

BUILDING APPROVALS AUSTRALIA

EMBARGOED UNTIL 11:30AM TUES 30 JULY 1996

JUNE KEY FIGURES

TREND ESTIMATES

	Jun 96	% change May 96 to Jun 96	% change Jun 95 to Jun 96
Dwelling units approved			
Private sector houses	6 960	-0.5	-8.9
Total dwelling units	10 262	-0.3	-11.2

SEASONALLY ADJUSTED

	Jun 96	% change May 96 to Jun 96	% change Jun 95 to Jun 96
Dwelling units approved			
Private sector houses	6 880	1.5	-10.4
Total dwelling units	9 758	-7.9	-14.8

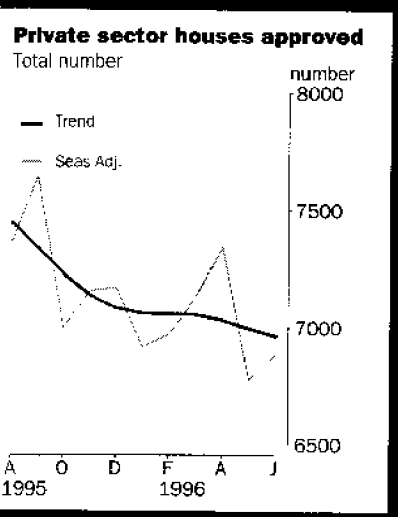
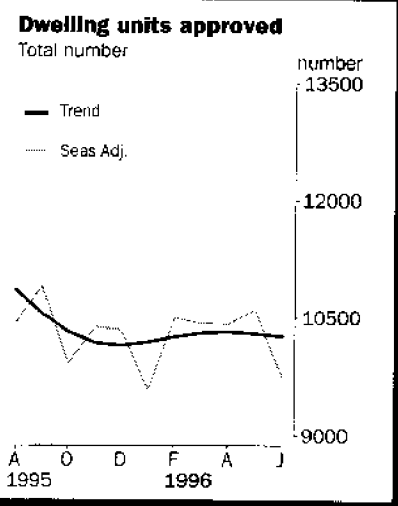
JUNE KEY POINTS

TREND ESTIMATES

- The trend for the total number of dwelling units approved fell by 0.3% in June 1996 to 10,262, following a decrease of 0.3% in May and a slight increase (of 0.1%) in April 1996. There would need to be an increase of 7% in the seasonally adjusted series in July 1996 for the trend to level out.
- The trend for the number of private sector houses approved fell by 0.5% in June 1996 to 6,960. This follows decreases of 0.5% in May and 0.3% in April 1996. There would need to be an increase of 4% in the seasonally adjusted series in July 1996 to halt the trend decline.
- The trend for the number of other residential dwellings approved rose by 0.7% in June 1996 to 3,240. This follows increases of 1.0% in May and 1.8% in April 1996. There would need to be an increase of more than 9% in the seasonally adjusted series in July 1996 for the trend growth to continue.
- The trend to June 1996 for total dwelling units approved increased in New South Wales, Queensland, the Northern Territory and the Australian Capital Territory. It is flat in Victoria but fell in the remaining States.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for the total number of dwelling units approved fell by 7.9% in June 1996 to 9,758. This follows an increase of 1.7% in May and no movement in April 1996.
- The number of private sector houses approved rose by 1.5% in June 1996 to 6,880, following a decrease of 7.7% in May and an increase of 3.0% in April 1996.
- The number of other residential dwelling units approved fell by 21.3% in June 1996 to 2,884. This follows an increase of 22.2% in May and a decrease of 6.2% in April 1996.



INQUIRIES

▪ For further information about these and related unpublished statistics, contact Richard Mason on 08 237 7663

BUILDING APPROVALS NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
July 1996	30 August 1996
August 1996	1 October 1996
September 1996	31 October 1996
October 1996	2 December 1996
November 1996	7 January 1997
December 1996	3 February 1997

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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 value of non-residential building approved in New South Wales and in the Northern Territory in December 1995 and estimates for the value of alterations and additions to residential building approved in the Northern Territory in March 1996 have been revised.

The revision to New South Wales in December 1995 was due to a private sector Educational job which had been incorrectly included at \$30 million being revised down to \$3 million.

The revision to the Northern Territory in December 1995 was due to a \$5 million private sector job originally included in Other business premises being reclassified to Hotels, motels and other short term accommodation. The revision to the Northern Territory in the March quarter 1996 was due to the deletion of a private sector alterations and additions to residential building job valued at \$5.8 million, which had been recorded as an approval in an earlier month.

Where appropriate, seasonally adjusted and trend data, and total data for New South Wales, the Northern Territory and Australia, affected by these amendments, have also been revised.

