



BUILDING APPROVALS AUSTRALIA

EMBARGOED UNTIL 11:30AM FRI 30 AUGUST 1996

JULY KEY FIGURES

TREND ESTIMATES

	Jul 96	% change Jun 96 to Jul 96	% change Jul 95 to Jul 96
Dwelling units approved			
Private sector houses	6 992	-0.3	-7.1
Total dwelling units	10 375	0.2	-7.0

SEASONALLY ADJUSTED

	Jul 96	% change Jun 96 to Jul 96	% change Jul 95 to Jul 96
Dwelling units approved			
Private sector houses	7 050	2.1	-6.0
Total dwelling units	10 619	8.1	-5.9

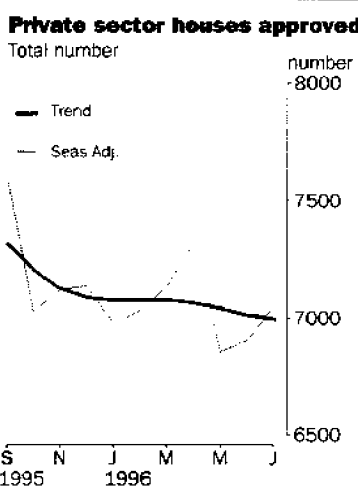
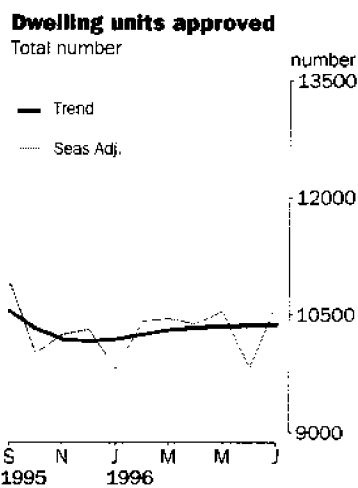
JULY KEY POINTS

TREND ESTIMATES

- The trend for the total number of dwelling units approved, has been showing weak growth since December 1995, following two years of decline. The trend rose by 0.2% in July 1996 to 10,375, following increases of 0.1% in both June and May 1996. Any increase in the seasonally adjusted estimate in August will see the trend growth begin to strengthen.
- The trend for the number of private sector houses approved fell 0.3% in July 1996 to 6,992. This follows decreases of 0.4% in both June and May 1996. There would need to be an increase of 1% in the seasonally adjusted series in August 1996 to halt this trend decline.
- The trend for the number of other residential dwellings approved rose by 1.2% in July 1996 to 3,309, following increases of 1.2% in June and 1.5% in May 1996. There would need to be a 6% decrease in the seasonally adjusted series in August 1996 to halt this trend growth.
- The trend to July 1996 for total dwelling units approved increased in New South Wales, Queensland the Northern Territory and has flattened out in South Australia. It has been revised to show a decline in the Australian Capital Territory and continues to fall in the remaining States.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for the total number of dwelling units approved rose by 8.1% in July 1996 to 10,619. This follows a fall of 6.8% in June and a rise of 1.5% in May 1996.
- The number of private sector houses approved rose by 2.1% in July 1996 to 7,050, following an increase of 0.8% in June and a decrease of 6.5% in May 1996.
- The number of other residential dwelling units approved rose by 19.5% in July 1996 to 3,459. This follows a decrease of 18.0% in June and an increase of 15.2% in May 1996.



INQUIRIES

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

BUILDING APPROVALS NOTES

FORTHCOMING ISSUES	ISSUE	RELEASE DATE
	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
	January 1997	4 March 1997

CHANGES IN THIS ISSUE There are no changes in this issue.

SIGNIFICANT REVISIONS THIS MONTH Users should be aware that seasonally adjusted and trend estimates to June 1996 have been revised as a result of the annual reanalysis of seasonal factors. See paragraphs 11-15 of the Explanatory Notes. Trend estimates for the most recent months are provisional and can be revised as data for additional months become available.

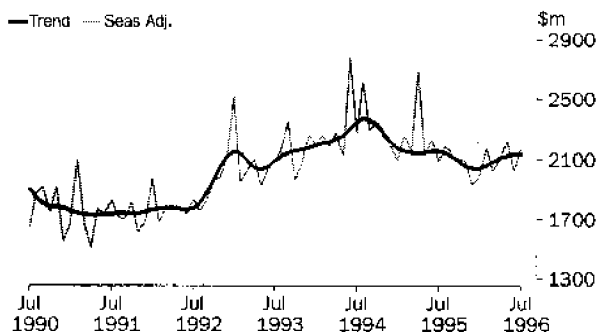
Constant price estimates for the value of building approved for the June quarter 1996 and the 1995-96 financial year are included in this issue (see Table 7). Data for previous quarters have been revised in this issue as more up to date information on prices and commodity compositions has become available.

