13.6	3.0	16.6	57.2	73.7
Qld	63	76	0	139	6.1	5.7	11.9	0.2	12.0	30.4	42.4
SA	6	0	0	6	0.4	0.0	0.4	0.0	0.4	9.9	10.3
WA	18	99	0	117	1.4	6.1	7.5	0.0	7.5	5.7	13.1
Tas.	0	75	0	75	0.0	7.7	7.7	1.1	8.7	1.9	10.6
NT	4	106	0	110	0.5	6.1	6.6	0.0	6.6	10.7	17.3
ACT	7	114	0	121	0.5	10.5	11.0	4.5	15.5	8.9	24.4
Australia	167	681	19	867	15.6	53.5	69.1	13.7	82.9	175.1	257.9

TOTAL

NSW	1 910	1 126	61	3 097	217.2	107.6	324.8	82.8	407.6	266.9	674.5
Vic.	1 388	399	83	1 870	146.3	29.0	175.3	55.3	230.6	164.7	395.4
Qld	2 096	569	16	2 681	205.1	50.4	255.6	20.4	276.0	261.7	537.7
SA	386	44	0	430	29.7	2.2	31.9	8.5	40.4	27.5	67.9
WA	922	244	3	1 169	90.9	17.3	108.1	13.6	121.7	66.5	188.2
Tas.	141	131	1	273	12.2	11.4	23.6	3.7	27.3	11.0	38.3
NT	71	127	0	198	7.5	8.0	15.5	2.0	17.4	22.7	40.1
ACT	76	114	0	190	8.5	10.5	19.0	7.7	26.7	16.5	43.2
Australia	6 990	2 754	164	9 908	717.3	236.5	953.8	193.9	1 147.7	837.5	1 985.2

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

VALUE.....

	<i>Hotels, motels and other short term accomm- odation</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	20.7	51.9	18.5	21.7	56.0	5.7	10.1	15.1	10.0	6.8	216.4
Vic.	5.7	20.7	13.0	26.2	16.1	6.3	0.0	7.7	5.0	6.9	107.6
Qld	5.8	85.0	86.3	9.9	12.7	4.3	2.5	9.8	2.2	12.8	231.3
SA	0.2	2.7	0.8	4.4	3.0	1.4	0.2	3.5	0.9	0.5	17.6
WA	3.5	6.8	12.2	11.7	5.2	2.3	0.5	1.4	0.8	16.5	60.8
Tas.	0.1	7.3	0.6	0.3	0.0	0.1	0.0	0.1	0.2	0.6	9.2
NT	0.0	1.9	0.4	5.5	2.4	1.0	0.0	0.0	0.0	0.8	12.0
ACT	0.0	0.2	3.9	0.7	0.6	0.0	0.0	0.0	0.0	2.3	7.6
Australia	36.0	176.4	135.7	80.3	95.9	21.2	13.2	37.5	19.1	47.2	662.4
PUBLIC SECTOR											
NSW	0.0	1.7	0.5	5.4	5.6	30.2	0.0	2.5	3.1	1.5	50.5
Vic.	0.0	0.4	0.2	8.1	0.0	34.5	0.0	9.4	1.7	2.8	57.2
Qld	0.0	0.0	0.5	1.6	9.2	16.0	0.0	0.3	2.4	0.3	30.4
SA	0.0	5.3	0.0	2.8	0.0	0.9	0.0	0.8	0.1	0.0	9.9
WA	0.0	0.0	0.0	3.8	0.0	0.0	0.0	0.3	1.2	0.3	5.7
Tas.	0.0	0.1	0.0	0.2	0.0	0.3	0.0	1.3	0.0	0.1	1.9
NT	0.0	0.0	0.0	0.1	8.2	1.0	0.0	0.0	0.1	1.4	10.7
ACT	0.0	0.1	0.0	1.0	0.0	6.9	0.0	0.2	0.0	0.6	8.9
Australia	0.0	7.6	1.2	22.9	23.0	89.9	0.0	14.8	8.6	7.1	175.1
TOTAL											
NSW	20.7	53.5	19.0	27.2	61.6	35.9	10.1	17.6	13.1	8.3	266.9
Vic.	5.7	21.1	13.2	34.3	16.1	40.8	0.0	17.1	6.7	9.8	164.7
Qld	5.8	85.0	86.9	11.5	21.9	20.3	2.5	10.1	4.6	13.1	261.7
SA	0.2	8.0	0.8	7.1	3.0	2.4	0.2	4.3	1.0	0.5	27.5
WA	3.5	6.8	12.2	15.5	5.2	2.3	0.5	1.7	2.0	16.8	66.5
Tas.	0.1	7.4	0.6	0.4	0.0	0.4	0.0	1.3	0.2	0.6	11.0
NT	0.0	1.9	0.4	5.6	10.5	2.0	0.0	0.0	0.1	2.2	22.7
ACT	0.0	0.3	3.9	1.7	0.6	6.9	0.0	0.2	0.0	3.0	16.5
Australia	36.0	184.0	136.9	103.2	118.9	111.1	13.2	52.3	27.7	54.3	837.5

EXPLANATORY NOTES

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INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

- construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Building and Construction Activity, Australia (8754.0)*.

VALUE DATA

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

OWNERSHIP

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

FUNCTIONAL CLASSIFICATIONS

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

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

.....
FUNCTIONAL CLASSIFICATIONS
(continued)

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

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

TREND ESTIMATES

16 Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, 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 the quarterly, constant prices, trend series shown in Table 7, the trend estimates are derived by applying a 7-term Henderson-weighted moving average to all quarters of the respective seasonally adjusted series except the last three quarters. Trend series are created for these last three quarters by applying surrogates of the Henderson moving average 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 techniques described in paragraph 16 enables trend estimates to be produced for the latest few periods, it does result in revisions to the trend estimates as new data becomes 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, Six State Capital Cities* (6408.0)
- *Price Index of Materials Used in Building Other than House Building, Eight Capital Cities* (6407.0)
- *House Price Indexes: Eight Capital Cities* (6416.0)

SYMBOLS AND OTHER USAGES

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

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

GLOSSARY

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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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