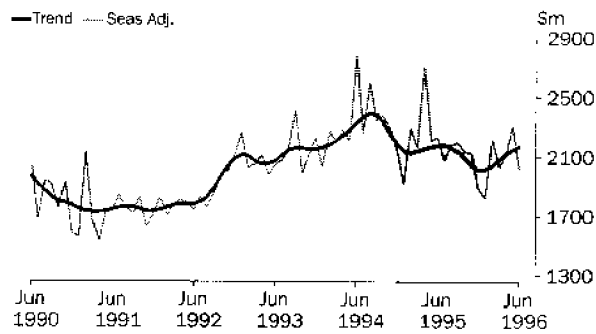
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W. McLennan
Australian Statistician

VALUE OF BUILDING APPROVED

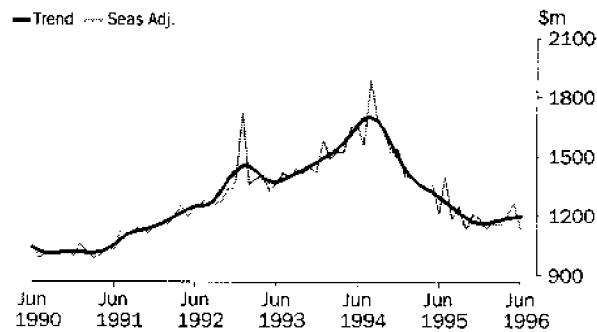
VALUE OF TOTAL BUILDING

The trend for the value of total building approved rose by 1.2% in June 1996, following growth of 1.3% in May and 1.9% in April 1996. However, the trend will begin to level out unless there is an increase of more than 6% in the seasonally adjusted series in July. The historical average monthly movement, regardless of sign, is 8%.



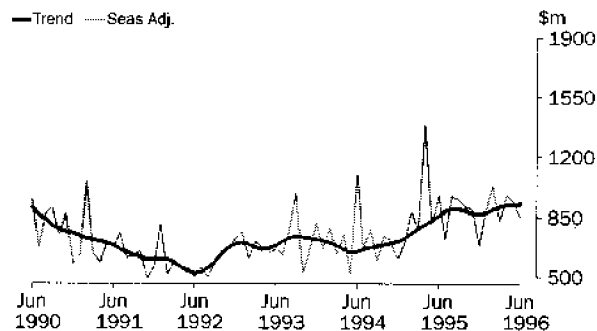
VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building approved rose by 0.4% in June 1996, following growth of 0.4% in May and 0.7% in April 1996. There would need to be an increase of more than 4% in the seasonally adjusted series in July 1996 for growth to continue. 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 0.2% in June 1996, following growth of 0.2% in May and 0.1% in April 1996. However, the trend will begin to decline unless there is an increase of more than 22% in the seasonally adjusted series in July 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.

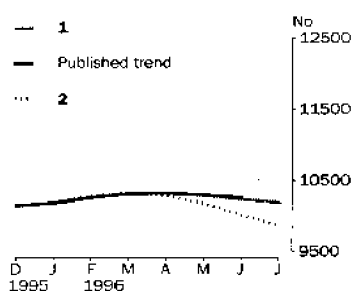
Generally, the size of revisions to the trend estimates tends to be larger, the greater the volatility of the original series. Analysis of the building approval original series has shown that they can be volatile; therefore, initial estimates of a month's trend value can be revised substantially. As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



1996
February
March
April
May
June
July

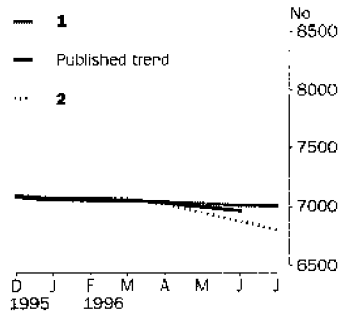
TREND AS PUBLISHED

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

number	% change	1	2
		rises by 4% on Jun 1996 number % change	falls by 4% on Jun 1996 number % change
10 255	0.7	10 255 0.7	10 282 0.8
10 309	0.5	10 309 0.5	10 323 0.4
10 324	0.1	10 318 0.1	10 283 -0.4
10 297	-0.3	10 286 -0.3	10 171 -1.1
10 262	-0.3	10 232 -0.5	10 015 -1.5
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WHAT IF...? (continued)