W. McLennan
Australian Statistician

VALUE OF BUILDING APPROVED

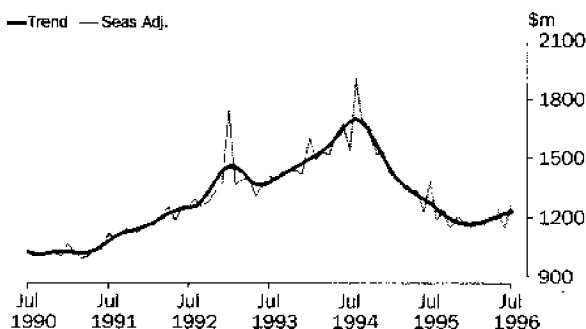
VALUE OF TOTAL BUILDING

The trend for the value of total building approved rose by 0.1% in July 1996, following growth of 0.5% in June and 0.7% in May 1996. The trend will continue to grow unless there is a fall of more than 1% in the seasonally adjusted series in August 1996. The historical average monthly movement, regardless of sign, is 8%.



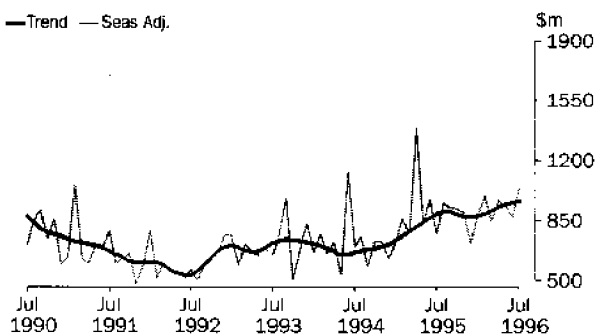
VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building approved rose by 1.0% in July 1996, following similar growth in the previous two months. The trend will continue to grow unless there is a fall of 7% or more in the seasonally adjusted series in August 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 0.5% in July 1996, following growth of 1.6% in both June and May 1996. The trend will continue to grow unless there is a fall of more than 13% in the seasonally adjusted series in August 1996. The historical average monthly movement, regardless of sign, is 18%.



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.

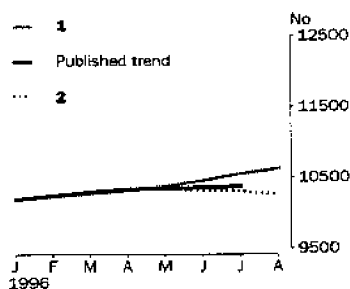
Generally, the size of revisions to the trend estimates tends to be larger, the greater the volatility of the original series. Analysis of the building approval original series has shown that they can be volatile; therefore, initial estimates of a month's trend value can be revised substantially. As 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 August seasonally adjusted estimate is higher than the July estimate by:
 - +4% for total number of dwelling units approved
 - +3% for number of private sector houses approved
 - +5% for value of residential building approved
 - +18% for value of non-residential building approved
 - +8% for value of total building approved
- 2** The August seasonally adjusted estimate is lower than the July estimate by:
 - -4% for total number of dwelling units approved
 - -3% for number of private sector houses approved
 - -5% for value of residential building approved
 - -18% 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:

1996
March
April
May
June
July
August

number % change

1
rises by 4% on Jul 1996
number % change

2
falls by 4% on Jul 1996
number % change

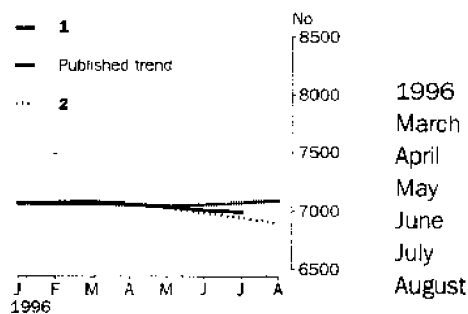
10 303	0.6
10 334	0.3
10 347	0.1
10 354	0.1
10 375	0.2
—	—

10 278	0.5
10 324	0.4
10 377	0.5
10 450	0.7
10 546	0.9
10 623	0.7

10 307	0.6
10 338	0.3
10 338	0.0
10 323	-0.1
10 306	-0.2
10 261	-0.4

WHAT IF...? (continued)