PRIVATE SECTOR HOUSES



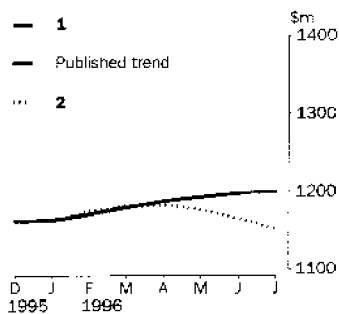
1996
February
March
April
May
June
July

TREND AS PUBLISHED
number % change

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

	number	% change	number	% change	number	% change
February	7 059	-0.1	7 050	-0.1	7 066	0.0
March	7 055	0.0	7 051	0.0	7 059	-0.1
April	7 034	-0.3	7 041	-0.1	7 019	-0.6
May	6 997	-0.5	7 024	-0.2	6 953	-0.9
June	6 960	-0.5	7 009	-0.2	6 875	-1.1
July	—	—	7 006	0.0	6 803	-1.0

VALUE OF RESIDENTIAL BUILDING APPROVED



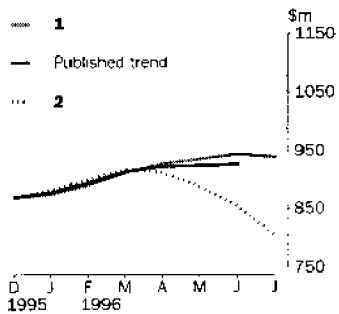
1996
February
March
April
May
June
July

TREND AS PUBLISHED
\$m % change

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

	\$m	% change	\$m	% change	\$m	% change
February	1 170.4	0.7	1 169.9	0.7	1 173.8	0.9
March	1 179.1	0.7	1 178.9	0.8	1 180.8	0.6
April	1 187.4	0.7	1 187.3	0.7	1 182.2	0.1
May	1 192.7	0.4	1 193.7	0.5	1 176.8	-0.5
June	1 198.0	0.4	1 197.5	0.3	1 165.7	-0.9
July	—	—	1 200.1	0.2	1 152.2	-1.2

VALUE OF NON-RESIDENTIAL BUILDING APPROVED



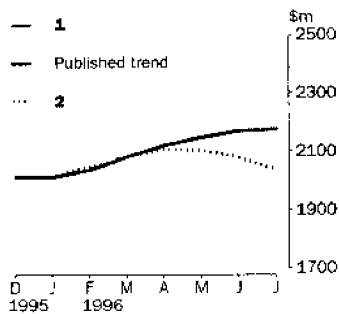
1996
February
March
April
May
June
July

TREND AS PUBLISHED
\$m % change

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

	\$m	% change	\$m	% change	\$m	% change
February	893.8	1.9	889.9	1.7	900.7	2.2
March	913.1	2.2	911.3	2.4	916.7	1.8
April	922.9	1.1	926.8	1.7	912.6	-0.5
May	924.1	0.1	935.4	0.9	888.2	-2.7
June	925.7	0.2	943.3	0.8	854.4	-3.8
July	—	—	939.2	-0.4	805.1	-5.8

VALUE OF TOTAL BUILDING APPROVED



1996
February
March
April
May
June
July

TREND AS PUBLISHED
\$m % change

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

	\$m	% change	\$m	% change	\$m	% change
February	2 036.7	1.3	2 033.4	1.2	2 044.3	1.5
March	2 079.5	2.1	2 078.1	2.2	2 083.6	1.9
April	2 118.5	1.9	2 120.9	2.1	2 106.4	1.1
May	2 145.8	1.3	2 149.5	1.3	2 101.8	-0.2
June	2 171.4	1.2	2 168.2	0.9	2 078.2	-1.1
July	—	—	2 174.9	0.3	2 039.2	-1.9

SUMMARY OF 1995-96 BUILDING APPROVALS

NUMBER BY STATE & TERRITORIES

The number of dwelling units approved in 1995-96 and the percentage movements between 1994-95 and 1995-96 for the States and Territories are summarised below:

	DWELLING UNITS APPROVED BY STATE								
	NSW	VIC	QLD	SA	WA	TAS	NT	ACT	Aust
Number of dwelling units	42 584	23 565	30 451	5 968	15 853	2 546	1 452	2 150	124 569
1994-95 to 1995-96									
% change	-22.4	-24.6	-32.6	-38.9	-29.3	-20.1	-12.6	-21.0	-27.2

NUMBER OF DWELLING UNIT APPROVALS

In original terms, there were 124,569 dwelling units approved in 1995-96, a decrease of 27.2% from the 1994-95 estimate of 171,084. Private sector dwelling unit approvals decreased by 27.4% to 118,809 and public sector dwelling unit approvals decreased by 22.9% to 5,760.

Total new house approvals decreased by 24.0% to 87,418 and total new other residential dwelling unit approvals (townhouses, flats, apartments, etc.) decreased by 32.7% to 35,135. There were also 2,016 dwelling units approved in 1995-96, as part of alterations and additions to existing buildings (including conversions to dwelling units) and as part of the construction of non-residential buildings, a decrease of 47.5% from 1994-95.

VALUE BY STATE AND TERRITORIES

Percentage movements for the value of building approved between 1994-95 and 1995-96 for the States and Territories are summarised below:

	PERCENTAGE CHANGE BETWEEN 1994-95 & 1995-96								
	NSW	VIC	QLD	SA	WA	TAS	NT	ACT	Aust
	%	%	%	%	%	%	%	%	%
New residential	-16.7	-21.1	-27.7	-36.5	-19.9	-11.1	-22.9	-20.1	-21.8
Alterations and additions to residential buildings	-5.4	-14.0	3.7	-0.7	4.3	-7.7	-8.5	-6.1	-6.2
Non-residential	-2.2	24.1	12.7	14.8	10.3	34.2	20.4	79.0	11.6
Total	-10.2	-4.1	-13.3	-14.6	-10.2	5.6	-2.0	26.1	-8.7

VALUE OF BUILDING APPROVALS

In original terms, there was \$25,117.6m of building approved in 1995-96, a decrease of 8.7% from 1994-95. The value of private sector building approvals fell by 10.6% to \$21,515.7m while the value of public sector building approvals rose by 4.3% to \$3,601.9m.

The value of new residential building approved in 1995-96 fell by 21.8% to \$12,105.7m (new houses approved fell by 19.6% to \$8,799.6m; new other residential building approved fell by 27.0% to \$3,306.1m). The value of approved alterations and additions to residential buildings fell by 6.2% to \$2,283.5m while the value of non-residential building approved rose by 11.6% to \$10,728.4m.

For non-residential building, the value of approvals increased in all categories except Entertainment and recreation (-19.8%). The value of approvals of Hotels, etc. rose by 7.7%, Shops by 0.5%, Factories by 13.7%, Offices by 22.3%, Other business premises by 48.5%, Educational by 4.3%, Religious by 17.5%, Health by 20.4% and Miscellaneous by 13.7%.

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							
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	2 782	3 016	9 956	396	10 339
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	2 319	2 998	9 667	806	10 421
May	6 779	6 933	3 572	3 664	10 351	321	10 597
June	6 880	6 874	2 822	2 884	9 702	253	9 758

TREND ESTIMATES

1995							
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	9 790	545	10 321
November	7 141	7 315	2 515	2 859	9 656	512	10 175
December	7 086	7 249	2 531	2 892	9 617	497	10 141
1996							
January	7 063	7 215	2 588	2 970	9 651	496	10 185
February	7 059	7 198	2 671	3 057	9 729	499	10 255
March	7 055	7 179	2 768	3 130	9 823	490	10 309
April	7 034	7 138	2 867	3 186	9 901	466	10 324
May	6 997	7 079	2 951	3 218	9 949	434	10 297
June	6 960	7 022	3 033	3 240	9 994	394	10 262

TREND ESTIMATES (% change from preceding month)

1995							
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	-6.2	-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	-1.4	-1.7	-1.4	-1.4	-6.0	-1.4
December	-0.8	-0.9	0.6	1.2	-0.4	-3.0	-0.3
1996							
January	-0.3	-0.5	2.3	2.7	0.4	0.0	0.4
February	-0.1	-0.2	3.2	2.9	0.8	0.6	0.7
March	0.0	-0.3	3.6	2.4	1.0	-2.0	0.5
April	-0.3	-0.6	3.6	1.8	0.8	-4.8	0.1
May	-0.5	-0.8	2.9	1.0	0.5	-6.9	-0.3
June	-0.5	-0.8	2.8	0.7	0.5	-9.2	-0.3

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					
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	979.7	186.8	1 186.6	686.7	1 887.5
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	208.4	1 155.0	832.2	2 031.5
April	1 019.5	206.2	1 206.1	974.8	2 116.8
May	1 124.0	184.0	1 267.5	944.2	2 305.4
June	925.0	200.4	1 136.8	847.7	2 018.6

TREND ESTIMATES

1995					
June	1 102.9	193.2	1 297.4	860.4	2 175.6
July	1 079.3	187.0	1 272.7	886.1	2 179.1
August	1 052.4	182.9	1 244.8	900.6	2 166.8
September	1 026.5	181.5	1 217.9	901.1	2 138.9
October	1 002.3	182.8	1 193.2	887.4	2 093.2
November	980.2	186.4	1 172.6	872.7	2 043.2
December	968.5	191.2	1 161.8	869.1	2 012.5
1996					
January	968.7	195.5	1 162.4	877.0	2 010.3
February	977.6	198.1	1 170.4	893.8	2 036.7
March	989.9	198.9	1 179.1	913.1	2 079.5
April	1 001.7	198.9	1 187.4	922.9	2 118.5
May	1 009.5	198.3	1 192.7	924.1	2 145.8
June	1 016.6	197.9	1 198.0	925.7	2 171.4