PRIVATE SECTOR HOUSES



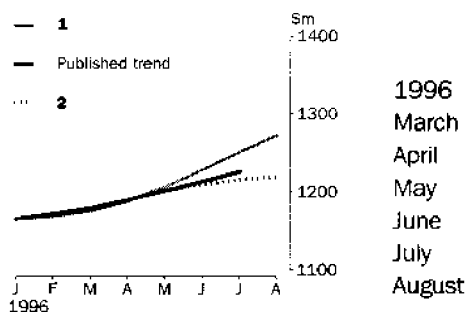
TREND AS PUBLISHED

number	% change
7 077	0.0
7 063	-0.2
7 038	-0.4
7 011	-0.4
6 992	-0.3
—	—

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1 rises by 3% on Jul 1996		2 falls by 3% on Jul 1996	
number	% change	number	% change
7 065	0.0	7 081	0.1
7 058	-0.1	7 066	-0.2
7 051	-0.1	7 030	-0.5
7 055	0.1	6 984	-0.7
7 072	0.2	6 938	-0.7
7 093	0.3	6 890	-0.7

VALUE OF RESIDENTIAL BUILDING APPROVED



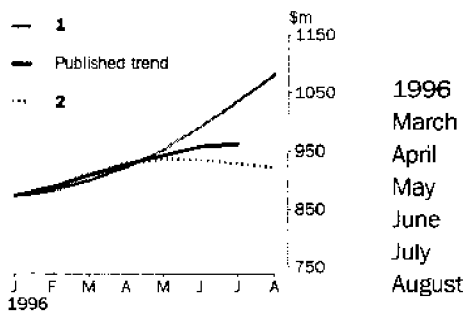
TREND AS PUBLISHED

\$m	% change
1 179.4	0.7
1 189.9	0.9
1 201.7	1.0
1 213.7	1.0
1 225.5	1.0
—	—

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1 rises by 5% on Jul 1996		2 falls by 5% on Jul 1996	
\$m	% change	\$m	% change
1 175.4	0.5	1 179.7	0.7
1 188.1	1.1	1 190.3	0.9
1 206.6	1.6	1 201.0	0.9
1 228.5	1.8	1 209.9	0.7
1 251.6	1.9	1 216.6	0.6
1 273.1	1.7	1 220.3	0.3

VALUE OF NON-RESIDENTIAL BUILDING APPROVED



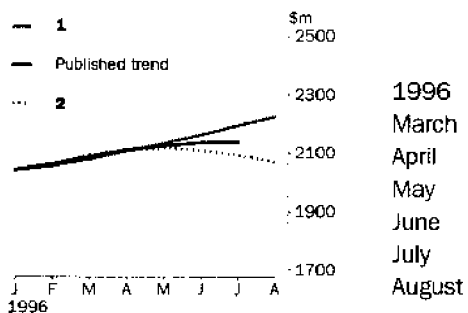
TREND AS PUBLISHED

\$m	% change
908.7	2.4
927.6	2.1
942.3	1.6
957.1	1.6
962.0	0.5
—	—

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1 rises by 18% on Jul 1996		2 falls by 18% on Jul 1996	
\$m	% change	\$m	% change
899.5	2.0	912.5	2.6
923.2	2.6	929.6	1.9
953.2	3.3	936.1	0.7
991.1	4.0	934.8	-0.1
1 035.3	4.5	929.0	-0.6
1 081.6	4.5	921.2	-0.8

VALUE OF TOTAL BUILDING APPROVED



TREND AS PUBLISHED

\$m	% change
2 086.9	1.3
2 109.6	1.1
2 124.6	0.7
2 135.7	0.5
2 137.9	0.1
—	—

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

1 rises by 8% on Jul 1996		2 falls by 8% on Jul 1996	
\$m	% change	\$m	% change
2 079.0	1.1	2 091.5	1.4
2 106.0	1.3	2 112.2	1.0
2 133.5	1.3	2 117.0	0.2
2 162.7	1.4	2 108.4	-0.4
2 195.0	1.5	2 092.6	-0.7
2 223.8	1.3	2 069.3	-1.1

VALUE OF BUILDING APPROVED: Average 1989-90 prices

JUNE QUARTER 1996

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

TREND ESTIMATES

	Mar qtr 96 to Jun qtr 96 % change	Jun qtr 95 to Jun qtr 96 % change
New residential building	-0.5	-13.7
Alterations and additions to residential buildings	2.3	2.4
Non-residential building	2.7	-3.1
Total building	0.6	-7.8

1995-96 FINANCIAL YEAR

The annual movements in the value of building approved, at average 1989-90 prices, appear in the table below. The table shows the annual movements for the past three financial years in original terms.