TREND ESTIMATES (% change from preceding month)

1995					
June	-2.1	-2.5	-1.7	3.3	0.4
July	-2.1	-3.2	-1.9	3.0	0.2
August	-2.5	-2.2	-2.2	1.6	-0.6
September	-2.5	-0.7	-2.2	0.1	-1.3
October	-2.4	0.7	-2.0	-1.5	-2.1
November	-2.2	2.0	-1.7	-1.7	-2.4
December	-1.2	2.5	-0.9	-0.4	-1.5
1996					
January	0.0	2.3	0.1	0.9	-0.1
February	0.9	1.3	0.7	1.9	1.3
March	1.3	0.4	0.7	2.2	2.1
April	1.2	0.0	0.7	1.1	1.9
May	0.8	-0.3	0.4	0.1	1.3
June	0.7	-0.2	0.4	0.2	1.2

DWELLING UNITS APPROVED, By State: Seasonally Adjusted & Trend

Period	New South Wales Number	Victoria Number	Queensland Number	South Australia Number	Western Australia Number	Tasmania Number	Northern Territory Number	Australian Capital Territory Number
SEASONALLY ADJUSTED								
1995								
June	3 567	2 336	2 992	590	1 510	208	n.a.	n.a.
July	4 539	2 031	2 740	592	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	1 079	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	271	n.a.	n.a.
May	3 915	1 800	2 696	479	1 194	163	n.a.	n.a.
June	3 321	2 046	2 607	408	1 097	215	n.a.	n.a.
TREND ESTIMATES								
1995								
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	1 337	223	120	219
October	3 475	1 963	2 459	550	1 318	221	108	241
November	3 375	1 940	2 425	517	1 326	218	100	246
December	3 330	1 939	2 421	487	1 360	215	100	235
1996								
January	3 344	1 946	2 452	464	1 394	211	107	211
February	3 397	1 954	2 497	454	1 407	209	117	184
March	3 445	1 966	2 547	452	1 388	207	128	163
April	3 487	1 972	2 597	449	1 338	205	139	151
May	3 520	1 972	2 642	445	1 272	204	149	138
June	3 541	1 968	2 676	440	1 212	200	155	146
TREND ESTIMATES (% change from preceding month)								
1995								
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	-2.4	0.0	-9.3	17.3
October	-4.0	-2.4	-2.4	-3.4	-1.4	-0.9	-10.0	10.0
November	-2.9	-1.2	-1.4	-5.9	0.6	-1.3	-7.3	2.1
December	-1.4	0.0	-0.1	-6.0	2.6	-1.7	0.2	-4.5
1996								
January	0.4	0.3	1.3	-4.6	2.5	-1.7	6.7	-10.0
February	1.6	0.4	1.8	-2.3	1.0	-1.2	9.6	-13.1
March	1.4	0.6	2.0	-0.5	-1.3	-0.9	9.3	-11.4
April	1.2	0.3	2.0	-0.6	-3.6	-0.9	8.9	-7.4
May	0.9	0.0	1.7	-0.9	-5.0	-0.6	7.2	-8.4
June	0.6	-0.2	1.3	-1.2	-4.7	-1.6	4.0	6.0

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				
1993-94	127 299	49 281	3 992	180 572
1994-95	112 468	47 355	3 791	163 614
1995-96	85 663	31 273	1 873	118 809
1995				
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	2 389	114	8 499
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	2 046	145	9 014
May	7 595	3 942	121	11 658
June	6 696	2 327	222	9 245
PUBLIC SECTOR				
1993-94	3 184	4 941	147	8 272
1994-95	2 551	4 870	49	7 470
1995-96	1 755	3 862	143	5 760
1995				
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	612	104	883
May	136	293	2	431
June	87	329	5	421
TOTAL				
1993-94	130 483	54 222	4 139	188 844
1994-95	115 019	52 225	3 840	171 084
1995-96	87 418	35 135	2 016	124 569
1995				
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	2 595	114	8 835
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	2 658	249	9 897
May	7 731	4 235	123	12 089
June	6 783	2 656	227	9 666

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								
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
1995-96	87 418	12 427	7 499	19 926	4 388	4 027	6 796	15 211	35 135	122 553
1995										
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	1 502	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	2 595	8 721
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	1 029	518	1 547	470	302	339	1 111	2 658	9 648
May	7 731	937	662	1 599	635	712	1 289	2 636	4 235	11 966
June	6 783	857	625	1 482	496	261	417	1 174	2 656	9 439
VALUE (\$ million)										
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
1995-96	8 799.6	882.5	656.9	1 539.3	339.3	324.8	1 103.0	1 766.9	3 306.1	12 105.7
1995										
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	116.0	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	230.2	851.0
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	75.0	44.0	119.0	36.8	30.1	47.0	113.9	232.9	950.3
May	801.5	62.1	56.7	118.8	45.6	56.4	247.8	349.8	468.6	1 270.1
June	704.3	62.3	52.5	114.8	32.7	19.6	34.2	86.4	201.2	905.5