ANNUAL MOVEMENT : ORIGINAL SERIES

	1992/93 to 1993/94 % change	1993/94 to 1994/95 % change	1994/95 to 1995/96 % change
New residential building	9.4	-3.0	-23.3
Alterations & additions to residential buildings	7.2	3.9	-7.8
Non-residential building	16.0	4.9	9.4
Total building	11.5	0.3	-9.9

VALUE OF TOTAL BUILDING APPROVED

The total value of building approved fell by 9.9% to \$24,271.7m in 1995-96 following a rise of 0.3% in 1994-95 and an increase of 11.5% in 1993-94.

VALUE OF NEW RESIDENTIAL
BUILDING

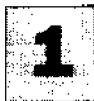
The value of new residential building approved fell by 23.3% in 1995-96 to \$11,289.7m, the lowest annual value since 1990-91. The value of new house approvals fell by 20.8% to \$7,937.0m, and the value of new other residential building (townhouses, flats, apartments, etc.) fell by 28.6% to \$3,352.7m.

VALUE OF ALTERATIONS AND
ADDITIONS TO
RESIDENTIAL BUILDINGS

The value of approved alterations and additions to residential buildings fell by 7.8% in 1995-96 to \$2,054.6m, the lowest annual value since 1992-93.

VALUE OF NON-RESIDENTIAL
BUILDING

The value of non-residential building approved rose by 9.4% in 1995-96 to \$10,927.5m, the highest annual value since 1989-90.



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							
July	7 503	7 652	3 241	3 628	10 744	567	11 280
August	7 335	7 599	2 452	2 957	9 787	721	10 555
September	7 582	7 830	2 830	3 071	10 413	451	10 901
October	7 024	7 188	2 375	2 812	9 400	645	10 000
November	7 119	7 292	2 704	2 954	9 823	497	10 245
December	7 136	7 294	2 732	3 017	9 868	430	10 311
1996							
January	6 975	7 074	2 135	2 736	9 110	549	9 810
February	7 031	7 225	2 910	3 181	9 941	440	10 407
March	7 133	7 243	2 942	3 198	10 075	395	10 441
April	7 324	7 314	2 404	3 064	9 728	760	10 379
May	6 851	7 009	3 396	3 530	10 247	315	10 539
June	6 905	6 930	2 795	2 894	9 700	254	9 824
July	7 050	7 161	2 936	3 459	9 986	752	10 619

TREND ESTIMATES

1995							
July	7 526	7 748	3 029	3 413	10 554	612	11 161
August	7 422	7 645	2 814	3 187	10 237	592	10 833
September	7 313	7 528	2 657	3 020	9 970	574	10 548
October	7 205	7 403	2 570	2 923	9 775	547	10 326
November	7 126	7 301	2 535	2 886	9 661	517	10 188
December	7 086	7 243	2 551	2 915	9 637	501	10 158
1996							
January	7 072	7 210	2 601	2 977	9 673	489	10 187
February	7 074	7 193	2 677	3 053	9 751	480	10 246
March	7 077	7 181	2 761	3 122	9 837	474	10 303
April	7 063	7 154	2 840	3 180	9 903	473	10 334
May	7 038	7 119	2 907	3 228	9 945	478	10 347
June	7 011	7 086	2 959	3 268	9 969	489	10 354
July	6 992	7 066	3 009	3 309	10 002	503	10 375

TREND ESTIMATES (% change from preceding month)

1995							
July	-1.6	-1.4	-7.2	-6.8	-3.3	-3.4	-3.1
August	-1.4	-1.3	-7.1	-6.6	-3.0	-3.3	-2.9
September	-1.5	-1.5	-5.6	-5.2	-2.6	-3.0	-2.6
October	-1.5	-1.7	-3.3	-3.2	-2.0	-4.8	-2.1
November	-1.1	-1.4	-1.4	-1.3	-1.2	-5.5	-1.3
December	-0.6	-0.8	0.6	1.0	-0.2	-3.1	-0.3
1996							
January	-0.2	-0.5	2.0	2.1	0.4	-2.4	0.3
February	0.0	-0.2	2.9	2.6	0.8	-1.8	0.6
March	0.0	-0.2	3.1	2.2	0.9	-1.2	0.6
April	-0.2	-0.4	2.9	1.9	0.7	-0.2	0.3
May	-0.4	-0.5	2.4	1.5	0.4	1.0	0.1
June	-0.4	-0.5	1.8	1.2	0.2	2.4	0.1
July	-0.3	-0.3	1.7	1.2	0.3	2.8	0.2