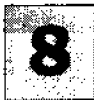
¹ Excludes Conversions, etc

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)							
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
1995-96	8 628.4	3 017.6	11 646.0	2 213.2	13 859.2	7 656.4	21 515.7
1995							
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	216.6	826.5	153.0	979.5	454.7	1 434.2
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	197.3	1 094.4	477.8	1 572.2
April	701.8	182.1	883.9	180.2	1 064.1	663.2	1 727.3
May	789.8	448.8	1 238.7	193.9	1 432.6	788.1	2 220.6
June	697.0	176.4	873.4	175.2	1 048.6	542.2	1 590.8
PUBLIC SECTOR (\$ million)							
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
1995-96	171.3	288.5	459.7	70.2	530.0	3 072.0	3 601.9
1995							
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	50.8	66.4	18.3	84.6	176.9	261.6
May	11.6	19.8	31.4	9.2	40.6	331.8	372.3
June	7.3	24.8	32.1	5.2	37.3	307.5	344.8
TOTAL (\$ million)							
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
1995-96	8 799.6	3 306.1	12 105.7	2 283.5	14 389.2	10 728.4	25 117.6
1995							
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	230.2	851.0	156.9	1 007.9	631.8	1 639.7
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	203.8	1 130.0	758.8	1 888.8
April	717.3	232.9	950.3	198.4	1 148.7	840.2	1 988.9
May	801.5	468.6	1 270.1	203.0	1 473.1	1 119.9	2 593.0
June	704.3	201.2	905.5	180.3	1 085.9	849.7	1 935.6

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
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
SEASONALLY ADJUSTED							
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	769.9	2 715.9	506.2	3 222.1	2 787.2	6 009.3
1996							
March	1 830.9	658.8	2 489.7	494.2	2 983.1	2 678.9	5 662.8
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	2 593.9	6 583.0
June	2 169.4	992.6	3 170.1	522.9	3 690.5	2 856.4	6 530.5
September	2 054.3	926.6	2 972.6	511.1	3 498.8	2 846.8	6 362.7
December	1 986.6	821.5	2 798.4	511.5	3 329.0	2 733.4	6 081.9
1996							
March	1 937.3	702.0	2 637.7	520.6	3 166.0	2 652.0	5 777.2
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	12.5	-2.4
June	-8.9	-9.5	-9.1	-3.9	-8.4	10.1	-0.8
September	-5.3	-6.6	-6.2	-2.3	-5.2	-0.3	-2.6
December	-3.3	-11.3	-5.9	0.1	-4.9	-4.0	-4.4
1996							
March	-2.5	-14.5	-5.7	1.8	-4.9	-3.0	-5.0



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

Month	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Entertain- ment and recreational	Misc- ellaneous	Total non-resi- dential building
	Number	Number	Number	Number	Number	Number	Number	Number	Number	Number	Number
Value—\$50,000—\$199,999											
1996											
April	29	222	79	139	107	39	3	26	32	75	751
May	23	267	122	182	139	34	11	36	63	58	935
June	12	211	92	158	124	53	5	16	45	56	772
Value—\$200,000—\$499,999											
1996											
April	7	61	45	71	42	36	6	14	17	34	333
May	15	59	67	72	68	39	4	13	26	26	389
June	11	61	51	70	59	26	9	13	18	38	356
Value—\$500,000—\$999,999											
1996											
April	4	23	11	26	13	14	1	5	7	8	112
May	5	17	19	26	31	13	4	8	8	11	142
June	4	25	13	30	22	18	4	8	15	12	151
Value—\$1,000,000—\$4,999,999											
1996											
April	7	19	14	15	16	14	1	14	8	10	118
May	4	19	9	15	18	17	3	7	16	9	117
June	7	13	11	19	22	19	0	13	11	10	125
Value—\$5,000,000 and over											
1996											
April	1	6	2	4	3	7	1	2	0	2	28
May	4	6	0	6	8	4	1	4	7	0	40
June	2	2	1	5	4	7	0	2	0	1	24
Value—Total											
1993-94	500	3 364	1 924	2 863	2 259	1 371	249	723	955	1 122	15 330
1994-95	501	3 715	2 274	3 324	2 541	1 478	208	578	1 040	1 105	16 764
1995-96	578	4 098	2 246	3 461	2 644	1 504	205	661	1 068	1 308	17 773
1996											
April	48	331	151	255	181	110	12	61	64	129	1 342
May	51	368	217	301	264	107	23	68	120	104	1 623
June	36	312	168	282	231	123	18	52	89	117	1 428



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											
April	3.0	19.8	8.2	13.4	10.6	3.8	0.3	2.6	3.0	7.2	71.8
May	2.0	24.9	12.3	18.1	12.4	3.7	1.0	3.8	6.8	5.6	90.7
June	1.1	19.2	9.8	15.6	12.9	5.8	0.5	1.7	4.6	5.5	76.7
Value—\$200,000—\$499,999											
1996											
April	2.1	17.7	13.4	21.8	12.3	11.2	2.0	4.4	5.2	10.4	100.7
May	4.5	18.2	19.4	21.9	20.4	11.6	1.3	4.6	8.4	7.2	117.5
June	2.9	19.2	14.2	21.3	18.0	8.4	2.4	3.7	5.9	11.3	107.4
Value—\$500,000—\$999,999											
1996											
April	3.0	16.7	7.2	16.1	8.1	10.1	0.7	3.7	4.7	5.2	75.5
May	3.6	11.8	12.9	16.9	21.9	8.6	2.8	5.2	5.9	7.7	97.3
June	2.4	16.5	9.1	18.9	14.3	11.9	3.2	5.7	9.3	7.8	99.1
Value—\$1,000,000—\$4,999,999											
1996											
April	14.0	37.0	30.6	28.6	28.7	32.1	1.2	26.5	14.7	19.9	233.4
May	9.1	39.0	16.3	28.2	40.0	40.9	3.5	17.8	33.1	23.1	251.0
June	14.7	22.3	20.4	32.3	46.1	38.1	0.0	31.2	24.1	18.5	247.7
Value—\$5,000,000 and over											
1996											
April	16.5	92.7	77.5	23.3	59.2	53.9	9.0	15.2	0.0	11.6	358.8
May	58.3	154.1	0.0	113.2	87.3	48.9	5.0	41.7	54.9	0.0	563.3
June	47.8	36.3	20.0	44.0	35.3	50.2	0.0	79.9	0.0	5.5	318.9
Value—Total											
1993-94	622.0	1 398.6	716.7	1 341.1	1 283.9	1 124.4	76.3	974.2	740.8	507.6	8 785.6
1994-95	611.2	1 802.6	870.0	1 472.3	1 158.1	1 203.1	73.0	635.9	1 167.3	621.2	9 614.7
1995-96	658.0	1 811.2	989.2	1 801.3	1 719.5	1 255.2	85.8	765.8	936.4	706.0	10 728.4
1996											
April	38.7	184.0	136.9	103.2	118.9	111.1	13.2	52.3	27.7	54.3	840.2
May	77.5	247.9	60.9	198.2	182.0	113.6	13.5	73.2	109.2	43.7	1 119.9
June	68.7	113.6	73.5	132.1	126.5	114.4	6.0	122.3	43.8	48.7	849.7

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

	DWELLING UNITS.....				VALUE.....						
	<i>New houses</i>	<i>New other residential building</i>	<i>Con-versions etc.</i>	<i>Total dwelling units</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Total residential building</i>	<i>Total non-residential building</i>	<i>Total building</i>
	Number	Number	Number	Number	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
NSW	1 892	893	194	2 979	217.5	72.7	290.2	85.0	375.2	158.4	533.6
Vic.	1 345	477	14	1 836	141.4	37.6	179.0	42.1	221.1	118.0	339.1
Qld	1 858	712	5	2 575	188.1	49.4	237.6	18.0	255.6	141.7	397.3
SA	403	25	5	433	32.7	1.4	34.1	9.3	43.5	17.7	61.2
WA	917	123	2	1 042	89.7	8.0	97.7	11.9	109.6	62.1	171.6
Tas.	131	60	1	192	11.3	4.6	15.9	3.5	19.4	9.5	28.9
NT	92	28	1	121	9.6	2.0	11.6	2.1	13.7	8.3	22.0
ACT	58	9	0	67	6.8	0.6	7.4	3.2	10.6	26.5	37.1
Australia	6 696	2 327	222	9 245	697.0	176.4	873.4	175.2	1 048.6	542.2	1 590.8
PUBLIC SECTOR											
NSW	6	184	5	195	0.6	15.1	15.7	1.5	17.2	113.9	131.2
Vic.	22	19	0	41	1.3	0.9	2.2	1.8	4.0	53.6	57.6
Qld	3	12	0	15	0.4	0.7	1.1	0.6	1.7	62.7	64.4
SA	3	0	0	3	0.2	0.0	0.2	1.2	1.4	9.2	10.6
WA	49	104	0	153	4.3	7.3	11.6	0.1	11.7	10.1	21.7
Tas.	1	2	0	3	0.1	0.2	0.3	0.0	0.3	2.1	2.4
NT	1	0	0	1	0.1	0.0	0.1	0.0	0.1	23.0	23.1
ACT	2	8	0	10	0.2	0.7	0.9	0.0	0.9	32.9	33.8
Australia	87	329	5	421	7.3	24.8	32.1	5.2	37.3	307.5	344.8
TOTAL											
NSW	1 898	1 077	199	3 174	218.2	87.8	305.9	86.5	392.5	272.3	664.8
Vic.	1 367	496	14	1 877	142.8	38.4	181.2	44.0	225.2	171.5	396.7
Qld	1 861	724	5	2 590	188.6	50.1	238.7	18.6	257.3	204.4	461.7
SA	406	25	5	436	32.9	1.4	34.3	10.5	44.8	26.9	71.8
WA	966	227	2	1 195	94.0	15.3	109.3	12.0	121.2	72.1	193.4
Tas.	132	62	1	195	11.3	4.8	16.2	3.5	19.6	11.6	31.3
NT	93	28	1	122	9.7	2.0	11.7	2.1	13.8	31.3	45.1
ACT	60	17	0	77	6.9	1.3	8.3	3.2	11.5	59.4	70.9
Australia	6 783	2 656	227	9 666	704.3	201.2	905.5	180.3	1 085.9	849.7	1 935.6