VALUE OF BUILDING APPROVED: Seasonally Adjusted & Trend

Month	New residential building \$m	Alterations and additions to residential buildings \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
SEASONALLY ADJUSTED					
1995					
July	1 147.6	190.7	1 384.8	768.9	2 093.5
August	1 011.1	179.7	1 188.9	951.9	2 187.5
September	1 038.1	178.2	1 234.8	922.5	2 150.1
October	976.0	181.5	1 144.6	914.5	2 105.9
November	1 018.6	193.0	1 201.3	894.4	2 086.7
December	983.1	190.0	1 183.7	720.8	1 936.0
1996					
January	913.6	201.1	1 148.9	884.4	1 993.4
February	996.9	189.1	1 167.1	995.9	2 183.3
March	959.4	205.0	1 162.7	843.1	2 026.2
April	1 017.3	202.6	1 202.9	973.3	2 110.6
May	1 101.3	185.4	1 242.8	941.1	2 222.3
June	926.4	198.9	1 149.1	868.5	2 025.6
July	1 033.2	194.3	1 262.9	1 040.5	2 168.8
TREND ESTIMATES					
1995					
July	1 077.6	186.9	1 268.4	888.6	2 158.7
August	1 052.5	183.5	1 242.0	900.1	2 148.8
September	1 027.9	182.8	1 216.8	898.1	2 126.0
October	1 004.0	184.3	1 193.9	884.1	2 092.2
November	982.0	187.7	1 175.5	870.5	2 058.8
December	970.5	191.8	1 166.4	868.1	2 042.1
1996					
January	969.5	195.3	1 165.4	874.2	2 043.8
February	977.7	197.3	1 171.4	887.8	2 060.8
March	989.3	197.6	1 179.4	908.7	2 086.9
April	1 001.4	197.1	1 189.9	927.6	2 109.6
May	1 010.9	196.3	1 201.7	942.3	2 124.6
June	1 017.3	195.6	1 213.7	957.1	2 135.7
July	1 022.4	194.6	1 225.5	962.0	2 137.9
TREND ESTIMATES (% change from preceding month)					
1995					
July	-2.1	-2.8	-1.9	2.7	0.2
August	-2.3	-1.8	-2.1	1.3	-0.5
September	-2.3	-0.4	-2.0	-0.2	-1.1
October	-2.3	0.8	-1.9	-1.6	-1.8
November	-2.2	1.9	-1.5	-1.5	-1.6
December	-1.2	2.2	-0.8	-0.3	-0.8
1996					
January	-0.1	1.9	-0.1	0.7	0.1
February	0.8	1.0	0.5	1.6	0.8
March	1.2	0.1	0.7	2.4	1.3
April	1.2	-0.3	0.9	2.1	1.1
May	0.9	-0.4	1.0	1.6	0.7
June	0.6	-0.4	1.0	1.6	0.5
July	0.5	-0.5	1.0	0.5	0.1

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								
July	4 457	2 054	2 749	547	1 303	227	n.a.	n.a.
August	3 621	1 962	2 613	581	1 494	219	n.a.	n.a.
September	3 619	2 130	2 474	593	1 334	245	n.a.	n.a.
October	3 405	1 881	2 383	551	1 330	214	n.a.	n.a.
November	3 363	1 924	2 455	479	1 359	190	n.a.	n.a.
December	3 387	2 040	2 634	498	1 062	233	n.a.	n.a.
1996								
January	3 284	1 768	2 277	450	1 387	229	n.a.	n.a.
February	3 545	1 924	2 531	493	1 609	195	n.a.	n.a.
March	3 348	2 212	2 426	450	1 471	164	n.a.	n.a.
April	3 387	1 970	2 722	454	1 312	276	n.a.	n.a.
May	3 738	1 813	2 666	451	1 208	161	n.a.	n.a.
June	3 407	1 983	2 589	419	1 094	220	n.a.	n.a.
July	4 166	1 897	2 866	478	1 236	119	n.a.	n.a.

TREND ESTIMATES

1995								
July	3 924	2 139	2 716	558	1 418	225	137	155
August	3 778	2 066	2 611	560	1 382	222	129	181
September	3 624	2 002	2 529	555	1 341	221	119	209
October	3 492	1 951	2 473	540	1 313	220	109	229
November	3 400	1 930	2 438	516	1 312	217	101	235
December	3 353	1 935	2 433	493	1 340	214	101	227
1996								
January	3 345	1 949	2 454	476	1 374	212	105	209
February	3 378	1 963	2 489	463	1 392	211	112	186
March	3 428	1 973	2 535	457	1 381	209	121	165
April	3 503	1 969	2 589	453	1 338	203	133	152
May	3 596	1 956	2 649	450	1 278	193	146	139
June	3 701	1 938	2 706	447	1 222	181	159	126
July	3 808	1 930	2 770	449	1 155	170	172	105

TREND ESTIMATES (% change from preceding month)

1995								
July	-2.8	-3.3	-4.1	-1.3	-1.9	-2.5	-4.4	5.9
August	-3.7	-3.4	-3.9	0.4	-2.5	-1.3	-6.0	16.4
September	-4.1	-3.1	-3.1	-0.9	-2.9	0.0	-7.4	15.8
October	-3.6	-2.5	-2.2	-2.6	-2.2	-0.8	-8.8	9.6
November	-2.7	-1.1	-1.4	-4.6	-0.1	-1.2	-6.8	2.6
December	-1.4	0.3	-0.2	-4.3	2.2	-1.5	-0.4	-3.5
1996								
January	-0.2	0.7	0.8	-3.6	2.6	-0.7	3.5	-7.9
February	1.0	0.7	1.4	-2.6	1.3	-0.3	6.7	-11.0
March	1.5	0.5	1.8	-1.3	-0.8	-1.2	8.6	-11.1
April	2.2	-0.2	2.1	-0.9	-3.1	-3.0	9.8	-8.3
May	2.7	-0.7	2.3	-0.8	-4.5	-4.7	10.0	-8.3
June	2.9	-0.9	2.1	-0.5	-4.4	-6.1	8.7	-9.4
July	2.9	-0.4	2.4	0.3	-5.4	-6.3	8.6	-16.5



DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses Number	New other residential building Number	Conversions, etc. Number	Total dwelling units Number
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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				
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
July	7 733	3 107	189	11 029

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				
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
July	94	623	1	718

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				
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
July	7 827	3 730	190	11 747

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										
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
July	7 827	832	693	1 525	557	444	1 204	2 205	3 730	11 557

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										
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
July	820.5	58.7	61.0	119.7	40.2	44.7	152.0	236.9	356.6	1 177.1

¹ Excludes Conversions, etc

VALUE OF BUILDING APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)							
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							
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
July	810.8	308.4	1 119.2	201.3	1 320.5	607.2	1 927.8
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							
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	66.0	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
July	9.7	48.2	57.9	7.1	65.0	266.3	331.3
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							
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
July	820.5	356.6	1 177.1	208.4	1 385.5	873.6	2 259.1

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							
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
1995-96	7 937.0	3 352.7	11 289.7	2 054.6	13 344.2	10 927.5	24 271.7
Quarter							
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	770.4	2 716.4	506.2	3 222.7	2 783.6	6 006.3
1996							
March	1 830.9	657.9	2 488.7	494.2	2 983.0	2 670.7	5 653.6
June	2 000.5	906.0	2 906.6	521.3	3 427.4	2 816.9	6 244.9
SEASONALLY ADJUSTED							
Quarter							
1995							
March	2 344.6	1 053.6	3 403.9	533.5	3 932.8	2 450.4	6 358.2
June	2 156.4	994.9	3 154.4	537.2	3 662.4	3 262.5	6 898.9
September	2 053.9	976.2	2 999.5	496.5	3 555.0	2 707.0	6 232.9
December	1 959.7	781.1	2 771.5	506.5	3 266.0	2 623.6	5 969.1
1996							
March	1 972.5	701.5	2 670.8	536.0	3 219.7	2 754.1	5 980.5
June	1 970.1	851.6	2 831.3	525.9	3 323.0	2 790.0	6 092.5
TREND ESTIMATES							
Quarter							
1995							
March	2 384.2	1 104.7	3 493.2	543.5	4 037.7	2 591.8	6 614.6
June	2 170.6	994.3	3 164.5	521.5	3 688.2	2 858.8	6 523.6
September	2 037.7	908.0	2 941.2	510.1	3 465.2	2 857.8	6 325.6
December	1 988.2	820.6	2 811.9	512.8	3 338.1	2 735.2	6 096.1
1996							
March	1 964.6	770.8	2 743.9	521.9	3 263.0	2 697.7	5 980.8
June	1 956.2	764.0	2 729.8	533.8	3 235.4	2 769.4	6 014.6
TREND ESTIMATES (% change from preceding quarter)							
Quarter							
1995							
March	-9.5	-10.4	-9.8	-4.0	-9.0	12.4	-2.1
June	-9.0	-10.0	-9.4	-4.0	-8.7	10.3	-1.4
September	-6.1	-8.7	-7.1	-2.2	-6.0	0.0	-3.0
December	-2.4	-9.6	-4.4	0.5	-3.7	-4.3	-3.6
1996							
March	-1.2	-6.1	-2.4	1.8	-2.2	-1.4	-1.9
June	-0.4	-0.9	-0.5	2.3	-0.8	2.7	0.6