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

VALUE.....

	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscel- laneous	Total non-resi- dential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
NSW	8.9	48.1	13.1	21.7	40.5	4.9	1.8	6.2	10.4	2.8	158.4
Vic.	1.1	21.9	32.2	21.0	14.7	9.4	0.1	8.6	4.9	4.1	118.0
Qld	48.7	19.7	14.2	9.5	26.4	8.6	2.7	4.0	3.9	3.9	141.7
SA	0.1	4.7	2.4	1.1	5.1	1.4	1.0	0.1	0.9	1.0	17.7
WA	8.0	13.4	6.3	4.9	14.5	2.6	0.5	3.9	2.8	5.1	62.1
Tas.	1.6	1.5	1.1	0.8	0.4	0.2	0.0	3.4	0.1	0.4	9.5
NT	0.3	0.9	0.2	2.1	3.2	0.5	0.0	0.1	0.8	0.2	8.3
ACT	0.0	0.5	0.0	24.8	0.6	0.0	0.0	0.0	0.1	0.5	26.5
Australia	68.7	110.8	69.4	85.9	105.4	27.5	6.0	26.3	24.0	18.0	542.2
PUBLIC SECTOR											
NSW	0.0	0.9	1.7	9.7	2.9	12.7	0.0	76.1	5.3	4.6	113.9
Vic.	0.0	0.0	0.0	17.1	0.7	13.2	0.0	13.6	4.2	4.8	53.6
Qld	0.0	0.7	0.1	4.0	11.5	31.1	0.0	4.5	3.2	7.6	62.7
SA	0.0	0.0	0.0	1.3	4.0	1.4	0.0	1.8	0.5	0.3	9.2
WA	0.0	1.1	0.7	3.1	0.0	0.0	0.0	0.0	0.6	4.6	10.1
Tas.	0.0	0.0	0.0	0.2	0.2	1.2	0.0	0.0	0.2	0.5	2.1
NT	0.0	0.0	1.5	3.2	0.0	9.7	0.0	0.0	1.4	7.3	23.0
ACT	0.0	0.2	0.0	7.7	1.8	17.7	0.0	0.0	4.6	1.0	32.9
Australia	0.0	2.8	4.1	46.2	21.1	86.9	0.0	95.9	19.8	30.6	307.5
TOTAL											
NSW	8.9	49.0	14.8	31.4	43.4	17.6	1.8	82.3	15.7	7.4	272.3
Vic.	1.1	21.9	32.2	38.1	15.4	22.6	0.1	22.2	9.0	8.9	171.5
Qld	48.7	20.4	14.3	13.4	38.0	39.6	2.7	8.5	7.2	11.6	204.4
SA	0.1	4.7	2.4	2.4	9.2	2.8	1.0	1.8	1.4	1.2	26.9
WA	8.0	14.5	7.0	8.0	14.5	2.6	0.5	3.9	3.4	9.7	72.1
Tas.	1.6	1.5	1.1	1.0	0.5	1.4	0.0	3.4	0.3	0.8	11.6
NT	0.3	0.9	1.7	5.3	3.2	10.2	0.0	0.1	2.2	7.5	31.3
ACT	0.0	0.7	0.0	32.5	2.4	17.7	0.0	0.0	4.7	1.5	59.4
Australia	68.7	113.6	73.5	132.1	126.5	114.4	6.0	122.3	43.8	48.7	849.7

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.).

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.

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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 two 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)
- *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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