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											
May	23	267	122	182	139	34	11	36	63	58	935
June	12	211	92	158	124	53	5	16	45	56	772
July	28	245	94	196	155	40	10	35	49	72	924
Value—\$200,000—\$499,999											
1996											
May	15	59	67	72	68	39	4	13	26	26	389
June	11	61	51	70	59	26	9	13	18	38	356
July	11	80	61	53	65	32	5	14	25	28	374
Value—\$500,000—\$999,999											
1996											
May	5	17	19	26	31	13	4	8	8	11	142
June	4	25	13	30	22	18	4	8	15	12	151
July	4	42	15	24	20	30	0	10	18	8	171
Value—\$1,000,000—\$4,999,999											
1996											
May	4	19	9	15	18	17	3	7	16	9	117
June	7	13	11	19	22	19	0	13	11	10	125
July	5	19	15	28	22	29	2	10	17	13	160
Value—\$5,000,000 and over											
1996											
May	4	6	0	6	8	4	1	4	7	0	40
June	2	2	1	5	4	7	0	2	0	1	24
July	3	5	4	2	2	3	0	0	2	0	21
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											
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
July	51	391	189	303	264	134	17	69	111	121	1 650

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											
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
July	2.5	21.1	9.8	19.0	16.5	4.4	1.1	3.3	4.5	6.7	88.8
Value—\$200,000—\$499,999											
1996											
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
July	3.6	22.9	18.8	15.5	19.6	10.0	1.2	4.2	8.2	7.6	111.7
Value—\$500,000—\$999,999											
1996											
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
July	2.7	30.4	9.5	16.2	14.0	21.2	0.0	7.3	13.4	5.4	120.1
Value—\$1,000,000—\$4,999,999											
1996											
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
July	10.0	32.2	29.2	54.2	43.6	69.1	2.7	18.5	43.5	27.9	330.8
Value—\$5,000,000 and over											
1996											
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
July	42.1	48.2	27.0	27.2	35.9	23.8	0.0	0.0	17.9	0.0	222.1
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											
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
July	61.0	154.9	94.2	132.0	129.6	128.5	5.1	33.2	87.6	47.6	873.6

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

	DWELLING UNITS.....				VALUE.....						
	New houses	New other residential building	Con-versions etc.	Total dwelling units	New houses	New other residential building	New residential building	Alterations and additions to residential buildings	Total residential building	Total non-residential building	Total building
		Number	Number	Number	Number	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
NSW	2 304	1 548	132	3 984	267.1	153.1	420.2	96.6	516.9	212.1	729.0
Vic.	1 416	514	21	1 951	146.8	63.1	209.9	48.5	258.3	108.1	366.5
Qld	2 186	767	30	2 983	230.6	72.8	303.4	27.7	331.2	123.7	454.9
SA	476	47	0	523	39.2	3.3	42.4	7.6	50.1	26.8	76.9
WA	1 123	100	5	1 228	104.1	6.8	110.8	12.7	123.5	63.9	187.5
Tas.	104	13	0	117	8.4	0.7	9.1	2.3	11.4	24.2	35.6
NT	56	91	1	148	6.5	6.2	12.7	1.6	14.3	37.3	51.6
ACT	68	27	0	95	8.1	2.4	10.5	4.3	14.9	10.9	25.8
Australia	7 733	3 107	189	11 029	810.8	308.4	1 119.2	201.3	1 320.5	607.2	1 927.8
PUBLIC SECTOR											
NSW	17	469	0	486	1.6	39.0	40.6	3.6	44.2	76.8	121.0
Vic.	34	109	1	144	2.7	7.0	9.7	2.9	12.6	25.8	38.4
Qld	19	9	0	28	2.0	0.3	2.3	0.2	2.5	100.9	103.5
SA	5	0	0	5	0.4	0.0	0.4	0.1	0.5	15.1	15.6
WA	1	36	0	37	0.1	1.9	2.0	0.3	2.3	8.7	11.0
Tas.	4	0	0	4	0.4	0.0	0.4	0.0	0.4	14.0	14.4
NT	14	0	0	14	2.5	0.0	2.5	0.0	2.5	0.5	3.0
ACT	0	0	0	0	0.0	0.0	0.0	0.0	0.0	24.6	24.6
Australia	94	623	1	718	9.7	48.2	57.9	7.1	65.0	266.3	331.3
TOTAL											
NSW	2 321	2 017	132	4 470	268.8	192.1	460.9	100.2	561.0	289.0	850.0
Vic.	1 450	623	22	2 095	149.6	70.0	219.6	51.3	270.9	133.9	404.9
Qld	2 205	776	30	3 011	232.6	73.2	305.8	27.9	333.7	224.6	558.3
SA	481	47	0	528	39.5	3.3	42.8	7.7	50.5	41.9	92.5
WA	1 124	136	5	1 265	104.1	8.7	112.8	13.0	125.8	72.6	198.4
Tas.	108	13	0	121	8.8	0.7	9.5	2.3	11.8	38.2	50.0
NT	70	91	1	162	9.0	6.2	15.2	1.6	16.8	37.8	54.6
ACT	68	27	0	95	8.1	2.4	10.5	4.3	14.9	35.5	50.4
Australia	7 827	3 730	190	11 747	820.5	356.6	1 177.1	208.4	1 385.5	873.6	2 259.1

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

VALUE.....

	<i>Hotels, motels and other short term accommodation</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertain- ment and recreational</i>	<i>Miscel- laneous</i>	<i>Total non-resi- dential building</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
NSW	25.7	37.3	28.5	17.6	44.5	15.0	2.1	4.6	31.9	4.9	212.1
Vic.	5.0	25.1	27.2	16.5	15.7	7.1	0.6	2.6	5.5	2.8	108.1
Qld	3.3	59.7	4.2	11.3	13.0	12.3	0.7	3.2	13.9	2.1	123.7
SA	0.5	5.1	1.7	12.9	1.8	0.9	0.3	2.1	0.6	0.9	26.8
WA	2.7	10.2	4.9	12.8	8.9	6.4	1.0	5.5	4.7	6.7	63.9
Tas.	1.4	1.5	18.9	0.2	1.2	0.2	0.0	0.5	0.1	0.3	24.2
NT	22.1	12.1	0.5	1.4	0.8	0.2	0.0	0.0	0.0	0.3	37.3
ACT	0.0	1.0	0.0	2.7	1.9	0.0	0.4	0.0	3.7	1.3	10.9
Australia	60.7	152.0	86.1	75.4	87.7	42.2	5.0	18.4	60.5	19.3	607.2
PUBLIC SECTOR											
NSW	0.1	0.6	7.9	11.8	3.0	36.6	0.1	3.5	4.2	9.1	76.8
Vic.	0.2	0.8	0.0	2.0	0.5	6.1	0.0	10.9	0.9	4.4	25.8
Qld	0.0	0.0	0.2	3.8	37.9	32.7	0.0	0.0	17.0	9.3	100.9
SA	0.0	1.3	0.0	4.5	0.0	3.9	0.0	0.2	4.7	0.4	15.1
WA	0.0	0.2	0.1	4.0	0.0	0.4	0.0	0.0	0.3	3.7	8.7
Tas.	0.0	0.0	0.0	8.5	0.0	4.4	0.0	0.0	0.0	1.0	14.0
NT	0.0	0.0	0.0	0.1	0.2	0.0	0.0	0.2	0.0	0.0	0.5
ACT	0.0	0.0	0.0	21.8	0.2	2.2	0.0	0.0	0.0	0.3	24.6
Australia	0.3	2.9	8.2	56.6	41.8	86.3	0.1	14.8	27.1	28.3	266.3
TOTAL											
NSW	25.8	37.9	36.4	29.5	47.5	51.6	2.2	8.1	36.0	14.0	289.0
Vic.	5.2	25.9	27.2	18.5	16.2	13.3	0.6	13.5	6.4	7.2	133.9
Qld	3.3	59.7	4.4	15.1	50.9	45.0	0.7	3.2	30.9	11.5	224.6
SA	0.5	6.4	1.7	17.4	1.8	4.8	0.3	2.3	5.4	1.4	41.9
WA	2.7	10.4	5.0	16.8	8.9	6.9	1.0	5.5	5.0	10.4	72.6
Tas.	1.4	1.5	18.9	8.8	1.2	4.6	0.0	0.5	0.1	1.3	38.2
NT	22.1	12.1	0.5	1.5	1.0	0.2	0.0	0.2	0.0	0.3	37.8
ACT	0.0	1.0	0.0	24.5	2.1	2.2	0.4	0.0	3.7	1.6	35.5
Australia	61.0	154.9	94.2	132.0	129.6	128.5	5.1	33.2	87.6	47.6	873.6

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

- construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (8762.0).

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.

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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.

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 Activity, Australia* (8752.0)
- *Housing Finance for Owner Occupation, Australia* (5609.0)
- *Price Index of Materials Used in House Building* (6408.0)
- *Price Index of Materials Used in Building Other than House Building* (6407.0)
- *House Price Indexes: Eight Capital Cities* (6416.0)

SYMBOLS AND OTHER USAGES

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

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

GLOSSARY

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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